

Legislation Text

File #: 19-249, **Version:** 1

GPT19-001 & PP19-018 - City-initiated General Plan Text Amendment and San José Downtown Design Guidelines and Standards.

(a) Planning Commission recommendation:

(1) Adopt a resolution approving a City-initiated general plan text amendment to delete certain design guidelines relating to site planning, access and circulation, building form, and open space from “Chapter 3. Final Plan Design Guidelines” of the 2014 Diridon Station Area Plan and amend the introductory text under “Section 3.2, Built Form, Guidelines for Site Planning” of the 2014 Diridon Station Area Plan.

(2) Adopt a resolution (i) approving a new “San José Downtown Design Guidelines and Standards” document to replace the existing “2004 Downtown Design Guidelines” for projects generally located in the Downtown area; and (ii) delegating the authority to the Director of Planning, Building, and Code Enforcement to make minor clarifications, corrections, or technical changes to the text and diagrams of the San José Downtown Design Guidelines and Standards to be published on the Planning, Building, and Code Enforcement webpage, with the following Planning Commission recommended revisions:

(a) Section 1.1, map on page 3, change the label of Downtown core (2011 General Plan) on the map to "General Plan Downtown Growth Area."

(b) Define "historic building" in Section 2.3, 1c on page 13, and in Section 4.2.4., Applicability, item c on page 38.

(c) Section, 4.4.2.b, "City of San José Voluntary Bird-Friendly Building Design Fact Sheet" shall be mandatory for projects located in the design guidelines boundary.

OR

(b) Staff recommendation:

(1) Approve the Planning Commission recommendations including Planning Commission recommended revisions (a) and (b) above with the following changes:

(a) Changes to Section 4.4.2.b:

(i) Make item #1, “Reduce large areas of transparent or reflective glass” applicable only to projects within 100 feet of a riparian corridor.

(ii) Make item #2, Strategically place landscaping:

(a) Locate water features and other bird habitat away from building exteriors to reduce reflection.

(b) Reduce or eliminate the visibility of landscaped areas behind glass” applicable only to projects within 100 feet of a riparian corridor.

(iii) Make item #3, Reduce or eliminate spotlights on buildings” applicable only to projects within 100 feet of a riparian corridor.

(iv) Make item #4, “Turn non-emergency lighting off at night except during June, July, December and January due to bird migration” applicable only to projects within 100 feet of a riparian corridor and change “at night” to “between 2:00 A.M. and 5:00 A.M.”

(b) Additional definitions added to Section A.0, Glossary.

(c) One addition to the “Exceptions to the Standards,” in Chapter 1, Introduction,

Section 1.4.

(d) Several editorial changes throughout the document to provide enhanced readability.

CEQA: Determination of Consistency to the Final Program Environmental Impact Report (EIR) for the Envision San José 2040 General Plan (Resolution No. 76041), the Supplemental EIR to Envision San José General Plan EIR (Resolution No. 77617), and Addenda thereto. File Nos. GPT19-001 & PP19-018. Planning Commission recommends approval (6-0). Council Districts 3 and 6. (Planning, Building and Code Enforcement)