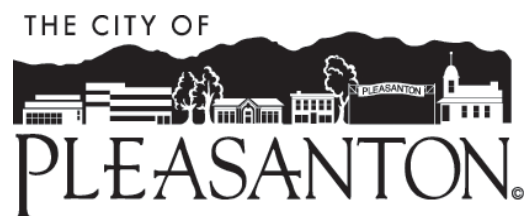


CITY OF PLEASANTON

**Objective Design Standards for
Housing Sites**

Public Draft
August 20, 2021

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. 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.

Objective Design Standards for Housing Sites

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.

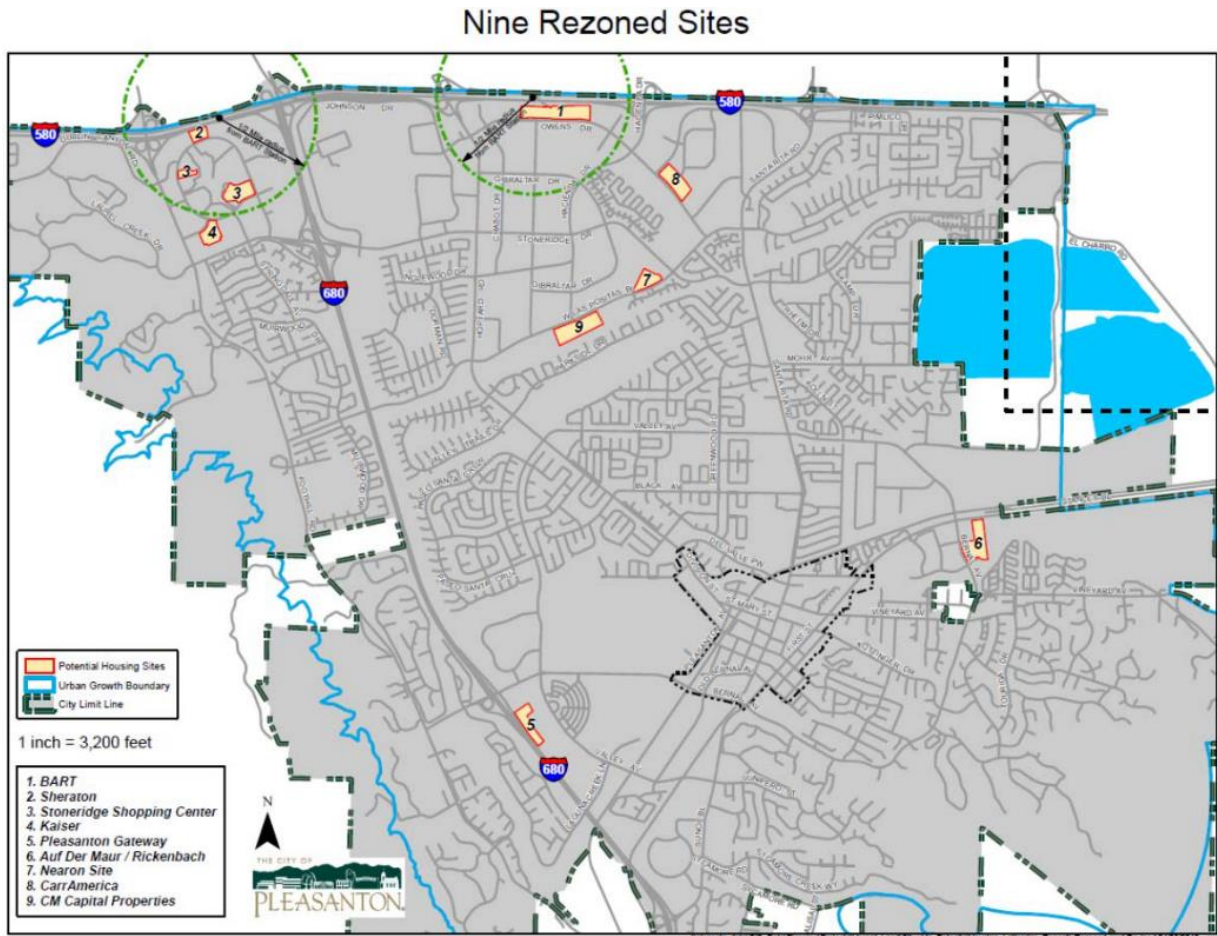
In addition to evaluating conformance with the attached standards and guidelines, individual PUD applications must be measured against the aforementioned vision through the PUD process.

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.

Objective Design Standards for Housing Sites

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.

Objective Design Standards for Housing Sites

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 accessory structures allowed per City Zoning ordinance are allowed to encroach upon rear yard such that they maintain a setback of 5 feet from the property line</i>)
Group Usable Open Space¹:	<p><u>For projects up to 40 DU/ACRE</u> – 300 square feet per dwelling unit or 250 square feet for projects providing a public plaza/park with dedicated public access.</p> <p><u>For projects with 40-45 DU/ACRE</u> - 250 square feet per dwelling unit.</p> <p><u>For projects over 45 DU/ACRE</u> – 200 square feet per dwelling unit.</p> <p>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.</p> <p>Also see PMC for definitions and regulations. (<i>Note -- The area of the public plaza/park can be counted toward the project's group usable open space requirement</i>).</p>
Maximum FAR:	Not Applicable
Maximum Height:	65 feet (or 5 stories) ² , except as per AB 2923
Minimum Height (Principal structures):	20 feet
Parking Minimums³:	Residential - 1.5 spaces per unit Live/Work - 2 spaces per unit Visitor Parking - 1 space per every 10 units. <i>Note: Standards for sites subject to AB2923 (BART-owned property) with respect to minimum allowable height, FAR and parking may supersede these requirements.</i>
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

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.

Objective Design Standards for Housing Sites

associated unit but does not need to be adjacent to unit. Bicycle storage required can be combined with the required residential storage.

Objective Design Standards for Housing Sites

TABLE 2.1 - HOUSING SITES

Specific site information is located in Appendix A.

MAP ID	Site	Address	General Plan Designation/ Zoning	Acreage/ Residential Density Range (Minimum and Maximum)*	Housing Development Status as of 2021
Site 1	BART	5859 and 5835 Owens Drive	Mixed Use-Business Park/ PUD-MU	8.3 acres/30 to 35 units per acre, or as required in accordance with baseline density for BART-owned sites pursuant to AB 2923	Not developed
Site 2	Sheraton	5990 Stoneridge Mall Road	Mixed Use/ PUD-MU	3.3 acres/30 to 35units per acre	Not developed
Site 3	Stoneridge Shopping Center	1008 – 2481 Stoneridge Mall Road	Mixed Use/ PUD-MU	10.0 acres/40 units per acre	Not developed
Site 4	Kaiser	5620 Stoneridge Mall Road	Mixed Use/ PUD-MU	6.1 acres/30 to 35 units per acre	Not developed
Site 5	Pleasanton Gateway	1600 Valley Avenue	High Density Residential / PUD-HDR	7.0 acres/30 to 35 units per acre	Developed <i>The Mason Apartments</i>
Site 6	Auf der Maur/Rickenbach Site	3150 Bernal Avenue	High Density Residential / PUD-HDR	11.5 acres/30 units per acre	Developed <i>Vintage Apartments</i>
Site 7	Nearon Site	5723 W. Las Positas Blvd	MixedUse-Business Park/ PUD-HDR	5.6 acres/30 units per acre	Developed <i>Anton Hacienda</i>
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	Entitled, but not developed
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	Partially developed <i>Andares townhomes</i>

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

Objective Design Standards for Housing Sites

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:

- 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

Objective Design Standards for Housing Sites

CONDITIONAL USES

- Childcare centers
- Liquor stores
- Bars (as 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

- 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

The intent of these standards is to provide a quality entry experience for visitors and residents. Sites shall provide a distinct hierarchy of circulation including Public Streets, Internal "Streets" or drives, 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. 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** Pedestrian circulation shall not be routed through parking areas, 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 decorative paving at crossings, landscaping/trees, and lighting.
- A1.5** Pedestrian circulation shall comply with the dimensional standards set forth in these Objective Design Standards:
 - Pedestrian circulation abutting Public Streets 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
- 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** 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.

A2. BUILDING ORIENTATION

The intent of building orientation standards is to locate active building frontages with entries, active storefronts, and living spaces along streets, pedestrian 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:
- 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 Buildings should face Public Streets, Internal Streets, and Paseos to provide clearly identifiable addresses for units.

Objective Design Standards for Housing Sites

Site Circulation and Building Orientation Diagrams

The following provide dimensional standards for a variety of possible site 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

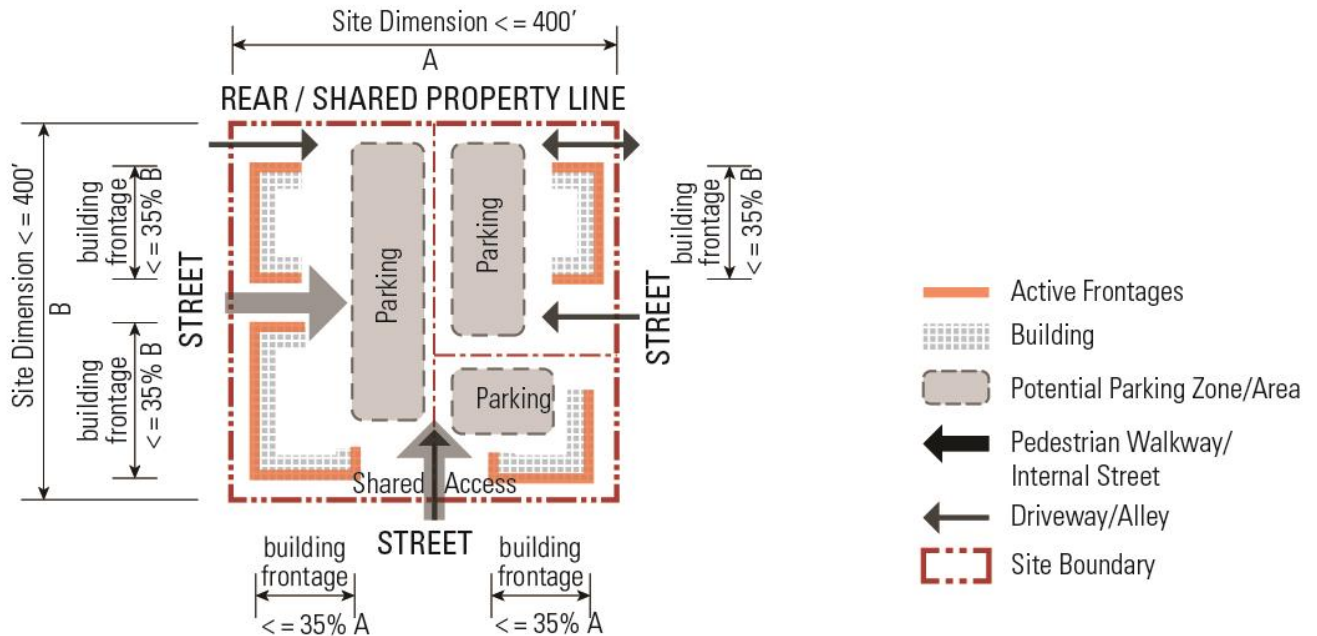
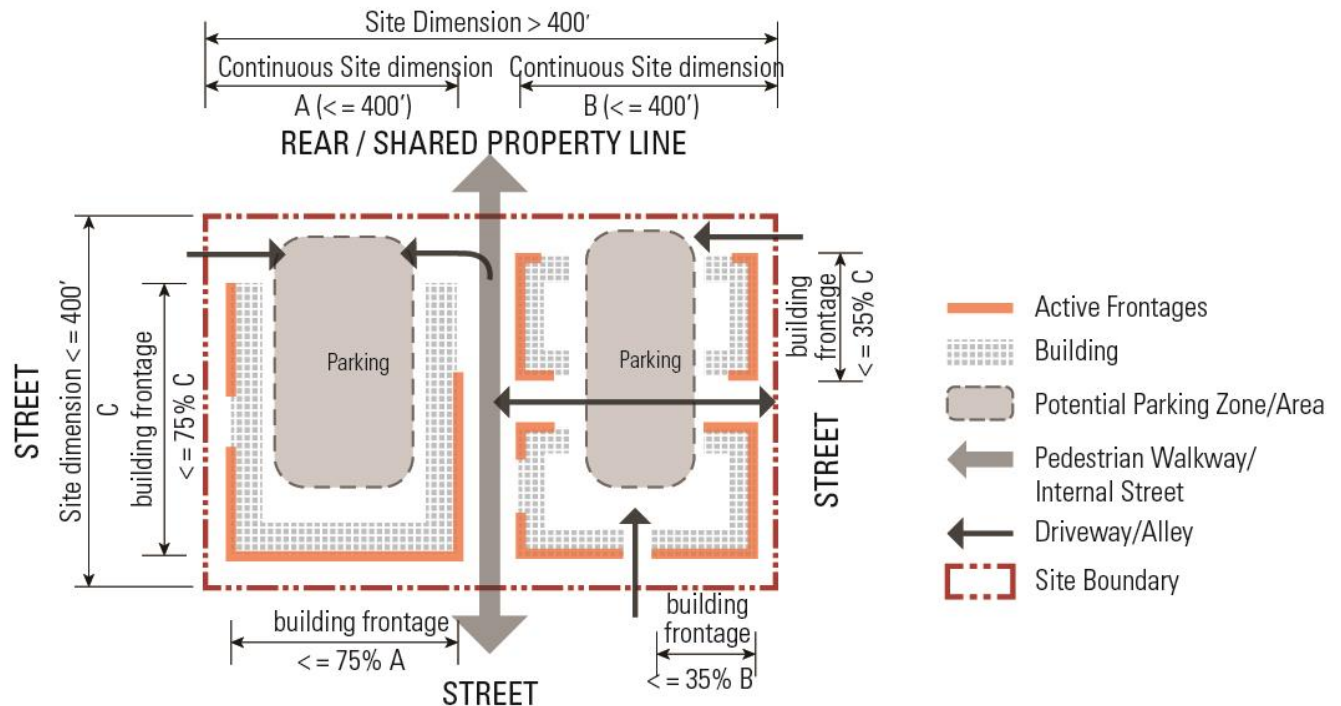
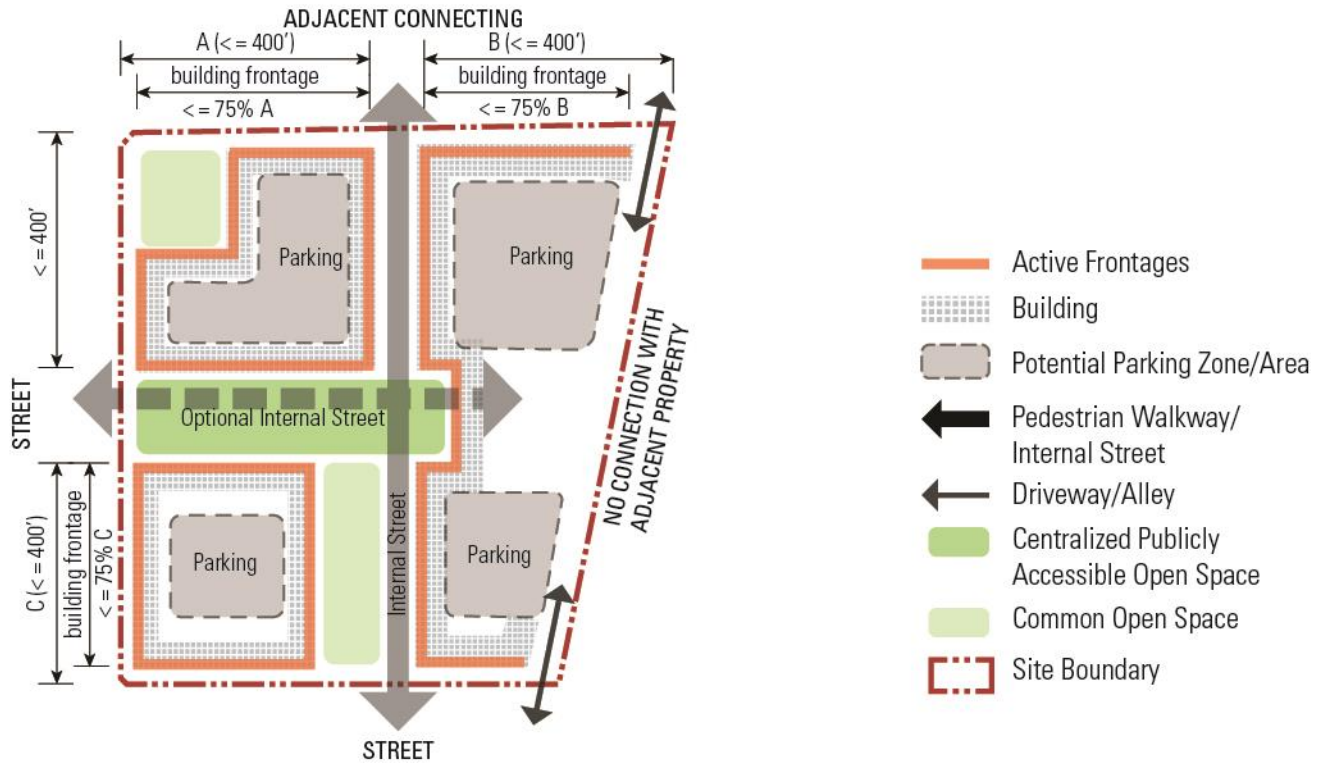


Diagram B: Proposed Development Site ranging from 3 to 7 acres



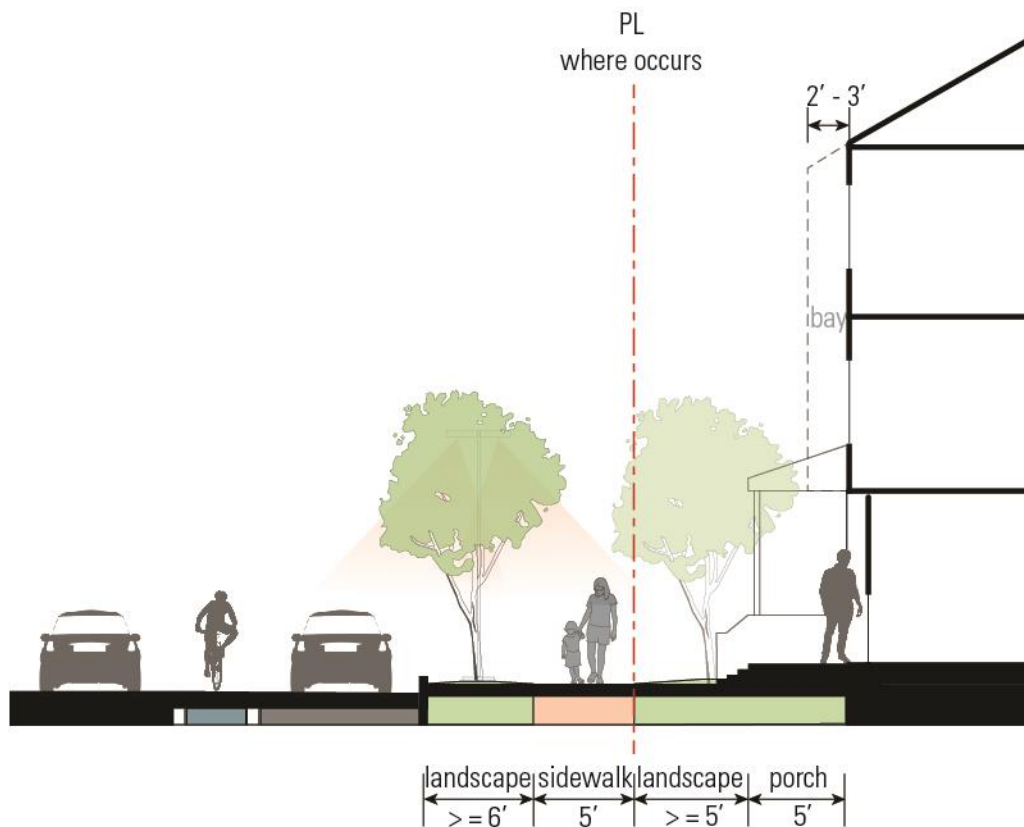
Objective Design Standards for Housing Sites

Diagram C: Proposed Development Site Greater than 7 Acres



A3. Public Streets

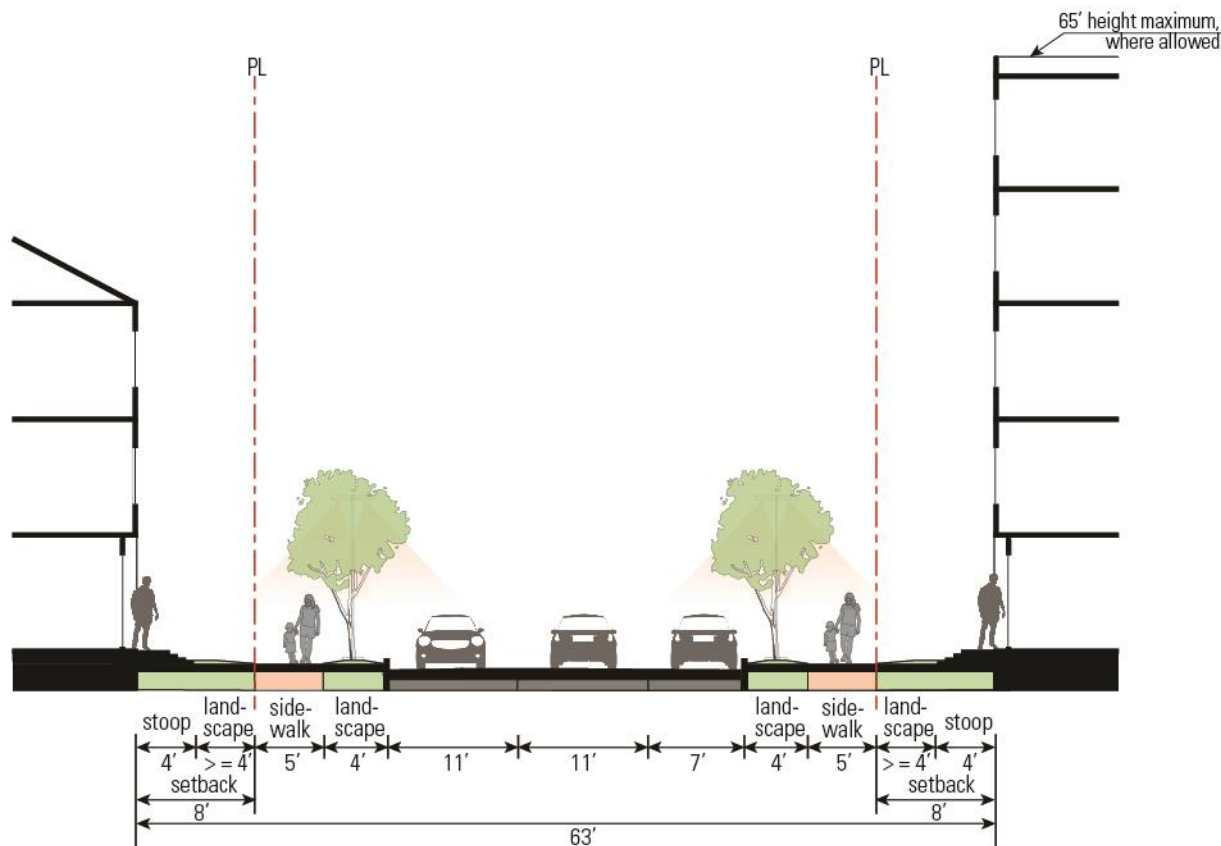
The design of the public frontage of each project will vary depending on location and character of the street. The following are objective minimum standards for all projects, but applicants should strive to relate to adjacent conditions as appropriate.



Development Standards:

- A3.1 Public streets shall have a minimum 6-foot-wide tree planting strip and a 6-foot-wide sidewalk on each side of the street. Where a meandering sidewalk is proposed, the planting strip shall be allowed to meet an average width of 6 feet.
- A3.2 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. 15 feet is preferred to allow for a second row of trees.
 - b. Buildings with retail or commercial at the ground floor shall be set back at least 10 feet from back of sidewalk.
- A3.3 Low landscape walls, not to exceed 3 feet in height, 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 5 feet into any setback.
- A3.4 Public streets shall be designed to include planned improvements in the *Pleasanton Pedestrian and Bicycle Master*.
- A3.5 Street trees shall be planted at an average spacing of 25 feet with no individual spacing exceeding 40 feet.
- A3.6 Pedestrian-scaled lighting shall be provided on all public streets 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 alley segments shall be allowed to terminate in a dead end or turn around.
- A4.2 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 provide a minimum 4-foot-wide planting strip and a 5 feet sidewalk on each side of the street.
- A4.4 Proposed buildings shall 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 parallel 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.

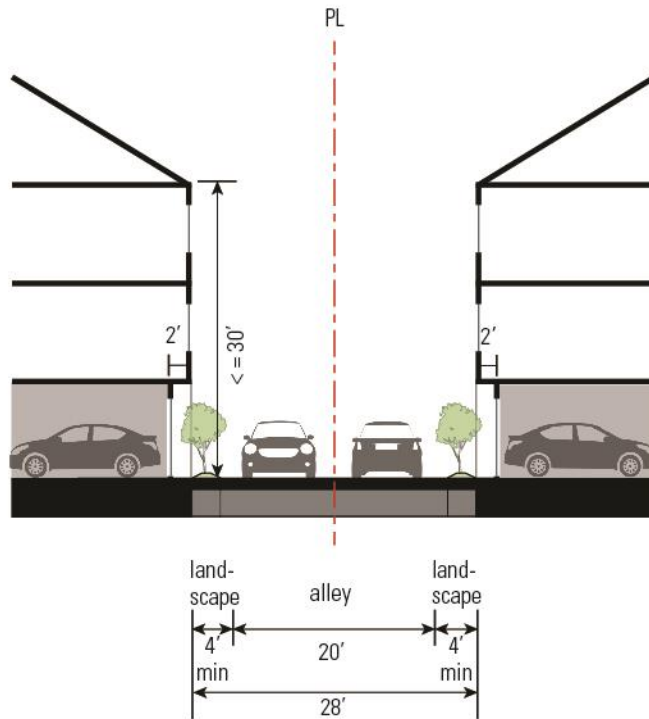
Objective Design Standards for Housing Sites

- A4.7 Diagonal parking shall not be allowed on any street.
- A4.8 Street trees shall be planted at an average spacing of 25 feet with no individual spacing to exceed 40 feet.
- A4.9 Individual residential unit garages are prohibited from fronting on Internal Streets. Entrances to common parking facilities shall be allowed.
- A4.10 Pedestrian-scaled lighting shall be provided on all public streets in compliance with Section A10.
- A4.11 Each development should provide a minimum of one significant internal street intersection furnished for social interaction using, including but not limited to any combination of: benches, short term bicycle racks, decorative paving, seating walls and tables.
- A4.12 Buildings shall be designed to provide windows overlooking Internal Streets to provide “eyes on the street” and ensure clear views for safety.

Design Guidelines

- A4.a High branching trees should be planted to form a canopy and provide shade along streets and drives.
- A4.b Parallel parking and sidewalks are encouraged on both sides of internal streets.

A5. Alleys



Design Standards:

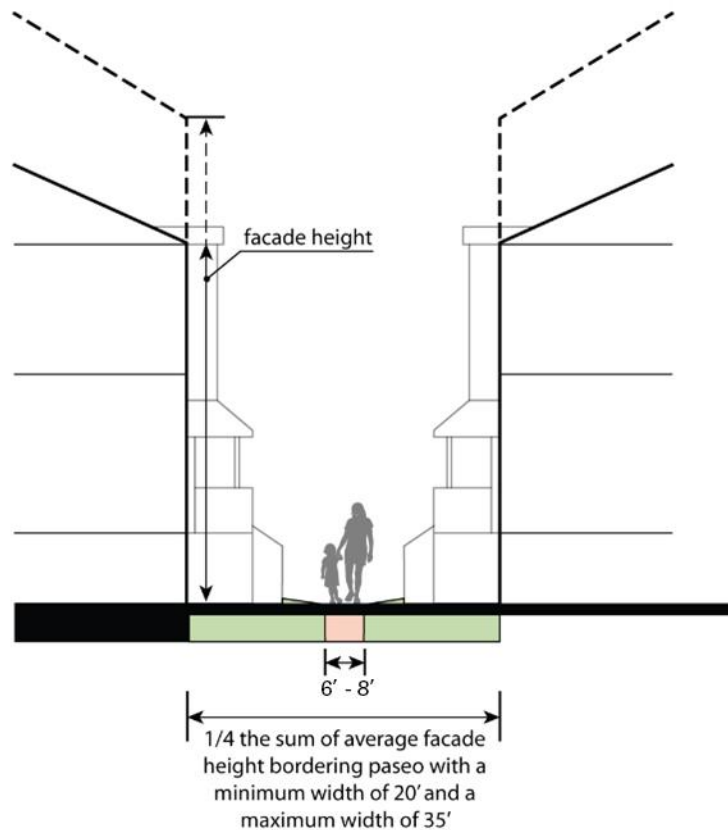
- A5.1 Alleys shall provide a minimum of 28 feet clear between opposite building faces.
- A5.2 Alleys shall provide a minimum 4-foot-deep planting strip between the face of building and back of curb adjacent to garages. These 4-foot-deep planting strips can encroach in the 28 feet between the two opposite buildings.
- A5.3 Garage doors shall be recessed at least 2 feet from the building streetwall along an alley.
- A5.4 Tandem parking spaces in garages or surface parking shall be allowed if both spaces are assigned to the same unit.

Design Guidelines:

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

Objective Design Standards for Housing Sites

A6. Paseos (Pedestrian Connections)



Development Standards:

- A6.1 Paseos shall provide a width in accordance with the following:
- A width measured from building face to building face not less than 1/3 of the sum of the tallest building heights bordering each side of the Paseo.
 - In no case shall the minimum Paseo width be less than 22 feet.
 - 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 pedestrians only and at least 8 feet wide when intended for pedestrians as well as bicyclists.
- A6.3 Stoops and porches shall be allowed to encroach up to 4 feet in the Paseo.
- A6.4 Low entry landscape walls, not to exceed 3 feet in height, may encroach up to 6 feet into the paseo.
- A6.5 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.

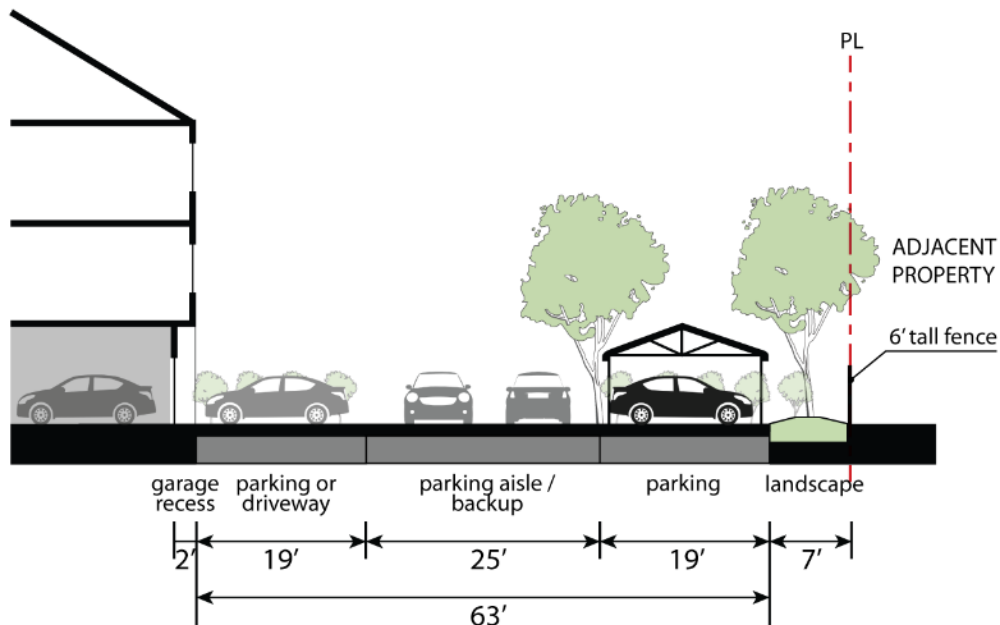
Objective Design Standards for Housing Sites

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 located to supplement the role of internal streets in the proposed circulation network.
- A6.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.c Paseos should visually extend the street into an area for safe pedestrian use, with consistent street furnishings.

A7. Vehicular and Bike Parking – Location and Treatments



Development Standards:

- A7.1 Vehicular parking shall be located behind buildings or below grade.
- 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 not to exceed 4 feet in height
 - c. 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 is wrapped or faced with habitable uses, such space shall comply with the minimum depths specified by Standard A2.3.
- A7.5 Parking that is partially underground shall be screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, or decorative screening.

Objective Design Standards for Housing Sites

- 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. 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 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

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

Objective Design Standards for Housing Sites

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.

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 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:
- 0-20 units: No requirement for a common open space.
 - 20-50 units: Minimum of one Group Usable Open Space:
 - Each minimum dimension: 40 feet
 - Minimum area: 2000 square feet
 - 51-100 units: Minimum of one Group Usable Open Space providing:
 - Each minimum Dimension: 50 feet
 - Minimum area: 3000 square feet
 - 101 or more units: two Group Usable Open Spaces providing:
 - Each minimum 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*.

Objective Design Standards for Housing Sites

Design Guidelines

- A8.a Large open spaces should be the fundamental organizing element of the site plan.
- A8.b 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 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.d Common open space should be aggregated to make large usable areas that serve as the central focus to the project.
- A8.e Where provided, play lots shall be located in areas demonstrated to be convenient, safe, and highly visible for a majority of residents.

Objective Design Standards for Housing Sites

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 All landscaped areas shall comply with the City of Pleasanton Water Efficient Landscape Ordinance (WELO)
- A9.2 All applicants shall complete the Alameda County Bay Friendly Basics (BFB) scorecard.
- A9.3 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 feasible.
- A9.b Tall deciduous trees should be utilized where summer shade is needed and winter solar access desired.
- A9.c Grass planting areas outside of common open spaces should be limited to no more than 5 percent of all planting area.
- A9.d Stormwater treatment adjacent to walking surfaces should provide a ground surface within 6 inches of sidewalk grade, or a buffer strip at sidewalk grade.

A10. Site Lighting

Site lighting should enhance security, contribute to attractive site design, and make efficient use of energy.

Development Standards

A10.1 Pedestrian-scaled lighting required along 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, open spaces, and paseos.



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 individual unit garages
 - c. Opaque, roofed enclosure for refuse bins built of durable materials and designed to

Objective Design Standards for Housing Sites

harmonize with the proposed architecture. Freestanding enclosures shall be allowed to encroach at interior 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.

Objective Design Standards for Housing Sites

B. ARCHITECTURAL FEATURES

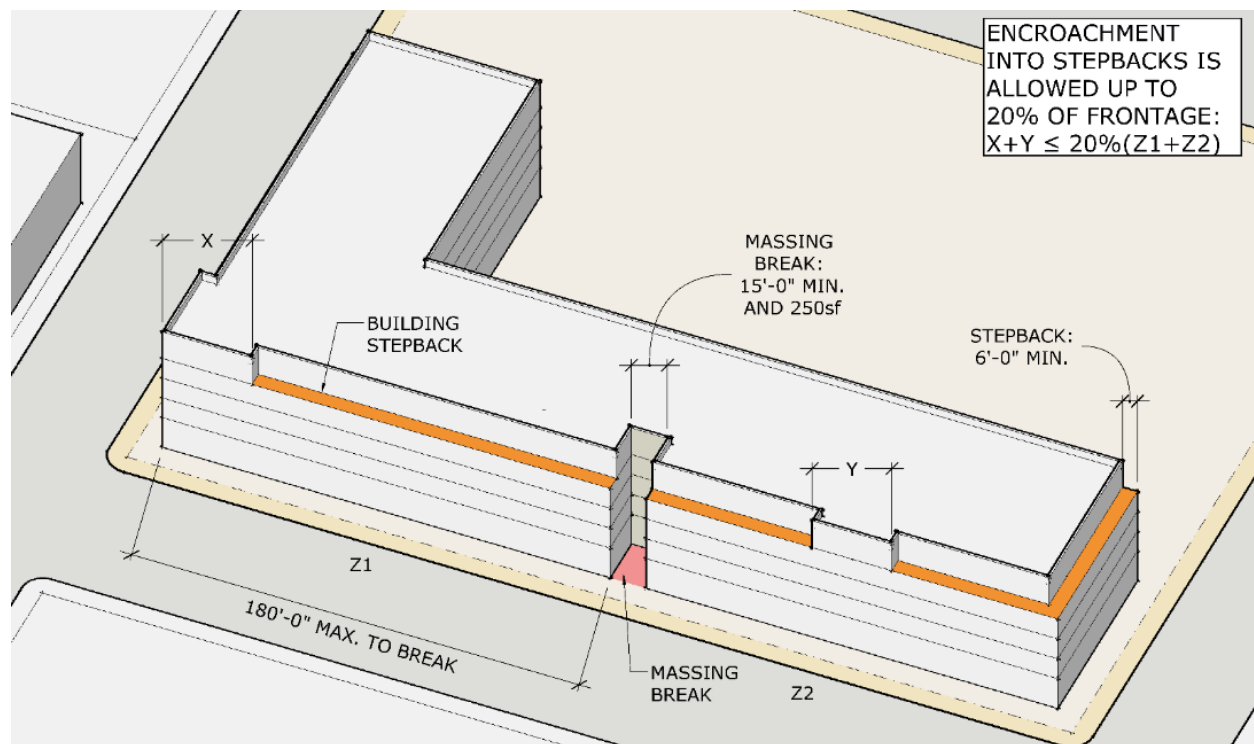
The visual impact of buildings on the community and neighborhood should be carefully planned. This section discusses standards and guidelines for building massing, building entrance design, building elements, articulated facades, and other architectural features which help create developments that are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

B1. Building Massing

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

Development Standards:

- B1.1 Buildings taller than three stories shall provide a stepback at the uppermost story.
- The required stepback shall be a minimum of 6 feet in depth
 - 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.
- Massing Breaks shall provide a minimum clear dimension of 15 feet and a minimum area of 250 square feet.
 - Massing Breaks shall begin at ground level and shall extend to the top of structure.



B2. 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.
 - d. Unit entry features with direct access to pedestrian walks or public sidewalks shall provide a low fence, screen, or landscaping not to exceed three feet in height to transition from public to private areas.

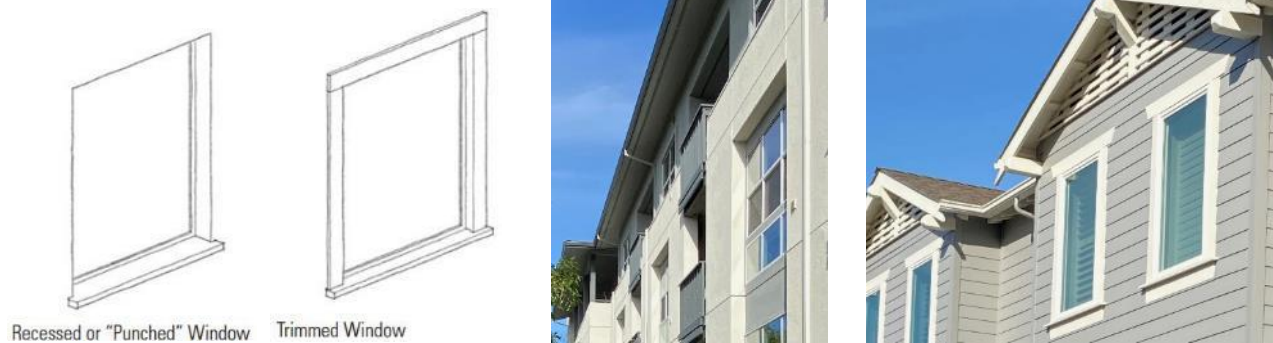
Design Guidelines

- B2.a Entries should be the predominant feature of front facades. Larger buildings should have a prominent, centralized primary building entrance.
- B2.b Porches and balconies that face streets should be incorporated into the materials and design of the building.

Objective Design Standards for Housing Sites

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 recessed (“punched”) a minimum of 2 inches from the plane of the exterior building wall or 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:
 - a. By awnings projecting a minimum of 18 inches.
 - b. By window openings recessed a minimum of 4 inches from the face of wall.
 - c. By windows located adjacent to projecting building elements exceeding 18 inches in depth.

Design Guidelines

- B3.a Windows are a very important element of building form and should be well organized on a building facade to create a pattern of multiple hierarchies.
- B3.b Windows should emphasize the vertical massing and rhythm of buildings.
- B3.c Windows should be well detailed and consistent with the architectural design of the building.

Objective Design Standards for Housing Sites

B4. Roofs and Parapets

Roofs and parapets should be used to accentuate the top of the building and to contribute to the residential character of Pleasanton.



Development Standards

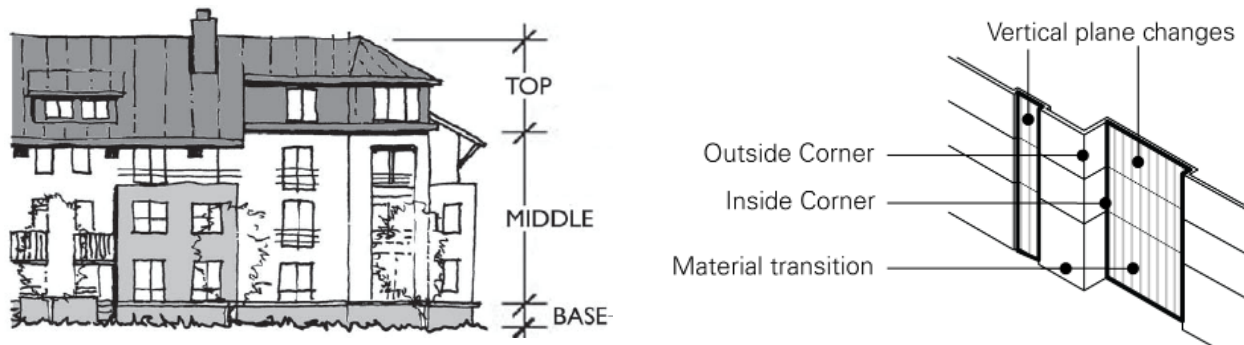
- B4.1 All proposed multifamily development up to 40 feet in height shall provide a roof sloped greater than 3-inches to 12-inches at the perimeter of the building. These visible sloped roofs shall be provided at a minimum length equal to 60 percent of the entire building perimeter length.
- B4.2 Roof planes shall be subdivided to correspond to variations in building massing using bays, gables, dormers, and strong eave elements.

Design Guidelines

- B4.a A strong skyline or silhouette should be achieved at the roof line using eave and parapet details.
- B4.b Successful roof design should emphasize the vertical proportions of individual units rather than horizontal building massing.

B5. Materials and Character

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



Development Standards

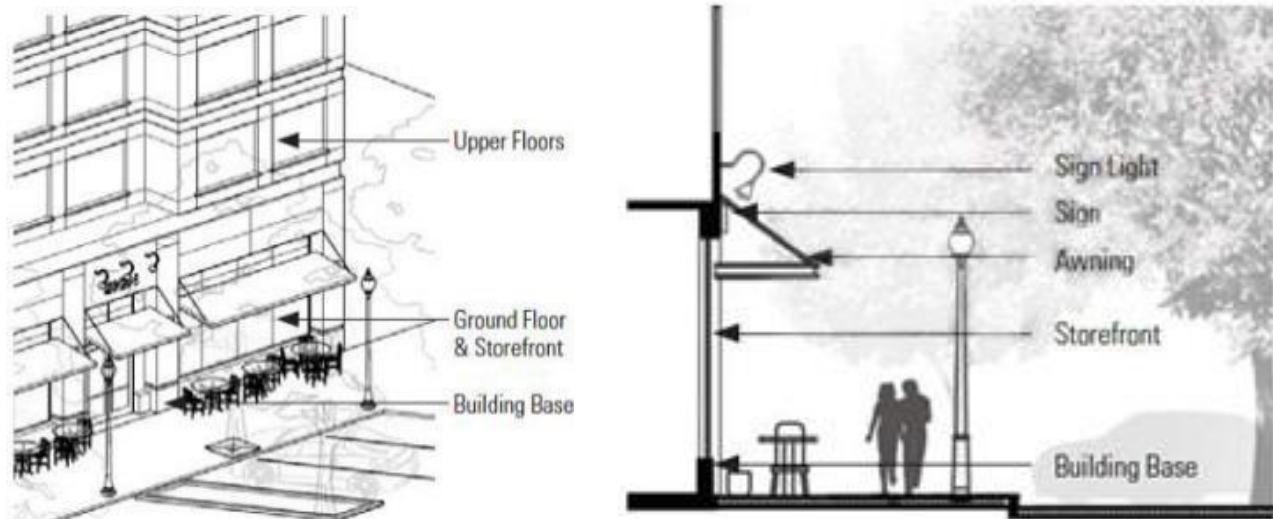
- B5.1 All changes in building wall material or color shall occur at inside corners. Building facades shall clearly relate to each other and communicate a cohesive idea.
- B5.3 Trims and architectural moldings shall be made from a different material than the surrounding wall. For example, stucco trims 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

- 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.
- B5.c 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.
- B5.d High quality materials identified in Standard C4.3 should be used to provide stronger definition at ground floors and to provide visual interest at main entrances or other important building elements.
- B5.e Architectural details and elements such as reveals, score-lines, and trim should be scaled appropriately based on viewing distance.

B6. Mixed-Use and Live/Work 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

- B6.1 Active frontages shall have a minimum clear height of 15 feet.
- B6.2 Mixed-Use and Live/Work Active Frontages shall comply with the minimum depths identified in standard A2.3.
- B6.3 Mixed-use storefronts shall ensure visibility through compliance with the following:
 - a. Glazing at mixed-use storefronts shall provide a minimum 75 percent transparency with glazing providing a minimum Visible Light Transmittance of 80 percent.
 - 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.

Objective Design Standards for Housing Sites

Design Guidelines

- B6.a Large display windows are strongly encouraged.
- B6.b A well-designed and/or decorative material base is desired at storefront windows.
- B6.c Entries and window displays should have consistent materials and detailing.
- B6.d Entries should be located at corners or intersections whenever possible.
- B6.e Awnings, canopies, trellises and/or other shade devices over storefront windows and entries are strongly encouraged.



B7. Form, Proportion, and Scale



Design Standards

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

- a. At the corner of two Public Streets
- b. At any terminus of a paseo connecting to adjacent properties.
- c. At the terminus of a viewshed extending greater than one block beyond the limits of the project.

B8. Building Signage



Design Standards

- B8.1 Exterior building signage 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 Signage should incorporate an artistic design element relating to the proposed development aesthetic.
- B8.b 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 Attractive signage directories are encouraged to help provide way finding within the development.

B9. Compatibility with Surrounding Development

Development Guidelines

While the density restrictions and Design Standards on the sites ensure a baseline compatibility with surrounding development, the City of Pleasanton desires new development is compatible with directly adjacent residential neighborhoods and surrounding non-residential buildings. The following strategies may be used to increase compatibility between proposed development and existing built form.

- a. Providing setbacks that match adjacent properties.
- b. Providing enhanced landscaping including a variety of trees and shrubs.
- c. Including an increased setback for floors above the adjacent lower height residential developments to reduce visual perception of height.
- d. Locating taller buildings in the center of the site or at arterial intersections and locating shorter and less dense development types adjacent to existing residential development.

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.

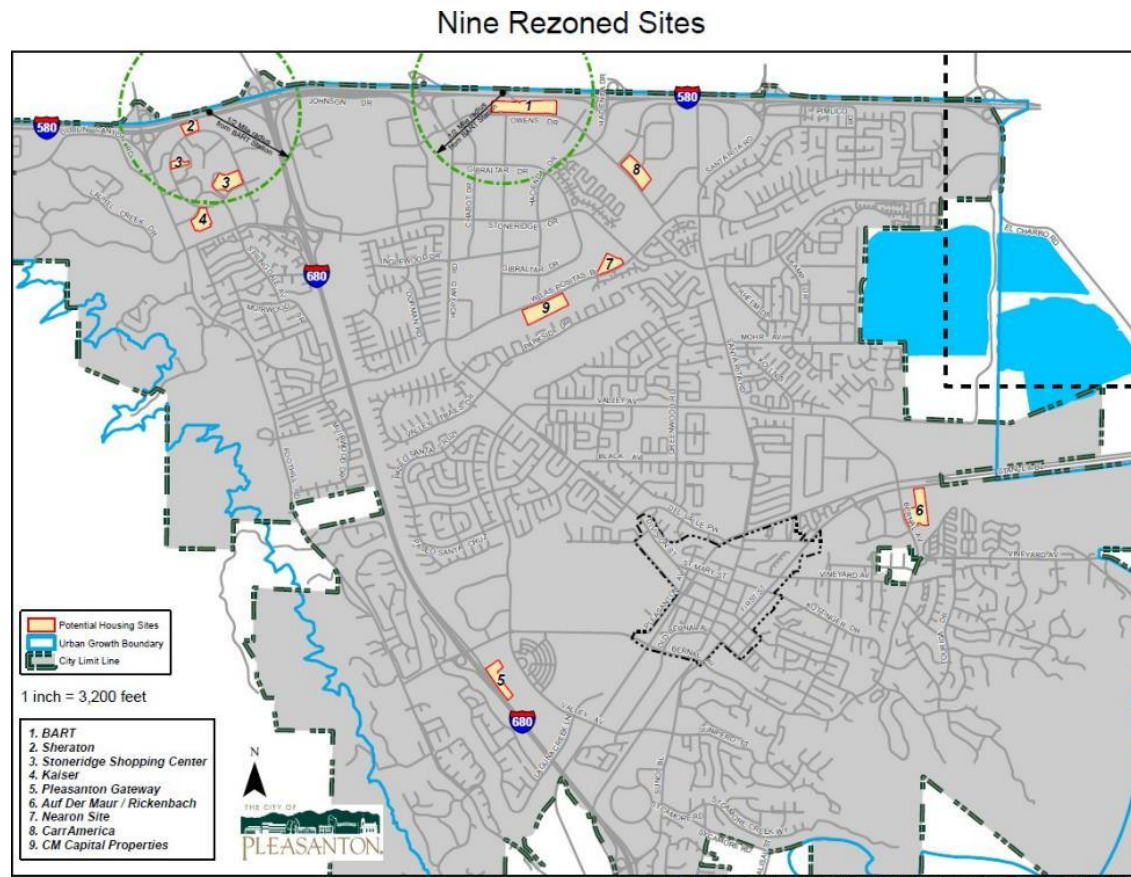
The City will conduct environmental analysis of each project in accordance with California State law (i.e., State Planning Laws, California Environmental Quality Act).

PART 5

APPENDIX A

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



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.

Objective Design Standards for Housing Sites



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+

Acres 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

Objective Design Standards for Housing 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+

Acres 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

Objective Design Standards for Housing 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

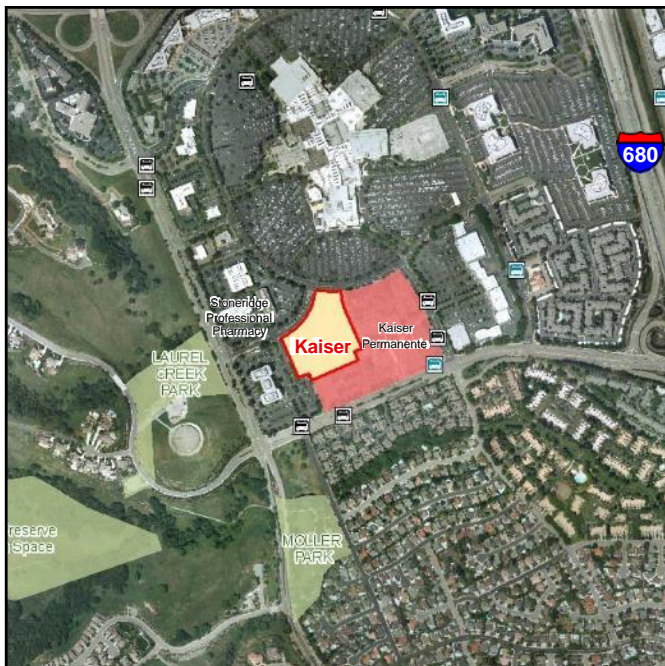
Special Design Standards & Guidelines:

- 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

Objective Design Standards for Housing 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+

Acres 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:

- 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

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.

Objective Design Standards for Housing 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)

Objective Design Standards for Housing Sites



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+

Acreage 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

Objective Design Standards for Housing Sites



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

Objective Design Standards for Housing Sites

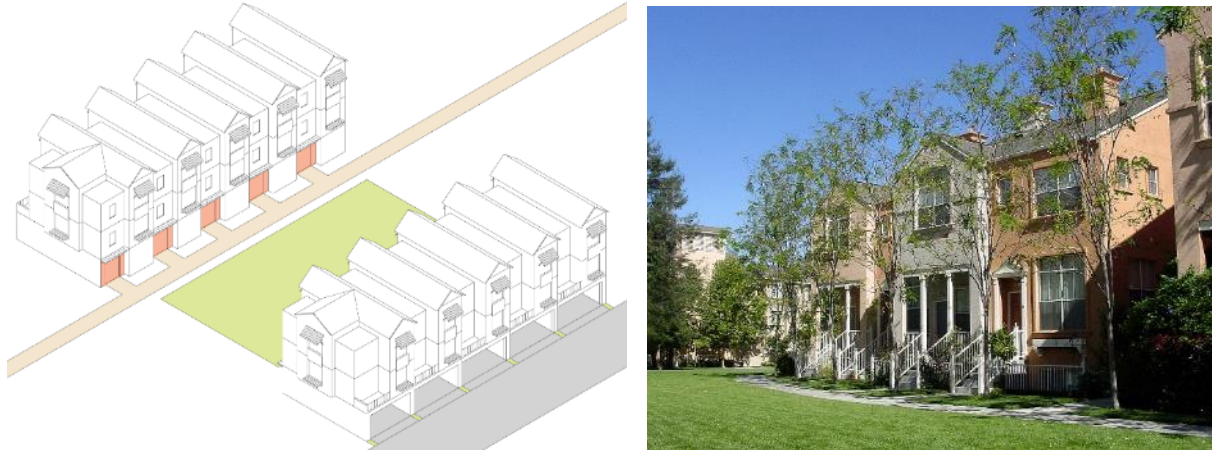
Residential Building Matrix

(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.

Objective Design Standards for Housing Sites

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.

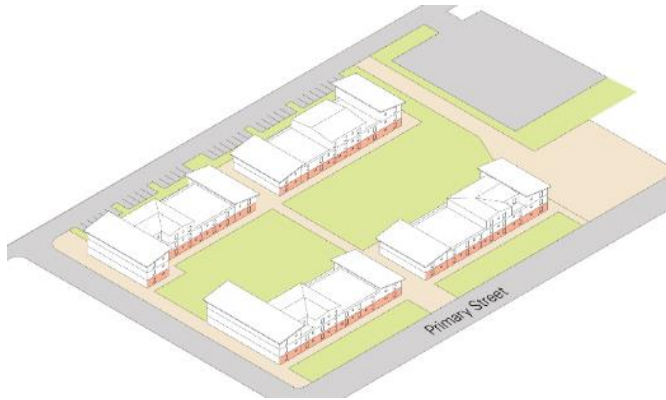
Density Range/Typical Parcel Size	Stories
14-25 du/ac, 3-3.5 acres (This would yield a development of approximately 75 units)	3 story

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

Objective Design Standards for Housing Sites

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.

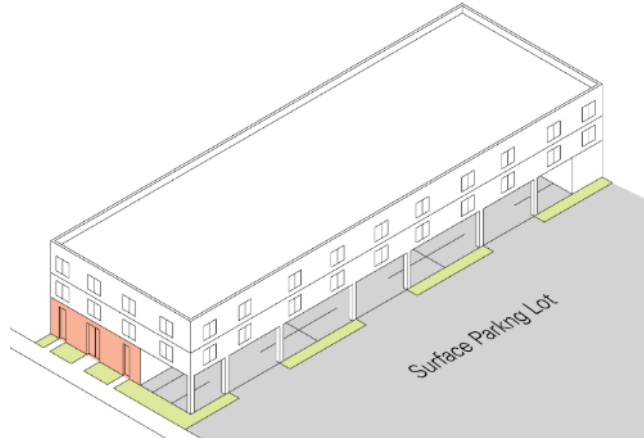
Density Range/Typical Parcel Size	Stories
20-25 du/ac, 3-3.5 acres (This would yield a development of approximately 75 units)	3 story

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

Objective Design Standards for Housing Sites

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

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)



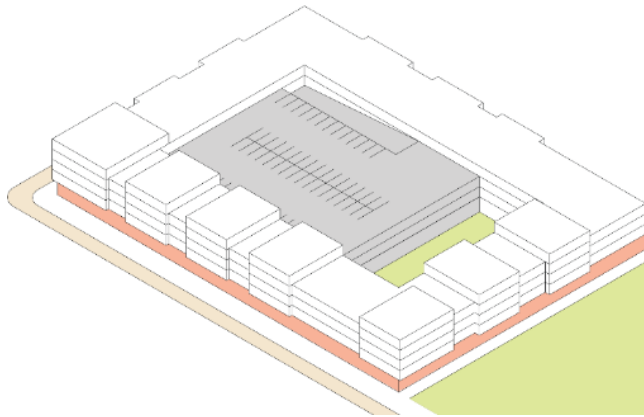
Townhouses or stacked flats are units built over a submerged or partially- submerged parking garage or "podium," rather than with individual garages.

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

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



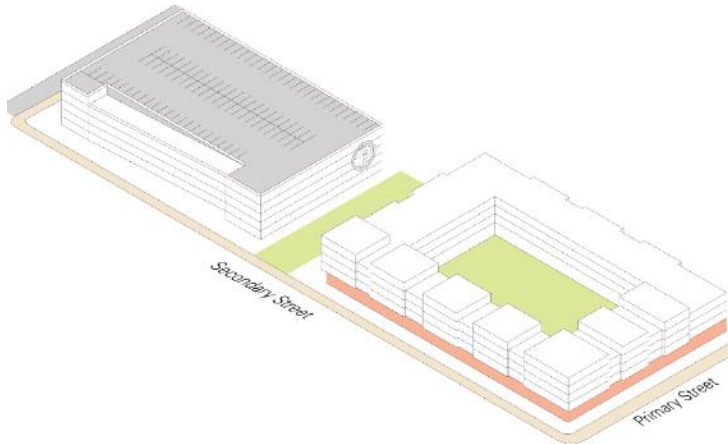
Density Range/Typical Parcel Size	Stories
40-70 du/ac, 2-3 acres (100-150 unit minimum)	4-5 story, 6 possible

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.

Objective Design Standards for Housing Sites

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

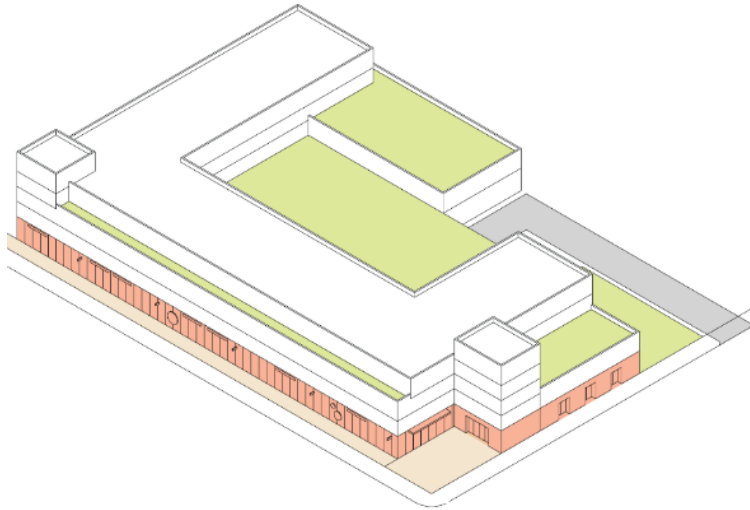


Density Range/Parcel Size	Stories
50-80 du/ac, 2-3.5 acres (100-150 unit minimum)	4-5 story 6 possible

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.
- Parking structure serves multiple users from several nearby buildings.
- Greener, heavily landscape, courtyards at grade.

B7. Mixed-Use Buildings

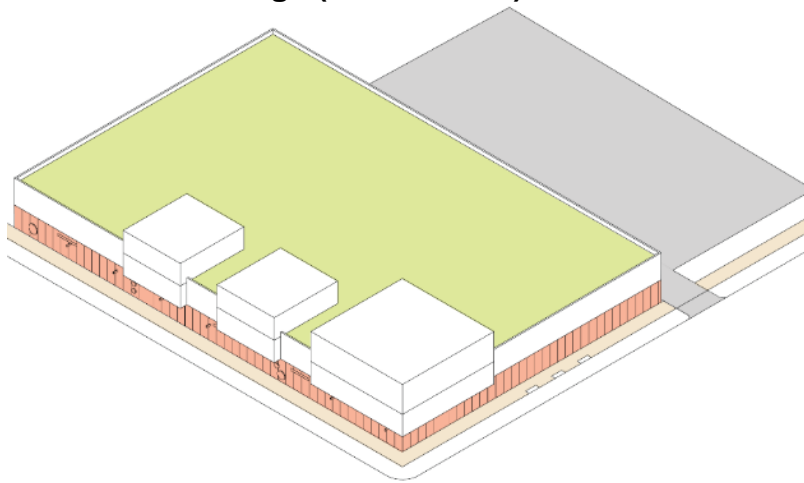


Density Range/Parcel Size	Stories
50-100 du/ac, 1.25-3 acres (100-150 unit minimum)	4-5 story, 6 possible

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.

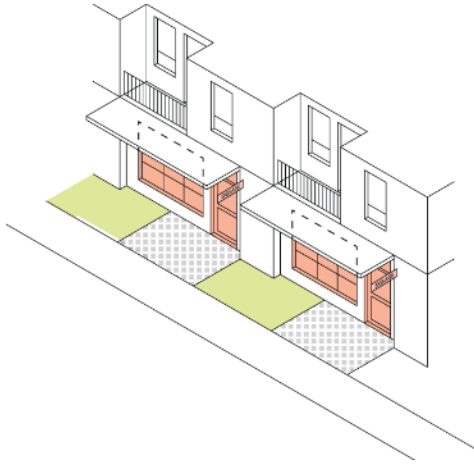
B8. Retail Buildings (Stand Alone)



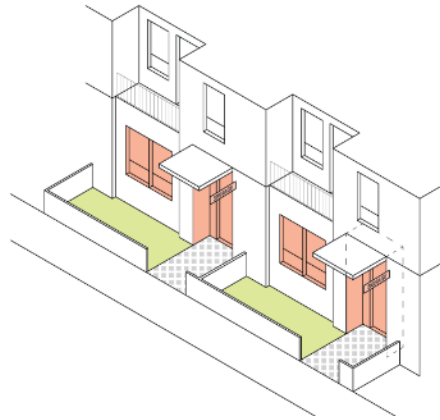
Features:

- 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.