Volar Development Standards

Uses Allowed

- All current uses permitted in the Multiple Residence (R-M) Zoning District of Title 20 of the San José Municipal Code as of the effective date of the rezoning, and as may be amended and allowed in the Multiple Residence (R-M) Zoning District in the future.
- All current Conditional and Special uses of the R-M Multiple Residence Zoning District as of the effective date of the rezoning, and as may be amended and allowed in the R-M Zoning District in the future, provided a Planned Development Permit is issued authorizing the specific use or uses.
- All permitted, conditional, and special uses in the current CG Commercial General, CN Commercial Neighborhood, and CP Commercial Pedestrian Zoning Districts as of the effective date of the rezoning, and as may be amended and allowed in the future, provided a Planned Development Permit is issued authorizing the specific use or uses.
  - Late night use until 2:00 a.m. for banquet use on the roof top deck permitted with a Planned Development Permit.
  - Other late night use until 2:00 a.m. allowed for with a Planned Development Permit.

Development Standards for 350 S Winchester Blvd, San José

Setbacks

- North Setback: 6 feet 2.5 inches
- South Setback (Tatum Lane): 6 feet .5 inches
- East Setback: 6 feet 3 inches
- West Setback (Winchester): 0 feet

Building Height

- 185 feet maximum with architectural projections up to 200 feet

Commercial Square footage

- Minimum 52,167 gross square feet

Number of Residential Units

- Maximum 307 units

Maximum Density

- 341 DU/A

Parking Ratios

- 439 automobile parking spaces required
- 24 motorcycle parking spaces required
- 96 Bicycle Parking Spaces required

Use	Vehicular Parking	Bike Parking
First Floor Retail	1/400 sf of floor area (net)	1 space/3,000 sf
Office	1/250 sf of floor area (net)	1 space/4000 sf
Residential • 1-bedroom unit • 2 bedroom unit	 1.25 / unit 1.7 per unit	1 space/4 units
Restaurant	1/40 sf of dining space	1 space/800 sf of dining area
Motorcycle Parking	24 spaces required	
* 20% reduction permitted due to location in Santana Row/Valley Fair Urban Village *10% reduction due to Transportation Demand Management Plan * Lift parking permitted * Alternative Parking arrangement permitted for uses operating at different hours		

Transportation Demand Management Plan

The project must comply with the approved TDM plan. Based on the TDM measures below, the project should meet the 18 percent parking reduction goal. The project is required to submit an annual monitoring report, which measures the effectiveness of the TDM plan. Additional TDM measures may be required if the TDM measures are not effective. The project will also be required to implement control measures to prohibit parking at adjacent land uses. The TDM measures are as follows:

- Eco Pass or Clipper Card; two (2) per residential unit and one (1) per employee for the retail use.
- One (1) onsite Cargo Bicycle for the tenants to share for the life of the project.
- Provide 100% unbundled parking for all residential spaces.
- Employee incentive program for retail employees.

Onsite TDM Coordinator to monitor and implement the TDM measures; including providing information packets on transportation options, implementing a car share/ride share program, monitoring parking demand, and scheduling the cargo bicycle.

Performance Standards

- Rooftop deck/park amenities to be publicly accessible between the hours of 8:00 a.m. until 8:00 p.m.
- Signage directing the public to the publicly accessible rooftop deck to be displayed outside of the building as well as inside the lobby of the first floor, as approved by Planning Director.
- A dedicated elevator shall be provided for public access to the rooftop deck and shall be accessible and in working condition during all public hours.
- All building materials to be the same quality of materials proposed on the plan. Any change to the materials will require a Permit Adjustment or Amendment subject to the approval of the Director of Planning.
- Any change to the project design will be subject to a Permit Adjustment or Amendment and will require the approval of the Director of Planning.

Environmental Mitigation

Implement the applicable mitigation measure identified in the adopted Environmental Impact Report, which was certified and for which findings were adopted by the City of San Jose under Council Resolution Number 78221 adopted on June 13, 2017 and the adopted Mitigation Monitoring and Reporting Program, as amended.

Additional City Council Conditions

1. **Wayfinding Art.** Permittee shall build a wayfinding art project at the ground-level of the project directing people to the publicly accessible open space on the rooftop as an additional community benefit.
2. **Transportation Demand Management Plan Update.** In addition to the TDM Plan required above, the TDM Plan shall further include each of the following:
   a. Free "Last Mile" shuttles to local train systems.
   b. Carpool Matching Program utilizing zip code matching.
   c. Centrally-located kiosks with transit schedules, bike and transit maps, and other commute alternative information.
   d. Secured Bicycle lockers or storage.
   e. Onsite amenities which allow employees to complete errands without a car (e.g. bicycle repair, dry cleaning, etc.).
3. **Additional Permittee Offered and City Council Accepted Conditions.** As discussed above, a DEIR was prepared for the proposed project identifying significant unavoidable environmental impacts related to construction noise and cumulative construction noise. The City Council had to balance the benefits of the proposed project against unavoidable environmental risks in determining whether to approve the project. During the public hearing for this project, the permittee voluntarily offered additional conditions of approval related to Urban Village Financing Plan and Labor Requirements, as described in detail below, to enhance the public benefits of the proposed project to support (i) the overriding statement for the FEIR, (ii) Signature Project findings under the General Plan, and (iii) Planned Development Rezoning, all legislative acts of the City Council. In approving the project, the City Council accepted all of the offers by the permittee, and these additional public benefits and conditions of approval, as set forth below, are an integral part of the City Council support and approval of the project. The separate Statement of Overriding Consideration describes in detail the specific overriding social, economic, legal, technical or other beneficial project aspects supporting the City Council decision to approve the project.
   a. **Urban Village Financing Plan.** Permittee shall assist in the funding of any Urban Village Financing Plan for the Santana Row/Valley Fair Urban Village Plan. The Urban Village Financing Plan may include the creation of a (i) Community Facilities District(s), (ii) Urban Village Fee, (iii) impact fee program, and/or (iv) other financing mechanism for the Urban Village Plan Area. Further, permittee agreed that this proposed project shall be subject to, fully participate in, and pay any and all City Council approved financing plan component and/or financing mechanism for this Urban Village Plan, such as the Urban Village Fee, impact fee, Community Facilities District, or other financing mechanism, as described above.
   b. **Labor Requirements.** Permittee shall:
      i. Retain contractors licensed by the State of California and the City of San José.
      ii. Employ only construction workers who possess licenses and certification required by the State of California.
      iii. Post any and all bids on websites such as The Bay Area Builders Exchange for sub-contractors to readily access work to bid on for local workers in the nine Bay Area counties, as well as Santa Cruz, Monterey, and San Benito counties.
      iv. Not retain the services of any contractor or sub-contractor that have a history of wage theft violations in the past five years, and will provide an affidavit to that effect to the City of San José prior to the start of construction.
   c. **Good Faith Labor Requirements.** Permittee shall use good faith efforts to:
      i. Comply with the State of California's apprenticeship program requirement that at least 16.7% of the hours worked by their respective construction workforces on the project must be worked by registered apprentices from approved apprenticeship training programs.
      ii. Ensure that 25% of those registered apprentices are identified as having an employment barrier such as homeless, veterans, or at-risk youth.

REVISED
GENERAL DEVELOPMENT PLAN
added conditions at City Council 6/13/17
DATE LAST REVISED
A (PD) PLANNED DEVELOPMENT
ORDINANCE NO. 29952
CC APPROVAL DATE 6/13/17
EFFECTIVE DATE 7/13/17
SIGNED

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

CONSULTANT :

PROJECT :

Volar
350 S Winchester

350 South Winchester Blvd.
San Jose, CA

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SHEET NAME :
DEVELOPMENT STANDARDS

REVISIONS	BY
08/10/16	
9/30/16	
2/14/17	

DRAWN:
CHECKED:
DATE: 11/23/15
SCALE:
JOB No.: 15.10.04
SHEET No.:
A03
SHEETS IN SET