

# Item 10.2 Citywide Design Standards and Guidelines

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City Council Hearing  
February 23, 2021



*Planning, Building and  
Code Enforcement*

# Item 10.2

PP20-015 & ER20-265: Citywide Design Standards & Guidelines

Presenters: Rosalynn Hughey, Director, PBCE

Timothy Rood, Planning Division Manager, PBCE

# Why update the Guidelines?

- City Council Priority #19
- Envision San Jose 2040 General Plan Requirement:
  - CD-4.1 Maintain and update design guidelines adopted by the City and abide by them in the development of projects.
- Guidelines are outdated: 1990-1997
- Create consistency and predictability for applicants and public
- Respond to contemporary best practices, newer development types and create higher quality architecture and public realm





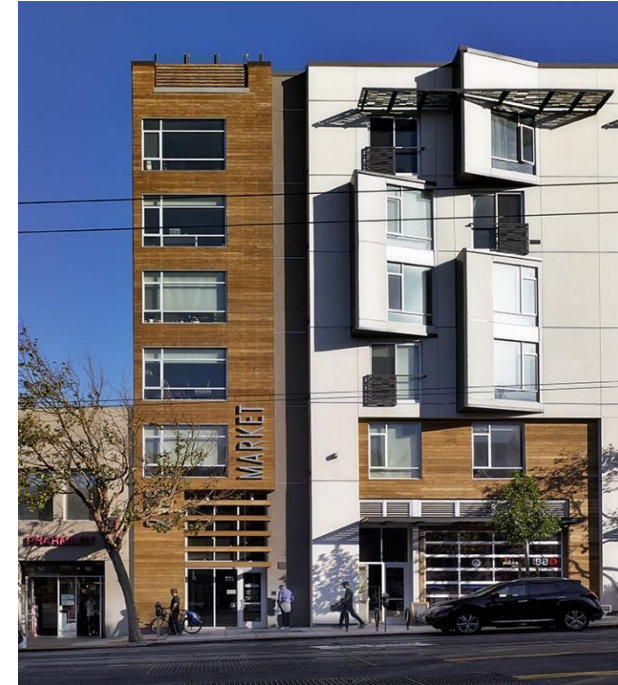
# Why update the Guidelines?

- Compliance with State Laws:
  - SB 330 (Housing Crisis Act)
    - No residential downzoning or adoption of standards that reduce capacity
    - Newly adopted design standards must be objective for residential projects
- Gov. Code Sec. 65589.5, Updated Housing Accountability Act
  - If consistent with “objective” standards, the City may not reduce density or deny a project unless it finds:
    - A specific adverse impact to public health & safety
    - The impact can’t be mitigated in any other way



# Where do the updated Standards & Guidelines Apply?

- Citywide, within San José's Urban Growth boundary, except for:
  - Single-family residences;
  - Rehabilitation, modification or adaptive reuse of historic buildings; and
  - Downtown San José, including the Diridon Station Area
- For approved Urban Village Plans, Specific Plans, and North San José, the standards and guidelines within those documents still apply and shall take priority, however
  - If those documents are silent on any specific design components, the design standards and guidelines in the Citywide Design Standards and Guidelines shall apply.



# Updated Standards & Guidelines do NOT change...

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- Zoning Ordinance
- General Plan land uses, densities or Floor Area Ratio
- Council-approved urban village plans or specific plans
- ADU requirements
- Public safety, homelessness, or affordable housing policies

# Community Engagement

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- **Workshop 1:** Listening Session, October 15, 2019
- **Workshop 2:** July 21 & 28, 2020
- **Historic Landmark Commission Study Sessions:** July 15 & Aug 5, 2020
- **Planning Commission Study Sessions:** July 22 & Aug 12, 2020
- **Developers & Designers Focus Group Meeting,** July 24, 2020
- **Individual Zoom meetings** with community organizations and architects, June-Dec 2020





# Planning Commission Recommendation

- January 27, 2021 - supported staff recommendation, including clarifications; voted to recommend that the City Council approve the proposed Citywide Design Standards and Guidelines
  1. Consider the Determination of Consistency with the Envision San Jose 2040 General Plan Final Program Environmental Impact Report (FEIR) and Supplemental EIR Resolution; and
  2. Adopt a resolution approving the new San José Citywide Design Standards and Guidelines
- Changes since the Planning Commission hearing:
  - In response to David Baker Architects comment letter received by staff after Planning Commission hearing



# Q&A / Discussion