



## CITY OF SAN JOSÉ, CALIFORNIA

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City Clerk

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

I, Toni J. Taber, City Clerk & Ex-Officio Clerk of the Council of and for the City of San José, in said County of Santa Clara, and State of California, do hereby certify that **Ordinance No. 29447**, the original copy of which is attached hereto, was passed for publication of title on the **5th day of August 2014**, was published in accordance with the provisions of the Charter of the City of San José, and was given final reading and adopted on the **August 19, 2014**, by the following vote:

AYES: CAMPOS, CHU, CONSTANT, HERRERA, KALRA, KHAMIS,  
NGUYEN, OLIVERIO, ROCHA; REED.

NOES: NONE.

ABSENT: LICCARDO.

ABSTAINED: NONE.

VACANT: NONE.

Said ordinance is effective as of **September 19, 2014**.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of San José, this **15th day of October 2014**.

(SEAL)

TONI J. TABER, CMC  
CITY CLERK & EX-OFFICIO  
CLERK OF THE CITY COUNCIL

**ORDINANCE NO. 29447**

**AN ORDINANCE OF THE CITY OF SAN JOSE AMENDING TITLE 20 OF THE SAN JOSE MUNICIPAL CODE TO ADD NEW SECTIONS 20.200.342, 20.200.542 AND 20.200.578 AND AMEND SECTION 20.200.1265 OF CHAPTER 20.200; TO ADD A NEW PART 22 TO CHAPTER 20.80; TO AMEND SECTION 20.40.100 OF CHAPTER 20.40; TO AMEND SECTION 20.50.100 OF CHAPTER 20.50; AND TO AMEND SECTION 20.70.100 OF CHAPTER 20.70, ALL TO PERMIT AND REGULATE USE OF EXISTING HOTELS AND MOTELS FOR SUPPORTIVE HOUSING FOR VARIOUS TARGETED POPULATIONS WITH A CONDITIONAL USE PERMIT UNTIL DECEMBER 31, 2026, TO FURTHER IMPLEMENT THE HOUSING GOALS AND POLICIES SET FORTH WITHIN THE ENVISION SAN JOSÉ 2040 GENERAL PLAN, AND TO MAKE OTHER TECHNICAL, NON-SUBSTANTIVE, OR FORMATTING CHANGES WITHIN THOSE SECTIONS OF TITLE 20 INCLUDING BUT NOT LIMITED TO SECTIONS 20.40.100 AND 20.70.100**

**WHEREAS**, pursuant to the provisions and requirements of the California Environmental Quality Act of 1970, together with related State CEQA Guidelines and Title 21 of the San José Municipal Code (collectively, "CEQA"), the City has certified that certain Final Program Environmental Impact Report for the Envision San José 2040 General Plan (the "Final EIR") and the City Council adopted its related Resolution No. 76041 in connection therewith; and

**WHEREAS**, more specifically pursuant to Section 15168 of the State CEQA Guidelines, the City of San José has determined that no new effects would occur from and no new mitigation measures would be required for the adoption of this Ordinance and that adoption of this Ordinance is within the scope of and in furtherance of the Envision San José 2040 General Plan, taken together with the Final EIR and related Resolution No. 76041; and

**WHEREAS**, the City Council of the City of San José is the decision-making body for this Ordinance; and

**WHEREAS**, this Council has reviewed and considered the Final EIR and related Resolution No. 76041 prior to taking any approval actions on this Ordinance;

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

SECTION 1. Section 20.40.100 of Chapter 20.40 of Title 20 of the San José Municipal Code is amended to read as follows:

**20.40.100 Allowed Uses and Permit Requirements**

- A. "Permitted" land uses are indicated by a "P" on Table 20-90.
- B. "Conditional" uses are indicated by a "C" on Table 20-90. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Conditional Use Permit as set forth in Chapter 20.100. "Conditional" uses which may be approved only on Parcels designated on the land use/transportation diagram of the General Plan, as amended, with a designation that allows residential use are indicated by a "C<sup>GP</sup>" on Table 20-90. These uses may be allowed in such designated districts, as a part of Mixed Use residential/commercial, but only upon issuance of and in compliance with a Conditional Use Permit as set forth in Chapter 20.100.
- C. "Conditional" uses requiring City Council approval as the initial decision-making body are indicated by a "CC" on Table 20-90. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Conditional Use Permit approved by the City Council as set forth in Chapter 20.100. Applications for these uses shall first be considered by the Planning Commission at a public hearing of the Commission for the Commission's report and recommendation on the application to the City Council pursuant to the processes set forth in Chapter 20.100.

- D. "Special" uses are indicated by a "S" on Table 20-90. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Special Use Permit as set forth in Chapter 20.100. "Special" uses which may be approved only on Parcels designated on the land use/ transportation diagram of the General Plan, as amended, with a designation that allows residential use are indicated by a "S<sup>GP</sup>" on Table 20-90. These uses may be allowed in such designated districts, as a part of Mixed Use residential/commercial, but only upon issuance of and in compliance with a Special Use Permit as set forth in Chapter 20.100.
- E. "Administrative" uses are indicated by an "A" on Table 20-90. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with an Administrative Permit as set forth in Chapter 20.100.
- F. "Restricted" land uses are indicated by an "R" on Table 20-90. These uses may occur in such designated districts, as an independent use, but only upon issuance of and in full compliance with a valid and effective Zoning Code Verification Certificate as set forth in Chapter 20.100.
- G. Land uses not Permitted are indicated by a "-" on Table 20-90. Land uses not listed on Table 20-90 are not permitted.
- H. When the right column of Table 20-90 includes a reference to a Section number or a footnote, the regulations cited in the section number or footnote applies to the use. In addition, all uses are subject to any other applicable provision of this Title 20 and any other title of the San José Municipal Code.

<b>Table 20-90</b>
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Commercial Districts and Public/Quasi-Public Zoning District Land Use Regulations						
Use	Zoning District					Notes & Section
	CO	CP	CN	CG	PQP	
<b>General Retail</b>						
Retail sales, goods and merchandise	-	P	P	P	-	Note 21
Alcohol, off-site sales - beer and/or wine only	-	C	C	C	-	Section 20.80.900; Note 21
Alcohol, off-site sales, full range of Alcoholic Beverages	-	C	C	C	-	Section 20.80.900; Note 21
Aquaculture/Aquaponics	S	S	S	S	S	
Auction	-	-	-	C	C	
Bakery, retail	-	P	P	P	-	Note 21
Certified Farmers' Market	S	S	S	S	S	Part 3.5, Chapter 20.80
Certified Farmers' Market - Small	P	P	P	P	P	Part 3.5, Chapter 20.80
Food, beverage, groceries	-	P	P	P	S	
Neighborhood Agriculture	P	P	P	P	P	Title 7; Note 19
Nursery, Plant	P	P	P	P	P	Note 1

Outdoor Vending	-	A	A	A	A	Part 10, Chapter 20.80
Outdoor Vending – Fresh Fruits and Vegetables	P	P	P	P	P	Part 10, Chapter 20.80
Pawn shop/broker	-	C	C	C	-	See Title 6
Seasonal sales						Part 14, Chapter 20.80
Retail Art Studio	-	P	P	P	-	Section 20.80.1175 ; Note 21
<b>Education and Training</b>						
Child Day Care Center located on an existing School Site or as an incident to an on-site church/religious assembly use involving no Building additions or changes to the Site	P	P	P	P	-	Note 21
Day care center	C	C	C	C	C	
Instructional Art Studios	-	P	P	P	S	
Instructional Art Studios, with live models	-	C	C	C	C	
Private Instruction, personal enrichment	-	P	P	P	S	
School - elementary and secondary (public or	C	C	C	C	S	Note 16; Note 20;

private)						Note 21
School, driving (class C & M license)	-	P	P	P	S	Note 2; Note 20; Note 21
School, Post Secondary	-	P	P	P	S	Note 3; Note 20; Note 21
School, Trade and Vocational	-	C	C	C	S	Note 16; Note 20; Note 21
<b>Entertainment and Recreation Related</b>						
Arcade, Amusement Game	-	C	C	C	-	Note 21
Dancehall	-	C	C	C	C	Note 21
Poolroom/billiards establishment	-	C	C	C	-	Note 21
Private club or lodge	C	C	C	C	-	
Recreation, Commercial indoor	-	P	P	P	S	Note 21
Recreation, Commercial outdoor	-	C	C	C	C	Note 21
Relocated Cardroom	-	-	-	C	-	Section 20.80.1155
Stadium, 2,000 seats or fewer	-	C	C	C	C	Note 17
Stadium, more than 2,000 seats	-	CC	CC	CC	CC	Note 17; Note 18

Theatre, indoor	-	C	C	C	C	Note 21
Theatre, outdoor	-	-	-	C	C	Note 21
<b>Food Services</b>						
Banquet Facility	-	C	C	C	C	
Caterer	-	P	P	P	S	Note 4
Drinking Establishments	-	C	C	C	-	Note 21
Drinking Establishments interior to a full-service hotel/motel that includes 75 or more guest rooms	-	P	P	P	-	Section 20.80.475; Note 21
Public Eating Establishments	-	P	P	P	-	Note 21
Outdoor dining, incidental to a Public Eating Establishment or a retail establishment	-	P	P	P	-	Section 20.40.520; Note 21
Wineries, breweries	-	C	C	C	-	Note 21
Incidental recreational dancing as part of a public eating establishment or drinking establishment	-	P	P	P	-	Note 21



<b>Health and Veterinary Services</b>						
Animal boarding, indoor	- P only as incidental to Neighborhood Agriculture; Otherwise prohibited.	P	P	P	- P only as incidental to Neighborhood Agriculture; Otherwise S.	Section 20.40.120;
Animal grooming	- P only as incidental to Neighborhood Agriculture; Otherwise prohibited.	P	P	P	- P only as incidental to Neighborhood Agriculture; Otherwise S.	Section 20.40.120
Emergency ambulance service	C	C	C	C	C	
Hospital/ in-patient facility	C	C	C	C	C	Note 21
Office, Medical	P	P	P	P	S	Note 21
Veterinary Clinic	-	P	P	P	C	Note 16
<b>General Services</b>						
Bail Bond Establishment - outside main jail area	-	P outside of Urban Village; S in Urban Village	P	P	-	Part 1.5, Chapter 20.80
Bail Bond Establishment - within main jail area	-	P outside of Urban Village; S in Urban Village	P	P	-	Note 14; Part 1.5, Chapter 20.80

Bed and Breakfast Inn	-	P	P	P	-	Part 2, Chapter 20.80; Note 21
Dry cleaner	-	P	P	P	-	Note 21
Hotel or Motel	-	P	P	P	-	Note 21
Single Room Occupancy (SRO) Hotel	-	C	C	C	-	Part 15, Chapter 20.80
Laundromat	-	P	P	P	-	Note 21
Maintenance and repair, small household appliances	-	P	P	P	-	Note 21
Messenger services	P	P	P	P	-	Note 2; Note 21
Mortuary and Funeral Services	P	P	P	P	-	Note 21
Personal Services	-	P	P	P	-	Section 20.200.880 ; Note 21
Photo processing and developing	-	P	P	P	-	Note 21
Printing and publishing	-	P	P	P	-	Note 21
<b>Offices and Financial Services</b>						
Automatic teller machine	P	P	P	P	S	Section 20.80.200
Business Support	-	P	P	P	-	Note 21

Financial institution	P	P	P	P	-	Note 21
Office, General Business	P	P	P	P	S	Section 20.40.110; Note 21
Payday Lending Establishment	-	R outside of Urban Village; Prohibited in Urban Village	R	R	-	Part 12.5, Chapter 20.80; Section 20.200.875
<b>Public, Quasi-Public and Assembly Uses</b>						
Cemetery	C	C	C	C	C	
Church/religious assembly	C	C	C	C	S	Note 16; Note 20; Note 21
Construction/Corporation Yard associated with Public, Quasi-Public or Assembly Use or Transportation or Utility Use	-	-	-	-	C	
Museums, libraries, parks, playgrounds, or community centers (publicly operated)	P	P	P	P	P	Note 21
Museums, libraries, parks, playgrounds, or community centers (privately operated)	C	C	C	C	S	Note 20; Note 21

<b>Residential</b>						
Emergency Residential Shelter	C	C	C	C	C	Section 20.80.500
Live/Work Uses	-	S	S	S	-	Note 6; Section 20.80.740
Mixed Use residential/commercial	-	C <sup>GP</sup> outside of Urban Village; S <sup>GP</sup> in Urban Village	C <sup>GP</sup>	C <sup>GP</sup>	-	Note 6
Residential Care Facility for seven (7) or more persons	C	C	C	C	C	
Residential Service Facility for seven (7) or more persons	C	C	C	C	C	
Hotel Supportive Housing	C	C	C	C	C	Note 22; Part 22 of Chapter 20.80
Single Room Occupancy Living Unit	-	C	C	C	-	Note 6; Part 15, Chapter 20.80
<b>Drive-Through Uses</b>						
Drive-through Uses in conjunction with any use	-	-	C	C	C	

<b>Recycling Uses</b>						
Reverse Vending Machine	A	A	A	A	A	Part 13, Chapter 20.80
Small Collection Facility	A	A	A	A	A	Part 13, Chapter 20.80
<b>Transportation and Utilities</b>						
Data center	-	-	-	C	-	Note 21
Common Carrier	-	-	-	-	C	Note 21
Common Carrier Depot	-	-	-	-	S	Note 21
Community television antenna systems	C	C	C	C	C	
Off-site, alternating use and alternative parking arrangements	S	S	S	S	S	Section 20.90.200
Parking Establishment, Off-street	C	C	C	C	C	
Short term parking lot for uses or events other than on-site	-	-	-	C	C	Note 7
Television, radio studios without antenna/dishes	-	-	-	C	C	
Utility Facilities, excluding corporation yards, storage or repair yards and warehouses	C	C	C	C	C	

Utility Facilities including corporation yards, storage or repair yards and warehouses	-	-	-	-	C	
Wireless Communication Antenna	C	C	C	C	C	Section 20.100.1300
Wireless Communication Antenna, Slimline Monopole	S	S	S	S	S	Section 20.80.1900
Wireless Communication Antenna, Building Mounted	P	P	P	P	P	Section 20.80.1910
<b>Electrical Power Generation</b>						
Fuel Cells	P	P	P	P	P	
Private Electrical Power Generation Facility	C	C	C	C	C	Note 2
Co-generation Facility	S	S	S	S	S	
<b>Stand-by/backup</b>						
Facilities that do not exceed noise or air standards	A	A	A	P	A	
Facilities that do exceed noise or air standards	C	C	C	C	C	
Temporary Stand-by/Backup	P	P	P	P	P	
Solar Photovoltaic System	P	P	P	P	P	Section 20.100.610 C.7.

<b>Vehicle Related Uses</b>						
Accessory installation, passenger vehicles and pick-up trucks	-	C	C	P	-	
Auto dealer, wholesale, no on-site storage	P	P	P	P	-	
Car wash, detailing	-	-	C	C	-	
Gasoline Service or Charge Station	-	C	C	P	C	Note 8, Note 15
Gasoline Service or Charge Station with incidental service and repair	-	C	C	P	C	Note 9, Note 13
Glass sales, installation and tinting	-	-	C	P	-	Note 13
Leasing (rental) passenger vehicles, pick-up trucks not exceeding twenty-five (25) feet in length, and motorcycles	-	C	C	P	-	Note 2
Sale, brokerage, or lease, commercial vehicles	-	C	C	C	-	Note 13
Sale or brokerage, Passenger Vehicles, pick-up trucks not exceeding twenty-five feet in length, and motorcycles	-	C	S	P	-	Note 12, Note 13
Sale, vehicle parts	-	S	P	P	-	Note 11

Tires, batteries, lube, oil change, smog check station, air conditioning servicing of passenger vehicles and pick-up trucks	-	C	C	P	-	Note 10, Note 13
<b>Historic Reuse</b>						
Historic Landmark Structure reuse	S	S	S	S	S	Part 8.5 Chapter 20.80

**Notes applicable to all Commercial Districts:**

1. In the CP District, landscaping materials, such as rock, mulch, and sand are limited to prepackaged sales.
2. No on site storage of vehicles permitted in the CP and CN Zoning Districts.
3. Includes public and private colleges and universities, as well as extension programs and business schools.
4. Not a catering facility.
5. No on site storage of vehicles permitted.
6. In an Urban Village, Mixed-use residential/commercial only under an approved Urban Village plan with an implementation financing strategy approved by the City Council or in a Signature Project consistent with the General Plan. Live/work in an area with an Urban Village designation or Urban Village Overlay in the General Plan shall be consistent with applicable approved Urban Village plans.
7. Use must be less than twenty-four (24) hours.
8. No incidental repair or service permitted.
9. Incidental repair includes non-invasive engine service, maintenance and repair, including but not limited to air conditioning service, fuel system service, electrical service, coolant system service, tune-up, fluid exchanges, steering and suspension system service, brake system service, transmission adjustment and service, lube, oil change, smog



- check, diagnostics and vehicle inspections, stock catalytic converters and manifolds, as well as tires, batteries and accessories installation. Does not allow body repair, welding, vehicle restorations, other types of exhaust system repair, the removal of cylinder heads, engines, transmissions/transfer cases and differentials, or painting.
10. Includes non-invasive engine service, maintenance and repair, including but not limited to air conditioning service, carburetor and fuel injection system service, electrical service, radiator coolant system service, and tune-up, fluid exchanges, steering and suspension system service, brake system service, transmission adjustment and service, lube, oil change, and smog check, diagnostics and vehicle inspections, stock catalytic converters and manifolds, as well as tires, batteries and accessories installation. Does not allow body repair, welding, vehicle restorations, other types of exhaust system repair, the removal of cylinder heads, engines, transmissions/transfer cases and differentials, or painting.
  11. No outdoor sales areas or dismantling allowed.
  12. In the CG District, incidental repair of vehicles requires a Special Use Permit. Incidental repair of vehicles is prohibited in all other commercial districts.
  13. All vehicle-related repair, service, and accessory or other installation shall be conducted within a fully enclosed building.
  14. Bail bond establishments shall not be located and are prohibited uses on the ground floors of Structures located within the main jail area, as that area is defined in Section 20.80.070 of Chapter 20.80 of this title. Bail bond establishments are allowed as shown on Table 20-90 on other, above-ground floors of Structures. All bail bond establishments shall meet all distance requirements specified in Section 20.80.075 of Chapter 20.80 of this Title.
  15. Charging stations that are incidental to a separate primary use, that do not impact on-site or off-site vehicular circulation, and that serve patrons of the primary use on-site are permitted in all Commercial Zoning Districts.
  16. Public schools are subject to the regulations of this Title, subject to the provisions of California Government Code Section 53094 for classroom facilities.
  17. Primary uses include sporting events, assembly venues, concerts, and entertainment events of similar character and intensity. Incidental support uses include offices, locker rooms, retail, Public Eating Establishments,

Drinking Establishments, Outdoor Vending Facilities, and other commercial uses of similar character and intensity.

18. Use Permit applications for Stadiums that consist of more than 2,000 seats and that are in Airport Influence Areas shall be referred to the Santa Clara Airport Land Use Commission prior to approval by the City.
19. Neighborhood Agriculture in conformance with this Title is a Permitted Use that may operate on a Site without a Permanent Building on that Site.
20. The City Council is the decision-making body for Special Use Permit Appeals for this use pursuant to Section 20.100.220 of this Title.
21. In the PQP Public/Quasi-Public Zoning District, the following uses may be allowed as a use supporting and incidental to a primary PQP use:
  - a. Offices, retail, Public Eating Establishments, and other commercial uses of similar character and intensity, with approval of a Special Use Permit; and
  - b. Drinking Establishments, Off-sale of Alcoholic Beverages, Arcade Amusement Games, Poolroom/Billiards Establishments, wineries, breweries, and Data Centers, with approval of a Conditional Use Permit.
22. Hotel Supportive Housing may be permitted only with a Conditional Use Permit pursuant to Part 22 of Chapter 20.80 and only until December 31, 2026.

**SECTION 2.** Section 20.50.100 of Chapter 20.50 of Title 20 of the San José Municipal Code is amended to read as follows:

**20.50.100 Allowed Uses and Permit Requirements**

- A. "Permitted" land uses are indicated by a "P" on Table 20-110.
- B. "Permitted" uses which may be approved only on property designated on the Land Use/Transportation Diagram of the General Plan, as amended, with the Combined Industrial/Commercial land use designation or, in the case of hotel/motel establishments, which may also be approved on property designated on the Land Use/Transportation Diagram of the General Plan, as amended, with

the Preferred Hotel Site Overlay, are indicated by a "P<sup>GP</sup>" on Table 20-110.

- C. "Conditional" uses are indicated by a "C" on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Conditional Use Permit as set forth in Chapter 20.100.

"Conditional" uses which may be approved only on property designated on the Land Use/Transportation Diagram of the General Plan, as amended, with the Combined Industrial/Commercial designation or, in the case of hotel/motel establishments, may also be approved on property designated on the Land Use/Transportation Diagram of the General Plan, as amended, with the Preferred Hotel Site Overlay, are indicated by a "C<sup>GP</sup>" on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Conditional Use Permit as set forth in Chapter 20.100.

- D. "Conditional" uses requiring City Council approval as the initial decision-making body are indicated by a "CC" on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Conditional Use Permit approved by the City Council as set forth in Chapter 20.100. Applications for these uses shall first be considered by the Planning Commission at a public hearing of the Commission for the Commission's report and recommendation on the application to the City Council pursuant to the processes set forth in Chapter 20.100.

"Conditional" uses which may be approved only on property designated on the Land Use/Transportation Diagram of the General Plan, as amended, with the Combined Industrial/Commercial designation are indicated by a "CC<sup>GP</sup>" on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Conditional

Use Permit as set forth in Chapter 20.100.

- E. "Special" uses are indicated by a "S" on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a Special Use Permit as set forth in Chapter 20.100.
- F. "Administrative" uses are indicated by an "A" on Table 20-110. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with an Administrative Permit as set forth in Chapter 20.100.
- G. "Restricted" land uses are indicated by an "R" on Table 20-110. These uses may occur in such designated districts, as an independent use, but only upon issuance of and in full compliance with a valid and effective Zoning Code Verification Certificate as set forth in Chapter 20.100.
- H. Land uses not permitted are indicated by a "-" on Table 20-110. Land uses not listed on Table 20-110 are not permitted.
- I. When the right column of Table 20-110 includes a reference to a section number or a footnote, the regulations cited in the section number or footnote apply to the use. In addition, all uses are subject to any other applicable provision of this Title 20 and any other title of the San José Municipal Code.

Table 20-110 Industrial Districts Land Use Regulations						
Use	Zoning District					Applicable Sections & Notes
	CIC	TEC	IP	LI	HI	
Industry						
Auction	C	C	C <sup>GP</sup>	C <sup>GP</sup>	-	
Industrial services	-	-	-	P	P	
Laboratory, processing	P	P	P	P	P	
Manufacturing and assembly						
Light	P	P	P	P	-	
Medium	P	P	P	P	P	
Heavy	-	-	-	-	P	
Research and development	P	P	P	-	-	
Catalog and mail order	P	P	P	P	-	
Construction / Corporation yard	-	-	-	S	S	
Establishment for the repair, cleaning of household, commercial or industrial equipment or products	-	-	-	P	P	

Extraction of minerals from the ground, including quarrying	-	-	-	-	C	
Hazardous materials storage facility	-	-	-	C	C	
Hazardous waste facility	-	-	-	-	C	
Junkyard	-	-	-	-	C	
Miniwarehouse/ministorage	-	-	-	P	P	
Outdoor uses or storage, industrial	-	-	-	S	P	Section 20.50.210
Private Power Generation	C	C	C	C	C	
Stockyard, including slaughter	-	-	-	-	C	
Warehouse/distribution facility	P	P	P	P	P	
Wholesale sale establishment	P	S	S	P	P	
Wineries, breweries	P	P	P	P	P	
Additional Uses						
Any use not set forth in Tables 20-30, 20-50, 20-90	-	-	-	-	C	

Any use without a permanent fully enclosed Building on-site	C	C	C	S	S	
Commercial support	-	P	P	-	-	Note 5; Section 20.50.110
Retail sales, goods and merchandise	P	P	-	-	-	Note 5; Section 20.50.110
Retail art studio	P	P	-	-	-	
Alcohol, off-site sales –beer and/or wine only	C	C	-	-	-	Note 5; Section 20.50.110
Alcohol, off-site sales, full range of alcoholic beverages	C	C	-	-	-	Note 5; Section 20.50.110
Alcohol, off-site sales –beer and/or wine only and incidental to a winery/brewery	C	C	C	C	C	Note 12; Section 20.50.110
Alcoholic beverages, off-site sales –distilled spirits only and incidental to a distillery	C	C	C	C	C	Note 12; Section 20.50.110
Bakery, retail	P	P	-	-	-	Note 5; Section 20.50.110
Aquaculture; Aquaponics	S	S	S	S	S	
Certified Farmers' Market	-	S	S	-	-	Part 3.5, Chapter 20.80

Certified Farmers' Market – Small	-	P	P	-	-	Part 3.5, Chapter 20.80
Food, beverage, groceries	P	P	-	-	-	Note 5; Section 20.50.110
Neighborhood Agriculture	P	P	P	P	P	
Nursery, plant	P	P	-	C	C	
Outdoor Vending	A	A	-	A	A	Part 10, Chapter 20.80
Outdoor Vending – Fresh Fruits and Vegetables	P	P	P	P	P	Part 10, Chapter 20.80
Large format commercial establishment	-	-	C <sup>GP</sup>	C <sup>GP</sup>	-	
Large format commercial establishment, associated commercial	-	-	C <sup>GP</sup>	C <sup>GP</sup>	-	Section 20.50.115
Warehouse retail	-	-	C	C	C	Section 20.50.130
Sales, office furniture, industrial equipment, machinery	P	P		C		
Seasonal sales	P	P	P	P	P	Part 14, Chapter 20.80
Education and Training						
Day care center	C	C	C <sup>GP</sup>	C <sup>GP</sup>	-	



School, driving (class A & B license)	-	-	-	P	P	
Instructional art studios	P	P	-	-	-	
Instructional art studios, live models	C	C	-	-	-	
Private instruction, personal enrichment	P	P	-	-	-	
School- elementary and secondary (public or private)	C	C	-	-	-	Note 11
School, post secondary	C	C	C	-	-	
School, trade and vocational	C	C	-	C	C	
Entertainment and Recreation Related						
Recreation, commercial / indoor	P	C on lands with a General Plan land use designation of Transit Employment Center; C <sup>GP</sup> on lands with other General Plan land use designations	C <sup>GP</sup>	C <sup>GP</sup>	-	Note 5, Section 20.50.110
Recreation, commercial / outdoor	C	-	-	-		

Relocated cardroom	C <sup>GP</sup>	C <sup>GP</sup>	C <sup>GP</sup>	C <sup>GP</sup>	-	Section 20.80.1155
Performing arts production and rehearsal space, excluding performances	P	C	C	C <sup>GP</sup>	-	
Stadium, 2,000 seats or fewer including incidental support uses	C <sup>GP</sup>	C on lands with a General Plan land use designation of Transit Employment Center; C <sup>GP</sup> on lands with other General Plan land use designations	-	-	-	Note 15
Stadium, more than 2,000 seats including incidental support uses	CC <sub>GP</sub>	-	-	-	-	Note 15; Note 16
Food Services						
Caterer	P	P	-	-	-	
Drinking establishments	C	C	-	-	-	
Drinking establishments interior to a full-service hotel/motel that includes 75 or more guest rooms	P	S if within 150 feet of residentially used or zoned Lot; P if not within 150 feet of residentially used or zoned Lot	P <sup>GP</sup>	-	-	Section 20.80.475; Note 13

Drinking establishment in conjunction with a winery or brewery	C	C	C	C	C	
Public eating establishments	P	P	-	C	C	Note 5, Section 20.50.110 and Section 20.50.113
Outdoor dining, incidental to a public eating establishment	P	S if within 150 feet of residentially used or zoned Lot; P if not within 150 feet of residentially used or zoned Lot	-	C	C	Note 5, Section 20.50.110 and Section 20.50.113
Health and Veterinary Services						
Animal boarding, indoor	P	P	-	-	-	Note 14
Animal grooming	P	P	-	-	-	Note 14
Emergency ambulance service	C	C <sup>GP</sup>	C <sup>GP</sup>	C <sup>GP</sup>	-	
Hospital/in-patient facility	C	C	C	-	-	Note 6
Medical Marijuana Collective	R	-	R	R	R	Part 9.75, Chapter 20.80
Medical Marijuana Collective Cultivation Site Only	R	-	R	R	R	Part 9.75, Chapter 20.80

Office, medical	P	P	C	-	-	Note 5, Section 20.50.110
Veterinary clinic	P	P	-	-	-	Note 14
General Services						
Crematory	-	-	-	C <sup>GP</sup>	C	Note 7
Mortuary, without funeral services	-	-	-	P	P	
Dry cleaner	P	P	-	-	-	
Hotel / motel	P	P on lands with a General Plan land use designation of Transit Employment Center; P <sup>GP</sup> on lands with other General Plan land use designations	C <sup>GP</sup>	-	-	Note 13
Laundromat	P	P	-	-	-	
Maintenance and repair, small household appliances	P	P	-	-	-	
Messenger services	P	P	-	-	-	
Personal services	P	P	-	-	-	Note 5, Section 20.50.110

Photo processing and developing	P	P	P	P	P	
Printing and publishing	P	P	P	P	P	
Social service agency	-	C	C	C	C	
Offices and Financial Services						
Automatic teller machine	P	P	P	P	P	Section 20.80.200
Business support	P	P	-	-	-	
Financial institution	P	P	-	C <sup>GP</sup>	-	Note 5, Section 20.50.110
Office, general business	P	P	P	-	-	
Office, research and development	P	P	P	-	-	
Public, Quasi-Public and Assembly Uses						
Church / Religious assembly	C	C on lands with a General Plan land use designation of Transit Employment Center; C <sup>GP</sup> on lands with other designations	C <sup>GP</sup>	C <sup>GP</sup>	-	
Residential						
Hotel Supportive Housing	C	C	C	C	C	Note 17; Part 22 of

						Chapter 20.80
Emergency residential shelter, more than 50 beds	C	C <sup>GP</sup>	C <sup>GP</sup>	C	-	Section 20.80.500
Emergency residential shelter, 50 beds or fewer	P	C	C <sup>GP</sup>	C	-	Section 20.80.500
Living quarters, custodian, caretakers	-	-	-	-	C	Note 1
Drive-Through Use						
Drive-through in conjunction with any use	C	C <sup>GP</sup>	C <sup>GP</sup>	C <sup>GP</sup>	-	
Recycling Uses						
Recycling processing facility	-	C	C	S	S	
Recycling transfer facility	-	C	C	S	S	
Large collection facility	-	-	-	-	P	
Reverse vending	A	A	A	A	A	
Small collection facility	A	A	A	A	A	
Transportation and Utilities						
Common carrier	-	-	-	C	P	
Common carrier depot	S	S	S	S	S	
Community television	C	C	C	C	C	

antenna systems						
Data center	S	S	S	S	S	
Off-site, alternating and alternative use parking arrangements	S	S	S	S	S	Section 20.90.200
Parking establishment not permitted in Tables 20-30, 20-50 and 20-90	C	C	C	C	C	
Parking establishment, off-street	C	C	C	C	C	
Television, radio studio	C	C	C	C	C	
Utility facilities, excluding corporation yards, storage or repair yards and warehouses	C	C	C	C	C	
Wireless communication antenna	C	C	C	C	C	Section 20.100.1300
Wireless communication antenna, Slimline Monopole	S	S	S	S	S	Section 20.80.1900
Wireless communication antenna, Building mounted	P	P	P	P	P	Section 20.80.1910
Power Generation						
Base Load Facility	-	-	-	-	C	
Stationary Peaking Facility	-	-	-	C	C	

Transportable Peaking Facility	-	-	-	C	C	
Private Power Generation Facility	C	C	C	C	C	
Co-generation Facility	S	S	S	S	S	
Stand-by/Back-up/ Small-scale Renewable Power						
Facilities that do not exceed noise and air standards	P	P	P	P	P	
Facilities that do exceed noise and air standards	C	C	C	C	C	
Temporary stand-by-backup	P	P	P	P	P	
Solar Photovoltaic System	P	P	P	P	P	Section 20.100.610 C.7.
Vehicle Related Uses						
Auto dealer, wholesale, no on-site storage	P	P	P	-	-	
Car wash, detailing	C	C	-	-	-	
Gas or charge station, excluding incidental service or repair	P	C	C <sup>GP</sup>	C <sup>GP</sup>	-	Note 2, Note 8
Gas or charge station with incidental service and repair	P	C	C <sup>GP</sup>	C <sup>GP</sup>	-	Note 3



Sale, brokerage, or lease (rental) of passenger vehicles, pick-up trucks not exceeding 25 feet in length, and motorcycles	C	C	-	C	-	Note 10
Warehouse indoor retail sale of passenger vehicles, pick-up trucks not exceeding 25 feet in length, and motorcycles	C	C	C	C	C	Section 20.50.140
Repair and cleaning of vehicles	C	-	-	P	P	Note 4
Sale or lease of commercial trucks, buses, trailers, campers, boats, mobilehomes, construction equipment	C	-	-	C	-	
Sale, vehicle parts	P	P	-	P/S	-	Note 9
Vehicle tow yard	-	-	-	C	S	
Vehicle wrecking, including sales of parts	-	-	-	-	C	
Historic Reuse						
Historic landmark Structure reuse	S	S	S	S	S	Part 8.5 Chapter 20.80

Notes:

1. Site must be seven (7) acres or more.
2. No incidental repair or service.
3. Incidental repair includes air conditioning service, carburetor and fuel

injection service, electrical service, radiator service, and tune- up, lube, oil change, and smog check, as well as tires, batteries and accessories installation. Does not allow body repair or painting.

4. All vehicle-related repair, service, and accessory or other installation, excepting the cleaning of vehicles, shall be conducted within a fully enclosed Building.
5. Retail; recreation, commercial/indoor establishments; public eating establishments; outdoor dining, incidental to a public eating establishment; financial institutions; medical clinics; medical offices; and personal service establishments are permitted in the IP District subject to the limitations of commercial support use, Section 20.50.110. Public eating establishments in the LI or HI districts are limited to a maximum of 650 gross square feet in size.
6. Refer to the General Plan for criteria to determine if the use is permissible at the proposed location.
7. Crematories shall be separated by at least 500 linear feet from residential uses, schools, and day care centers, which distance(s) shall be measured from the nearest points of the Parcel boundary on which the crematory is proposed and the Parcel boundary on which the residential, school or day care center use is located.
8. Charging stations that are incidental to a separate primary use, that do not impact on-site or off-site vehicular circulation, and that serve patrons of the primary use on-site are permitted in all industrial zoning districts.
9. Vehicle parts sales are permitted in the LI District when the total floor area dedicated to retail display and open to the public occupies no more than 15% of the gross floor area of the individual tenant space. Vehicle parts sales establishments that exceed 15% of the gross floor area of the individual tenant space are subject to a special use permit.
10. Any incidental vehicle-related repair, service, and accessory or other installation, excepting the cleaning of vehicles, shall be conducted within a fully enclosed Building.
11. Public schools are subject to the regulations of this title, subject to the provisions of California Government Code Section 53094 for classroom facilities.
12. Off-sale of Alcoholic Beverages. The total square footage of alcoholic beverages on display in a retail area and the total square footage of retail floor area in which alcoholic beverages are displayed for sale shall be the

lesser of the following:

- a. Two hundred fifty (250) gross square feet; or
  - b. Five (5) percent of the winery's, brewery's, or distillery's entire gross floor area; and any and all alcoholic beverages made available for retail sale shall be limited only to those alcoholic beverages manufactured and produced on-site.
13. At least two hundred (200) rooms and four (4) or more stories in Height are required for hotels located in the TEC Transit Employment Center Zoning District.
  14. In the TEC Zoning District, all uses involving any type of care for animals, including but not limited to grooming, boarding, and medical care, must be conducted wholly inside a Building.
  15. Primary uses include sporting events, large assembly, concerts, and entertainment events of similar character and intensity. Incidental support uses include offices, locker rooms, retail, Public Eating Establishments, Drinking Establishments, Outdoor Vending Facilities, and other commercial uses of similar character and intensity.
  16. Use Permit applications for stadiums that consist of more than 2,000 seats and that are in an airport influence area shall be referred to the Santa Clara Airport Land Use Commission prior to approval by the City.
  17. Hotel Supportive Housing may be permitted only with a Conditional Use Permit pursuant to Part 22 of Chapter 20.80 and only until December 31, 2026.

SECTION 3. Section 20.70.100 of Chapter 20.70 of Title 20 of the San José Municipal Code is amended to read as follows:

**20.70.100 Allowed Uses and Permit Requirements**

- A. "Permitted" land uses are indicated by a "P" on Table 20-140.

- B. "Conditional" uses requiring Planning Commission approval as the initial decision-making body are indicated by a "C" on Table 20-140. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a conditional use permit approved by the Planning Commission, or City Council on appeal, as set forth in Chapter 20.100.
- C. "Conditional" uses requiring City Council approval as the initial decision-making body are indicated by a "CC" on Table 20-140. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a conditional use permit approved by the City Council as set forth in Chapter 20.100. Applications for these uses shall first be considered by the Planning Commission at a public hearing of the commission for the Commission's report and recommendation on the application to the City Council pursuant to the processes set forth in Chapter 20.100.
- D. "Special" uses are indicated by a "S" on Table 20-140. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with a special use permit as set forth in Chapter 20.100.
- E. "Administrative" uses are indicated by an "A" on Table 20-140. These uses may be allowed in such designated districts, as an independent use, but only upon issuance of and in compliance with an administrative permit as set forth in Chapter 20.100.
- F. "Restricted" land uses are indicated by an "R" on Table 20-90. These uses may occur in such designated districts, as an independent use, but only upon issuance of and in full compliance with a valid and effective Zoning Code Verification Certificate as set forth in Chapter 20.100.

- G. Land uses not permitted are indicated by a "-" on Table 20-140. Land uses not listed on Table 20-140 are not permitted.
- H. The column of Table 20-140, under the heading "Additional Use Regulations for the DG Area", identifies further regulations on the uses of ground-floor building space within a portion of the DC Zoning District. The portion of the DC District included in the DG Area is described in Section 20.70.520. These regulations apply to ground-floor building space, defined as Downtown Ground-Floor Space ("DG Area"), in Section 20.70.520 of this Chapter. If there are no additional regulations on properties located in the DG Area noted in this column, the use regulations for the DG Area remain those regulations of the DC Zoning District.
- I. The "Parking" column of Table 20-140 establishes the required parking. The amount of parking may not be increased or decreased unless modified by the Director as set forth in Sections 20.70.320 and 20.70.330 of this Chapter.
- J. When the right column of Table 20-140 includes a reference to a section number or a footnote, the regulations cited in the section number or footnote apply to the use. In addition, all uses are subject to any other applicable provision of this Title 20 and any other title of the San José Municipal Code.

<b>Table 20-140 Downtown Districts Land Use Regulations</b>					
<b>Use</b>	<b>Zoning District</b>		<b>Applicable Notes &amp; Sections</b>		
	<b>DC</b>	<b>DC-NT1</b>	<b>Additional Use Regulations for the DG Area</b>	<b>Parking</b>	<b>Applicable to all Downtown Districts</b>

<b>Offices and Financial Services</b>					
Automatic teller machine	P	P		No parking	Section 20.80.200
Business support	P	P	S, Notes k and n	No parking	
Financial institution	P	P	S, Note n	2.5 per 1,000 sq. ft.*	
Financial services	P	P	S, Notes m and n	No parking	
Offices, business and administrative	P	P	S, Notes i and n	2.5 per 1,000 sq. ft.*	Section 20.70.110
Payday lending establishment	R	R			Part 12.5, Chapter 20.80; Section 20.200.875
Research and development	P	P	-	2.5 per 1,000 sq. ft.*	Note 1
<b>General Retail</b>					
Alcohol, off-site sales - beer and/or wine only	C	C		No parking	Section 20.80.900
Alcohol, off-site sales - full range of alcoholic beverages	C	C		No parking	Section 20.80.900
Auction	S	-	-	No parking	

Certified farmers' market	S	S		No parking	Part 3.5, Chapter 20.80
Certified farmers' market - small	P	P		No parking	Part 3.5, Chapter 20.80
Food, beverage, groceries	P	P		No parking	
Open air sales establishments and areas	S	S		No parking	
Outdoor vending	S	S		No parking	Part 10, Chapter 20.80
Outdoor vending - fresh fruits and vegetables	P	P		No parking	Part 10, Chapter 20.80
Pawn shop, pawn broker	C	C	Note b	No parking	
Retail sales, goods and merchandise	P	P	Note a	No parking	
Seasonal sales	P	P		No parking	Part 14, Chapter 20.80
<b>Education and Training</b>					
Day care center	P	P	S, Notes c and n	No parking	

Post-secondary school	P	P	-	1 per 360 sq. ft.	
Trade school	P	P	-	1 per 360 sq. ft.	
School, elementary (grades K-8)	C	C	-	1 per teacher and employee	
Personal enrichment, instructional art	P	P	-, Note d	1 per 360 sq. ft.	
School, elementary (grades K - 8)	C	C	-	1 per teacher and employee	
High school (grades 9 - 12)	C	C	-	.75 per teacher and employee and 1 per each 10 students	
<b>Entertainment and Recreation Related</b>					
Amusement arcade	C	-	Note e	No parking	
Movie theater	P	P		No parking	
Recreation commercial / indoor	P	P		No parking	
Poolroom	S	-		No parking	
Private club or lodge	P	P	-	1 per 360 sq. ft.	



<b>Food Services</b>					
Banquet facility	P	P		No parking required	
Caterer	P	P	C, Note f	No parking	
Drinking establishments	C	C		No parking	
Drinking establishments with an approved maximum occupancy load of over 250 persons and that operate between 12:00 midnight and 6:00 a.m.	CC	-		No parking	Note 7
Drinking establishments interior to a full-service hotel/motel with 75 or more guest rooms	P	P		No parking	Section 20.80.475
Public eating establishments	P	P		No parking	Note 9
Wineries, breweries	C	C		No parking	
<b>Health and Veterinary Services</b>					
Animal grooming	P	P	-	No parking	

Animal boarding, indoor	P	P	-	No parking	
Emergency ambulance service	C	-	-	No parking	
Hospital/ in-patient medical facility	C	-	-	1.5 per doctor	
Medical or dental clinic / out-patient facility	P	P	-	1.5 per doctor	
Medical Marijuana Collective	R	-	-	No parking	Part 9.75, Chapter 20.80
Veterinarian	P	P	-	1.5 per doctor	
<b>General Services</b>					
Bed and breakfast	P	P	S, Note I	.35 per room	Part 2, Chapter 20.80
Hotel/motel	P	P	-, Note I	.35 per room	
Maintenance and repair of household appliances	P	P	-	No parking	
Mortuary and funeral services	C	C	-	.75 per employee and vehicle	

Personal services	P	P	Note g	No parking	
Printing and publishing	P	P	Note h	No parking	
<b>Public, Quasi-Public and Assembly Uses</b>					
Auditorium	C	-	-	No parking	
Cemetery	C	C	-	No parking	
Church/religious assembly	P	P		No parking	
Information center	P	P		No parking	
Museums, libraries	P	-	P	No parking	
Parks, playgrounds, or community centers	P	P	Note j	No parking	
<b>Residential</b>					
Residential shelter	C	-	-	1 per 4 beds, 2.5 per 1,000 sq. ft.*	
Live/work	P	S		1.5 per unit	Section 20.70.120
Residential multiple dwelling	P	P	-	1 per unit	
Residential care facility for seven	C	C	-	.75 per	

or more persons				employee	
Residential services facility for seven or more persons	C	C	-	.75 per employee	
Hotel Supportive Housing	C	C	-	.35 per room	Note o; Part 22 of Chapter 20.80.
Single room occupancy living unit	S	S	-	.6 per room	Part 15, Chapter 20.80
Single room occupancy living unit	S	S	-	.6 per room	Part 15, Chapter 20.80
Single room occupancy hotel	S	S	-	.6 per room	Part 15, Chapter 20.80
<b>Residential Accessory Uses</b>					
Accessory buildings and structures	P	P	-	No parking	Note 2
<b>Recycling Uses</b>					
Reverse vending	S	S	-	No parking	Part 13, Chapter 20.80
Small collection facility	S	S	-	No parking	Part 13, Chapter 20.80

<b>Transportation and Communication</b>					
Community television antenna systems	C	-	-	No parking	
Off-site and alternating use parking arrangements	P	P	-	N/A	Section 20.90.200
Parking establishment, off-street	P	P	-	N/A	
Private electrical power generation facility	C	C	-	1 for each vehicle used in the operation of such facility	
Standby generators that do not exceed noise or air standards	A	A	-	N/A	
Temporary stand-by / backup generators	P	P	-	N/A	
Short term parking lot for uses or events other than on-site	S	S		N/A	
Radio and television studios	P	-	Note n	No parking	

Wireless communication antenna	S	-	-	No parking	Section 20.80.1900
Wireless communication antenna, building mounted	P	-	-	No parking	Section 20.80.1900
<b>Electrical Power Generation</b>					
Solar photovoltaic system	P	P	-	No parking	Section 20.100.610 C.7.
<b>Vehicle Related Uses</b>					
Accessory installation for cars and passenger trucks	P	-	-	No parking	
Car wash, detailing	P	-	-	No parking	
Gas or charge station	P	-	-	No parking	Note 3, Note 8
Gas or charge station with incidental service and repair	P	-	-	No parking	Note 3
Sale and lease, vehicles and equipment (less than one ton)	P	-	-	1.5 per employee	Note 4

Tires, batteries, accessories, lube, oil change, smog check station, air conditioning	P	-	-	2 per bay or .75 per employee	Note 5
Sale, vehicle parts, new	P	-	-	No parking required	
<b>Historic Reuse</b>					
Historic landmark structure reuse	S	S		Section 20.90.220E.	Part 8.5 Chapter 20.80

Notes:

**Notes applicable to the DG Area only:**

- a. Excluding second-hand stores not dealing primarily in antiques, artworks, or vintage clothing.
- b. Only as a use incidental to a retail jewelry store, otherwise, not permitted.
- c. Only as a use incidental to existing on-site office use, otherwise not permitted.
- d. Culinary/art school with public classes and public demonstrations allowed, includes such areas as dance, music, martial arts, and fine arts.
- e. Allowed only as an incidental use to other allowed recreation uses.
- f. Only as a use incidental to restaurant, grocery or bakery uses for primarily on-site sales, otherwise not permitted.
- g. Excludes check-cashing services, photography studios, weight loss centers, interior decorating, and bail bond services.
- h. Only if dedicated primarily to on-site retail customer copy services, otherwise not permitted.
- i. Exception for travel agencies and real estate agencies which are the only permitted uses.

- j. Community centers are not allowed.
- k. Exception for copy shops and mail centers which are the only permitted uses.
- l. Use of ground floor to be primarily dedicated to customer-related public services.
- m. Includes financial retail services such as payroll advances, foreign currency exchange, debt card services and related financial services products but excludes check cashing except as an ancillary use.
- n. In order to be a permitted use, the space to be occupied shall have been vacant on January 1, 2012, the size of the space of such use shall be limited in size to a total maximum area of no greater than twenty thousand (20,000) square feet, and the space shall not be located within a corner tenant space that is directly adjacent to the intersection of two (2) public streets. Any use that does not meet all of the criteria specified above in this note may be allowed with a Special Use permit, and a Special Use Permit is and shall be required.
- o. Hotel Supportive Housing may be permitted only with a Conditional Use Permit pursuant to Part 22 of Chapter 20.80 and only until December 31, 2026.

**Notes applicable to Downtown Primary Commercial (DC) Zoning District, including DG Area:**

- 1. Excludes manufacturing uses.
- 2. No lot may be used solely for an accessory structure or building.
- 3. Incidental repair includes air conditioning service, carburetor and fuel injection service, electrical service, radiator service, and tune-up, lube, oil change, and smog check, as well as tires, batteries and accessories installation. Does not allow body repair or painting.
- 4. All activity must be conducted indoors.
- 5. Non-engine and exhaust-related service and repair allowed as incidental use.
- 6. Limited to instrumental and vocal music and readings. Also, notwithstanding the provisions of Section 20.200.940B, incidental instrumental and vocal music shall be allowed between the hours of 6:00 a.m. and 12:00 a.m.
- 7. Maximum occupancy load shall be that maximum occupancy load determined by the City Fire Marshal.



8. Pedestal charging stations that are incidental to a separate primary use, that do not impact on-site or off-site vehicular circulation, and that serve patrons of the primary use on-site are permitted in all Downtown Zoning districts.
9. Includes on-site outdoor dining area(s).

SECTION 4. Chapter 20.200 of Title 20 of the San José Municipal Code is amended to add a new section, to be numbered, entitled and to read as follows:

**20.200.342 Edenvale Development Policy Area**

“Edenvale Development Policy Area” means that area within the corporate limits of the City of San José, consisting of approximately two thousand three hundred twelve (2,312) acres commonly referred to as Old Edenvale generally bounded by Monterey Road to the northeast, Cottle Road to the west, Santa Teresa Boulevard to the south, and Bernal Road to the southeast, including the US Highway 101, State Highway 85, Bernal Road/Silicon Valley Boulevard interchange, and New Edenvale generally bounded by Silicon Valley Boulevard to the southeast, the hills to the northeast, US Highway 101 to the southwest (between Silicon Valley Boulevard and Silver Creek Valley Road), Coyote Creek to the west (north of Silver Creek Valley Road), and both sides of Hellyer Avenue between Silver Creek Valley Road to the southeast and the Hellyer Avenue/Highway 101 interchange to the northwest, as specified and depicted in the Edenvale Area Development Policy adopted and as the same may be amended from time to time by the City Council.

SECTION 5. Chapter 20.200 of Title 20 of the San José Municipal Code is amended to add a new section to be numbered, entitled and to read as follows:

**20.200.542 Hotel Supportive Housing**

“Hotel Supportive Housing” is a provisional and incidental residential use in an existing commercial Hotel or Motel Building, where not more than forty nine percent (49%) of

the units, nor more than forty nine percent (49%) of the Hotel or Motel Building floor area is used as Supportive Housing in accordance with Part 22 of Chapter 20.80.

SECTION 6. Chapter 20.200 of Title 20 of the San José Municipal Code is amended to add a new section to be numbered, entitled, and to read as follows:

**20.200.578 International Business Park Area**

“International Business Park Area” means and consists of that area within the corporate limits of the City of San José bounded by Interstate Highway 880, Montague Expressway, Trade Zone Boulevard, the Union Pacific Railroad line, Murphy Avenue, and Brokaw Road.

SECTION 7. Section 20.200.1265 of Chapter 20.200 of Title 20 of the San José Municipal Code is amended to read as follows:

**20.200.1265 Supportive Housing**

“Supportive Housing” means housing with no limit on length of stay and that is occupied by a target population as defined in subdivision (f) of Section 65582 of the California Government Code, as the same may be renumbered or amended from time to time, and that is linked to onsite or offsite services that assist supportive housing residents in retaining housing, improving their health status, and maximizing their ability to live and, when possible, work in the residents' community. Supportive Housing shall be treated under this Title as a residential use and shall be allowed in Residential, Commercial, Public/Quasi-Public, and the Downtown Zoning Districts in the same fashion as a Residential Care Facility or a Residential Service Facility.

SECTION 8. Chapter 20.80 of Title 20 of the San José Municipal Code is amended to add a new Part to be numbered, entitled and to read as follows:

**Part 22**  
**Hotel Supportive Housing**

**20.80.2200 Permit Required**

- A. No person shall use any portion of any Hotel or Motel for Hotel Supportive Housing except with a Conditional Use Permit issued pursuant to the provisions of Chapter 20.100 and this Part 22.
  
- B. Assistance, training, counseling, and personal services needed to enable persons occupying the Hotel Supportive Housing units to make the transition to permanent housing may be provided, with or without meals, as an incidental use to the operation of Hotel Incidental Housing as permitted by a Conditional Use Permit.

**20.80.2210 Permit Application**

In addition to the requirements for a Conditional Use Permit application set forth in Section 20.100.110, the application for a Hotel Supportive Housing Conditional Use Permit shall include submittal of a proposed management plan which addresses management issues including, but not limited to, good neighbor relations, transportation access, security, maintenance and repair responsibility, case management of residents, services for residents, and food services.

**20.80.2220 Findings**

The Planning Commission may issue a Conditional Use Permit for Hotel Supportive Housing only after making the findings specified in in Section 20.100.720, and additionally finding that:

- A. As of August 1, 2014 and through the date of consideration of the Conditional Use Permit, the Hotel or Motel which will be used for the Hotel Supportive Housing was an existing and a permitted or legal nonconforming use of the property on which it is located;
  
- B. The Hotel or Motel which will be used for the Hotel Supportive Housing is not located on a parcel of real property within any of the following areas:
  - 1. The area north of Skyport Drive within the North San José Area Development Policy Boundary, as defined in Section 14.29.020.D of Title 14 of this Code;  
or
  - 2. The Edenvale Area Development Policy Area, as defined in Section 20.200.342; or
  - 3. The International Business Park Area, as defined in Section 20.200.578.
  
- C. A management plan for the operation of said Hotel Supportive Housing as approved by the Planning Commission adequately addresses management issues including, but not limited to, good neighbor relations, transportation access, security, maintenance and repair responsibility, case management of residents, services for residents, and food services.

**20.80.2230 Permit Term**

- A. The Conditional Use Permit for Hotel Supportive Housing shall be limited to a term of not to exceed five (5) years.
- B. If the Hotel or Motel use is discontinued for a period of ninety (90) days or more on a Site for which a Conditional Use Permit has been issued for Hotel Supportive Housing, the Conditional Use Permit for the Hotel Supportive Housing use will expire and no longer be in effect.
- C. Notwithstanding Section 20.100.750, the Planning Commission may approve an application for renewal of a Conditional Use Permit for Hotel Supportive Housing for one additional successive terms of not to exceed five (5) years, but only after remaking the findings specified in Section 20.100.720 based on up to date evidence and conditions that exist at the time of the renewal hearing, and finding that there is no evidence of material or continuing noncompliance with any condition of the prior permit.
- D. In no event shall the term for any Conditional Use Permit for Hotel Supportive Housing extend beyond December 31, 2026.

**20.80.2240 Permit Conditions**

In addition to conditioning the Conditional Use Permit for Hotel Supportive Housing on adherence to the management plan approved by the Planning Commission, the Planning Commission may require that a manager for the Hotel or Motel use shall be available on site at all times, and may impose such other conditions as may be necessary to ensure compliance with this Part 22 and to make the findings required under Section 20.100.720 of this Code.

**20.80.2250 Effective Date of Part 22**

This Part 22 shall be effective until December 31, 2026.

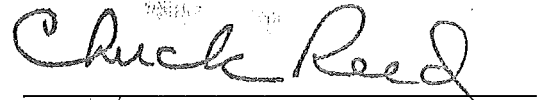
PASSED FOR PUBLICATION of title this 5th day of August, 2014, by the following vote:

AYES: CAMPOS, CHU, CONSTANT, HERRERA, KHAMIS,  
LICCARDO, NGUYEN, OLIVERIO; REED.

NOES: NONE.


ABSENT: KALRA, ROCHA.

DISQUALIFIED: NONE.



CHUCK REED  
Mayor

ATTEST:



TONI J. TABER, CMC  
City Clerk