

CITY OF PLEASANTON

Housing Site Development Standards and Design Guidelines

DISCUSSION DRAFT

April 2, 2012

COMMUNITY DEVELOPMENT DEPARTMENT



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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. 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 infeasible and/or 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 compliment 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, when 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.

Selected sites may also be appropriate to incorporate retail and service uses in addition to the required minimum density residential development. 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 compliment the adjacent 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.

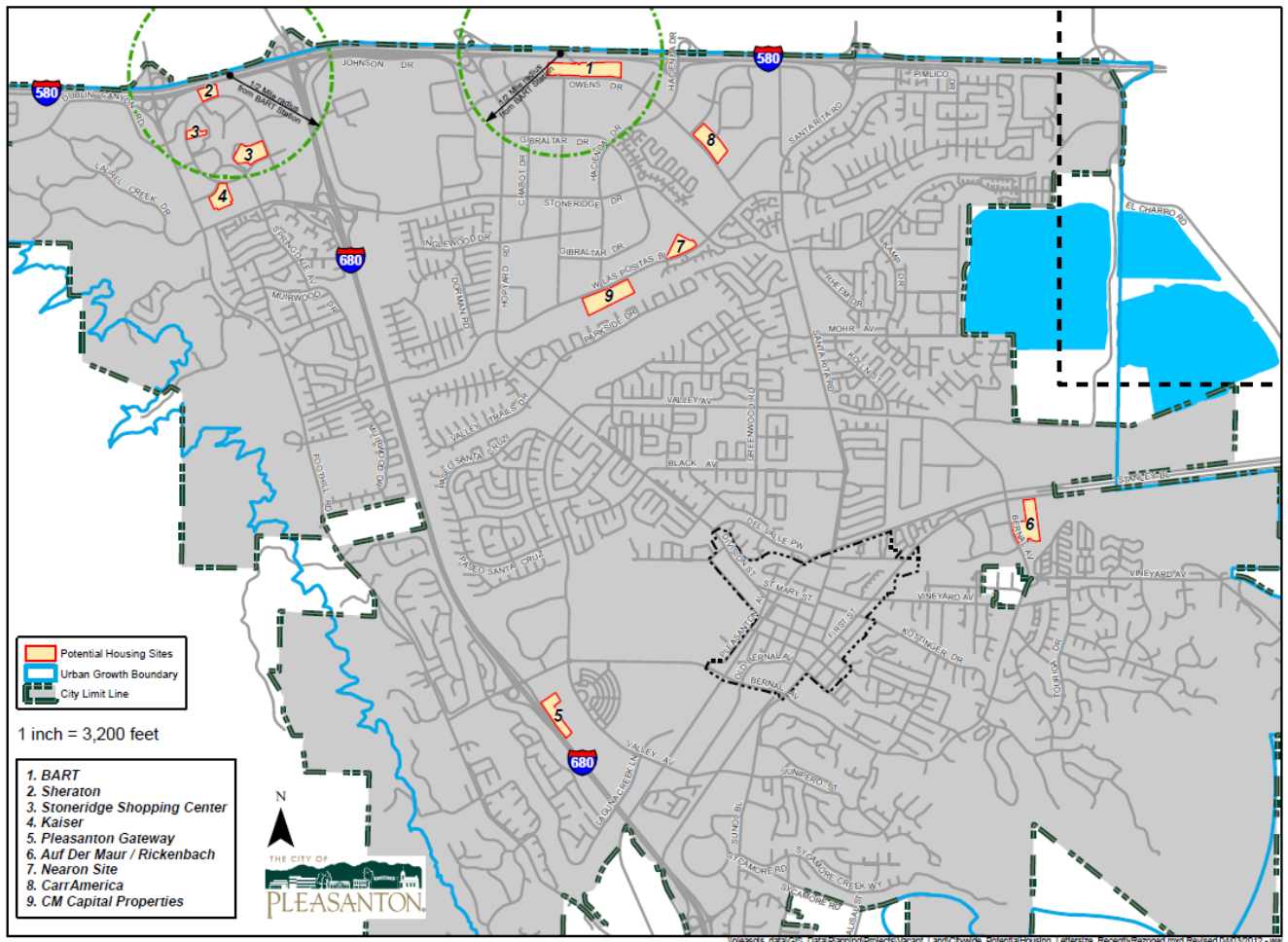
The developments shall minimize the impacts of noise from the adjacent thoroughfares through creative placement of buildings, landscaping and open space. All developments shall adhere to the standard conditions of approval, green-building measures and other project specific conditions and environmental 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.

Housing Standards and Design Guidelines

C. Housing Sites Map

Nine Rezoned Sites



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 (B.6)
- Open Space, Landscaping and Lighting (B8, B9, and B10)

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). No density may exceed 50 units per acre. These densities are in addition to whatever onsite retail or service uses the City may approve as part of a mixed-use project. 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.

Housing Standards and Design Guidelines

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 one bedroom units.

Front Yard Minimum: See Prototype Street Sections

Side Yard Minimums: One Side 8 feet /Both Sides 20 feet

Rear Yard Minimum: 20 feet (Note - Trash enclosures, carports, bike storage and other structures allowed per City Zoning ordinance are allowed to encroach upon rear yard).

Group Usable Open Space*: For projects up to 40 DU/ACRE – 300 square feet per dwelling unit; 250 square feet for projects providing a public plaza/park with public access. *(Note -- the area of the public plaza/park can be counted toward the project's group usable open space requirement).*

For projects 40 to 45 DU/ACRE – 250 square feet per dwelling units; for projects over 45 DU/ACRE – 200 square feet per dwelling unit.

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.

** 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*

Maximum FAR: Not Applicable

Maximum Height: 65 feet

Minimum Height (Principal structures): 25 feet

Parking Minimums:** Residential - 1.5 spaces per unit

Live/Work - 2 spaces per unit

Visitor Parking - 1 space per every 10 units.

** These standards are limited to projects on TOD sites (Sites 1, 2, 3 and 8). Pleasanton Municipal Code off-street parking requirements apply to the other residential sites. Potential for shared parking on specific sites is noted in Appendix B.

Housing Standards and Design Guidelines

TABLE 2.1 - HOUSING SITES

Specific site information is located in Appendix B.

MAP ID	Site	Address	General Plan Designation/Zoning	Acreage/ Minimum residential density
Site 1	BART ¹	5859 and 5835 Owens Drive	Mixed Use-Business Park/ PUD-MU	8.3 acres/30 units per acre
Site 2	Sheraton	5990 Stoneridge Mall Road	Mixed Use/ PUD-MU	3.3 acres/30 units per acre
Site 3	Stoneridge Shopping Center	1008 – 2481 Stoneridge Mall Road	Mixed Use/ PUD-MU	10.0 acres/40 units per acre
Site 4	Kaiser	5620 Stoneridge Mall Road	Mixed Use/ PUD-MU	6.1 acres/30 units per acre
Site 5	Pleasanton Gateway	1600 Valley Avenue	High Density Residential / PUD-HDR	7.0 acres/30 units per acre
Site 6	Auf der Maur ¹ /Rickenbach Site	3150 Bernal Avenue	High Density Residential / PUD-HDR	11.5 acres/30 units per acre
Site 7	Nearon Site	5725 W. Las Positas Blvd	Mixed-Business-Business Park/ PUD-HDR	5.6 acres/30 units per acre
Site 8	CarrAmerica	4452 Rosewood Drive	Mixed Use-Business Park/ PUD-HDR	8.4 acres/35 units per acre plus 10,000 sf retail
Site 9	CM Capital Properties	5758 and 5850 W. Las Positas Blvd	Mixed Use-Business Park/ PUD-MDR	12.6 acres/30 units per acre

Housing Standards and Design Guidelines

ALLOWED USES

PERMITTED 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
- 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 (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

Housing Standards and Design Guidelines

CONDITIONAL USES

- Childcare centers
- Liquor stores
- Bars (as described in the Pleasanton Municipal Code)
- Wine bars and wine sales
- Any uses 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
- 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 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 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 a distinct hierarchy of circulation including public streets, internal "streets" or drives, pedestrian walks/paseos and alleys / parking areas. These should be arranged so that visitors and residents use the primary circulation of public streets, internal streets and drives and pedestrian walks / paseos for their primary circulation and addressing of the units and building orientation.
- A1.b. Alleys and parking areas should not be used for primary circulation to the building entries and through the site. Primary entries should not orient to alleys or parking areas.
- A1.c. Streets, alleys and paseos should not only connect internally but also connect to adjacent streets in neighboring development.
- A1.d. Anticipate future connections to adjacent parcels to provide future connectivity.
- A1.e. Pedestrian and bike paths should be used where street connections to adjacent neighborhoods are infeasible.

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 provides vehicular and pedestrian access to buildings not accesses off public streets.

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

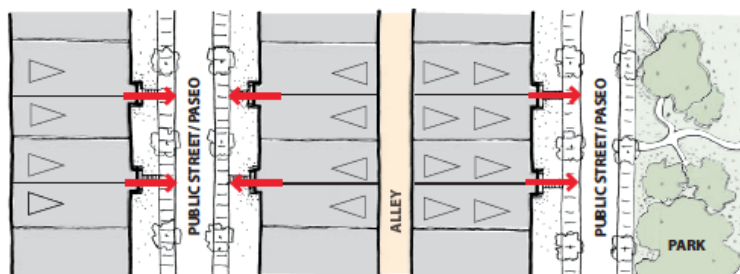
Paseo/Pedestrian walk: A public or private pedestrian right of way the provides access through a site or to buildings entrances.

A2. Building Orientation

Design Guidelines

The intent of the building orientation guidelines is to provide direction for site planning which places active building frontages with entries, active storefronts, and living spaces along streets and pedestrian paths and common open spaces to provide activity, safety and security through informal surveillance in these areas.

- A2.a. Buildings should face public and internal streets and paths whenever possible 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 porches and 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. It is particularly important for building corners to be activated with livable residential uses (minimum residential depth of 12 feet)
- A2.d. On retail and live/work frontages, a minimum 75% of building façade should be fronted with active retail or live/work uses.

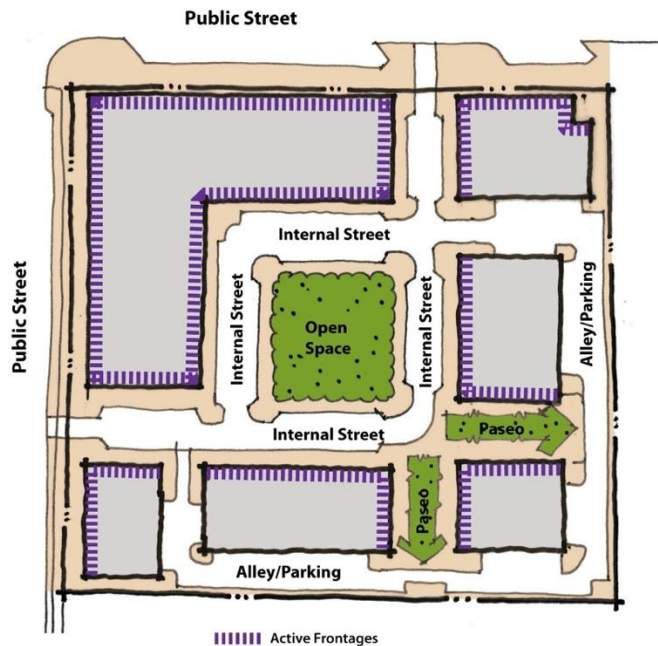
Housing Standards and Design Guidelines

Site Circulation and Building Orientation Diagrams

The following diagrams illustrate 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. The principals from the diagrams can be applied to any variety or mixture of building types.

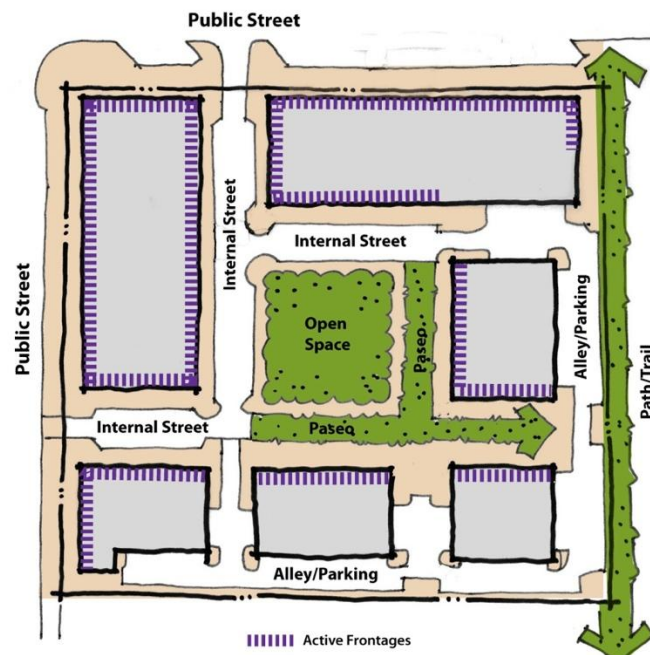
LARGE SITES

Diagram A



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

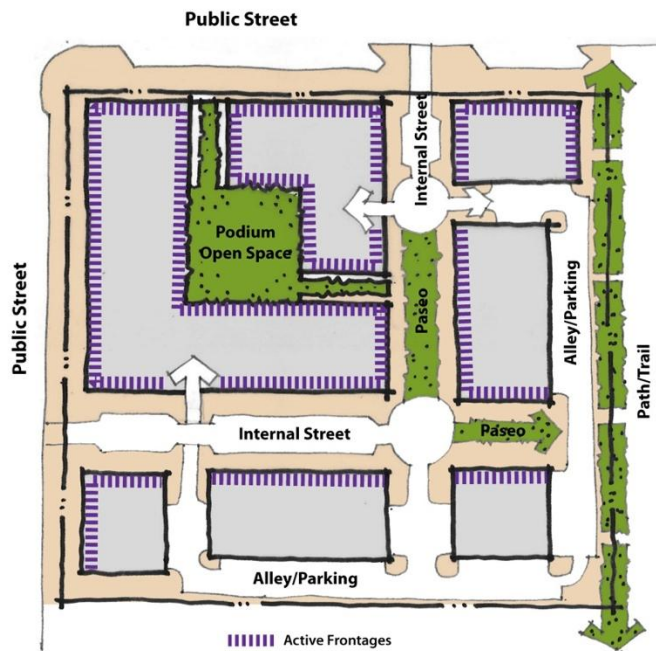
Diagram B



- 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 proposed bike/pedestrian trail.

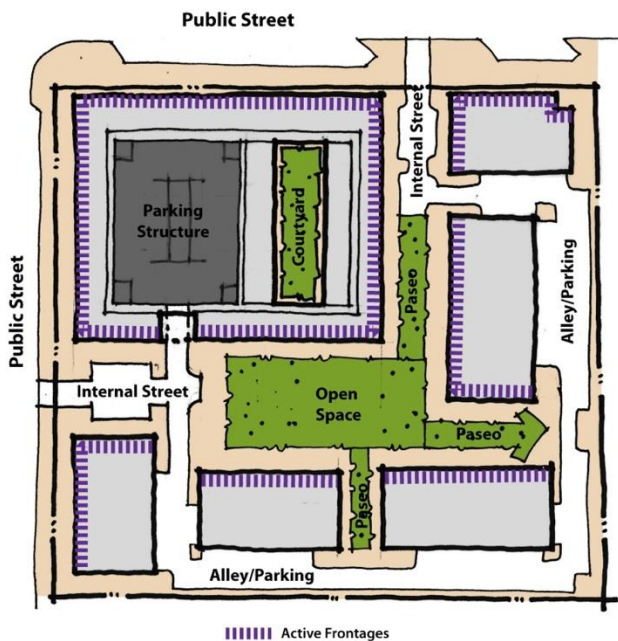
Housing Standards and Design Guidelines

Diagram C



- 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 proposed bike/pedestrian trail.

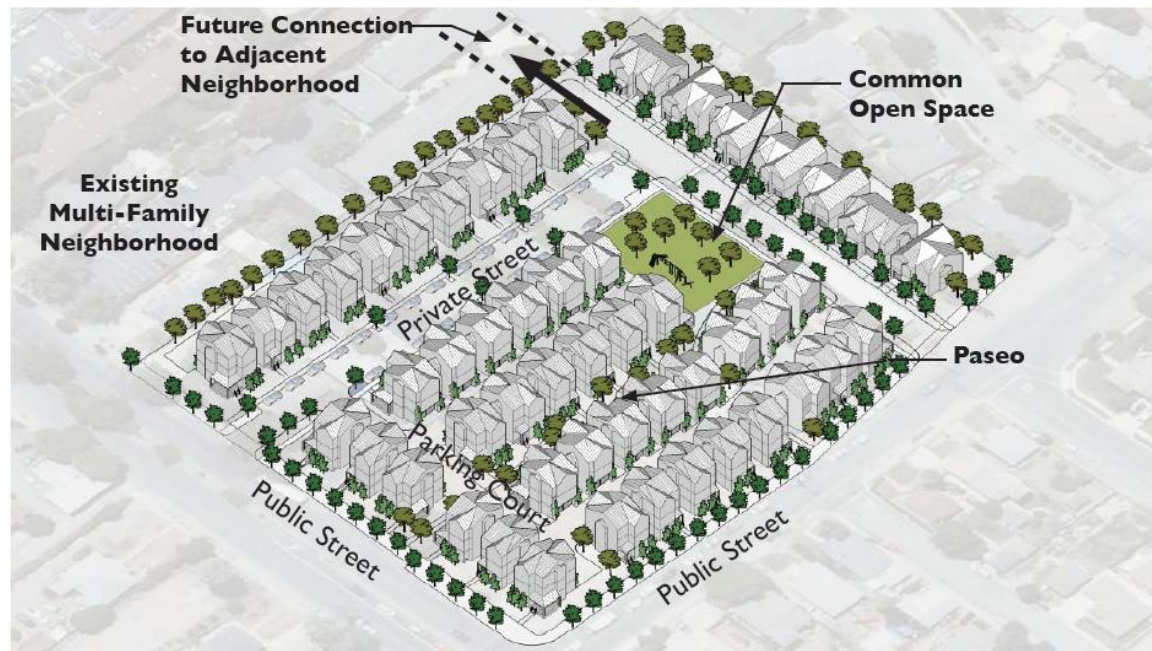
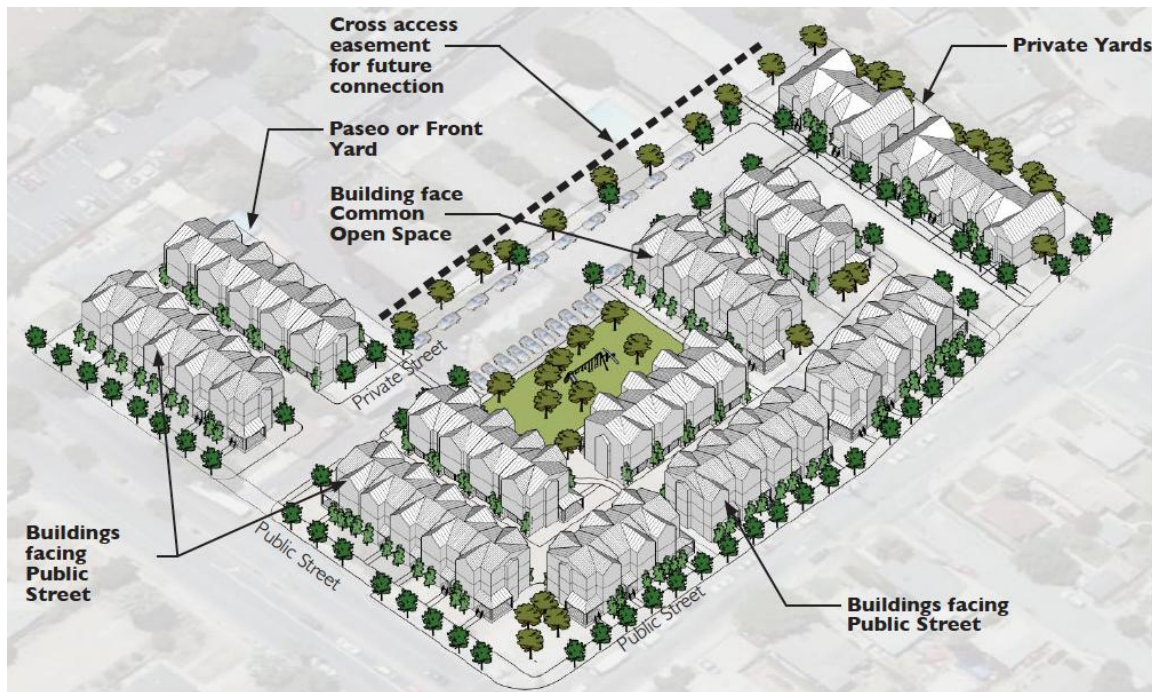
Diagram D



- 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.

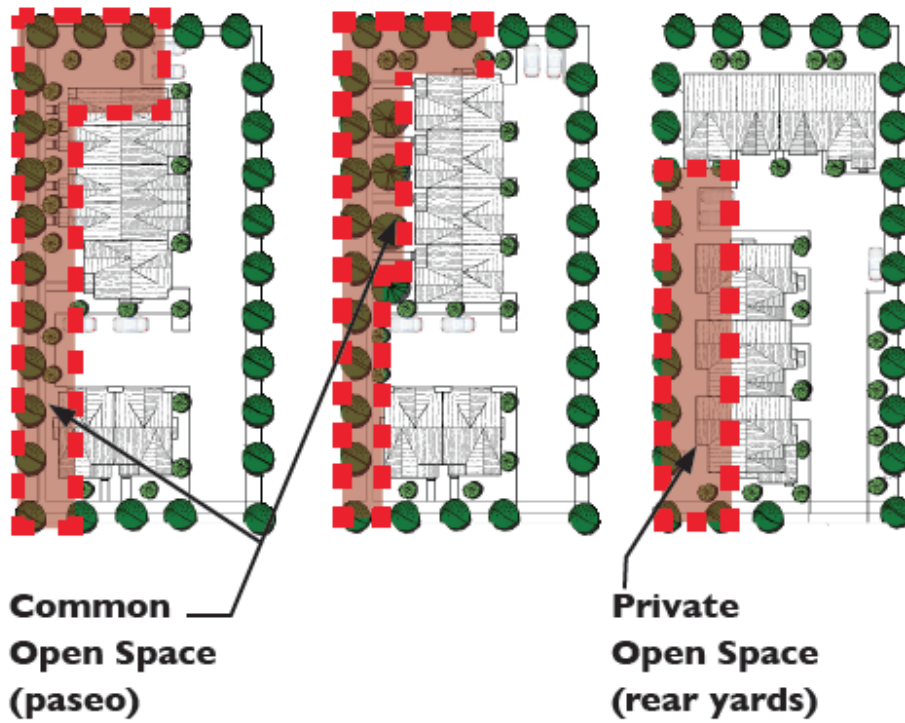
Housing Standards and Design Guidelines

Diagram E: MEDIUM AND LARGE SITES



- 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.

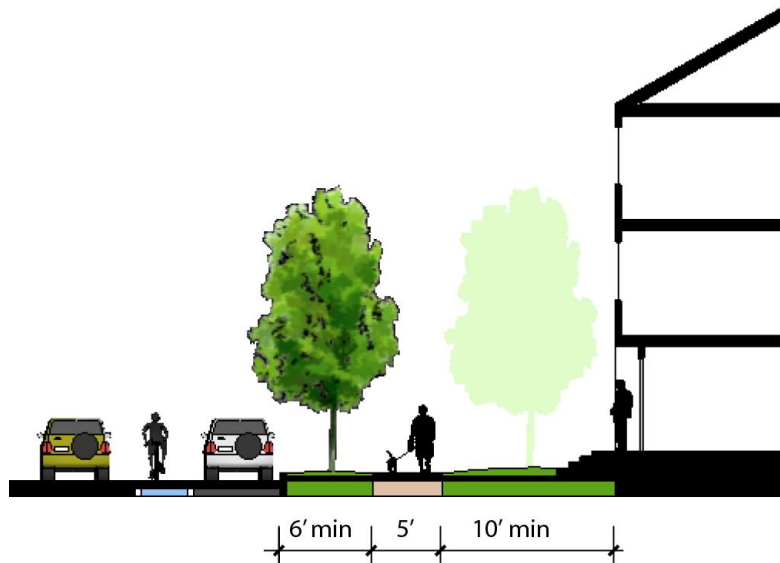
Diagram F: SMALL SITES



- On medium and small 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.

A3. Public Streets

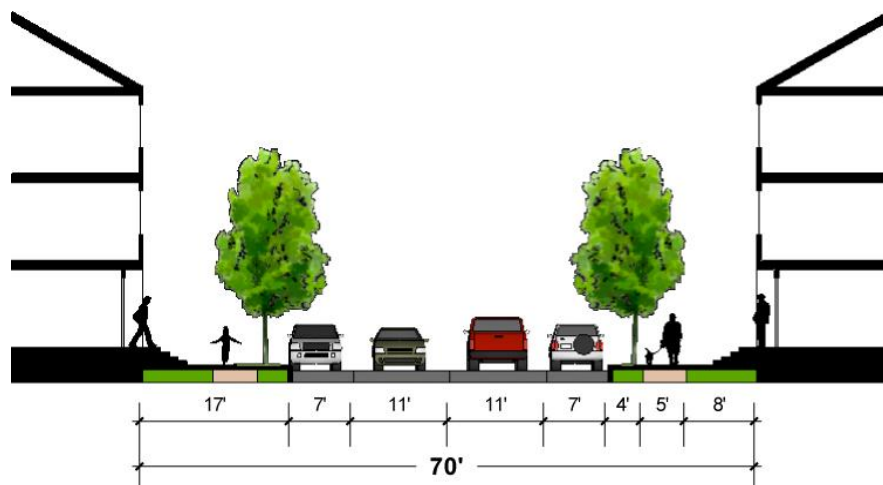
The design of the public frontage of each project will vary depending on location and character of the street. The below standards are minimums for all projects but projects should relate to adjacent conditions as appropriate.



Development Standards:

- A3.1. Public streets shall have at minimum 6 feet planting strip and 5 feet sidewalk on each side of the street. Planting strip can have an average minimum width of 6 feet to accommodate a meandering sidewalk where applicable.
- A3.2. Front 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.
- A3.3. Public streets shall be designed to include planned improvements in the *Pleasanton Pedestrian and Bicycle Master Plan*
- A3.4. Street trees shall be planted at least every 25-35 feet on average depending on tree species, not to exceed 40 feet.
- A3.5. Pedestrian-scaled lighting. 12-14 feet in height, shall be provided on all public streets.

A4. Internal Streets and Drives



Development Standards:

- A4.1. Internal streets shall have at minimum 4 feet plantings strip and 5 feet sidewalk on each side of the street.
- A4.2. Front setbacks shall be a minimum 8 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.
- A4.3. Parallel parking is required on at least one side of internal streets.
- A4.4. Street trees shall be planted at least every 25-35 feet on average depending on tree species, not to exceed 40 feet.
- A4.5. Pedestrian-scaled lighting, 12-14 feet in height, shall be provided on all public streets.

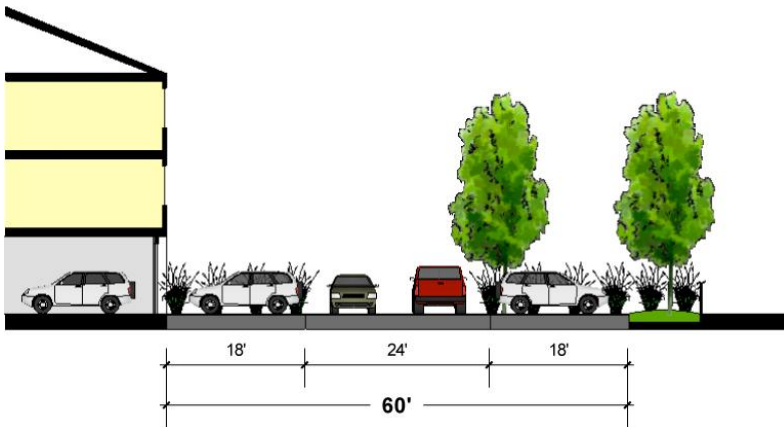
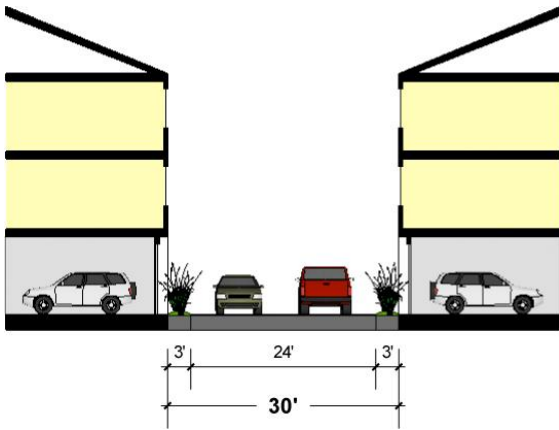
Design Guidelines

- A4.a. Internal streets should conform to the high quality standards and be designed to resemble public streets, with sidewalks, parking and street trees.
- A4.b. Internal streets should include sidewalks, street trees, pedestrian scaled lighting, landscaping and provide a setting for social interaction and neighborhood activities.
- A4.c. 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 open spaces, parks or community buildings.
- A4.e. Street trees, separated sidewalks, benches, street lamps and special paving at intersections are desired elements to promote residential scaled, aesthetic streetscapes and reinforce pedestrian activity.

Housing Standards and 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.g. High branching trees should be planted to form a canopy and provide shade along streets and drives.
- A4.h. Parallel parking is encouraged on both sides of internal streets.

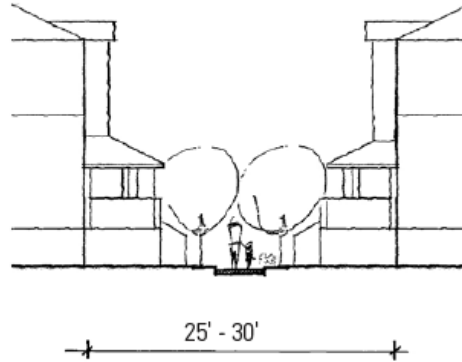
A5. Alleys



Design Guidelines:

- A5.a. Alleys should have at minimum 3-foot plantings strip adjacent to building garages
- A5.b. Garage doors should be recesses at least 2 feet from building façade.
- A5.c. Tandem parking spaces, in garage or surface, are allowed as long as they are associated with the same unit.

A6. Paseos (Pedestrian Walks)



Development Standards:

- A6.1. 25-30 foot minimum building-to-building dimension for residential buildings. Stoops and porches are allowed to encroach up to 5 feet.

Design Guidelines

- A6.a. Paseo connections should be made wherever auto connections are infeasible due to project or site constraints.
- A6.b. Paseos should supplement the role of streets and drives in the circulation network.
- A6.c. Paseos should provide easy and direct access to building entries, common open space amenities and visitor parking areas.
- A6.d. 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 and pedestrian-scaled 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 so that sunlight can reach the paseos during midday.
- A6.h. Paseos should be named as streets are, with buildings lining the paseos taking their respective addresses from the paseo.

A7. Parking Location and Treatment



Development Standards:

- A7.1. Parking shall be located behind buildings, below grade or, where those options are not feasible, screened by low walls and landscaping.
- A7.2. When fronting on public streets, internal streets, public walks/paseos or common open spaces, structured parking shall be wrapped or fronted with habitable uses.
- A7.3. Parking that is semi-depressed shall be screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, or decorative screening.

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 surface parking lots are located adjacent to the street, they should be screened from the street and sidewalk by a low wall, landscape edge or combination.

Housing Standards and Design 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.



Development Standards:

- A8.1. Common usable open spaces shall include:
- 0-10 units: No requirement for a common open space.
 - 10-50 units: Minimum of one space 20 feet (400 sf.) minimum dimension.
 - 51-100 units: Minimum of one space 30 feet (900 sf.) minimum dimension.
 - 101 or more units: Minimum of one space 40 feet (1,600 sf.) minimum dimension.

Design Guidelines

- A8.a. Large open spaces should be the fundamental organizing element of the site plan.
- A8.b. Public parks are encouraged for all sites greater than 5 acres.
- A8.c. 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.d. Public parks should be located adjacent to public streets or easily visible from public rights of way.
- A8.e. 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.
- A8.g. Buildings and/or streets should define the edges of and face onto common open space.

Housing Standards and Design Guidelines

- A8.h. Common amenity areas should be appropriate to the size of the development. For larger developments, recreational facilities such as a swimming pool or tennis courts, along with picnic areas should be provided.
- A8.i. Play lots should be located in safe, convenient and highly visible locations to ensure informal surveillance by residents.

A9. Landscape

Design Guidelines

- A9.a. Drought tolerant, Bay Friendly landscaping and water-conserving irrigation methods are encouraged.
- A9.b. Landscape plans shall incorporate seasonal variety and color to the extent possible. Tall deciduous trees should be utilized where summer shade is needed and winter solar access desired.
- A9.c. Grass lawn areas outside of common open spaces should be kept to a minimum.

A10. Site Lighting

Design Guidelines

- A10.a. Adequate lighting should be provided along sidewalks, streets, driveways, paseos and parking areas for the safety and security of residents and visitors.
- A10.b. Pedestrian scaled, post top mounted lights are recommended along public streets, interior streets, paseos, walks and common open spaces.
- A10.c. Lighting should not produce glare or be of an intensity inappropriate for a residential environment.

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 density, and to provide the varied building character desired by the City. Given the variety of sizes of the identified housing sites, it is assumed that the appropriate building type will be selected for each site. 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.

Housing Standards and Design Guidelines

Residential Building Matrix

(all buildings types can accommodate mixed-uses)

TYPE	DENSITY / PARCEL SIZE	PRKG. RATIO (TYPE)	STORIES	COMMENTS
ATTACHED ROW HOUSES/TUCK UNDER				
		14-25 du/ac. 3-3.5 acres (for 75 units)	1.5-2 sp/u. (tuckunder prkg.)	3 st. Least Cost per unit as parking cost is low However greater use of land for afford. Hsg. means less mkt. rate hsg.
GARDEN STYLE APARTMENTS WITH SURFACE PARKING				
		20-25 du/ac. 3-3.5 acres (for 75 units)	1.67-1.8 sp/u. (surface prkg.)	3 st. Least Cost per unit as parking cost is low However greater use of land for afford. Hsg. means less mkt. rate hsg.
TUCK UNDER PODIUM				
		25-40 du/ac. 1 acre min 2+ acres typ	1.5-1.8 sp/u. (surface prkg.)	3-4 st. Least Cost per unit as parking cost is low Orientation similar to rowhouses and townhouses
TOWNHOUSE/FLATS WITH PODIUM PARKING				
		40-60 du/ac. 1.25-1.75 acres (for 75 units)	1-1.5sp/u. podium struct. st. - visitor	4-5 st. Most typical high density type Best with low parking ratio (1:1)
RESIDENTIAL WRAP BUILDING WITH PARKING STRUCTURE				
		40-70 du/ac. 2-3 acres 100-150 units minimum	1-1.67sp/u. multi-lvl. structure st. - visitor	3-4 st. 5 st. poss. Most cost effective, but generally requires larger project to justify parking structure; 1 larger site.
RESIDENTIAL BUILDINGS WITH OFF SITE PARKING DISTRICT				
		50-80 du/ac. 2-3.5 acres for 100-150u	1-2 sp/u. off site multi-lvl. Struct. st. - visitor	3-4 st. 5 st. poss. Satelite Parking Structure Limited site prkg. Allows for greater density Cost effective struct. Prkg. due to size effc. Of scale

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/Parcel Size	Parking Ratio (Type)	Stories	Comments
14-25 du/ac 3-3.5 acres (for 75 units)	1.5-2 sp/u. (tuckunder parking)	3 story	Least cost per parking space Most land area per unit

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

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.

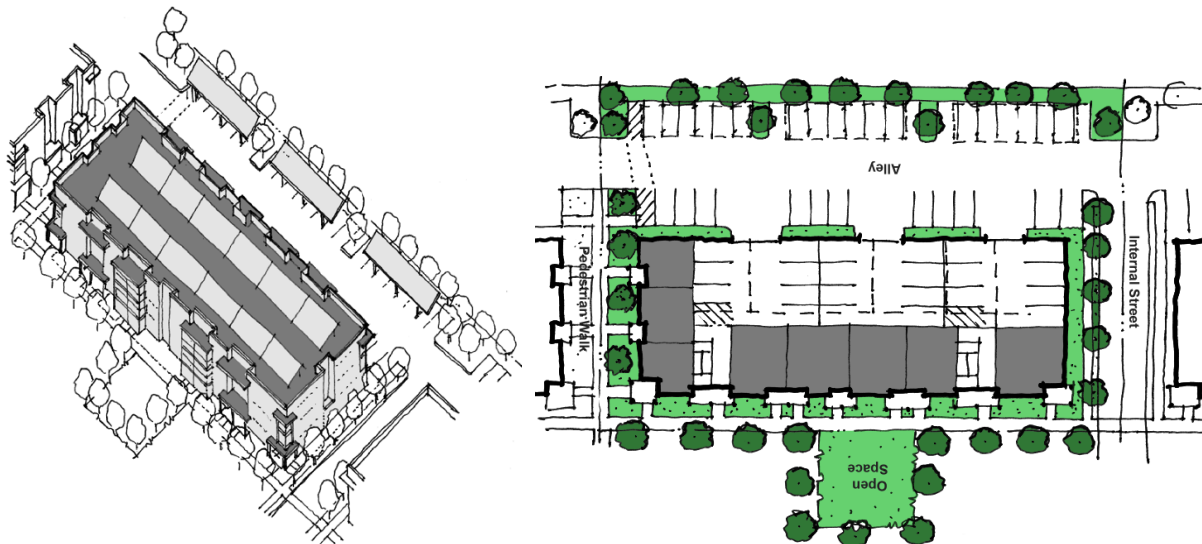
Density/Parcel Size	Parking Ratio (Type)	Stories	Comments
20-25 du/ac 3-3.5 acres (for 75 units)	1.67-1.8 sp/u. (surface parking)	3 story	Least cost per parking space Most land area per unit

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.

Density/Parcel Size	Parking Ratio (Type)	Stories	Comments
25-40 du/ac typically 1 acre minimum with 2+ acres typical	1.5-1.8 sp/u. (surface parking)	3-4 story	Orientation similar to rowhouses and townhomes

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)



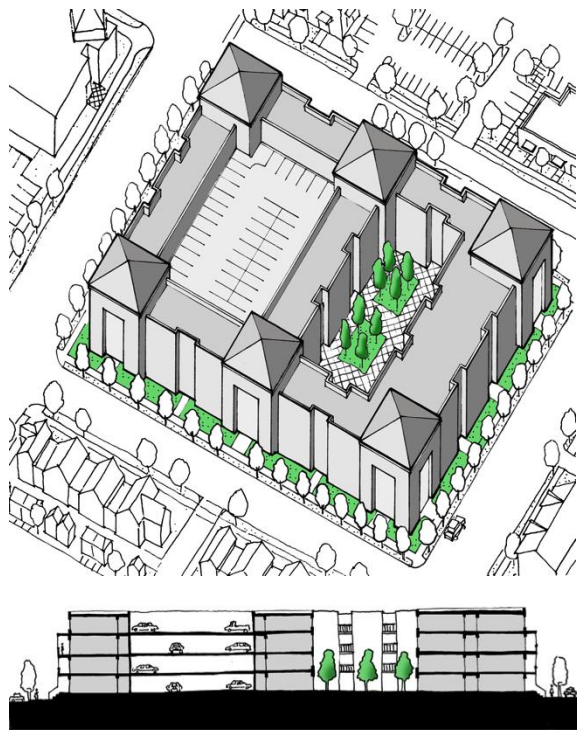
Townhouses or stacked flats are units built over a submerged or partially-submerged parking garage or "podium," rather than with individual garages.

Density/Parcel Size	Parking Ratio (Type)	Stories	Comments
40-60 du/ac 1.25-1.75 acres (for 75 units)	1-1.5 sp/u. (structured podium parking)	4-5 story	Most typical high density type Best with low parking ratio

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)



Density/Parcel Size	Parking Ratio (Type)	Stories	Comments
40-70 du/ac 2-3 acres (100-150 unit minimum)	1-1.67 sp/u. (multi-level parking structure)	3-4 story	Most cost effective Requires larger project/site

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/Parcel Size	Parking Ratio (Type)	Stories	Comments
50-80 du/ac 2-3.5 acres (100-150 unit minimum)	1-2 sp/u. (multi-level offsite parking structure)	3-4 story, 5 possible	Walk to offsite parking, limited onsite parking Allows greater densities without added height

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



Vertical Mixed Use (Retail/Office)



High Density Mixed Use



Mixed Use



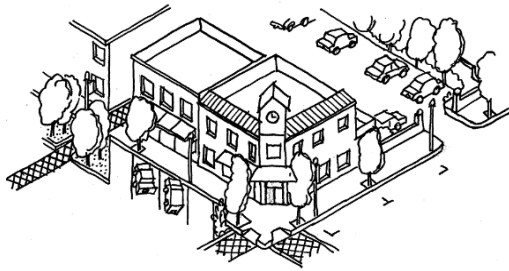
Mixed Use

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

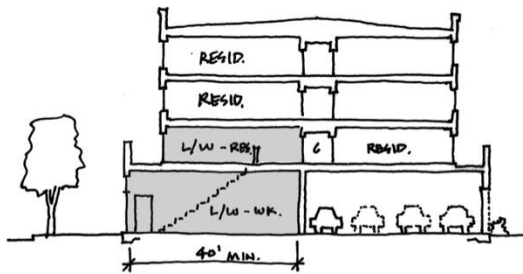
B8. Retail Buildings (Stand Alone)



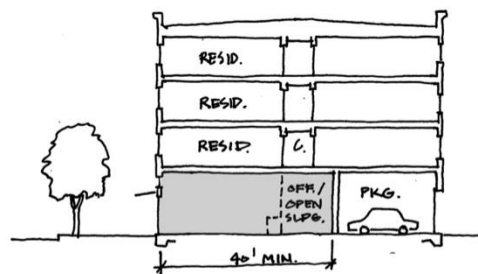
Features:

- Part of a horizontal mixed-use projects
- 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



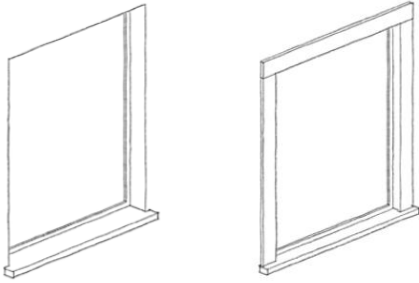
Development Standards:

C1.1. All 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. 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 building entrance.
- C1.b. Building entries that face a public street, drive or common space should be the first choice for entry location.
- 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.
- C1.e. Porches and balconies that face streets should be semi-transparent and be incorporated into the materials and design of the building.
- C1.f. Porches may encroach 5 feet into the front yard setback.
- C1.g. Front yard patios can be used and be part of entry path or a separate space. 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

- 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.
- C2.b. Windows should emphasize vertical massing 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.
- 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.

C3. Roofs and Parapets



Design Guidelines

- C3.a. Use eave and parapet details to provide a strong skyline or silhouette and add visual interest to the roof line.
- C3.b. Emphasize vertical proportions of individual units rather than horizontal building massing.
- C3.c. Rooflines should correspond to variations in building massing and articulation with bays, gables, dormers and strong eave elements.
- C3.d. Roof elements should be varied to minimize the appearance of mass and bulk.
- C3.e. Gable roofs or bays with parapets are encouraged to emphasize vertical proportion and break up the massing of large hipped roofs.

C4. Materials and Character



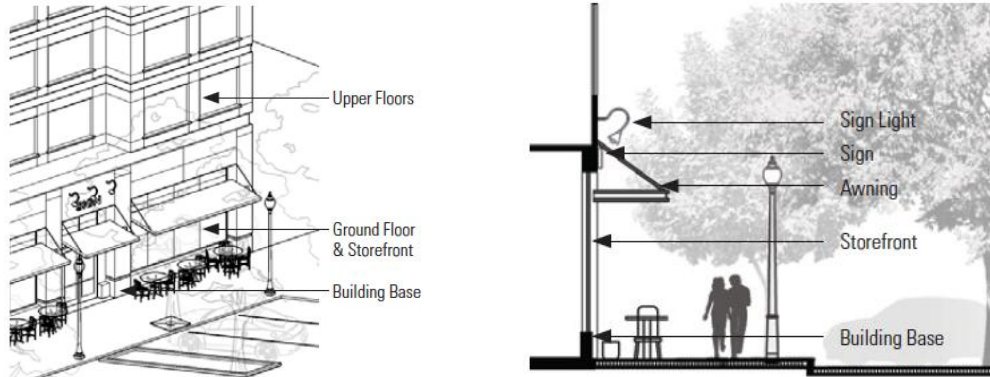
Design Guidelines

- C3.a. Materials should be selected to reinforce architectural character, building articulation and add visual interest.
- C4.b. Changes in material and/or color should be used to articulate building elements such as 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

C4.d High quality materials, such as concrete, masonry or tile, should be used at important locations to articulate the building facade, providing visual interest as well as durable performance.

C4. Retail and Live/Work Storefronts



Development Standards:

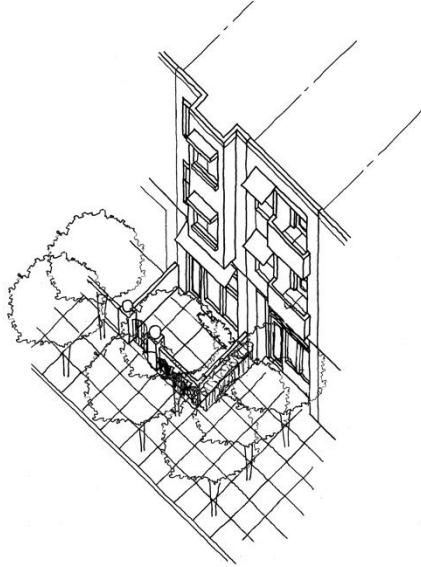
- C4.1. Retail and service uses shall have a minimum interior 14 feet clear floor to ceiling structure.
- C4.2. Live/work uses shall have a minimum 12 feet clear floor to ceiling height for two story units and 15 feet clear floor to ceiling for one story units to allow for mezzanine.
- C4.3. Storefronts shall have a minimum depth of 40 feet, and 60 feet at corners is preferred.

Design Guidelines

- C4.a. Large display windows (large panes or divided lites) are strongly encouraged.
- C4.b. Clear glass should be used. Colored or reflective glass is not appropriate.
- C4.c. A well designed and/or decorative material base is desired at display windows.
- C4.d. Entries and window displays should have consistent materials and detailing.
- C4.e. Entries should be located at corners or intersection whenever possible.
- C4.f. Recesses are encouraged to identify entries and provide weather protection.
- C4.h. Awnings, canopies, trellises and/or other shade devices over storefront windows and entries are strongly encouraged to provide signage, shade, and pedestrian cover.
- C4.i. Individual awnings that articulate the building façade rhythm are desired in lieu of long continuous horizontal awnings.

Housing Standards and Design Guidelines

- C4.j. Live/work units when used as Live/Live should maintain a commercial storefront character.
- C4.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) to create an outdoor patio.



C5. Gateway Corners



Design Guidelines

- C6.a. Buildings located on the corner of two public streets, end of a major pedestrian or shared path, and/or end of an important vista should have unique architectural element.
- 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.

Housing Standards and Design Guidelines

C6. Building Signage

Design Guidelines

- C6.a. Site signage should feature individually formed lettering and should have an artistic design element as well as addressing way finding.
- C6.b. Backlit box signs are not permitted, except when required by the Fire Department.
- C6.c. Site signs should have design features consistent with the buildings in the development, and should be integrated into the site development and landscaping.
- C6.d. Attractive signage directories are encouraged to help provide way finding within the development.

C7. Bike Parking

Development Standards:

- C7.1. Weather protected and secure bike parking spaces shall be provided for a minimum of 30% of the maximum occupants per dwelling unit. Bike parking can be grouped into one structure, parking garage or located in private garages.

C8. Utility and Trash Enclosures

Design Guidelines

- C8.a. Opaque screen trash and recycling enclosures or individual containers for each unit shall be provided.
- C8.b. Enclosures should be located to minimize any conflict with individual units, common open space areas, or neighboring properties.
- C8.c. Trash enclosures are required to be of durable materials such as concrete or concrete block and finished to integrate with the building design.
- C8.d. Trash enclosures shall be sized and designed to accommodate the City's source separated recycling program.
- C8.e. Buildings should be organized so the impact of servicing functions and utilities on streets and along pedestrian paths is minimal.
- C8.f. 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.

C9. Residential Storage

Development Guidelines:

- C9.1. 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.

C10. Compatibility with Surrounding Development

Development Guidelines:

C10.1. While the densities restrictions and requirements on the sites are consistent with their surroundings, it is desired that the design provides features which are generally compatible with residential neighborhoods across the major arterial or street. Features which assist in creating compatibility may include:

- additional landscaping including large trees within the setbacks
- 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 at the top floor are all potential treatments which may be considered
- Key corners of housing sites should maintain the "gateway" treatments within the design guidelines

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 the Core Development Standards, Non-core 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.

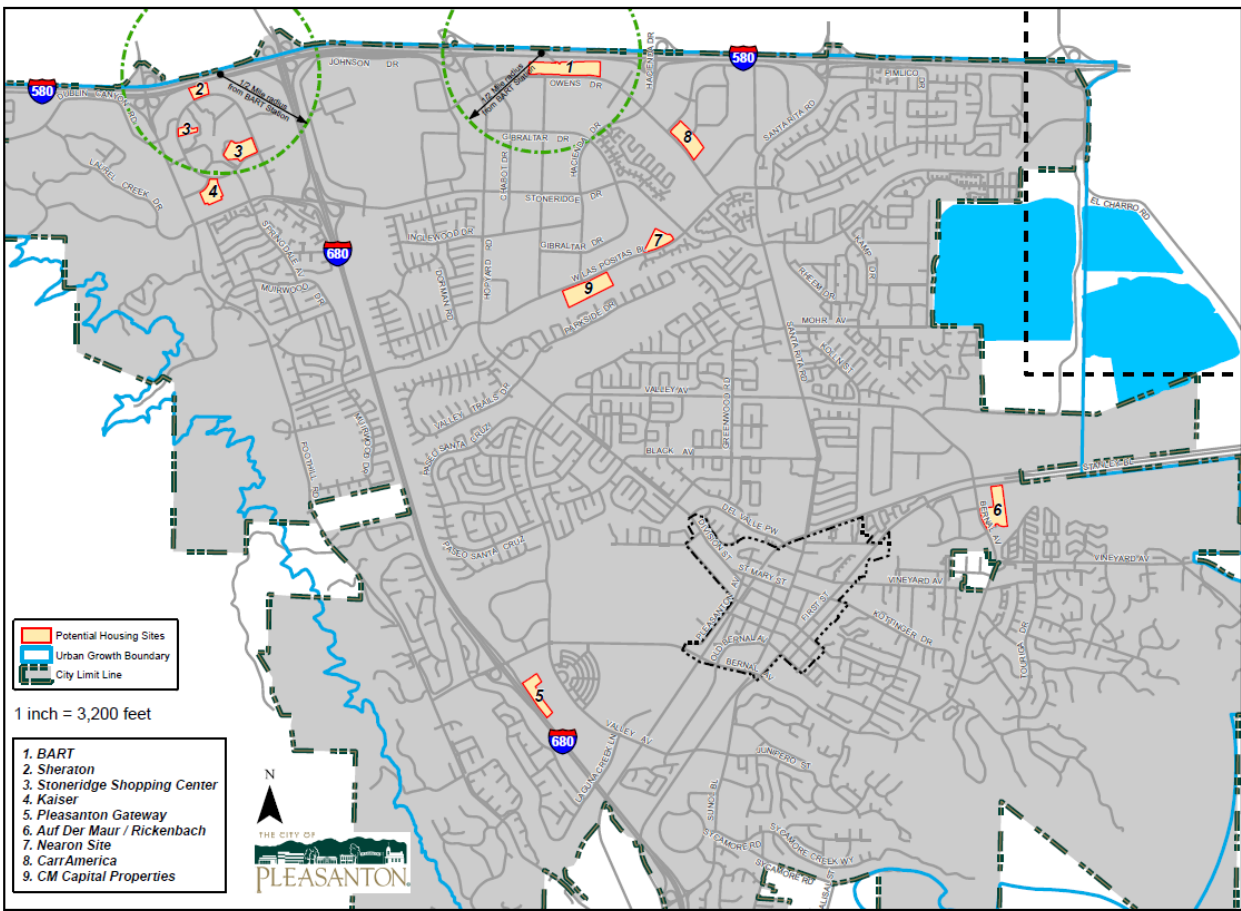
- A. Each dwelling unit in the RM and C-C districts shall have group or private usable open space as prescribed in the zoning schedule codified in table 18.84.010 of this chapter, provided that in the RM district each dwelling unit shall have private usable open space of at least the minimum area specified 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**

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+

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

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:

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

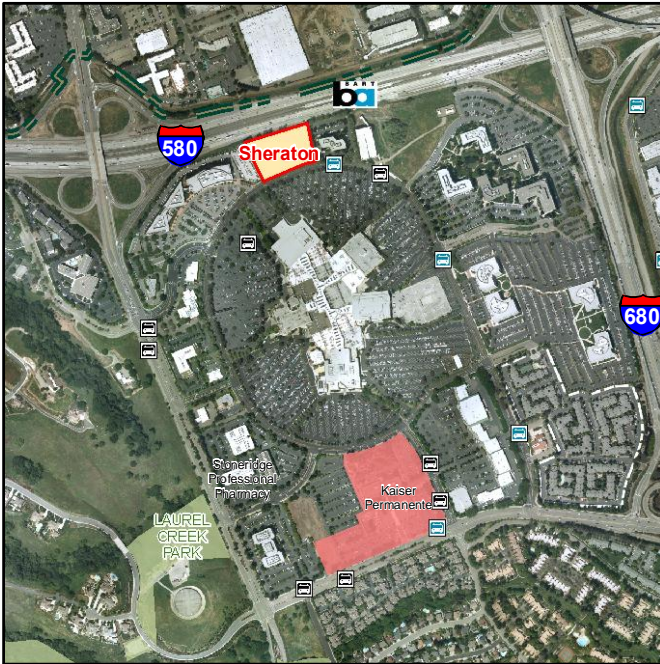
Special Design Standards & Guidelines:

- See *Pleasanton TOD Standards and Guidelines: BART Property (currently in draft)*

EIR Mitigations:

- See EIR Mitigations for All Sites

Housing Standards and Design Guidelines



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+

Acres for High-Density Residential Development: 3.3 acres

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.

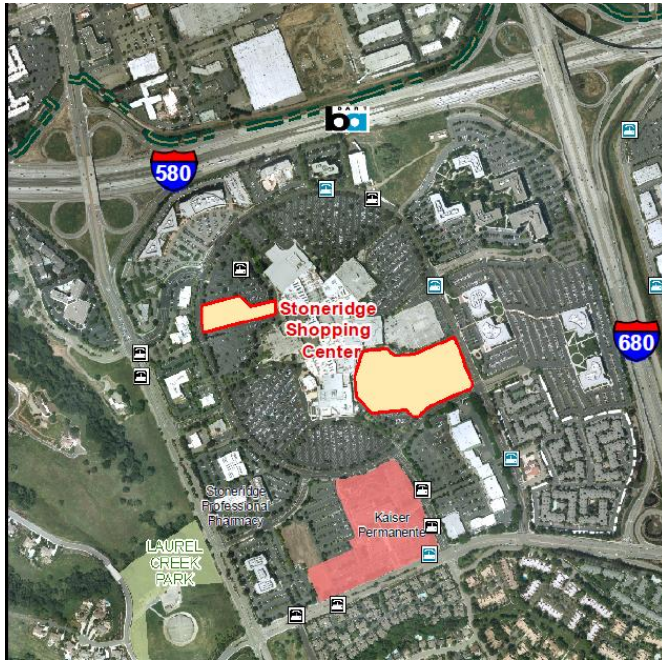
Special Design Standards & Guidelines:

- No internal street circulation expected.

EIR Mitigations:

- See EIR Mitigations for All Sites

Housing Standards and Design Guidelines



Site #3

Stoneridge Shopping Center

Location: Stoneridge Mall Road Surrounds Site

Site Size: 10.9 acres

General Plan Designation: Mixed Use (High Density Residential 40+ du/ac—10.0 ac max.)

Zoning: PUD-MU

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

Acreage for High-Density Residential Development: 10.0 acres

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

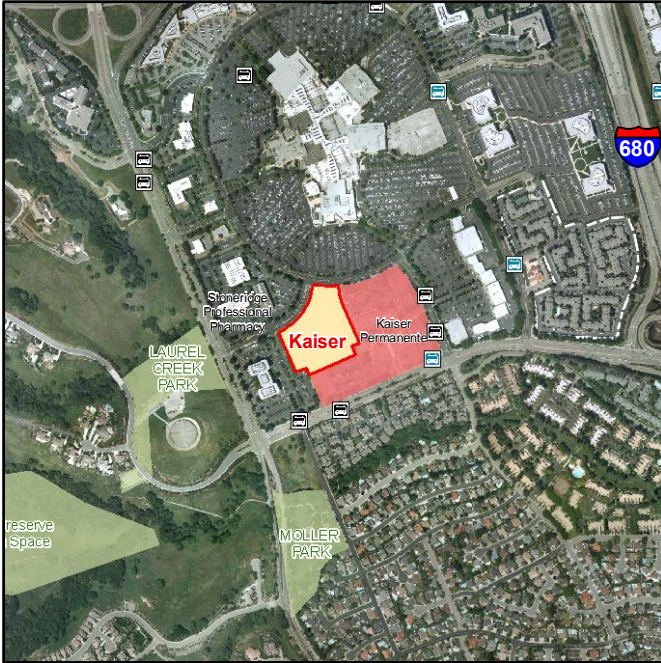
Special Design Standards & Guidelines:

- 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

Housing Standards and Design Guidelines



Site #4 Kaiser

Location: Southeast of Laurel Creek Way

Site Size: 6.1 acres

General Plan Designation: Mixed Use with minimum residential density of 30+ du/ac

Zoning: PUD-MU

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

Acres for High-Density Residential Development: 6.1 acres

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

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

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 (High Density Residential 30+ du/ac—7.0 ac max.)

Zoning: PUD- HDR

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

Acreage for High-Density Residential Development: 7.0 acres



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.

EIR Mitigations:

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

Housing Standards and Design Guidelines



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

Background Description:

- Vacant site.
- Within ½ mile of parks.
- Within ½ mile of an elementary school.
- Adjacent to a bike route.
- 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.
- A sidewalk separated from the Arroyo bike trail should be explored.
- Sidewalks shall be built along public streets in accordance with this document.
- Minimum parking requirement of 1.8 parking spaces per residential unit.

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.

Housing Standards and Design Guidelines



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+

Acres for High-Density Residential Development: 5.6 acres

Background Description:

- Mostly vacant site.
- Within ½ mile of parks.
- Within ½ mile of 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:

- 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.
- Minimum parking: 2 spaces per unit plus required guest spaces.

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)

Housing Standards and Design Guidelines



Site #8

Carr America

Location: Southeast of Rosewood Drive and Owens Drive Intersection

Site Size: 60.0 acres

General Plan Designation: Mixed Use/Business Park.

Zoning: PUD-MU 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

Background Description:

- Undeveloped portion of large office campus area.
- Within ½ of a freeway on ramp.
- Within ½ mile of parks.
- Within ½ mile of an elementary school.
- Adjacent to a bike route.
- 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.

Special Design Standards & Guidelines:

- It is preferred that internal streets connect Rosewood Drive to the internal that connects to Owens Drive.
- Buildings should front Owens Drive and be set back a minimum 15' from back of sidewalk.
- Project should create a pedestrian connection from the retail to both the non-residential and residential development on site.

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)

Housing Standards and Design Guidelines



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-HDR 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+

Acreage for High-Density Residential Development: 12.6 acres

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.
- Consider landscape screening by the Arroyo Mocho and adjacent 1 story commercial developments.

Special Design Standards & Guidelines:

- No structure above 20 feet (not including light fixtures) shall be located within 50 feet of the western property line.

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)