



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: December 7, 2018

SUBJECT: FILE NO. GPT18-008. CITY-INITIATED GENERAL PLAN TEXT AMENDMENT TO ADD A NEW DESIGN GUIDELINE TO THE URBAN DESIGN CHAPTER OF THE ALAMEDA (EAST) URBAN VILLAGE PLAN RELATED TO ARCHITECTURAL PROJECTIONS AND ROOFTOP EQUIPMENT.

RECOMMENDATION

The Planning Commission voted unanimously (5-0-1, Commissioner Ballard absent) to recommend that the City Council approve the General Plan Text Amendment to add a new design guideline to the urban design chapter of The Alameda (East) Urban Village Plan related to architectural projections and rooftop equipment.

OUTCOME

If City Council approves the General Plan Text Amendment, the Alameda (East) Urban Village Plan would be amended to add a new design guideline as detailed in the Planning Commission staff report (attached).

BACKGROUND

On November 14, 2018, the Planning Commission held a public hearing to consider the proposed General Plan Text Amendment. The Director of Planning, Building and Code Enforcement recommended approval of the General Plan Text Amendment. The item was on the consent calendar and was approved by the Planning Commission with no discussion.

ANALYSIS

For a complete analysis, please see the Planning Commission staff report (attached).

EVALUATION AND FOLLOW UP

If the General Plan Text Amendment is approved, the Alameda (East) Urban Village Plan will be modified to reflect the revisions detailed in the Planning Commission staff report.

PUBLIC OUTREACH

Staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was published in the San Jose Post Record and on the City's website. The staff report is also posted on the City's website and staff has been available to respond to questions from the public. Also, community members who were interested in The Alameda Urban Village planning process were notified about the proposed General Plan Text Amendment.

COORDINATION

Preparation of this memorandum has been coordinated with the City Attorney's Office.

CEQA

Pursuant to Section 15168 of the CEQA Guidelines, the City of San José has determined that the proposed General Plan Text Amendment is within the scope of the approved Final Program EIR for the Envision San José 2040 General Plan and Supplemental EIR to the Envision San Jose 2040 General Plan EIR, and Addenda thereto, for which findings were adopted by City Council Resolution Nos. 76041 and 77617, respectively, that adequately describes the activity for the purposes of CEQA.

/s/

Rosalynn Hughey, Secretary
Planning Commission

For questions please contact Michael Brilliot, Deputy Director, at 408-535-7831.

Attachment: Planning Commission Staff Report



Memorandum

TO: PLANNING COMMISSION
SUBJECT: GPT18-008

FROM: Rosalynn Hughey
DATE: 11/14/18

COUNCIL DISTRICT: 6

Type of Permit	City-Initiated General Plan Text Amendment
Project Planner	Robert Rivera
Location	The Alameda (East) Urban Village
Council District	6
CEQA Clearance	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 General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Consider 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 Jose General Plan Final Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto in conformance with CEQA; and
2. Recommend that the City Council adopt a resolution approving the General Plan text amendment to add a new guideline to the Urban Design Chapter of the Alameda Urban Village Plan related to architectural projections and rooftop equipment.

PROJECT DESCRIPTION

The proposed text amendment would modify Chapter 5 “Urban Design and Historic Preservation” to include a new guideline that would allow architectural projections and rooftop equipment to extend up to 10 feet above the maximum height limit. The proposed text is as follows in strikethrough/underline format:

Roofs

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

Text Reference:

The Alameda Urban Village Plan, Chapter 5 “Urban Design and Historic Preservation,” Building Mass and Architecture, Guidelines, Page 60 (following “Balconies, Terraces, and Rooftop Gardens”).

Site Location:

The Text Amendment is applicable to all properties located within the boundaries of The Alameda (East) Urban Village.

ANALYSIS

The purpose of the proposed General Plan text amendment is to allow a minor height exception for non-occupiable rooftop elements to in the Alameda Urban Village Plan (Urban Village Plan), consistent with other approved Urban Village Plans. Rooftop equipment, such as elevator shafts and stairwells, are mandatory elements of taller buildings and by design, are typically higher than the parapet of the building. As a result, stairwells or elevator shafts could become the limiting factor in determining the overall height of a building, and require the building to be one-story below the allowable height. This limitation can be costly for developers as they try to maximize square footage. Further, this limitation discourages articulation and high quality architecture by not allowing flexibility for design. The height limits established in the Urban Village Plan are not intended to reduce the quality of architecture, but to ensure that urban development is compatible with the surrounding neighborhoods.

The proposed General Plan text amendment would address this issue by adding a guideline to The Alameda Urban Village Plan allowing architectural projections and rooftop equipment to exceed height maximums by ten feet. All existing building height maximums as established in Figure 9 of the Urban Village Plan would still be applicable and would not change. The proposed guideline is consistent with other approved Urban Village Plans.

Envision San José 2040 General Plan Conformance

The proposed text amendment is consistent with the following General Plan Major Strategies and policies:

1. **Urban Village Major Strategy:** The Urban Village Major Strategy promotes the development of Urban Villages to provide active, walkable, bicycle-friendly, transit-oriented, mixed-use urban settings for new housing and job growth attractive to an innovative workforce and consistent with the Plan’s environmental goals. The Urban Village Strategy fosters:
 - Mixing residential and employment activities
 - Establishing minimum densities to support transit use, bicycling and walking
 - High-quality urban design
 - Revitalizing underutilized properties with access to existing infrastructure
 - Engaging local neighborhoods through an Urban Village Planning process

Urban Village Plans.
2. **Attractive City Policy CD-1.1** Require the highest standards of architectural and site design, and apply strong design controls for all development projects, both public and private, for the enhancement and development of community character and for the proper transition between areas with different types of land uses.

Attractive City Policy CD-1.14 Use the Urban Village Planning process to establish standards for their architecture, height, and massing.

Analysis: The proposed new guideline in The Alameda Urban Village Plan will facilitate the Urban Village Major Strategy by supporting high-quality design of buildings. The proposed guideline will allow flexibility for rooftop architectural elements, which could otherwise impact the design and development potential for new projects within the Urban Village. The proposed guideline is consistent with height allowances for non-occupiable architectural elements in other approved. The proposed guideline would support implementation of The Alameda Urban Village Plan by supporting future development and encouraging variation in building architecture to create unique, vibrant places to live and work.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed General Plan text amendment would not result in an increase in planned development beyond that which was analyzed in the Final Program EIR for the Envision San José 2040 General Plan. Pursuant to Section 15168 of the CEQA Guidelines, the City of San José has made a Determination of Consistency, as this activity is within the scope of the approved Envision San José 2040 General Plan, and the Final Program EIR for the Envision San José 2040 General Plan and Supplemental EIR to the Envision San José 2040 General Plan EIR, and Addenda thereto, for which findings were adopted by City Council Resolution Nos. 76041 and 77617 respectively, that adequately describe the activity for the purposes of CEQA.

PUBLIC HEARING NOTIFICATION

Staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was published in the San Jose Post Record and on the City's website. The staff report is also posted on the City's website and staff have been available to respond to questions from the public. Also, community members who were interested in The Alameda Urban Village planning process were notified about the proposed General Plan Text Amendment.

Project Manager: Robert Rivera

Approved by:  , Deputy Director for Rosalynn Hughey, Planning Director

ATTACHMENTS:
Exhibit A: Draft Resolution

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 (EAST) 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:

ATTEST:

SAM LICCARDO
Mayor

TONI J. TABER, CMC
City Clerk

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Dated: _____

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 and rooftop equipment 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. Use durable and high-quality materials.
15. Colors should be harmonious; however, color contrast is encouraged to express architectural interest.
16. Avoid highly-reflective surfaces and materials that cause heat and/or glare for pedestrians, bicyclist and motorists.

Windows and Doors

17. Place windows and doors to be inviting.
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. Promote shared parking for uses within and between sites.
20. Parking structures shall be screened along all street frontages.
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

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.

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

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.