



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Rosalynn Hughey  
Matt Cano

**SUBJECT:** FILE NO. PD19-019

**DATE:** January 13, 2020

Approved

D. DSYL

Date

1/13/2020

**COUNCIL DISTRICT: 1**

## REASON FOR SUPPLEMENTAL

The purpose of this supplemental memo is to further address the letter dated December 4, 2019 from the City of Santa Clara by clarifying Conditions of Approval Number 44.b in the proposed Planned Development Permit Resolution (File No. PD19-019) related to traffic improvements.

## BACKGROUND

As noted in the Council memorandum from Planning Commission, City of Santa Clara submitted a letter dated December 4, 2019 to the Planning Commission. Comment #4 of the letter requested that the list of specific traffic improvements at Winchester Boulevard and Stevens Creek Boulevard be removed from the conditions of approval until coordination was completed between the two cities. City staff met with the applicant and subsequently with the City of Santa Clara on December 20, 2019 to discuss the letter and proposed transportation improvements to be funded or constructed as part of the project. As a result of the meeting, staff proposes to amend the transportation condition (Item 44.b of PD19-019) as follows:

**Transportation:** *A Transportation Analysis has been performed for this project based on 211 net AM and 247 net PM peak hour trips. The City concludes that the subject project will be in conformance with the City of San Jose Transportation Analysis Policy (Council Policy 5-1) and the project would result in a less than significant impact with respect to traffic. See separate Traffic memo dated November 8, 2019 for additional information. The project is conditioned the following:*

- *Under the Local Transportation Analysis (LTA) of Council Policy 5-1, the project has adverse effects at two signalized intersections: Winchester Boulevard/Stevens Creek Boulevard (within City of San Jose and Santa Clara) and Monroe Street/Stevens Creek Boulevard (within City of San Jose). The project is required to either pay or construct improvements in the amount of \$799,539 for Winchester Boulevard/Stevens Creek*

January 13, 2020

**Subject: FILE NO. PD19-019**

Page 2

*Boulevard and \$399,893 for Monroe Street/Stevens Creek Boulevard, which total \$1,199,432. Staff will continue to coordinate with the City of Santa Clara to identify specific improvements to the transportation system, in order to improve overall operations and/or enhance non-auto travel modes in the vicinity of these two intersections. In the event improvements are identified and agreed upon between the City of San Jose and City of Santa Clara prior to the issuance of any building permit, permittee shall construct such improvements valued up to the total amount identified above. In the event improvements are not agreed upon between the City of San Jose and City of Santa Clara prior to the issuance of any building permit, full payment shall be made to the City of San Jose prior to the issuance of any building permit for the project.*

- Conform to the I-280/Winchester Boulevard Transportation Development Policy, which requires payment of a traffic impact fee per PM peak hour trip generated by the project through the Policy Interchange. The fee shall be prorated per PM peak hour trip and paid prior to the issuance of Public Works clearance for each Building Permit.*
- Construct one (1) right-in only driveway from Winchester Boulevard to Charles Cali Drive and one (1) full-access driveway at Olsen Drive.*

Revising the conditions pursuant to the above language addresses the City of Santa Clara's traffic improvement concerns associated with the Winchester Ranch project. The City of Santa Clara is supportive of the revised conditions. The Permittee has been notified of the revised conditions and accepts the revisions.

/s/

ROSALYNN HUGHEY, Director  
Planning, Building and Code Enforcement

/s/

MATT CANO, Director  
Public Works

For questions, please contact Ryan Do, Division Manager of Public Works, at (408) 535-6899.