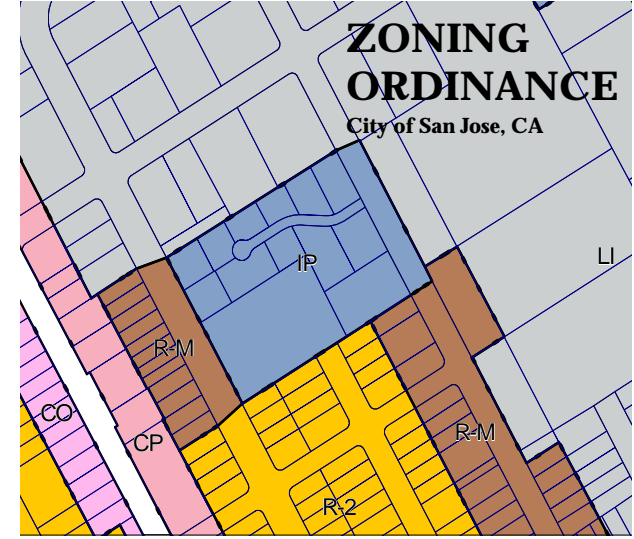


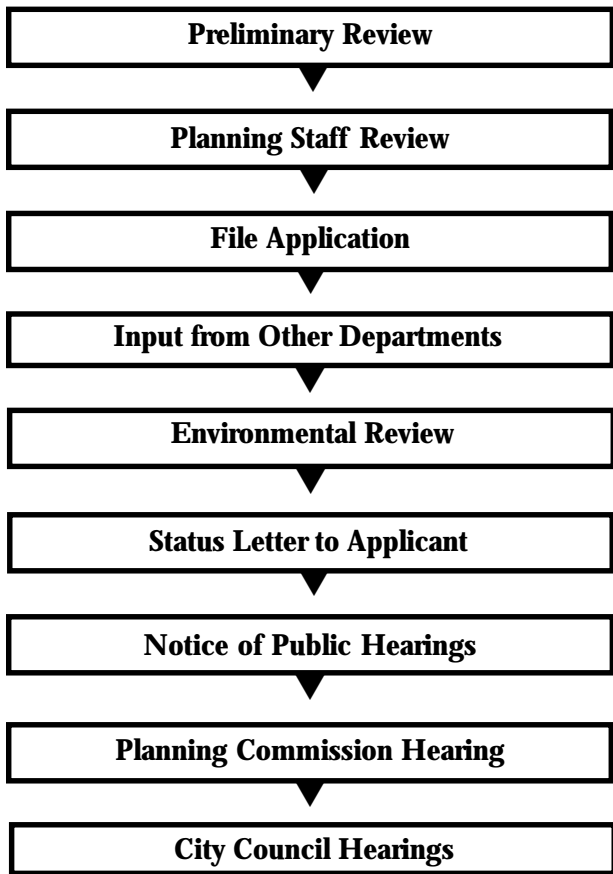
Zoning Process



City of San Jose
Planning, Building and Code Enforcement
200 East Santa Clara Street
San Jose, CA 95113-1905

HOW LONG DOES IT TAKE?

The process takes about 4 to 6 months. Much of this time is required to assess the project's environmental impacts and provide notice of the public hearings.



If you have any additional questions regarding the zoning process, please call the Development Services at (408) 535-3555.

Para mas informacion,
por favor llame (408) 535-3555

For more information
call (408) 535-3555

WHAT IS ZONING?

Zoning is the basic means of land use regulation. It ensures that land is used in a manner which best serves the health and safety of the entire community. Zoning separates land uses which are incompatible with each other. It does this by limiting industrial, commercial, and residential development to specified areas or zones. Zoning also regulates the intensity of such uses, the setback from property lines, and the bulk of buildings permitted on a site.

Zoning provides the legal and enforceable land use regulations required to carry out the policies set forth in the City's General Plan. The General Plan serves as the policy guide for future government of the City. It balances economic, housing, and transportation needs with environmental concerns. Each proposed zoning is reviewed for consistency with the site's General Plan designation.

WHAT IS MY ZONING DESIGNATION?

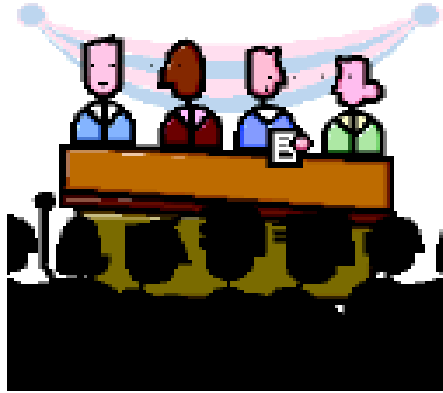
If you wish to determine how your property is zoned, you can call the Development Services at (408) 535-3555 to find out. Before you do, make sure you have the property's address and County Assessor's parcel number (APN). You can get your parcel number from your property tax bill or by calling the County Assessor's office at (408) 299-5500.

CAN MY PROPERTY BE REZONED?

Rezoning can be accomplished by a conventional rezoning to an established zoning district, or through the Planned Development (PD) rezoning process. PD rezoning is a means of tailoring the unique attributes of a development project to an individual site, in order to meet the needs of the community. This brochure outlines the conventional rezoning process. For more information about PD zoning, contact us at (408) 535-3555.

HOW DIFFICULT IS IT TO CHANGE MY ZONING?

It should be emphasized that the rezoning process entails several public hearings that invite input from the community. If your neighbors feel adversely affected by the proposed rezoning, they may protest your request. Before you apply for rezoning, contact us to see if your General Plan designation is consistent with your zoning request. If it is inconsistent, it is likely that the City will not approve the zoning application, unless the General Plan designation is first amended. Please see the City web site or call the FaxBack Directory for information on this subject.



CAN I BE GUARANTEED APPROVAL?

Unfortunately, no. Zoning is a public process that invites input from any interested party. Adjacent property owners or tenants may object to the proposed rezoning. Therefore, a land acquisition, based on the hope of rezoning property in the future, does carry some risk.

HOW DO I APPLY FOR REZONING?

An applicant may apply by submitting the appropriate applications and fees. It should be noted that beside meeting General Plan and development standards, each rezoning must obtain an environmental clearance. A separate application for environ-

mental review must therefore accompany the request. Both forms can be obtained from the Department of Planning, Building & Code Enforcement or from the FaxBack Directory.

Before filing your application, a preliminary review of the project is recommended. The review of the proposal by a planner points out many of the potential problems that may effect or delay your application. The City web site and the FaxBack directory contains more information on this subject. When you have assembled the proposal, bring it in to the Development Services during its normal operational hours. The last service ticket is issued at 4 p.m. for same day service.

All rezoning applications are now accepted by appointment only. When you are ready to file your completed application, call 535-3555 to get a date and time. This will ensure that your application will be processed promptly.

WHAT ARE THE STEPS INVOLVED?

Once filed, the application is reviewed by the Department of Planning, Building & Code Enforcement. Other City departments also review the application for compliance with health and safety standards. State law requires a separate assessment of the project's environmental impacts. After these steps, the Department of Planning, Building & Code Enforcement forwards its recommendation to the Planning Commission. The Planning Commission is composed of seven individuals appointed by City Council. The Planning Commission holds a public hearing at which any citizen can voice their opinion. The Commission then gives its recommendation to the City Council, who, after a second public hearing, approves or denies the rezoning. The steps are summarized on the back of this brochure.