

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE AMENDING THE ENVISION SAN JOSE 2040 GENERAL PLAN PURSUANT TO TITLE 18 OF THE SAN JOSE MUNICIPAL CODE TO MAKE MINOR MODIFICATIONS AND CLARIFYING REVISIONS TO REMOVE REFERENCES TO WINCHESTER MOBILE HOME PARK, UPDATE THE BUILDING HEIGHT DIAGRAM AND UPDATE THE TRANSITION AREAS WITH THE SANTANA ROW/VALLEY FAIR URBAN VILLAGE PLAN**

**Fall 2019 General Plan Amendment Cycle (Cycle 2)**

**File No. GPT19-004**

**WHEREAS**, the City Council is authorized by Title 18 of the San José Municipal Code and state law to adopt and, from time to time, amend the General Plan governing the physical development of the City of San José; and

**WHEREAS**, on November 1, 2011, the City Council adopted the General Plan entitled, "Envision San José 2040 General Plan, San José, California" by Resolution No. 76042, which General Plan has been amended from time to time (hereinafter the "General Plan"); and

**WHEREAS**, in accordance with Title 18 of the San José Municipal Code, all general and specific plan amendment proposals are referred to the Planning Commission of the City of San José for review and recommendation prior to City Council consideration of the amendments; and

**WHEREAS**, on December 4, 2019, the Planning Commission held a public hearing to consider the proposed text amendment to the General Plan to make minor modifications and clarifying revisions, File No. GPT19-004 specified in Exhibit "A" hereto ("General Plan

Amendment”), at which hearing interested persons were given the opportunity to appear and present their views with respect to said proposed amendment; and

**WHEREAS**, at the conclusion of the public hearing, the Planning Commission transmitted its recommendations to the City Council on the proposed General Plan Amendment; and

**WHEREAS**, on January 14, 2020, the Council held a duly noticed public hearing; and

**WHEREAS**, a copy of the proposed General Plan Amendment is on file in the office of the Director of Planning, Building and Code Enforcement of the City, with copies submitted to the City Council for its consideration; and

**WHEREAS**, pursuant to Title 18 of the San José Municipal Code, public notice was given that on January 14, 2020 at 6:00 p.m. in the Council Chambers at City Hall, 200 East Santa Clara Street, San José, California, the Council would hold a public hearing where interested persons could appear, be heard, and present their views with respect to the proposed General Plan Amendment (Exhibit “A”); and

**WHEREAS**, prior to making its determination on the General Plan Amendment, the Council reviewed and considered the Environmental Impact Report for File No. GPT19-004 (Resolution No. \_\_\_\_\_), and

**WHEREAS**, the Council of the City of San José is the decision-making body for the proposed General Plan Amendment.

**NOW, THEREFORE**, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE AS FOLLOWS:

**SECTION 1.** The Council's determinations regarding General Plan Amendment File No. GPT19-004 is hereby specified and set forth in Exhibit "A," attached hereto and incorporated herein by reference.

**SECTION 2.** This Resolution shall take effect upon the effective date of an ordinance of this Council rezoning the property (File No. PDC18-037) that is the subject of this General Plan Amendment No. GPT19-004 to a zoning district that is consistent with the General Plan designation as hereby amended.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

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SAM LICCARDO  
Mayor

ATTEST:

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TONI J. TABER, CMC  
City Clerk

[illegible]

I hereby certify that the amendments to the San José General Plan specified in the attached Exhibit "A" were adopted by the City Council of the City of San José on \_\_\_\_\_, as stated in its Resolution No. \_\_\_\_\_.

Dated: \_\_\_\_\_

TONI J. TABER, CMC  
City Clerk

## **EXHIBIT “A”**

**File No. GPT19-004.** Various amendments of the General Plan text of the Santana Row/Valley Fair Urban Village text as follows:

1. Chapter 2, entitled “Vision,” “Guiding Principles” section, “Guiding Principles 4” subsection, first paragraph (page 15) is hereby amended to read as follows:

- a. “Guiding Principles 4” section, paragraph 1 (p. 15) is amended to read as follows:

### **Preserve and Respect the Area’s Distinct Assets**

A priority of the Santana Row/Valley Fair Urban Village is to preserve the area’s many existing assets, including the ~~Winchester Ranch Senior Mobile Home Park~~, Fire Station #10 on South Monroe Street, Frank M. Santana Park, and the Winchester Mystery House and Century 21 Theater Historic City Landmarks. This Plan also tends to preserve and enhance the walking and biking condition within the Village- specifically, the convenient access to nearby shopping, entertainment, and restaurant uses. This Plan provides a framework that allows for new high-density development while at the same time respecting the character of existing residential neighborhoods.

- b. “Guiding Principles 5” section, paragraph 1 (p. 15-16) is amended to read as follows:

### **An Interconnected Neighborhood with Great Urban Parks and Plazas**

The Santana Row/Valley Fair Urban Village encourages a network of open spaces that is accessible to the entire Village and beyond. The network will include a new park near South Henry Avenue and expand upon the existing urban plazas of Santana Row and the larger open space of Frank M. Santana Park by creating new public parks and plazas, and by providing clear and convenient pedestrian connections between new and existing spaces. The Plan envisions that new development on constrained sites will either provide small publicly-accessible, privately-maintained plazas and paseos or otherwise contribute to the creation of similar spaces nearby; however larger sites, such as the Century 21 Theater site, provide

the opportunity for larger parks and open spaces for the enjoyment of the entire community.

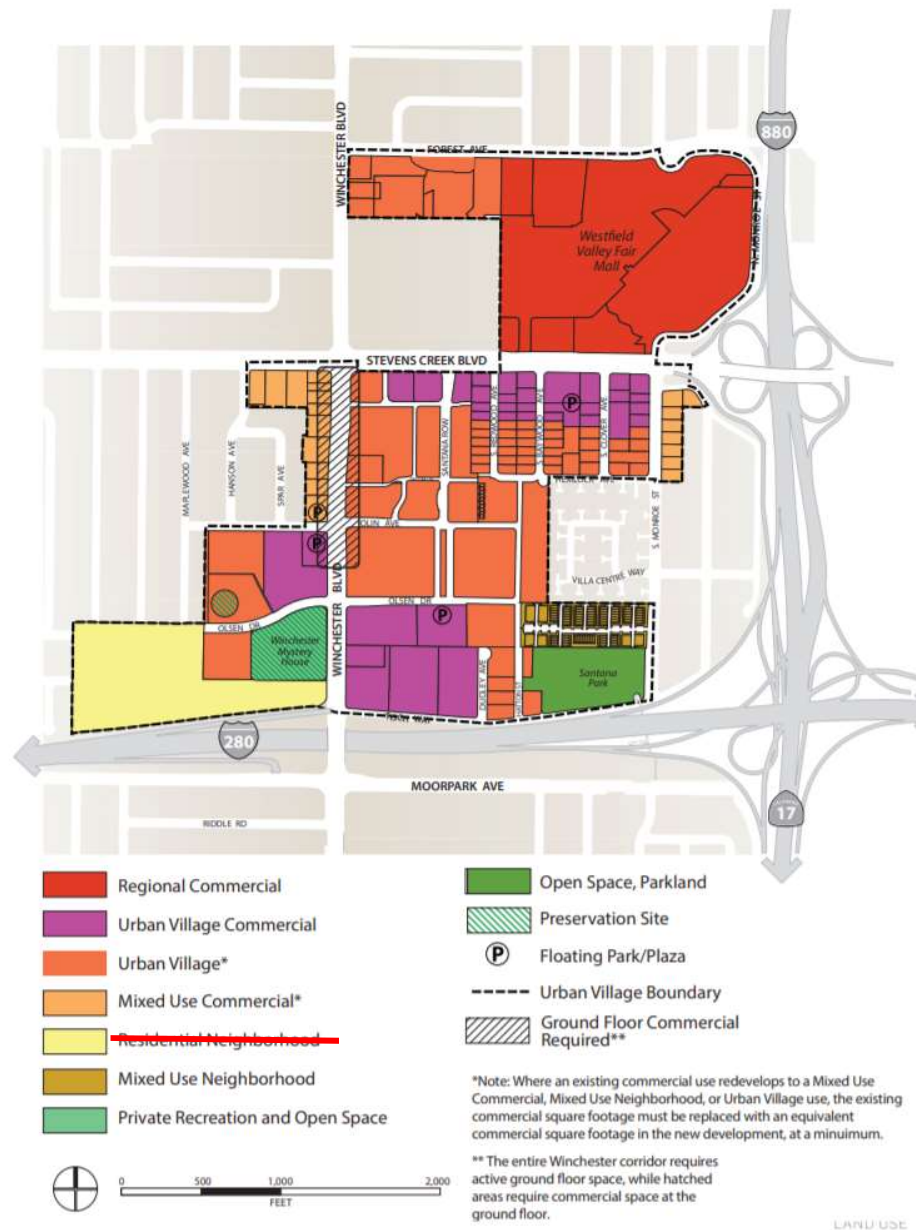
2. Chapter 3, entitled “Land Use,” “3.3 Land Use Plan Overview” section (p. 19), first paragraph is amended to read as follows:

The primary objectives of the SRVF Urban Village Plan are to retain the existing amount of commercial space within the Urban Village area and to increase job generating commercial uses. This will allow the Urban Village to grow the existing employment base and become a job center for west San José. The Plan also seeks to accommodate new residential growth in a compact, walkable and generally mixed-use format to create a dynamic urban environment that embraces a creative workforce, attracts new companies and businesses, creates great places, supports transit, and minimizes greenhouse gas emissions.

3. Chapter 3, entitled “Land Use,” “Figure 3-1 Land Use Map” (p. 21) is here by amended as follows:

FIGURE 3-1: LAND USE MAP

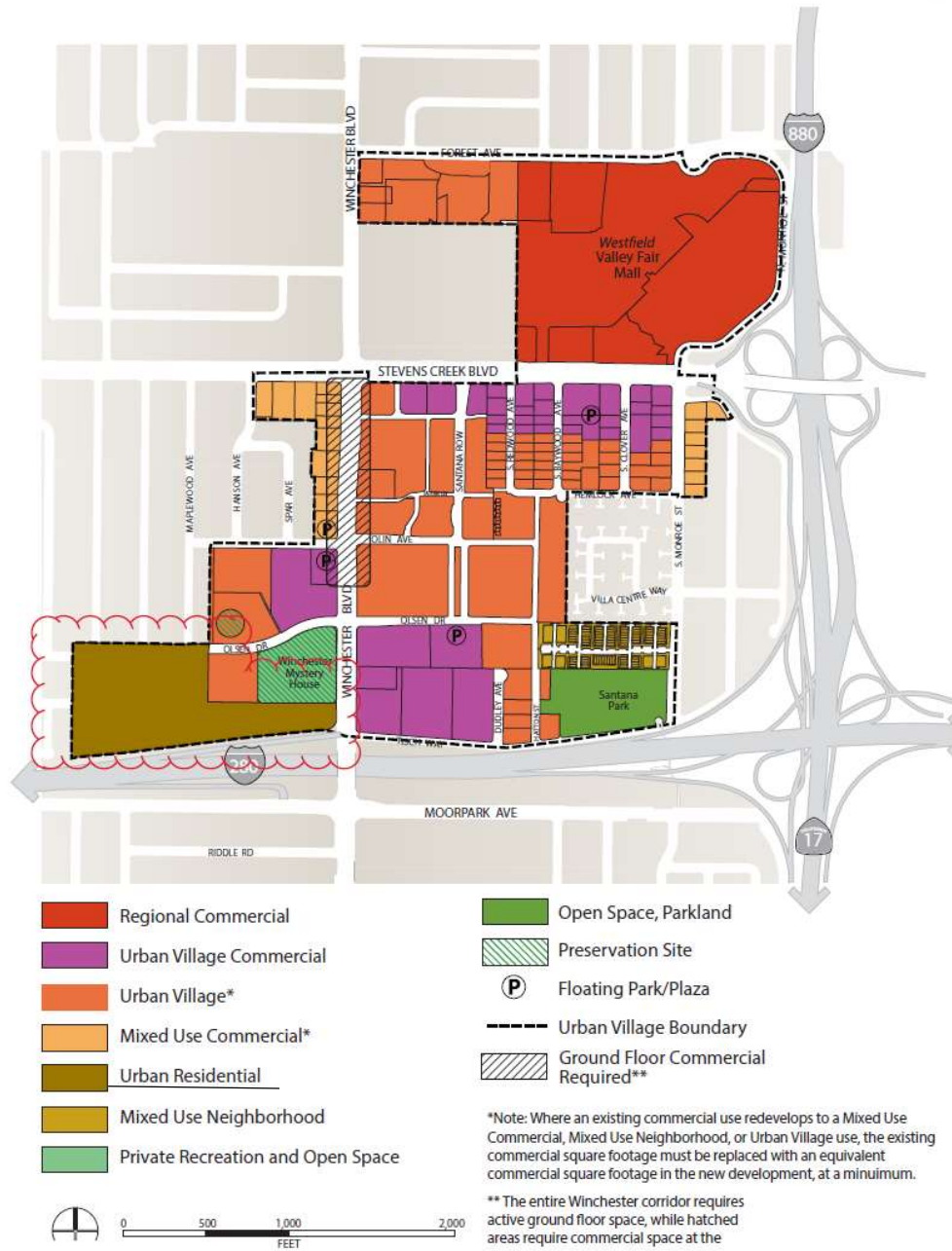
3  
21



*Prior Figure 3-1: Land Use Map*

FIGURE 3-1: LAND USE MAP

3  
21



**Revised Figure 3-1: Land Use Map**



4. Chapter 3, entitled "Land Use," "Land Use Plan Overview" section, subsection entitled "Residential Neighborhood" (p. 22) is hereby amended to read as follows:

~~a. RESIDENTIAL NEIGHBORHOOD~~

~~Typically 8 DU/AC (Match existing neighborhood character); FAR up to 0.7~~

~~The Residential Neighborhood land use designation is applied only to the Winchester Ranch Mobile Home Park located on the west side of Winchester Boulevard adjacent to the I-280 freeway. The intent of this designation is to preserve the existing character of this neighborhood and to strictly limit new development to infill projects which closely conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing and neighborhood form and pattern. New infill development should improve and/ or enhance existing neighborhood conditions by completing the existing neighborhood pattern and bringing infill properties into general conformance with the quality and character of the surrounding neighborhood. New infill development should be integrated into the existing neighborhood pattern, continuing and, where applicable, extending or completing the existing street network. The average lot size, orientation, and form of new structures for any new infill development must therefore generally match the typical lot size and building form of any adjacent development, with particular emphasis given to maintaining consistency with other development that fronts onto a public street to be shared by the proposed new project.~~

URBAN RESIDENTIAL

30 to 95 DU/AC, FAR 1.0 to 4.0

This designation allows for medium density residential development and a broad range of commercial uses, including retail, offices, and private community gathering facilities. This designation is used to identify portions of Urban Village areas where the density of new development should be limited to a medium intensity in order to provide for a gradual transition between surrounding low-density neighborhoods. Development in this designation would typically be

residential; however, commercial or mixed uses over a parking garage can also be supported.

5. Chapter 4, entitled “Parks, Plazas & Placemaking,” “Introduction” section 4.1, third paragraph (p. 32) is hereby amended to read as follows:
  - a. Traditionally, parks in San José have been developed as large spaces of at least one acre that provide recreational opportunities such as ball fields, playgrounds and trails. The SRVF Village includes Frank M. Santana Park, ~~a traditional community park~~, on the corner of Tisch Way and South Monroe Street, and a smaller park located generally at the terminus of South Henry Avenue, Rosewood Avenue, and Maplewood Avenue. The SRVF also has ~~as well as~~ a few other privately owned and publicly accessible pocket parks and plazas throughout the Village.
6. Chapter 4, entitled “Parks, Plazas & Placemaking,” “Parks and Plazas” section 4.2, subsection entitled “Potential Location of Park or Plaza” (p. 35) is hereby amended to read as follows:
  - a. ~~The City does not envision another traditional park in this Urban Village in addition to Frank M. Santana Park because most of this Village is built out and the size of parcels make it difficult for parcels assembly.~~ In addition to Frank M. Santana Park, a park located south of Maplewood Avenue would serve the existing residential neighborhood and future residents. The potential location of parks and plazas are envisioned in the hatched area on Figure 4-1 between Olsen Drive (east) and Olsen Drive (west)/ Kirkwood Drive and between South Monroe Street to the east, Redwood Street to the west, Hemlock Avenue to the south and the paseo identified on the map to the north.
7. Chapter 5, entitled “Urban Design,” “A Cohesive and Pedestrian Oriented Village” section, second paragraph (p.48) is hereby amended to read as follows:
  - a. Some areas of the SRVF Village support commercial development only, including hotels, offices, and retail uses. Shown in purple in Figure 5-1, these areas are the Westfield Valley Fair Mall; most of the south side of Stevens Creek Boulevard; about 12 acres south of Olsen Avenue, and about half of Santana Row West. Commercial-only designations include Urban Village Commercial and Regional

Commercial, as described in Chapter 3. ~~The Winchester Ranch Mobile Home Park is the one area in the Village in which only residential uses are allowed.~~

8. Chapter 5, entitled “Urban Design,” “Urban Design Framework” section (p. 47), the figure entitled “Figure 5-1: Urban Design Framework” is hereby amended to as follows:

FIGURE 5-1: URBAN DESIGN FRAMEWORK

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***Prior Figure 5-1: Urban Design***

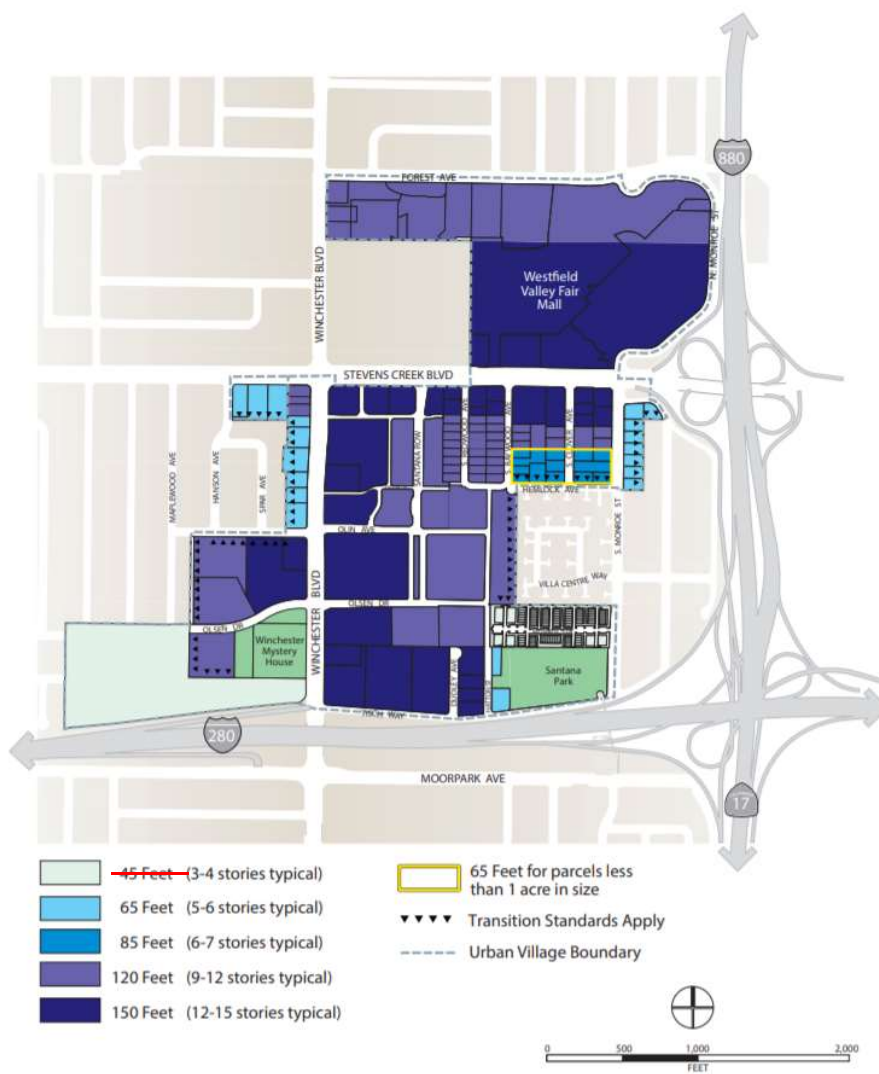
FIGURE 5-1: URBAN DESIGN FRAMEWORK



**Revised Figure 5-1: Urban Design**

9. Chapter 5, entitled “Urban Design,” “Compatibility of Building Height, Placement and Scale” section (p. 56), the figure entitled “Figure 5-2: Building Height Diagram” is hereby amended to as follows:

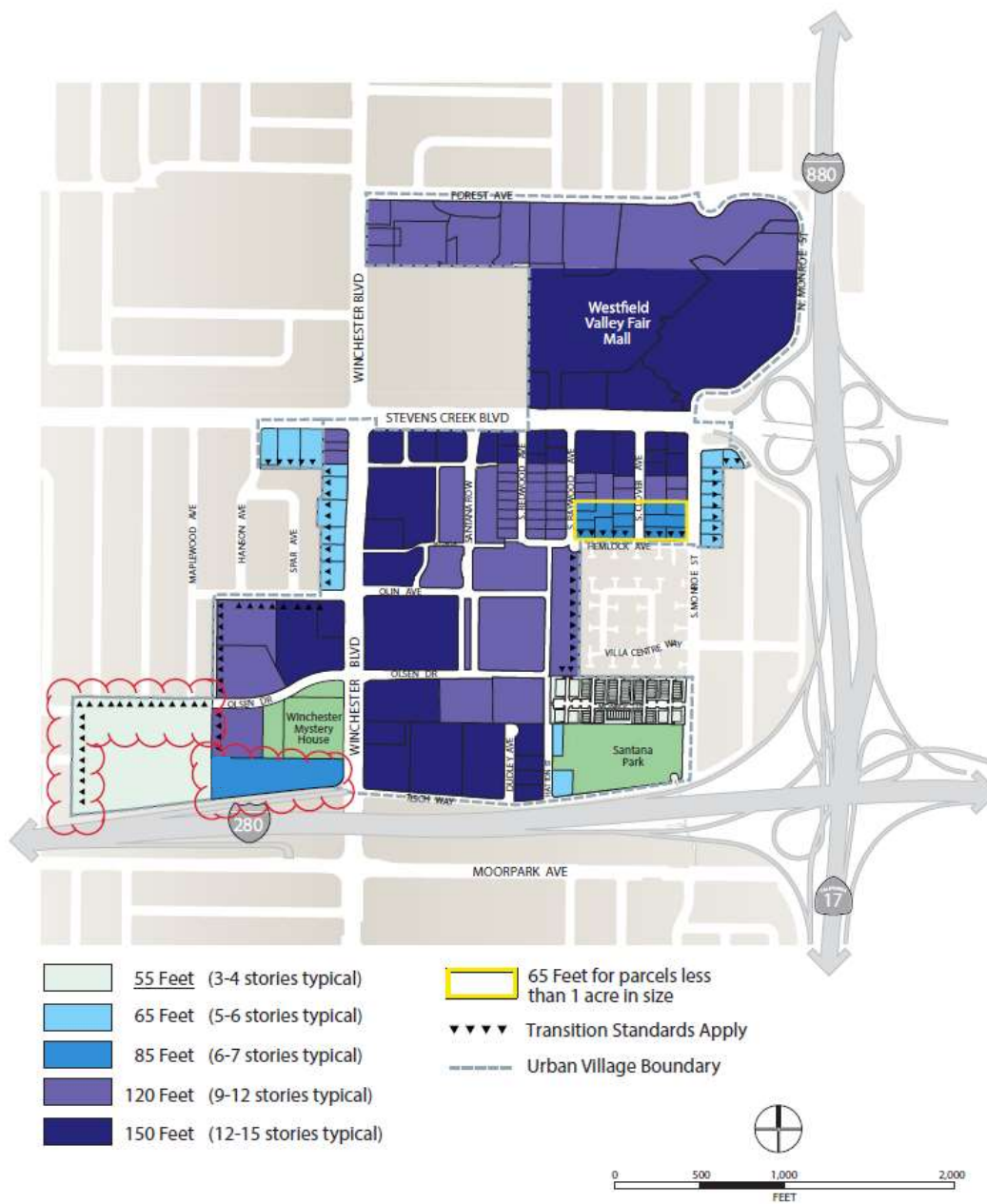
FIGURE 5-2: BUILDING HEIGHT DIAGRAM



**Prior Figure 5-1: Building Height Diagram**



BUILDING HEIGHT DIAGRAM



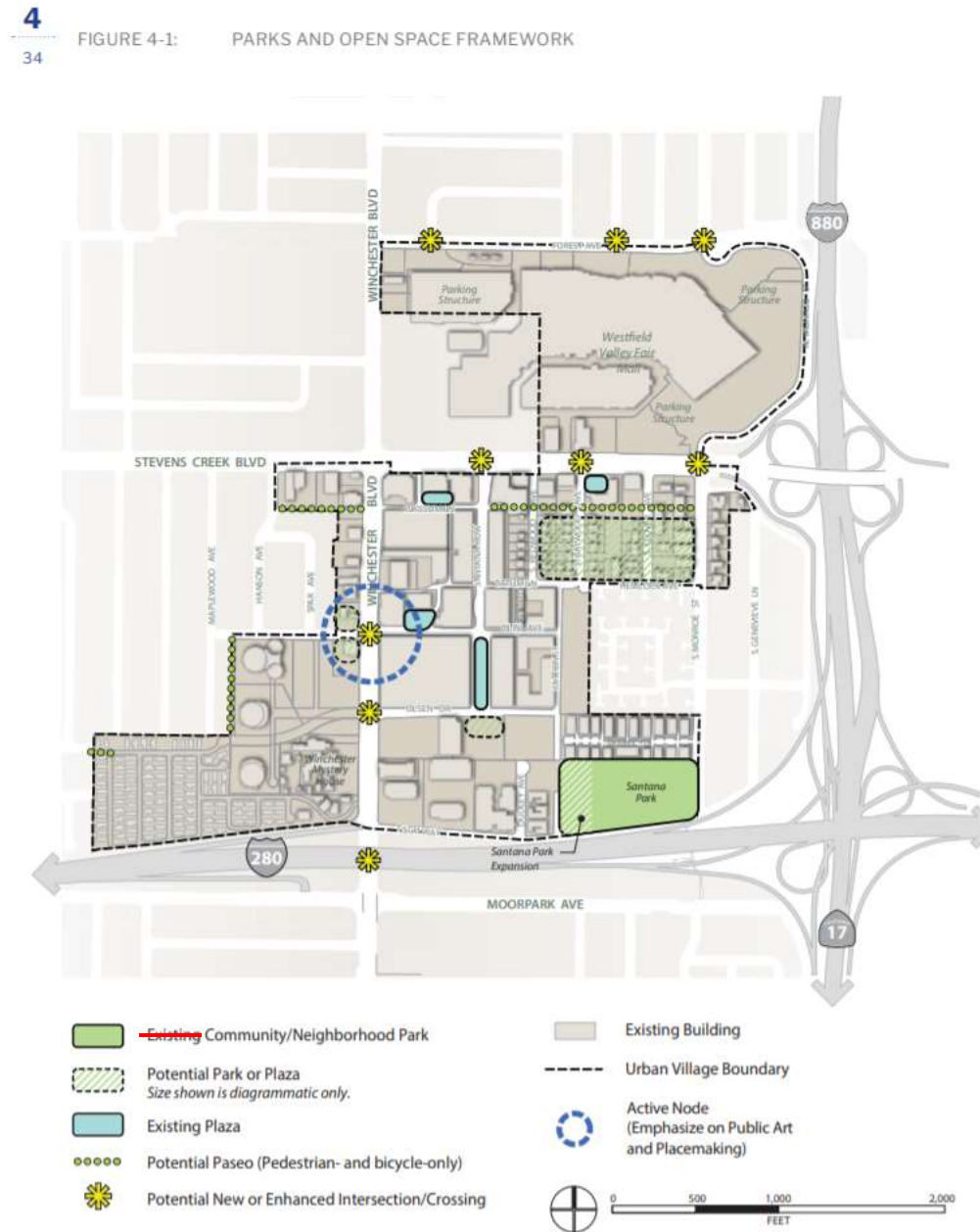
**Revised Figure 5-1: Building Height Diagram**

10. Chapter 5, entitled “Urban Design,” “Accessibility Through Paseos, Pathways, and Parking Orientation” section (p. 61), eighth paragraph is hereby amended to read as follows:

- a. ~~Connecting Olsen Drive with Prune Way.~~ This paseo is simply a connection that bridges the existing gap in pedestrian and bicycle connectivity between Prune Way and Olsen Drive. Connecting Kirkwood Drive and Olsen Drive on the east side to Olsen Drive on the west side. This paseo would provide pedestrian and bike connections to Henry Avenue, Rosewood Avenue and Maplewood Avenue and connect the western residential neighborhood to each other and to Winchester Boulevard. The bike connection will also provide a pedestrian and bike connection from the existing 280 overcrossings at Cypress Avenue, to the SRVF Village Plan area. Once connected, it will create the Village’s only continuous east-west path from Cypress Avenue through to Winchester Boulevard south of Stevens Creek Boulevard.



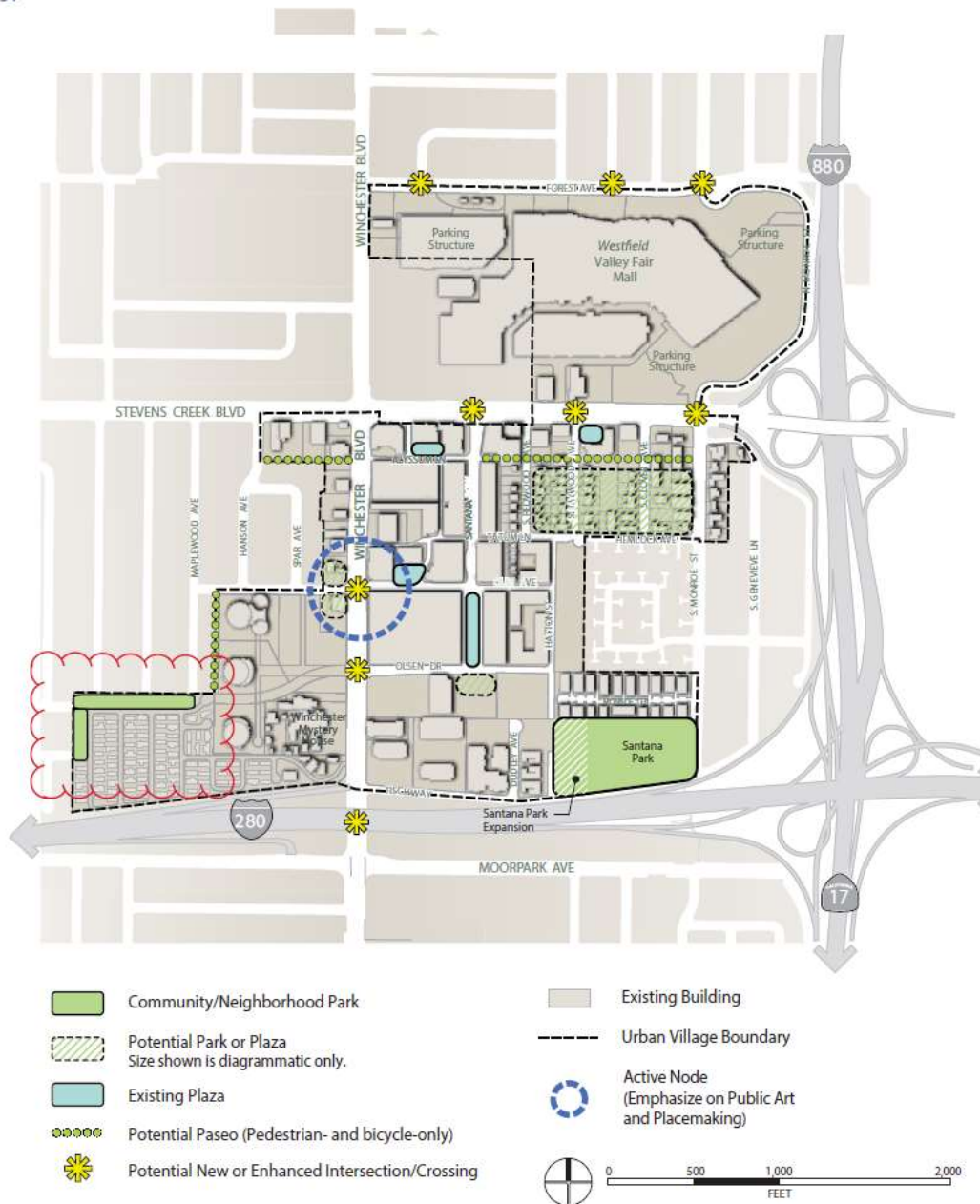
11. Figure 4-1: “Parks and Open Space Framework” is hereby amended as followed:



**Prior Figure 4-1: Parks and Open Space Framework**

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FIGURE 4-1: PARKS AND OPEN SPACE FRAMEWORK



**Revised Figure 4-1: Parks and Open Space Framework**

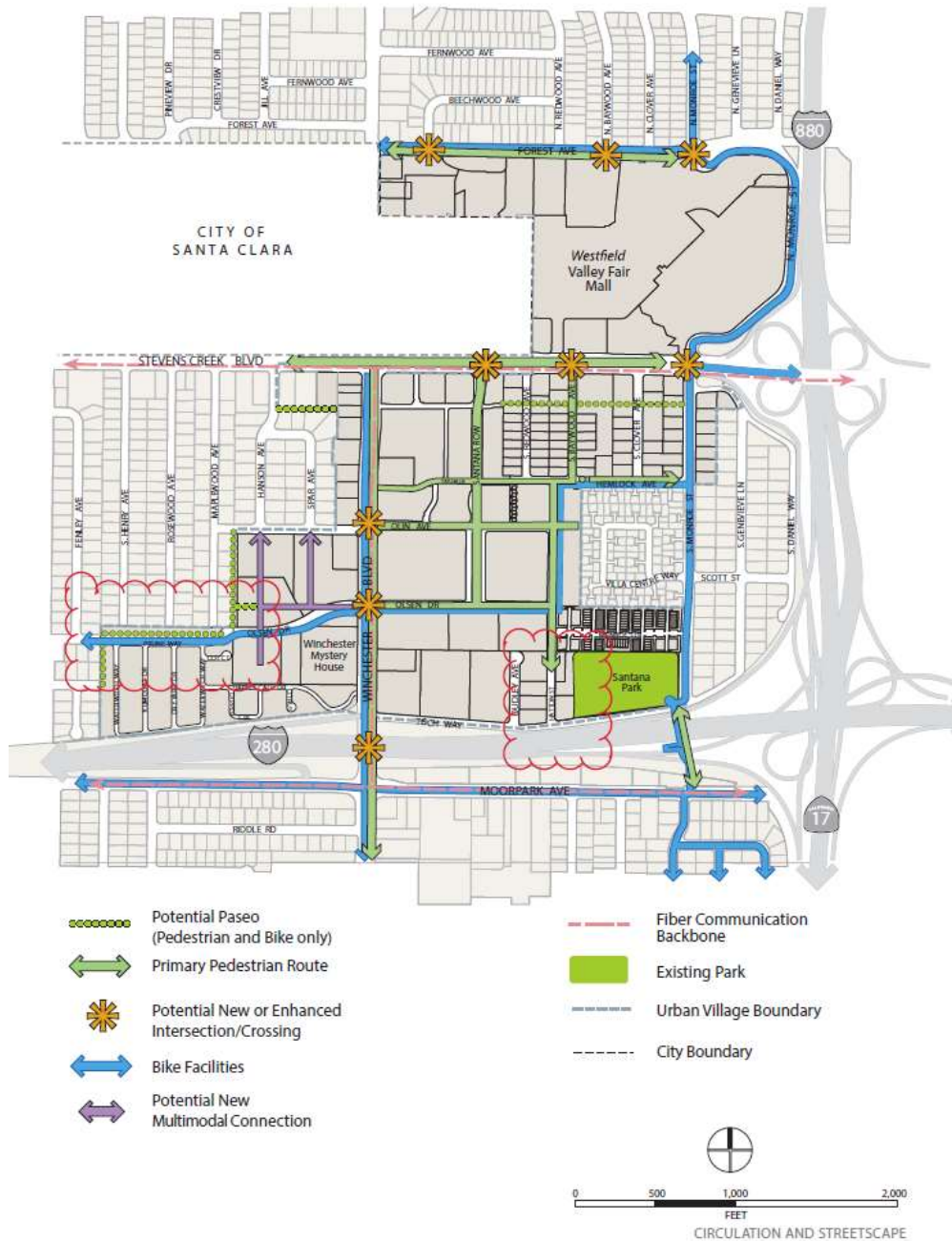
12. Figure 6-6: “SRVF Urban Village Circulation and Technology Networks” (p. 91) is hereby amended as follows:



**Prior Figure 6-6: SRVF Urban Village Circulation and Technology Networks**

FIGURE 6-6: SRVF URBAN VILLAGE CIRCULATION AND TECHNOLOGY NETWORKS

6  
91



**Revised Figure 6-6: SRVF Urban Village Circulation and Technology Networks**

Council District: Citywide.