

2.3.8 Landscaping and Stormwater Management, page 30

S1. Select trees which at maturity create a tree canopy cover that shades a minimum of 50 percent of all ~~each~~ on-site surface parking area, **common open space at the ground floor, and Privately-owned (and maintained) Public Open Space** and publicly accessible ground floor common open spaces (see Fig. 2.37).

3.3.5 Parking Garage Design, page 48

Remove S5 and add a New Guideline:

~~S5. For stand-alone parking garages, design the rooftop based on the following:~~

~~■ If carports are provided on rooftop, at least 75 percent of those parking spaces must have solar power infrastructure (see Fig 3.43).~~

~~■ If rooftops are not utilized for parking, provide renewable energy, green stormwater infrastructure, patios, landscaping, or other green roof strategies for a minimum of 50 percent of the top floor.~~

New Guideline: G4. For stand-alone parking garages, if rooftops are not utilized for parking, provide renewable energy, green stormwater infrastructure, patios, landscaping, or other green roof strategies.

Change notes in figures 3.44 & 5.40 to reflect the changes from standard S5 to a guideline, pages 78 and 49.

3.1.3 Historic Adjacency, page 37

The following guideline should be a standard (mistakenly numbered as a guideline):

~~G3~~ **S3.** Use historic materials that match nearby historic buildings on at least 25 percent of a street, paseo or public open space facing façade and on 10 percent of other façades that are visible from public realm. Historic materials include masonry, brick, limestone, terra cotta, cast stone, mosaic, concrete, and wood (trim, finishes, and ornament only) (see Fig. 3.9).

5.1.2 Infill Multi-Unit Developments - Triplex to Six-Plex, page 67

Fig 5.5, label - Façade Design and Articulation (3.3.1, S1): Primary street-facing building façade articulated for more than ~~80%~~ **60%** of building frontage along the street using bays, columns, and façade plane changes.

The following addition is the staff recommendation added after the Planning Commission Public hearing to provide more clarity to the applicability of the San José Citywide Design Standards and Guidelines.

1.1.2 Applicability, Areas where Guidelines apply, page 8

New Addition: For residential or mixed-use developments with at least two-thirds of the square footage designated for residential use, if there are subjective guidelines, standards, or policies in

those documents on specific design components, then defer to the objective design standards of the San José Citywide Design Standards and Guidelines for those components.

The following changes are staff recommendations added after the Planning Commission Public hearing in response to David Baker Architects comment letter that was received during the hearing.

2.2.3 Services and Utilities Access and Location, page 20

S2: Provide a covered area for *solid waste* collection **when it is** located outside the building envelope (*see Fig. 2.10*).

3.3.7 Materials and Color, page 51

S4: For buildings taller than **four** ~~three~~ stories, do not provide unbroken multi-story sections of the same material, texture, or color for more than 150 feet of façade length and more than two-thirds of the number of floors in height.

4.1.1 Commercial Frontages, page 56

S6: Provide a minimum of ~~16 feet~~ **14-foot** floor-to-ceiling height for ground floor ~~building~~ **commercial building frontages**. ~~along primary streets and public open spaces for developments located within Urban Village boundaries and 14 feet for developments outside Urban Village boundaries~~ **This minimum height requirement does not apply to garage or utility areas which are separate and distinct from ground floor commercial spaces** (*see Fig 4.5*).

2.3.3 Paseo Placement and Design, page 24

S3: Where paseos are covered by buildings, they must have at least 20 feet of height clearance from ground to ceiling. For buildings taller than six stories, the height of a covered paseo must be ~~36 feet~~ **34 feet** or more. In addition, trellises, decks, balconies, and sunshades extending from a building and projecting in a paseo must provide a minimum height clearance of 10 feet (*see Fig. 2.23*).

3.3.3 Decks and Balconies, page 46

S4: When decks and balconies project into public rights-of-way, maintain a minimum vertical clearance above the *public realm* based on the location of the development and ground floor use:

- ~~26 feet for developments that are located within Urban Village boundaries and have residential common areas, commercial, or mixed-uses at the ground floor.~~
- 24 feet for developments that ~~are located outside Urban Village boundaries and have residential common areas, commercial, or mixed-uses at the ground floor.~~
- 20 feet for developments with residential units at the ground floor.

4.1.2 Residential Frontages, page 58

S2: The *finished floor level* of ground floor residential units must be within four vertical feet of the closest sidewalk (*see Fig. 4.7*). **For sloping sites, developments are allowed to have up to 25 percent of unit entrances and up to 1/4th of the ground floor level above four vertical feet for but not more than six vertical feet higher than the closest sidewalk along that property line.**

4.2.2 Common and Private Open Space Design, page 62

S1. When all the ~~buildings fronting a~~ **building walls facing a** common open space are less than four stories tall, each **common open space** dimension must be at least 20 feet (see Fig. 4.17 and 4.18).

S2. When ~~at least one of the buildings fronting the~~ **one or more building walls facing a** common open space are four to eight stories tall, ~~one of its dimensions~~ **at least one of the common open space dimensions** must be equal to or greater than the height of the tallest building **wall facing the common open space** and ~~the other dimension must be 50 percent or more of the height of the tallest building.~~ **The other dimension must be 50 percent or more of the height of the tallest building wall facing the common open space** (see Fig. 4.17 and 4.18)

S3. When ~~at least one of the buildings fronting the~~ **one or more building walls facing a** common open space are more than eight stories tall, **at least one of the common open space** dimensions must be 80 feet or more and ~~the other dimension must be 50 percent or more of the height of the tallest building.~~ **The other dimension must be 50 percent or more of the height of the tallest building wall facing the common open space** (see Fig. 4.18).