

**From:** [Han, James](#)  
**To:** [Downtown West Project](#)  
**Subject:** FW: DWDSG - Deferrals  
**Date:** Friday, December 18, 2020 12:35:29 PM  
**Attachments:** [City Copy 201125 List of Deferred Items DWDSG.pdf](#)

---

James Han  
Planner | Planning Division | PBCE  
City of San José | 200 East Santa Clara Street  
Email: [james.han@sanjoseca.gov](mailto: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:** Amanda Wolf <amandawolf@google.com>  
**Sent:** Wednesday, November 25, 2020 11:29 AM  
**To:** Tu, John <john.tu@sanjoseca.gov>; Han, James <James.Han@sanjoseca.gov>  
**Subject:** DWDSG - Deferrals

[External Email]

Hi James,

Attached is a list of DWDSG and DDG standards and guidelines that are typically design details available at the time of DD, therefore, we are asking for City confirmation that this list of items can be "deferred" during the Conformance Review process which is aligning with SDs. Once we reach agreement, we will reflect this is an amended checklist (appendix to DWDSG).

Thank you,  
Amanda

--



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

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

November 25, 2020

**List of Items to be Identified in the DWDSG Checklist Appendix (future revision) as Deferred**  
(Details not available at time of Schematic Designs)

**Downtown Design Guidelines and Standards (DWDSG)**

03_Land Use	S3.4.1	Demolition. A demolition permit shall be required prior to the demolition of the existing buildings identified in Figure 3.6.
03_Land Use	S3.4.2	Demolition of historic buildings. Demolition of the historic buildings identified in Figure 3.6 shall comply with all mitigation measures for historic resources in the Mitigation Monitoring Reporting Program (MMRP).
04_Open Space	S4.7.2	Art within riparian setbacks. Art that causes environmental disruption within the riparian setback along Los Gatos Creek or the Guadalupe River shall be prohibited. Examples of non-permitted art causing environmental disruption include but are not limited to interactive art that incorporates noise or lighting. For further lighting standards for art in riparian setbacks, see Sections 7.5 and 7.10.
04_Open Space	S4.8.7	Fences. Existing fences between Los Gatos Creek and Downtown West shall be removed or replaced with wildlife-friendly fences. Wildlife-friendly fencing does not impede movement of resident wildlife nor offer wildlife any hazard of entrapment in meshes, webs, or grids. Wildlife-friendly fencing typically has horizontal rails starting at one foot above the ground surface and spaced approximately 12 to 18 inches apart. Preferred materials shall be consistent with the natural environment of the creek, including wood or earthen materials.
04_Open Space	S4.22.1	Native planting requirement. Planting shall be limited to native species with exceptions to allow for non-native species that are adapted to the local environment and provide wildlife habitat value.
04_Open Space	S4.22.2	Permitted species. The planting palette shall be selected from the permitted species identified in Figure 4.59 to Figure 4.61. These species were selected for hydrology and general tolerance of the local soils, and the range allows for diverse plantings that are climate resilient and biodiverse. The species selection may be further refined — from those depicted in Figure 4.59 to Figure 4.61 — during site design in order to ensure compatibility with the specific conditions. An exception to this list of permitted species includes historic orchard species. A small representative planting (of four to eight trees) of historic orchard species from the Santa Clara Valley, such as plums (prunes), peaches, apricots, pears, cherries, and apples shall be permitted to be planted while outside riparian setbacks and in no more than one location for each open space represented in Sections 4.12 to 4.21. A letter of professional determination from a biologist shall be submitted with required planting plans when proposing substitute species that meet comparable performance criteria. Any additional species proposed should provide ecological benefit such as value to wildlife and/or other demonstrable environmental benefits such as substantial canopy for shade.
04_Open Space	S4.22.3	Prohibited species. The Project shall avoid the use of non-native species (except as provided for in S4.22.1 and S4.22.2), plants of low ecological value, cultivars, and species incompatible with existing and projected site conditions. Invasive species are not permitted.
04_Open Space	S4.23.1	Water reuse. Irrigation shall be designed to utilize recycled water to meet non-potable water demands.

04_Open Space	S4.24.1	<p>Plazas. Materials for plazas shall be selected to withstand both daily pedestrian use and vehicular access and loading requirements for emergency vehicles or large-scale installations. Plaza materials shall provide level surfaces onto which furnishings, stages, and other elements can be placed.</p> <p>Permitted plaza materials shall include concrete (aggregate or polished and textured or smooth), concrete pavers and bricks, granite pavers (cobblestone), and decomposed granite (bonded or loose). Plaza material colors shall be integrated with the color palette of the Project, as shown in Figure 4.66.</p>
04_Open Space	S4.24.2	<p>Decks and terraces. Decks and terraces shall serve as spaces for gathering, lounging, and dining. Decks and terraces shall provide level surfaces onto which furnishings and elements can be placed.</p> <p>Permitted deck and terrace materials shall include but are not limited to pressure treated woods, cedar, and redwood. Deck and terrace material colors shall be integrated with the color palette of the Project, as shown in Figure 4.67.</p>
04_Open Space	S4.24.3	<p>Materials selection. Materials shall be chosen for texture, color, aggregate, and finish. They shall also be selected from sustainable sources. Where feasible, the open spaces shall be of recycled, reclaimed, recyclable, and local materials. FSC-approved, reclaimed, or other sustainably sourced wood is preferred.</p> <p>To lower surrounding air temperatures and reduce the urban heat island effect, the Project shall use high-reflectivity paving. Selection of materials with high albedo is recommended on-site.</p>
04_Open Space	S4.25.7	<p>Temporary structures. Temporary structures shall not occupy greater than 60 percent of a privately-owned public park or City-dedicated park. Refer to Table 4.15 for primary uses of temporary structures.</p>
05_Building	S5.8.7	<p>Active use transparency. Active use facades between three feet and 12 feet above grade shall have a minimum of 70 percent facade area transparency. Glazing units with VLT factor less than 60 percent shall not count toward meeting the required transparent area.</p> <p>[DDG standard 5.3.1.a.h — superseded]</p>
05_Building	S5.8.8	<p>Office use transparency. Office facades between three feet and 12 feet above grade shall have a minimum of 50 percent facade area transparency. Glazing units with VLT factor less than 50 percent shall not count toward meeting the required transparent area.</p> <p>[DDG standard 5.3.1.a.h — superseded]</p>
05_Building	S5.14.1	<p>Standalone central utility plant ground floor. A standalone central utility plant ground floor frontage facing streets or open space shall have a minimum of 20 percent glazing or exterior educational signage between three and 12 feet above grade. Glazing shall have a minimum of 50 percent VLT factor.</p>
05_Building	S5.14.2	<p>Standalone central utility plant facade treatment. All standalone central utility plant facades facing streets or open space shall implement a minimum of one of the following applications for a combined facade area of no less than 50 percent:</p> <p>Preferred material application (per Section 5.7)</p> <p>Glazing with a minimum of 50 percent VLT factor</p>
07_Lighting and Signage	S7.3.2	<p>Enclosed electrical elements. Exposed electrical elements such as conduits, junction boxes, transformers, and panels shall have vandal-proof enclosure, and associated conduits shall be concealed as illustrated in Figure 7.3. Power sources and conduits shall be embedded into ground surfaces to support temporary lighting fixtures, internet, audio/visual, art, and other installations.</p>

07_Lighting and Signage	S7.4.4	<p>Los Gatos Creek Multi-Use Trail lighting. Any trail lighting within the Los Gatos Creek Riparian Setback or the ecological enhancement zone shall be directed downward onto the trail for safe passage, as illustrated in Figure 7.6. The following standards apply to trail lighting:</p> <p>Bollards equal to or less than four feet tall or fully shielded downlights shall be allowed for safety</p> <p>Fully shielded downlighting up to eight feet tall shall be permitted if wildlife-friendly lighting is used</p> <p>Under-railing light shall be permitted as long as it can be contained and directed toward the trail (such as on the inside of an opaque solid railing)</p>
07_Lighting and Signage	S7.4.5	<p>Lighting for existing and replacement structures in the Los Gatos Creek Riparian Setback. The following shall apply to blocks D8, D9, D10, D11, D12, and D13 and associated exterior open space program elements within the Los Gatos Creek Riparian Setback:</p> <p>Lighting on the facades of buildings and decks shall not be directed toward a riparian corridor and shall only light the space intended for its use and security; only wildlife-friendly lighting shall be used</p> <p>Lighting for exterior decks and walking paths associated with existing or replaced buildings shall be no higher than eight-foot tall and shall be fully shielded downlighting</p> <p>Decorative exterior building lighting shall not be permitted on building facades facing the creek</p> <p>Landscape-focused lighting such as tree up-lighting or spotlighting shall not be permitted</p> <p>Light-emanating artwork including neon lights on structures shall not be permitted</p> <p>Lighting from the interior of buildings shall not be directed into a riparian corridor nor the riparian setback. Interior lights near windows in the riparian setback shall be shielded at light source and directionally down-lit</p>
07_Lighting and Signage	S7.4.6	<p>Lighting for existing, replacement, and new buildings in the ecological enhancement zone. The following shall apply to existing, replacement, and new buildings (blocks D8, D9, D10, D12, D13, E1, E2, and H2) and associated exterior open space program elements within the ecological enhancement zone: Lighting shall not be directed toward a riparian corridor nor the riparian setback</p> <p>Fully shielded, and downward-directed wildlife-friendly lighting shall be permitted outside of, or on the exterior of buildings</p> <p>Landscape-focused lighting such as tree up-lighting or spotlighting shall not be permitted</p> <p>Lighting from the interior of buildings shall not be directed into a riparian corridor nor the riparian setback. Interior lights near windows adjacent to the riparian setback shall be shielded at light source and directionally down-lit</p>
07_Lighting and Signage	S7.4.7	<p>Lighting for art in the riparian setback. The following shall apply to art objects and associated program lighting within the riparian setback:</p> <p>Up-lighting shall avoid light trespass past the piece of art or associated program and shall not be within 25 feet of a riparian corridor</p> <p>Downlighting shall be directed away from a riparian corridor, fully shielded and limited to the immediate vicinity of the object (no more than three feet from the object). Downlighting shall not be within 25 feet of a riparian corridor</p> <p>Internally lit art pieces shall have light directed fully away from a riparian corridor that is not widely cast. Internally lit art pieces shall not be allowed within 25 feet of a riparian corridor</p> <p>Light intensity shall be low and limited to the wildlife-friendly lighting spectrum</p> <p>Light levels shall not exceed the intensity of the adjoining trail lighting</p> <p>Wall-wash lighting shall not be permitted in the 50-foot riparian setback</p> <p>Future lighting technologies unforeseen at this time shall be permitted if a letter of</p>

November 25, 2020

		professional determination from a biologist is submitted that demonstrates such lighting technologies would avoid light and glare impacts to wildlife within a riparian corridor
07_Lighting and Signage	S7.7.1	Permitted signage. Vending cart signs and retail pavilion signs as defined in Municipal Code Part 2.5 Urban Mixed-Use Development Area Sign Zone shall be permitted in the Project and shall be subject to the requirements of Sections 23.04.156.L and 23.04.156.M.
07_Lighting and Signage	S7.7.2	Portable signage. Portable signs, such as sandwich boards and valet parking signs, shall be permitted and limited to one sign per active use, and shall be located within frontage or furnishing zones on sidewalks, or within the open space fronting the business. Event signage shall be excluded from this standard.
07_Lighting and Signage	S7.7.3	Concealed electrical elements. Any electrical signage elements, such as exposed conduits, junction boxes, transformers, and panels boxes shall have vandal-proof enclosure. Concealed conduits shall be used as an alternative.
07_Lighting and Signage	S7.8.1	Temporary construction signage. Use of temporary construction signage to encourage creative, artistic, and interpretive application shall be permitted. Temporary construction signs, whether or not attached to fences that enclose the construction site, shall be permitted on the full street frontage on up to three sides of the construction site. Each temporary construction sign shall not exceed 24 feet in height. [Municipal Code 23.04.610.B.5.c — variance]
07_Lighting and Signage	S7.8.2	Pedestrian level use signage placement. In mixed-use buildings, location of signage for ground floor uses shall be visible from the pedestrian level, with a minimum seven-foot clearance above pathways.
07_Lighting and Signage	S7.9.2	Interpretive pavement markings. Design of interpretive pavement markings shall follow CSDSG guidelines and permit the use of icons and branding when providing a link between Los Gatos Creek Multi-Use Trail segments along Autumn Street and at trail crossings. For design of pavements see Section 6.14.

**Downtown Design Guidelines (DDG)**

Building	4.4.10	61	b	Emphasize a graphic logo within a sign and de-emphasize text.
Building	4.4.3	51	b	Use materials that are graffiti resistant or easily repainted
Building	4.4.9.a	59	c	Shield all lighting to prevent light intrusion into private and public building uses, especially residential units.
Building	4.4.9.a	59	d	For Image-Defining Frontages, accentuate Podium Level lighting, including the use of Wall Washing. Image-Defining Frontages within 300 feet of the centerline of the Guadalupe River or Los Gatos Creek that are visible from the River or Creek, where Highway 87 or Interstate 280 is not between the Frontage and the River or Creek, are excluded from requirements of this section for reasons of bird safety.
Building	4.4.9.a	59	e	For facades along Lighting Corridors accentuate the Podium Level with lighting to illuminate architectural features and Wall Washing.
Building	4.4.9.a	59	f	For facades at Lighting Gateways accentuate Podium Level lighting from ground level to the top of the Podium Level, including the use of Wall Washing, lighting to accentuate architectural features, and artistic lighting or a light-based artwork that marks the location.
Building	4.4.9.a	59	a	Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.
Building	4.4.9.a	59	b	Illuminate distinctive features inside the building so they are visible from outside.
Building	4.4.9.b	60	a	Coordinate skyline level lighting with podium level and pedestrian level lighting to create a unified composition
Building	4.4.9.b	60	b	Create skyline level lighting that is bird safe, including the potential to reduce or shield lighting visible to birds during migration season
Building	4.4.9.b	60	a	Use Skyline Level lighting to create memorable features in the skyline while avoiding overwhelming or out-of-scale elements.
Building	4.4.9.b	60	b	Buildings on Gateway Sites should use Skyline Level lighting techniques to mark their special locations in the area.
Building	4.4.9.b	60	c	Buildings not on Gateway Sites should maintain simple lighting at the Skyline Level, with lighting visible at night mostly coming from the building's internal lighting and activities.
Pedestrian Level	5.2	65	b	At a Lighting Gateway create an Element of Distinction or Element of Change with lighting art
Pedestrian Level	5.2	65	a	Place public art in Public Spaces (such as exteriors) or semi-public zones (such as lobbies) or integrate the artwork with building architecture at the building top, middle, or base.
Pedestrian Level	5.2	65	b	Integrate permanent and temporary public art into communal and gathering spaces at commercial and residential development projects.
Pedestrian Level	5.2	65	g	Incorporate art displaced by development (such as an existing mural) into the new building.

November 25, 2020

Pedestrian Level	5.3.4	73	c	Provide separate power switches for interior and exterior lighting of active ground floor uses so that these can remain lit after hours, including for retail tenant signage and storefront areas
Pedestrian Level	5.3.4	73	j	Shield all lighting to prevent light intrusion into private and public building uses, especially residential units
Pedestrian Level	5.3.4	72	c	Install lighting in display windows that spills onto and illuminates the sidewalk.
Pedestrian Level	5.3.5	74	a	Create signage that is perpendicular to the adjacent sidewalk, and thus more visible to pedestrians
Pedestrian Level	5.3.5	74	b	Signage oriented parallel to the street, more visible to vehicles and people on the opposite sidewalk, is allowed but not required
Pedestrian Level	5.3.5	74	c	Use signage and addressing to make clear the location of the primary entrance for pedestrians, cyclists, bicycle parking, and emergency responders
Pedestrian Level	5.3.5	74	a	Use neon signs on Primary Addressing Streets and the SoFA Addressing Street to create visually vibrant Streetscapes.
Pedestrian Level	5.3.5	74	b	Do not use internally illuminated signs at the Podium Level and Pedestrian Level.
Pedestrian Level	5.3.5	74	c	Do not cover or obscure a building's architectural features with a sign.
Pedestrian Level	5.3.5	74	d	Use materials and colors for signs that are compatible with the building's materials and colors.
Pedestrian Level	5.3.5	74	e	Minimize light impacts from signs on residential windows, particularly from flashing or otherwise changing lights.
Pedestrian Level	5.5.1	77	d	Place the building street number near the main entrance and easily visible from the sidewalk.