

**COMMUNITY MEETING AGENDA**

826 NORTH WINCHESTER BOULEVARD MIXED-USE DEVELOPMENT PROJECT  
JOINT GENERAL PLAN, COMMUNITY, AND ENVIRONMENTAL IMPACT REPORT SCOPING MEETING  
File No(s). GP23-011, C24-064, H24-052, & ER24-147

**When: Monday, December 16, 2024**

**6:00 p.m. – 7:30 p.m.**

*This live virtual community meeting will be recorded. Attendees are automatically placed on “mute” upon joining the meeting, and will be individually “unmuted” during the public comment part of the meeting, if they would like to speak (see further below) To ensure the meeting runs smoothly, please do not unmute yourself until the presenter has called on you to speak. If this is your first Zoom meeting, we encourage you to download the Zoom app to your phone, tablet, or computer and log in early to get familiar with how the app works.*

Interpretation services will be available upon request. Please request at least 5 days in advance of the meeting date by emailing [planningsupportstaff@sanjoseca.gov](mailto:planningsupportstaff@sanjoseca.gov) and indicate what language is requested.

To request an ADA accommodation or this notice in an alternative format, call (408) 535-8430 (Voice) or 7-1-1 (TTY) at least 5 business days before the hearing. Để yêu cầu điều chỉnh ADA hoặc tài liệu này ở định dạng thay thế, hãy gọi (408) 793-4174 (Thoại) hoặc 7-1-1 (TTY) ít nhất 5 ngày làm việc trước cuộc họp. Para solicitar una adaptación de la ADA o este documento en un formato alternativo, llame al (408) 793-4100 (Voz) o al 7-1-1 (TTY) al menos 5 días hábiles antes de la reunión.

**ZOOM MEETING DETAILS**

**Electronic device instructions:**

For participants who would like to join electronically from a PC, Mac, iPad, iPhone or Android device, please click this URL: <https://sanjoseca.zoom.us/j/97603317122>.

Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the ‘raise hand’ feature in Zoom conference call or click \*9 to raise a hand to speak.

1. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
2. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.

**Telephone device instructions:**

For participants who would like to join telephonically please dial 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free) and when prompted, enter meeting ID: 976 0331 7122. You may also click \*9 to raise a hand to speak.

**How to provide written Public Comments prior to meeting:**

If you would like to submit your comments on the General Plan Amendment prior to the meeting, please e-mail David Fong at [david.d.fong@sanjoseca.gov](mailto:david.d.fong@sanjoseca.gov). If you would like to submit your comments on the project prior to the meeting, please e-mail Jason Lee at [jason.lee@sanjoseca.gov](mailto:jason.lee@sanjoseca.gov). If you would like to submit your comments on the environmental review prior to the meeting, please e-mail Cort Hitchens at [cort.hitchens@sanjoseca.gov](mailto:cort.hitchens@sanjoseca.gov).

## PROPOSED PROJECT

**Meeting Purpose:** To describe the proposed project, the City’s review process, and to obtain community input on the residential project located at **826 North Winchester Boulevard**, including issues to be discussed in the Environmental Impact Report analysis. Comments, concerns, and questions raised at this meeting will become part of the public record and will help inform the project’s design as it moves forward in the review process. There are continued opportunities throughout the permit process to publicly comment on the project as illustrated in the permit process chart below. The Notice of Preparation (NOP) for the Environmental Impact is available for review online in the EIR Library of the City of San José’s Planning Division web site: [www.sanjoseca.gov/ActiveEIRs](http://www.sanjoseca.gov/ActiveEIRs).

**Proposed project:** File No. GP23-011, a **General Plan Amendment** requesting a change in the land use designation of the site from Neighborhood/Community Commercial to Transit Residential. File No. C24-064, a **Conforming Rezoning** application to rezone the site from the CP Commercial Pedestrian Zoning District and the R-1-8 Single-Family Residence District to the TR Transit Residential Zoning District. File No. H24-052, a **Site Development Permit** application to demolish an existing approximately 19,285-square-foot commercial building for the construction of a 17-story mixed-use building with approximately 15,000 square feet of commercial space and 135 residential units included in two podium towers on an approximately 0.6-gross-acre site. Additionally, a future **Tentative Map** application is expected in order to subdivide the lot for condominium purposes.

If you have questions regarding the project or this meeting, please contact one of the following people:

Project Manager	GP Project Manager	Environmental Project Manager	Applicant Contact
Jason Lee <a href="mailto:jason.lee@sanjoseca.gov">jason.lee@sanjoseca.gov</a> (408) 535-3887	David Fong <a href="mailto:david.d.fong@sanjoseca.gov">david.d.fong@sanjoseca.gov</a> 408-535-5657	Cort Hitchens <a href="mailto:cort.hitchens@sanjoseca.gov">cort.hitchens@sanjoseca.gov</a> (408) 794-7386	Carl Wang VCI Companies <a href="mailto:carl@vcicompanies.com">carl@vcicompanies.com</a>

## AGENDA

### I. Welcome, Introductions, Agenda Overview, and Background

The Project Manager for the Department of Planning, Building, and Code Enforcement will welcome participants, provide an overview of the agenda, and introduce presenters.

### II. Project Overview

The Project Manager will present a summary of the City of San José planning permit process, including the General Plan and development review processes.


### III. Environmental Review Overview

### IV. Project Presentation

The Project Applicant will present the proposed project.

### V. Open Forum

The Project Manager will facilitate questions and comments from members of the community via the Zoom

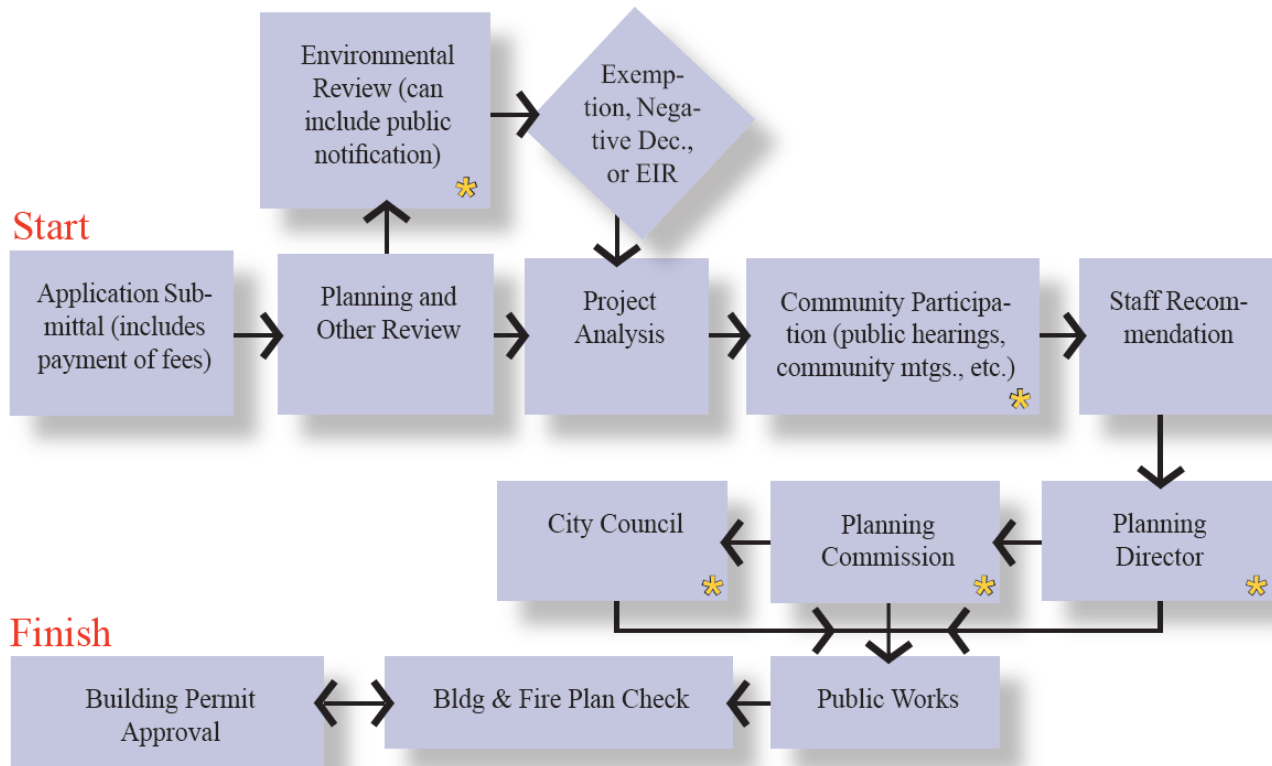
Raise Hand function (at the bottom of your screen, click on the icon labeled “Raise Hand”  to raise your hand). Each speaker will be limited to two minutes, and may be limited to speaking only once depending on the amount of time available. Comments may also be submitted to the project manager or environmental project manager in writing after the meeting.

### VI. Meeting Adjournment, 7:30 PM

Please provide best contact information to receive project updates by submitting an email request to [jason.lee@sanjoseca.gov](mailto:jason.lee@sanjoseca.gov).

## STEPS IN THE PLANNING PROCESS

Project review is an essential part of the land use and development process. The flow chart below gives a basic depiction of the steps involved.



\* Opportunity for community participation

## ENVIRONMENTAL REVIEW CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA requires developers to disclose the potential environmental impacts resulting from the construction of a project. When the City reviews a project for CEQA compliance, it is determining if the project will or will not have significant environmental effects in the following subject areas: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, population/housing, public services, recreation, transportation/traffic, and utilities/service systems. This knowledge helps local officials to make informed decisions about whether to permit discretionary projects and, if so, with what conditions and or mitigation measures. ***This project is preparing an Environmental Impact Report (EIR). This is an opportunity to comment on the scope of the EIR, including issues to be discussed in the EIR analysis. There will also be an opportunity to comment on the EIR when it is circulated.***

## COMMUNITY MEETING CODE OF CONDUCT

The City of San José is committed to providing the information and opportunities to encourage residents to follow development activity in their neighborhoods and to actively participate in the land use development process. The intent of this community meeting today is to inform property owners, residents, and other interested parties about the proposed development, answer questions, and receive public comments. Staff will take notes on the discussion, respect all input and opinions, and respond to policy and process questions.

If you wish to speak, please refer to the following guidelines:

- Questions and comments will be taken during Open Forum
- Please use the Zoom Meeting “Raise Hand” function or press \*9 on your phone to indicate you’d like to speak. Speakers will be called upon by staff and unmuted to speak.
- Depending on the number of speakers, each person will be called upon to speak only once. If time allows a speaker may be called upon more than once. Each speaker will be limited to two minutes of speaking time each time they are called.
- Persons on the Zoom Meeting call will refrain from behavior which disrupts the public meeting or which may intimidate others who wish to voice their opinions. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disrupts or impedes the orderly conduct of the meeting.
- Harassment of meeting participants including City staff will not be tolerated in any form. If a participant engages in harassing behavior, City Staff will end the meeting or remove the participant from the Zoom Meeting call.