

From: [Han, James](#)
To: [Downtown West Project](#)
Subject: FW: DTW design review process description
Date: Monday, October 5, 2020 9:07:29 AM

James Han
Planner | Planning Division | PBCE
City of San José | 200 East Santa Clara Street
Email: james.han@sanjoseca.gov | Phone: (408)-535-7843
For More Information Please Visit: <http://www.sanjoseca.gov/planning>

San José City Hall is closed in response to COVID-19.
I am working remotely in accord with governor's and City's direction.
I will monitor email during this time.

From: Rood, Timothy <timothy.rood@sanjoseca.gov>
Sent: Friday, October 2, 2020 8:31 AM
To: Han, James <James.Han@sanjoseca.gov>
Cc: Tu, John <john.tu@sanjoseca.gov>
Subject: FW: DTW design review process description

These bullets include Rosalynn's edits on the bullets from the June SAAG meeting. "Conformance Review hearing" terminology to be changed as determined.

From: Rood, Timothy
Sent: Thursday, October 1, 2020 3:29 PM
To: Wessling, Cheryl <Cheryl.Wessling@sanjoseca.gov>
Subject: DTW design review process description

Hi Cheryl, this is an updated description of the process as presented to the SAAG in September.

- The initial Downtown West application did not include building designs, and we heard last fall that people are excited and anxious to see this information – so we wanted to provide our **current thinking about how the City intends to review the proposed building designs and site plans.**
- The City is **considering an approach** that is similar to our typical process for a large development project, but is **different in some ways due to its size, duration, and context** (80 acres + 10 year minimum buildout)
- First – we are developing a **Planned Development Zoning** district.
 - This is a **customized district that establishes land uses, zoning development standards** (e.g., maximum heights, parking requirements), and **development capacity.**
 - **San Jose has hundreds of other PD zones** all over the city
- Second is a **Planned Development Permit**

This regulatory document **implements the PD zoning** and includes additional details.

- For the Google project, we are planning for it to include a very detailed set of **Design Standards and Guidelines (DWDSG)**
- The DWDSG document would cover topics like: **Project Vision, Land Use, Open Space, Buildings, Mobility, Sustainability and Lighting and Signage.**
- The **DWDSG will build on Downtown Design Guidelines and Standards** adopted in 2019, **adding site-specific design controls** tailored to the project and **cross-referencing DDGS standards that are proposed to be modified** within the project.
- **Staff will analyze requested changes** by Google and **consider previous and ongoing community input.**
- Following the entitlement phase, the **City would use the DWDSG in the PD Permit to conduct design review of individual buildings and site plans.**
- **Google would develop specific site plans for buildings in phases** over time as they are ready to construct.
- Specifically, Google would submit an **application for Conformance Review** to the Planning Division that includes **site plans and building design for individual buildings or phases.**
- Staff would then:
 - Review for completeness and compliance with the PD Zoning and PD Permit, as well as the General Plan
 - Prepare a staff report
 - Hold a public meeting to hear comments, similar in format to a Planning Director hearing (details still under discussion)