

City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: east and west sides of Hoover Avenue, north and south sides of Harding Avenue, Pershing Avenue, and Schiele Avenue (1025 SCHIELE AV)

Permit/Project No.: CC05-100 Issuance Date: 12/13/05

Prepped By: EMORRIS Closed By: DLEHMAN RSN: 1209137

Category	Document Type	Sub Document Type
<input type="checkbox"/> (EF) Environmental Files (203)	<input type="checkbox"/> (PP) Public Project Files (203-03)	<input type="checkbox"/> (EN) EIR <input type="checkbox"/> (DA) Approved Document <input type="checkbox"/> (EM) Maps <input type="checkbox"/> (AE) Application <input type="checkbox"/> (AG) Agency Correspondence <input type="checkbox"/> (EG) General Correspondence <input type="checkbox"/> (TR) Technical Reports <input type="checkbox"/> (RE) Archaeological Reports <input type="checkbox"/> (EP) Plans
<input type="checkbox"/> (GP) General Plan (204)	<input type="checkbox"/> (GA) General Plan Amendments (204-02)	<input type="checkbox"/> (AM) Amendment <input type="checkbox"/> (AA) Application <input type="checkbox"/> (CG) Correspondence
	<input type="checkbox"/> (GE) Environmental Review (for 204 series GP Amendments)	<input type="checkbox"/> (GD) Approved Document <input type="checkbox"/> (GI) EIR <input type="checkbox"/> (GS) Supporting Documents <input type="checkbox"/> (GT) Technical Reports <input type="checkbox"/> (GR) Archaeological
<input checked="" type="checkbox"/> (DR) Development Review (207)	<input checked="" type="checkbox"/> (PR) Projects (207-02, 207-03, etc.)	<input checked="" type="checkbox"/> (ZN) Zoning <input type="checkbox"/> (PE) Permit <input type="checkbox"/> (MP) Maps <input type="checkbox"/> (AP) Application <input type="checkbox"/> (AC) Agency Correspondence <input type="checkbox"/> (GC) General Correspondence <input type="checkbox"/> (PL) Plans
	<input type="checkbox"/> (ER) Environmental Review (for 207 series Project Files)	<input type="checkbox"/> (EA) Approved Document <input type="checkbox"/> (EI) EIR <input type="checkbox"/> (ES) Supporting Documents <input type="checkbox"/> (ET) Technical Reports <input type="checkbox"/> (AR) Archaeological
	<input type="checkbox"/> (AD) Adjustments (207-12)	<input type="checkbox"/> (DO) Documents <input type="checkbox"/> (PA) Plans
	<input type="checkbox"/> (PI) Public Info Letters (207-29)	<input type="checkbox"/> (LE) Letter <input type="checkbox"/> (LS) Supporting Docs



CITY CLERK

CITY OF SAN JOSÉ, CALIFORNIA

Office of the City Clerk
200 East Santa Clara Street
San José, California 95113
Telephone (408) 535-1260
FAX (408) 292-6207

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)
CITY OF SAN JOSE)

I, Lee Price, City Clerk & Ex-Officio Clerk of the Council of and for the City of San Jose, in said County of Santa Clara, and State of California, do hereby certify that "**Ordinance No. 27637**" the original copy of which is attached hereto, was passed publication of title on the **13th day of December, 2005**, was published in accordance with the provisions of the Charter of the City of San Jose, and was given final reading and adopted on the **10th day of January, 2006**, by the following vote:

AYES: CAMPOS, CHAVEZ, CHIRCO, CORTESE, LeZOTTE, NGUYEN,
 PYLE, REED, WILLIAMS, YEAGER; GONZALES

NOES: NONE

ABSENT NONE

DISQUALIFIED: NONE

VACANT: NONE

Said ordinance is effective as of **February, 10, 2006**.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of San Jose, this **12th day of January, 2006**.

(SEAL)

LEE PRICE, CMC
CITY CLERK & EX-OFFICIO
CLERK OF THE CITY COUNCIL

ORDINANCE NO. 27637

AN ORDINANCE OF THE CITY OF SAN JOSÉ REZONING CERTAIN REAL PROPERTY SITUATED EAST AND WEST SIDES OF HOOVER AVENUE, NORTH AND SOUTH SIDES OF HARDING AVENUE, PERSHING AVENUE, AND SCHIELE AVENUE (1025 SCHIELE AVENUE) TO R-1-8 SINGLE-FAMILY RESIDENCE 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 an Environmental Impact Report (EIR) prepared in conformance with the California Environmental Quality Act of 1970 (CEQA), as amended, and found complete by the Planning Commission on August 16, 1994; 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 EIR, to wit: the adoption of an ordinance rezoning certain real property hereinafter described to R-1-8 Single-Family Residence Zoning District; and

WHEREAS, this Council has, on August 16, 1994, adopted Resolution No. 65459; and

WHEREAS, the Council is the decision-making body for subject rezoning to R-1-8 Residence Zoning District; and

WHEREAS, this Council does hereby certify that, as a decision-making body, it has considered and approves the information contained in such EIR and Resolution No. 65459 prior to acting upon or approving such project; and

WHEREAS, the proposed project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code.

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 R-1-8 Single-Family Residence Zoning District. The subject property referred to in this section is all that real property situated in the County of Santa

Clara, State of California, described in Exhibit "A" attached hereto and incorporated herein by this reference.

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. CC05-100 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 13th day of December 2005, by the following vote:

AYES: CAMPOS, CHIRCO, LeZOTTE, NGUYEN, PYLE,
REED, WILLIAMS, YEAGER; GONZALES

NOES: NONE

ABSENT: CHAVEZ, CORTESE

DISQUALIFIED: NONE



RON GONZALES
Mayor

ATTEST:



LEE PRICE, CMC
City Clerk

CC05-100 Garden – Alameda
Legal Description

All of that certain real property lying entirely within the City of San Jose, Santa Clara County California and more particularly described as follows:

Commencing at the point of intersection of the centerline of Stockton Avenue (100-foot wide) and the centerline of Pershing Avenue (60-foot wide), the alignments of which as shown upon the certain map entitled "Map of the Alameda Park Tract," recorded in Book R of Maps at Page 4, Santa Clara County records; thence leaving said centerline of Stockton Avenue, southwesterly along said centerline of Pershing Avenue a distance of 99 feet to the point of intersection with the southeasterly prolongation of the southwesterly line of that certain parcel designated as Lot 34 in Block B3, as shown upon said Map of the Alameda Park Tract, said point being the TRUE POINT OF BEGINNING: Thence from said POINT OF BEGINNING, leaving said centerline of Pershing Avenue, Northwesterly and parallel to said centerline of Stockton Avenue, N 41° 25' W, a distance of 620 feet to the point of intersection with the centerline of Schiele Avenue (60-foot wide), as shown upon that certain Map entitled, "Map of the Schiele Subdivision," recorded in Book D of Maps at Page 31, Santa Clara County records; thence, southwesterly along said centerline a distance of 82 feet to a point lying 181 feet southwesterly, when measured at right angles, from said centerline of Stockton Avenue; thence leaving said centerline of Schiele Avenue, northwesterly and parallel to said centerline of Stockton Avenue, N 41° 25' W, a distance of 150 feet to a point lying upon the northwesterly line of that certain parcel designated as Lot 25 in Block II, as shown upon said Map of the Schiele Subdivision; thence southwesterly and parallel to said centerline of Schiele Avenue, S 49° 09' 30" W a distance of 347 feet to a point lying upon the northwesterly line of Lot 20 in said Block II, of the Schiele Subdivision, said point being also the southernmost corner of that certain parcel designated as "Lands of C.B. Polhemus," as shown upon said Map of the Schiele Subdivision; thence northwesterly and parallel to said centerline of Stockton Avenue N 40° 50' W, a distance of 15.5 feet to a point lying a distance of 165.65 feet northwesterly, when measured at right angles, from said centerline of Schiele Avenue, said point lying also upon the easternmost corner of that certain parcel designated as Lot 1 in Block 4, as shown upon that certain Map entitled "Map of the Alameda Villa Tract," recorded in Book D of Maps at Page 45, Santa Clara County Records; thence southwesterly, along the southeasterly boundary line of said Block 4 of The Alameda Villa Tract, S 49° 8' W a distance of 504 feet to a point lying on the southernmost corner of that certain Lot 10 in said Block 4 of said Alameda Villa Tract; thence continuing southwesterly along said southeasterly boundary line of said Block 4 of the Alameda Villa Tract, S 46° 35' W' a distance of 267.8 feet, more or less, to a point lying upon the northwesterly line of that certain parcel designated as Lot 7 in Block II upon the aforementioned Map of the Schiele Subdivision; thence southeasterly and parallel to the southwesterly line of said Lot 7, S 43° 30' E, a distance of 42.15 feet, to a point lying 150.23 feet northwesterly, when measured at right angles, from said centerline of Schiele Avenue; thence southwesterly and parallel to said centerline of Schiele Avenue, S 46° 48' 17" W a distance of 213.3 feet to a point lying upon the westernmost corner of that certain parcel designated as Lot 4, in Block II, in

said Map of the Schiele Subdivision; thence southeasterly along the southwesterly line of said Lot 4 in Block II a distance of 120.35 feet to the point of intersection with the northwesterly right-of-way line of said Schiele Avenue; thence along said right-of-way line, southwesterly a distance of 70 feet to a point lying upon the easternmost corner of that certain parcel designated as Lot 2 in Block II of said Map of the Schiele Subdivision; thence leaving said right-of-way line, northwesterly, along the northeasterly line of said Lot 2 a distance of 120.39 feet to a point lying upon the northernmost corner of said Lot 2; thence southwesterly along the northwesterly line of said Lot 2 a distance of 70 feet to a point lying on the westernmost corner of said Lot 2; thence southeasterly along the southwesterly line of said Lot 2 a distance of 150.43 feet to the point of intersection with said centerline of Schiele Avenue; thence along said centerline, northeasterly a distance of 286.65 feet to a point lying upon said centerline of Schiele Avenue, said point being a distance of 600 feet along said centerline from the point of intersection with the centerline of The Alameda (115 feet wide) as shown upon said Map of the Schiele Subdivision; thence leaving said centerline of Schiele Avenue, at right angles and parallel to said centerline of The Alameda, southeasterly, S 43° 42' E a distance of 150.25 feet to a point lying upon the southeasterly line of that certain parcel designated as Lot 45 in Block II of said Map of the Schiele Subdivision; thence northeasterly, and parallel to said centerline of Schiele Avenue, along the southeasterly boundary line of said Schiele Subdivision, a distance of 300 feet to a point lying upon the southwesterly line of that certain parcel designated as Lot 3 in Block B1, as shown upon that certain Map of the Alameda Park Tract, first mentioned; thence southeasterly along said southwesterly line of Lot 3 and its southeasterly prolongation, S 43° 28' E, a distance of 475.5 feet to the point of intersection with the centerline of Pershing Avenue, first mentioned; thence southwesterly along said centerline a distance of 9 feet to the point of intersection with the southeasterly prolongation of the southeasterly line of that certain parcel designated as Lot 13, as shown upon that certain map entitled "Map of the Brown Subdivision," recorded in Book B of Maps at Page 76, Santa Clara County records; thence leaving said centerline, northwesterly, along said southeasterly prolongation and the northeasterly line of said Lot 13 of the Brown Tract, a distance of 135 feet to a point lying on the northernmost corner of said Lot 13; thence southwesterly, along the northwesterly line of said Lot 13 and its southeasterly prolongation a distance of 100 feet to a point lying on the westernmost corner of that certain Lot 14, in said Brown Tract; thence southeasterly along the southwesterly line of said Lot 14, a distance of 135 feet to the point of intersection with said centerline of Pershing Avenue; thence southwesterly along said centerline, a distance of 50 feet to the point of intersection with the southeasterly prolongation of the northeasterly line of that certain Lot 16 of said Brown Tract; thence leaving said centerline, northwesterly along said southeasterly prolongation and the northeasterly line of said Lot 16 a distance of 135 feet to a point lying upon the northernmost corner of said Lot 16; thence southwesterly along the northwesterly line of said Lot 16 and its southeasterly prolongation a distance of 300 feet to a point lying upon the westernmost corner of that certain parcel designated as Lot 21 on said Map of the Brown Tract; thence southeasterly, along the southwesterly line of said Lot 21 and its southeasterly prolongation a distance of 135 feet to the point of intersection with said centerline of Pershing Avenue; thence northeasterly along said centerline a distance of 230 feet, more or less, to a point lying upon said centerline of Pershing Avenue; said

point lying a distance of 662.5 feet northeasterly, along said centerline of Pershing Avenue, from the point of intersection with said centerline of The Alameda; thence leaving said centerline of Pershing Avenue, southeasterly, S 43° 42' 45" E, a distance of 128 feet to a point lying upon the southeasterly line of that certain parcel designated as Lot 8 upon said Map of the Brown Tract; thence northeasterly along the southeasterly line of said Lot 8 and its northeasterly prolongation, N 46° 34' 21" E, a distance of 245.6 feet, more or less, to a point lying on the southeasterly line of that certain parcel designated as Lot 20 in Block B4 in the aforementioned Map of the Alameda Park Tract; thence southeasterly and parallel to said centerline of The Alameda a distance of 20 feet; thence northeasterly and parallel to said centerline of Pershing Avenue a distance of 50 feet more or less; thence northwesterly and parallel to said centerline of The Alameda a distance of 20 feet to a point lying upon the southeasterly line of that certain Lot 19 in Block B4 of said Alameda Park Tract; thence along the southeasterly line of said Lot 19 and its northeasterly prolongation, northeasterly, N 46° 34' 21" E, a distance of 47 feet, more or less, to a point lying on the southeasterly line of that certain parcel designated as Lot 18 in Block B4 upon said Map of the Alameda Park Tract; Thence continuing northeasterly along the southeasterly line of said Lot 18 and its northeasterly prolongation N 48° 25' 17" E, a distance of 814 feet to a point lying upon the easternmost corner of that certain Lot 2 in Block B4 of said Alameda Park Tract; thence northwesterly, along the northeasterly line of said Lot 2 in Block B4 of the Alameda Park Tract a distance of 133.2 feet, more or less, to the POINT OF BEGINNING of this description.

PROOF OF PUBLICATION

San Jose Mercury News

750 RIDDER PARK DRIVE
SAN JOSE, CALIFORNIA 95190

RECEIVED
San Jose City Clerk

2005 NOV 17 P 3 43

5 1/2 x 3 3/4

IN THE
City of San Jose
STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

City of San Jose
Office of the City Clerk
200 East Santa Clara Street
San Jose, CA 95113
Legal Ad No. 1606056

STATE OF CALIFORNIA)
) SS.
COUNTY OF SANTA CLARA)

The undersigned, being first duly sworn, deposes and says: That at all times hereinafter mentioned affiant was and still is a citizen of the United States, over the age of eighteen years, and not a party to nor interested in the above entitled proceedings; and was at and during all said times and still is the principal clerk of the printer and publisher of the San Jose Mercury News, a newspaper of general circulation printed and published daily in the city of San Jose in said County of Santa Clara, State of California, that said San Jose Mercury News is and was at all times herein mentioned a newspaper of general circulation as that term is defined by Sections 6000 and following, of the Government Code of the State of California, and, as provided by said sections, is published for the dissemination of local or telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to the interests or published for the entertainment or instruction of a particular class, professional, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professionals, trades, callings, races or denominations; that at all times said newspaper has been established, printed and published in the said city of San Jose in said County and State at regular intervals for more than one year preceding the first publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black-face type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given; that the clipping of which is annexed is a true printed copy, was published and printed in said newspaper on the following dates, to-wit:

November 13, 2005

Dated at San Jose, California
this 13th day of November, 2005

I declare under penalty of perjury that the foregoing is true and correct.

Signed: [Signature]
Principal clerk of the printer and publisher of the San Jose Mercury News.



Planning
Commission
Meeting
Wednesday
November 16

City Council
Hearing
Tuesday
December 13

PLANNING COMMISSION
AGENDA INFORMATION
(408) 535-7855

<http://www.sanjoseca.gov/planning/hearings/>
City Hall: 200 East Santa Clara Street
San Jose, CA 95113-1905

Regular Session: 6:30 p.m.
(Council Chambers, City Hall)

CITY COUNCIL
AGENDA INFORMATION
(408) 535-1255

www.sanjoseca.gov/clerk/agenda.htm
City Hall: 200 East Santa Clara Street
San Jose, CA 95113-1905

Regular Session: 7:00 p.m.
(Council Chambers, City Hall)

Public hearings will take place for the following land use items:

HEARING BY THE PLANNING COMMISSION ON NOVEMBER 16 AT 6:30 PM
HEARING BY THE CITY COUNCIL ON DECEMBER 13 AT 7:00 PM

- Council District 6.
PDC05-070. Planned Development Rezoning from R-1-8 and R-2 Residential Zoning Districts to A(PD) Planned Development Zoning District to allow for 4 single-family detached residences on a 0.59 gross acre site, located at/on the west side of Lincoln Avenue, approximately 230 feet northerly of Pine Avenue (1669 LINCOLN AV) (Lincoln Glen Homes Llc, Owner). SNI: None. CEQA: Mitigated Negative Declaration.
- Council District 6
CC05-100. CITY COUNCIL INITIATED - Conventional Rezoning from R-2 Two Family Residence, CN Commercial Neighborhood District, CO Commercial Office District, and LI Light Industrial Zoning District to R-1-8 Single-Family Residence District to allow residential uses on 19.33 gross acre site, located on the east and west sides of Hoover Avenue, north and south sides of Harding Avenue, Pershing Avenue, and Schiele Avenue (1025 SCHIELE AV) (Hagaman Michael R, Owner), SNI: None. CEQA: San Jose 2020 General Plan EIR Resolution No. 65459.

Nov. 13, 2005

1606056

RESOLUTION NO. 72910

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE INITIATING PROCEEDINGS ON ITS OWN MOTION PURSUANT TO THE PROVISIONS OF SECTION 20.120.010 TO REZONE CERTAIN REAL PROPERTY SETTING A PUBLIC HEARING THEREON, AND REFERRING THE PROPOSED REZONING TO THE PLANNING COMMISSION FOR REPORT OR RECOMMENDATION

BE IT RESOLVED by the Council of the City of San Jose as follows:

SECTION 1. Pursuant to provisions of Chapter 20.120 of Title 20 of the San Jose Municipal Code, the Council of the City of San Jose, on its own motion, does hereby initiate proceedings to adopt a proposed ordinance rezoning real property located along Schiele Avenue, Harding Avenue and Pershing Avenue, west of The Alameda and east of Stockton Avenue from R-2 Residence Zoning District, CO-Commercial Office Zoning District and CN-Commercial Neighborhood Zoning District to R-1 Residence Zoning District.

SECTION 2. The above-mentioned proposed Ordinance is hereby: (a) referred to the Director of Planning Building and Code Enforcement to administer the processing of the proposed ordinance in accordance with all applicable laws, rules, ordinances, regulations and policies of the City and for the Director's report and recommendation thereon and (b) referred to the Planning Commission for its report or recommendation thereon. In addition, the City Clerk is hereby directed to send a copy of this resolution to said Planning Commission.

SECTION 3. Tuesday, December 13, 2005, at the hour of 7:00 p.m., in the Council Chambers of the Council of the City of San Jose in the City Hall of said City, located at 200 East Santa Clara Street, is the time and place for hearing on the

proposal to approve the above-mentioned rezoning Ordinance. The City Clerk is hereby directed to publish notice thereof as required by Chapter 20.120 of Title 20 of the San Jose Municipal Code.

ADOPTED this 27th day of September, 2005, by the following vote:

AYES: CHIRCO, CORTESE, LeZOTTE, NGUYEN,
PYLE, REED, YEAGER, CHAVEZ

NOES: NONE

ABSENT: CAMPOS, WILLIAMS; GONZALES

DISQUALIFIED: NONE

ATTEST:



LEE PRICE, CMC
City Clerk


CINDY CHAVEZ
Vice Mayor

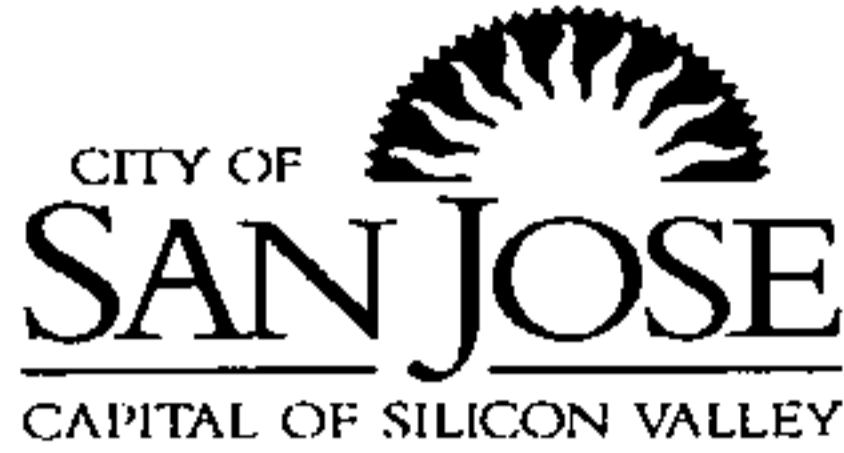
CC05-100 Garden – Alameda
Legal Description

All of that certain real property lying entirely within the City of San Jose, Santa Clara County California and more particularly described as follows:

Commencing at the point of intersection of the centerline of Stockton Avenue (100-foot wide) and the centerline of Pershing Avenue (60-foot wide), the alignments of which as shown upon the certain map entitled "Map of the Alameda Park Tract," recorded in Book R of Maps at Page 4, Santa Clara County records; thence leaving said centerline of Stockton Avenue, southwesterly along said centerline of Pershing Avenue a distance of 99 feet to the point of intersection with the southeasterly prolongation of the southwesterly line of that certain parcel designated as Lot 34 in Block B3, as shown upon said Map of the Alameda Park Tract, said point being the TRUE POINT OF BEGINNING: Thence from said POINT OF BEGINNING, leaving said centerline of Pershing Avenue, Northwesterly and parallel to said centerline of Stockton Avenue, N 41° 25' W, a distance of 620 feet to the point of intersection with the centerline of Schiele Avenue (60-foot wide), as shown upon that certain Map entitled, "Map of the Schiele Subdivision," recorded in Book D of Maps at Page 31, Santa Clara County records; thence, southwesterly along said centerline a distance of 82 feet to a point lying 181 feet southwesterly, when measured at right angles, from said centerline of Stockton Avenue; thence leaving said centerline of Schiele Avenue, northwesterly and parallel to said centerline of Stockton Avenue, N 41° 25' W, a distance of 150 feet to a point lying upon the northwesterly line of that certain parcel designated as Lot 25 in Block II, as shown upon said Map of the Schiele Subdivision; thence southwesterly and parallel to said centerline of Schiele Avenue, S 49° 09' 30" W a distance of 347 feet to a point lying upon the northwesterly line of Lot 20 in said Block II, of the Schiele Subdivision, said point being also the southernmost corner of that certain parcel designated as "Lands of C.B. Polhemus," as shown upon said Map of the Schiele Subdivision; thence northwesterly and parallel to said centerline of Stockton Avenue N 40° 50' W, a distance of 15.5 feet to a point lying a distance of 165.65 feet northwesterly, when measured at right angles, from said centerline of Schiele Avenue, said point lying also upon the easternmost corner of that certain parcel designated as Lot 1 in Block 4, as shown upon that certain Map entitled "Map of the Alameda Villa Tract," recorded in Book D of Maps at Page 45, Santa Clara County Records; thence southwesterly, along the southeasterly boundary line of said Block 4 of The Alameda Villa Tract, S 49° 8' W a distance of 504 feet to a point lying on the southernmost corner of that certain Lot 10 in said Block 4 of said Alameda Villa Tract; thence continuing southwesterly along said southeasterly boundary line of said Block 4 of the Alameda Villa Tract, S 46° 35' W' a distance of 267.8 feet, more or less, to a point lying upon the northwesterly line of that certain parcel designated as Lot 7 in Block II upon the aforementioned Map of the Schiele Subdivision; thence southeasterly and parallel to the southwesterly line of said Lot 7, S 43° 30' E, a distance of 42.15 feet, to a point lying 150.23 feet northwesterly, when measured at right angles, from said centerline of Schiele Avenue; thence southwesterly and parallel to said centerline of Schiele Avenue, S 46° 48" 17" W a distance of 213.3 feet to a point lying upon the westernmost corner of that certain parcel designated as Lot 4, in Block II, in

said Map of the Schiele Subdivision; thence southeasterly along the southwesterly line of said Lot 4 in Block II a distance of 120.35 feet to the point of intersection with the northwesterly right-of-way line of said Schiele Avenue; thence along said right-of-way line, southwesterly a distance of 70 feet to a point lying upon the easternmost corner of that certain parcel designated as Lot 2 in Block II of said Map of the Schiele Subdivision; thence leaving said right-of-way line, northwesterly, along the northeasterly line of said Lot 2 a distance of 120.39 feet to a point lying upon the northernmost corner of said Lot 2; thence southwesterly along the northwesterly line of said Lot 2 a distance of 70 feet to a point lying on the westernmost corner of said Lot 2; thence southeasterly along the southwesterly line of said Lot 2 a distance of 150.43 feet to the point of intersection with said centerline of Schiele Avenue; thence along said centerline, northeasterly a distance of 286.65 feet to a point lying upon said centerline of Schiele Avenue, said point being a distance of 600 feet along said centerline from the point of intersection with the centerline of The Alameda (115 feet wide) as shown upon said Map of the Schiele Subdivision; thence leaving said centerline of Schiele Avenue, at right angles and parallel to said centerline of The Alameda, southeasterly, S 43° 42' E a distance of 150.25 feet to a point lying upon the southeasterly line of that certain parcel designated as Lot 45 in Block II of said Map of the Schiele Subdivision; thence northeasterly, and parallel to said centerline of Schiele Avenue, along the southeasterly boundary line of said Schiele Subdivision, a distance of 300 feet to a point lying upon the southwesterly line of that certain parcel designated as Lot 3 in Block B1, as shown upon that certain Map of the Alameda Park Tract, first mentioned; thence southeasterly along said southwesterly line of Lot 3 and its southeasterly prolongation, S 43° 28' E, a distance of 475.5 feet to the point of intersection with the centerline of Pershing Avenue, first mentioned; thence southwesterly along said centerline a distance of 9 feet to the point of intersection with the southeasterly prolongation of the southeasterly line of that certain parcel designated as Lot 13, as shown upon that certain map entitled "Map of the Brown Subdivision," recorded in Book B of Maps at Page 76, Santa Clara County records; thence leaving said centerline, northwesterly, along said southeasterly prolongation and the northeasterly line of said Lot 13 of the Brown Tract, a distance of 135 feet to a point lying on the northernmost corner of said Lot 13; thence southwesterly, along the northwesterly line of said Lot 13 and its southeasterly prolongation a distance of 100 feet to a point lying on the westernmost corner of that certain Lot 14, in said Brown Tract; thence southeasterly along the southwesterly line of said Lot 14, a distance of 135 feet to the point of intersection with said centerline of Pershing Avenue; thence southwesterly along said centerline, a distance of 50 feet to the point of intersection with the southeasterly prolongation of the northeasterly line of that certain Lot 16 of said Brown Tract; thence leaving said centerline, northwesterly along said southeasterly prolongation and the northeasterly line of said Lot 16 a distance of 135 feet to a point lying upon the northernmost corner of said Lot 16; thence southwesterly along the northwesterly line of said Lot 16 and its southeasterly prolongation a distance of 300 feet to a point lying upon the westernmost corner of that certain parcel designated as Lot 21 on said Map of the Brown Tract; thence southeasterly, along the southwesterly line of said Lot 21 and its southeasterly prolongation a distance of 135 feet to the point of intersection with said centerline of Pershing Avenue; thence northeasterly along said centerline a distance of 230 feet, more or less, to a point lying upon said centerline of Pershing Avenue; said

point lying a distance of 662.5 feet northeasterly, along said centerline of Pershing Avenue, from the point of intersection with said centerline of The Alameda; thence leaving said centerline of Pershing Avenue, southeasterly, S 43° 42' 45" E, a distance of 128 feet to a point lying upon the southeasterly line of that certain parcel designated as Lot 8 upon said Map of the Brown Tract; thence northeasterly along the southeasterly line of said Lot 8 and its northeasterly prolongation, N 46° 34' 21" E, a distance of 245.6 feet, more or less, to a point lying on the southeasterly line of that certain parcel designated as Lot 20 in Block B4 in the aforementioned Map of the Alameda Park Tract; thence southeasterly and parallel to said centerline of The Alameda a distance of 20 feet; thence northeasterly and parallel to said centerline of Pershing Avenue a distance of 50 feet more or less; thence northwesterly and parallel to said centerline of The Alameda a distance of 20 feet to a point lying upon the southeasterly line of that certain Lot 19 in Block B4 of said Alameda Park Tract; thence along the southeasterly line of said Lot 19 and its northeasterly prolongation, northeasterly, N 46° 34' 21" E, a distance of 47 feet, more or less, to a point lying on the southeasterly line of that certain parcel designated as Lot 18 in Block B4 upon said Map of the Alameda Park Tract; Thence continuing northeasterly along the southeasterly line of said Lot 18 and its northeasterly prolongation N 48° 25' 17" E, a distance of 814 feet to a point lying upon the easternmost corner of that certain Lot 2 in Block B4 of said Alameda Park Tract; thence northwesterly, along the northeasterly line of said Lot 2 in Block B4 of the Alameda Park Tract a distance of 133.2 feet, more or less, to the POINT OF BEGINNING of this description.



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: November 17, 2005

COUNCIL DISTRICT: 6

SUBJECT: CC05-100 CITY COUNCIL INITIATED CONVENTIONAL REZONING FROM R-2 TWO FAMILY RESIDENCE, CN COMMERCIAL NEIGHBORHOOD DISTRICT, CO COMMERCIAL OFFICE DISTRICT, AND LI LIGHT INDUSTRIAL ZONING DISTRICT TO R-1-8 SINGLE-FAMILY RESIDENCE DISTRICT TO ALLOW RESIDENTIAL USES ON 19.33 GROSS ACRE SITE LOCATED ON THE EAST AND WEST SIDES OF HOOVER AVENUE AND THE NORTH AND SOUTH SIDES OF HARDING AVENUE, PERSHING AVENUE, AND SCHIELE AVENUE

RECOMMENDATION

The Planning Commission voted 6-0-1 with Commissioner Pham absent to recommend that the City Council approve the proposed rezoning as recommended by staff.

BACKGROUND

On November 16, 2005, the Planning Commission held a public hearing to consider a City Council Initiated Conventional Rezoning from R-2 Two Family Residence, CN Commercial Neighborhood District, CO Commercial Office District, and LI Light Industrial Zoning District to R-1-8 Single Family Residence District to allow residential uses on a 19.33 gross acre site. The proposed rezoning area includes 137 properties.

The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning. Staff provided a brief oral report to the Commission noting that subsequent to the preparation of the staff report, 16 e-mails were received in support of the proposed rezoning (attached). Staff noted that the property located at 1025 Schiele Avenue was recommended by staff to be removed from the proposed rezoning area as it is developed with a four-unit apartment building.

Ten homeowners of properties within the rezoning area spoke in support of the proposed rezoning. No one spoke in opposition to the rezoning. Commissioner Zito asked for clarification regarding the rezoning map, specifically why one property on the north side of Pershing Avenue west of Hoover Avenue was excluded from the rezoning boundary. Staff clarified that the subject property was excluded because it is a landscaped driveway that accesses the Garden Alameda office complex.

HONORABLE MAYOR AND CITY COUNCIL

Subject: CC05-100
Page 2

The Planning Commission then closed the public hearing.

PUBLIC OUTREACH

A community meeting attended by approximately 20 residents was held on October 27, 2005. A notice of the public hearing was distributed to the owners and tenants of all properties located within the zoning boundary and within 500 feet of the rezoning area. Staff has responded to numerous inquiries regarding the proposed rezoning, the majority of which were in support, including the attached e-mails.

COORDINATION

This project was coordinated with the City Attorney's Office.

CEQA

Environmental Impact Report, Resolution: 65459


for STEPHEN M. HAASE
Secretary, Planning Commission

Attachments



CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
200 East Santa Clara Street
San José, California 95113

STAFF REPORT

Hearing Date/Agenda Number
P.C. 11-16-05 Item No. 4.a.
C.C. 12-13-05 Item No.

File Number
CC05-100

Application Type
City Council Initiated Rezoning

Council District
6

Planning Area
Central

Assessor's Parcel Number(s)
Numerous

PROJECT DESCRIPTION

Completed by: Erin L. Morris

Location: East and west sides of Hoover Avenue, north and south sides of Harding Avenue, Pershing Avenue, and Schiele Avenue

Gross Acreage: 19.33 Net Acreage: 19.33 Net Density: n/a

Existing Zoning: R-2 Two Family Residence, CN
Commercial Neighborhood District, CO Commercial
Office District, and LI Light Industrial Zoning District

Existing Use: Single-family, two-family, and
multi-family residential

Proposed Zoning: R-1-8 Single-Family Residence
District

Proposed Use: Single-family detached
residential

GENERAL PLAN

Land Use/Transportation Diagram Designation
Medium Density Residential (8-16 DU/AC)

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

North: Multi-family residential R-M Residential Multiple Zoning District

East: Industrial and commercial uses HI Heavy Industrial, LI Light Industrial, and CN
Commercial Neighborhood

South: Office, multi-family residential,
school, commercial, and light industrial A(PD) Planned Development & LI Light Industrial

West: Office A(PD) Planned Development

ENVIRONMENTAL STATUS

Environmental Impact Report found complete (GP 2020 EIR certified
8/16/1994)

Exempt
 Environmental Review Incomplete

Negative Declaration circulated on

Negative Declaration adopted on

FILE HISTORY

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: November 9, 2005

Approved by: *Susan Walton*
 Action
 Recommendation

PROPERTY OWNERS

Numerous

PUBLIC AGENCY COMMENTS RECEIVED

Department of Public Works

None received.

Other Departments and Agencies

None received.

GENERAL CORRESPONDENCE

See attached e-mail from Mike Hagaman dated November 7, 2005; letter from Kay Gutknecht dated October 28, 2005 with neighborhood petitions; and e-mail from Daniel Strickman dated October 26, 2005.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

This is a City Council-initiated rezoning from R-2 Two Family Residence, CN Commercial Neighborhood, CO Commercial Office, and LI Light Industrial Zoning Districts to the R-1-8 Single-Family Residence Zoning District on approximately 19.33 acres, including 137 properties in the Garden Alameda neighborhood (see attached map). Most of the area is currently zoned R-2 Two-Family Residence Zoning District which is typically characterized by duplex developments.

Existing Land Uses and Neighborhood Character

Existing uses in the area of the proposed rezoning consist primarily of single-family detached residential. All of the properties affected by the rezoning, including eleven (11) properties currently zoned CO Commercial Office, CN Commercial Neighborhood, and LI Light Industrial, are currently used for residential purposes; the neighborhood includes 120 single-family detached houses, 15 duplexes, and two apartment buildings.

The existing neighborhood is characterized by the well-maintained, relatively small-scale residences constructed in the late 1800s and early- and mid-1900s on public streets with a fairly consistent pattern of mature street trees. The lotting pattern varies, because the area is comprised of portions of three historic subdivisions, but development has occurred over time to create a cohesive, single-family neighborhood with a variety of historic architectural styles including Victorian, Neo-Classical, Spanish Eclectic, Craftsman, and Tudor Revival.

The area to be rezoned includes portions of the Schiele Subdivision, Brown Subdivision, and Alameda Park. Following is a brief description of each of these subdivisions (see attached

Subdivision Map).

Schiele Subdivision

The Schiele Subdivision includes lots on the north and south sides of Schiele Avenue between The Alameda and Hoover Avenue. Lots in the Schiele Subdivision are larger than those in the other two subdivisions and range in size from 3,900 square feet to more than 9,000 square feet. The area includes two large historic houses (circa 1898) that have been converted to multifamily dwellings. Many of the homes on the north side of Schiele were built prior to 1925. This area forms the northern boundary of the proposed rezoning area.

Alameda Park Subdivision

The Alameda Park Subdivision includes properties on both sides of Hoover Avenue, the south side of Schiele Avenue between Hoover Avenue and Stockton Avenue, the north and south side of Harding Avenue, and Pershing Avenue between Hoover Avenue and Stockton Avenue. The lots within the core of this area are approximately 6,125 square feet in size; lots on the south side of Pershing Avenue and west side of Hoover Avenue are somewhat smaller. Most of the residences were constructed in the 1920s. This area adjoins Stockton Avenue to the east, although the properties immediately adjacent to Stockton Avenue are not included in the proposed rezoning.

Brown Subdivision

The Brown Subdivision includes 12 properties, each less than 6,000 square feet in size, on both sides of Pershing Avenue west of Hoover Avenue. Three of the properties include existing duplexes, while the remainder of the properties are developed with single-family residences. Most of the properties were originally developed prior to 1925 although a few were developed in the 1940s.

Surrounding Uses

The character of the areas surrounding the proposed rezoning site is distinctly different from that of the project site in terms of use, lot size and development pattern.

Adjacent uses to the north of the project site along Villa Avenue include a mixture of single-family, duplex, and multifamily residential. Much of Villa Avenue was initially developed with single-family detached residential uses in the early 1900s and was subsequently redeveloped with duplexes and apartment buildings. In the past couple of years, the City has received a number of rezoning, permit, and preliminary review requests within this area to demolish existing residential structures and replace them with higher-density residential development. Average lot sizes in this area are significantly larger than that of the project area.

Immediately adjacent to the project area to the east are small residential-size lots that include a mix of residential uses and commercial and industrial businesses. The adjacent area on the east side of Stockton Avenue is designated Light Industrial on the General Plan Land Use/Transportation Diagram and is included within the Julian-Stockton Redevelopment Project Area where industrial uses are expected to continue on existing large lots.

South of the project site, properties fronting on Lenzen Avenue are characterized by significantly larger lot sizes and a mixture of residential and commercial uses including Hester School, Lenzen

Gardens senior housing, the four-story San Jose Unified School District Office building, and assorted small commercial and industrial uses.

The Garden Alameda office complex dominates the area to the west of the project site. This 8-acre office complex with frontage on The Alameda is surrounded to the north, south and east by the three subdivisions that make up the project site. The office complex, which includes approximately 160,000 square feet of office space in two- and three-story buildings and more than 300 trees representing 37 different species, lends its name to the rezoning area.

Purpose of the Rezoning

As indicated in the attached memorandum from Councilmember Ken Yeager, dated September 21, 2005, the goal of the proposed rezoning is to preserve the character and quality of life of the existing single-family neighborhood. The rezoning was initiated in response to requests from neighborhood residents concerned about the potential for redevelopment of existing single-family houses into duplexes.

ENVIRONMENTAL REVIEW

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan EIR." The City of San José City Council adopted a resolution of findings on August 16, 1994.

GENERAL PLAN CONFORMANCE

The area is designated Medium Density Residential (8-16 DU/AC) on the San Jose 2020 General Plan Land Use/Transportation Diagram. The R-1-8 Single-Family Residence District Zoning District is consistent with this designation in that it requires minimum lot sizes of 5,445 square feet, which equates to a maximum density of 8 units per acre. The subject area is currently developed at an approximate density of 8.16 dwelling units per acre.

PUBLIC OUTREACH

Community Meeting

A community meeting was held on October 27, 2005 at the Westminster Church. Approximately 20 residents were in attendance. All of the meeting attendees expressed their desire to maintain the character of the existing neighborhood. Supporters of the rezoning stated their belief that the rezoning would reduce the pressure on the neighborhood to develop with higher densities and that the rezoning would help preserve the existing neighborhood character. Opponents of the rezoning expressed support for future development of duplexes to increase the overall density of the neighborhood. They indicated that increased density would support The Alameda Neighborhood Business District and associated amenities. Many homeowners expressed questions about the difference between duplexes and second units on single family lots.

Written Correspondence

Staff received two letters in support of the proposed rezoning, copies of petitions that were circulated within the neighborhood supporting establishment of a conservation area and the proposed rezoning, and one letter opposing the rezoning. Staff received a request from the owner

of 1025 Schiele to remove his property from the zoning boundaries. These communications are attached.

ANALYSIS

The primary issues for this proposal include the implications of the rezoning for existing and future development and compatibility of the proposed rezoning with the existing development pattern of the project area.

Implications for Existing and Future Development

The rezoning to R-1-8 Residence District would allow the existing single-family residences to remain and to be remodeled, expanded, or modified in conformance with the development standards and allowed uses of the R-1-8 Single-Family Residence District. The differences in the development standards of the R-2 and R-1-8 Districts, which are minor and relate primarily to building setbacks, are indicated on the attached table. The primary difference in the allowed uses of the two Districts is that duplexes are not allowed in the R-1-8 District. The proposed rezoning would prevent the future construction of duplexes within the project area.

Under the current R-2 Residence Zoning, modifications to existing legal duplexes within the neighborhood would require a discretionary permit, either a Site Development Permit or Special Use Permit. Existing legal duplexes within the project area would become legal non-conforming upon approval of the proposed rezoning. These legal non-conforming duplexes could remain as long as desired by the current or future property owner. Modifications to the duplexes would require approval of a Special Use Permit.

On November 15, 2005, the City Council is scheduled to consider a modification to the Zoning Code establishing a pilot program to allow secondary dwelling units within the R-1-8 Zoning District subject to conformance with specific design controls. The proposed development standards would allow second units within the allowed building envelope for a single-family house, i.e., within the same area that single-family additions are allowed. Under the pending proposal, secondary units could be attached or detached from the main dwelling unit, provided they meet the building setbacks and would be limited to a maximum size of 600 square feet, inclusive of one bedroom up to 400 square feet in size. One additional on-site parking space would also be required. Proposed design controls, intended to ensure neighborhood compatibility and retain a single-family character, include requirements to match the materials, roof pitch and roof form of the main house and a requirement that the second unit entrance not be visible from the street. Second units allowed under this proposal would differ from duplexes in that they are limited in size, require one additional parking space (which may be located in the driveway) instead of 3 or more (depending on the number of bedrooms), are not required to be attached, and may share open space and other facilities with the primary dwelling unit. If this proposal is approved by the City Council, the program would offer a development option not allowed in the R-2 Residence Zoning District that would be more compatible with the single-family character of the existing neighborhood.

Compatibility with Existing Development Pattern

The proposed rezoning reflects the dominant pattern of development in this neighborhood in terms of use. Approximately 87 percent of the properties within the project area are currently developed with single-family residences. The existing development is also relatively (although not entirely)

consistent with the development standards of the R-1-8 Residence District. The front setbacks for many of the existing residences are less than the 25 feet required in the R-1-8 District, but most are not significantly less and are fairly consistent along any given block face. Based on the block averaging provisions of the Zoning Code (applicable in both the R-2 and R-1-8 Districts), the required setback for many of the existing residences is likely to be the currently existing setback.

Despite the predominance of single-family uses in the project area, 17 properties are developed with residential uses other than single family (15 duplexes and 2 apartment buildings). The owner of one of these, a four-unit apartment building located at 1025 Schiele Avenue, has requested that his site be removed from the rezoning area. Staff believes that adjusting the rezoning boundary to eliminate this property (see attached Modified Boundary Map), will not interfere with the objectives of the rezoning effort since the building is not used as a single-family residence, is located at the very edge of the project area and is surrounded by an apartment complex and office building.

Conclusion

The area of the proposed rezoning consists of a single-family neighborhood that has maintained a remarkably cohesive development pattern over time. Staff believes that the proposed rezoning will prevent new duplexes from impacting the character of this unique neighborhood while maintaining the existing uses.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend that the City Council approve the subject rezoning, with a boundary modification that excludes the property located at 1025 Schiele Avenue from the area to be rezoned, for the following reasons:

1. The proposed project is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of Medium Low Density Residential (8 DU/AC).
2. The proposed rezoning will prevent new duplexes from impacting the character of the existing neighborhood.

Attachments

Part 3 Development Regulations

20.30.200 Development Standards

All development in the Residential Zoning Districts shall conform to the development regulations set forth below in Table 20-60.

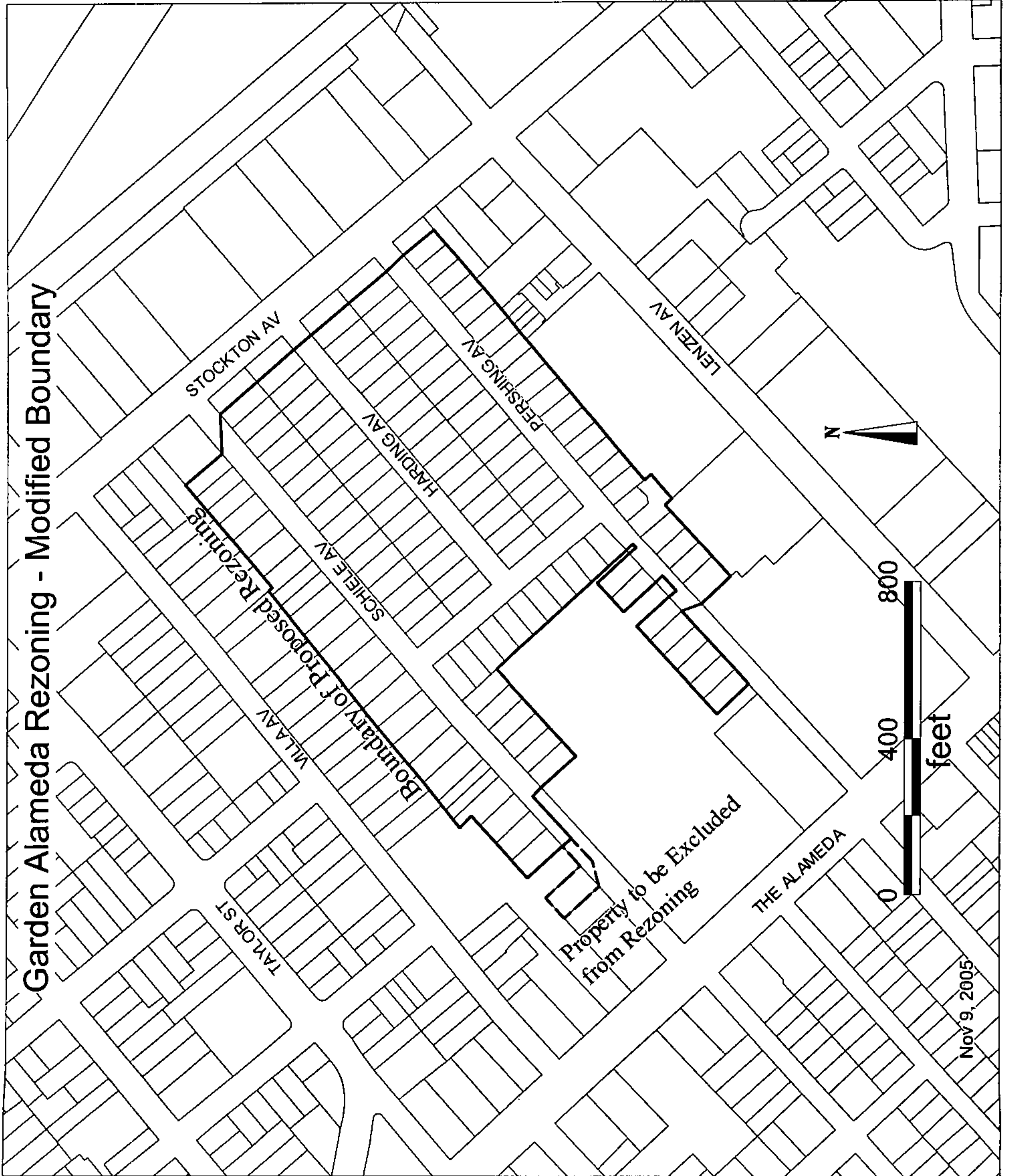
Table 20-60 Residential Zoning Districts Development Standards								
Regulations	Zoning District							
	R-1-8	R-1-5	R-1-2	R-1-1	R-1-RR	R-2	R-M	R-MH
Minimum Lot Area (square feet or acreage)	5,445	8,000	20,000	43,560	5 acres	5,445	6,000	6,000
Minimum Lot Area per living unit (square feet)							1,750	
Minimum Setback (feet)								
Front	25	25	30	30	50	20	15	15
Side, Interior	5	5	15	20	20	5	5	5
Side, Corner	12.5	12.5	15	20	30	10	7.5	7.5
Rear, Interior	20	20	25	25	30	25	25	25
Rear, Corner	20	20	25	25	30	25	15	15
Minimum Driveway Length (feet)	23	23	23	23	23			
Maximum Height (feet)	35	35	35	35	35	35	45	45
Maximum Number of stories	2.5	2.5	2.5	2.5	2.5	2.5	3	3
Parking	See Chapter 20.90							

20.30.210 Setback Determination

A. Corner Lot

If a lot exceeds the defined dimensions of a corner lot it cannot be considered a corner lot and hence is deemed to have two front property lines abutting the street sides, and a single rear property line and one (or more) side property line(s). The Director of Planning will make the final determination of where the front, side and rear property lines are of a lot where there is some question.

Garden Alameda Rezoning - Modified Boundary



Nov 9, 2005

Memorandum

TO: Rules Committee

FROM: Councilmember Ken Yeager

SUBJECT: Garden Alameda Rezoning

DATE: September 21, 2005

Approved

Ken Yeager

Date

9-21-05

SUBJECT: CITY COUNCIL INITIATED REZONING OF PARCELS WITHIN THE GARDEN ALAMEDA NEIGHBORHOOD FROM R2, CO, and CN TO R-1

RECOMMENDATION:

Approve initiation of a rezoning of the parcels along Schiele Avenue, Harding Avenue, Pershing Avenue, and Hoover Avenues west of The Alameda and east of Stockton Avenue from R2, CO, and CN to R1.

BACKGROUND:

The area surrounding the Garden Alameda Neighborhood has undergone several changes over the past few years. Recent industrial, high-density residential and commercial development along Stockton Avenue led to new in-fill development within close proximity of the established single-family neighborhood.

One inconsistency that has resulted from these changes is the remnant R2 zoning. Also, properties on the eastern and western borders are CO and CN, leading to further discrepancy in the use of the properties. Recently, residents have expressed interest in rezoning the area to R-1. This change would allow the same flexibility with home additions currently applicable to neighboring lots and conform to the City's General Plan Designation of 8 dwelling units per acre. The rezoning would restrict individual lots from redeveloping as duplex units and help preserve the existing single-family neighborhood.

Residents have mailed letters, walked door to door, and held a community meeting to garner support for the change. Out of 147 parcels affected by the rezoning, property owners for 52 of those parcels responded to an initial letter from the neighborhood committee. Of those responses, 41 supported the effort, 6 did not support the rezoning, and 5 wanted more information. The committee has since had a community meeting and may have received more responses.

The group of neighbors organizing the effort has been a strong advocate for preserving and encouraging renovation of these older homes. The proposed change from R2, CO, and CN to R1

would help retain the heart of this older neighborhood without compromising future redevelopment along The Alameda or industrial uses on Stockton Avenue. Given the central location of the Garden Alameda neighborhood and the recent interest in development in the surrounding areas, the rezoning as proposed will ensure that the distinct character and quality of life this neighborhood currently enjoys is preserved and maintained.

CONCLUSION:

The proposed rezoning would ensure new renovation and development in the Garden Alameda neighborhood consistent with the existing land uses.

COORDINATION:

This memo has been coordinated with the Department of Planning, Building, and Code Enforcement.

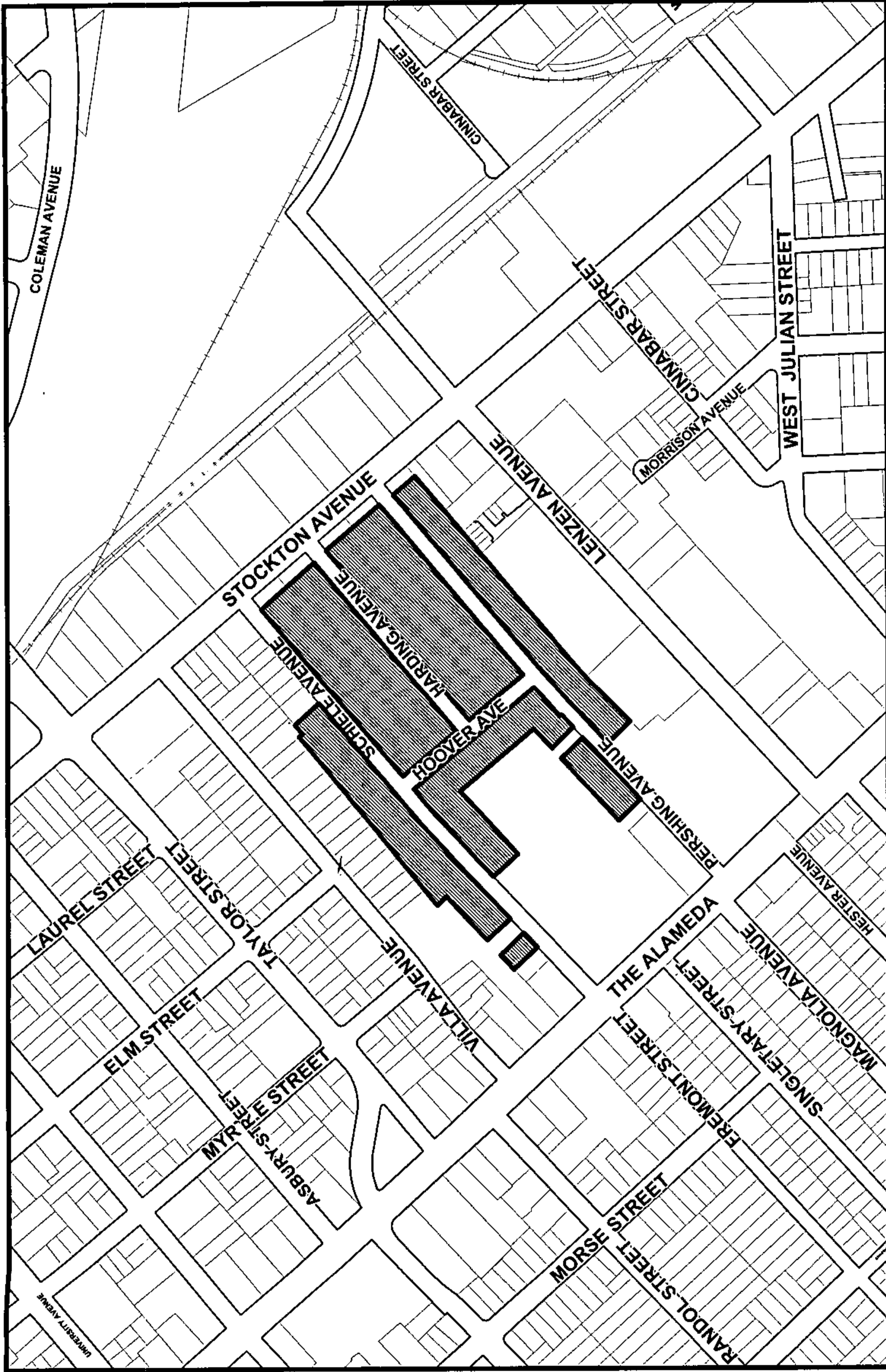
City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: **east and west sides of Hoover Avenue, north and south sides of Harding Avenue, Pershing Avenue, and Schiele Avenue (1025 SCHIELE AV)**

Permit/Project No.: **CC05-100** Issuance Date: **12/13/05**

Prepped By: **EMORRIS** Closed By: **DLEHMAN** RSN: **1209137**

Category	Document Type	Sub Document Type
<input type="checkbox"/> (EF) Environmental Files (203)	<input type="checkbox"/> (PP) Public Project Files (203-03)	<input type="checkbox"/> (EN) EIR <input type="checkbox"/> (DA) Approved Document <input type="checkbox"/> (EM) Maps <input type="checkbox"/> (AE) Application <input type="checkbox"/> (AG) Agency Correspondence <input type="checkbox"/> (EG) General Correspondence <input type="checkbox"/> (TR) Technical Reports <input type="checkbox"/> (RE) Archaeological Reports <input type="checkbox"/> (EP) Plans
<input type="checkbox"/> (GP) General Plan (204)	<input type="checkbox"/> (GA) General Plan Amendments (204-02)	<input type="checkbox"/> (AM) Amendment <input type="checkbox"/> (AA) Application <input type="checkbox"/> (CG) Correspondence
	<input type="checkbox"/> (GE) Environmental Review (for 204 series GP Amendments)	<input type="checkbox"/> (GD) Approved Document <input type="checkbox"/> (GI) EIR <input type="checkbox"/> (GS) Supporting Documents <input type="checkbox"/> (GT) Technical Reports <input type="checkbox"/> (GR) Archaeological
<input checked="" type="checkbox"/> (DR) Development Review (207)	<input checked="" type="checkbox"/> (PR) Projects (207-02, 207-03, etc.)	<input type="checkbox"/> (ZN) Zoning <input type="checkbox"/> (PE) Permit <input checked="" type="checkbox"/> (MP) Maps <input type="checkbox"/> (AP) Application <input type="checkbox"/> (AC) Agency Correspondence <input type="checkbox"/> (GC) General Correspondence <input type="checkbox"/> (PL) Plans
	<input type="checkbox"/> (ER) Environmental Review (for 207 series Project Files)	<input type="checkbox"/> (EA) Approved Document <input type="checkbox"/> (EI) EIR <input type="checkbox"/> (ES) Supporting Documents <input type="checkbox"/> (ET) Technical Reports <input type="checkbox"/> (AR) Archaeological
	<input type="checkbox"/> (AD) Adjustments (207-12)	<input type="checkbox"/> (DO) Documents <input type="checkbox"/> (PA) Plans
	<input type="checkbox"/> (PI) Public Info Letters (207-29)	<input type="checkbox"/> (LE) Letter <input type="checkbox"/> (LS) Supporting Docs



File No: C05-100

District: 6

Quad No: 82

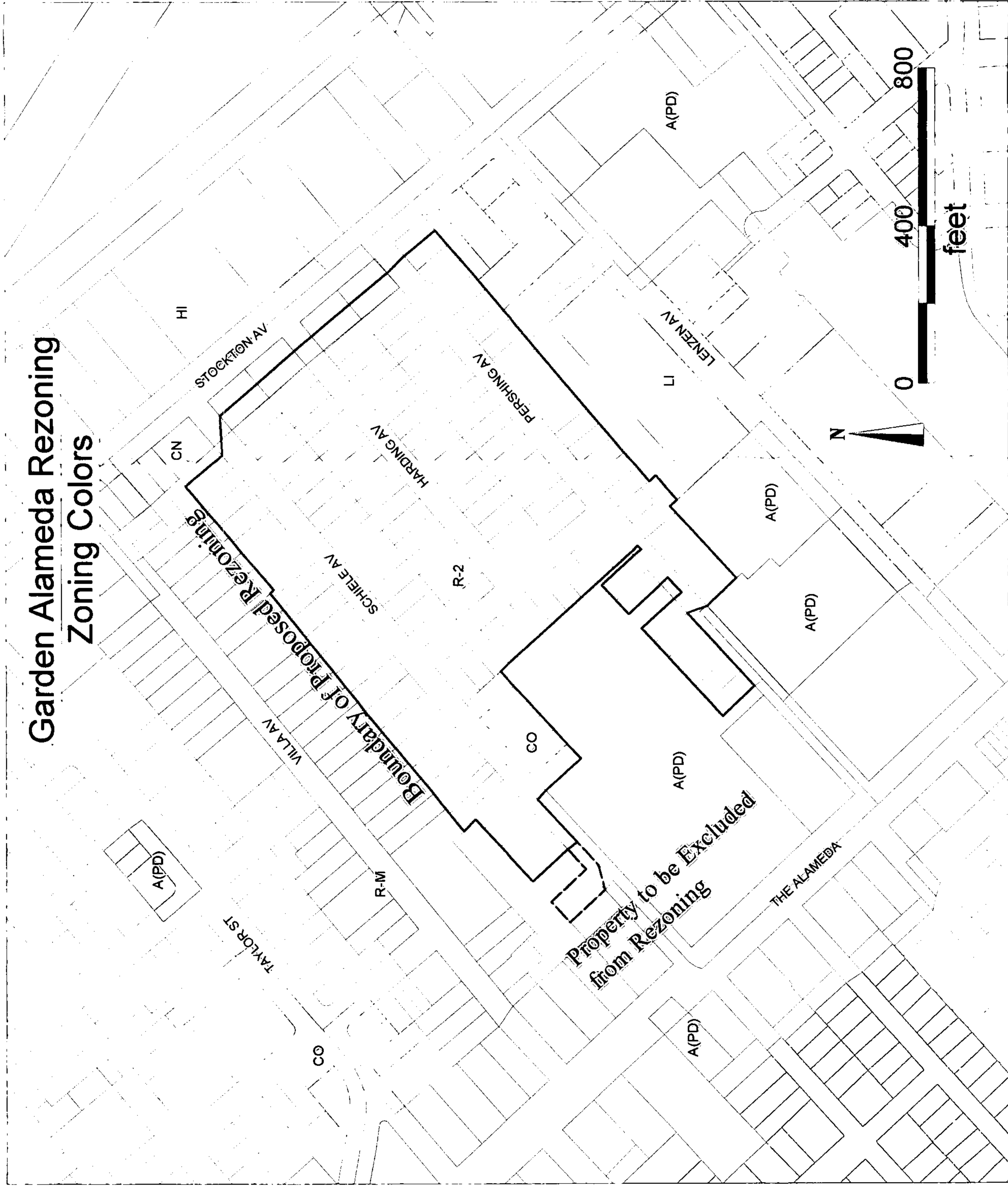
Scale: 1"= 500'

Map Created On: 10/12/2005

Noticing Radius: 500 feet

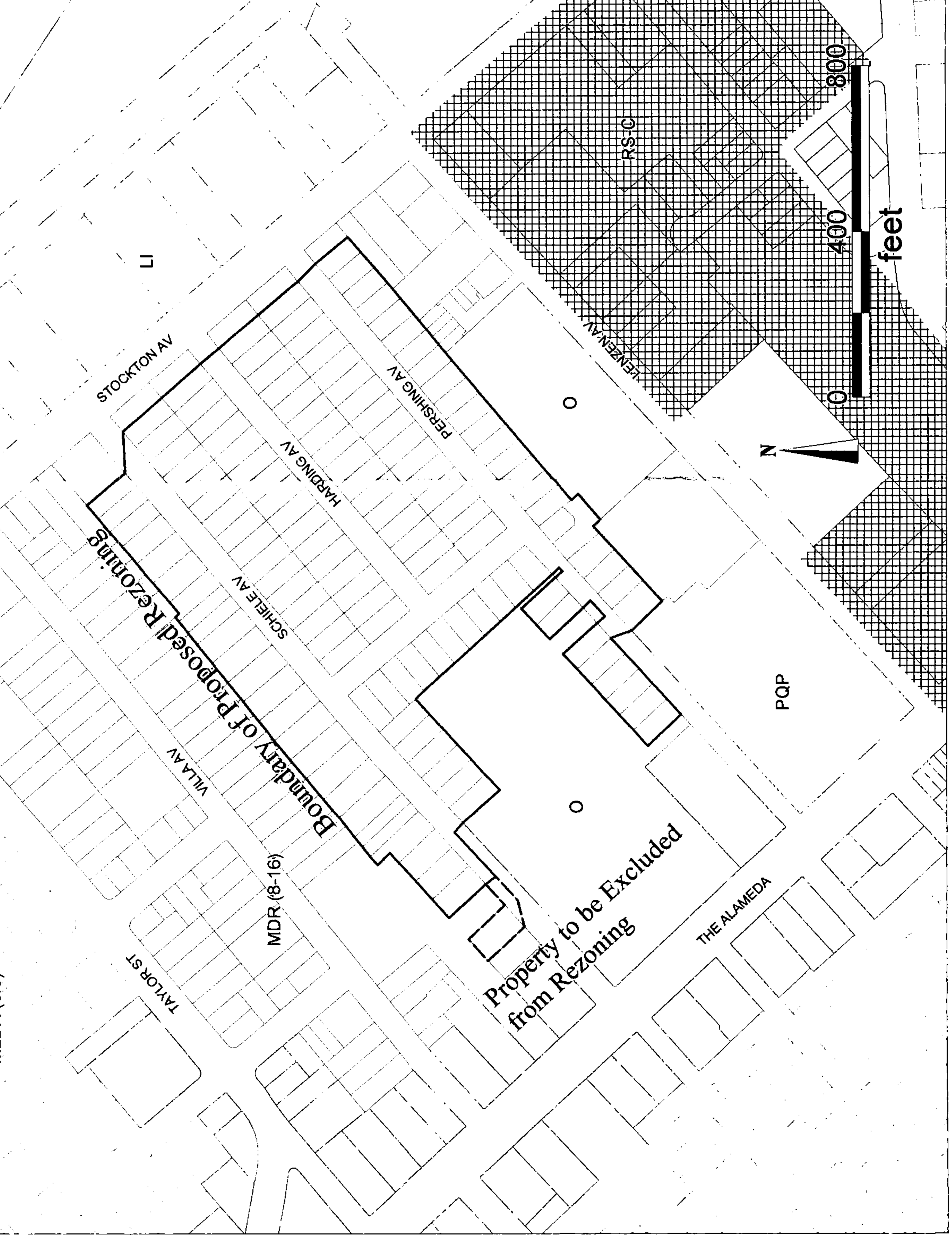


Garden Alameda Rezoning Zoning Colors



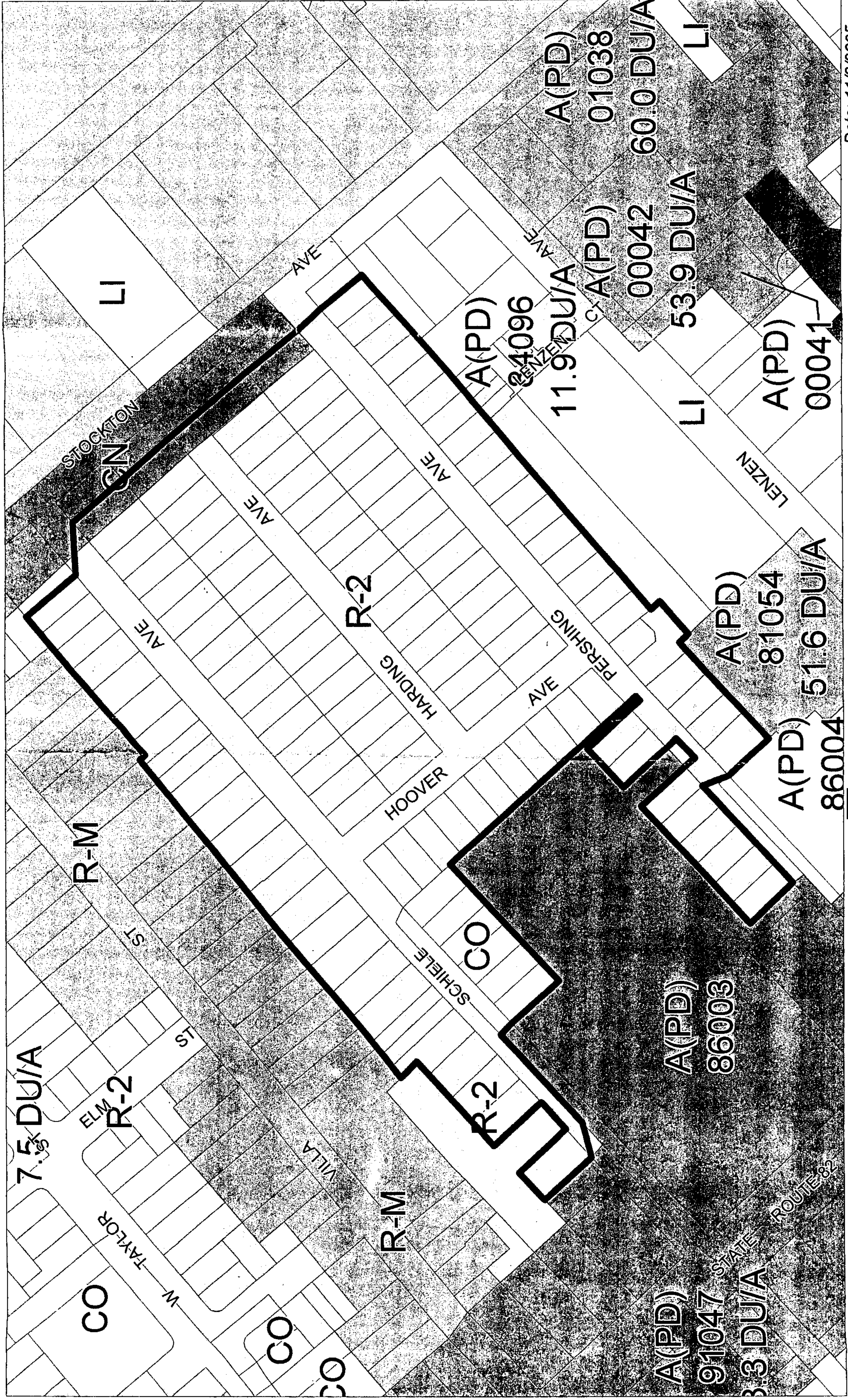
Garden Alameda Rezoning General Plan Colors

MLDR (8.0)



Garden Alameda Rezoning - Zoning

File # CC05-100

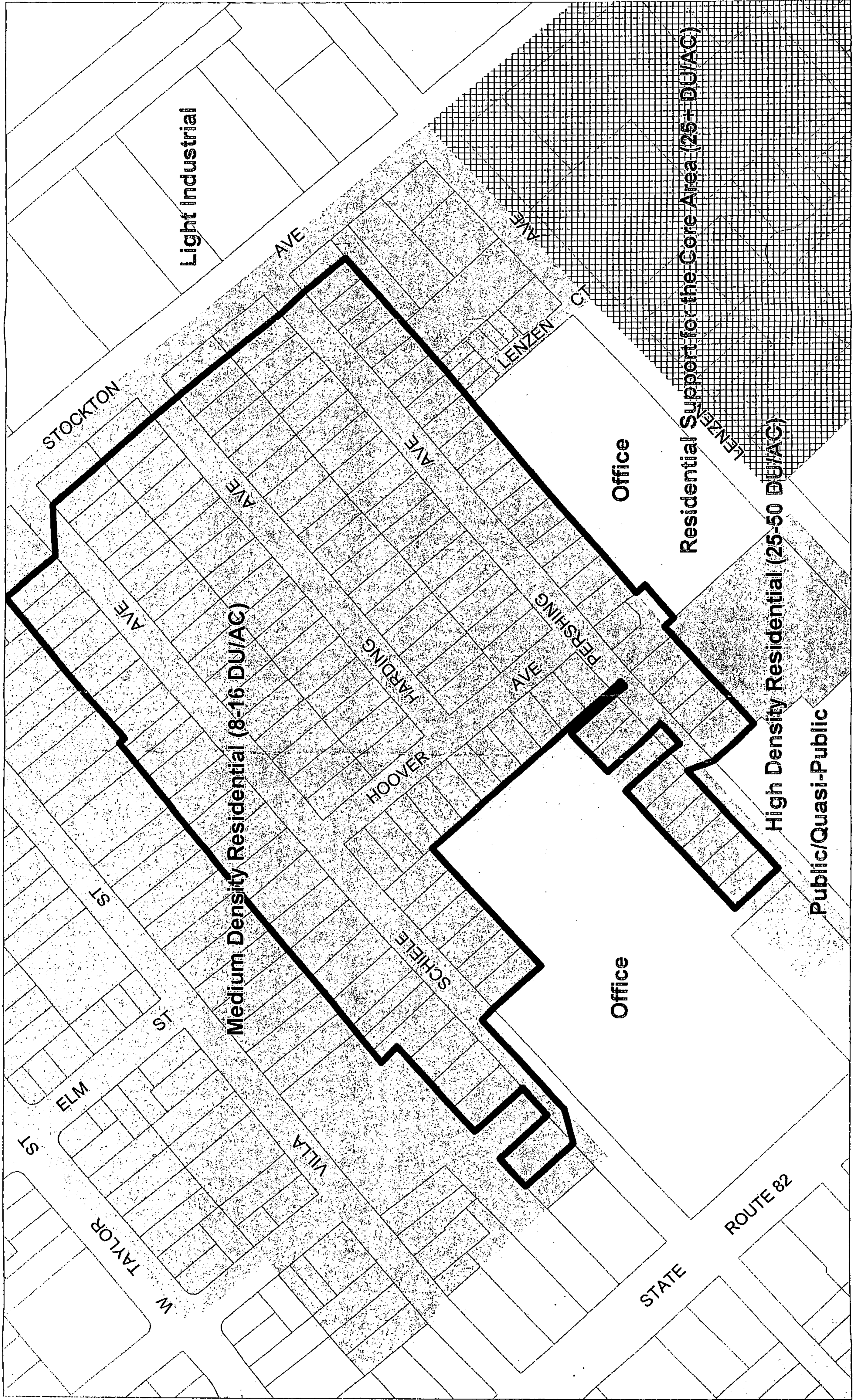


Scale: 1"=2000'

Proposed Rezoning Boundary

Date: 11/3/2005

Garden Alameda Rezoning - General Plan

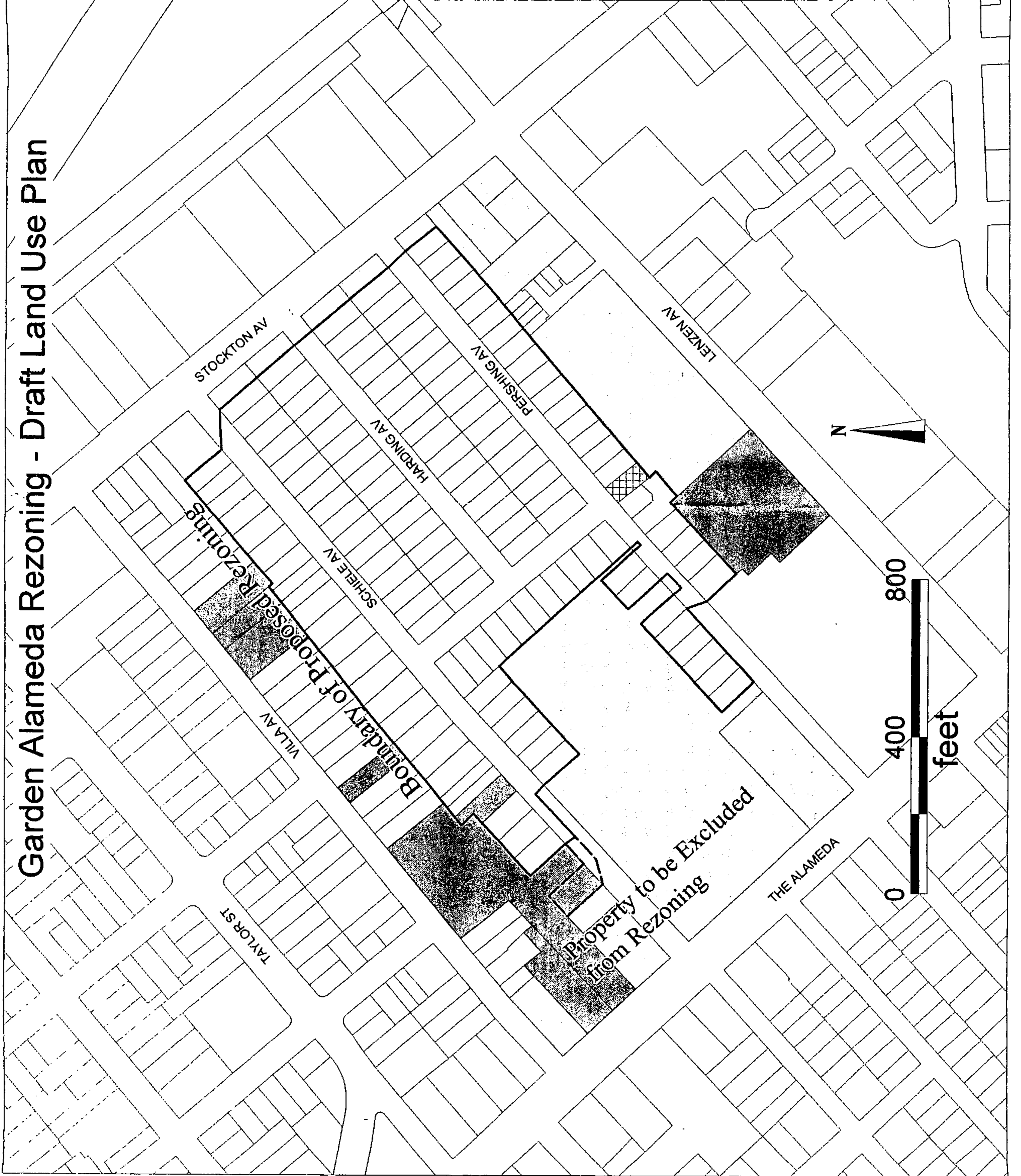


Scale: 1"=2000'

 Proposed Rezoning Boundary

Date: 11/3/2005

Garden Alameda Rezoning - Draft Land Use Plan



Garden Alameda Rezoning By Subdivision Name

STOCKTON AV

VILVA AV

Schiele Subdivision

SCHIELE AV

HARDING AV

Alameda Park Subdivision

PERSHING AV

Brown Subdivision

LENZEN AV

THE ALAMEDA

0

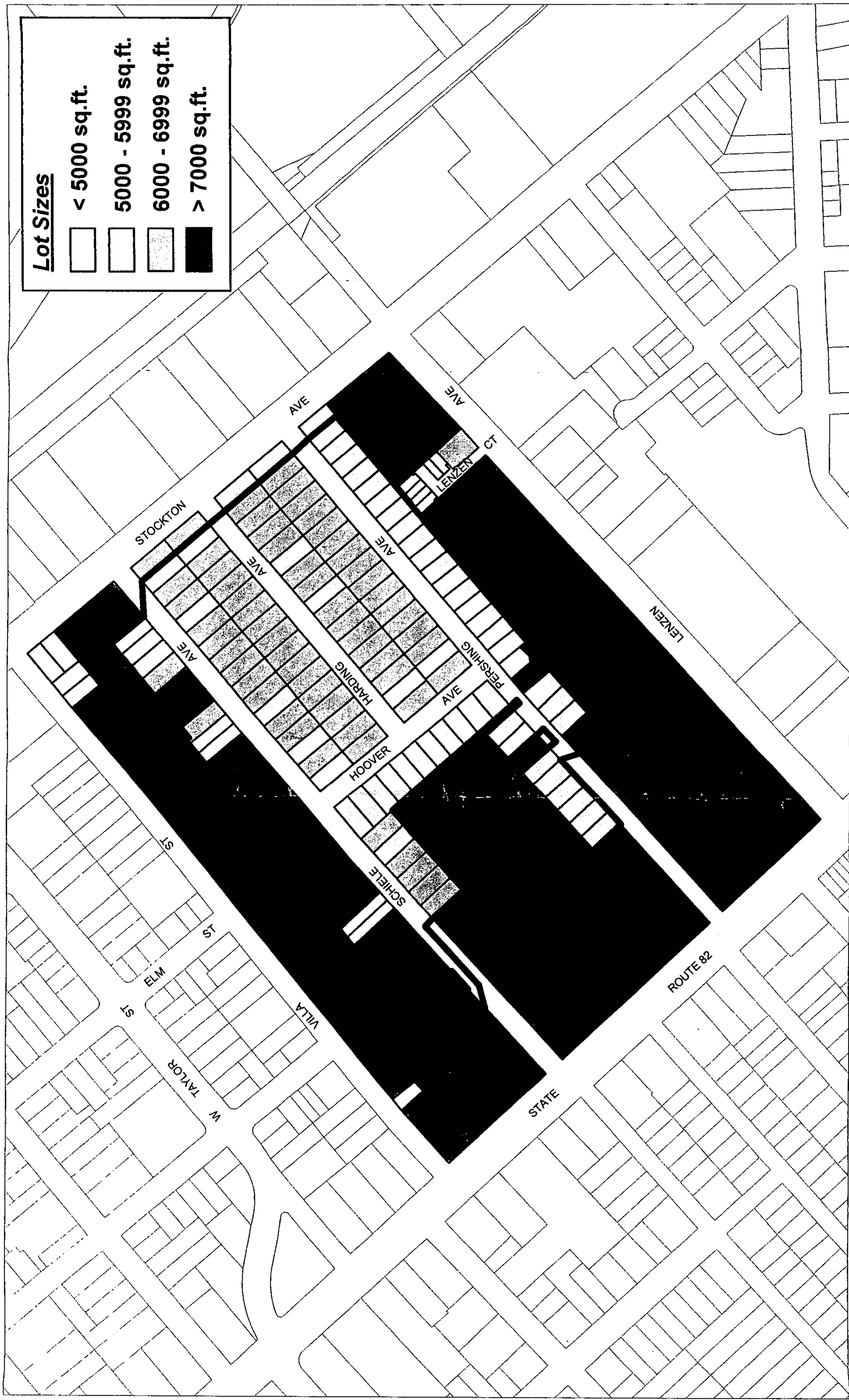
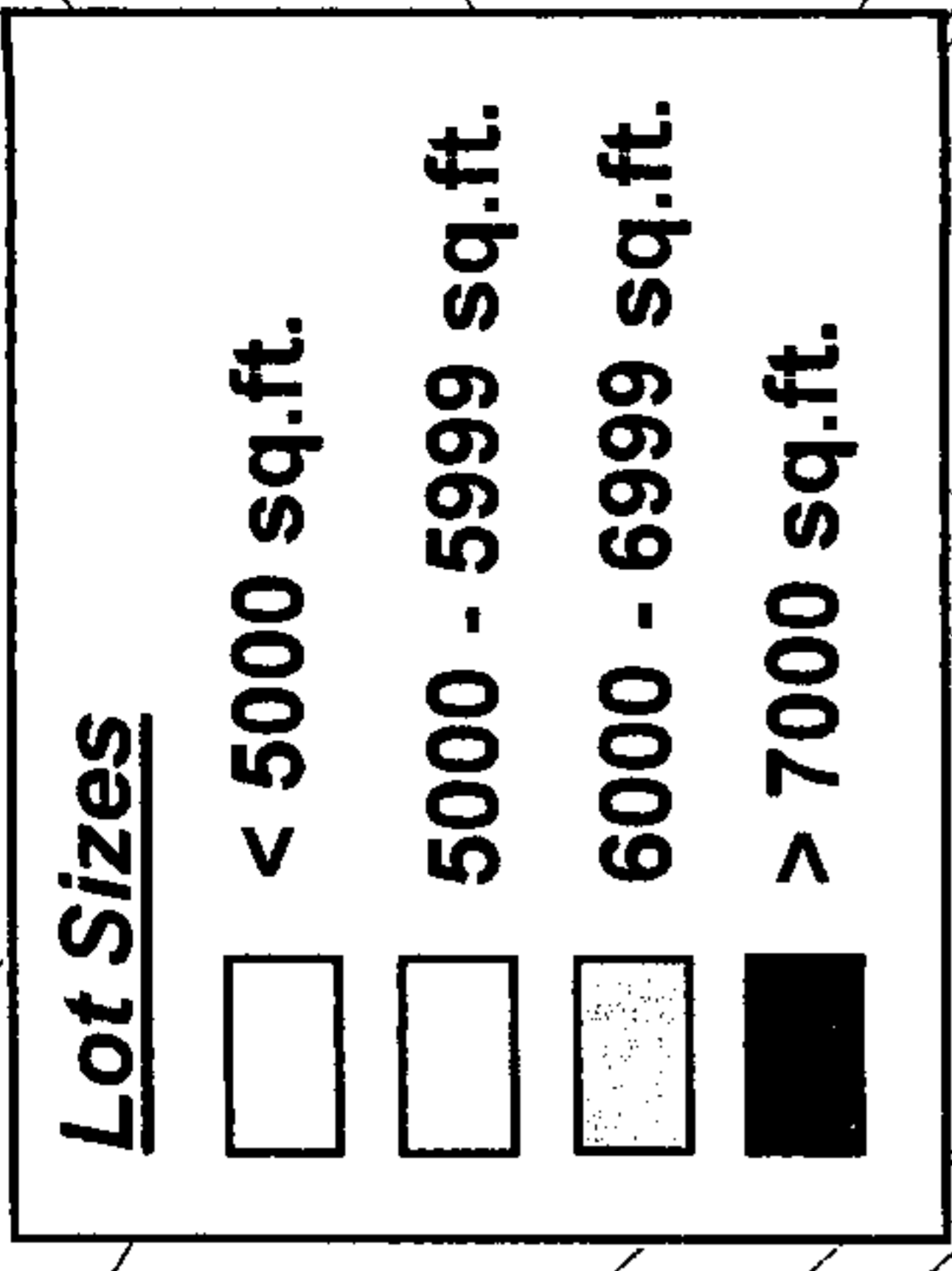
400

800

feet



Garden Alameda Rezoning - Size of Properties



Scale: 1"=3000'

 Proposed Rezoning Boundary

Date: 11/3/2005