Design Review Standards & Guidelines Checklist
Duplex/Triplex/Quadplex + Townhomes

APPLICABILITY

Objective Design Standards are mandatory for housing development projects, defined as projects which use consists of:

- Single Family Homes if the home requires Design Review pursuant to 10-2.4.1202(E);

- Duplexes, Triplexes, Quadplexes and Townhomes;

- Multifamily Housing Developments

- Mixed-use projects with 2/3 of the square footage dedicated to residential units; and

- Transitional or supportive housing projects. Applicants may seek exceptions or modifications to these standards by electing to process the development application through the City's Discretionary Design Review process. Generally, these standards will apply to all new residential development within the City, as well as qualifying modifications to existing developments. Objective Design Standards are applicable to projects requesting approval pursuant to any provision of state law that references objective design standards (including, but not limited to, the Housing Accountability Act or other provisions of Planning and Zoning Law).

This checklist is a user-friendly compilation of all Walnut Creek Design Review Objective Design Standards applicable to Duplexes, Triplexes, Quadplexes and Townhomes.

INTENT

These standards establish the priority criteria for how site, building, landscaping, and other improvements shall be designed. These standards are intended to provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the City's expectations for the planning, design and review of development proposals in Walnut Creek.

DISCRETIONARY DESIGN REVIEW PROCESS

If a project applicant seeks exceptions or modifications to the Objective Design Standards contained herein, the project becomes subject to the City's Discretionary Design Review process.

OTHER REQUIREMENTS

Building Standards and other requirements included in the Municipal Code also apply, though not included herein, such as Stormwater Quality requirements.

APPLICANT RESPONSIBILITY

Applicants are responsible for accurately filling out and confirming the applicable checklist items. Please review each criteria and check the appropriate box to identify if your project complies or not. For each criteria, please also list the plan set and/or page reference number where compliance is shown. If a standard is not applicable to your project, please mark the "N/A" box.

DRSGs		Design Standard Description	Does Your Project Meet the Following Standards? (*For Applicants*): Explain your selection in the spaces provided below. For each standard include plan set and page reference number.			Compliance Evaluation (*For City Staff*)		
Pg	**ID**							
		**9.1 CONFIGURATION, ACCESS, + CONNECTIVITY**						
86	9.1 S-1	Private Street Placement	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
86	9.1 S-2	Turnaround Areas	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
86	9.1 S-3	Gated Developments	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
86	9.1 S-4	Pedestrian Pathways	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
87	9.1 S-5	Townhouse Site Planning/Configuration	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
87	9.1 S-6	Maximum Units in Row	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A

*There are also **optional** guidelines related to this chapter. Please let us know if there are any guidelines that you have chosen to incorporate into your project by checking the appropriate box(es).*

□ [9.1 G-1] External Connectivity   □ [9.1 G-2] Private Streets

DRSGs		Design Standard Description	Does Your Project Meet the Following Standards? (*For Applicants*): Explain your selection in the spaces provided below. For each standard include plan set and page reference number.			Compliance Evaluation (*For City Staff*)		
Pg	**ID**							
center			**9.2 PRIVATE OUTDOOR SPACE**					
88	9.2 S-1	See Chapter 4: Outdoor Space	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
88	9.2 S-2	Location and Limitations in Usable Outdoor Spaces	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
center			**9.3 LANDSCAPING + LIGHTING**					
89	9.3 S-1	Location of Trees on Private Property	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
89	9.3 S-2	New Street and Pathway Landscaping	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
89	9.3 S-3	Skirt Wall Screening	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
89	9.3 S-4	Pedestrian-Scale Lighting	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A

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□ [9.3 G-1] Bioretention Facility Walls   □ [9.3 G-3] Artificial Turf

□ [9.3 G-2] Limit Turf Areas

DRSGs		Design Standard Description	Does Your Project Meet the Following Standards? (*For Applicants*): Explain your selection in the spaces provided below. For each standard include plan set and page reference number.			Compliance Evaluation (*For City Staff*)		
Pg	ID							
		9.4 PARKING + DRIVEWAYS						
90	9.4 S-1	Parking Location and Access	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
90	9.4 S-2	Garage Door Width	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
		9.5 SERVICES + UTILITIES						
91	9.5 S-1	Location and Screening of Above-Ground Utilities and Service	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
91	9.5 S-2	Private Electrical Transformers	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
91	9.5 S-3	Individual Refuse Containers	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
91	9.5 S-4	Communal Refuse and Recycling Area Size and Dimensions	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
92	9.5 S-5	Location of Refuse and Recycling Enclosures	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A

DRSGs		Design Standard Description	Does Your Project Meet the Following Standards? (*For Applicants*): Explain your selection in the spaces provided below. For each standard include plan set and page reference number.			Compliance Evaluation (*For City Staff*)		
Pg	ID							
92	9.5 S-6	Refuse and Recycling Enclosure Design	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
92	9.5 S-7	Cluster Mailboxes	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A

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□ [9.5 G-1] Refuse and Recycling Servicing

9.6 WALLS + FENCES

93	9.6 S-1	See Chapter 6: Walls and Fences	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A

9.7 BUILDING DESIGN

94	9.7 S-1	Modulation	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
94	9.7 S-2	Articulation	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
95	9.7 S-3	Colors and Materials	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
95	9.7 S-4	Corner Side Unit	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A

DRSGs		Design Standard Description	Does Your Project Meet the Following Standards? (*For Applicants*): Explain your selection in the spaces provided below. For each standard include plan set and page reference number.			Compliance Evaluation (*For City Staff*)		
Pg	**ID**		□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
96	9.7 S-5	Building Entries	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
96	9.7 S-6	Building Roofs	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
96	9.7 S-7	Window Trim or Recess	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A

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□ [9.7 G-1] Building Massing   □ [9.7 G-4] Solar Orientation
□ [9.7 G-2] Architectural Variation   □ [9.7 G-5] Siting, Tree Shading, and Energy Conservation
□ [9.7 G-3] Sustainable Design

9.8 TRANSITIONS + PRIVACY

Pg	ID	Description	Yes	No	N/A	Yes	No	N/A
98	9.8 S-1	Landscape Buffer	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A

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□ [9.8 G-1] Compatability and Privacy

DRSGs		Design Standard Description	Does Your Project Meet the Following Standards? (*For Applicants*): Explain your selection in the spaces provided below. For each standard include plan set and page reference number.			Compliance Evaluation (*For City Staff*)		
Pg	**ID**							
		10.1 SB 9 COMPATIBILITY						
102-103	10.1 S-1	Compatability	□ Yes	□ No	□ N/A	□ Yes	□ No	□ N/A
There are also **optional** *guidelines related to this chapter. Please let us know if there are any guidelines that you have chosen to incorporate into your project by checking the appropriate box(es).*								
□ [10.1 G-1] Materials								