



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Planning Commission

**SUBJECT:** WINCHESTER SNI  
NEIGHBORHOOD IMPROVEMENT  
PLAN AMENDMENT

**DATE:** April 12, 2007

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**COUNCIL DISTRICT:** 1 & 6  
**SNI AREA:** Winchester

## RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Platten absent) to recommend that the City Council:

- 1) Approve the Strong Neighborhoods Initiative (SNI) *Winchester Neighborhood Improvement Plan Amendment* as the renewed community/City vision for the future of the Winchester SNI Planning Area,
- 2) Consider the SNI Program Environmental Impact Report and find it in conformance with CEQA,
- 3) Authorize the Administration to direct City Departments and Agencies with implementation responsibilities to begin their respective activities, including the general oversight of the implementation of the *Plan Amendment* by the Redevelopment Agency and City Manager's Office. Approval of the *Plan Amendment* does not commit the City to the implementation of the community's identified improvements. When specific development projects are formally proposed as either public or private actions, they will be subject to environmental review to identify potential significant project-specific impacts and
- 4) Encourage the Winchester area residents, property owners, and community members to dedicate their time, energy, and resources to implement the recommendations of the *Plan Amendment* while continuing with their community-building activities.

## OUTCOME

City Council approval of the *Winchester Neighborhood Improvement Plan Amendment* will provide direction to the City Administration and encouragement to the Winchester area residents, property owners and community members to dedicate their time, energy, and resources to implement the recommendations of the *Plan* and this Amendment and continue with their community building activities.

## BACKGROUND

On April 11, 2007, the Planning Commission considered the *Winchester Neighborhood Improvement Plan Amendment*. Planning staff introduced the item and stated that staff would like to clarify Part 3 of the Staff Recommendation. As noted on the bottom of page 4 and the top of page 5 of the staff report, approval of the *Neighborhood Improvement Plan Amendment* acknowledges the community's vision and amended "Top Ten"

HONORABLE MAYOR AND CITY COUNCIL

Date: April 12, 2007

**Subject:** *Winchester SNI Neighborhood  
Improvement Plan Amendment*

Page 2

list of improvements. However, this approval does not authorize the City to take any action that commits the City to the implementation of the community's identified improvements. When specific development projects are formally proposed as either public or private actions, they will be subject to separate environmental review and approval.

Neighborhood Action Coalition (NAC) past president and current secretary Charles Lauer and president Richard Kabanek made a presentation to the Planning Commission asking Commissioners to support the *Winchester Neighborhood Improvement Plan Amendment*. In their presentation, they gave an overview of the *Plan Amendment* identifying issues, objectives and projects completed, as well as briefly highlighting each item on their "top ten list". The NAC members noted that many neighborhood residents and property owners have worked with City staff, the consultant and community members to shape a *Plan Amendment* that reflects the community's vision for the Winchester area.

No one spoke in opposition to the proposed *Plan Amendment*.

The Planning Commission then closed the Public Hearing.

Commissioner Zito complemented the Winchester NAC for all its hard work. Commissioner Jensen stated that she had been involved in her neighborhood SNI process over the years and congratulated the NAC for all the work they had accomplished. Commissioner Campos also congratulated the community members and commented on the richness of the various neighborhoods in San Jose and that the NAC has a lot of work ahead.

A motion was made to recommend approval of the proposed *Plan Amendment*. The Commission voted 6-0-1 (Commissioner Platten absent) to recommend to the City Council approval of the *Plan Amendment*.

### **ANALYSIS**

The proposed *Winchester Neighborhood Improvement Plan Amendment* is consistent with and a natural extension of the *Winchester Neighborhood Improvement Plan* approved by City Council on November 20, 2001. The *Plan Amendment* allows the community to continue to implement the vision for the Winchester area.

### **POLICY ALTERNATIVES**

Not applicable.

### **PUBLIC OUTREACH/INTEREST**

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

HONORABLE MAYOR AND CITY COUNCIL

Date: April 12, 2007

**Subject:** *Winchester SNI Neighborhood  
Improvement Plan Amendment*

Page 3

Although this item does not meet any of the above criteria, staff followed a similar approach to public outreach as in the 2001 *Winchester Neighborhood Improvement Plan* process. There were a total of three community-wide meetings held for this process with extensive community outreach. All residents within the Winchester SNI area were notified by mail about the meetings. In addition, staff sent out letters to residents on the mailing list, sent e-mails to neighborhood associations for distribution to their members, and made regular reminder phone calls to community members that regularly attend NAC and community meetings.

State of California Tribal Consultation Guidelines:

This *Plan Amendment* is not subject to the State of California Tribal Consultation Guidelines

**COORDINATION**

The preparation of the *Winchester Neighborhood Improvement Plan Amendment* was coordinated with Districts 1 and 6 Council Offices, the City Manager's Office, and various Departments and Agencies, including the Department of Planning, Building and Code Enforcement; San Jose Redevelopment Agency; Parks, Recreation, and Neighborhood Services; Transportation; Public Works; Housing, and Police.

**FISCAL/POLICY ALIGNMENT**

Not applicable.

**COST SUMMARY/IMPLICATIONS**

Not applicable at this time.

**BUDGET REFERENCE**

Not applicable.

**CEQA**

SNI Program EIR, Resolution No. 71045, adopted by City Council June 11, 2002. The proposed activity is within the scope of the SNI program EIR. The proposed action is for the City to acknowledge the community's vision for improvement within the identified SNI neighborhood area, as expressed in the *Winchester Neighborhood Improvement Plan Amendment*, and more specifically in the "Top Ten" priority list. However, by acknowledging the community's vision and amended "Top Ten" list of improvements, the City is not taking an action that commits the City to the implementation of the community's identified improvements. When specific development projects are formally proposed as either public or private actions, they will be subject to environmental review to identify potential significant project-specific impacts.

  
for JOSEPH HORWEDEL, SECRETARY  
Planning Commission

**For questions please contact Principal Planner, Stan Ketchum at 535-7876.**