

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF SAN JOSÉ REZONING CERTAIN REAL PROPERTY SITUATED ON THE NORTH SIDE OF THE FUTURE TURTURICI WAY, APPROXIMATELY 400 FEET EASTERLY OF SAN FELIPE ROAD (6782 & 6790 SAN FELIPE ROAD), FROM THE R-1-1 SINGLE-FAMILY RESIDENCE DISTRICT TO THE A(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 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 November 7, 2012, under File No. PDC11-012, and adopted by the City Council of the City of San José as of December 4, 2012 ("MND"); 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 hereby considered, approved and adopts said MND prior to taking any approval actions on this 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 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", For Up To 4 Single Family Detached Residential, Lands of DAL Properties, LLC, 6782 & 6790 San Felipe Rd. – Approx 400" South of Meadowleaf Court," **last revised June 8, 2012.**

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.



**LEGAL DESCRIPTION  
LANDS OF DAL PARTNERS  
E/S OF SAN FELIPE ROAD  
SAN JOSE, CALIFORNIA**

Beginning at the most southerly corner of the parcel shown on that certain Record of Survey recorded in Book 148 of Maps at Page 17, Santa Clara County Records; thence North 44°57'58" West 222.72 feet; thence North 44°20'02" East 398.45 feet; thence South 44°55'13" East 222.72 feet; thence South 44°20'02" West 398.27 feet to the Point of Beginning.

Containing an area of 2.04± acres.

Charles W. Davidson Co  
Job No. 1842 PL1  
June 2, 2011

TRACT NO. 8356

S 44°55'13" E 222.72'

LANDS OF DAL PROPERTIES

TRACT NO. 9042

398.45'

N 44°20'02" E

398.27'

S 44°20'02" W

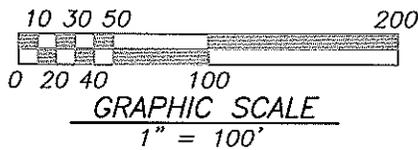
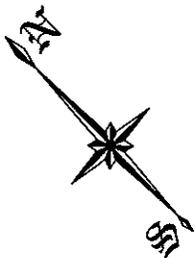
MEADOWLEAF CT

N 44°57'58" W 222.72'

P.O.B.

LANDS OF  
RON MURPHY

SAN FELIPE ROAD



PLOTTED: MICHELLE RSK 5/24/2011 10:28 AM  
F:\1842\UNGS\PLANNING\ZONE\1842 PLAT

**PLAT MAP**  
**LANDS OF D.A.L. PROPERTIES**  
**SAN FELOPE RD.**  
 SAN JOSE, CALIFORNIA

DATE: 6-2-11  
 SCALE: 1" = 100'  
 DRAWN BY: MHF  
 CHECKED BY:  
 JOB NO.: 1842PL1

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