

## EXHIBIT "E"

### Winchester Urban Village Plan – Text Revisions

The Winchester Urban Village Plan (Exhibit A of this Resolution), is hereby amended as follows:

1. The following sections of the Land Use Chapter are hereby amendment as follows:
  - a. Urban Village  
65 to 250 DU/AC

The Urban Village designation supports a wide range of commercial uses, including retail sales and services, professional and general offices, and institutional uses as stand-alone uses or in a mixed use format. This designation also allows residential uses in a mixed-use format. Residential and commercial mixed-use projects can be vertical mixed-use with residential above retail for example, or, where a larger site allows, they can be mixed horizontally, with commercial and residential uses built adjacent to each other, in one integrated development. All new development under this designation must include ground floor commercial uses along Winchester Boulevard. This Plan does not establish a maximum FAR for commercial or mixed residential/commercial development for properties designated Urban Village, but new developments should provide a commercial FAR based on the average commercial FAR of the entire Village at the time of a development proposal. This requirement is to meet the overall goal of the Urban Village job capacity goal. ~~does establish a minimum number of dwelling units per acre for the residential portion of mixed use projects.~~ The intensity of new commercial development will effectively be limited by the maximum height limits established in this Plan and shown on the Height Diagram by transitional height and parking requirements established in the Zoning Ordinance.

- b. Urban Village Commercial  
FAR up to 8

Urban Village Commercial FAR up to 8 The Urban Village Commercial land use designation is applied to properties on Winchester Boulevard and Moorpark Avenue adjacent to, and on the south side of Interstate 280. This area was identified as an opportunity for new commercial development that

could build off the success and vibrancy of the commercial development in the adjacent Santana Row/ Valley Fair Urban Village. This designation supports commercial activity that is more intensive than that of the Neighborhood/Community Commercial land use designation. Appropriate uses in this designation include a variety of commercial uses, mid-rise office buildings and hotels, along with ground floor neighborhood serving commercial and retail uses.

Lower intensity commercial land uses could be supported, but these uses are intended to be interim until there is a market that supports higher intensity uses. This Plan supports the aggregation of smaller parcels with this designation in order to form parcels ideal for larger, mid-rise development. Development under this designation should be developed with an urban and pedestrian-oriented form with the presence of parking and automobile circulation minimized from the adjacent public right-of-way. This designation does not support drive-through use, stand-alone self-storage and big-box retail (except in a vertical mixed-use format).

c. Urban Residential  
45-95 DU/AC

This designation allows for medium density residential development and a fairly 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 and other areas within the Urban Village suitable for greater intensification. Development in this designation would typically be residential, commercial or mixed uses over parking; however, this designation also allows commercial only development. All new development under this designation with frontage along Winchester Boulevard must include active ground floor uses along Winchester Boulevard.

- d. 3.3-1 VIBRANT COMMERCIAL CORRIDOR; GOAL LU-2: The combined commercial FAR of all the parcels within the Urban Village boundary should not drop below 0.4 to meet the job capacity identified in this Urban Village.
- e. ~~3.3-1 VIBRANT COMMERCIAL CORRIDOR; Policy 3-4: New development that includes residential uses should not be developed such that the combined FAR of the area designated Urban Village drops below 0.30.~~

2. The following sections of the **Urban Design Chapter** are hereby amendment as follows:
  - a. 5.2-5.3 Parking and Loading; Standard DS-21: Loading and service areas shall not be visible from ~~the right-of-way Winchester Boulevard~~ and shall be located at the rear of a property, in structures, or in the interior of blocks.
  - b. Figure 5-3: NEW DEVELOPMENT ADJACENT TO RESIDENTIAL NEIGHBORHOOD LAND USE DESIGNATION

The building height diagrams depicted on this page are scenarios of a parcel with a maximum 85-foot height. Buildings that are less than 65 feet high can use a 20-foot rear/side setback when located adjacent to Residential Neighborhood or Urban Residential Land Use Designation. The rule for buildings within 60 feet of property line does not apply to the buildings equal or less than 65 feet (The 45-degree daylight rule applies).

Council District 1.

CEQA: Determination of Consistency with the Final Program Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 76041), the Supplemental Environmental Impact Report for the Envision San José 2040 General Plan Final Program EIR (Resolution 77617), and the November 1, 2016 Addendum thereto, in conformance with CEQA.