



# Design Review Standards & Guidelines Checklist

*Single Family Homes*

July 2024

## **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 Single Family Homes which require Design Review.

## **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? <i>(For Applicants)</i> : Explain your selection in the spaces provided below. For each standard include plan set and page reference number.			Compliance Evaluation <i>(For City Staff)</i>		
Pg	ID		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<b>8.1 ACCESS + CONNECTIVITY</b>								
72	8.1 S-1	<a href="#">Private Street Placement</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
72	8.1 S-2	<a href="#">Turnaround Areas</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
72	8.1 S-3	<a href="#">Gated Developments</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
72	8.1 S-4	<a href="#">Pedestrian Pathways</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<p><i>There are also <b>optional</b> 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).</i></p>								
<input type="checkbox"/> [8.1 G-1] External Connectivity			<input type="checkbox"/> [8.1 G-3] Private Streets					
<input type="checkbox"/> [8.1 G-2] Curb Cuts and On-Street Parking								
<b>8.2 LANDSCAPING</b>								
74	8.2 S-1	<a href="#">Location of Trees on Private Property</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
74	8.2 S-2	<a href="#">Private Street and Pathway Landscaping</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

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Pg	ID		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
74	8.2 S-3	<a href="#">Skirt Wall Screening</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<p><i>There are also <b>optional</b> 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).</i></p>								
<input type="checkbox"/> [8.2 G-1] Bioretention Facility Walls			<input type="checkbox"/> [8.2 G-3] Artificial Turf					
<input type="checkbox"/> [8.2 G-2] Limit Turf Areas								
<b>8.3 PARKING + DRIVEWAYS</b>								
75	8.3 S-1	<a href="#">Parking Location and Access</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
75	8.3 S-2	<a href="#">Garage Door Width</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
75	8.3 S-3	<a href="#">Garage Door Setback</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<b>8.4 SERVICES + UTILITIES</b>								
76	8.4 S-1	<a href="#">Location and Screening of Above-Ground Utilities and Service</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
76	8.4 S-2	<a href="#">Private Electrical Transformers</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

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Pg	ID		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
76	8.4 S-3	<a href="#">Individual Refuse Containers</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
76	8.4 S-4	<a href="#">Communal Refuse and Recycling Area Size and Dimensions</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
76-77	8.4 S-5	<a href="#">Location of Refuse and Recycling Enclosures</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
77	8.4 S-6	<a href="#">Refuse and Recycling Enclosure Design</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
77	8.4 S-7	<a href="#">Cluster Mailboxes</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<p><i>There are also <b>optional</b> 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).</i></p>								
<p><input type="checkbox"/> [8.4 G-1] Refuse and Recycling Servicing</p>								
<h2>8.5 WALLS + FENCES</h2>								
78	8.5 S-1	<a href="#">See Chapter 6: Walls and Fences</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

DRSGs		Design Standard Description	Does Your Project Meet the Following Standards? <i>(For Applicants)</i> : Explain your selection in the spaces provided below. For each standard include plan set and page reference number.			Compliance Evaluation <i>(For City Staff)</i>		
Pg	ID		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<b>8.6 BUILDING DESIGN</b>								
79	8.6 S-1	<a href="#">Modulation</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
79	8.6 S-2	<a href="#">Articulation</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
80	8.6 S-3	<a href="#">Colors and Materials</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
80-81	8.6 S-4	<a href="#">Architectural Variability</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
81	8.6 S-5	<a href="#">Building Entries</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
82	8.6 S-6	<a href="#">Building Roofs</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
82	8.6 S-7	<a href="#">Window Trim or Recess</a>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<p><i>There are also <b>optional</b> 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).</i></p>								
<input type="checkbox"/> [8.6 G-1] Sustainable Design <input type="checkbox"/> [8.6 G-2] Solar Orientation			<input type="checkbox"/> [8.6 G-3] Siting, Tree Shading, and Energy Conservation					

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Pg	ID		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<b>10.1 SB 9 COMPATIBILITY</b>								
102-103	10.1 S-1	<u>Compatability</u>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<p><i>There are also <b>optional</b> 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).</i></p>								
<p><input type="checkbox"/> [10.1 G-1] Materials</p>								