

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF SAN JOSÉ REZONING CERTAIN REAL PROPERTY SITUATED AT THE NORTHEAST CORNER OF TOY LANE AND KETTMANN ROAD (2605 TOY LANE), FROM A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO R-1-8 (PD) PLANNED DEVELOPMENT ZONING DISTRICT

WHEREAS, all rezoning proceedings required under the provisions of Chapter 20.120 of Title 20 of the San José Municipal Code have been duly had and taken with respect to the real property hereinafter described; and

WHEREAS, the area encompassed by the subject proposed rezoning has been determined to be exempt from the provisions of the California Environmental Quality Act of 1970 ("CEQA"), pursuant to the provisions of Section 15303(a) of the State Guidelines for Implementation of CEQA and the provisions of Title 21 of the San José Municipal Code, all as amended to date, under File No. PDC07-052, which determination has not been challenged, protested or appealed; and

WHEREAS, the City Council of the City of San José is the decision-making body for the proposed subject rezoning to R-1-8(PD) Planned Development Zoning District; and

WHEREAS, this Council of the City of San José has considered and approves said Exemption prior to taking any approval actions on this rezoning project.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

SECTION 1. All that real property hereinafter described in this section, hereinafter referred to as "subject property," is hereby rezoned as R-1-8(PD) Planned Development. The base zoning district of the subject property shall be the R-1-8 – Single-Family Residence Zoning District. The Planned Development zoning of the subject property shall be that development plan for the subject property entitled, "General Development Plan for Desai Lot Split & New Residence, 3560 Kettmann Road (2605 Toy Lane), San Jose, CA,95121" **last revised September 24, 2010.**

Said General Development Plan is on file in the office of the Director of Planning and is available for inspection by anyone interested therein, and said General Development Plan is by this reference adopted and incorporated herein the same as if it were fully set forth herein.

DRAFT--Contact the Office of the City Clerk at (408)535-1260 or CityClerk@sanjoseca.gov for final document.

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described in Exhibit "A" attached hereto and incorporated herein by this reference.

SECTION 2. The district map of the City is hereby amended accordingly.

SECTION 3. The land development approval that is the subject of City File No. PDC07-052 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

PASSED FOR PUBLICATION of title this day of June, 2011, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

CHUCK REED
Mayor

ATTEST:

DENNIS D. HAWKINS, CMC
City Clerk

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**SCHEDULE C
LEGAL DESCRIPTION**

All that certain real property in the City of San Jose, County of Santa Clara, State of California, described as follows:

All of Lot 21, as shown on that certain Map of Tract No. 6787, which Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California on May 13, 1980, in Book 463 of Maps, page(s) 18, 19 and 20.

ARB No: -0-

APN No: 676-18-089