

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE AMENDING THE ALAMEDA URBAN VILLAGE PLAN TO ADD A NEW DESIGN GUIDELINE TO THE URBAN DESIGN CHAPTER OF THE ALAMEDA URBAN VILLAGE PLAN RELATED TO ARCHITECTURAL PROJECTIONS AND ROOFTOP EQUIPMENT

Fall 2018 General Plan Amendment Cycle (Cycle 4)

File No. GPT18-008

WHEREAS, the City Council is authorized by Title 18 of the San José Municipal Code and state law to adopt and, from time to time, amend the General Plan governing the physical development of the City of San José; and

WHEREAS, on November 1, 2011, the City Council adopted the General Plan entitled, "Envision San José 2040 General Plan, San José, California" by Resolution No. 76042, which General Plan has been amended from time to time (hereinafter the "General Plan"); and

WHEREAS, in accordance with Title 18 of the San José Municipal Code, all general and specific plan amendment proposals are referred to the Planning Commission of the City of San José for review and recommendation prior to City Council consideration of the amendments; and

WHEREAS, on November 14, 2018, the Planning Commission held a public hearing to consider the proposed text amendment to the General Plan to amend the Alameda (East) Urban Village Plan to add a new guideline to the Urban Design Chapter of the Alameda Urban Village Plan related to architectural projections and rooftop equipment, File No. GPT18-008 specified in Exhibit "A" hereto ("General Plan Amendment"), at which hearing

interested persons were given the opportunity to appear and present their views with respect to said proposed amendment; and

WHEREAS, at the conclusion of the public hearing, the Planning Commission transmitted its recommendations to the City Council on the proposed General Plan Amendment; and

WHEREAS, on December 18, 2018, the Council held a duly noticed public hearing; and

WHEREAS, a copy of the proposed General Plan Amendment is on file in the office of the Director of Planning, Building and Code Enforcement of the City, with copies submitted to the City Council for its consideration; and

WHEREAS, pursuant to Title 18 of the San José Municipal Code, public notice was given that on December 18, 2018 at 6:00 p.m. in the Council Chambers at City Hall, 200 East Santa Clara Street, San José, California, the Council would hold a public hearing where interested persons could appear, be heard, and present their views with respect to the proposed General Plan Amendment (Exhibit “A”); and

WHEREAS, prior to making its determination on the General Plan Amendment, the Council reviewed and considered the Determination of Consistency with the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto; and

WHEREAS, the Council of the City of San José is the decision-making body for the proposed General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE AS FOLLOWS:

SECTION 1. The Council's determinations regarding General Plan Amendment File No. GPT18-008 is hereby specified and set forth in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2. This Resolution shall take effect thirty (30) days following the adoption of this Resolution.

ADOPTED this ____ day of _____, 20__, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

EXHIBIT "A"

File No. GPT18-008. The Alameda Urban Village Plan, Chapter 5, entitled "Urban Design and Historic Preservation," Building Mass and Architecture, Guidelines, Page 60 (following "Balconies, Terraces, and Rooftop Gardens") is hereby amended to read as follows:

Roofs

11. Roofs should be an integral part of the building design and should respond to the general design of other roofs along The Alameda and adjoining streets.

12. Parapets in buildings with flat roofs should be finished with cornices, other horizontal decoration or clean edges with no visible flashing.

13. Non-occupiable architectural features such as roof forms, chimneys, stairwells, window washing related equipment installations, and elevator housings may project up to 10 feet above the maximum height limits.

Material and Color

~~14~~14. Use durable and high-quality materials.

~~15~~15. Colors should be harmonious; however, color contrast is encouraged to express architectural interest.

~~16~~16. Avoid highly-reflective surfaces and materials that cause heat and/or glare for pedestrians, bicyclist and motorists.

Windows and Doors

~~17~~17. Place windows and doors to be inviting.

~~18~~18. The repetition of evenly-spaced, vertically-oriented and similarly-sized upper story windows that creates a pattern along the street is encouraged.

Managing the Parking

~~19~~19. Promote shared parking for uses within and between sites.

~~20~~20. Parking structures shall be screened along all street frontages.

~~20~~21. New surface parking should not be permitted along the street frontage of The Alameda and is discouraged elsewhere throughout the Urban Village.

Parking Access and Orientation

~~24~~22. Employ a variety of development techniques to visually screen parking from public view, including locating parking behind buildings, integrating structured and “tuck-under” parking into the building mass, creating below-grade parking garages, and wrapping garage structures with functional usable spaces or decorative screens.

~~22~~23. Buildings with a large frontage shall provide a pedestrian passage or corridor from any rear parking to the street.

~~23~~24. Parking lots or parking structures should be located behind or under buildings and not between the sidewalk and front building façade.

Council District: Citywide.