

STAFF REPORT
CITY COUNCIL

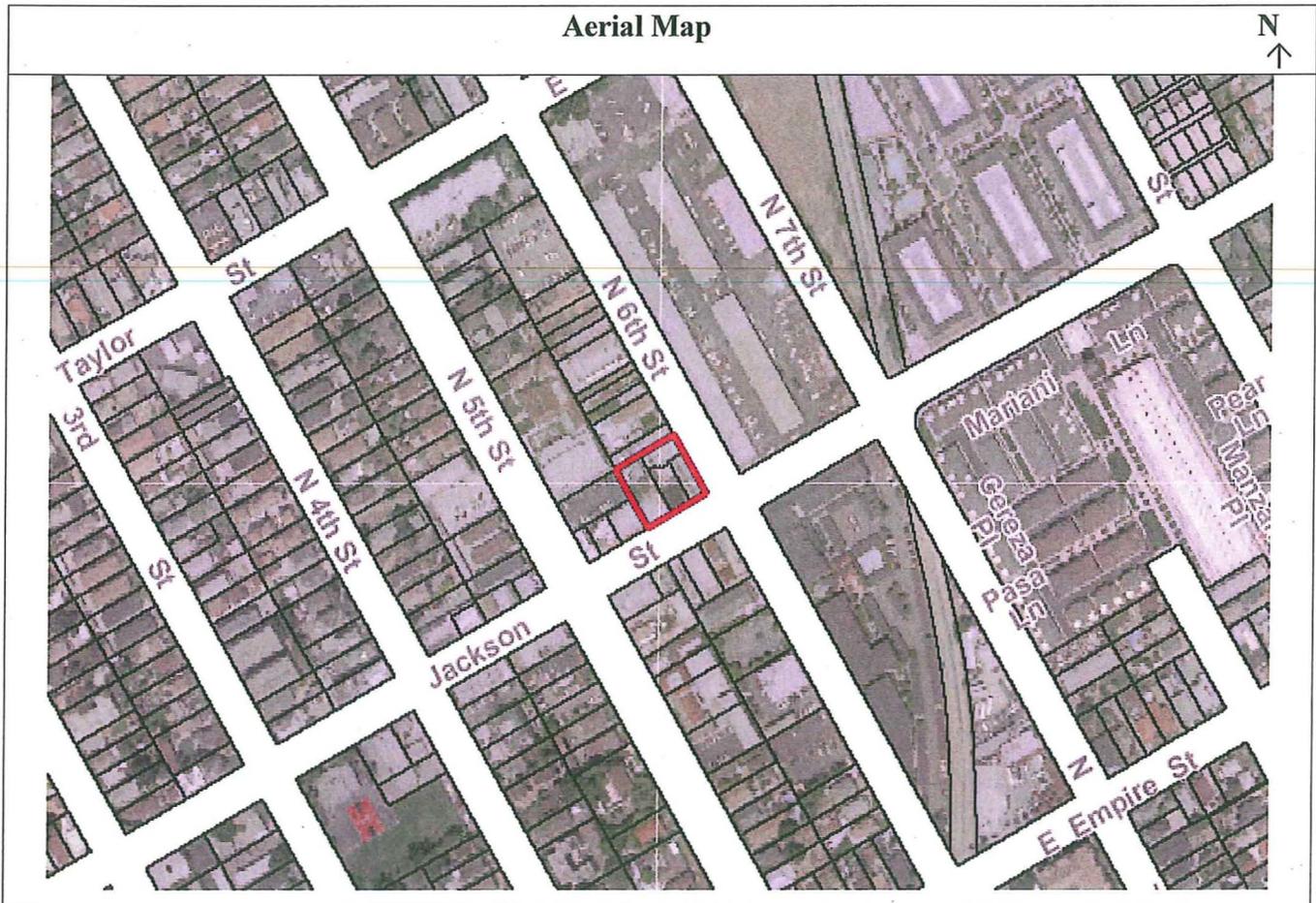
FILE NO.: C09-024

Submitted: 6/23/09

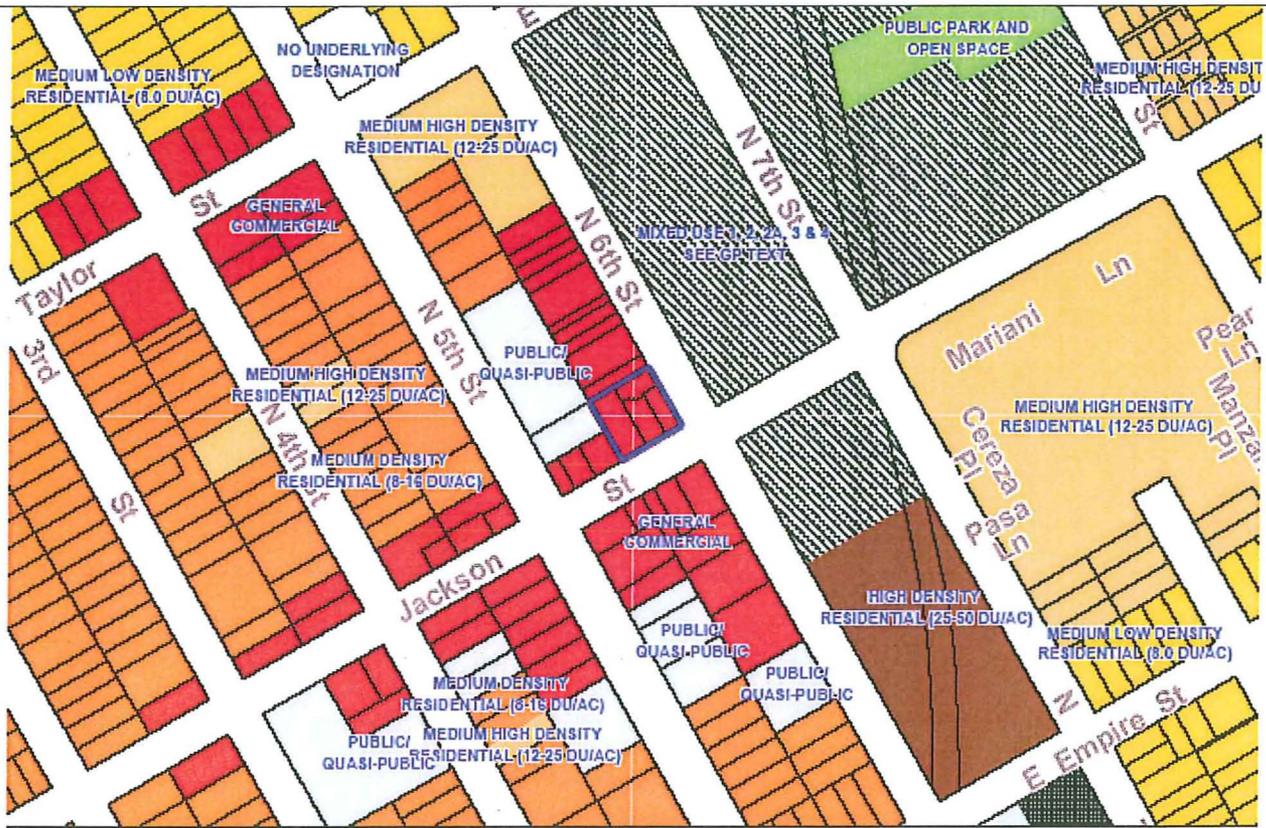
PROJECT DESCRIPTION: Conforming rezoning from LI Light Industrial Zoning District to the CP Commercial Pedestrian Zoning District to allow commercial uses on a 0.43 gross acre site.

LOCATION: Northwest corner of N. 6th Street and Jackson Street (601-621 N. 6th Street and 223-231 Jackson Street)

Existing Zoning	LI Light Industrial
Proposed Zoning	CP Commercial Pedestrian
General Plan	General Commercial
Council District	3
Annexation Date	March 27, 1850
SNI	N/A
Historic Resource	Yes
Redevelopment Area	Japantown
Specific Plan	N/A



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends approval of the proposed conforming rezoning for the following reasons:

1. The proposed rezoning is in conformance with the San Jose 2020 General Plan Land Use/Transportation Diagram's designation of General Commercial given the building type and the uses proposed for the building, and given the uses within the surrounding area.
2. The proposed rezoning would allow commercial uses on this site that are compatible with the surrounding uses.

BACKGROUND & DESCRIPTION

The applicant, the San Jose Redevelopment Agency, on behalf of property owners Wright and Grace Kawakami, James and Toshiko Kogura, and Albert and Janice Kogura, is requesting a conforming rezoning of the subject properties from the LI Light Industrial Zoning District to the CP Commercial Pedestrian Zoning District to allow commercial uses. The subject properties are located in the Japantown Neighborhood Business District. The site is square in shape, with approximately 137 feet of frontage along Jackson Street and 137 feet of frontage N. Sixth Street. The rezoning includes four parcels, which are developed with a total of six commercial buildings. (Refer to the attached Exhibit "B.") The site is surrounded by commercial retail uses to the west and south, a community center to the north, and a parking lot to the east.

The 0.43 gross acre site currently includes existing nonconforming commercial retail uses and a vacant commercial building. Rezoning the subject properties to the CP Commercial Pedestrian Zoning District would allow commercial retail, offices, restaurants and other potential commercial uses by right.

GENERAL PLAN CONFORMANCE

The General Plan designation for the site is General Commercial. The proposed rezoning to the CP Commercial Pedestrian Zoning District would be consistent with the site's San Jose 2020 General Plan Land Use/Transportation Diagram designation of General Commercial in that this designation supports a variety of commercial uses. The CP Commercial Pedestrian Zoning District would provide for setbacks and development standards appropriate for and consistent with development along this section of Jackson Street and N. Sixth Street in the Japantown Neighborhood Business District.

ANALYSIS

The proposed rezoning to the CP Commercial Pedestrian Zoning District would facilitate commercial uses consistent with the enumerated uses noted in the Zoning Ordinance and the General Commercial General Plan land use designation. The proposed rezoning to the CP Commercial Neighborhood Zoning District could facilitate the development and redevelopment of commercial uses by right.

PUBLIC OUTREACH/INTEREST

The property owners and occupants within a 500-foot radius were sent public hearing notices for the City Council hearing. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposed change. Staff has been available to discuss the proposal with interested members of the public.

ENVIRONMENTAL REVIEW

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan EIR," Resolution No.65459. The City of San José may take action on the proposed project as being

within the scope of the General Plan and uses of the Program EIR in that (1) the Final EIR is a Program EIR pursuant to CEQA and CEQA Guidelines Section 15168, (2) it is determined that no new significant impacts will occur from this proposed project, and (3) no new mitigation measures would be required beyond those contained in the General Plan and Final EIR pursuant to CEQA Guidelines 15162.

Project Manager: Sylvia Do

Approved by:  **Date:** 8/17/09

Owner/Applicant:	Attachments:
Donald Rocha (applicant) San Jose Redevelopment Agency 200 E. Santa Clara Street, 14 th Floor San Jose, CA 95113	Location map Exhibit "B" Plans
Albert and Janice Kogura (owner) 617 N. 6 th Street San Jose, CA 95112	
Wright and Grace Kawakami (owner) 1225 Cameo Drive Campbell, CA 95008	
James and Toshiko Kogura (owner) 729 N. 19 th Street San Jose, CA 95112	



Approx. Scale: 1"= 250'

Map Created On: 06/23/2009

Noticing Radius: 500 feet

File No: C09-024

District: 3

Quad No: 67