

# *City of San José, California*

## **COUNCIL POLICY**

<b>TITLE</b> HIGH RISE DEVELOPMENT	<b>PAGE</b> 1 of 2	<b>POLICY NUMBER</b> 6-9
<b>EFFECTIVE DATE</b> July 10, 1979	<b>REVISED DATE</b> December 18, 1979	
<b>APPROVED BY COUNCIL ACTION</b>		July 10, 1979

### **BACKGROUND**

The High-Rise policy for the City of San José was adopted by Council in 1973 to encourage the location of high-rise structures in Downtown San José and to allow their development on a more limited and selective basis in certain other specified locations. This policy set forth a procedure for Council review of high-rise proposals to determine on a case-by-case basis the potential effects of Non-Core area development on Core Area revitalization efforts. In 1975 this policy was incorporated into the City's General Plan without substantial changes. On April 5, 1979, at a Committee of the Whole meeting held to discuss the Downtown Core Area Development Strategy, the Council directed the Administration to review the height restrictions in the commercial zoning district, to report its findings to the Council and to submit for Council consideration recommendations necessary to improve or amend the City's High-Rise Development Policy. Council adopted an amended High Rise Development Policy on July 10, 1979, which was then included with revised wording as an amendment to the General Plan on December 18, 1979.

### **PURPOSE AND SCOPE**

To amend the City's High-Rise Development policy and to revise existing guidelines relative to the review of proposed high-rise developments in the City. This policy applies only to the development of high-rise residential and office type commercial buildings.

### **POLICY**

It is the Policy of the City of San José that the development of high-rise structures in San José shall be directed by the following considerations:

1. High-rise residential uses should be permitted only in the Downtown Core Area or in close proximity. For purposes of this policy, "High-Rise Residential" is defined as structures exceeding three stories or 45 feet in height.
2. Senior citizens' housing is permitted outside the Downtown Core Area consistent with the Housing Assistance Plan and General Plan policies.
3. The Downtown Core Area is the first priority location for high-rise office development. Height in the Downtown Core Area is limited only by the airspace requirements of San José Airport.
4. Secondary priority for high-rise office development is designated in five specific locations:
  - a. Municipal Airport/North First Street Area.
  - b. Civic Center Area.
  - c. Along the Alameda.
  - d. Stevens Creek Boulevard/Winchester Boulevard Area.
  - e. Stevens Creek/Lawrence Expressway Area.

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5. High-rise office development is allowed in other areas of the city consistent with other applicable General Plan policies.
6. All high-rise development outside the Downtown Core Area is restricted to 120 feet in height.

High-rise office development shall be monitored on an annual basis to evaluate the performance of the above priorities relative to the City's Downtown Core Area goals.