

5. GENERAL BUSINESS

- a. **Proposed Citywide Design Guidelines.** The proposed San José Citywide Design Standards and Guidelines (Citywide DSG) will update and consolidate residential, commercial, and industrial design guidelines into one document. The proposed Citywide DSG will work in conjunction with other City documents and regulations to ensure that buildings throughout San José have high-quality design and are appropriate for their site, function, and neighborhood. Compliance with the proposed Citywide DSG will be mandatory in the design review process for all applicable developments.

The proposed Citywide DSG will apply to the area within San José's Urban Growth boundary, excluding:

- Single-family residences;
- Rehabilitation, modification, or adaptive reuse of historic buildings; and
- Downtown San José and the Diridon Station Area (these are subject to the Downtown Design Guidelines and Standards).

PROJECT MANAGER, LEILA HAKIMIZADEH

Recommendation: No recommendation. Provide comments on the draft San Jose Citywide Design Standards and Guidelines.

Chair Saum introduced the item and noted that Leila Hakimizadeh presented the project to the Design Review Committee of the HLC (July 15, 2020). Project manager Leila Hakimizadeh presented a short summary of the draft update to the Citywide Design Standards Guidelines project. She noted that the presentation is the same as that provided to the Design Review Committee and a shorter version of the community meeting presentations to accommodate time constraints.

*PAC*SJ (Mike) complimented the City on the project development and commented that because there is a lack of historic design guidelines that apply to the areas outside of downtown, more language should be included in the introduction honoring San Jose's history. This would set the stage for smaller developers that may not have a design consultant to guide them and changes could have been made that paid more deference to historic resources had they been aware. It was recommended to include in the Values and Guiding Principles section at a reference to preserving San Jose's fabric and culture. It was excellent to see an entire section included on historic adjacency (Section 3.1.3). PAC*SJ recommended including a reference to the Downtown Historic Guidelines in the document.*

Commissioner Arnold was pleased that the Design Review Committee was able to provide specific, detailed comments on Section 3.1.3.

Commissioner Hirst inquired where the metrics for the document have come from. Leila Hakimizadeh stated that the guidelines are based on practices, institutional knowledge about what works best for San Jose, consultant expertise and lessons learned. The existing citywide design guidelines (residential, commercial, industrial) do not reference historic resources so this would be an improvement to the document. Tim Rood added that the consultant is a practicing architecture firm that has been doing urban infill development in the Bay Area for over 30 years and brings a practical mind set and

awareness of best practices. Commissioner Hirst mentioned the 50% of buildings either fully or partially within 200 ft is a good minimum and perhaps could be expanded and the buildings protected.

Commissioner Raynsford commented that the document was a great template and liked the cross referencing of the related subsections because there are so many factors to consider in when dealing with context. No additional comments since he commented in detail at the Design Review Subcommittee meeting.

Vice Chair Boehm suggested on p7 that a sentence be added to the first paragraph - "it has been inhabited for thousands of years by indigenous people and it was the first pueblo of the Spaniards who arrived in 1777 to found the town." He suggested another sentence discussing how we are at the cusp of the twenty-first century and all the technology that makes Silicon Valley of such an important place to give people an understanding of the breadth of what Silicon Valley means and a background and purpose to design standards. Vice Chair Boehm wanted to see a change on p37 to S4 and recommended an increase in the percentage of materials from 10% to 45-50% so the facades of new buildings can be more fully compatible. He inquired whether open space is required in the guidelines. Leila Hakimizadeh explained that communal open space would be addressed in a zoning ordinance update and cannot be required on private property because the guidelines do not regulate land use. If open spaces are already required, the guidelines address how to implement them.

Chair Saum added that the Design Review Committee discussed the secondary façade was also important on some projects and should have a materials percentage as well, and that the percentage of materials on the primary façade should be greater. Chair Saum inquired about next steps for the project. Leila Hakimizadeh stated that comments received will be reviewed, provided to the consultant and changes made to the document. The guidelines would then be taken to Planning Commission and City Council for public hearings. Chair Saum reiterated the importance of citing related subsections in the Historic Adjacency section. He agreed with Vice Chair Boehm about adding to the purpose the breadth of the history and context of San Jose. Chair Saum emphasized the importance of the specificity of the document and its consistency.

Commissioner Raynsford agreed that the percentage of materials on the primary façade should be increased from 10% and recommended the inclusion of color in the context of permanent materials and the overall building in another subsection.

Commissioner Hirst appreciated the work and presentation and thought the document would add leverage to the protection of historic resources citywide. He reiterated protecting the zone around historic buildings through the 200 ft adjacency or an expanded area.

Commissioner Arnold thanked staff for the project work and was pleased to hear that historical context is included as part of the citywide guidelines and concurs with the addition of language to the statement of purpose regarding the breadth of the city's history.

Vice Chair Boehm pointed to Henry Adams Street in San Francisco as a good example of the blending of historic buildings and modern buildings in a compatible manner. He noted that the amount of glazing is reduced which helps put the buildings in context and that the amount of original materials (like brick) is the majority. Vice Chair Boehm supported the addition of requiring a percentage of materials on the secondary façade to be compatible as well.