

## Legislation Text

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**File #: 20-049, Version: 1**

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**GP18-014, GPT19-004, PDC18-037, PD19-019 & PT19-023 - General Plan Amendment, General Plan Text Amendment, Planned Development Rezoning, Tentative Map, and Planned Development Permit.**

- (a) Adopt a resolution certifying the Winchester Ranch Residential Project Environmental Impact Report and make certain findings concerning significant impacts, mitigation measures and alternatives, and adopting a statement of overriding considerations and a mitigation monitoring and reporting program, all in accordance with the California Environmental Quality Act, as amended.
- (b) Adopt a resolution amending the Envision San José 2040 General Plan Land Use/Transportation Diagram land use designation from Residential Neighborhood to Urban Residential for 555 South Winchester Boulevard on an approximately 15.7-gross acre site.
- (c) Adopt a resolution amending the Santana Row/Valley Fair Urban Village Plan to remove references to Winchester Mobile Home Park, update the Building Height Diagram to increase the allowable height to 55 feet and 85 feet to accommodate the proposed project, update the transition areas to reflect step downs for adjacent residential properties, include public park land use figures, and include public paseo and circulation updates.
- (d) Approve an ordinance rezoning an approximately 15.7-gross acre site generally bounded by Prune Way to the north; Highway 280 to the south; South Winchester to the east and single family homes along Papac Way to the west, from the A(PD) Planned Development Zoning District to the R-M(PD) Planned Development Zoning District to allow up to 687 multi-family residential units.
- (e) Adopt a resolution approving, subject to conditions, the Vesting Tentative Map to subdivide 1 parcel to up to 64 parcels and allow up to 320 residential condominiums on an approximately 15.7-gross acre site.
- (f) Adopt a resolution approving, subject to conditions, a Planned Development Permit to allow the conversion of a mobilehome park to multi-family residential use, the demolition of 111 mobilehomes, recreation building (approximately 3,600 square feet), a pool (approximately 820 square feet), 36 sheds (ranging from 120 square feet to 400 square feet), the construction of an approximately 2-acre neighborhood park and 687 residential units (24 row home buildings, 6 flat buildings, and one apartment podium building) on an approximately 15.7-gross acre site.

CEQA: Winchester Ranch Residential Project Environmental Impact Report (File Nos. PDC18-037; GP18-014). Planning Commission recommends approval (6-0-1; Bonilla absent). Council District 1. (Planning, Building and Code Enforcement)