

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF SAN JOSÉ PREZONING CERTAIN REAL PROPERTY SITUATED ON THE EAST SIDE OF QUIMBY ROAD, APPROXIMATELY 440 FEET EAST OF MURILLO ROAD (3770 QUIMBY ROAD), FROM UNINCORPORATED COUNTY TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO SEVEN SINGLE-FAMILY DETACHED RESIDENCES ON A 2.8 GROSS ACRE SITE**

**WHEREAS**, all prezoning 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 prezoning was the subject of a Mitigated Negative Declaration prepared in conformance with the California Environmental Quality Act of 1970 (CEQA), as amended, and found complete by the Planning Commission on December 14, 2011, under File No. PDC10-002 (the "MND"), 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 A(PD) Planned Development Zoning District; and

**WHEREAS**, this Council of the City of San José has considered, approved and adopted said MND in connection with taking any approval actions on the prezoning 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 prezoned as A(PD) Planned Development. The base zoning district of the subject property shall be the A Agriculture Zoning District. The Planned Development zoning of the subject property shall be that development plan for the subject property entitled, "General Development Plan - Exhibit "C," Land Use Plan, Huang/Quimby Road" **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

