

CITY OF SAN JOSÉ, CALIFORNIA  
Department of Planning, Building and Code Enforcement  
801 North First Street, Room 400  
San José, California 95110-1795

Hearing Date/Agenda Number  
C.C. 04-06-04

File Number  
C04-015

Application Type  
Conforming Rezoning

Council District  
6

Planning Area  
West Valley

Assessor's Parcel Number(s)  
230-18-092

## STAFF REPORT

### PROJECT DESCRIPTION

Completed by: Erin Morris

Location: South side of The Alameda approximately 90 feet westerly of Newhall Street

Gross Acreage: 1.14

Net Acreage: 1.14

Net Density: N/A

Existing Zoning: CO Commercial Office, CN  
Commercial Neighborhood, R-1-8 Residence  
District

Existing Use: Office and associated surface parking

Proposed Zoning: CP Commercial Pedestrian

Proposed Use: Commercial uses with associated surface parking

### GENERAL PLAN

Completed by: ELM

Land Use/Transportation Diagram Designation  
GC General Commercial

Project Conformance:  
 Yes  No  
 See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

Completed by: ELM

North: Offices

CO Commercial Office and CN Commercial Neighborhood

East: Auto sales and multi-family  
residential

CN Commercial Neighborhood and R-1-8 Residence District

South: Single family residences

R-1-8 Residence District

West: Offices

CO Commercial Office

### ENVIRONMENTAL STATUS

Completed by: ELM

Environmental Impact Report found complete (GP 2020 EIR certified  
8/16/1994)  
 Negative Declaration circulated on  
 Negative Declaration adopted on

Exempt  
 Environmental Review Incomplete

### FILE HISTORY

Completed by: ELM

Annexation Title: College Park/ Burbank Sunol

Date: December 8, 1925

### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval  
 Approval with Conditions  
 Denial  
 Uphold Director's Decision

Date: March 16, 2004

Approved by: \_\_\_\_\_  
 Action  
 Recommendation

### APPLICANT/OWNER/DEVELOPER

Care Access/ Silicon Valley  
Jeffrey A. Tepper, President  
2115 The Alameda  
San Jose, CA 95126

---

---

**PUBLIC AGENCY COMMENTS RECEIVED**

Completed by: ELM

**Department of Public Works**

None received

---

**Other Departments and Agencies**

None received

---

**GENERAL CORRESPONDENCE**

---

None received

---

**ANALYSIS AND RECOMMENDATIONS**

---

---

**BACKGROUND**

The applicant is requesting to rezone the subject 1.14 gross-acre site from CO Commercial Office, CN Commercial Neighborhood, and R-1-8 Residence District to CP Commercial Pedestrian to allow commercial uses. The site is currently developed with an office building and surface parking lot.

The subject site contains one 10,000 square foot office building and paving, including a parking lot. The site is surrounded by residential uses to the south and east and commercial uses to the north and west.

**ENVIRONMENTAL REVIEW**

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan EIR," which was certified on August 16, 1994, by the City of San José City Council Resolution Number: 65459

**GENERAL PLAN CONFORMANCE**

The site is designated General Commercial on the San Jose 2020 General Plan Land Use/Transportation Diagram. The proposed CP Commercial Pedestrian Zoning District is consistent with this designation.

**ANALYSIS**

The proposed rezoning to CP Commercial Pedestrian will bring the zoning into conformance with the General Plan and facilitate implementation of uses on the site that are consistent with the General Commercial designation and which are compatible with surrounding uses, and which promote pedestrian activity on The Alameda.

## **PUBLIC OUTREACH**

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has been available to discuss the proposal with members of the public.

## **COORDINATION**

This project was coordinated with the Department of Public Works, Fire Department, Building Division, Environmental Services Department and the City Attorney.

## **RECOMMENDATION**

Planning staff recommends approval of the proposed zoning for the following reasons:

1. The proposed rezoning is in conformance with the General Plan Land Use/Transportation Diagram designation of General Commercial.
2. The proposed rezoning will facilitate development of this site that is compatible with the surrounding uses and which will promote pedestrian activity.

Attachments

cc: Chris Johnson, Johnson Architecture, 942 E. Olive Avenue, Fresno, CA 93728