



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM:
Vice Mayor Chappie Jones

**SUBJECT: C19-020, CP19-031 & T19-038 - Conforming
Rezoning, Conditional Use Permit and a Vesting Tentative
Map on Real Property Located at 3896 Stevens Creek Boulevard.**

DATE: March 8, 2021

Approved

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RECOMMENDATION

Approve the Conforming Rezoning, Conditional Use Permit and a Vesting Tentative Map on Real Property Located at 3896 Stevens Creek Boulevard.

DISCUSSION

Thank you to City Planning Staff, community members who provided input, and the developers, Cypress Equities, for their efforts to bring this commercial project to fruition. The Stevens Creek Urban Village is the product of countless hours of community, developer, and staff collaboration which resulted in a clear vision for this area of West San Jose. This project exemplifies the success of the Urban Village planning process as the developers worked within the clear guidelines and standards to develop a robust commercial project that meets the expectations of the community. The project proposes more than 280,000 square feet of office space, 16,000 square feet of retail, and a 3-story Life Time Athletic Club.

While the developers worked within the Urban Village Plan, they also worked to make this space offer a distinct sense of community by focusing the buildings toward the open space, kindly referred to as the “Heart of the Village”. High retail and restaurant spaces will allow for guests, tenants, and residents from surrounding communities to enjoy the active ground level, which is a key feature of the Urban Village Plan. The active pedestrian experience modeled in this project will eventually extend the length of Stevens Creek Boulevard to further enhance walkability.

I recommend approving the project, as recommended by staff and the Planning Commission.