



Alum Rock Avenue Urban Village

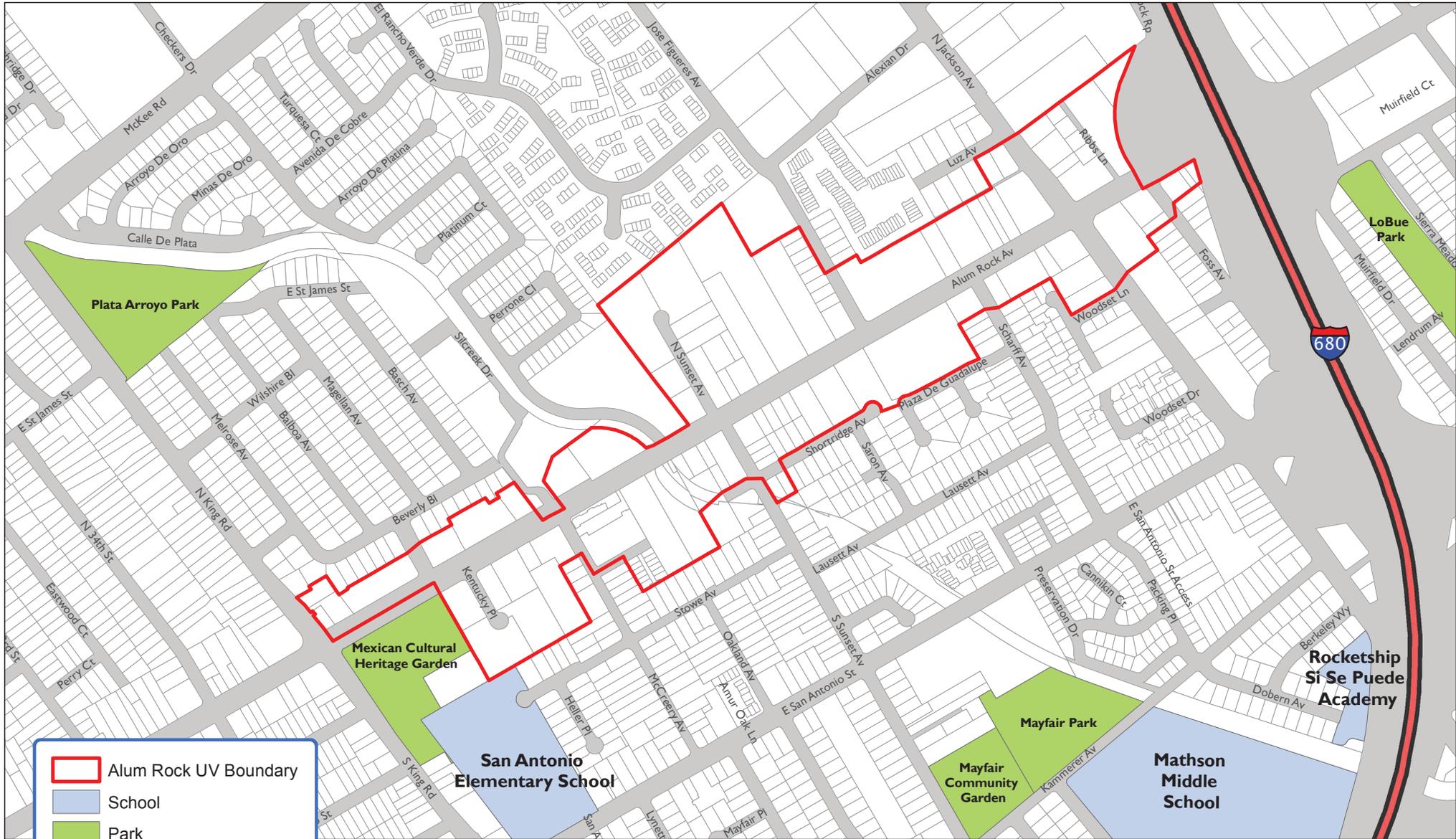
*Planning, Building and
Code Enforcement*

On October 22, 2013 the City Council approved the Alum Rock Rezoning by applying the MS-G Main Street Ground Floor Commercial and the MS-C Main Street Commercial Zoning Districts to the area of the Alum Rock Neighborhood Business District between King Road and Highway 680. This Rezoning is the Alum Rock Avenue Urban Village Plan.

Urban Village Boundary

The Urban Village area is located within the portion of the Alum Rock Neighborhood Business District (NBD) between King Road and Highway 680, of which a majority of the properties front onto Alum Rock Avenue. This area is developed with a mix of residential, commercial, and industrial uses and is bordered to the north and south by residential neighborhoods comprised of single-family detached residences and two-story apartment buildings. For further reference, see the Alum Rock Urban Village Planning Area Map, below.

Alum Rock Urban Village Planning Area



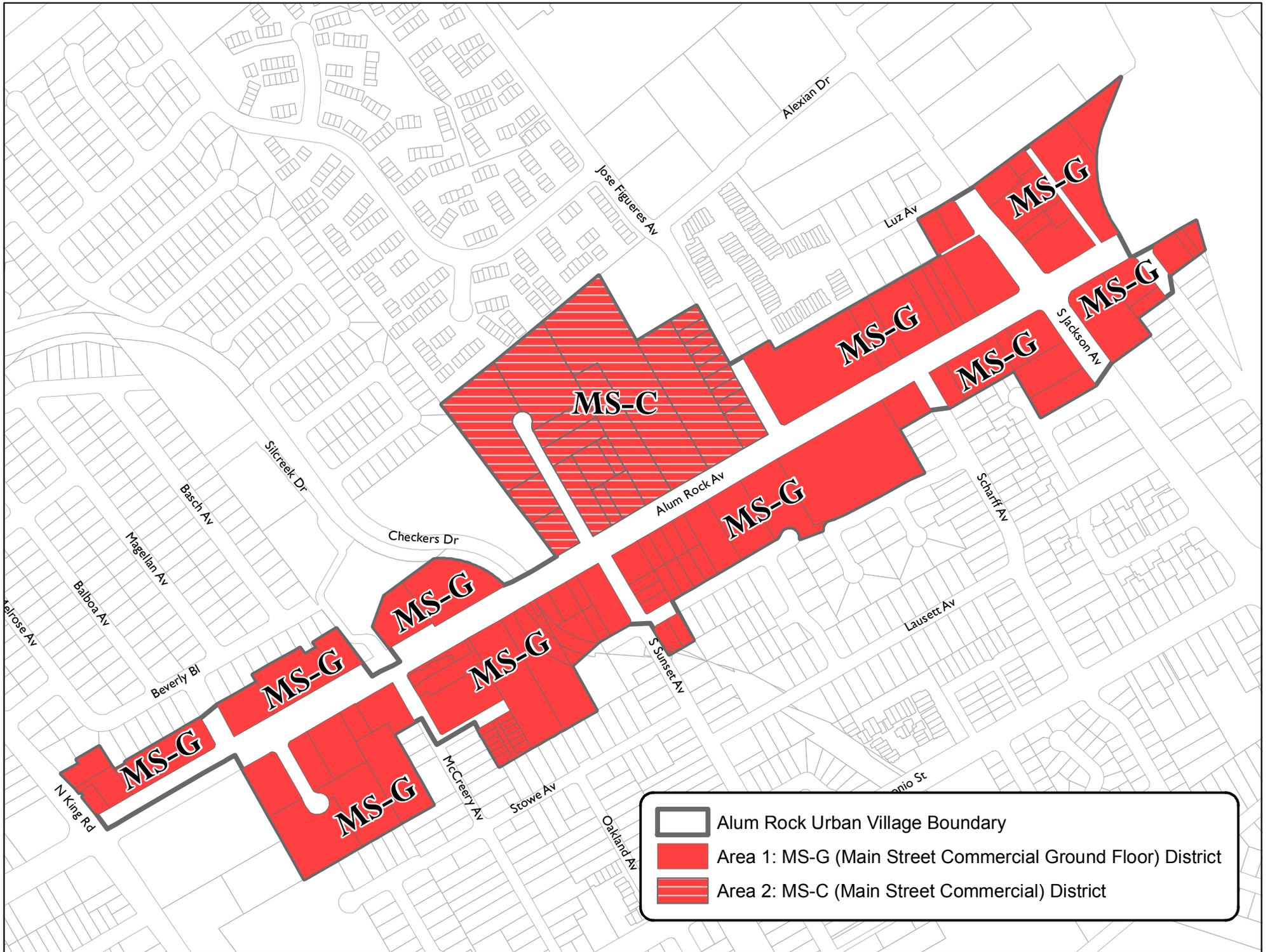
-  Alum Rock UV Boundary
-  School
-  Park



Main Street Zoning Districts

The MS-G Main Street Ground Floor Commercial District and the MS-C Main Street Commercial District are subject to the same development regulations including setbacks, height, parking, and storefront design requirements. The difference between the two Districts revolves around their provisions for residential use. The MS-G District requires commercial at the ground level along commercial street frontages, but allows residential uses above the ground floor, at the back of the site and along Residential Street Frontages. The MS-C District allows a broad array of commercial uses, but allows residential uses only in a vertical mixed-use configuration and only under a single development permit covering a site of eight (8) acres or more in size.

The MS-G District is applied to most the rezoning area while the MS-C District is applied to the existing industrial area on the north side of Alum Rock Avenue near Sunset Avenue. For further reference, see the Main Street Zoning Districts Map, below.



-  Alum Rock Urban Village Boundary
-  Area 1: MS-G (Main Street Commercial Ground Floor) District
-  Area 2: MS-C (Main Street Commercial) District

Development Regulations

You can find the development regulations for the Alum Rock Avenue Urban Village in Chapter 20.75 Pedestrian Oriented Zoning Districts of the Zoning Ordinance, which is located on our website at:
Pedestrian Oriented Zoning District

https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT20ZO_CH20.75PEORZ_ODI

Background

The Planning Process

With the adoption of the Envision San José 2040 General Plan in November of 2011, the Alum Rock Neighborhood Business District was incorporated as an Urban Village and given the Urban Village land use designation on the Land Use/ Transportation Diagram. Urban Villages are one of the General Plan's 12 Major Strategies and one of the identified growth areas of the City where new jobs and housing growth can occur.

On Thursday, August 08, 2013, a community meeting was held for the subject rezoning at the at the Dr. Roberto Cruz - Alum Rock Branch Library, at which approximately 21 community members were in attendance. The slide presentation given to the community at this meeting can be viewed here.

In addition to the aforementioned community meeting, four community meetings were held for community members and property owners prior to the City Council adding the Main Street Zoning Districts to the Zoning Ordinance in November 2010. These community meetings were held on February 27, 2008, April 27, 2009, November 8, 2010, and November 15, 2010.

Public Hearings

The Alum Rock Rezoning/Alum Rock Avenue Urban Village Plan was heard by the Planning Commission at the public hearing on September 11, 2013. The Planning Commission made a recommendation to the City Council who approved the Urban Village Plan at the public hearing on October 22, 2013.