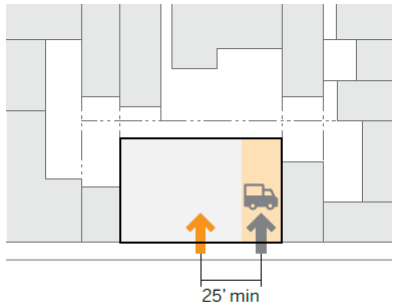
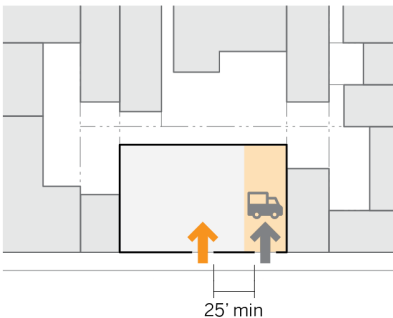
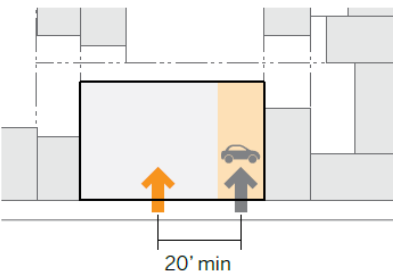
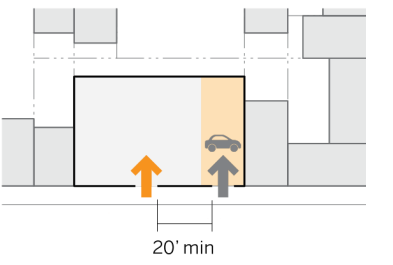


Revisions to the San José Downtown Design Guidelines and Standards

City of San José, California
May 1, 2020



Section and current text	Revised text
	<p>Chapter 1, add a new section on page 3: REVISIONS As a part of the approval of the Downtown Design Guidelines on April 23, 2019, City Council delegated 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. These revisions are also to be published on the Planning, Building, and Code Enforcement webpage at www.sanjoseca.gov/planning.</p>
Guideline 2.3 explanatory text (page 13)	Guideline 2.3 explanatory text (page 13) Re-number text 1., 2., and 3.
<p>Standard 3.2.1.a "When developing parcels that make up more than 75% of the area of a block that exceeds the maximum sizes below, divide the block with new streets such that all resulting blocks are less than the maximum allowed size."</p>	<p>Standard 3.2.1.a Revised "When developing an area larger than the relevant maximum block size below, divide the area with new streets such that all resulting blocks are less than the maximum allowed size."</p>
<p>Standard 3.2.1.a "Maximum lengths may be exceeded for edges of blocks adjacent to railroads and utilities, highways, and highway ramps."</p>	<p>Standard 3.2.1.a Revised "Maximum lengths may be exceeded for edges of blocks adjacent to railroads and utilities, highways, and highway ramps in the direction parallel to the railroad, utility, highway, or highway ramp."</p>
<p>Standard 3.4.2 "Do not create ground level vegetated Semi-Private Open Space between a building and Public Space that occupies more than 25 percent of the Streetwall length except for stoop entries and front yards for ground floor residential units."</p>	<p>Standard 3.4.2 Revised "Do not create ground level vegetated Semi-Private Open Space between a building and Public Space that occupies more than 25 percent of the Streetwall length along a Primary Addressing Street or SoFA Addressing Street except for stoop entries and front yards for ground floor residential units."</p>

Section and current text	Revised text
<p>Standard 3.5.1.b "For buildings with multiple frontages, locate main pedestrian and bicycle entrances and retail entrances on frontages defined in Section 2.2 based on the hierarchy as follows: 1. Urban Park/Plaza Frontage 2. Primary or SoFA Addressing Street 3. Secondary Addressing Street 4. Paseo 5. Open Space Frontage 6. Other Street A building with Active Frontage on 100% of higher-level frontages may place retail entrances the next lower level frontage."</p>	<p>Standard 3.5.1.b Revised "For buildings with multiple frontages, locate main pedestrian and bicycle entrances and retail entrances on frontages defined in Section 2.2 based on the hierarchy as follows: 1. Urban Park/Plaza Frontage 2. Primary or SoFA Addressing Street 3. Secondary Addressing Street 4. Paseo 5. Open Space Frontage or Other Street A building with Active Frontage on 100% of the length of higher-level frontages may place retail entrances the next lower level frontage."</p>
<p>Section 3.5.2 Graphic b</p>  <p>b. DO - Locate a service entry away from the primary building pedestrian entry.</p>	<p>Section 3.5.2 Graphic b Revised The graphic is revised to show that the distance requirement refers to the edges of the entrances.</p> 
<p>Standard 3.5.2.c "For buildings with multiple frontages, locate service doors and entrances on the frontages as defined in Section 2.2 based on the hierarchy as follows: 1. Other Street 2. Open Space Frontage 3. Secondary Addressing Street 4. Urban Park/Plaza Frontage 5. Any street with at-grade light rail transit 6. Primary or SoFA Addressing Street"</p>	<p>Standard 3.5.2.c Revised "For buildings with multiple frontages, locate service doors and entrances on the frontages as defined in Section 2.2 based on the hierarchy as follows: 1. Other Street 2. Open Space Frontage (if the frontage has vehicle access) 3. Secondary Addressing Street 4. Urban Park/Plaza Frontage 5. Any street with at-grade light rail transit 6. Primary or SoFA Addressing Street"</p>
<p>Section 3.5.3 Graphic b</p>  <p>b. DO - Locate a vehicle entry away from the primary pedestrian entry.</p>	<p>Section 3.5.3 Graphic b Revised The graphic is revised to show that the distance requirement refers to the edges of the entrances.</p> 

Section and current text	Revised text
<p>Standard 4.3.2.a “Design separate towers instead of very wide buildings. Use a maximum of 450 feet for any horizontal dimension, including diagonally, in Skyline Level massing.”</p>	<p>Standard 4.3.2.a Revised “Design separate Skyline Level masses (towers) instead of very wide buildings. Use a maximum of 450 feet for any horizontal dimension, including diagonally, in Skyline Level massing.</p> <p>Measure connected towers separately if:</p> <ol style="list-style-type: none"> 1. The connection is a bridge (not connected at the base of the Skyline Level), and 2. The total vertical connection(s) between any two towers occupy less than 25 percent of the Skyline Level height of the shortest tower, and 3. The connection’s facade is set at least 20 feet behind the towers’ parallel facades at the same height.”
<p>Standard 4.3.3.i “Limit encroachment above <i>Public Space</i> to a maximum depth of 4 feet up to 40 feet over the sidewalk. Above 40 feet over the sidewalk, encroachment depth may be up to 6 feet providing the encroachment is an open balcony or, if enclosed, is at least 50 percent transparent on all exterior walls.”</p>	<p>Standard 4.3.3.i Revised “Limit encroachment above <i>Public Space</i> to a maximum depth of 4 feet.”</p>
<p>Standard 4.4.6.g Says “queueing does cross any <i>Public Space</i>”</p>	<p>Standard 4.4.6.g Revised “queueing does not cross any <i>Public Space</i>”</p>
<p>Standard 4.4.9.a.b “Orient exterior lighting fixtures primarily downward.”</p>	<p>Standard 4.4.9.a.b Revised “Orient exterior lighting fixtures downward.”</p>
<p>Standard 5.3.1.a, Active Frontage Requirements by Street Type (b) “Place Active Frontages along at least 40% of the Pedestrian Level Streetwall on a street that is not an Addressing Street or Frontage from Standards a.- d. above (including a paseo but not including an alley).”</p>	<p>Standard 5.3.1.a, Active Frontage Requirements by Street Type (b) Revised “Place Active Frontages along at least 40% of the Pedestrian Level Streetwall on a street that is not an Addressing Street or Frontage from Standard a. above (including a paseo but not including an alley).”</p>
<p>Section 5.3.1.a Numbering</p>	<p>Section 5.3.1.a Numbering Revised Give sequential letters to the Standards in the sections “Active Frontage Requirements by Street Type” and “General Requirements.” Other items are in the nature of definitions and will receive bullet points.</p>
<p>Standard 5.3.3.d “Fences and plantings (except those screening garbage and utilities) may not be greater than 3 feet tall.”</p>	<p>Standard 5.3.3.d Revised “Fences and plantings between a building and Public Space (except those screening garbage and utilities) shall not be greater than 3 feet tall.”</p>
<p>Definition Revision – Public Space Public Space - All publicly-owned, publicly-accessible space, including but not limited to streets, parks, and paseos but not including Highways 87 and 280 and their associated ramps.</p>	<p>Revised Definition “Public Space - All publicly-owned, publicly-accessible space, including but not limited to streets and parks, also including paseos but not including Highways 87 and 280 and their associated ramps.”</p>
<p>Definition Revision – Street The publicly-accessible space within a street right of way, including space dedicated for vehicular, bicycle, pedestrian, and any other activity.</p>	<p>Revised Definition “The publicly-accessible space within a street right of way, including space dedicated for vehicular, bicycle, pedestrian, and any other activity. A paseo is not a street.”</p>