

CITY OF PLEASANTON

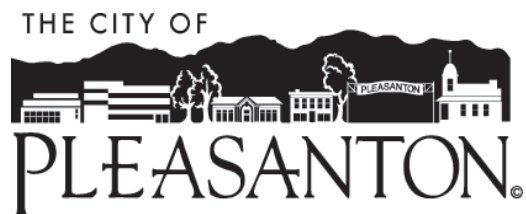
~~Housing Site Development~~ Objective Design Standards and for Housing Sites

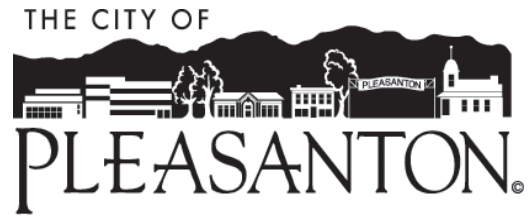
Public Draft

~~Design Guidelines~~

August ~~21, 2012~~20, 2021

COMMUNITY DEVELOPMENT DEPARTMENT





Objective Design Standards and Design Guidelines for Housing Sites

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PART 1

Introduction

A. PURPOSE

These Development Standards and Guidelines are to be used to evaluate residential development on nine housing sites rezoned as part of the Housing Element update (see C1. Housing Sites Map). The intent is to promote residential development at densities that support work force housing that are compatible with Pleasanton's existing high-quality neighborhoods.

The Standards and Guidelines provide direction to developers and property owners on the key components of use, density, building mass and height, setbacks, architectural features, parking, access, and street character.

In regard to the balance of the standards and guidelines in this document, both quantitative and qualitative criteria have been incorporated. To enable greater flexibility and creativity, the City Council may approve proposals that exceed the identified numeric ranges if they determine that such proposals are consistent with the purpose of these standards and guidelines.

Review Process

All development applications will be reviewed by the City through the Planned Unit Development (PUD) process, which will include review and recommendation by the Planning Commission and approval or denial by the City Council at noticed public hearings. The Housing Commission will review and make a recommendation on any affordable housing agreement associated with the project. Subsequent amendments to approved development plans, if determined to be minor after public notification, may be approved by the Community Development Director but are appealable to the Planning Commission and City Council. Major amendments will require additional review, public hearing and approval by the City Council. The City Council may grant exceptions in the application of the development standards contained in this document, if such proposals meet the intent and purpose of the standards. As is typical with all design guidelines, some flexibility is warranted where specific circumstances would make application of the guideline undesirable, and where an alternative proposal fits with the Vision and intent expressed in this document.

B. VISION STATEMENT

The City of Pleasanton puts forward the following vision statement to complement the attached development standards and design guidelines. This vision provides direction to property owners and associated developers on the City's planning intent.

Housing Standards and Design Guidelines

Vision Statement:

The livability of these development sites is paramount. These future developments address housing needs for families of all incomes and ages, and also provide a supply of workforce housing in the City to accommodate mandated Regional Housing Need Allocations by the State of California.

We desire to build quality neighborhoods with amenities for future residents and the existing community to enjoy. Simply put, it must be a very nice place to live.

The developments shall be situated in an attractively designed landscaped environment with ample open space, play areas, trail connections, pedestrian amenities, pool area, fitness facility and community rooms for residents. The developments shall be transit-oriented, where possible, with direct and inviting access to all available modes of transportation, including fixed transit (e.g. BART), bus lines, trails, and bike connections. Public plazas, water features, greens, trees and other landscaping will be incorporated into the developments for the benefit of the public, and to assist in creating a sense of place that will identify these new neighborhoods.

Streets, pedestrian paths, and bike paths will contribute to a system of fully connected and interesting routes between neighborhood focal points. Their design will encourage pedestrian and bicycle use by being appropriately scaled and defined by buildings, trees and lighting.

The incorporation of retail and service uses in addition to the required minimum density residential development is encouraged on sites zoned to allow such activities (Sites 1,2,3,4,8 and 9). These non-residential uses are to encourage non-vehicular access to goods and services for future and current residents of these neighborhoods in an effort to minimize traffic impacts, greenhouse gases, and other environmental impacts.

Design features shall complement the adjacent neighborhoods and properties and draw on its surroundings to ensure compatibility. Special emphasis should be placed on set-backs, building height, massing, and scale, landscape treatments, architectural design, and color palates to ensure compatibility.

The developments shall minimize the impacts of noise from the adjacent thoroughfares through creative placement of buildings, landscaping and open space. All developments shall adhere to the standard conditions of approval, sustainable design practices and the city's green-building ordinance and other project specific conditions and environmental mitigations that may result from the review process.

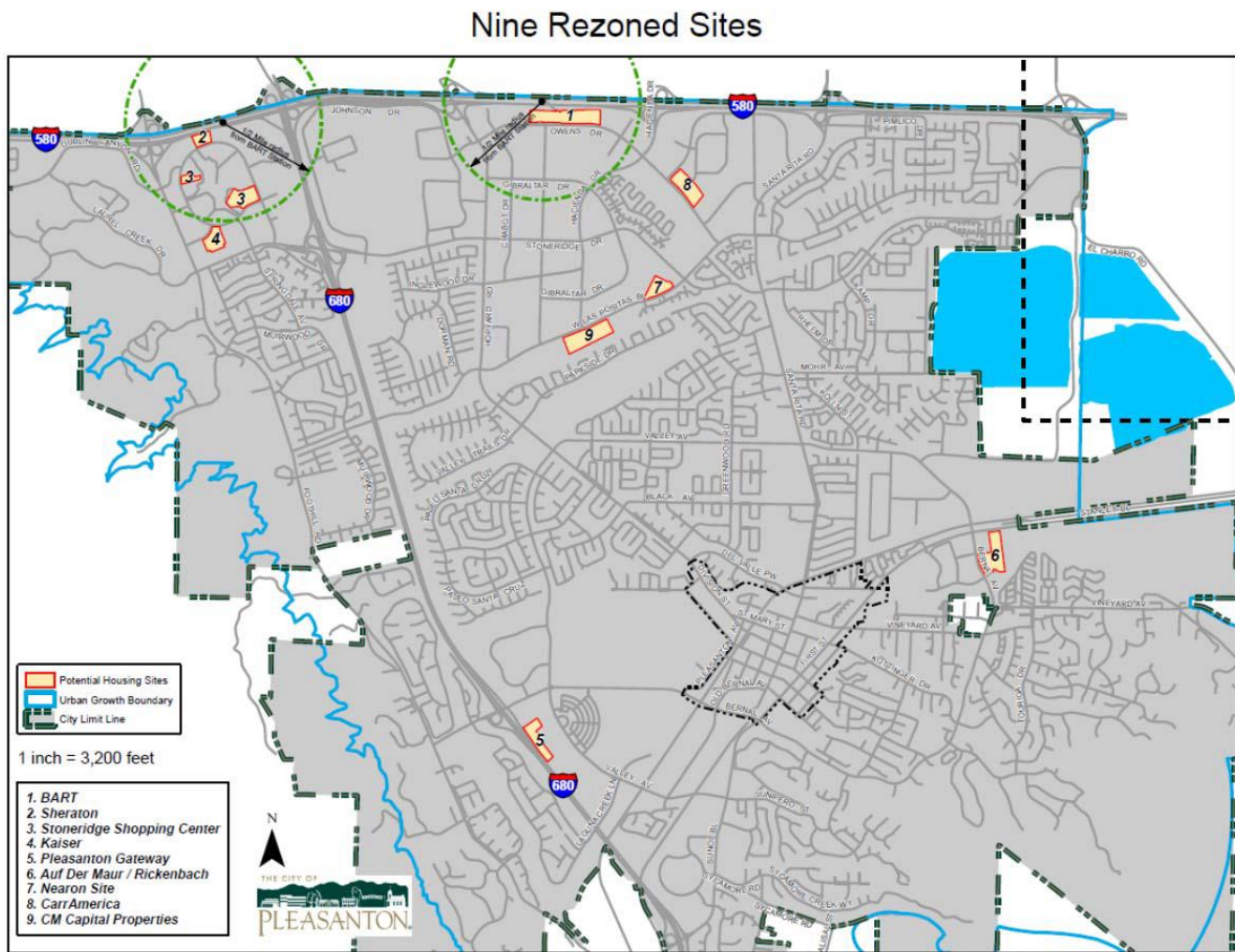
In addition to evaluating conformance with the attached standards and guidelines, individual PUD applications must be measured against the aforementioned vision through the PUD process.

The intent of this document is to create quality developments that fit into the character of the city while being economically viable and environmentally sustainable.

Housing Standards and Design Guidelines

Each of the nine rezoned sites to which these standards and guidelines apply are very different in their configuration, size, surrounding geography, neighborhood context, available community amenities and present very unique opportunities and constraints for residential development. Specific site circumstances may merit the consideration of exceptions from standards and alternative proposals to meet guidelines.

C. Housing Sites Map



D. Other Guidelines and Regulations Applying to Development

These nine housing sites are also subject to other regulations and guidelines in addition to the Development Standards and Design Guidelines contained in this document. For example, the sites are subject to the relevant provisions of the Pleasanton Municipal Code. Sites 7, 8 and 9 are also subject to the provisions of the Hacienda Design Guidelines and Development Plan. As a rule, where a topic is addressed and a standard is established in these standards and guidelines, it takes precedence over a requirement or guideline established in the Pleasanton Municipal Code or other City-adopted document regulating development, for the purposes of residential or mixed use development on the subject nine sites. Standards established in the General Plan continue to apply. In addition, development on housing sites in Hacienda is expected to preserve and integrate with existing features in Hacienda and to maintain the character and style of the park as expressed in landscaping, decorative walls and other built features. The City is also in the process of preparing additional standards and development guidelines for Site 1: BART, which will address additional non-residential development opportunities for this site.

PART 2

PUD Regulations

All development applications for the identified housing sites will be reviewed by the City through the Planned Unit Development (PUD) process, which will include review and recommendation by the Planning Commission and approval or denial by the City Council at noticed public hearings. The following regulations establish numeric standards in order to realize the desired building, open space, and street character contained in the design guidelines. The City Council may grant exceptions in the application of these development standards where such proposals meet the intent and purpose of the standards. Additional PUD regulations and standards are located throughout the rest of the document.

In addition to the PUD standards described below, all residential development shall satisfy the **Livability Standards** in this document relating to:

- The provision of pedestrian and bicycle connections
- Group Usable Open Space (PUD Regulations)
- Landscaped Paseos (A.6)
- Open Space, Landscaping and Lighting (A8, A9, and A10)

And shall also incorporate residential amenities such as play/activity areas, pools, water features, fitness facilities, and community rooms.

Density: Each site has been zoned for a minimum of 30, 35 or 40 units per acre (see Table 2.1 Housing Sites, for details). The allowed density range is shown in Table 2.1. These densities are in addition to whatever on-site retail or service uses the City may approve as part of a mixed-use project, if such additional development was anticipated in the Supplemental EIR. See Table 2.1 and Appendix B for site-specific guidelines on uses, density, setbacks, etc.

Note: The City interprets the minimum residential density to be an average minimum density to be met over each individual parcel.

Affordability: All development shall comply with the City's Inclusionary Zoning Ordinance through affordable housing agreements entered into between the City and each developer. Affordable units will be deed-restricted in perpetuity. The affordable housing agreements will be recorded and will run with the land.

Section 8 Rental Assistance Vouchers: Through the affordable housing agreements entered into between the City and each developer, the developments will generally be required to accept HUD Section 8 Rental Vouchers as a means of assisting qualified applicants.

Bedroom Mix of Affordable Units: For each project, a minimum of 10% of the total affordable units will be three-bedroom units; a minimum of 35% of the total affordable units will be two-bedroom units; and the remaining affordable units will be studio or one bedroom units.

Housing Standards and Design Guidelines

Front Yard Minimum:	See Prototype Street Sections
Side Yard Minimums:	One Side 8 feet /A total of 20 feet for both sides
Rear Yard Minimum:	20 feet (<i>Note - Trash enclosures, carports, bike storage and other <u>accessory</u> structures allowed per City Zoning ordinance are allowed to encroach upon rear yard), such that they maintain a setback of 5 feet from the <u>property line</u></i>)
Group Usable Open Space^{*,1}:	<p>For projects up to 40 DU/ACRE – 300 square feet per dwelling unit; <u>or</u> 250 square feet for projects providing a public plaza/park with <u>dedicated</u> public access.</p> <p><u>For projects with 40-45 DU/ACRE - 250 square feet per dwelling unit.</u></p> <p><u>For projects over 45 DU/ACRE – 200 square feet per dwelling unit.</u></p> <p><u>Private open space is not required for each unit. However, if Private open space is provided, it may be deducted from the Group open space requirement. 30 percent of the square feet provided as a Private open space in the form of individual unit terraces, balconies, can be deducted from the total required group open space.</u></p> <p><u>Also see PMC for definitions and regulations.</u> (<i>Note -- ¶The area of the public plaza/park can be counted toward the project’s group usable open space requirement</i>).</p> <p>Private open space is not required for each unit. However, if provided, it may be deducted from the group open space requirement. Each square foot of private open space shall be considered equivalent to two square feet of group open space and may be so substituted.</p>
Maximum FAR:	Not Applicable
Maximum Height:	65 feet (or 5 stories) ⁺² , <u>except as per AB 2923</u> Minimum Height (Principal structures): <u>20 feet</u>
Parking Minimums^{**3}:	Residential - 1.5 spaces per unit Live/Work - 2 spaces per unit Visitor Parking - 1 space per every 10 units.

** See section 18.84.170 of City Zoning Code for definitions and regulations. (18.84.170 is reprinted in the Appendix) Additional Open Space regulations are located in Part 3, Section B8*

¹ See section 18.84.170 of City Zoning Code for definitions and regulations.

² See Development Guideline B10 regarding height compatibility with the adjacent neighborhood

³ These standards are limited to projects on TOD sites (Sites 1, 2, 3 and 8). Pleasanton Municipal Code off-street parking requirements (in effect at the time of application) apply to the other residential sites. Potential for shared parking on specific sites is noted in Appendix A. Developments subject to California State Density Bonus and SB35 shall comply with the minimum parking requirements of applicable state legislation.

Housing Standards and Design Guidelines

~~** These standards are limited to projects on TOD. *Note: Standards for sites (Sites 1, 2, 3 subject to AB2923 (BART-owned property) with respect to minimum allowable height, FAR and 8). Pleasanton Municipal Code off-street parking may supersede these requirements (in effect at,*~~

Residential/Bike Storage:

~~Each unit shall be provided a minimum of 250 cubic feet of enclosed secured storage space. Storage space shall be located outside of the time of application) apply to associated unit but does not need to be adjacent to unit. Bicycle storage required can be combined with the other required residential sites. Potential for shared parking on specific sites is noted in Appendix B storage.~~

~~⁺See Development Guideline C11.1 regarding height compatibility with the adjacent neighborhood.~~

TABLE 2.1 - HOUSING SITES

Specific site information is located in Appendix BA.

MAP ID	Site	Address	General Plan Designation/ Zoning	Acreage/ Residential Density Range (Minimum and Maximum)*	<u>Housing Development Status as of 2021</u>
Site 1	BART	5859 and 5835 Owens Drive	Mixed Use-Business Park/ PUD-MU	8.3 acres/30 to 35 units per acre, <u>or as required in accordance with baseline density for BART-owned sites pursuant to AB 2923</u>	<u>Not developed</u>
Site 2	Sheraton	5990 Stoneridge Mall Road	Mixed Use/ PUD-MU	3.3 acres/30 to 35 <u>35</u> units per acre	<u>Not developed</u>
Site 3	Stoneridge Shopping Center	1008 – 2481 Stoneridge Mall Road	Mixed Use/ PUD-MU	10.0 acres/40 units per acre	<u>Not developed</u>
Site 4	Kaiser	5620 Stoneridge Mall Road	Mixed Use/ PUD-MU	6.1 acres/30 to 35 units per acre	<u>Not developed</u>
Site 5	Pleasanton Gateway	1600 Valley Avenue	High Density Residential / PUD-HDR	7.0 acres/30 to 35 units per acre	<u>Developed</u> <u>The Mason Apartments</u>
Site 6	Auf der Maur/ Rickenbach <u>Rickenbach</u> Site	3150 Bernal Avenue	High Density Residential / PUD-HDR	11.5 acres/30 units per acre	<u>Developed</u> <u>Vintage Apartments</u>
Site 7	Nearon Site	572 53 W. Las Positas Blvd	Mixed Use-Business Park/ PUD-HDR	5.6 acres/30 units per acre	<u>Developed</u> <u>Anton Hacienda</u>
Site 8	CarrAmerica	4452 Rosewood Drive	Mixed Use-Business Park/ PUD-HDR	8.4 acres/35 to 40 units per acre plus 10,000 sf retail	<u>Entitled, but not developed</u>
Site 9	CM Capital Properties	5758 and 5850 W. Las Positas Blvd	Mixed Use-Business Park/ PUD-MU	12.6 acres/30 units per acre	<u>Partially developed</u> <u>Andares townhomes</u>

Housing Standards and Design Guidelines

*Note: If a project qualifies for State Density Bonus, the maximum density in table 2.1 could be exceeded.

ALLOWED USES

PERMITTED NON-RESIDENTIAL USES for designated mixed-use sites

**Sites 1, 2, 3, and 8

Service and Retail Uses:

- Art galleries, art supply, hobby and toy stores
- Bicycle shops/repair
- Bookstores, newsstands and music stores
- Clothing, shoe and accessory stores
- Convenience market (limited to the hours of 6 a.m. to 10 p.m.)
- Office supply, copying and similar business services
- Delicatessen stores
- Drug stores and prescription pharmacies
- Farmers Market
- Financial institutions – banks, savings and loans, credit unions
- Florists
- Gift shops
- Grocery Stores
- Gyms and health clubs
- Hardware stores
- Instruction and tutoring, 20 or fewer students at any one time
- Jewelry stores
- Laundries and dry cleaners
- Medical and dental offices
- Personal services (spas, nail and hair care)
- Pet and bird stores
- Photographic studios
- Post offices and private mailing services
- Professional Offices and Services (Accountant, Lawyer, Architect, Educational/training, etc)
- Recreation and sports facilities, indoor,
- Restaurants, cafes, take-out, and other ready to eat food not including drive-through facilities
- Shoe or watch repair shops
- Specialty retail stores
- Sporting goods stores, no firearms sales
- Tailor or dressmaking shops

Public and Community Uses:

- ~~Child care~~Childcare (small-family, licensed)
- Community or recreation center
- Cultural arts facility (museum, performing arts)
- Educational facility
- Government office that serves the public on-site
- Police substation
- Public library
- Social services office (including meeting space)

Other Uses:

- Uses similar in nature to any of the above, subject to the approval of the Director of Community Development

CONDITIONAL USES

- Childcare centers
- Liquor stores
- Bars (as ~~deser~~defined in the Pleasanton Municipal Code)
- Wine bars and wine sales
- Any uses from permitted list proposed to have normal business hours between 10 p.m. and 6 a.m.
- Uses similar in nature to any of the above, subject to a finding and permit from the Planning Commission

EXPRESSLY PROHIBITED USES

- ~~Cigarette stores~~
- Retail Tobacco Stores
- Adult bookstores

LIVE/WORK SPACE ALLOWED USES

- Residential uses (Live/Live)
- Arts and craft work such as ceramics, painting, photography, sculpture, woodwork, and similar cottage industries
- Offices of architects, attorneys, consultants, writers, planners, CPAs, tax preparers, therapist and other small-scale professional office uses
- Hair stylist and other personal services, excluding massage
- All permitted uses in retail space
- Other small-scale, low impact uses may be allowed as determined by the Director of Community Development

LIVE/WORK SPACE CONDITIONAL USES

- Any allowed uses proposed to have normal business hours between 10 p.m. and 6 a.m.

PART 3

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

A. SITE DESIGN AND PLANNING

A1. Site Circulation

The intent of ~~the circulation hierarchy~~ these standards is to provide a quality entry experience for visitors and residents ~~emphasizing pedestrian access over vehicular access to homes, while allowing for convenient secondary vehicular circulation. Site circulation should facilitate pedestrian and bicycle use and will link housing, work places, schools, transit, parks and other facilities essential to the daily life of Pleasanton residents.~~

Design Guidelines

~~A1.a. There should be.~~ Sites shall provide a distinct hierarchy of circulation including ~~public streets, internal "streets"~~ Public Streets, Internal "Streets" or drives, ~~p~~ Pedestrian walks/paseos, Bicycle paths and alleys / parking areas. ~~(see definitions in Glossary of this document).~~ These should be arranged so that visitors and residents use the primary circulation of public streets, internal streets and drives and pedestrian walks / paseos and bike paths for their primary circulation and addressing of the units and building orientation.

A1. SITE CIRCULATION

Site circulation should facilitate pedestrian and bicycle use and will link housing, workplaces, schools, transit, parks and other facilities essential to the daily life of Pleasanton residents.

Design Standards

- A1.1 Where provided, Internal Streets shall be designed similar to Public Streets and shall provide sidewalks, street trees, and pedestrian-scale lighting.
- A1.2 Alleys and parking areas should not be used for primary circulation to the building entries and through the site. Where possible, primary entries should orient to public streets, internal streets, and paseos/open spaces. If individual unit entries are provided, a maximum of 25 percent of unit entries in each building shall be allowed to front Alleys and Parking Areas in each project.
- A1.3 A1.e Pedestrian walkways should circulation shall not be separate and distinct from routed through parking areas and, parking drive aisles, or alleys and shall be separated from such areas using a fence, short wall or landscaping.
- A1.4 Pedestrian circulation shall be accommodated on sidewalks built to a minimum width of 5 feet and include landscaping/trees, lighting and decorative paving at crossings, landscaping/trees, and lighting.
- A1.5 A1.d Pedestrian circulation shall comply with the dimensional standards set forth in these Objective Design Standards:
 - Pedestrian circulation abutting Public Streets, alleys and paseos should not only connect internally but also be publicly accessible and connect shall comply with the standards in Section A3
 - Pedestrian circulation abutting Internal Streets shall comply with the standards in Section A4
 - Pedestrian circulation abutting buildings shall comply with the standards in Section A6
 - Pedestrian circulation abutting parking lots shall comply with the standards in Section A7

Housing Standards and Design Guidelines

- A1.6 75 percent of Internal Streets and Paseos shall provide connection to adjacent streets and neighboring development and be publicly accessible, unless demonstrated to be infeasible by the applicant.
- A1.7 Where street connections to adjacent neighborhoods are infeasible due to demonstrated topographic constraints, existing infrastructure, or jurisdictional restrictions, pedestrian or bicycle connections shall be provided.
- A1.8 Developments adjacent to City of Pleasanton trail system shall provide both public and private access for pedestrians and bicyclists.

Design Guidelines

- A1.a ~~A1.e~~ ~~Anticipate~~ Development should be configured so Public Streets, Internal Streets and pedestrian Paseos are used to assign addresses for the units and building orientation.
- A1.b Development should anticipate future connections to adjacent parcels to provide future connectivity.
- ~~A1.f~~ ~~Pedestrian and bike paths should be used where street connections to adjacent neighborhoods are infeasible.~~

Housing Standards and Design Guidelines

Glossary:

~~**Public Street:** A public-owned right-of-way that provides pedestrian, vehicular, and/or bike access.~~

~~**Internal Street/Drive:** Private streets or drives that provide vehicular and pedestrian access to buildings not accessed off public streets.~~

~~**Alley/Parking Area:** Public or private vehicular drive that is used to access private garages, structured parking, and/or surface parking.~~

~~**Paseo/Pedestrian walk:** A public or private pedestrian right-of-way that provides access through a site or to buildings entrances.~~

A2. Building Orientation BUILDING ORIENTATION

~~Design Guidelines~~

The intent of ~~the~~ building orientation ~~guidelines~~ standards is to ~~provide direction for site planning which places~~ locate active building frontages with entries, active storefronts, and living spaces along streets ~~and~~, pedestrian ~~paths~~ paseos, and common open spaces, to provide activity, safety and security through informal surveillance (“eyes on the street”) in these areas.

Design Standards

A2.1 For sites ranging from 0.5 to 3 acres, where each site dimension is less than 400 feet (see Diagram A):

- a. Up to 70 percent of the site dimension along Public Streets, Paseos, and Open Spaces shall be lined with building frontage.
- b. Mid-block access shall be provided for each site dimension along Public Streets, Paseos, and Open Spaces, in the way of pedestrian walkway, driveway, Internal Street or Alley; such that each building frontage along a site dimension shall not be greater than 35 percent of that site dimension.

A2.2 For sites ranging from 3 to 7 acres, where each site dimension is no less than 400 feet (see Diagram B):

- a. Mid-block access shall be provided for each site dimension along Public Streets, Paseos, and Open Spaces, in the way of pedestrian walkway, driveway, Internal Street or Alley, such that each continuous site dimension is less than 400 feet.
- b. Up to 75 percent of a continuous site dimension along Public Streets, Paseos, and Open Spaces shall be lined with building frontage.
- c. If only one building is located along a site dimension, its building frontage shall be up to 75 percent of that site dimension. If multiple buildings are located along a site dimension, each building frontage shall be no greater than 35 percent of that continuous site dimension.

A2.3 For sites larger than 7 acres, where each site dimension is greater than 400 feet (see Diagram C):

- a. Mid-block access in the way of pedestrian walkways, driveways, Internal Streets or alleys; common open spaces; and centralized publicly accessible open spaces shall be provided for each site dimension along Public Streets, Paseos, and Open Spaces such that each continuous site dimension is no greater than 400 feet.
- b. Up to 75 percent of a continuous site dimension along Public Streets, Paseos, and Open Spaces shall be lined with building frontage.

A2.4 At least 75 percent of the total number of proposed building and unit entrances shall face onto Public Streets, Internal Streets, Paseos, or Open Spaces.

A2.5 A minimum of 75 percent of the length of each building frontage located on Public Streets, Internal Streets, Paseos, and Open Spaces shall incorporate at least one of the following:

Housing Standards and Design Guidelines

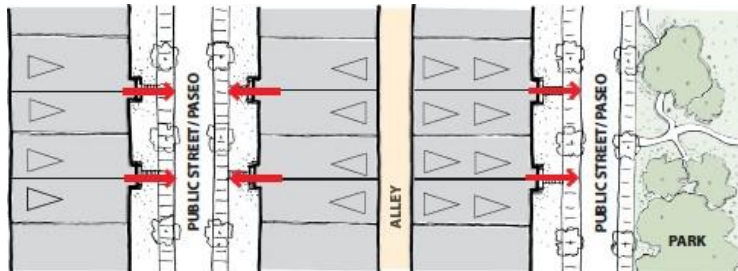
- a. Residential Uses with a minimum depth of 12 feet
- b. Mixed-uses with ground floor commercial development with a minimum depth of 50 feet
- c. Live/work Uses with a minimum depth of 25 feet

A2.6 Building corners shall be activated with residential, live/work or mixed-use commercial uses; garages, parking entries, and utility rooms shall be prohibited at building corners.

A2.7 Site plans shall comply with the maximum dimensional standards illustrated in the following Site Circulation and Building Orientation diagrams.

Design Guidelines

A1.a A2.a. Buildings should face public and internal streets and paths whenever possible. Public Streets, Internal Streets, and Paseos to provide an attractive environment for both residents and visitors, and provide clearly identifiable addresses for units. Building fronts should face other building fronts or open spaces whenever possible, rather than sides of buildings or perimeter walls.



A2.b Building fronts should include door entries facing streets and open spaces.

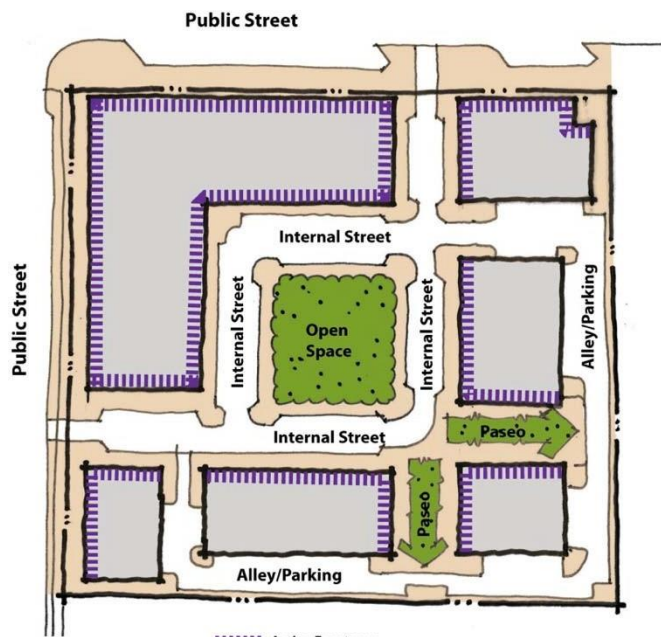
A2.c. On residential frontages including public streets, internal streets, pedestrian walks/paseos, and open spaces, a minimum 75% of building façade should be fronted with livable residential space, i.e. not garages. It is particularly important for building corners to be activated with livable residential uses. Residential uses should be a minimum depth of 12 feet.

A2.d. On retail and live/work frontages, a minimum 75% of the building façade should be fronted with active retail or live/work uses.

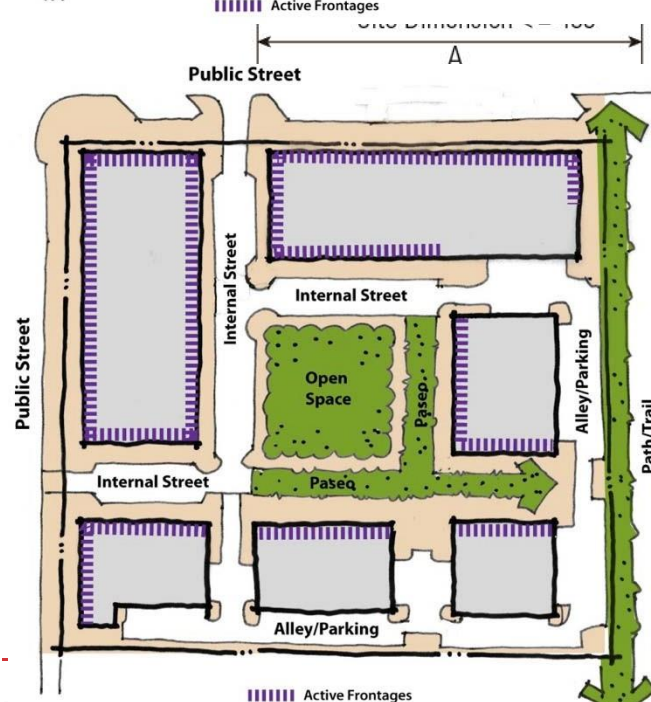
Site Circulation and Building Orientation Diagrams

The following diagrams illustrate provide dimensional standards for a variety of possible site circulation hierarchies and associated building orientations that can be applied to any site. It is anticipated that there are a wide variety of solutions including but not limited to the following sizes. The principles from the diagrams can be applied to any variety or mixture of building types.

Diagram A: Proposed Development Site ranging from 0.5 to 3 acres



- Through internal streets around a central common open space surround by active residential facades.
- Perimeter alley access for garages and surface parking.



- Active Frontages
- Building
- Potential Parking Zone/Area
- Pedestrian Walkway/Internal Street
- Driveway/Alley
- Site Boundary

Diagram B: Proposed Development Site ranging from 3 to 7 acres

- ~~Through internal streets around a central common open space and internal pedestrian walks.~~
- ~~Perimeter alley access for garages and surface parking.~~
- ~~Paseos/Pedestrian walks should connect to open spaces and trails.~~

Housing Standards and Design Guidelines

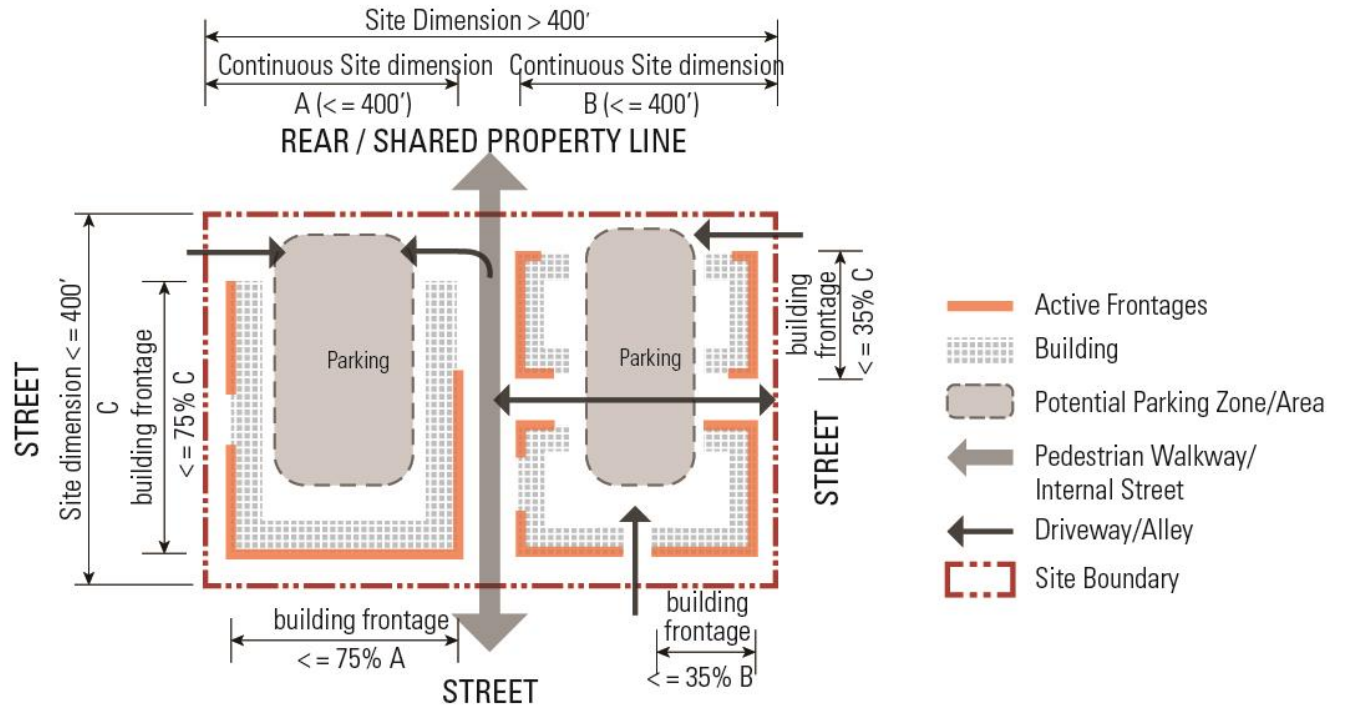


Diagram C: Proposed Development Site Greater than 7 Acres

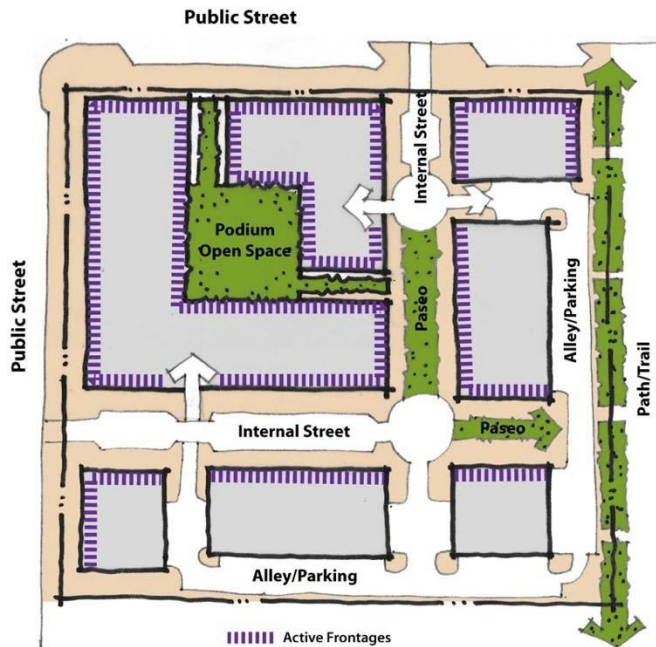
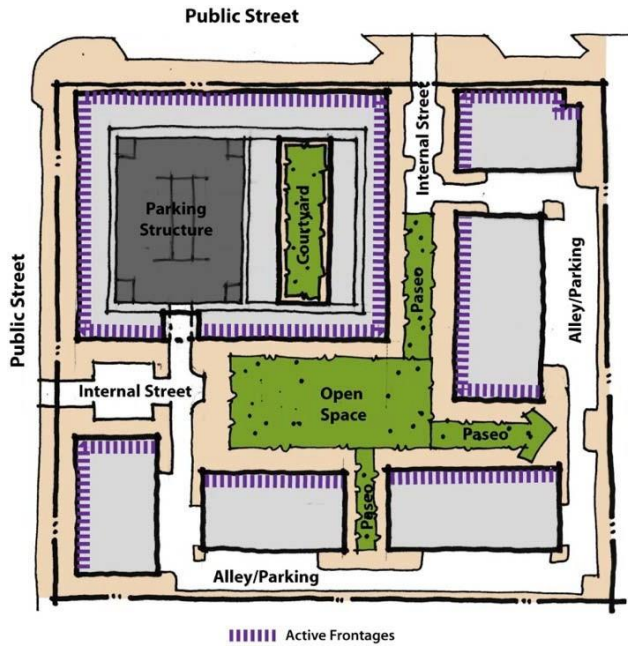


Diagram D

Housing Standards and Design Guidelines



- Internal streets connected by pedestrian walks/paseos.
- Podium parking with open space above and alley accessed garages and surface parking.
- Paseos/Pedestrian walks should connect to open spaces and trails.

- Central Open space with internal circulation via pedestrian walks/paseos.
- Minimal internal street access to residential wrap parking structure and alley accessed garage and surface parking.

Diagram E

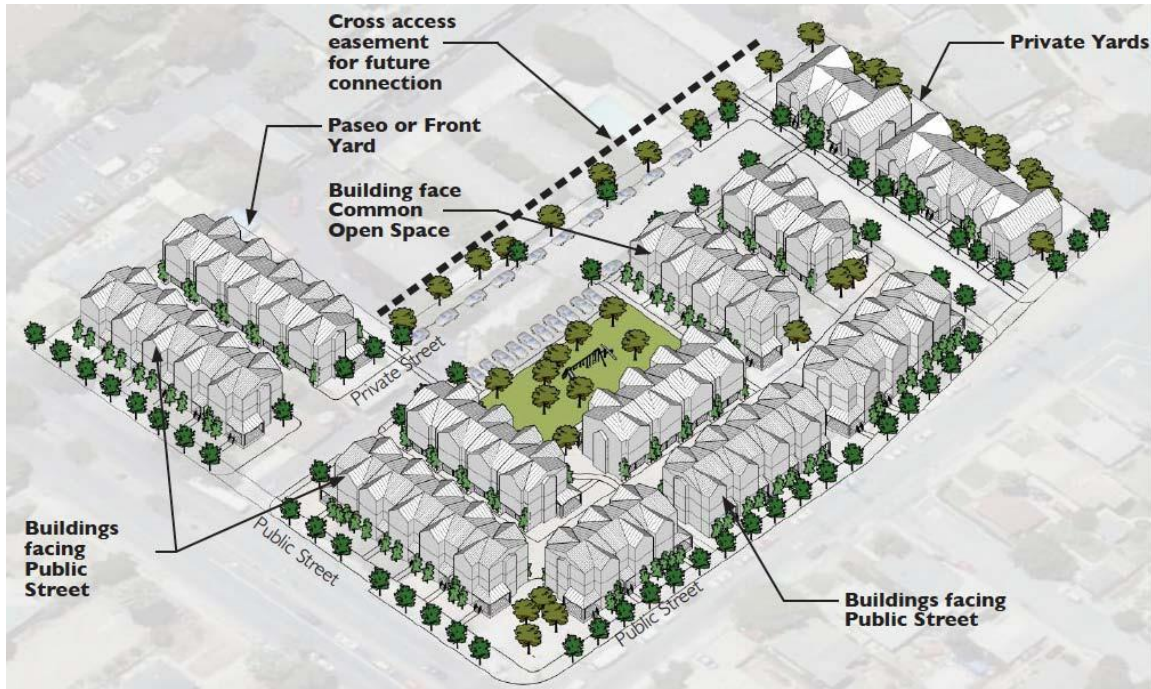
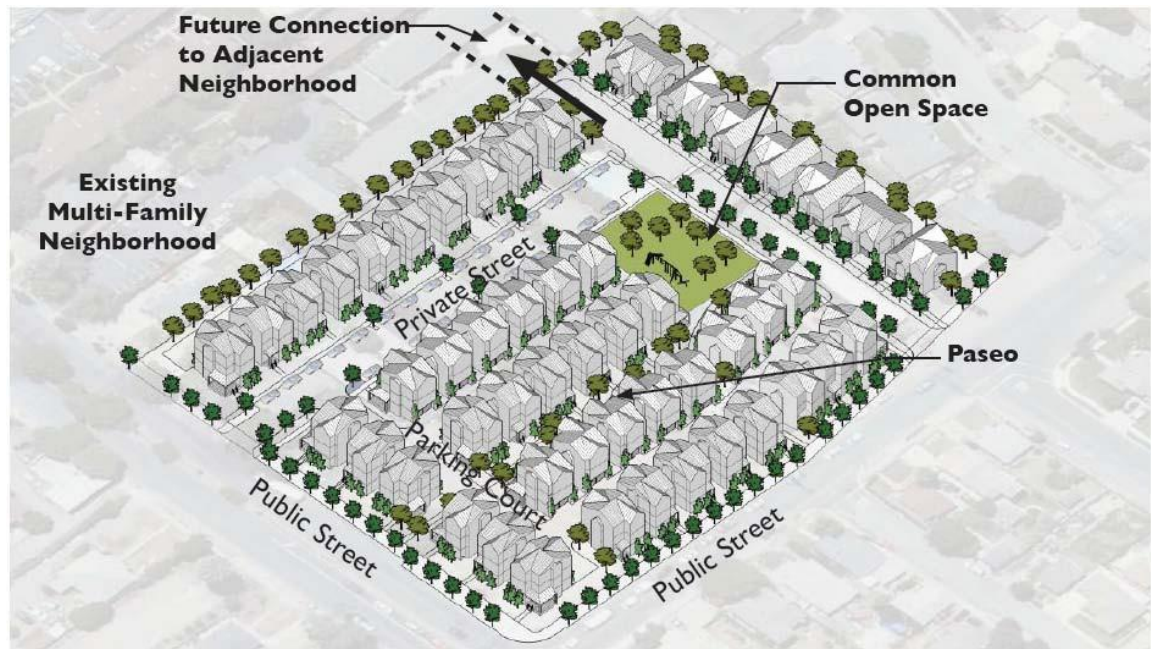
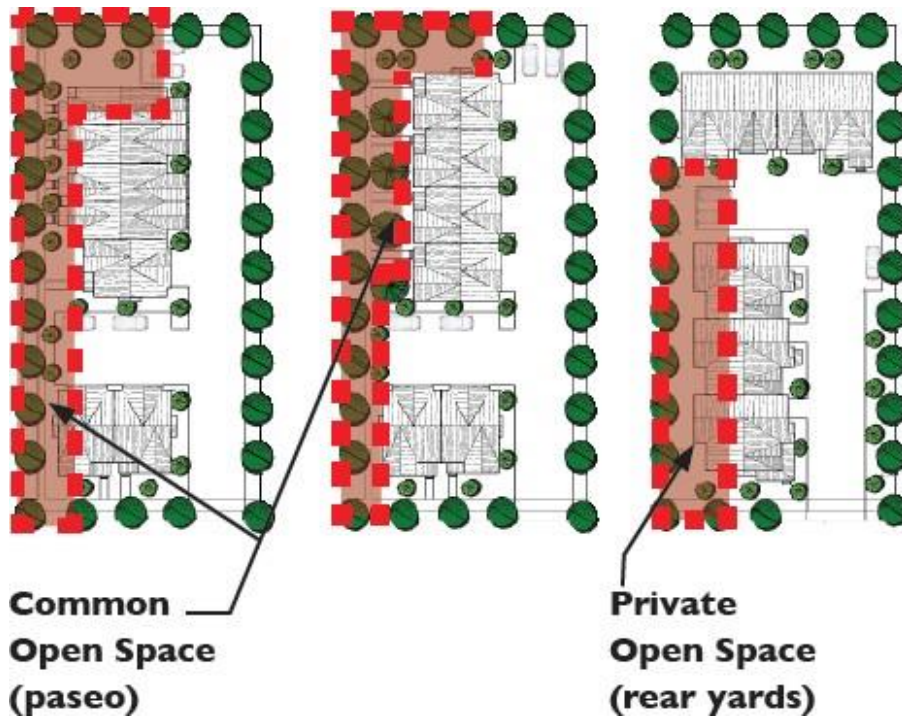


Diagram F



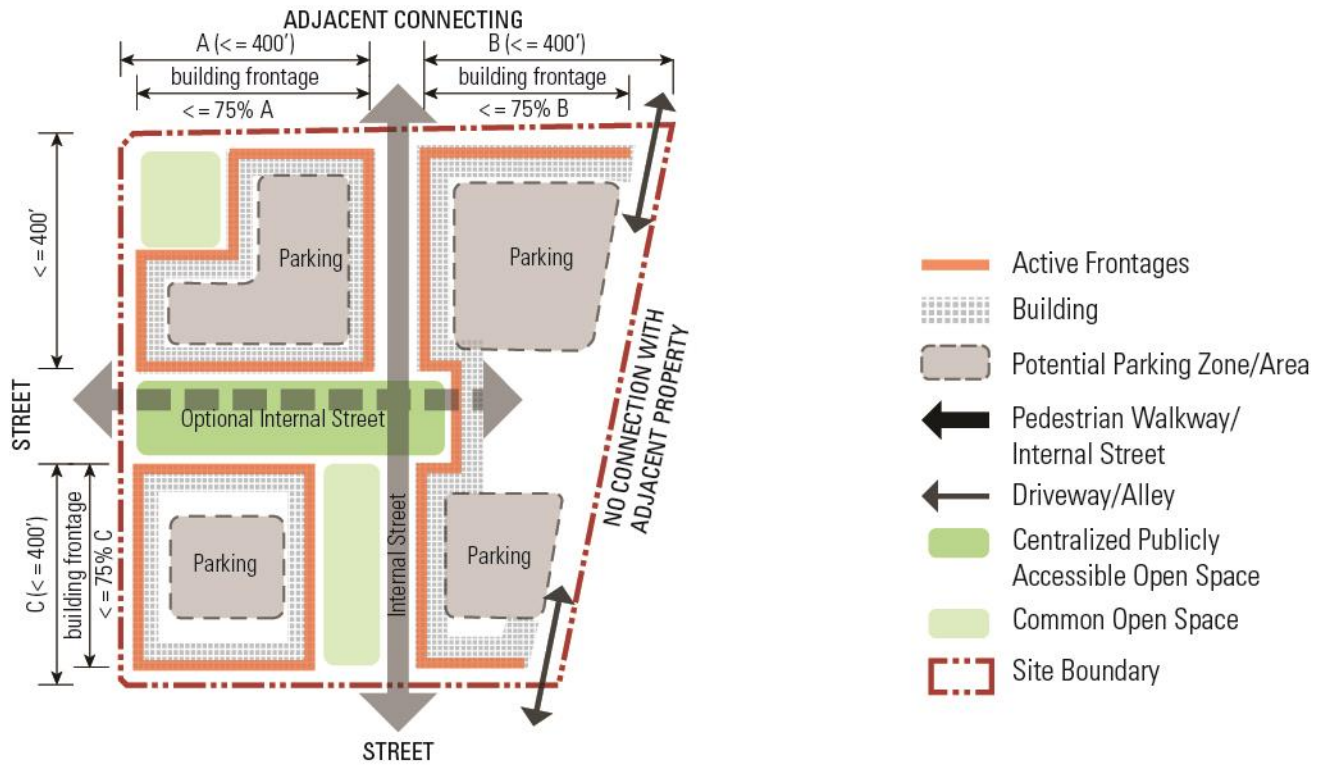
- Central Open space with internal circulation via internal streets and paseos.
- All buildings accessed from streets, paseos, and the common open space.
- Internal streets provide through access.
- Ability to connect to future street network.

— **Diagram G**



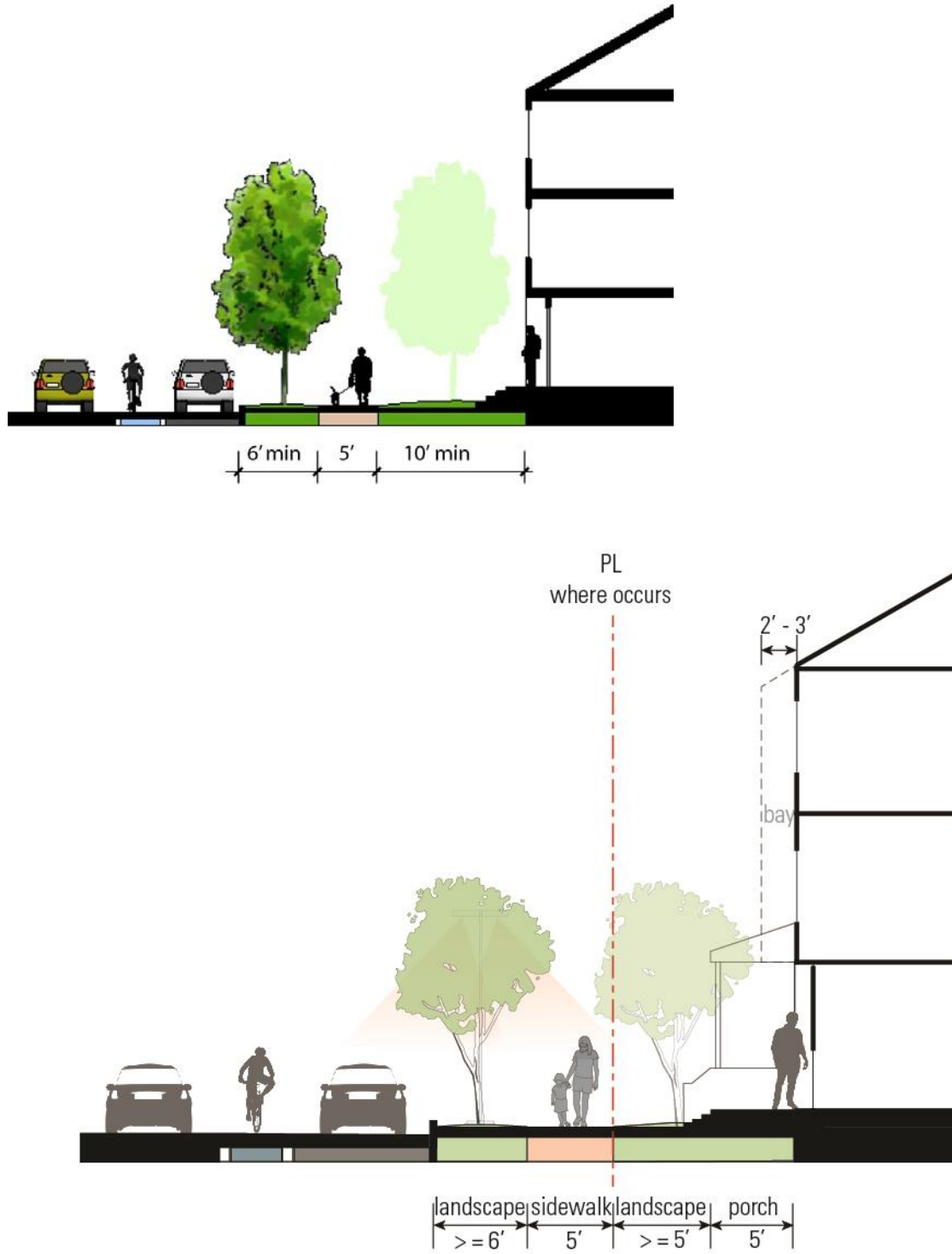
- On sites that do not have the opportunity to provide through connections, buildings should orient to either internal streets or paseos.
- Units located on the public street should orient to that street with building entries and front facades.

Housing Standards and Design Guidelines



A3. Public Streets

The design of the public frontage of each project will vary depending on location and character of the street. The ~~below~~ following are objective minimum standards ~~are minimums~~ for all projects, but ~~projects~~ applicants should strive to relate to adjacent conditions as appropriate.



Development Standards:

A3.1- Public streets shall have ~~at a~~ minimum ~~6-foot plantings-~~ foot-wide tree planting strip and ~~5~~

Housing Standards and Design Guidelines

~~feet a 6-foot-wide sidewalk on each side of the street. Planting Where a meandering sidewalk is proposed, the planting strip ~~can have~~ shall be allowed to meet an average minimum width of 6 feet to accommodate a meandering sidewalk where applicable.~~

A3.2. ~~Residential~~ Front setbacks on Public Street frontages shall comply with the following:

a. ~~Ground-floor front residential setbacks shall be a minimum 10 feet from the back of sidewalk providing enough room for planting and privacy while still allowing a strong relationship between the units and the street.~~ 15 feet is preferred to allow for a second row of trees. ~~Retail buildings~~

b. Buildings with retail or commercial at the ground floor shall be set back at least 10 feet from back of ~~curb~~ sidewalk.

A3.3. ~~Low-entry landscape walls, not to exceed 3 feet in height, may~~ shall be allowed to encroach within Public Street setbacks to a maximum of 2 feet from back of sidewalk. ~~Residential porches and terraces shall be allowed to encroach up to back of sidewalk~~ 5 feet into any setback.

A3.4. ~~Public streets shall be designed to include planned improvements in the Pleasanton Pedestrian and Bicycle Master Plan.~~

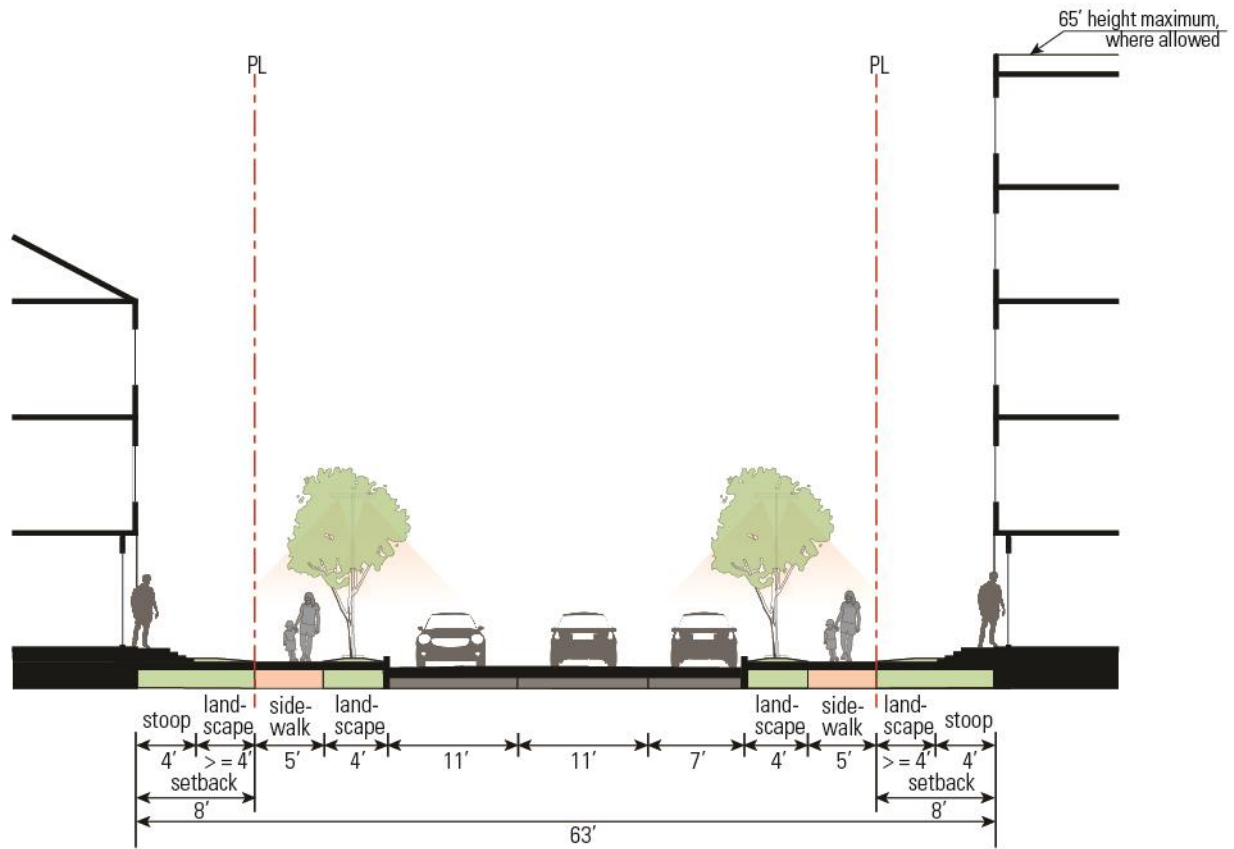
A3.5. ~~Street trees shall be planted at least every an average spacing of 25-35 feet on average depending on tree species, not to exceed with no individual spacing exceeding~~ 40 feet.

A3.6. ~~Pedestrian-scaled lighting. 12-14 feet in height,~~ shall be provided on all public streets.

Housing Standards and Design Guidelines

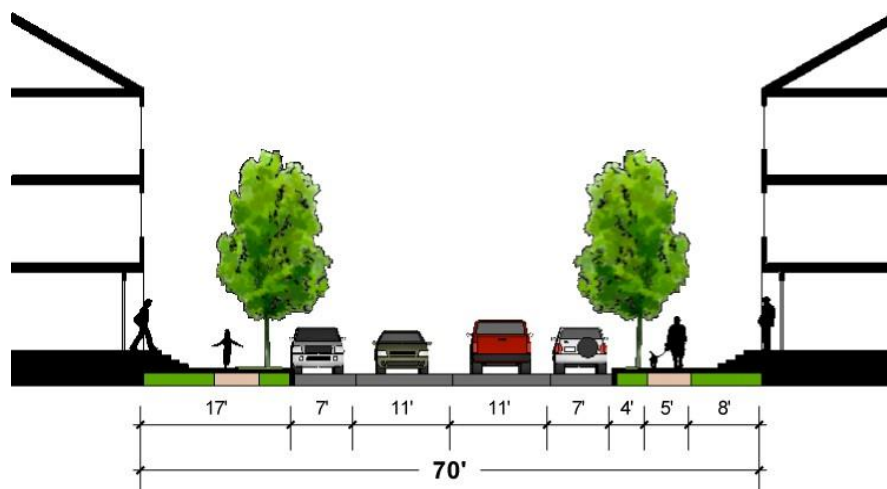
in compliance with Section A10.

A4. Internal Streets



Development Standards:

A4.1 Internal Streets shall provide through or loop circulation. A maximum of 20 percent of the total of internal street and Drives/alley segments shall be allowed to terminate in a dead end or turn around.



Housing Standards and Design Guidelines

Development Standards:

- A4.2 ~~A4.1. A minimum of two internal street segments shall provide direct connection to development landmarks or site amenities such as designated open spaces, parks, or community buildings.~~
- A4.3 ~~Internal streets shall have at provide a minimum 4-foot plantings-foot-wide planting strip and a 5 feet sidewalk on each side of the street.~~
- A4.4 ~~A4.2. Front setbacks~~Proposed buildings shall ~~be provide~~ a minimum setback of 8 feet from the back of sidewalk to the building face.
- A4.5 Residential porches and terraces shall be allowed to encroach up to 4 feet into the setback.
- A4.6 Parallel parking shall be required at a minimum of 50 percent of each Internal Street length. This may be accommodated by providing enough room for planting and privacy while still allowing a strong relationship between the units and the streetparallel parking on one or both sides of the street. For locations that have parallel parking adjacent to landscape strips, a pedestrian pathway from the roadway through the landscape strip is required at every second parking space.
- ~~A4.3. Parallel or head-in~~

~~Diagonal parking is required on at least one side of internal streets.~~

- A4.7 ~~Head-in parking is~~shall not be allowed on both sides of internal streets except for stand-alone retail areas. Parallel parking is allowed on both sides of any street.

- A4.8 ~~A4.4. Street trees shall be planted at least every 25-35 feet on an average depending on tree species, not spacing of 25 feet with no individual spacing to exceed 40 feet.~~

- ~~A4.5. Where head-in parking occurs, a landscaped finger with street tree is required an average of every 10 spaces.~~

- A4.9 ~~A4.6. Individual residential unit garages are prohibited from fronting on Internal Streets. Entrances to common parking facilities shall be allowed.~~

- A4.10 Pedestrian-scaled lighting, 12-14 feet in height, shall be provided on all public streets in compliance with Section A10.

Design Guidelines

- ~~A4.a. Internal streets~~Each development should conform to the high-quality standards and be designed to resemble public streets, with sidewalks, parking and street trees.

- A4.11 ~~A4.b. Internal streets should include sidewalks, provide a minimum of one significant internal street trees, pedestrian scaled lighting, landscaping and provide a setting~~intersection furnished for social interaction and neighborhood activitiesusing, including but not limited to any combination of: benches, short term bicycle racks, decorative paving, seating walls and tables.

- ~~A4.e. Buildings shall be designed to provide windows overlooking Internal streets should provide through or loop circulation wherever possible rather than dead-end cul-de-sacs.~~

- ~~A4.d. Internal streets should connect to landmarks or amenity features such as~~

Housing Standards and Design Guidelines

open spaces, parks or community buildings.

A4.12 ~~A4.e. Street trees, separated sidewalks, benches, Streets to provide “eyes on the street lamps” and special paving at intersections are desired elements to promote residential scaled, aesthetic streetscapes and reinforce pedestrian activity ensure clear views for safety.~~

Design Guidelines

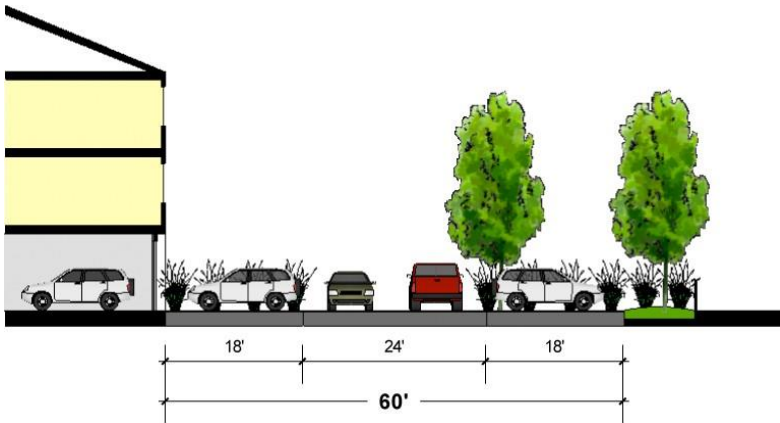
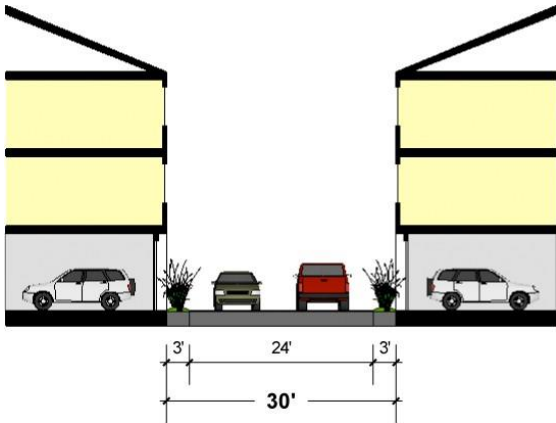
~~A4.f. Street trees should be planted at least every 25-35 feet on average depending on tree species, not to exceed 40 feet.~~

A4.a ~~A4.g.~~ High branching trees should be planted to form a canopy and provide shade along streets and drives.

A4.b ~~A4.h.~~ Parallel parking ~~is~~ and sidewalks are encouraged on both sides of internal streets.

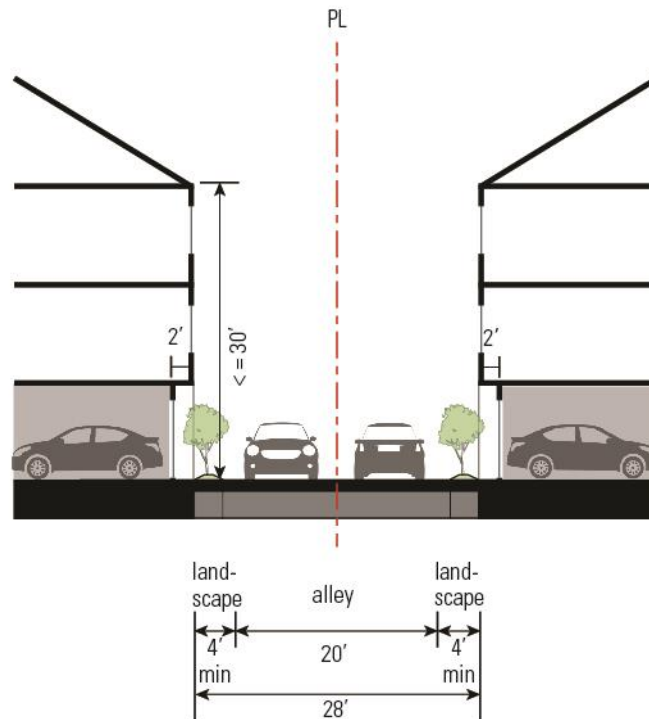
A5. Alleys

A5. Alleys



Design Guidelines:

Housing Standards and Design Guidelines



A5.a.

Design Standards:

A5.1 Alleys ~~should have~~ shall provide a minimum of 28 feet clear between opposite building faces.

A5.2 Alleys shall provide a minimum ~~34-foot-deep~~ planting strip between the face of building and back of curb adjacent to ~~building~~ garages. These 4-foot-deep planting strips can encroach in the 28 feet between the two opposite buildings.

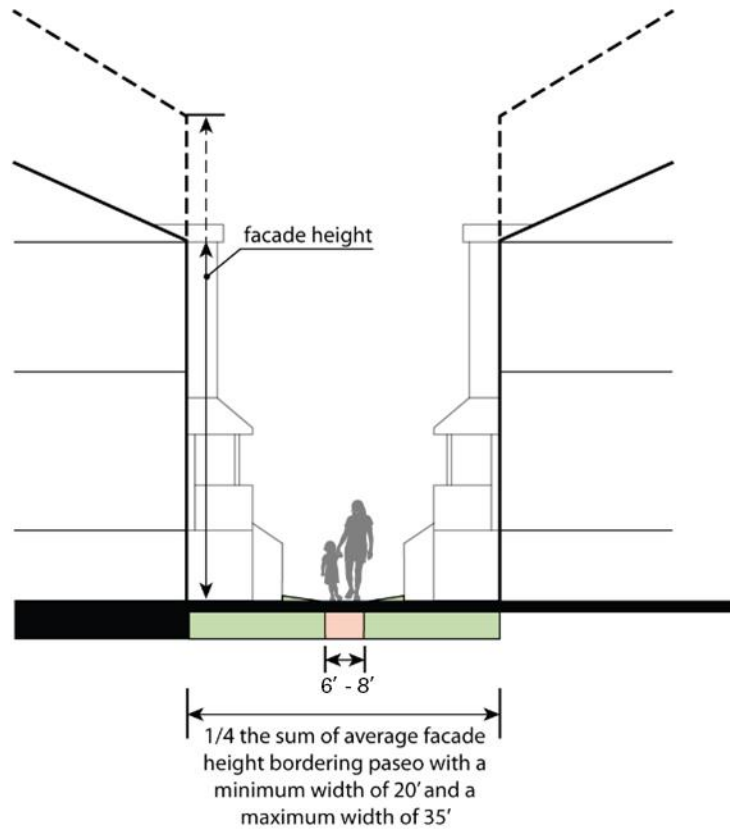
A5.3 ~~A5.b.~~ Garage doors ~~should~~ be recessed at least 2 feet from the building ~~façade~~ streetwall along an alley.

A5.4 ~~A5.c.~~ Tandem parking spaces in garages or surface parking shall be allowed if both spaces are assigned to the same unit.

Design Guidelines:

~~in A5.a~~ Projects that propose individual gas or water meters should locate meters in alleys adjacent to garage entries.

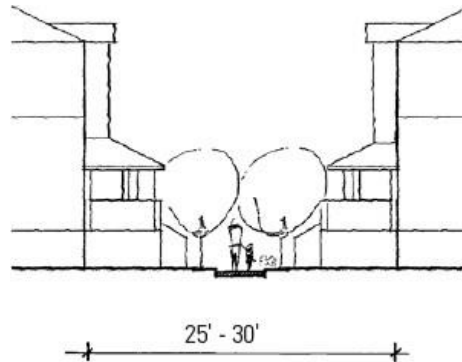
A6. Paseos (Pedestrian Connections)



Development Standards:

A6.1 or surface, are allowed as long as they are associated Paseos shall provide a width in accordance with the ~~same unit~~ following:

A6. Paseos (Pedestrian Walks)



Development Standards:

- a. A6.1. 25-30 foot minimum A width measured from building-face to building dimensionface not less than 1/3 of the sum of the tallest building heights bordering each side of the Paseo.
- b. In no case shall the minimum Paseo width be less than 22 feet.
- c. In no case shall the maximum Paseo width be required to exceed 35 feet.

A6.2 The pathways in a paseo shall be at least 6 feet wide when intended for residential buildings-pedestrians only and at least 8 feet wide when intended for pedestrians as well as bicyclists.

A6.3 Stoops and porches are shall be allowed to encroach up to 54 feet- in the Paseo.

A6.4 Low entry landscape walls (not exceeding to exceed 3 feet in height), may encroach up to 86 feet into the paseo.

Design Guidelines

A6.a-5 Trees shall be planted at an average spacing of 25 feet with no individual spacing to exceed 40 feet.

A6.6 Pedestrian-scale lighting shall be provided at all Paseos in compliance with Section A10.

A6.7 A minimum of 20 percent of Paseo paved area shall be improved with any combination of decorative paving, shading structures, or seating.

A6.8 Paseos shall be named like streets and buildings fronting Paseos shall be assigned addresses from Paseos.

A6.9 Buildings lining paseos shall provide a minimum of 30 square feet of glazing within 10 feet of ground level for every 20 linear feet of the Paseo to provide “eyes on the street” and ensure clear views for safety of pedestrians and bicyclists on the street.

Design Guidelines

A6.a Paseos should be made wherever auto-connections are infeasible due to project or site constraints.

Housing Standards and Design Guidelines

~~A6.b. Paseos should be located to~~ supplement the role of internal streets ~~and drives~~ in the proposed circulation network.

A6.~~e.-b~~ Paseos should provide easy and direct access to building entries, common open space amenities and visitor parking areas to encourage an active pedestrian environment.

A6.~~d.-c~~ Paseos should visually extend the street into an area for safe pedestrian use, with consistent street furnishings.

~~A6.e. Paseos should be embellished with special paving~~

Housing Standards and Design Guidelines

A7. Vehicular and pedestrian-sealed lighting.

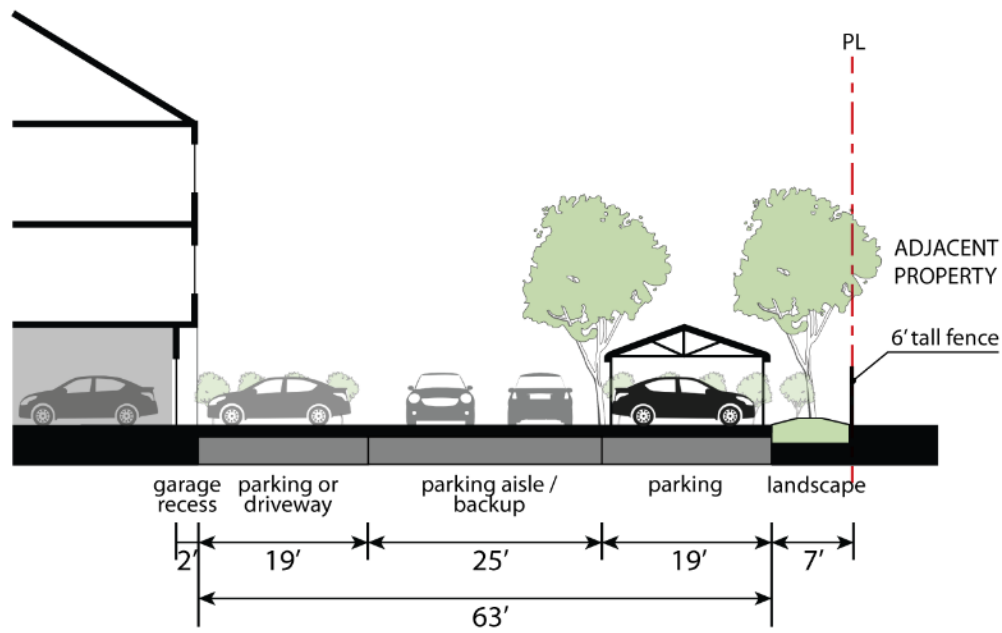


~~A6.f. Buildings lining paseos should provide windows along the building face to encourage comfortable and safe pedestrian use.~~

~~A6.g. Buildings lining paseos should be designed to take advantage of midday sun. Taller buildings may require wider paseos.~~

~~A6.h. Paseos should be named as streets are, with buildings lining the paseos taking their respective addresses from the paseo. Street names will be established during the building permit process.~~

A7.Bike Parking – Location and Treatments



Development Standards:

A7.1. ~~Parking~~ Vehicular parking shall be located behind buildings, ~~or~~ below grade ~~or~~, where those options are not feasible, ~~;~~

A7.2 Where vehicular parking is proposed on grade adjacent to Public Streets, Interior Streets, Paseos, or Open Spaces, parking shall be screened by the combination of the following:

- a. A minimum 7-foot-wide planting strip
- b. Solid low walls and landscaping not to exceed 4 feet in height
- c. ~~A7.2. When fronting on public streets, internal streets, public walks/paseos or common open spaces, Trees planted at an average spacing of 25 feet on center; a dense hedge; or ornamental grasses~~

A7.3 No more than 25 percent of site frontage abutting a Public Street, Internal Street, Open Space, or Paseo shall be devoted to garage openings, carports, or surface parking.

A7.4 Where structured parking shall be wrapped or fronted/faced with habitable uses, such space shall comply with the minimum depths specified by Standard A2.3.

A7.3.5 Parking that is ~~semi-depressed~~ partially underground shall be screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, or decorative screening.

Housing Standards and Design Guidelines

Design Guidelines

~~A7.a. For buildings with parking accessed from the front, minimize the amount of frontage used for parking access. No more than 25% of the site frontage facing a street, internal street, or pedestrian walk/paseo should be devoted to garage opening, carports, or open/surface parking.~~

~~A7.b. When~~

~~A7.6 The applicant shall provide a parking management plan detailing how parking spaces will be assigned and how private parking regulations will be enforced.~~

~~A7.7 Shade trees shall be planted in 5-foot-wide planting strips at all surface parking lots are. Planting strips shall be provided parallel to spaces at an average spacing of 45 feet on center.~~

~~A7.8 Trees and solar photovoltaic parking shade structures shall be provided in surface parking areas. Trees shall be provided such that they contribute to at least 20 percent of the total shade in the parking area.~~

~~A7.9 Class 1 weather-protected and secured bike parking spaces shall be provided for a minimum of 0.6 space per dwelling unit. Bike parking can be grouped in one structure; provided within a secured room in the building or parking garage; or dispersed in private garages. When grouped in one structure separate from the building envelope, it shall be located adjacent to the street, they should be screened such that it maintains a 5 feet setback from the property lines.~~

~~A7.10 Class 2 short term bicycle parking shall be provided at a minimum of 2 spaces for every 50 residential units. Bike racks shall be clearly visible from and located within 100 feet of the main entry door. If the project has multiple entries, bicycle racks shall be proportionally dispersed.~~

~~A7.11 A minimum of two Class 2 short term public bicycle spaces shall be provided for every 5,000 sf of retail space. Bike racks shall be clearly visible and located within 50 feet of retail entries.~~

Design Guidelines

~~street and sidewalk by a low~~
~~A7.a If Class 1 bicycle parking is provided within a mixed-use or multifamily building, the applicant is encouraged to configure the bicycle parking area as an amenity space with attractive and easily cleanable floor and wall, landscape edge or combination surfaces.~~

Housing Standards and Design Guidelines

A7.b Bicycle parking racks should comply with the APBP Bicycle Parking Guidelines.

A8. Open Space

Open space is key to creating a livable community and it is essential that multifamily developments provide a connected network of specialized open spaces -

- in the form of squares, plazas, greens, and play/activity areas. A well- landscaped, central public open space will become a community focal point and gathering space. ~~The common usable open space is a subset of the overall open space requirement.~~



Required Usable Open Space may be provided as either Group Usable Open Space or Private Usable Space. Proposed open space complying with the following standards will be allowed to qualify as Usable Open Space.



Development Standards:

~~A8.1. Common usable open spaces shall include:~~

~~A8.1 Group Usable Open Spaces shall be provided proportional to development size as mentioned in Part 2 - Development Standards of this document.~~

~~A8.2 The total Group Usable Open Space required for a development shall be provided as one space or divided into multiple spaces, each of which shall comply with the following minimums:~~

~~*a. 0-4020 units: No requirement for a common open space.~~

~~b. 4020-50 units: Minimum of one ~~space 20 feet (400-sf.)~~Group Usable Open Space:~~

~~• Each minimum dimension: 40 feet~~

~~• Minimum area: 2000 square feet~~

~~c. 51-100 units: Minimum of one ~~space 30 feet (900-sf.)~~Group Usable Open Space providing:~~

~~• Each minimum ~~dimension: Dimension: 50 feet~~~~

Housing Standards and Design Guidelines

- Minimum area: 3000 square feet

d. 101 or more units: ~~Minimum of one space 40 feet (1,600 sf.)~~two Group Usable Open Spaces providing:

- Each minimum ~~dimension~~.Dimension: 80 feet
- Minimum Area: 7000 square feet

A8.3 The edges of Group Usable Open Spaces shall be bordered by either building faces, Internal Streets, or Paseos.

A8.4 Where provided, Private Usable Open Space including, but not limited to, balconies, porches, stoops and terraces, shall provide a minimum unobstructed and continuous dimension of 5 feet.

A8.5 Private Usable Open Space shall be located directly adjacent to unit interiors and shall be directly accessible from the unit.

A8.6 The project shall be designed to include planned improvements in the *Pleasanton Trails Master Plan*.

Design Guidelines

Design Guidelines

A8.a ~~A8.a~~-Large open spaces should be the fundamental organizing element of the site plan.

~~A8.b. Publicly accessible parks, plazas, and/or open spaces are encouraged for all sites greater than 5 acres, especially those sites not in close proximity to public parks~~

A8.b ~~A8.e~~-Common open space should be centralized and directly accessible for all units when feasible. In new development it should be linked to adjacent parks and paths with streets or pedestrian ways.

A8.c ~~A8.d. Publicly accessible parks~~Parks, plazas, and open spaces designated for public access should be located adjacent to public streets or easily visible from public rights of way.

A8.~~e-d~~ Common open space should be aggregated to make large usable areas that serve as the central focus to the project.

~~A8.f. Design of private open space should emphasize usability, with convenient access from the interior of units so that open space can be used as part of everyday living.~~

Housing Standards and Design Guidelines

~~A8.g. Buildings and/or streets should define the edges of and face onto common open space.~~

~~A8.h. Common amenity areas should be appropriate to the size of the development. For larger developments (generally over five acres), recreational facilities such as a swimming pool or tennis courts, along with picnic areas should be Where provided.~~

~~A8.i. Play, play lots ~~shou~~ald be located in areas demonstrated to be convenient, safe, convenient and highly visible locations to ensure informal surveillance by for a majority of residents.~~

Housing Standards and Design Guidelines

A9. Landscape

Landscape design should create an attractive setting for multifamily residential development but must balance aesthetics with natural ecosystems and resource conservation.

Development Standards:

A9.1 ~~A9.1. Landscaping~~ All landscaped areas shall ~~be consistent~~ comply with the ~~City's~~ City of Pleasanton Water Efficient Landscape Ordinance ~~and~~ (WELO)

A9.2 All applicants shall complete the Alameda County Bay Friendly Basics (BFB) requirements scorecard.

~~**Design Guidelines**~~

A9.3 ~~A9.a.~~ Landscape plans shall designate proposed plant species. Such species shall comply with the following:

- a. A minimum of 50 percent of tree specimens shall be from species classified as Low and Very Low on the California state Water Use Classification of Landscape Species IV (WUCOLS IV) Zone 1 plant list.
- b. A minimum of 75 percent of shrub and ground cover specimens shall be from species classified as Low or Very Low on the WUCOLS Zone 1 plant list.

A9.4 Natural turf areas shall be limited by the following standards:

- a. The maximum turf area shall be limited to 25 percent of total landscape area.
- b. Turf areas shall have a minimum contiguous dimension of 10 feet to ensure viability.
- c. Turf areas shall be sloped at less than 25 percent (3:12" slope) for viability.

Design Guidelines

A9.a Landscape plans should incorporate seasonal variety and color to the maximum extent possible.

A9.b Tall deciduous trees should be utilized where summer shade is needed and winter solar access desired.

A9.c ~~A9.b.~~ Grass lawn planting areas outside of common open spaces should be kept limited to no more than 5 percent of all planting area.

A9.d Stormwater treatment adjacent to walking surfaces should provide a minimum ground surface within 6 inches of sidewalk grade, or a buffer strip at sidewalk grade.

A10. Site Lighting

Site ~~Design Guidelines~~

A10.a. Adequate lighting should **be provided** enhance security, contribute to attractive site design, and make efficient use of energy.

Development Standards

A10.1 Pedestrian-scaled lighting required along sidewalks, Public Streets, Internal Streets, Paseos, and Common Open Spaces shall be mounted no higher than 14 feet above the adjacent walking surface.

A10.2 All site lighting shall comply with the following standards:

- a. Specified Site Lighting fixtures shall provide a maximum Backlight Uplight Glare (BUG) rating of B3 U0 G1.
- b. All site lighting shall be appropriate for California Energy Commission Lighting Zone 3.
- c. Light trespass across property lines shall be limited to 0.1 footcandles.

A10.3 LED luminaries shall provide a color temperature of 2700-3000k; a minimum Color Rendering Index of 90; and an R9 value of 50 or higher. The L70 life expectancy of the illumination source shall exceed 25,000 hours.

A10.4 Area lighting used for parking areas, service areas, access drives, and internal vehicular circulation shall comply with the following standards:

- a. Area lighting fixture mounting height shall not exceed 25 feet from adjacent ground.
- b. Service area illumination shall be entirely contained within the limits of the service area.

A10.5 Residential parking area illumination levels shall achieve a uniformity ratio of 4 to 1 (average to minimum) with a maintained average of 0.7 footcandles and a minimum of 0.2 footcandles. Site lighting in street and parking areas should be designed to incorporate 50 percent dimming controlled by occupancy sensor between the hours of 11:00pm and 7:00am.

A11. Utility and Service Area Location and Design

Utility and service functions should be completely contained and their impacts on development aesthetics and pedestrian safety should be mitigated. Buildings and site plans should be organized to minimize the impact of servicing functions and utilities on streets, **driveways, paseos and parking areas for the safety and security of residents and visitors** open spaces, and paseos.

A10.b. Pedestrian scaled, post top mounted light



Design Standards

A11.1 If utility providers require direct access from the street to utility rooms or closets, these facilities shall be configured to occupy less than 25 percent of the length of any ground floor street-facing façade.

A11.2 Utility and Service Areas shall be located to comply with the following standards:

- a. Minimum 50-foot distance from public street intersections and from primary building entries.
- b. Sites narrower than 100 feet in width shall locate all utilities and services at the location farthest from the primary building entrance and any public street intersections
- c. All services and utilities visible from and located within 30 feet of a public right of way shall be screened with vision barriers at a height of at least 6 feet or 12 inches above the maximum height of any equipment contained or equipment contained or stored within, whichever is greater, unless specifically prohibited by utility providers. These include but are not limited to architectural elements such as louvered panels, durable walls or gates, or landscape elements such as trees, shrubs, vines, and berms.

A11.3 Projects shall provide direct access for maintenance workers and waste collection from alleys; or if alleys are not provided, from internal streets.

A11.4 Projects shall provide enclosures sized appropriately for Pleasanton’s source separated recycling program for refuse. Projects shall anticipate provisions for one or a combination of the following options:

- a. Individual containers (carts) for each unit and a designated storage location enclosed by low walls or building walls
- b. Individual containers (carts) for each unit and a designated clear storage area within

Housing Standards and Design Guidelines

- individual unit garages
- c. Opaque, roofed enclosure for refuse bins built of durable materials and designed to harmonize with the proposed architecture. Freestanding enclosures shall be allowed to encroach at interior streets, paseos, walks and common open spaces side and rear setbacks only.
 - d. Appropriately sized trash room inside the proposed building.

Design Guidelines

A11.a Utilities should be integrated into the design of the building to the maximum extent possible. Methods include, but are not limited to, building façade insets, integrated architectural screens, and low walls and landscaping.

Housing Standards and Design Guidelines

B. ARCHITECTURAL FEATURES

The visual impact of buildings on the community and neighborhood should be carefully planned. This section discusses standards and guidelines for building massing, building entrance design, building elements, articulated facades, and other architectural features which help create developments that are welcoming to both the occupants and people walking by.

B1. A10.c. ~~Lighting should not produce glare or be of an intensity inappropriate for a residential environment.~~

Housing Building Massing

Buildings should be designed to break down large building volumes into comprehensible parts.

Development Standards and Design Guidelines —:

~~B- BUILDING TYPES~~

~~Introduction~~

~~Property owners and developers are encouraged to “mix and match” among the following Building Types in order to achieve the required minimum average density, and to provide the varied building character desired by the City. It is anticipated that more than one building type will be built on large parcels, depending on the location, street frontage, mix of uses, and desired parking ratios. It is left to the applicant where and how to combine the Building Types listed below. If a developer wishes to incorporate a Building Type not identified in the Matrix, the City Council may review and approve new Types so long as the overall proposal conforms with the adopted Standards and Guidelines.~~

~~While some of the prototypes described in the following pages are typically built at density ranges which may exceed the densities allowed on the nine sites, such prototypes would be mixed with lower density building types on the site to achieve an average site density consistent with the maximum densities allowed in Table 2.1.~~

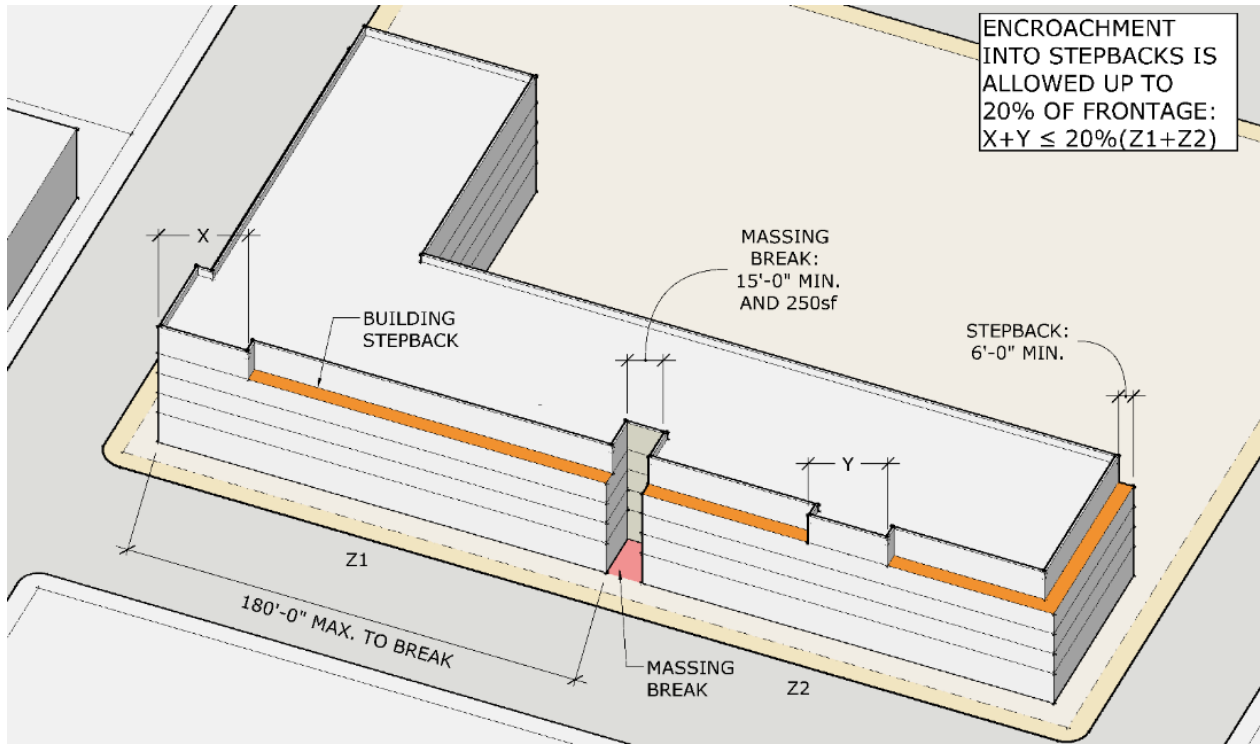
Residential Building Matrix

B1.1 Buildings taller than three stories shall provide a stepback at the uppermost story.

- a. The required stepback shall be a minimum of 6 feet in depth
- b. The stepback shall be required to extend for 80 percent of the building façade length exclusive of Massing Break width.

B1.2 Buildings proposing frontages in excess of 180 feet in length shall provide a Massing Break to reduce the perceived length of the building.

- a. Massing Breaks shall provide a minimum clear dimension of 15 feet and a minimum area of 250 square feet.
- b. Massing Breaks shall begin at ground level and shall extend to the top of structure.





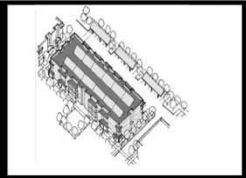
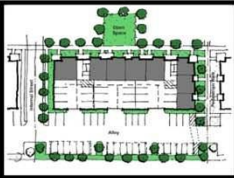








Housing Standards and Design Guidelines

B2.

(All building types can accommodate mixed uses.)

The density, parcel sizes, and story ranges below are examples of typical projects in their building type and do not define allowable development standards or design guidelines.)

TYPE		DENSITY / PARCEL SIZE	STORIES
ATTACHED ROW HOUSES/TUCK UNDER			
		14-25 du/ac. 3-3.5 acres (for 75 units)	3 st.
GARDEN STYLE APARTMENTS WITH SURFACE PARKING			
		20-25 du/ac. 3-3.5 acres (for 75 units)	3 st.
TUCK UNDER PODIUM			
		25-40 du/ac. 1 acre min 2+ acres typ	3-4 st.
TOWNHOUSE/FLATS WITH PODIUM PARKING			
		40-60 du/ac. 1.25-1.75 acres (for 75 units)	4-5 st.
RESIDENTIAL WRAP BUILDING WITH PARKING STRUCTURE			
		40-70 du/ac. 2-3 acres 100-150 units minimum	3-4 st. 5 st. poss.
RESIDENTIAL BUILDINGS WITH OFF SITE PARKING DISTRICT			
		50-80 du/ac. 2-3.5 acres for 100-150u	3-4 st. 5 st. poss.

Housing Standards and Design Guidelines

B1. Attached Rowhouse/Townhouses (14-25 du/ac)



~~Attached rowhouse/townhouses are units typically situated in a row of at least three or more units where there is no separation between units. These can be designed as either front- or rear-loaded.~~

Density-Range /Parcel-Size	Stories
14-25 du/ac 3-3.5-acres (for 75 units)	3-story

Features:

- ~~● Generally uniform massing within individualized appearance~~
- ~~● Front-loaded with the garage facing the street or "front" of the property, or rear-loaded with garage facing the rear of the property~~
- ~~● Greater efficiency of space without side yards and may provide for greater densities on larger sites~~
- ~~● Private open space for each unit is typically provided by a front patio or balconies~~
- ~~● Typical built density: between 14-25 units per acre~~
- ~~● The design focus should be on an overall building: attached units in a row~~
- ~~● Units organized around "public" spaces and sites around common spaces~~

Housing Standards and Design Guidelines

B2. Garden Style with Surface parking (20-25 du/ae)



Garden Style apartments are stacked flat units arranged above or below each unit.

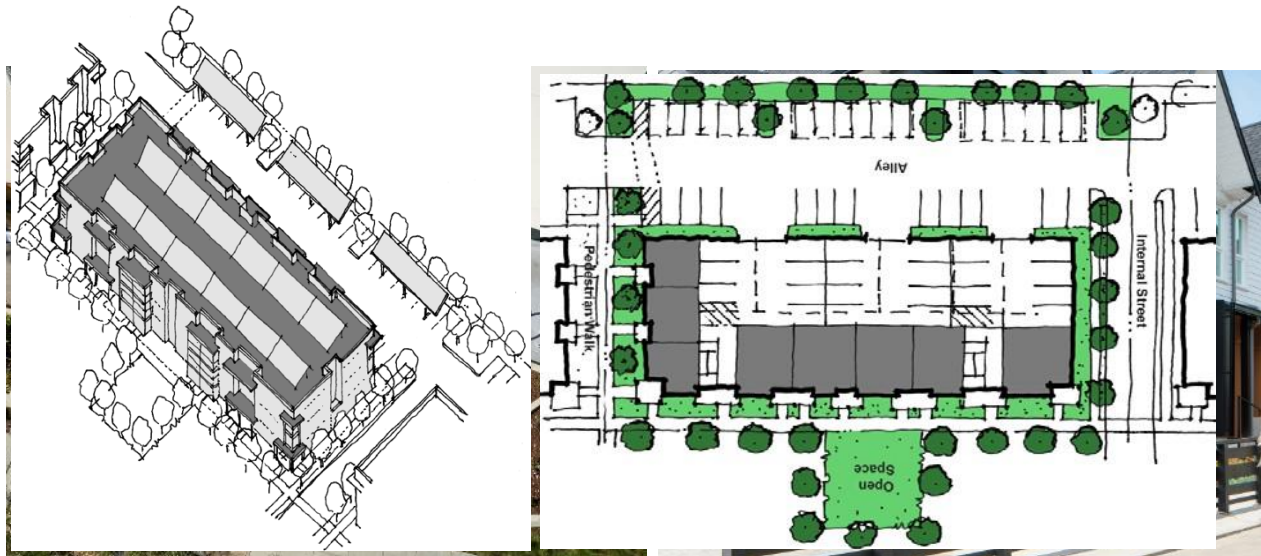
its either

Density-Range /Parcel-Size	Stories
20-25-du/ae 3-3.5-acres (for 75-units)	3-story

Features:

- Typically 2-4 stories of single-level units stacked on top of each other
- Individual unit access can be from either common interior corridor or by discrete exterior entrances
- Typical built density: 20-30 units per acre
- The design focus is as a whole building, less on individual units
- Common open space is typically provided in assembled areas of courtyards or common ground space

Building Entries



Building entries should provide welcoming, human-scaled transitions between public and private space.

Development Standards:

B2.1 Primary building entrance shall front on Public Streets, Internal Streets, or Common Open Spaces.

- a. Common entries shall provide a door and an entry feature such as a porch, arcade, or plaza
- b. Common entry features shall be scaled to a minimum of 10 percent of the frontage width of the building.

B2.2 All ground floor units located within 4 feet of grade shall provide individual unit entries directly from Public Streets, Internal Streets, Paseos, or Common Open Spaces.

- a. Entries shall be provided with entry features including stoops, porches, and terraces
- b. Entry features for individual units shall be scaled to a minimum width equaling 20 percent of interior unit width and a minimum depth of 5 feet.
- c. Unit entry features located within 4 feet of grade shall be allowed to encroach by a maximum of 50 percent into the required frontage setback.

Unit entry features with direct access to ~~B3. Tuck Under Podium (25-40 du/ac)~~

~~Flats are typically stacked over small shared garages with ground floor units “lining” or fronting the streets, pedestrian walks or open spaces.~~

Density Range /Parcel-Size	Stories
25-40 du/ac typically 1-acre minimum with 2+ acres typical	3-4 story

Housing Standards and Design Guidelines

Features:

- ~~Typically 3-4 stories~~ public sidewalks shall provide a low fence, screen, or landscaping not to exceed three feet in height, including parking garages
- ~~Typically will have 1/2 to 2/3 surface parking~~
- ~~Midpoint density: greater than garden apartments while not requiring a concrete podium for parking~~
- ~~Has similar orientation to rowhouses or townhouses with ground floor units facing streets, pedestrian paths and open spaces and garages accessed by alleys~~
- ~~Ground floor units have individual entries while upper units use shared stairs or elevator with corridor~~
- ~~Common open space in pedestrian walks or paseos~~

Housing Standards and Design Guidelines

B4. Townhouses/Flats with Podium Parking (40-60 du/ac)



~~Townhouses or stacked flats are units built over a submerged or partially submerged parking garage or "podium," rather than with individual garages.~~

Density Range /Parcel-Size	Stories
40-60 du/ac 1.25-1.75 acres (for 75 units)	4-5 story

Features:

- ~~• Typically 3-4 stories or more in height above a parking podium (garage)~~
- ~~• May or may not have additional surface parking~~
- ~~• Often appear more urban in appearance with raised stoops above a partially submerged parking podium~~
- ~~• Typical built density: 40-60 units per acre~~
- ~~• The design focus is as an entire building, not individual units~~
- ~~• Common open space is typically provided at podium level~~
- ~~• Parking podium can be at grade with residential/retail wrap~~

Housing Standards and Design Guidelines

B5. Residential Wrap Building with Parking Structure (40-70 du/ac)



Density-Range /Parcel-Size	Stories
40-70 du/ac 2-3 acres (100-150 unit minimum)	3-4 story

Features:

- Typically 3-4 stories or more in height
- Stacked flats wrapped around parking structure or free standing around ground level courtyard
- Typically built density: 40-70 plus units per acre
- The design focus is as an entire building or group of buildings
- Urban in appearance due to height, mass, and scale
- Common open space is typically provided on-grade
 - Greener, heavily landscape, courtyards at grade

Housing Standards and Design Guidelines

B6. Residential Buildings with Off-Site Parking District (50-80 du/ac)



Density Range /Parcel Size	Stories
50-80-du/ac 2-3.5-acres (100-150-unit minimum)	3-4-story, 5-possible

Features:

- Typically 3-4 stories or more in height, stacked flats or combination of flats and townhouses
- ~~Parking is supplied by on-site spaces along with spaces located in adjacent parking garage or surface lot. Parking space may be assigned.~~
- ~~Often integrated into mixed-use neighborhoods~~
 - ~~d. Parking structure serves multiple users to transition from several nearby buildings public to private areas.~~

Design Guidelines

- Greener, heavily landscape, courtyards at grade

B7. Mixed-Use Buildings



Vertical Mixed Use (Retail/Office)



High Density Mixed Use



Mixed Use



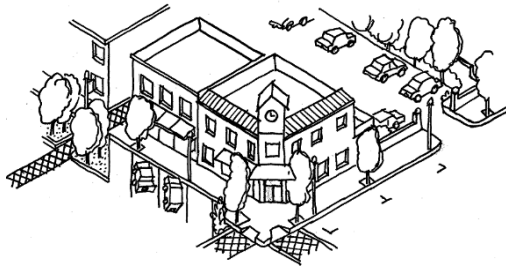
Mixed Use

Features:

- Vertical mix of uses (ground floor retail/live/work with offices or residential above)
- Entries and storefronts facing onto street or plazas
- Parking usually located in podium structures
- Typically taller first floor ceiling heights

Housing Standards and Design Guidelines

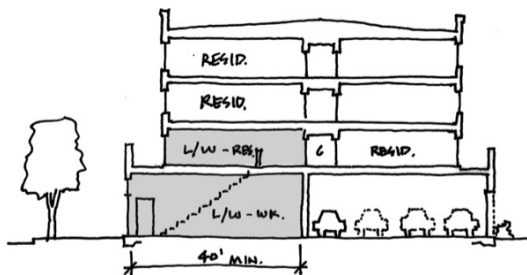
B8. Retail Buildings (Stand Alone)



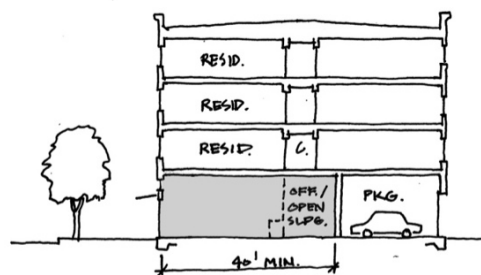
Features:

- Part of a horizontal mixed-use project
- Surface parking located behind/adjacent to retail building
- Entries and storefronts facing onto street or plazas
- Typically 20-30 feet in height with high ceilings

B9. Live/Work



Live/Work space connected to residence above



Live/Work space with studio residence

Features:

- 2 types—Ground floor residential units with extra “flex room” used for small business and/or a retail space; or a street-level work/shop space connected to upper-level residential rooms
- Entries and storefronts facing onto street or plazas
- Tenant parking usually located in podium structures or in private garages accessed from the rear of the building, with visitors served by on-street parking
- Typically taller first floor ceiling heights or double height spaces

C. ARCHITECTURAL FEATURES

C1. Residential Entries



Development Standards:

~~C1.1. A minimum of 75% of ground floor units (within 5 feet of grade) shall have entries onto street, internal street, paseo (walk), or open space (including corridor buildings).~~

Design Guidelines

~~C1.a. B2.a~~ Entries should be the predominant feature of front facades, ~~and should have a scale that is in proportion to the size of the building and number of units being accessed.~~ Larger buildings should have a prominent, centralized primary building entrance.

~~C1.b. Building entries should face a public street, drive or common space.~~

~~C1.c. Building entries should be the prominent feature of the front facade and identify access to individual units.~~

~~C1.d. Building fronts should include porches, unit entries, and architectural detailing. Porches should have a minimum depth of 6 feet.~~

~~C1.e. B2.b~~ Porches and balconies that face streets should be incorporated into the materials and design of the building.

~~C1.f. Porches may encroach 5 feet into the front yardsetback.~~

~~C1.g. Front yard patios can~~

Housing Standards and Design Guidelines

B3. Window Design

Window design should be used to enrich the architecture of the building and to organize the façade.



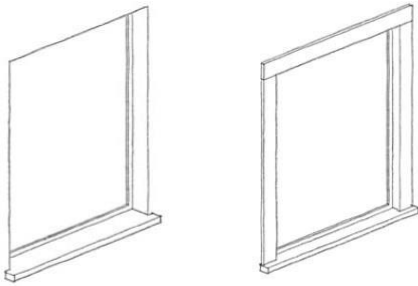
Development Standards

- B3.1 Each window shall either be part of entry path, recessed ("punched") a minimum of 2 inches from the plane of the exterior building wall or a separate space shall provide durable trims of a material that contrasts with the surrounding wall material on at least two sides of the window perimeter.
- B3.2 Each individual building shall provide differing window sizes to emphasize the hierarchy of living and public spaces. A minimum of one different window size shall be introduced for each 100 feet of proposed building perimeter length.
- B3.3 A minimum of 50 percent of windows on south-facing elevations shall be provided with sun shading. Sun shading may be provided by any combination of the following:
- By awnings projecting a minimum of 18 inches.
 - By window openings recessed a minimum of 4 inches from the face of wall.
 - By windows located adjacent to projecting building elements exceeding 18 inches in depth.

Design Guidelines

Patios should have a low fence, screen, or hedge no higher than 3 ft to transition between public and private areas.

C2. Window Treatments



Recessed or "Punched" Window Trimmed Window



Design Guidelines

- B3.a** ~~C2.a.~~ Windows are a very important element of building form and should be well organized on a building facade to create a ~~rhythm or~~ pattern of multiple hierarchies.
- B3.b** ~~C2.b.~~ Windows should emphasize the vertical massing and rhythm of buildings.
- ~~C2.c. Windows should have a hierarchy of sizes emphasizing the function of the living spaces and views while allowing for privacy of neighboring properties.~~
- B3.c** ~~C2.d.~~ Windows should be well detailed and consistent with the architectural design of the building.
- ~~C2.e. Windows should be "punched" in from the exterior building wall or should be defined by well-designed trims. Trim material should contrast with wall materials.~~
- ~~C2.f. Windows should overlook streets and open spaces to provide "eyes on the street" and ensure clear views for safety.~~

G3



Housing Standards and Design Guidelines

B4. Roofs and Parapets

Design Guidelines

~~C3.a. Use eave~~Roofs and ~~parapet details~~parapets should be used to accentuate the top of the building and to contribute to the residential character of Pleasanton.



Development Standards

~~B4.1~~ All proposed multifamily development up to 40 feet in height shall provide a ~~strong skyline or silhouette and add visual interest to the roof~~ linesloped greater than 3-inches to 12-inches at the perimeter of the building. These visible sloped roofs shall be provided at a minimum length equal to 60 percent of the entire building perimeter length.

~~C3.b. Emphasize vertical proportions of individual units rather than horizontal building massing.~~

~~C3.c. Rooflines should~~B4.2 Roof planes shall be subdivided to correspond to variations in building massing and articulation withusing bays, gables, dormers, and strong eave elements.

~~C3.d. Roof elements~~

Design Guidelines

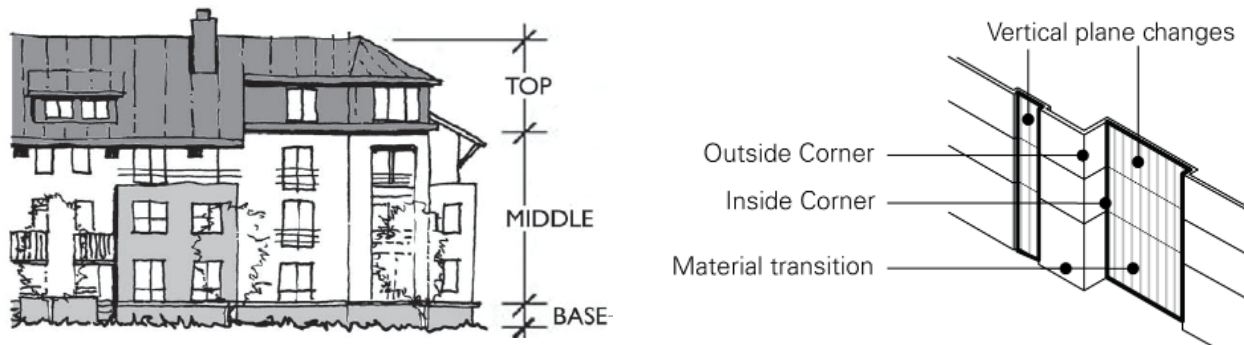
~~B4.a~~ A strong skyline or silhouette should be ~~varied to minimize~~achieved at the appearance of massroof line using eave and ~~bulk~~parapet details.

~~C3.e. Gable roofs or bays with parapets are encouraged to~~B4.b Successful roof design should emphasize the vertical proportion and break up the proportions of individual units rather than horizontal building massing-of large hipped roofs.

G4

B5. Materials and Character

Materials should be chosen to accentuate building quality. Material placement should be carefully and thoughtfully detailed.



Development Standards

B5.1 All changes in building wall material or color shall occur at inside corners. Building facades shall clearly relate to each other and communicate a cohesive idea.

B5.3 Trims and architectural moldings shall be made from a different material than the surrounding wall. For example, stucco trims installed on stucco walls are prohibited.

B5.4 High quality materials including brick, stone, masonry, tile, and architectural panels shall be used at a minimum of two percent of the total exterior area of all exterior façades and at least twenty percent of the ground floor exterior façade.

Design Guidelines



Design Guidelines

C4.a-B5.a Facades should use materials and/or building forms to achieve a three-part horizontal division that differentiates between the top, middle and bottom of the building:

- a. Base: Incorporate smaller scale features and finer-grained materials and design treatments, relative to middle and top, that accentuates the rhythm of columns, windows, entry stoops, and porches.
- b. Middle: Incorporate materials and material joints that relates to window and balcony rhythms
- c. Top: Incorporate changes in material, color, or pattern in façade treatments, relative to lower floors, that breaks down the height of the building.

B5.b Materials should be selected to reinforce architectural character, building articulation and add visual interest.

C4.bB5.c Changes in material and/or color should be used to articulate building elements such as

Housing Standards and Design Guidelines

building entries; base, body, and parapet caps; or bays and arcades.

~~C4.c — Changes in material and/or colors should occur at appropriate façade locations to appear integral with the building massing, rather than a surface application (i.e. inside corners, not outside corners).~~

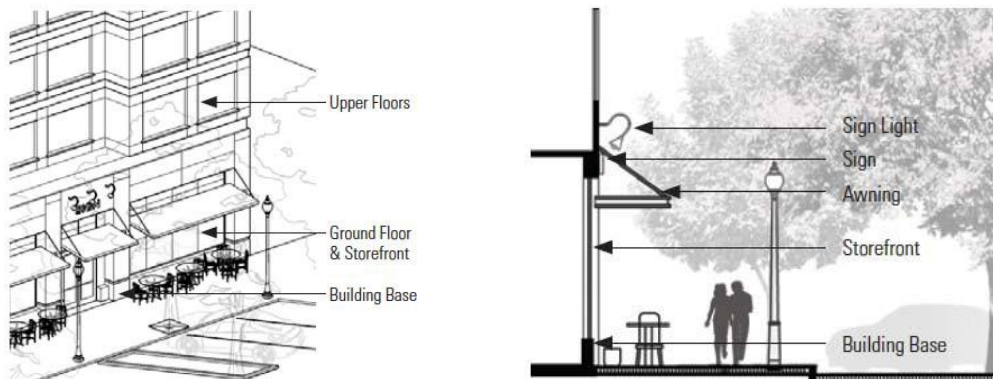
Housing Standards and Design Guidelines

~~C4B5.d~~ High quality materials, ~~such as concrete, masonry or tile, identified in Standard C4.3~~ should be used ~~at important locations to articulate the building facade, providing to provide stronger definition at ground floors and to provide visual interest as well as durable performance at main entrances or other important building elements.~~

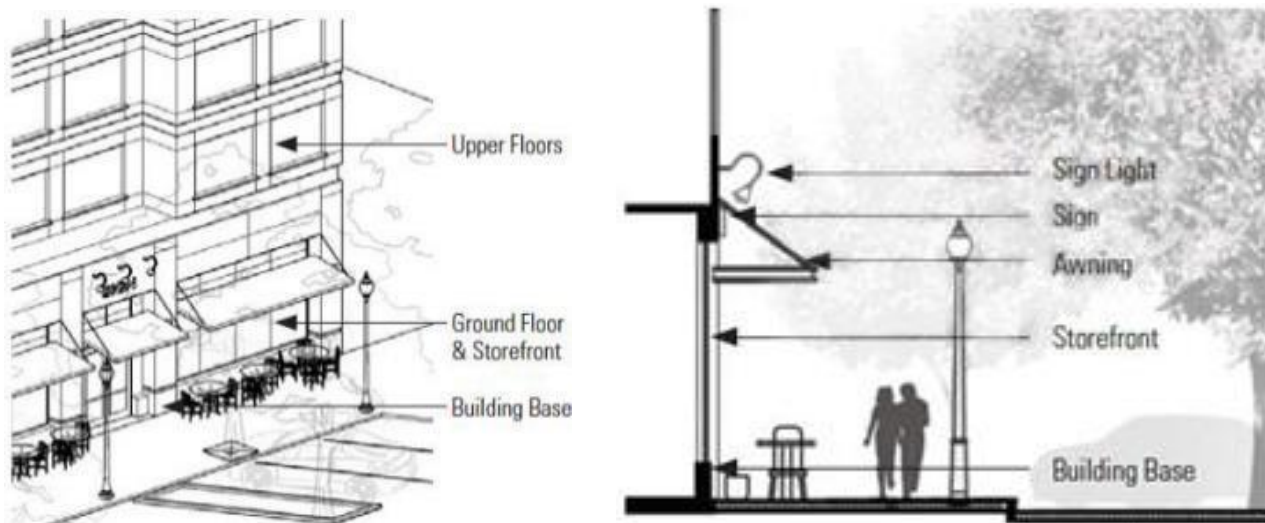
~~C4B5.e~~ Architectural details and elements such as reveals, score-lines, ~~trim, and/or other architectural elements and features~~ and ~~trim~~ should be scaled ~~appropriately based on viewing distance (i.e. finer grain details from pedestrian view points and large scale details from more distant view points).~~

~~C5. Retail.~~

B6. Mixed-Use and Live/Work Storefronts Active Frontages



Mixed-use frontages must balance the needs of commerce with the design strategies necessary for the active pedestrian-oriented environments that help retail establishments thrive.



Development Standards:

~~C5B6.1-Retail and service uses Active frontages shall have a minimum interior 15 feet-clear floor-to ceiling joist/framing structure height of 15 feet.~~

~~C5B6.2- Mixed-Use and Live/work uses Work Active Frontages shall have a comply with the minimum 12 feet clear floor to ceiling height for two story units and 15 feet clear floor to ceiling for one story units to allow for mezzanine.~~

~~C5 depths identified in standard A2.3.-Storefronts~~

B6.3 Mixed-use storefronts shall have ensure visibility through compliance with the following:

- a. Glazing at mixed-use storefronts shall provide a minimum depth of 40 feet, and 60 feet at corners is preferred 75 percent transparency with glazing providing a minimum Visible Light

Housing Standards and Design Guidelines

Transmittance of 80 percent.

Design Guidelines

- b. Frosted or fritted glazing shall be allowed up to 20 percent of cumulative window area; colored or reflective glazing shall be prohibited.
- c. The average sill height shall not exceed 2 feet from adjacent grade
- d. Interior partitions in excess of 4 feet in height shall be set back at least 10 feet from exterior glazing.

B6.4 Continuous awnings shall be prohibited. Where provided, awnings shall articulate the rhythm of individual façade elements such as windows or bays.

Housing Standards and Design Guidelines

Design Guidelines ~~C5~~

~~B6.a.~~ B6.a. Large display windows (~~large panes or divided lites~~) are strongly encouraged.

~~C5B6.b.~~ B6.b. ~~Clear or frosted glass should be used. Colored or reflective glass is not appropriate.~~

~~C5.e.~~ B6.c. A well-designed and/or decorative material base is desired at ~~display storefront~~ windows.

~~C5.d.~~ B6.c. Entries and window displays should have consistent materials and detailing. ~~C5.e.~~

B6.d. Entries should be located at corners or intersections whenever possible.

~~C5.f.~~ B6.d. ~~Recesses are encouraged to identify entries and provide weather protection.~~

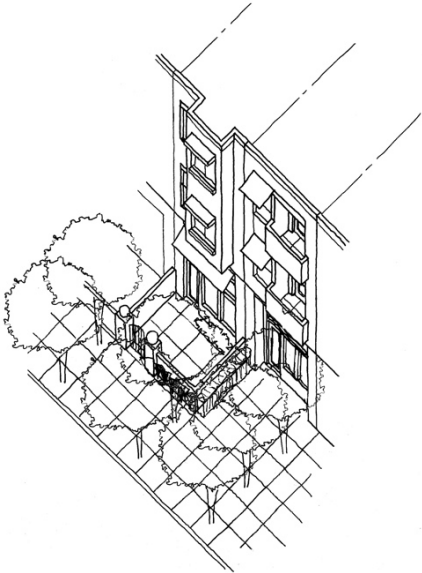
Housing Standards and Design Guidelines

~~C5.h-B6.e~~ Awnings, canopies, trellises and/or other shade devices over storefront windows and entries are strongly encouraged ~~to provide signage, shade, and pedestrian cover.~~

~~C5.i.~~ Individual awnings that articulate the building façade rhythm are desired in lieu of long continuous horizontal awnings.

~~C5.j.~~ Live/work units when used as Live/Live should maintain a commercial storefront character.

~~C5.k.~~ Live/work units when used as Live/Live may be landscaped up to 8 feet from building storefront. Landscaping may include low fencing (3-3.5 feet) and/or planters to create an outdoor patio.



C6. Gateway Corners



Design Guidelines



B7. C6.a. Form, Proportion, and Scale



Design Standards

B7.1 Buildings shall provide a Significant Architectural Element when located on:

- a. At the corner of two public streets, endPublic Streets
- b. At any terminus of a paseo connecting to adjacent properties.
- c. At the terminus of a major pedestrian or shared path, and/or endviewshed extending greater than one block beyond the limits of an important vista should have a unique architectural elementthe project.

C6.b. A unique architectural element can be a change in height, a definition of a public plaza, and or a change in architectural style.

C7



B8. Building Signage



Design Guidelines Standards

- B8.1 C7.a. Site Exterior building signage should feature shall consist of individually formed lettering or a projecting sign. Box signs shall be prohibited.
- B8.2 Interior signage shall not obstruct more than 20 percent of window area.
- B8.3 Backlit signs shall be prohibited. Illuminated signage shall be achieved through external “spotlight” illumination or integrated “halo” illumination.

Design Guidelines

- B8.a and Signage should have incorporate an artistic design element as well as addressing way finding relating to the proposed development aesthetic.
- C7.b. Backlit box signs are not permitted, except when required by the Fire Department for addressing.
- B8.b C7.e. Site signs Signage should have design features consistent with the buildings in the development, and should be integrated into the site development and landscaping or the building architecture.
- B8.c C7.d. Attractive signage directories are encouraged to help provide way finding within the development.

C8. Bike Parking

~~Development Standards:~~

- ~~C8.1. Weather protected and secure bike parking spaces shall be provided for a minimum of 0.8 space per dwelling unit. Bike parking can be grouped into one structure, parking garage or located in private garages.~~
- ~~C8.2 A minimum of 2 public bike racks shall be provided for every 50 residential units. Bike racks shall be clearly visible from main entry and located within 100 feet of the door. If the project has multiple entries, bicycle racks shall be proportionally dispersed.~~
- ~~C8.3 A minimum of 2 public bike racks shall be provided for every 5,000 sf or retail space. Bike racks shall be clearly visible and located within 50 feet of retail entries.~~

~~Housing Standards and Design Guidelines~~

~~C8. Utility and Trash Enclosures~~ **~~Design Guidelines~~**

- ~~C9.a. Opaque screen trash and recycling enclosures or individual containers for each unit shall be provided.~~
- ~~C9.b. Enclosures should be located to minimize any conflict with individual units, common open space areas, or neighboring properties.~~
- ~~C9.c. Trash enclosures are required to be of durable materials such as concrete or concrete block and finished to integrate with the building design.~~
- ~~C9.d. Trash enclosures shall be sized and designed to accommodate the City's source separated recycling program.~~
- ~~C9.e. Buildings should be organized so the impact of servicing functions and utilities on streets and along pedestrian paths is minimal.~~
- ~~C9.f. Trash enclosures may encroach into side and rear setbacks.~~
- ~~C9.g. Utilities should be incorporated into the design of the building and integrated into landscaped areas to minimize noise and visual impact. Options may include insets into building facades or integration into low wall standards.~~

~~C10. Residential Storage~~

~~—Development Guidelines:~~

- ~~C10.1. Residential Storage: Each unit should have at least 40 cubic feet of enclosed storage area. Storage space should be outside of unit but does not need to be adjacent to unit.~~

C11

B9. Compatibility with Surrounding Development

Development Guidelines:

~~C11.1. While the densities restrictions and requirements~~Design Standards on the sites ~~are consistent with their surroundings, it is desired that the design provides features which are generally~~ ensure a baseline compatibility with surrounding development, the City of Pleasanton ~~desires new development is~~ compatible with directly adjacent residential neighborhoods ~~across the major arterial or street~~ and surrounding non-residential buildings. ~~Features which assist in creating compatibility may include:~~The following strategies may be used to increase compatibility between proposed development and existing built form.

a. ~~additional~~Providing setbacks that match adjacent properties.

•~~b. Providing enhanced~~ landscaping including ~~large~~a variety of trees within the setbacks and shrubs.
•~~architectural treatments such as change in material at the upper floors, bays which extend a story lower to visually lower the facade, or building step backs of upper floors are all potential treatments which may be considered~~

c. ~~key corners~~Including an increased setback for floors above the adjacent lower height residential developments to reduce visual perception of height.

- ~~Locating taller buildings in the center of housing sites should maintain the "gateway" treatments within the design guidelines~~
- ~~placing lower scale buildings site or at arterial intersections and/or lower density building locating shorter and less dense development types adjacent of across the street from lower density development~~

•~~d. height to be compatible with adjacent neighborhood~~existing residential development.

PART 4

PART 4

PART 4

PROCESS

A. PLANNED UNIT DEVELOPMENT (PUD)

Applications for development will be processed through the City's established Planned Unit Development review process. Criteria for review of these projects shall include consistency with both the development standards and design guidelines.

The City will conduct environmental analysis of each project in accordance with California State law (i.e., State Planning Laws, California Environmental Quality Act).

PART 5

APPENDIX A

Usable Open Space Code:

The following was taken from the City of Pleasanton Zoning Code and is located here for reference only. Should the code change, the updated code shall be followed.

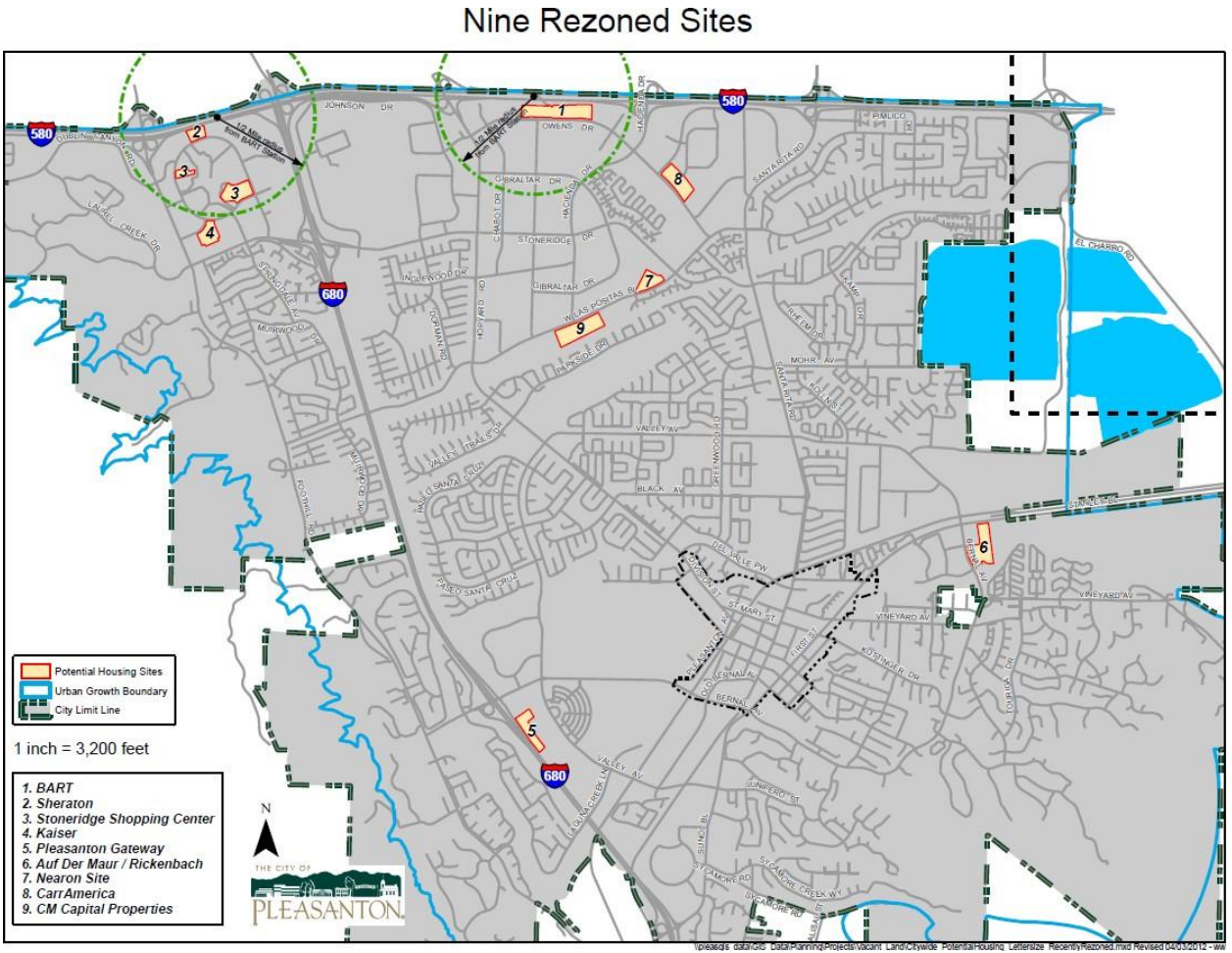
18.84.170 Usable open space.

- A. ~~Each dwelling unit in the RM and C-C districts shall have group or private usable open space as prescribed in the zoning schedule codified in table 18.84.010 of this chapter, provided that in the RM district each dwelling unit shall have private usable open space of at least the minimum area specified by subsection C of this section. Group and private usable open space may be combined to meet the requirements. Each square foot of private usable open space shall be considered equivalent to two square feet of group usable open space and may be so substituted. All required usable open space shall be planted area, or shall have a dust-free surface, or shall be water surface, provided that not less than 10 percent of the required group usable open space at ground level shall be landscaped with trees and other plant materials suitable for ornamentation. No required usable open space shall be located in a parking area, driveway, service area, or required front yard, or shall have a slope greater than 10 percent.~~
- B. ~~Group usable open space shall have a minimum area of 300 square feet and a rectangle inscribed within it shall have no dimension less than 15 feet. Required usable open space may be located on the roof of an attached garage or carport, but not more than 20 percent of the required space shall be located on the roof of a building containing habitable rooms.~~
- C. ~~Private usable open space located at ground level shall have a minimum area of 150 square feet and a rectangle inscribed within it shall have no dimension less than 10 feet. The minimum area of aboveground-level space shall be 50 square feet and a rectangle inscribed within it shall have no dimension less than five feet. Private usable open space shall be adjacent to, and not more than four feet above or below the floor level of the dwelling unit served. Not more than 50 percent of ground-level space may be covered by an overhang, balcony, or patio roof. Aboveground-level space shall have at least one exterior side open above railing height.~~
- D. ~~Private, ground-level, usable open space on the street side of a structure shall be screened from the street.~~
- E. ~~Usable open space shall be permanently maintained by the owner in orderly condition. (Prior code § 2-5.45)~~

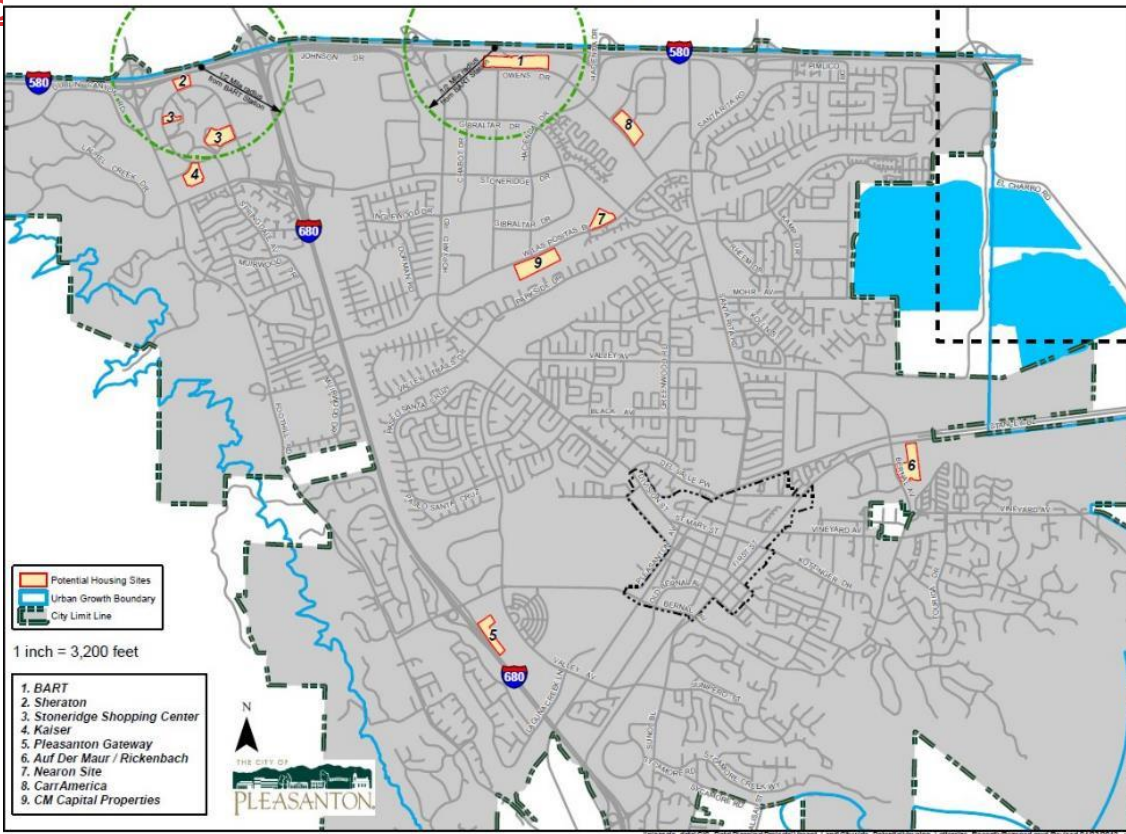
APPENDIX B

The following section is a site-by-site summary of the Housing Sites Report and **Site Specific Design Standards and Guidelines**. EIR Mitigation measures are provided as a summary review of the EIR. It is the responsibility of the applicant to fully review all relevant EIR mitigations.

Housing Sites

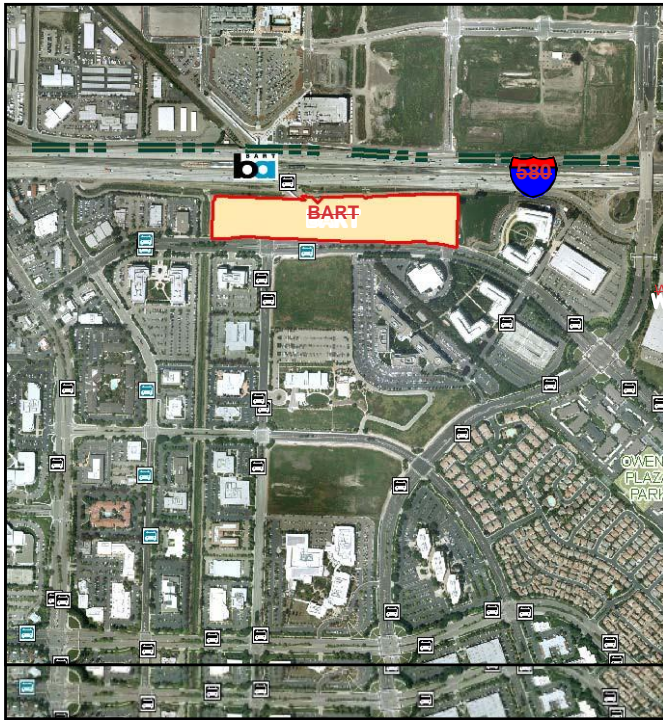


Nine Rezoned Sites



EIR Mitigations For All Sites:

- 4.B-1a: Air quality construction plan
- 4.B-4: Reduce exposure to TAC's
- 4.C-1a: Pre-construction Breeding Bird Survey
- 4.D-3: Cease construction if paleontological resources are encountered
- 4.D-4: Cease construction if human remains are encountered
- 4.G-2: Phase I environmental site assessment (ASTM E1527-05)
- 4.J-1: BMP to reduce construction site noise
- 4.J-2: Vibration Study
- 4.J-5a-c, 4.J-6a,c: noise exposure
- 4.J-9: If added traffic noise exceeds 55dBA in Table 4.J-7, Off-site Noise Study
- 4.L-2: Water availability
- 4.N-7: Fair-share funds for future improvements
- (All PUD's) HAZ-4.G-5: FAA Part 77 compliance.



**Site #1
BART**

Except as modified by AB 2923:

Location: Dublin/Pleasanton BART

Site Size: 14.9 acres

General Plan Designation: Mixed Use/Business Park

Zoning: PUD-MU with minimum density of 30 units/acre for residential.

Estimated Potential Number of Housing Units per General Plan Designation and zoning: 249+

Acreage for High-Density Residential Development: 8.3 acres – the minimum of 249 units may be developed on fewer acres at a higher density.

Density range 30 to 35 units per acre (maximum 290 units)

Background Description:

- Surface parking area at Bay Area Rapid Transit (BART) station.
- Within ½ mile of freeway on ramps.
- Adjacent to a bike route.
- Within ½ mile of a park.
- Tall, large buildings in area.
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

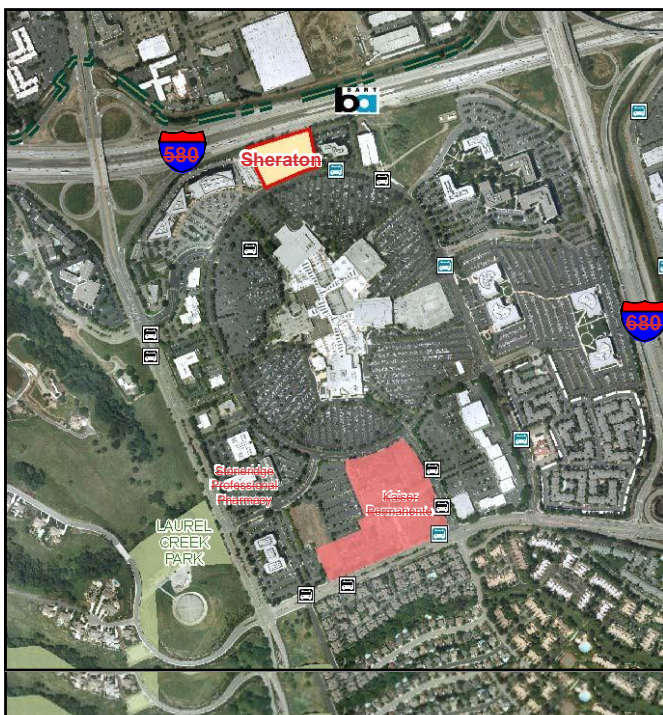
- Support for retail development on this site.
- Consider reducing parking requirements for units within ¼ mile of BART.
- Integration of Iron Horse Trail
- Need to accommodate bus and taxi service

Special Design Standards & Guidelines:

- City is currently drafting *Pleasanton TOD Standards and Guidelines: BART Property* specifically for this site which will address additional non-residential development opportunities.
- Replacement of existing parking
- Street improvements on Owens Drive

EIR Mitigations:

- See EIR Mitigations for All Sites



**Site #2
Sheraton**

Location: 5990 Stoneridge Mall Road

Site Size: 3.3 acres

General Plan Designation: Mixed Use

Zoning: PUD-MU with residential at a minimum of 30 units/acre

Estimated Potential Number of Housing Units per General Plan Designation and zoning: 99+

Acreage for High-Density Residential Development: 3.3 acres

Density range 30 to 35 units per acre (maximum 115 units)

Background Description:

- Hotel building near BART station.
- Within ½ mile of freeway on-ramps.
- Tall, large buildings in area.

Key Considerations for Site Development:

- Consider reducing parking requirements for units within ¼ mile of BART.

Special Design Standards & Guidelines:

- No internal street circulation expected.

EIR Mitigations:

- See EIR Mitigations for All Sites



Site #3

Stoneridge Shopping Center

Location: Stoneridge Mall Road Surrounds Site

Site Size: 10.9 acres

General Plan Designation: Mixed Use

Zoning: PUD-MU with minimum of 40 units per acre.

Estimated Potential Number of Housing Units per General Plan Designation and zoning: 400

Acreage for High-Density Residential Development: 10.0 acres

Density Range: 40 units per acre (minimum and maximum); maximum 400 units

Background Description:

- Surface parking area of existing regional shopping center; project would require relocation of existing parking to a parking structure.
- Near BART station.
- Within ½ mile of freeway on-ramps.
- Tall, large buildings in area.
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

- Consider reducing parking requirements for units within ¼ mile of BART.
- Parking structures anticipated as part of any development proposal. No net loss of parking anticipated.
- Potential shared parking opportunities with Stoneridge Shopping Center
- [Future Cycle Track on Stoneridge Mall Road to provide bicycle access to and from Bart](#)

Special Design Standards & Guidelines:

- Sidewalk shall be built along public streets in accordance with this document.
- Internal circulation shall be developed with the anticipation to connect to future developments on the Stoneridge Mall site.
- Potential for parking district building type

EIR Mitigations:

- See EIR Mitigations for All Sites



**Site #4
Kaiser**

Location: Southeast of Laurel Creek Way

Site Size: 6.1 acres

General Plan Designation: Mixed Use

Zoning: PUD-MU with minimum of 30 units/acre

**Estimated Potential Number of Housing Units per
General Plan Designation and zoning:** 183+

Acreage for High-Density Residential Development:
6.1 acres

Density Range: 30 to 35 units per acre; maximum 213 units

Background Description:

- Vacant site adjacent to an existing medical office complex.
- Within ½ mile of freeway on ramps and BART station.
- Tall, large buildings in area.
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

- ~~None~~
- Future Cycle Track on Stoneridge Mall Road to provide bicycle access to and from BART.

Special Design Standards & Guidelines:

- Possibility of a new street to connect Laurel Creek Way to Stoneridge Dr.
- New sidewalks shall be built to meet standards in this document with planting strip between curb and sidewalk.

EIR Mitigations:

- See EIR Mitigations for All Sites

Site #5

Site #5

Pleasanton Gateway



Location: East of I-580, South of Bernal Avenue, and West of Valley Avenue

Site Size: 39.6 acres

General Plan Designation: HDR Zoning: PUD- HDR with a minimum density of 30 units/acre.

Estimated Potential Number of Housing Units per General Plan and zoning: 210+

Acres for High-Density Residential Development: 7.0 acres

Density range: 30 to 35 units; maximum 245 units

Background Description:

- Vacant site adjacent to a new Safeway/neighborhood commercial center
- Adjacent to/near I-680/Bernal Avenue on/off ramps.
- Adjacent to a community park/open space.
- Across from residential development.
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

- Consider a feathering of densities in areas close to single-family development.
- Consider architectural style of the existing residential neighborhood when reviewing the design of any development plan.

Special Design Standards & Guidelines:

- New streets should connect to existing intersections along Valley Avenue (including all traffic circle intersections and Whispering Oak Way)
- New street connection should be made to Safeway shopping center.
- A public park is strongly encouraged.

Specific EIR Mitigations:

- 4.A-1: Incorporate view corridors
- 4.D-2: Archeological Mitigation Program prior to grading
- Other mitigation measures applying to all sites.



Site #6
Auf Der Maur/Rickenbach

Location: 3150 Bernal Avenue

Site Size: 16.0 acres

General Plan Designation: HDR – High Density Residential

Zoning: PUD-HDR with minimum density of 30+ du/ac—11.5 ac max.

Estimated Potential Number of Housing Units per General Plan and zoning: 345+

Acres for High-Density Residential Development: 11.5 acres

Density range: 30 units minimum and maximum; maximum 345 units.

Background Description:

- Vacant site.
- Within ½ mile of parks.
- Within ½ mile of an elementary school.
- Adjacent to a bike route.
- Close to BMX Park
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

- Consider visual and distance buffers from PG&E substation located between the site and the BMX park.

Special Design Standards & Guidelines:

- Internal streets should connect at existing intersections.
- A strong pedestrian/bike connection should be made through the site to path along riparian corridor.
- Sidewalks shall be built along public streets in accordance with this document.

Specific EIR Mitigations:

- 4.B-5: Work with City to reduce odor complaints from solid waste transfer station
- 4.C-1b: Pre-Construction Bat Survey
- 4.C-2: No new grading within 20 feet of edge of riparian vegetation or top of bank
- 4.D-2: Archeological Mitigation Program prior to grading
- HAZ-4.G-5: ALUPP compliance (Livermore Municipal Airport)
- 4.J-3: Train-related noise exposure
- Other mitigation measures applying to all sites.



**Site #7
Nearon Site**

Location: 5729 West Las Positas Boulevard
Site Size: 5.6 acres
General Plan Designation: Mixed Use/Business Park
Zoning: PUD-HDR with residential development at 30+ units per acre
Estimated Potential Number of Housing Units per General Plan and zoning: 168
Acreage for High-Density Residential Development: 5.6 acres
Density Range: 30 units (minimum and maximum); maximum of 168 units

Background Description:

- Mostly vacant site.
- Within ½ mile of parks.
- Within ½ mile of a middle school.
- Adjacent to a bike route and near Iron Horse Trail.
- Near bus route
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

- Step back height near Verona development.

Special Design Standards & Guidelines:

- A second sidewalk inside of treeline on West Las Positas Boulevard should be explored
- Buildings above 35' in height should be stepped back 10 feet from building façade.
- Developer should work with Zone 7 to explore potential public access to Tassajara Creek from access points from the Nearon site.
- Hacienda Design Guidelines and Development Plan apply.

Specific EIR Mitigations:

- 4.C-1b: Pre-Construction Bat Survey
- 4.C-2: No new grading within 20 feet of edge of riparian vegetation or top of bank
- 4.J-7: Acoustical Assessment (Livermore Municipal Airport)



Site #8
California Center

Location: Southeast of Rosewood Drive and Owens Drive Intersection

Site Size: 60.0 acres

General Plan Designation: Mixed Use/Business Park.

Zoning: PUD-HDR with High Density Residential 35+ du/ac—8.4 ac max

Estimated Potential Number of Housing Units per General Plan and zoning: 294+

Acres for High-Density Residential Development: 8.4 acres

Density Range: 35 to 40 units/acre; maximum 336 units

Background Description:

- Undeveloped portion of large office campus area.
- Within ½ of a freeway on ramp.
- Within ¼ mile of parks.
- Within ½ mile of an elementary school.
- Adjacent to a bike route and near Iron Horse Trail
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

- There is a pending office/hotel proposal for another area of this site.
- Potential shared parking opportunity with office portion of the property
- Explore the potential for a new pedestrian crossing at Tassajara Creek and Owens Drive.
- Up to 10,000 s.f. of retail commercial uses are also allowed on this site.
- Replace parking eliminated by residential development.

Special Design Standards & Guidelines:

- Buildings should front Owens Drive and be set back a minimum 15' from back of sidewalk, or 20 ft from back of curb.
- Project should create a pedestrian connection from the retail to both the non-residential and residential development on site.
- Hacienda Design Guidelines and Development Plan apply.

Specific EIR Mitigations:

- 4.C-1b: Pre-Construction Bat Survey
- 4.C-2: No new grading within 20 feet of edge of riparian vegetation or top of bank





Site #9
CM Capital Properties

Location: South of Hacienda Drive and West Las Positas Boulevard Intersection

Site Size: 12.6 acres

General Plan Designation: Mixed Use/Business Park

Zoning: PUD-MU with minimum residential density of 30+ du/ac—12.6 ac max.

Estimated Potential Number of Housing Units per

General Plan Designation and zoning: 378+

Density Range: 30 units/acre (minimum and maximum); maximum 378 units.

Background Description:

- Two parcels with existing vacant/semi-vacant office buildings.
- Within ½ mile of a grocery store.
- Across from a middle school.
- Adjacent to a bike route.
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

- Consider a feathering of densities, with the lowest densities by the Arroyo Mocho and adjacent 1 story commercial developments.

Special Design Standards & Guidelines:

- No structure (not including light fixtures) shall be located within 50 feet of the western property line; stories above the second story on the west elevation shall be stepped back.
- Provide landscape screening and fencing between future residential development and adjacent commercial developments.
- Hacienda Design Guidelines and Development Plan apply

Specific EIR Mitigations:

- 4.C-1b: Pre-Construction Bat Survey
- 4.C-2: No new grading within 20 feet of edge of riparian vegetation or top of bank

APPENDIX B

BUILDING TYPES

Introduction

Property owners and developers are encouraged to “mix and match” among the following Building Types in order to achieve the required minimum average density, and to provide the varied building character desired by the City. It is anticipated that more than one building type will be built on large parcels, depending on the location, street frontage, mix of uses, and desired parking ratios. It is left to the applicant where and how to combine the Building Types listed below. If a developer wishes to incorporate a Building Type not identified in the Matrix, the City Council may review and approve new Types so long as the overall proposal conforms with the adopted Standards and Guidelines.

While some of the prototypes described in the following pages are typically built at density ranges which may exceed the densities allowed on the nine sites, such prototypes would be mixed with lower density building types on the site to achieve an average site density consistent with the maximum densities allowed in Table 2.1.

These are the building types with their average densities listed in this document:

B1. Attached Rowhouse/Townhouses (14-25 du/ac)

B2. Garden Style with Surface parking (20-25 du/ac)

B3. Tuck Under Podium (25-40 du/ac)

B4. Townhouses/Flats with Podium Parking (40-60 du/ac)

B5. Residential Wrap Building with Parking Structure (40-70 du/ac)

B6. Residential Buildings with Off-Site Parking District (50-80 du/ac)

B7. Mixed-Use Buildings

B8. Retail Buildings (Stand Alone)

B9. Live/Work

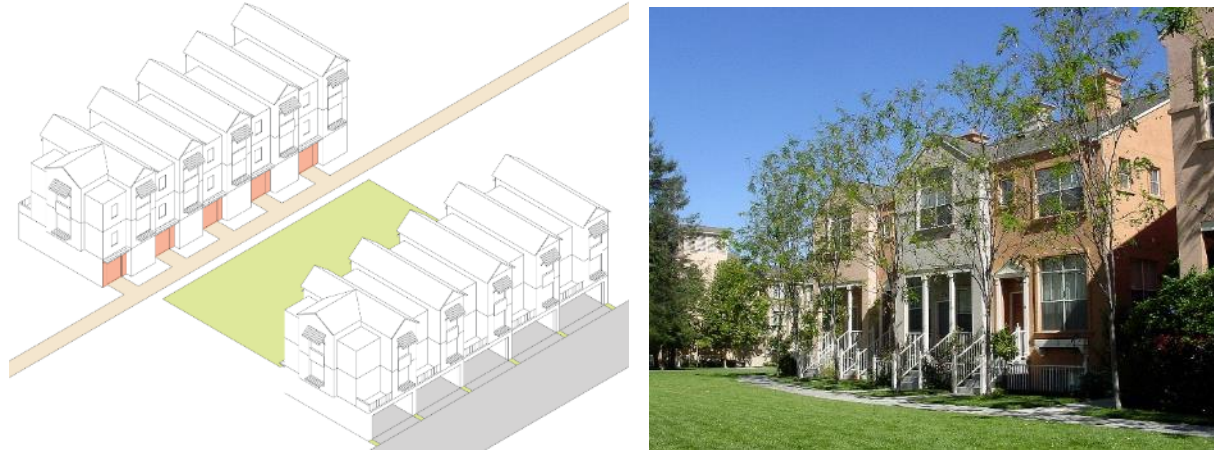
Housing Standards and Design Guidelines

Residential Building Matrix

(All building types can accommodate mixed-uses. The density, parcel sizes, and story ranges below are examples of typical projects in their building type and do not define allowable development standards or design guidelines.)

TYPE		DENSITY / PARCEL SIZE	STORIES
ATTACHED ROW HOUSES/TUCK UNDER			
		14-25 du/ac. 3-3.5 acres (for 75 units)	3 st.
GARDEN STYLE APARTMENTS WITH SURFACE PARKING			
		20-25 du/ac. 3-3.5 acres (for 75 units)	3 st.
TUCK UNDER PODIUM			
		25-40 du/ac. 1 acre min 2+ acres typ	3-4 st.
TOWNHOUSE/FLATS WITH PODIUM PARKING			
		40-60 du/ac. 1.25-1.75 acres (for 75 units)	4-5 st.
RESIDENTIAL WRAP BUILDING WITH PARKING STRUCTURE			
		40-70 du/ac. 2-3 acres 100-150 units minimum	3-4 st. 5 st. poss.
RESIDENTIAL BUILDINGS WITH OFF SITE PARKING DISTRICT			
		50-80 du/ac. 2-3.5 acres for 100-150u	3-4 st. 5 st. poss.

B1. Attached Rowhouse/Townhouses (14-25 du/ac)



Attached rowhouse/townhouses are units typically situated in a row of at least three or more units where there is no separation between units. These can be designed as either front- or rear-loaded. Front-loaded rowhouse/townhouses are those which have a garage located in the front of the house, whereas rear-loaded have the garage located at the back of the lot that can be accessed by a rear drive.

<u>Density Range/Typical Parcel Size</u>	<u>Stories</u>
<u>14-25 du/ac, 3-3.5 acres</u> <u>(This would yield a development of approximately 75 units)</u>	<u>3 story</u>

Features:

- Generally uniform massing within individualized appearance
- Front-loaded with the garage facing the street or "front" of the property, or rear-loaded with garage facing the rear of the property
- Greater efficiency of space without side yards and may provide for greater densities on larger sites
- Private open space for each unit is typically provided by a front patio or balconies
- Typical built density: between 14-25 units per acre
- The design focus should be on an overall building: attached units in a row
- Units organized around "public" spaces and sites around common spaces

Housing Standards and Design Guidelines

B2. Garden Style with Surface parking (20-25 du/ac)



Garden Style apartments are stacked flat units arranged on a single level and surrounded by units either above or below each unit.

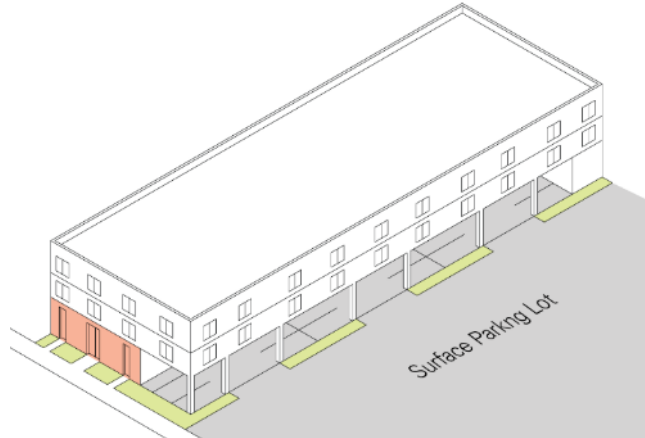
<u>Density Range/Typical Parcel Size</u>	<u>Stories</u>
<u>20-25 du/ac, 3-3.5 acres</u> <u>(This would yield a development of approximately 75 units)</u>	<u>3 story</u>

Features:

- Typically, 2-4 stories of single-level units stacked on top of each other
- Individual unit access can be from either common interior corridor or by discrete exterior entrances
- Typical built density: 20-30 units per acre
- The design focus is as a whole building, less on individual units
- Common open space is typically provided in assembled areas of courtyards or common ground space

Housing Standards and Design Guidelines

B3. Tuck Under Podium (25-40 du/ac)



Flats are typically stacked over small, shared garages with ground floor units “lining” or fronting the streets, pedestrian walks or open spaces.

<u>Density Range /Typical Parcel Size</u>	<u>Stories</u>
<u>25-40 du/ac</u> <u>typically, 2+ acres and minimum 1 acre</u>	<u>3-4 story</u>

Features:

- Typically, 3-4 stories in height, including parking garages
- Typically, will have 1/2 to 2/3 surface parking
- Midpoint density: greater than garden apartments while not requiring a concrete podium for parking
- Has similar orientation to rowhouses or townhouses with ground floor units facing streets, pedestrian paths and open spaces and garages accessed by alleys
- Ground floor units have individual entries while upper units use shared stairs or elevator with corridor
- Common open space in pedestrian walks or paseos

B4. Townhouses/Flats with Podium Parking (40-60 du/ac)



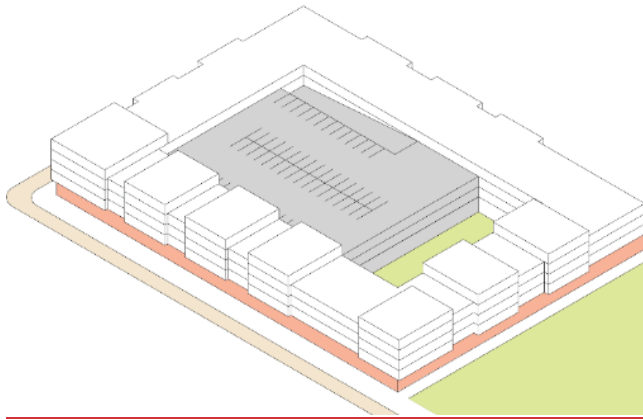
Townhouses or stacked flats are units built over a submerged or partially- submerged parking garage or "podium," rather than with individual garages.

<u>Density Range/Typical Parcel Size</u>	<u>Stories</u>
<u>40-60 du/ac, 1.25-1.75 acres</u> <u>(This would yield a development of approximately 75 units)</u>	<u>3-4 story</u>

Features:

- Typically, 3-4 stories or more in height above a parking podium (garage).
- May or may not have additional surface parking.
- Often appear more urban in appearance with raised stoops above a partially submerged parking podium.
- Typical built density: 40-60 units per acre.
- The design focus is as an entire building, not individual units.
- Common open space is typically provided at podium level.
- Parking podium can be at grade with residential/retail wrap.

B5. Residential Wrap Building with Parking Structure (40-70 du/ac)

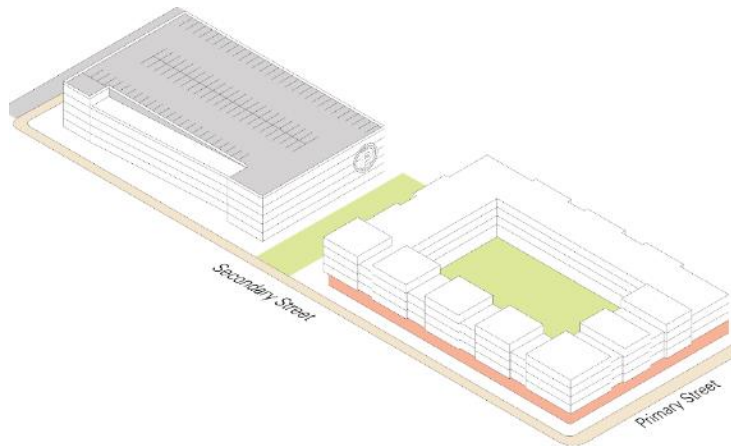


<u>Density Range/Typical Parcel Size</u>	<u>Stories</u>
<u>40-70 du/ac, 2-3 acres</u> <u>(100-150 unit minimum)</u>	<u>4-5 story,</u> <u>6 possible</u>

Features:

- Typically, 3-4 stories or more in height
- Stacked flats wrapped around parking structure or free standing around ground level courtyard
- Typically built density: 40-70 plus units per acre
- The design focus is as an entire building or group of buildings
- Urban in appearance due to height, mass, and scale
- Common open space is typically provided on grade
- Courtyards at grade allow for larger trees and more generous landscaping.

B6. Residential Buildings with Off-Site Parking District (50-80 du/ac)

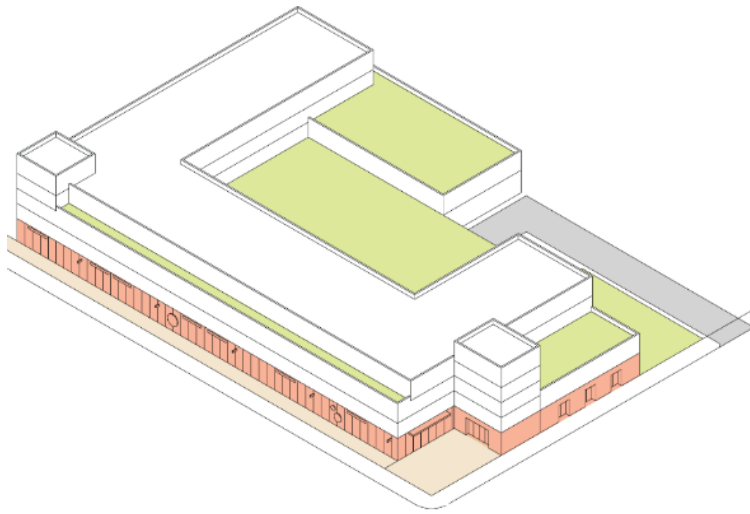


<u>Density Range/Parcel Size</u>	<u>Stories</u>
<u>50-80 du/ac, 2-3.5 acres</u> <u>(100-150 unit minimum)</u>	<u>4-5 story</u> <u>6 possible</u>

Features:

- Typically, 3-4 stories or more in height, stacked flats or combination of flats and townhouses.
- Parking is supplied by on-site spaces along with spaces located in adjacent parking garage or surface lot. Parking space may be assigned.
- Often integrated into mixed-use neighborhoods.
- Parking structure serves multiple users from several nearby buildings.
- Greener, heavily landscape, courtyards at grade.

B7. Mixed-Use Buildings

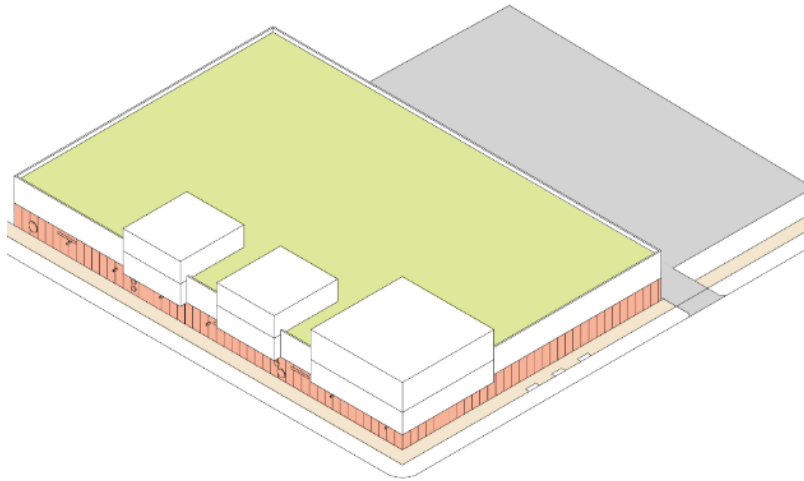


<u>Density Range/Parcel Size</u>	<u>Stories</u>
<u>50-100 du/ac, 1.25-3 acres</u> <u>(100-150 unit minimum)</u>	<u>4-5 story,</u> <u>6 possible</u>

Features:

- Vertical mix of uses (ground floor retail/live/work with offices or residential above).
- Entries and storefronts facing onto street or plazas.
- Parking usually located in podium structures.
- Typically, taller first floor ceiling height.

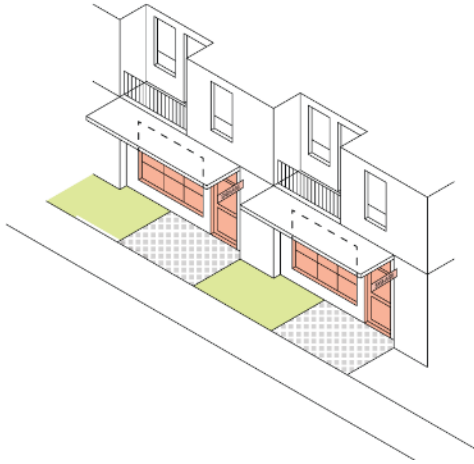
B8. Retail Buildings (Stand Alone)



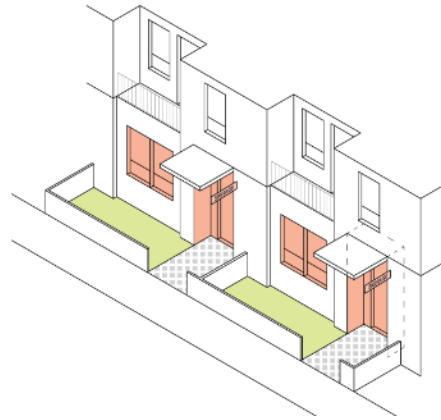
Features:

- Part of a horizontal mixed-use project.
- Surface parking located behind/adjacent to retail building.
- Entries and storefronts facing onto street or plazas.
- Typically, 20-30 feet in height with high ceilings.

B9. Live/Work



Live/Work space connected to residence above



Live/Work space with studio residence



Features:

- 2 types – Ground floor residential units with extra “flex room” used for small business, and/or a retail space; or a street-level work/shop space connected to upper-level residential rooms.
- Entries and storefronts facing onto street or plazas.
- Tenant parking usually located in podium structures or in private garages accessed from the rear of the building, with visitors served by on-street parking.
- Typically, taller first floor ceiling heights or double height spaces.

APPENDIX C

GLOSSARY

Alley/Parking Area: Public or private vehicular drive that is used to access private garages, structured parking, and/or surface parking. Any access roads on site that are not internal streets/drives are also considered alleys. Alleys are required to comply with the standards in Section A5.

Internal Street/Drive: Private streets or drives that provide vehicular and pedestrian access within a site, to buildings not directly accessed off existing or future public streets. Internal Street frontages are required to comply the standards in Section A4.

Paseo/Pedestrian walk: A public or private pedestrian right of way that provides access through a site or to building(s) entrances. Paseos are required to comply with the standards in Section A6.

Primary building entrance/entry: A single entrance to a building that provides access to the use with the maximum area in the building. A building can have several uses and more than one separate entrance for each of those uses, but a building can have only one primary entrance; all others are secondary building entrances.

Public Street: A public owned right of way that provides pedestrian, vehicular, and/or bike access. Public Street frontages are required to comply with Section A3.

Segment (street/drive): A portion of a street or a drive located between two intersections or an intersection and a dead-end.

Significant Architectural Element:

- a. A corner tower or elevated corner roof volume that is at least 5 feet taller than the adjacent building elements.
- b. An open space plaza dedicated for public use that is sized such each dimension is at least 10 feet.
- c. A change in architectural features, including but not limited to change in materials, window patterns, building façade plane.

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