

STAFF REPORT
CITY COUNCIL

FILE NO.: C12-004

Submitted: January 20, 2012

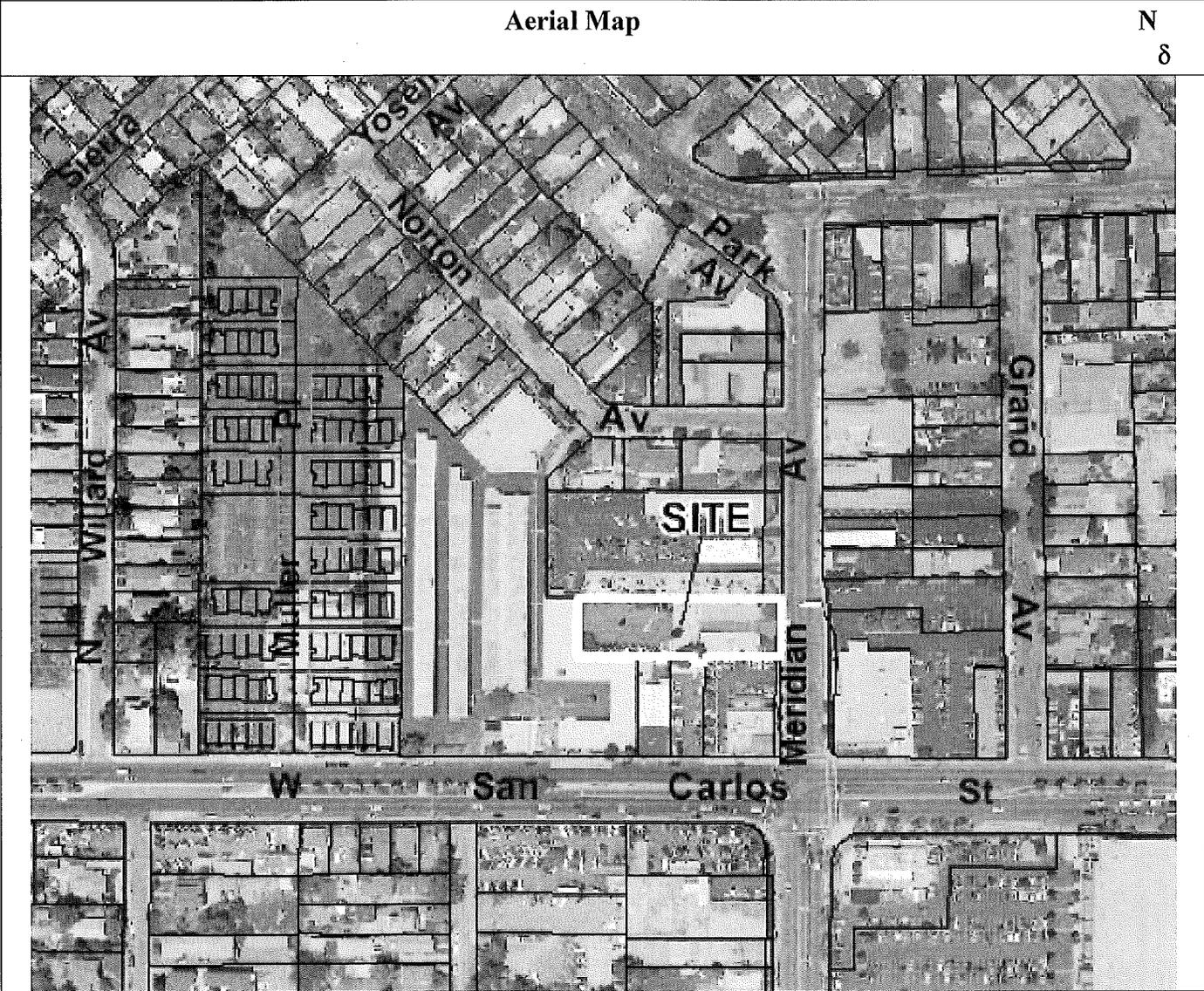
PROJECT DESCRIPTION:

Conforming Conventional Rezoning from CO Commercial Office and R-2 Residential Zoning District to CP Commercial Pedestrian Zoning District on a 0.66 gross acre site.

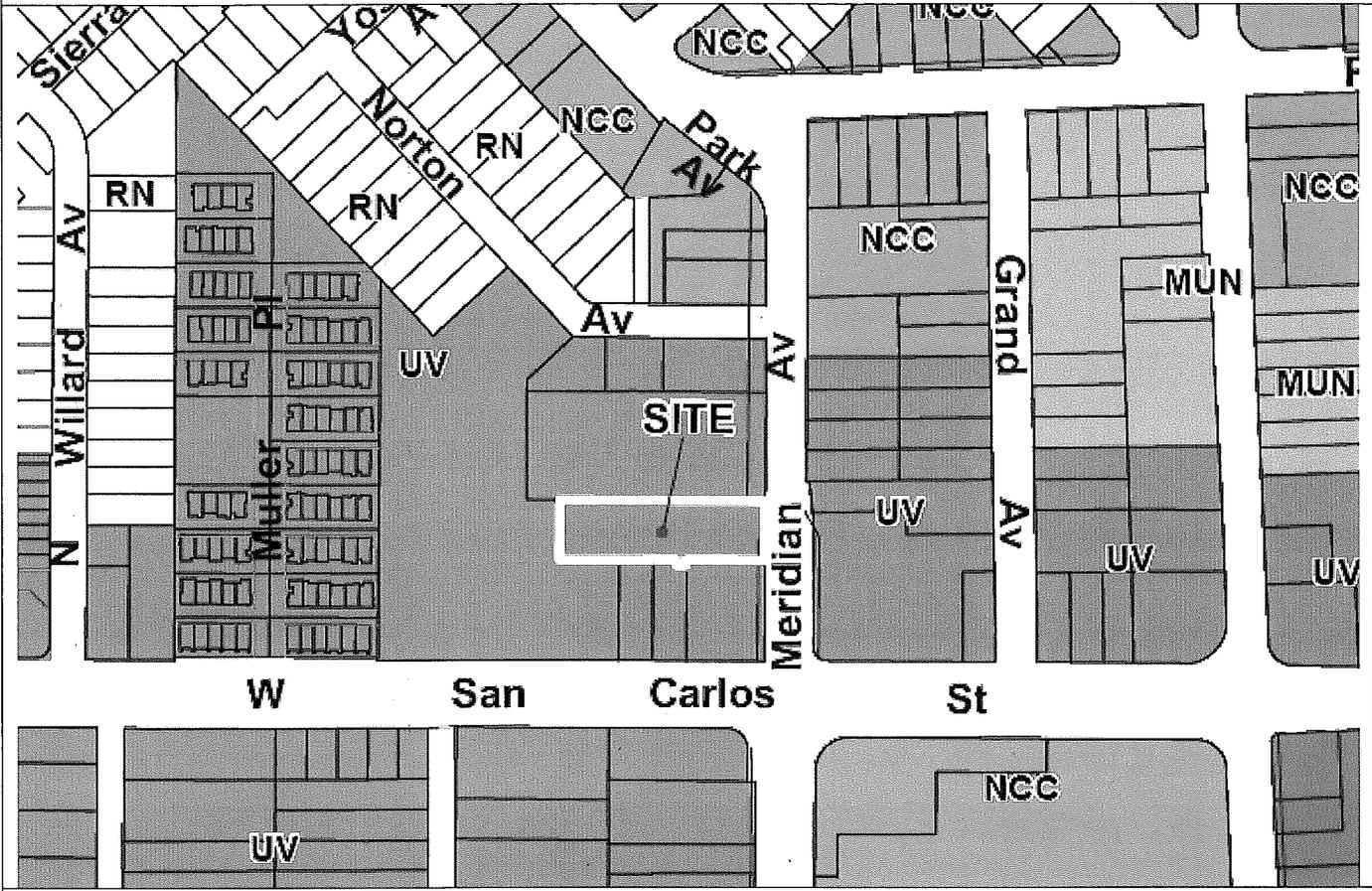
LOCATION:

West side of Meridian Avenue, approximately 200 feet northerly of W. San Carlos Street (265 Meridian Avenue).

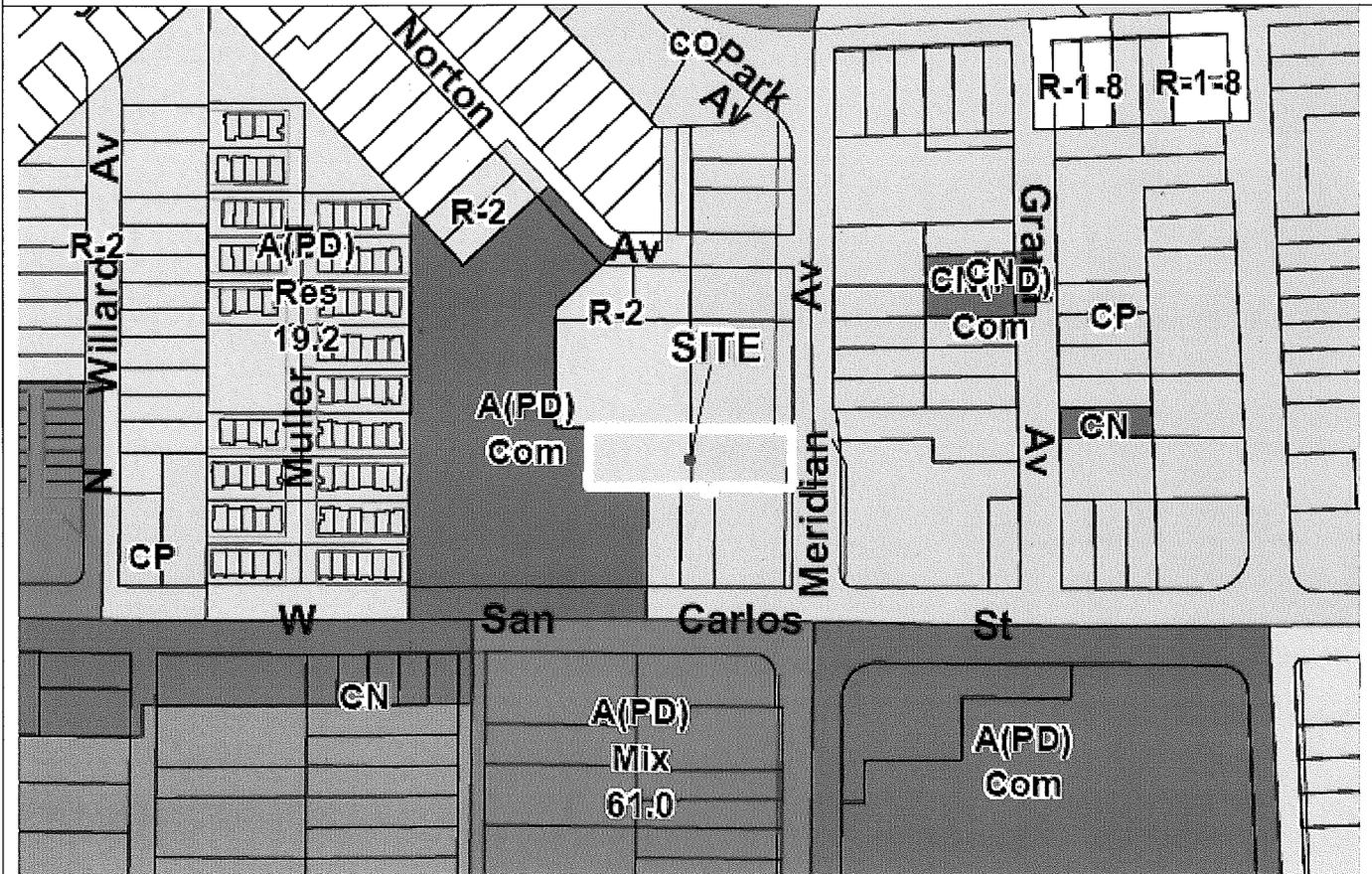
Zoning	CO Commercial Office & R-2 Two Family Residential
Proposed Zoning	CP Commercial Pedestrian
Envision 2040 General Plan	Urban Village
Council District	6
Annexation Date	12/08/1925
SNI	Burbank/Del Monte
Historic Resource	N/A
Specific Plan	N/A



ENVISION 2040 GENERAL PLAN



ZONING





RECOMMENDATION

Planning staff recommends that the City Council approve the proposed Conforming Rezoning for the following reasons:

1. The proposed rezoning is in conformance with the Envision San José 2040 General Plan Land Use/Transportation Diagram's land use designation of Urban Village for the subject site.
2. The proposed rezoning would allow commercial uses on the site that are compatible with the existing structure and surrounding uses.
3. The rezoning is in conformance with the California Environmental Quality Act (CEQA)

BACKGROUND & DESCRIPTION

On January 20, 2012, the applicant, Hooman Sotoodeh, requested a conforming conventional rezoning of the subject property from the current split zoning of CO Commercial Office and R-2 Two Family Residential Zoning District to the CP Commercial Pedestrian Zoning District to allow continued use of the site for office uses and facilitate future uses that include personal service.

Site and Surrounding Uses

The portion of the 0.66 gross acre site currently zoned R-2 Two Family Residential Zoning District is mostly paved. The portion zoned CO Commercial Office is developed with an office building. The site is bounded by other commercial uses. Access to the project site is provided from Meridian Avenue.

ANALYSIS

The proposed conforming rezoning was analyzed with respect to the following: 1) conformance with the Envision San José 2040 General Plan, and 2) CEQA.

Conformance to the General Plan

In accordance with Section 20.120.110 of the San José Municipal Code, the proposed rezoning of the subject site to the CP Commercial Pedestrian Zoning District conforms to the Envision San José 2040 General Plan Land Use/Transportation Diagram land use designation of Urban Village (see Table 20-270 below).

The Urban Village land use designation supports a wide variety of uses with an emphasis on establishing an attractive urban form. Development within the Urban Village designation should conform to land use and design standards established with an adopted Urban Village Plan. Prior to preparation of an Urban Village Plan, this designation supports uses consistent with those of the Neighborhood Community Commercial designation. Following preparation of an Urban Village Plan, the appropriate use for a site would be commercial, residential, mixed-use, public facility or other use as indicated within the Urban Village plan as well as those uses supported by the Neighborhood/Community Commercial designation.

The Neighborhood/Community Commercial land use designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood serving retail and services and commercial/professional office development. Uses consistent with this designation typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction.

Table 20-270	
General Plan Designation	Conforming District
All designations	OS, A
Open hillside	OS
Lower hillside (1 du/5 ac)	R-1-RR
Rural residential (2 du/ac)	R-1-1, R-1-2
Residential neighborhood	R-1-8, R-1-5
Urban residential, transit residential	R-M
Neighborhood/community commercial, urban village	CP, CN, CG
Transit employment center	IP
Regional commercial	CG
Industrial park	IP
Light industrial	LI
Heavy industrial	HI
Combined industrial/commercial	CIC

California Environmental Quality Act (CEQA)

Pursuant to Section 15168 of the CEQA Guidelines, the City of San José has determined that the proposed rezoning is pursuant to or in furtherance of the Final Environmental Impact Report (EIR) for the Envision San José 2040 General Plan, which findings were adopted by City Council Resolution No. 76041 on November 1, 2011. The Program EIR was prepared for the comprehensive update and revision of all elements of the City of San José General Plan, including an extension of the planning timeframe to the year 2040, and does not involve new significant effects beyond those analyzed in this Final EIR.

Conclusion

Rezoning the subject site from CO Commercial Office and R-2 Two Family Residential Zoning District to the CP Commercial Pedestrian Zoning District would bring the zoning into conformance with the recently adopted general plan and would allow continued use of the site for office uses and facilitate future uses that include personal services.

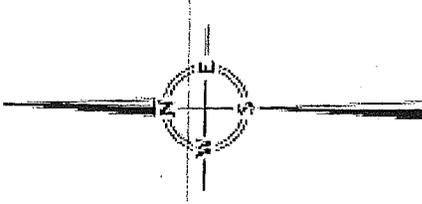
PUBLIC OUTREACH/INTEREST

Early in the application process, signage was posted at the site to inform the public about the proposed change. 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. Staff has been available to discuss the proposal with interested members of the public.

Project Manager: Lori Moniz **Approved by:** /s/

Date: March 29, 2012

Owner/Applicant: Hooman Sotoodeh 2220 S. Bascom Avenue Campbell, CA 95008	Attachments: Exhibit "B"
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1" = 45'

MERIDIAN

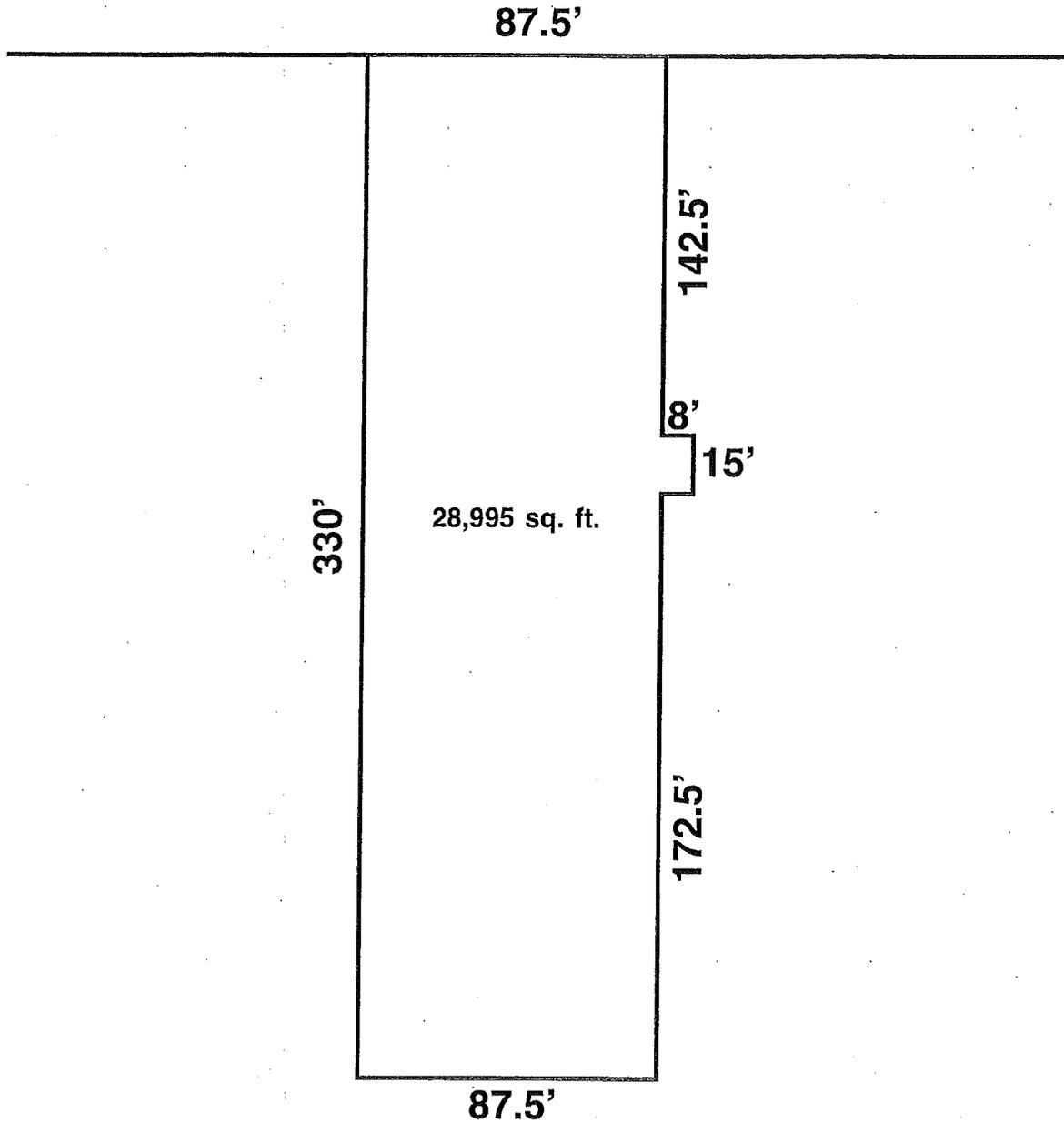


EXHIBIT B

265 Meridian Ave.

APN 274-14-067