

ORDINANCE NO. 28191

AN ORDINANCE OF THE CITY OF SAN JOSÉ REZONING CERTAIN REAL PROPERTY SITUATED EAST SIDE OF SOUTH WINCHESTER BOULEVARD, APPROXIMATELY 65 FEET NORTHERLY OF WILLIAMS ROAD (960 SOUTH WINCHESTER BOULEVARD) FROM R-1-5 SINGLE-FAMILY RESIDENCE ZONING DISTRICT TO THE CP-COMMERCIAL PEDESTRIAN 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 (MND) prepared in conformance with the California Environmental Quality Act of 1970 (CEQA), as amended, and said MND has been adopted as of April 26, 2007, which adoption has not been protested or appealed; and

WHEREAS, this Council of the City of San José, acting as lead agency under CEQA, proposes to approve a project which was the subject of said MND, to wit: the adoption of an ordinance rezoning certain real property hereinafter described to the CP Commercial Pedestrian Zoning District; and

WHEREAS, the City Council of the City of San José is the decision-making body for the proposed subject rezoning from R-1-5 Single-Family Residence Zoning District to the CP-Commercial Pedestrian Zoning District; and

WHEREAS, this Council does hereby certify that, as the decision-making body, it has considered and approves the information contained in such MND prior to acting upon or approving such proposed rezoning.

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

SECTION 1. All that real property hereinafter described in this section, hereinafter referred to as "subject property," is hereby rezoned as CP Commercial Pedestrian.

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. C07-050 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 4th day of December , 2007 by the following vote:

AYES:	CAMPOS, CHIRCO, CHU, CONSTANT, CORTESE, OLIVERIO, PYLE, WILLIAMS; REED
NOES:	NONE
ABSENT:	LICCARDO, NGUYEN
DISQUALIFIED:	NONE

CHUCK REED
Mayor

ATTEST:

LEE PRICE, MMC
City Clerk