

**North San Jose Urban Design Guidelines
Comparison of Policy and Guidelines**

Issue	Industrial Design Guidelines (Note 1)	Commercial Design Guidelines (Note 2)	North San Jose Area Development Policy	North San Jose Urban Design Guidelines 9/19/08 Draft (Note 3)	Responses to 11/13/08 Charette (Note 4)
Grid streets in Core Area and adjacent blocks	None.	None.	Required.	Required.	No change.
Maximum block length -- industrial areas not subject to grid street requirement	None.	None.	None.	Should not exceed 1000'. Use public streets or public mid-block connections to divide blocks.	No change except mid-block connections may be private.
Maximum block perimeter - residential areas	None.	None.	None.	Should not exceed 1600'. Use public streets or 60' wide public paseos to divide blocks.	No change.
Minimum building height	None.	None.	Along North First Street in Core Area, policy envisions and intends 4 to 12-story industrial office buildings.	Tallest buildings in North San Jose should be located along North First Street.	New buildings on North First Street in Core Area should be at least 4 stories and preferably taller.
Building setbacks and build-to lines -- industrial and commercial buildings	On corner sites, consider locating buildings near intersection.	Office buildings should be located at or near the front setback line.	Along North First Street in Core Area, buildings should be oriented to the street and built close to it.	Buildings must be built to build-to line on North First Street and, within Core Area, within one block of North First Street. On other streets, buildings should be built to setback line.	Buildings must be built to build-to line on North First Street in Core Area. Encourage buildings on other streets to be built to setback line.
Parking garages fronting streets	Should place short dimension along street edge. Should locate active uses on street frontage.	Should place short dimension along street edge. Should locate active uses on street frontage.	Parking garages should not front North First Street in Core Area.	Parking garages should not front North First Street. Parking garages fronting streets within 200' of North First Street must be wrapped with ground-floor active uses or retail and/or multi-story office space.	Parking garages should not front North First Street. No requirement for active uses, retail or office space.

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Parking lot setbacks on street frontages	Should provide minimum 15' landscape strip.	Parking lots should be located at the rear of the site or at the side of the building. Should provide 25' landscape strip at street frontage.	In Core Area, large parking lots should be behind buildings. Small visitor parking lots may be appropriate at front. No setback specified.	Do not place parking lots along North First Street. Elsewhere, large parking lots should be located at the side or rear of buildings, away from street edges.	Do not place large parking lots along North First Street in Core Area, but permit small visitor parking lots in front. Elsewhere, large parking lots should be located at the side or rear of buildings, away from street edges, but permit small visitor parking lots in front.
Floor plate size	None.	None.	None.	Encourage slender towers and smaller floor plates.	None.

Notes:

1. In the section titled "How to Use This Book," the Industrial Design Guidelines state: "These guidelines apply to all industrial development in the city of San Jose, including areas with industrial zoning or planned development zoning for industrial use. Allowed uses within these designations which may be more commercial or office in nature should also follow the applicable guidelines in the City's Commercial Design Guidelines."
2. In the section titled "How to Use this Book," the Commercial Design Guidelines state: "Guidelines which employ the word 'should' are intended to be applied as stated. An alternative measure may be considered, however, if it meets or exceeds the objective of the guideline."
3. When written, the draft guidelines used the word "should" to mean "strongly recommended." PBCE has since stated that it would interpret "should" the same as its does in the Commercial Design Guidelines. (See Note 2.)
4. These responses use the word "should" to mean "strongly recommended."