
 Downtown Specific Plan Update

# Task Force Meeting #13


Draft Redlined Plan, Part 2  
Land Use and Downtown Design Chapters




 Downtown Specific Plan Update


## Meeting Agenda


1. Welcome and Prior Meeting Summary Notes
2. Public Comments
3. Review Draft Redlined Plan, Part 2 and Provide Direction
4. Task Force Check-In
5. Brief Announcements from Task Force and Staff, Summary, and Next Steps




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1. Welcome and Prior Meeting Summary  
Meeting #12 Summary




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2. Public Comments
  - Correspondence
  - Meeting open to the public




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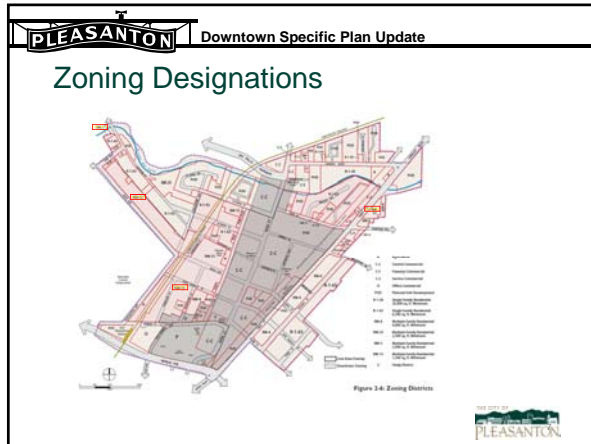
3. Redline Plan – Land Use Chapter  
Major Policy Issues and Key Changes
  - Building Height
  - Ground Floor Residential Uses
  - Uses in the Mixed Use – Transitional District
  - Existing Single Family Residences
  - Active Ground Floor Uses



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3. Redline Plan – Land Use Chapter
  - Propose to eliminate number of stories and instead rely on height limitation
    - Municipal code does not account for number of stories
    - Floor to floor height of different uses can be dramatically different
    - What is interpreted to be a story is often ambiguous
  - Amend heights in residential zoning districts to 30 feet maximum
    - RM-2,000 and RM-1,500 districts would be reduced from a 40-foot maximum to 30-foot maximum





### 3. Redline Plan – Land Use Chapter Height Measurement

Principal structure versus accessory structure

Hip, gable, or gambrel roofs

Accessory structure      Principal structure

Hip Roof      Gable Roof      Gambrel Roof

### 3. Redline Plan – Land Use Chapter Height Measurement

Current Method of Height Measurement, Principal Structures (Not proposed to change)

### 3. Redline Plan – Land Use Chapter Height Measurement

Current Method of Height Measurement, Principal Structures (Not proposed to change)

### 3. Redline Plan – Land Use Chapter Height Measurement

Current Method of Height Measurement, Principal Structures (Not proposed to change)      Alternative Method of Height Measurement, Principal Structures


### 3. Redline Plan – Land Use Chapter Height Exceptions

- Height Exceptions
  - Towers, cupolas, spires, chimneys, mechanical enclosures, and other non-habitable building features may exceed height by 25 feet, up to maximum of 65 feet
- Potential Code Amendments
  - Height measurement methodology
  - Measure to lower of natural or finished grade; add parapets
  - Distinguish between architectural elements and appurtenances (e.g., towers, cupolas, chimneys) and free standing and appurtenant structures (e.g., water towers, antennas, fire towers, flag poles, etc.)
  - Delete subsection A of municipal code 18.84.150
- Community Benefits and Height

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### 3. Redline Plan – Land Use Chapter

- Height Exceptions
  - Towers, cupolas, spires, chimneys, mechanical enclosures, and other non-habitable building features may exceed height by 25 feet, up to maximum of 65 feet
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  - Delete subsection A of municipal code 18.84.150



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### 3 - 780 Main St.




A: To ridge: 28-feet-6-inches  
B: To top of south tower: 43-feet



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### 3. Redline Plan – Land Use Chapter

- Community Benefits and Height



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### 3. Redline Plan – Land Use Chapter

Building Heights in Mixed Use-Transitional and Mixed Use-Downtown – Typical Story Heights

	Retail or Restaurant	Office	Hotel	Residential
Ground Floor Story Height	15 to 16 feet	15 feet	15 feet	15 feet
Above Ground Floor Story Height	15 feet	14 to 15 feet	9 to 10 feet	10 to 11 feet



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### 3. Redline Plan – Land Use Chapter

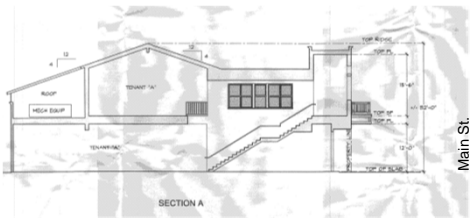
#### 725 Main St.




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### 3. Redline Plan – Land Use Chapter

#### 725 Main St.



SECTION A

Main St.



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### 3. Redline Plan – Land Use Chapter 725 Main St.

SECTION A

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### 3. Redline Plan – Land Use Chapter 725 Main St.

SECTION A

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### Parking Configurations

Underground Parking

Partial Underground Parking

Above-Ground Parking

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### Parking Configurations

Underground Parking

Partial Underground Parking

Above-Ground Parking

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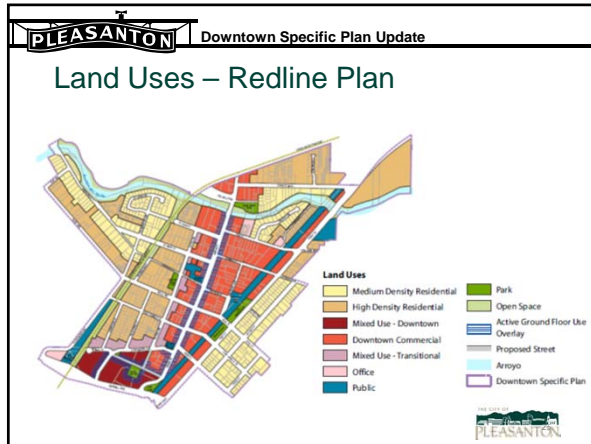
### Parking Configurations

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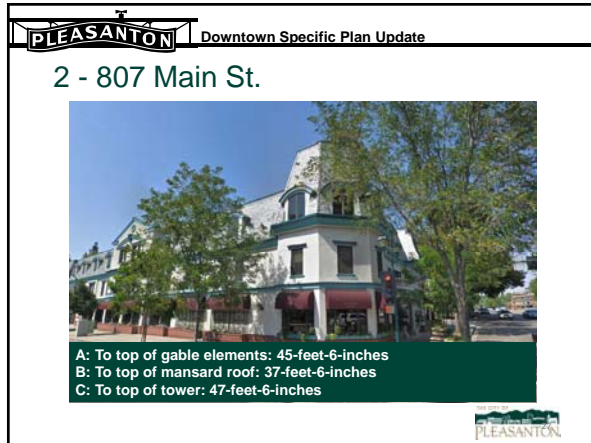


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### 3. Redline Plan – Land Use Chapter

#### Summary of Proposed Heights

	C-C District	MU – T	MU – D	Residential Districts
Existing	40 feet	30 feet/40 feet	NA	30 feet / 40 feet
Proposed	No change	36 feet	46 feet	30 feet




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- ### 3. Redline Plan – Land Use Chapter
- #### Questions for Task Force
1. Does the Task Force agree with the proposed specific plan text amendments related to height, including elimination of stories as a measure of building height in the specific plan?
  2. Does the Task Force agree with the proposed municipal code text amendments related to height, including modification of the measurement methodology and height exceptions as outlined in Attachment 4?
  3. Does the Task Force agree not to further pursue the community benefits discussion as it pertains to the specific plan?
  4. Does the Task Force agree with the proposed height maximums for the *Mixed Use – Transitional* and *Mixed Use – Downtown* districts?

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- ### 3. Redline Plan – Land Use Chapter
- #### Ground Floor Residential Uses
- Protect commercial uses from being displaced by residential development
- When are residential uses acceptable on the ground floor?
- At the rear of a site behind an existing or proposed building (included in redline draft)
  - An entrance to a residential unit or corridor/stairway as a secondary entrance to the commercial entrance (would need to be added to redline draft)

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### 3. Redline Plan – Land Use Chapter

254 Ray St.



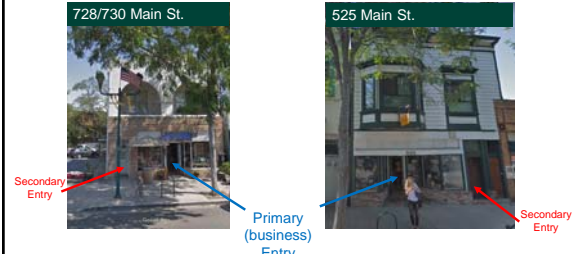
Received approval in 2004 to construct a two-story, two-unit apartment building and one-unit apartment building above a four-car garage behind the existing dwelling, while retaining the existing one-story single family residence.

Existing unit  
Approved units

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### 3. Redline Plan – Land Use Chapter



728/730 Main St.      525 Main St.

Secondary Entry      Primary (business) Entry      Secondary Entry

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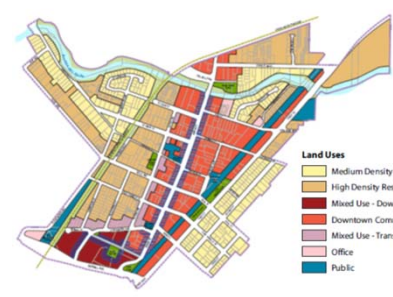
### 3. Redline Plan – Land Use Chapter Questions for Task Force

- Does the Task Force agree with the approach to allow ground-floor residential in the *Downtown Commercial*, *Mixed Use – Transitional*, and *Mixed Use – Downtown* districts if located behind an existing or proposed building?
- Does the Task Force desire to allow an entrance to a residential unit or a corridor/stairway to be street fronting?

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### Land Uses – Redline Plan



Land Uses

- Medium Density Residential
- High Density Residential
- Mixed Use - Downtown
- Downtown Commercial
- Mixed Use - Transitional
- Office
- Public
- Park
- Open Space
- Active Ground Floor Use Overlay
- Proposed Street
- Arroyo
- Downtown Specific Plan

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### 3. Redline Plan – Land Use Chapter Restaurants, Bars, and Outdoor Dining

	C-C District	Office District	Proposed MU-T
<b>Restaurants</b>	Permitted	Conditional Use Permit	Indoor dining – Permitted Outdoor dining – Minor Conditional Use Permit
<b>Bars</b>	Conditional Use Permit	Not Permitted	Conditional Use Permit

- Outdoor dining
- Downtown Hospitality Guidelines

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### 3. Redline Plan – Land Use Chapter Questions for Task Force


- Does the Task Force agree that restaurants with indoor dining be permitted, restaurants with outdoor dining be subject to a Minor Conditional Use permit, and that bars be subject to a Conditional Use Permit in the *Mixed Use – Transitional* district?
- If so, should outdoor dining in *Mixed Use – Transitional* district be subject to both Minor Conditional Use and Outdoor Dining permits?

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### 3. Redline Plan – Land Use Chapter

- Existing Single Family Residences in *Mixed Use – Transitional* district:
  - Allow alterations and expansions of existing single family residences
- Active Ground Floor Uses
  - Multi-tenant spaces
  - Exceptions
  - Definition



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### 3. Redline Plan – Land Use Chapter

#### Active Ground Floor Uses

- Multi-tenant spaces
 

First 25% of the depth of tenant space (perpendicular to façade fronting designated active street) must be occupied by active use. The remaining area may be occupied with a non-active use.
- Exceptions
  - Tenant space has been vacant for a period of at least 6 months; OR
  - There does not exist a similar use within the same block of a designated active street as defined by address; OR
  - The configuration of the tenant space is such that it would have storefront frontage of less than 10 feet



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### 3. Redline Plan – Land Use Chapter

#### Active Ground Floor Uses

**Definition**

"Active ground floor use" means a use that promotes an active pedestrian environment on the ground floor of a commercial building, and includes retail establishments, restaurants and catering establishments, bars and brew pubs, art and craft studios, wineries, and other uses determined by the director of community development to be substantially similar to the foregoing, or to have unique characteristics such that the objectives of the overlay district would be met."



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### 3. Redline Plan – Land Use Chapter


**Questions for Task Force**

Existing Single Family Residences

9. Does the Task Force agree that owners of existing single family homes in the *Mixed Use – Transitional* district should be able to alter or enlarge the home, and that an implementation action to amend municipal code should be added to the specific plan?

Active Ground Floor Uses

10. Does the Task Force find the text related to multiple tenants within a single space acceptable?
11. Does the Task Force find the exceptions to the active ground floor use requirement acceptable?
12. Does the Task Force find the modification to the definition of "active ground floor use" acceptable?



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### 3. Redline Plan – Downtown Design Chapter

#### Key Changes and Major Policy Issues

- Incorporates streetscape improvements
- Gateways
- Outdoor Dining
- Signs, Public Spaces, Public Art and Placemaking, Heritage Buildings and Neighborhoods



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### 3. Redline Plan – Downtown Design Chapter

#### Gateways

- Main Street Bridge
- Main Street at Bernal Avenue
- Wixom Bridge at Hopyard Road/Division Street
- Neal Street at First Street
- First Street Bridge at Stanley Boulevard/First Street

**Added:**

- First Street at Sunol Boulevard
- Transportation Corridor terminus at Bernal Avenue
- Old Bernal at Bernal Avenue



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### 3. Redline Plan – Downtown Design Chapter

● Residential Tree Planting Program  
 ● Street Trees Indicated in the Parking Area  
 ● Streetscape Enhancements  
 ● Existing Street Lighting - Standard Design  
 ● Potential Street Lighting - Long-arm street lighting  
 ● Existing Street Lighting - Non-Standard Design  
 ● Black Energy panel with low light  
 ● Proposed Lighting to Match Style on Adjacent Streets  
 ● Location for Bicycle/Pedestrian Street Landings  
 ● Downtown Specific Plan Boundary  
 ● Arterial  
 ● Proposed Street  
 ● Potential Future Town Square District  
 ● Town Square District plan  
 ● Potential Mixed-Use  
 ● Planned Improvements

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### 3. Redline Plan – Downtown Design Chapter

#### Questions for Task Force

13. Does the Task Force agree with the downtown gateway locations?

14. Does the Task Force have any comments on the Downtown Design chapter?

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### 3. Redline Plan

Does the Task Force or members of the public have any additional comments on either the Land Use or the Downtown Design chapter?

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### 4. Task Force Check-In

Are there any additional questions or comments?

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### 5. Announcements, Summary, and Next Steps

STEP	TASKS
1: Background	<ul style="list-style-type: none"> <li>Understand what a "great downtown" looks and feels like</li> <li>Developed working draft of vision statement</li> <li>Understand existing conditions in the Plan Area</li> </ul>
2: Issue Identification	<ul style="list-style-type: none"> <li>Continuing discussion of issues and opportunities</li> <li>Consensus on options that will be more fully analyzed</li> </ul>
3: Alternatives Refinement	<ul style="list-style-type: none"> <li>Preliminary analysis of alternatives</li> </ul>
4: Draft Revised Specific Plan	<ul style="list-style-type: none"> <li>Review redline chapters</li> </ul>
5: Environmental Review	<ul style="list-style-type: none"> <li>Environmental Impact Report</li> </ul>
6: Plan Adoption	<ul style="list-style-type: none"> <li>Adopt specific plan</li> </ul>

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Draft Redlined Plan, Part 2  
Land Use and Downtown Design Chapters