

**PLANNING COMMISSION
STUDY SESSION**

SYNOPSIS

Wednesday, December 12, 2018

5:00 P.M. – 6:30 P.M.

San Jose City Hall Tower 3rd Floor, Conference Room T-332
200 East Santa Clara Street

PLANNING COMMISSIONERS

Peter Allen, Chair

Shiloh Ballard, Vice Chair (absent)

Michelle Yesney

Namrata Vora (absent)

John Leyba

Melanie Griswold

**San José Downtown
Design Guidelines
and Standards**

Link to the Draft:

<http://www.sanjoseca.gov/DocumentCenter/View/81298>

PUBLIC COMMENT

- *There was no public comment.*

STAFF PRESENTATION

- *Staff briefly presented highlights of the Downtown Design Guidelines and Standards document that had been presented at the November 7, 2018 study session.*

COMMISSION DISCUSSION

- *Commissioners offered favorable comments regarding the document's organization and ease of use.*

- *Commissioners asked questions regarding the application of the guidelines, their enforcement, the anticipated process for exceptions, and the design review process and staff.*
- *Commissioners asked clarifying questions about the definition of podium and pedestrian level facades and why some guidelines included numeric dimensions.*
- *Commissioners offered suggestions regarding photo choices, placement and format of photo captions, and map symbology and colors.*
- *Commissioners offered suggestions for additional locations for image-defining frontages and civic icons.*
- *Commissioners encouraged the establishment of enforceable standards for maximum driveway width and minimum ceiling height for ground floor active uses.*
- *Commissioners encouraged standards for height and bulk transition to adjacent residential structures to be based on allowable heights under the General Plan or zoning, rather than the height of existing residential structures.*
- *Commissioners expressed concern about avoiding the creation of alcoves at street level that could attract undesirable behavior.*