

**From:** [Phan, Johnny](#)  
**To:** [Downtown West Project](#)  
**Subject:** FW: PD Zoning Draft Content  
**Date:** Tuesday, October 6, 2020 8:54:42 AM  
**Attachments:** [City Copy\\_200501\\_PD Zoning Intro\\_exp200601.pdf](#)

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**From:** Amanda Wolf <amandawolf@google.com>  
**Sent:** Friday, May 1, 2020 12:00 PM  
**To:** Phan, Johnny <Johnny.Phan@sanjoseca.gov>; Gray, Matthew S. (Perkins Coie) <mgray@perkinscoie.com>  
**Subject:** PD Zoning Draft Content

[External Email]

Hi Johnny,

Thanks for your time today - attached is our presentation. Please distribute to those who participated on the call (Tim, James, John, Jose)

Best,

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**Amanda Wolf** | Development Manager  
Working for Lendlease at Google  
Sunnyvale, CA | 628-240-4111

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Google Downtown West Mixed-Use Plan

# PD Zoning General Development Plan

For Planning

MAY 1, 2020

# Relationship between PD Zoning (GDP) & DWDSG

- PD Zoning / General Development Plan (GDP) is pursuant to Municode Section 20.120.500 et seq.
- PD Zoning is approved by City Council
- Required Planned Development Permit (PDP), which DWDSG is component of, to effectuate permit. PDP typically approved by Planning Director, but under City's unified process will be approved by City Council concurrently.
- GDP will be as general as code requirements allow, with intent to minimize need for future amendments (by City Council). DWDSG is a more specific, refined level of information.
- GDP will authorize the subsequent Conformance Review process

# Key content

## 1) Existing conditions

- a) Existing parcels,
- b) Existing Buildings, clarifying which are to be retained
- c) Ordinance Trees, Waterways, & Natural Features

## 2) Base Zoning District

- a) Downtown Commercial (PD)
- b) PD zoning would take effect 30 days after Council 2nd hearing with approval of the PDP.

## 3) Maximum development, by sub-areas

- a) 3 sub-areas
- b) Transfer of units and non-residential GSF between sub-areas

## 4) Permitted Use

- a) New land uses from municode
- b) Changed permissions from municode
- c) Interim Uses
- d) Flexibility for future uses

# Key content *continued*

## 5) Development Standards

- a) Setbacks
- b) Building Heights
- c) Parking
- d) Minimum Lot Size
- e) Maintenance responsibilities

## 6) Conceptual Site Plans

- a) Illustrative
- b) Block Plan
- c) Land Use Plan
- d) Open Space
- e) Circulation
- f) Infrastructure
- g) Grading
- h) Easements

## 7) Character Renderings

## 8) Subsequent Process

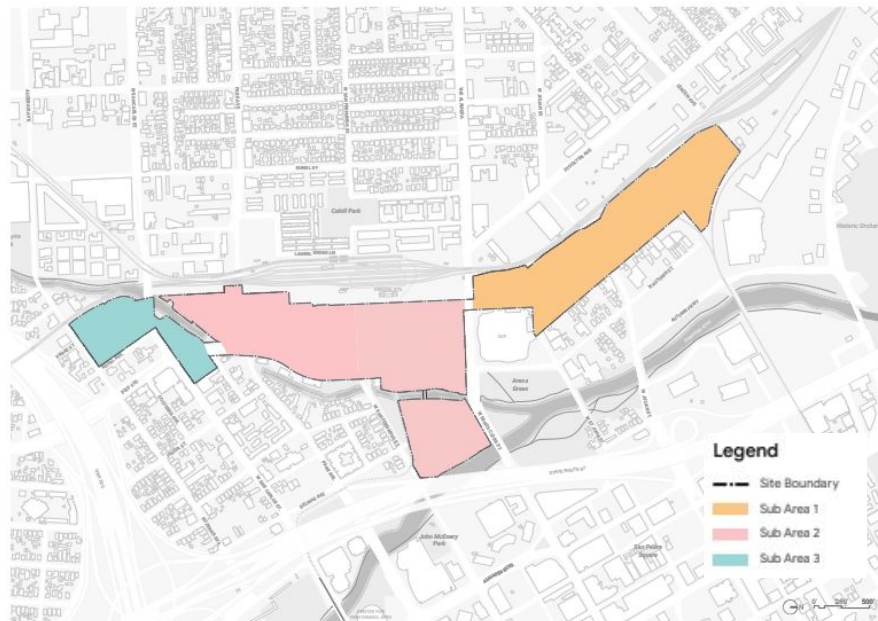
# Maximum Development, by Sub-Area

Table 4.01.2 Maximum Allowable Development in Each Sub-Area

Uses	Sub Area 1	Sub Area 2	Sub Area 3	Total
Residential	1,810 units	1,830 units	2,260 units	5,900 units
Office	1,950,000 gsf	5,350,000 gsf	-	7,300,000 gsf
Active Uses	76,000 gsf	363,000 gsf	61,000 gsf	500,000 gsf
Hotel	300 rooms	-	-	300 rooms
Limited-Term Corporate Accommodations	230 rooms	470 rooms	100 rooms	800 rooms
Event Center	-	100,000 gsf	-	100,000 gsf
Central Utilities Plant	43,000 gsf	-	87,000 gsf	130,000 gsf
Logistics/Warehouse	50,000 gsf	50,000 gsf	-	100,000 gsf

## Allowable Transfers of Residential Units and/or Non-Residential Square Footage Between Sub-Areas

- Up to 10% shift allowed by Planning Director without amendment to GDP



# Permitted Uses

Table is based of Downtown Commercial, modified to suit Downtown West

## A) New definitions

- a) Innovation Space
- b) Limited Term Corporate Accommodations
- c) District Utilities
- d) Logistics/Warehouse
- e) Activated public realm/structures within Open Space

## B) Making more uses permitted by right

- a) I.e. alcohol sales and drinking establishments, lighting display

## C) Interim Uses

- a) Three categories: 1) studied under Project EIR, allowed by right, 2) identified today but speculative, may require future CEQA and interim use permit, 3) not identified today (w/ CUP under Muni Code)

## D) Allows for uses not yet defined to be permitted without amendment to GDP

- a) if Planning Director can make findings that 1) consistent with GP, 2) compatible with other uses, 3) non injurious to public health/safety, and 4) no new or more significant environmental impacts.

Use	Permitted/ Conditional
<b>Residential</b>	
Residential shelter	C GP
Live/work uses	P
Residential, multiple dwelling	P
Co-living community	P
Residential care facility for seven or more persons	C GP
Residential services facility, for seven or more persons	C GP
Hotel supportive housing	C GP
Single room occupancy (SRO) living unit facility	S GP
Single room occupancy (SRO) residential hotel	S
Accessory buildings and accessory structures	P GP
<b>Office</b>	
Offices, business and administrative	P
Research and development	P
<b>Active Use</b>	
Automatic teller machine	P
Business support use	P
Financial services	P
Retail bank	P
Alcohol, off-sales - beer and/or wine only	P
Alcohol, off-sales - full range of alcoholic beverages	P
Alcohol, off-sales - as incidental to a winery, brewery, or distillery	P
Food, beverages, and groceries	P
Outdoor vending	P
Outdoor vending - fresh fruits and vegetables	P
Retail bakery	P
Retail art studio	P
Retail sales, goods, and merchandise	P
Seasonal sales	P
Certified farmers' market	P
Certified farmers' market, small	P
Day care center	P
Instructional art studios	P
Private instruction, personal enrichment	P
School, elementary - grades K - 8 (public or private -)	P
School, secondary - grades 9 - 12 (-public or private)	P
School, post-secondary	P
School, trade and vocational	P
Arcade, amusement game	P
Health club, gymnasium	P
Lighting display	P
Movie theater	P
Poolroom/billiards establishment	P
Private club or lodge	P
Recreation commercial/indoor	P
Banquet - facility	P
Caterer	P
Drinking establishments	P
Drinking establishment in conjunction with a winery, brewery, or distillery	P
Drinking establishments with an approved maximum occupancy load of over 250 persons and that operate between 12:00 midnight and 6:00 a.m.	P
Drinking establishments interior to a full-service hotel or motel with 75 or more guest rooms	P
Public eating establishments	P
Public eating establishment in conjunction with a winery, brewery, or distillery	P

Use	Permitted/ Conditional
Laundromat	P
Maintenance and repair of small household appliances	P
Personal services	P
Printing and publishing	P
Animal grooming	P
Animal boarding, indoor	P
Emergency ambulance service	C
Hospital/in-patient medical facility	C
Medical or dental clinic/out-patient facility	P
Veterinarian	P
Historic landmark structure reuse	P
Church/religious assembly	P
Information center	P
Museums and libraries	P
Short term parking lot for uses or events other than on-site	P
Radio and television studios	P
Parks, playgrounds, or community centers	P
Innovation Space*	P
<b>Hotel</b>	
Bed and breakfast inn	P
Hotel or motel	P
<b>Limited-Term Corporate Accommodations</b>	
Limited-Term Corporate Accommodations*	P
<b>Event/Conference Center</b>	
Auditorium	P
<b>Infrastructure</b>	
Reverse vending machine	S
Small collection facility	S
Community television antenna systems	P
Wireless communications antenna	P
Wireless communications antenna, building mounted	P
Private electrical power generation facility	P
Solar photovoltaic power system	P
Stand-by/backup facilities that do not exceed noise or air standards	P
Temporary stand-by/backup generators	P
Fuel service station or charge station, no incidental service or repair	P
Central Utility Plant*	P
<b>Logistics/Warehouse</b>	
Logistics/Warehouse*	P

#### Legend

P Permitted Use

C Conditional Use

S Special Use Permit Required

GP Conformance with General Plan land use restrictions for residential

\* New use as defined in permitted uses texted on this sheet

## Prohibited Uses

The following uses are prohibited within the Downtown West PD Zoning District:

- Medical cannabis collective
- Medical cannabis collective dispensary site only
- Medical cannabis business
- Non-medical cannabis business
- Pawn shop or pawn broker, incidental to a retail jewelry store
- Payday lending establishment



# Development Standards

Specifies those that are specifically required by Municode, rest in DWDSG

A) Setbacks

- a) Street & Open Space: none
- b) Riparian Corridor: 50’ Los Gatos Creek, 30’ Guadalupe River

B) Building Heights

- a) Text only, figures and refinement within DWDSG.
- b) If FAA approves greater heights, and is adopted by City Council, Planning Director can permit without amendment to GDP

**Table 6.01.2 Permissible Building Heights by Sub-Area**

<b>Sub-Area</b>	<b>Maximum Building Height (Above Ground Level)</b>
Sub Area 1	Up to 200 feet
Sub Area 2	Up to 280 feet
Sub Area 3	Up to 290 feet

# Development Standards *continued*

## C) Parking

- a) Commercial / Public Parking - up to 2,800 spaces
- b) Residential Parking - up to 2,360 spaces
  - i) Parking ratio by phase for first 5,000 units, units 5,001 - 5,900 will have no parking provided except with subsequent environmental review
  - ii) Different ratio for market/inclusionary and standalone affordable
  - iii) Written such that unbuilt parking can rollover between housing typology and later phases

Phase	Market/Inclusionary	Affordable
1	0.74 space/unit	0.4 space/unit
2	0.48 space/unit	0.4 space/unit
3	0.12 space/unit	0.4 space/unit

1,960 spaces for MR/inclusionary  
400 spaces for dedication  
\*If not used by affordable, can be used by MR  
\*If not used in a phase, can be used by later phase

## D) Minimum lot size

- a) Min lot size consistent with subdivision ordinance, with exception for the existing building footprints along Autumn

# Illustrative Plan



# Conceptual Block Plan

*Location, dimensions and arrangement of open space, streets and pedestrian mid-block passageways are approximate and may change as vertical buildings are developed. Minimum standards will be defined in the Design Standards and Guidelines.*

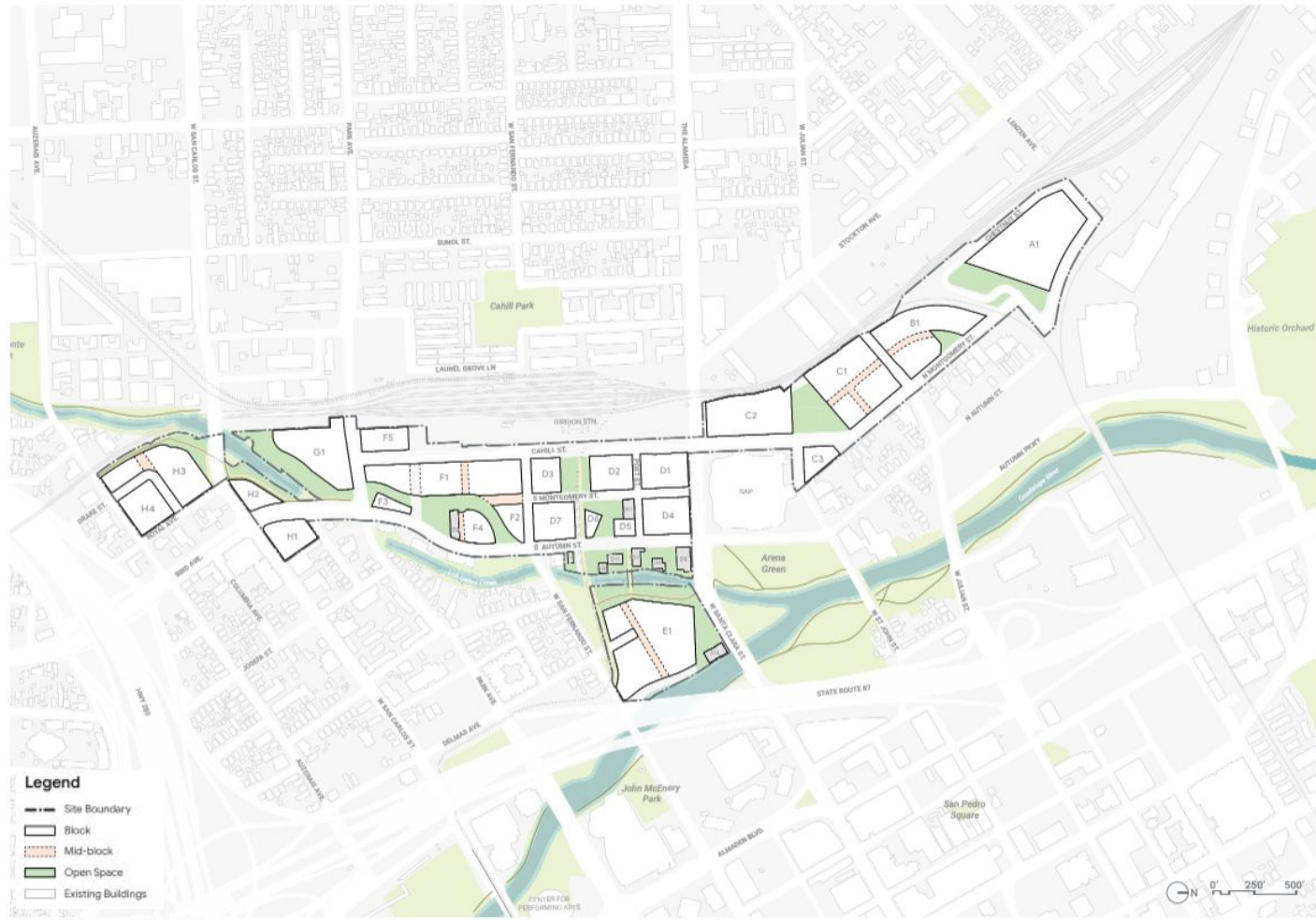


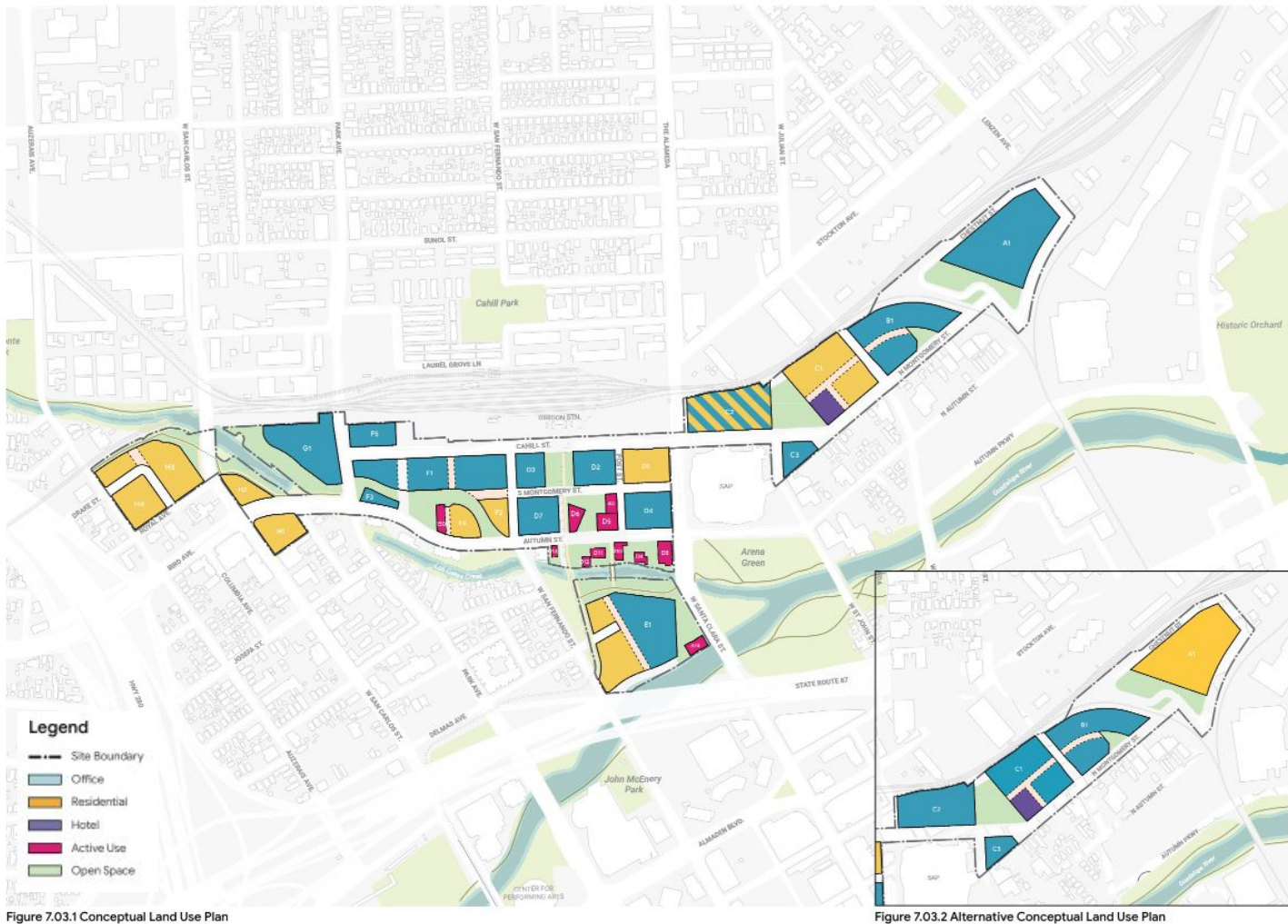
Figure 7.02.1 Conceptual Block Plan



# Conceptual Land Use

*The permitted uses identified in Table 5.01.1 are allowed throughout the Downtown West PD Zoning District.*

*This is an exemplar  
(reflects Project DEIR)*



# Conceptual Open Space



Open Space	Acreage	Includes
Conservancy Model Open Space	~ 11.65 AC	Primary Parks Riparian Setback Los Gatos Creek Trail
Limited Access Open Space	~ 3.35 AC	Semi-public Open Space Mid-block Passage
Total Open Space	~ 15 AC	
Private Open Space	-	-
OS also allowed within commercial properties.		

# Conceptual Circulation Plan

Table 7.05.1 Street Right of Way

Street Name	ROW (in Feet)
W. Santa Clara St.	111
W. San Carlos St.	94
Bird Ave. (formerly S. Montgomery St.)	108
S. Autumn St.	75-77
S. Montgomery St.	60
Cahill St.	85
Park Ave.	82
N. Montgomery St.	68-74
W. San Fernando St.	60
St John St.	66
Post St. (New Street)	48
Auzerais Ave.	60
Royal Ave.	60
Lenzen Ave.	68
W. Julian St.	60-70

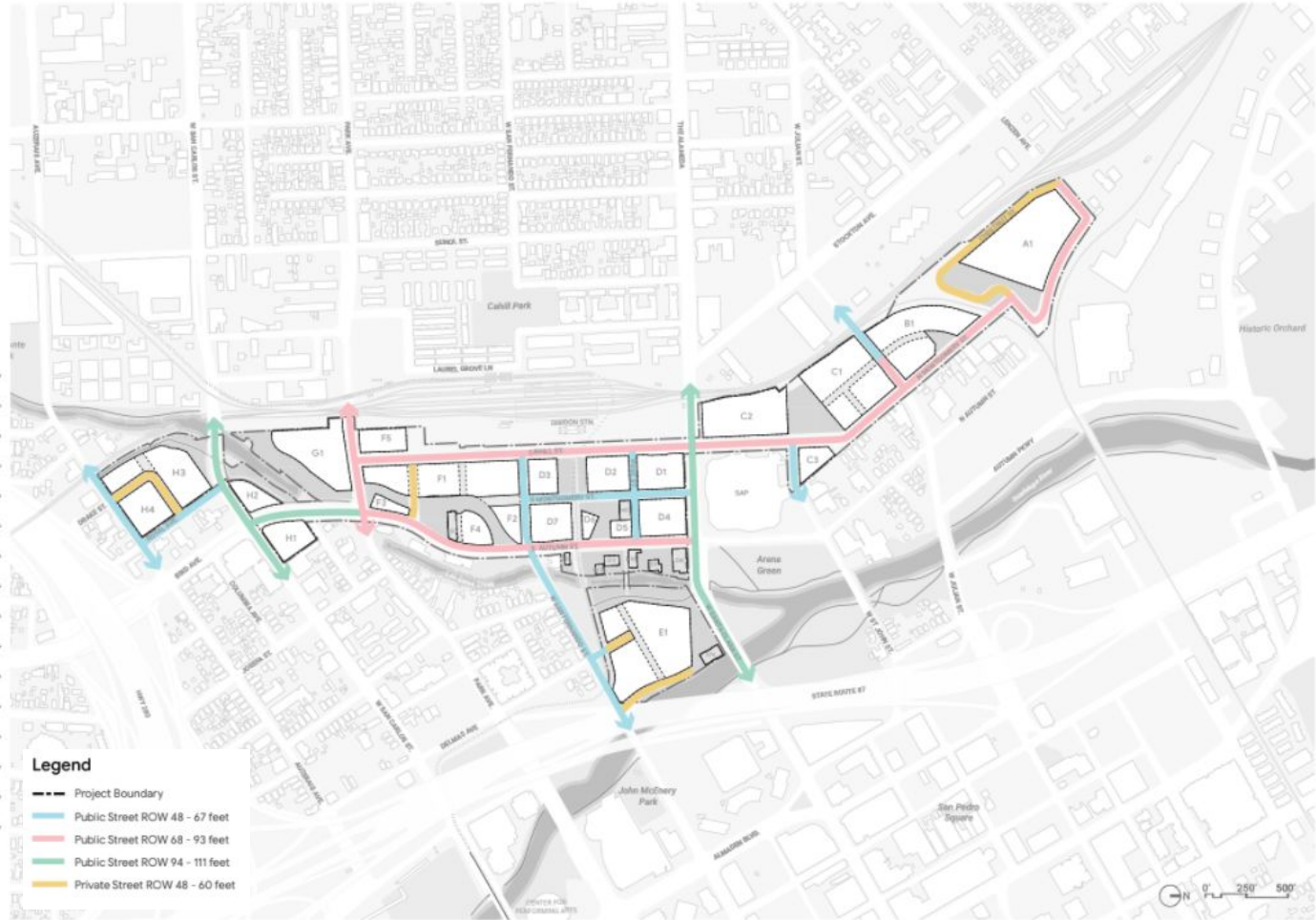
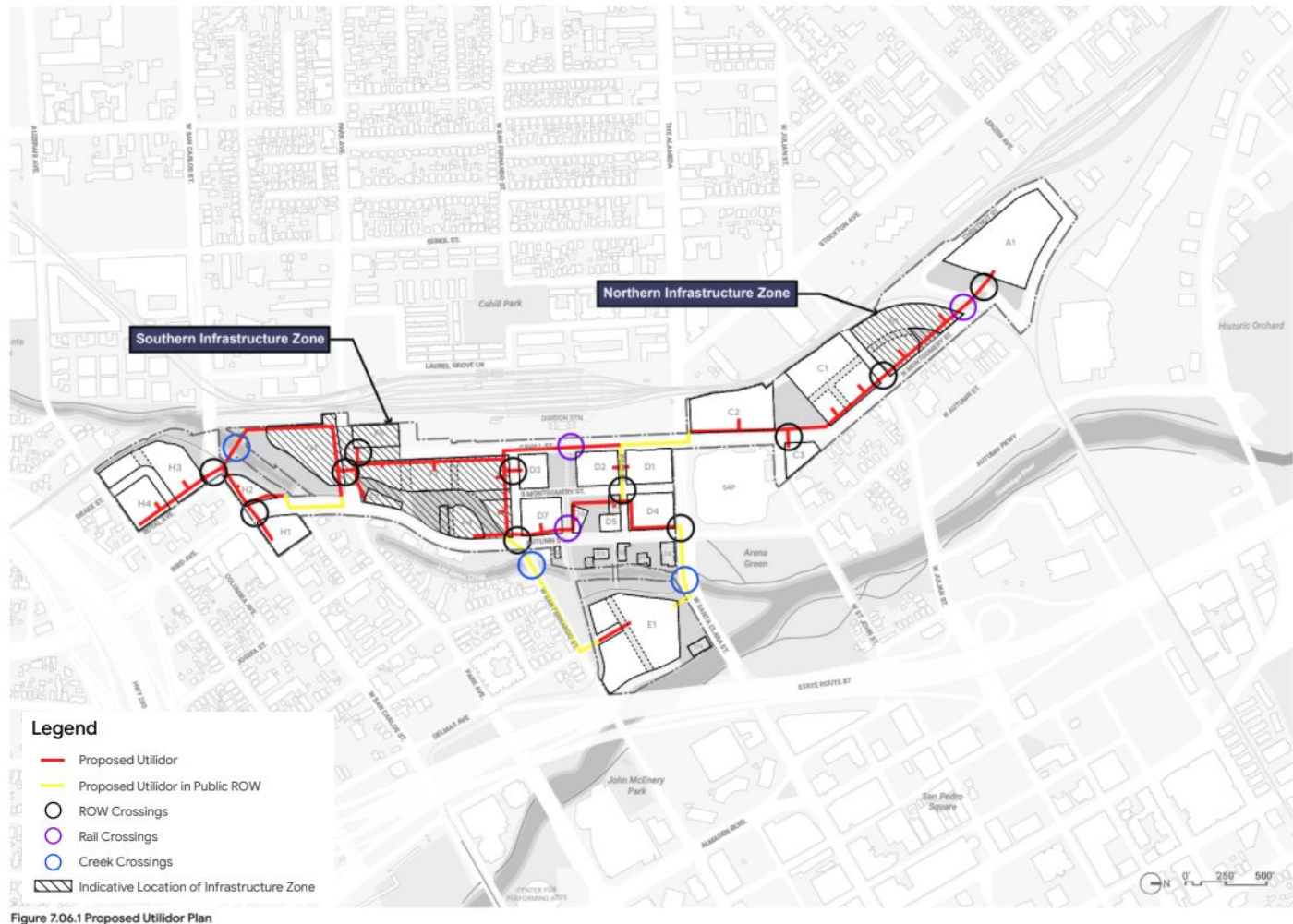


Figure 7.05.1 Proposed Street Types Plan



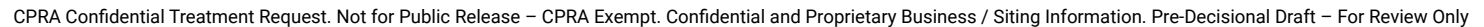
# Conceptual Utilidor Plan

*Subject to change in  
building permit*





*Subject to change in  
building permit*



# Character Renderings

*GDP Requirement:*

*Building elevations which illustrate the intended architectural style and character and the size, shape, materials and general detailing of buildings*



Figure 8.01.1 Conceptual Rendering of Proposed Project from South Montgomery Street Looking North



Figure 8.01.2 Conceptual Rendering of Proposed Project from Cahill Street Looking North



Figure 8.01.3 Conceptual Rendering of Proposed Project from South Montgomery Street Looking North

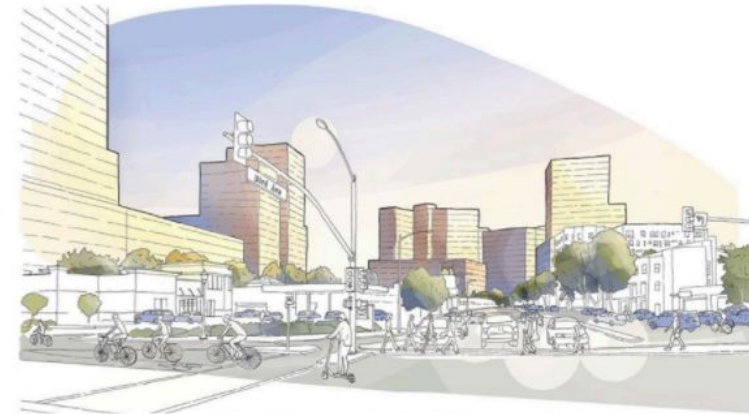


Figure 8.01.4 Conceptual Rendering of Proposed Project from Bird Avenue Looking Northwest