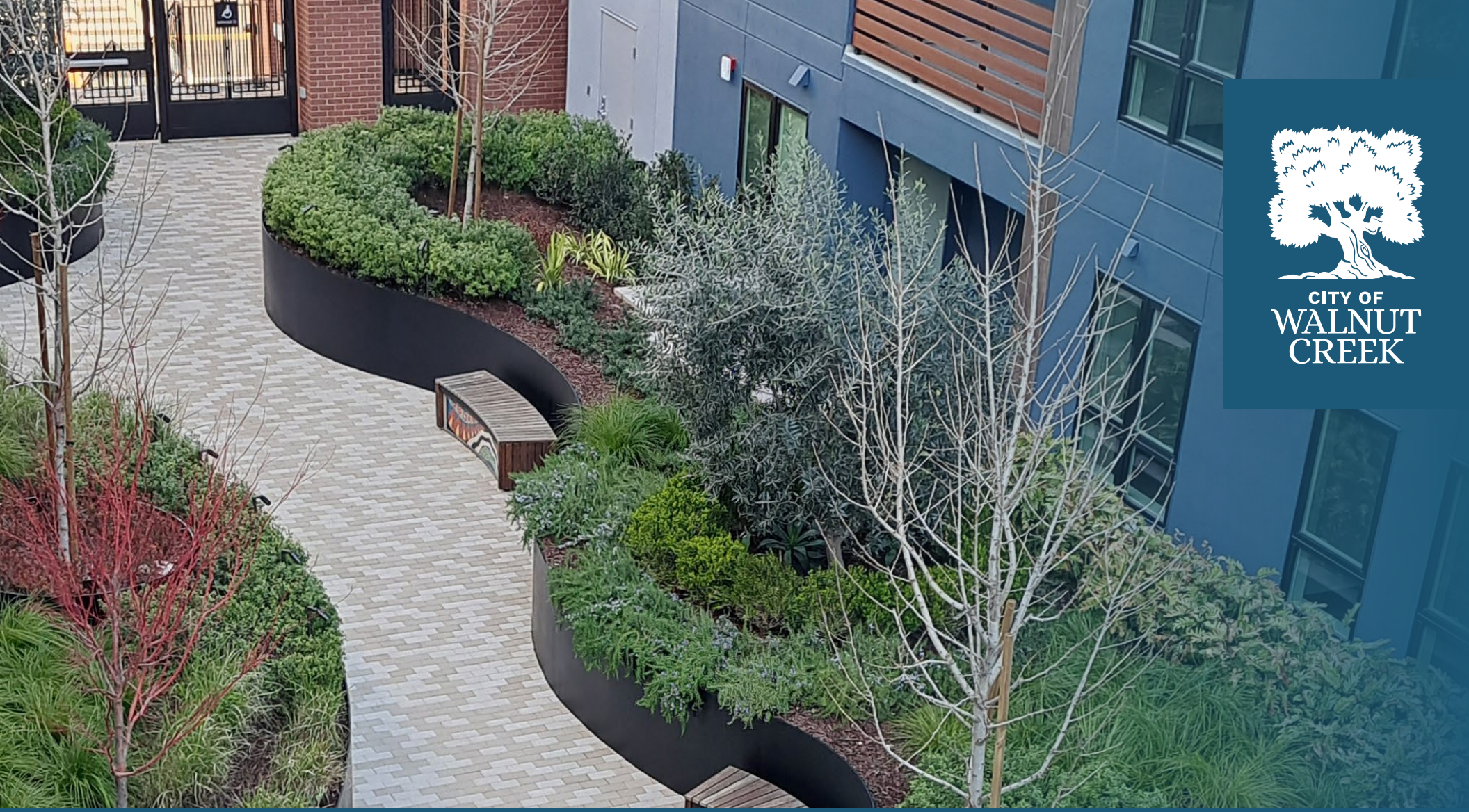

CITY OF WALNUT CREEK

DESIGN REVIEW STANDARDS + GUIDELINES

Residential + Residential Mixed-Use

OCTOBER 2024

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introduction

1.1 PURPOSE + INTENT

The City of Walnut Creek Residential and Residential Mixed-Use Design Review Standards and Guidelines (DRSGs) contained herein are intended to implement the City's vision for quality projects that maintain and enhance the character of the community, as presented in the City's General Plan, any applicable Specific Plans, and as implemented through the City's Ordinances. These DRSGs establish the design criteria for how site, building, landscaping, lighting, and other elements will be reviewed for residential and residential mixed-use projects. The DRSGs are intended to provide design professionals, property owners, residents, City 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.

The purpose of the standards and guidelines contained in this document is to:

- Enhance the community character and create an individual identity for Walnut Creek.
- Promote quality architectural design, site planning, and landscape development.
- Provide a clear set of design criteria to guide development.
- Enable streamlined review and approval of housing, pursuant to State law.

1.2 APPLICABILITY

This document only applies to residential and residential mixed-use projects requiring Design Review, except as provided in the Walnut Creek Municipal Code. The DRSGs will apply to all new residential and residential mixed-use development within the city, as well as qualifying modifications to existing development, and changes in land use, unless otherwise specified. Some renovations to, or new construction of, single family homes do not require Design Review, and are therefore exempt from the standards in this document (Per Walnut Creek Municipal Code Sec. 10-2.4.1202 (Applicability)). References to "new development" shall mean construction of new buildings or structures. Design criteria herein will serve to supplement the development standards in the City's Zoning Ordinance.

For modifications to existing mixed-use developments where no additional square footage is proposed, these standards and guidelines shall only apply to the use being modified, e.g., a ground floor retail storefront remodel will not trigger any architectural changes to residential units.

1.3 HOW TO USE THIS DOCUMENT

The DRSGs provide direction on the design aspects of any new development. Provisions herein are organized into chapters by topic as follows:

- Chapter 2—Site Planning
- Chapter 3—Architecture and Building Design
- Chapter 4—Outdoor Space
- Chapter 5—Parking
- Chapter 6—Walls and Fences
- Chapter 7—Lighting
- Chapter 8—Single-Family Detached Residential
- Chapter 9—Duplex/Triplex/Quadplex and Townhomes
- Chapter 10—SB 9 Units

Chapters 2 through 7 apply to multi-family residential units and mixed-use buildings, Chapter 8 applies only to single-family residential units, and Chapter 9 applies to duplexes, triplex, quadplexes, and townhomes. Chapter 10 provides design guidelines and standards specific to SB 9 units constructed on the same lot as an existing primary dwelling unit.

Each design subsection includes the following elements:

- **Applicability:** The applicability sections explain the types of development or projects the subsequent design standards and guidelines apply to.
- **Intent:** The intent statement describes the desired outcome of the DRSGs for that topic.
- **Standards:** Standards included in this document are design criteria written as objective design standards, pursuant to State law. Standards are written with "shall" statements or similar language imposing a requirement to which projects must adhere.

  Applicants may seek exceptions or modifications to these standards by electing to process the development application through the discretionary Design Review process (explained further below).
- **Guidelines:** Guidelines are design criteria subject to interpretation by the City during the discretionary Design Review process. Projects should comply with guidelines, but there is flexibility in how projects meet each guideline depending on project design and location. Guidelines are typically written as "should" statements or similar language defining the City's expectation for how site, building, infrastructure, and other improvements should be designed.
- **Graphics:** Graphics are provided throughout this document. These diagrams are intended to visually illustrate the standards and guidelines, and are not intended to dictate architectural styles, form, or character.

1.4 HOW STANDARDS + GUIDELINES ARE APPLIED TO PROJECTS

The standards and guidelines together are utilized during the City's Design Review process to encourage the highest level of design quality, while simultaneously providing the flexibility necessary to encourage creativity and innovation on the part of project designers.

The intent is that all residential and residential mixed-use projects that qualify for Objective Residential Design Review pursuant to State law (see Design Review Process Manual) meet both the objective design standards ***AND*** subjective guidelines, **however, only standards are mandatory**. Projects that do not qualify for Objective Residential Design Review or that seek exceptions to the mandatory standards are subject to the Discretionary Review Process and are evaluated based on the degree to which they comply with the intent of the standards ***AND*** guidelines in this document, ultimately leading to a staff recommendation and Design Review Commission decision or Staff-Level decision. Please refer to the Design Review Process Manual for whether your project qualifies for Objective Residential Design Review pursuant to State law.

1.5 RELATIONSHIP TO OTHER PLANS + POLICIES

The DRSGs shall be used in conjunction with other documents adopted by the City that contain goals, development parameters, and more specific development regulations. Development projects must comply with applicable provisions of the City's General Plan and Zoning Ordinance, applicable sections of the Municipal Code, Specific Plans, and any other adopted standards or plans (e.g., street standards, Bicycle Master Plan, etc.), as well as any applicable requirements of outside agencies or service providers (e.g. utility providers). The DRSGs in this document are adopted to implement, as applicable, the intent and vision of the General Plan and Specific Plans, and among other things are intended to further the design plans and elements contained and envisioned by those plan documents.

Where inconsistencies are identified amongst documents, the following shall govern:

1. In the event of any conflict between the DRSGs and City or State laws, City or State laws shall prevail.
2. Where design standards contained in this document are inconsistent with a General Plan policy or Zoning regulation, the General Plan or Zoning shall govern.
3. Where objective design standards contained in this document are inconsistent with a Specific Plan objective design standard, the stricter standard shall govern.
4. Design standards in this document take precedence over any design guidelines in an adopted Specific Plan document.

Unless otherwise vested, development projects shall comply with the current version of all adopted plans and policies at such time as the submitted project application is "deemed to be complete." Notwithstanding the foregoing, State laws that impact local planning and zoning may be applicable to future development.

1.6 DESIGN REVIEW PROCESS

Please refer to the Design Review Process Manual for additional information on the Design Review process, including Staff-level versus Commission-level review and the City's Design Review process web page for additional information.

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site planning

2.1 SITE ACCESS + CIRCULATION

INTENT:
- To prioritize pedestrian safety and convenience above other users.
- To consolidate vehicular access points.
- To minimize potential conflicts between automobiles, bicyclists, and pedestrians.
- To promote an efficient circulation system with a range of transportation modes.

Applicability: Unless otherwise specified, these standards apply to new development, changes in use, or major alteration to existing structures, where major alteration is defined as an expansion or building addition that would increase the building floor area by more than 50 percent.

STANDARDS

S-1 **Smaller Blocks and New Connections.** The following standard applies to new projects (development sites) over five acres in size. New developments or projects shall create smaller blocks and/or new bicycle/pedestrian connections such that no new block shall be longer than 400 feet in length without a publicly-accessible connection through the parcel.

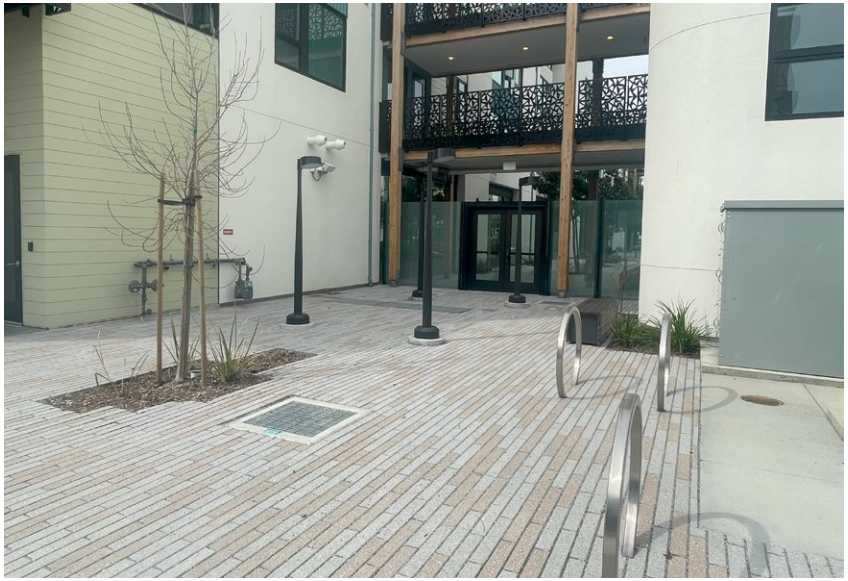
S-2 **Pedestrian Pathways.** Pedestrian pathways shall connect to existing and proposed public sidewalks, streets, transit stops, open spaces, bike paths, bicycle parking areas, and automobile parking areas adjacent to the project site.

a. For projects with multiple buildings and/or buildings internal to the site, a pathway(s) through the interior of the site shall connect buildings to each other and to the public sidewalk. A pedestrian pathway or shared-use path (pedestrian and/or bicycle) between buildings or through parking lots from the sidewalk to the interior of the site shall be provided for every 400 feet of a project's frontage.

b. For buildings along the street frontage, a pedestrian pathway shall connect the primary building entry(ies) to the public sidewalk on each street frontage.

c. Pathways shall be provided to connect bicycle parking areas to the building entrance(s) and the sidewalk.

d. **Design and Dimensions.** New internal pedestrian pathways shall be a minimum of five feet wide. Where a pedestrian pathway is parallel and adjacent to an auto travel lane, it must be either a raised sidewalk or an at-grade pathway that is separated by a raised curb, bollard, or other physical barrier (per ADA requirements). Where provided, new shared-use paths through sites shall provide at minimum a 12-foot-wide path, with an eight-foot clear paved path and two-foot shoulder on either side (Note: A public access easement is required if the path runs through the site, connecting two public rights-of-way).



S-3 **Parking Access Hierarchy.** Parking and service area access shall be provided from the following, in order of preference:

a. From an alley.

b. In the absence of an existing or proposed alley, access shall be from a driveway shared with a property abutting the development site.

c. In the absence of an alley or shared driveway, access shall be from the street with the lower classification in the General Plan. If a site fronts on two public streets of equal classification, access shall be on the corner side frontage.

d. In the absence of a side street, access shall be from a curb cut/driveway along the primary street frontage. See additional standards and guidelines in Chapter 5 (Parking and Loading).

S-4 **Driveway and Curb Cuts.** Applies only to new development.

a. Driveways shall be located a minimum safe distance from an intersection as approved by the City's Traffic Engineer. The driveway should be located as far as possible from an intersection.

b. Each development project site shall be limited to one curb cut, including driveways and private/service streets, per 400 feet of public street frontage, or two curb cuts per street frontage, whichever is less (unless otherwise required for emergency vehicle access).

S-5 **Pedestrian Circulation Materials.** Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures, and/or colors shall be provided to emphasize the conflict point and improve visibility and safety.

S-6 **Retail Parking Access.** To facilitate customer access from rear parking areas to retail spaces along the street, new mixed-use buildings with ground floor retail and rear parking, where frontages over 400 feet in length shall provide rear access or a walk-through/ pedestrian breezeway at a minimum of every 250 feet.

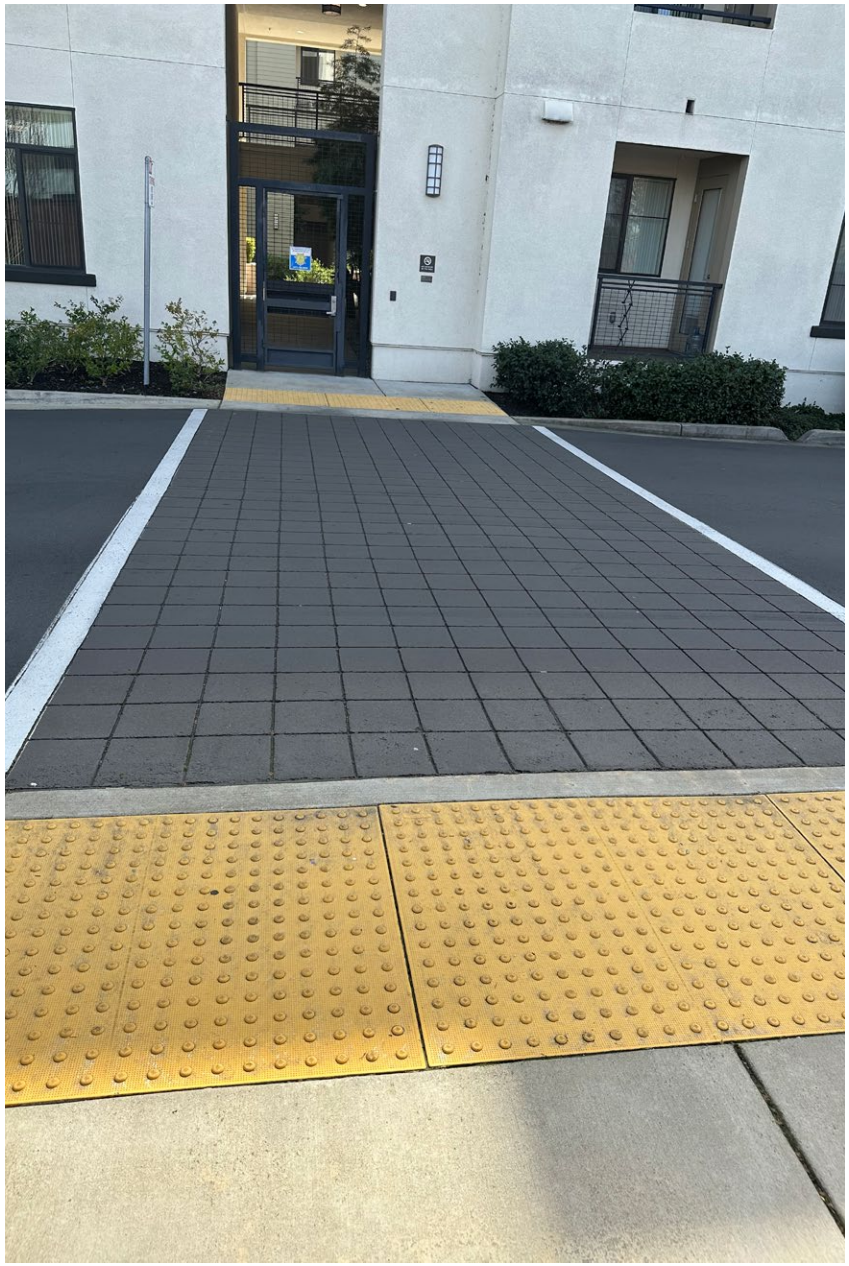
GUIDELINES

G-1 **External Connectivity.** To the extent feasible, streets within any proposed development site should be aligned with existing and planned streets adjacent to the site so as to create a continuous street pattern. All internal pedestrian and bike pathways in any development site should connect to existing and planned public sidewalks, bike paths, and open spaces, outside the proposed development. Any dead-end street longer than 400 feet should be connected to other streets by a pedestrian path.

G-2 **Efficient Circulation.** Circulation should be efficient and maximize the amount of site available for landscaped areas.

G-3 **Parking Areas.** Driveways, garages, and open parking areas should be integrated into the overall design, and should not be dominant features along the street.

G-4 **Pedestrian Routes.** All likely pedestrian routes should be considered in the design phase to eliminate “short cuts” through landscaped areas.



2.2 LANDSCAPING

INTENT: To beautify and enhance the visual quality of the built environment, complement architectural design, establish project identity, provide visual screening, and promote sustainability in landscape design. Landscaping should be incorporated throughout a project to achieve the following objectives:

- Define areas such as building entrances and focal points.
- Soften the appearance of walls and other hard surfaces.
- Screen undesirable views or elements of a project (e.g., utilities).
- Strengthen the pedestrian scale.
- Provide shade in public places.
- Provide a visual buffer between neighboring uses.
- Relieve the visual appearance of large expanses of hard surfaces.

Applicability: Unless otherwise specified, these standards and guidelines apply to all projects requiring Design Review. Existing healthy shrubs and trees may be used to satisfy any requirements herein, provided they meet the minimum size requirements specified in the design standards and guidelines below.

STANDARDS

S-1 **Location of Trees on Private Property.** Trees planted within five feet of a street, sidewalk, paved trail, parking area, or walkway shall be a deep-rooted species or shall be separated from hardscapes by a root barrier to prevent physical damage to hardscape.

S-2 **Plant Size.** Minimum plant material sizes and planter width are as follows:

a. **Shrub Size.** All proposed shrubs and ground cover planting (with the exception of annuals) shall be a minimum five gallons in size. The minimum planter width for shrubs is three feet.

b. **Tree Size.** The minimum planting size for trees shall be 15-gallon, with 25 percent of all trees on a project site planted at a minimum 24-inch box size. Minimum planter width for trees shall be five feet.

S-3 **Landscape Screening.** When utilized for screening, landscaping shall meet the following standards:

a. Minimum one tree at least 24-inch box size planted 20-30 feet on center depending on the species and mature canopy width or growth habit. A minimum of 50 percent of the required trees shall be of a fast-growing evergreen variety.

b. Minimum three, five-gallon shrubs for every 20 linear feet.

S-4 **Planter Seat Wall Design.** Planter seat walls shall be equipped with decorative skateboard guards every 18 inches.

S-5 **Skirt Wall Screening.** Skirt walls along the front building elevation and over four feet in height shall be screened with landscaping.

GUIDELINES

G-1 **Spacing.** The location and spacing of trees, shrubs, and ground cover plants should accommodate mature planting size.

G-2 **Visibility.** Landscaping should be located and maintained to allow visibility through a site, avoid creation of hiding places, and ensure adequate circulation and sight distance for motorists and pedestrians entering and exiting a site. Landscaping should not encroach upon traffic or wayfinding signs, or paved areas such as walkways, drives, or parking stalls.

G-3 **Paving Treatments and Materials.** Special paving treatments should be used to accentuate pedestrian pathways and plazas. Preferred materials for hardscape are concrete paving with a high-quality surface treatment and finish, color, and/or scoring, or concrete unit pavers. Stone, quarry tiles, and brick may also be appropriate as an alternative. Permeable paving treatments are encouraged.

G-4 **Planter Wall Design.** Planter walls constructed along sidewalks or other pedestrian paths or gathering areas should be designed as seat walls where feasible.

G-5 **Plant Palette and Character.** Plantings should complement building architecture and landscape character of the immediate area. The plant palette for each project should include a variety of colors, textures, and heights. Layered landscaping and a mix of deciduous and evergreen trees is encouraged.

G-6 **Drought-Tolerant Species.** A minimum of 75 percent of non-turf landscaped areas should be planted with native or drought-tolerant planting (as identified in the East Bay MUD Plants and Landscapes For Summer-Dry Climates guide book) to bring interest and beauty to the landscape, support biodiversity, and reduce the need for pesticides and excessive irrigation. (See also City of Walnut Creek Water Efficient Landscaping Ordinance). Fire-safe plant species are encouraged.

G-7 **Vegetated Walls.** Vegetated or landscaped "green" walls or screen elements are encouraged to help integrate building walls with adjacent landscape areas.

G-8 **Fence and Wall Landscaping.** Landscaping should be used as part of the design of fences and walls to soften and screen large expanses of fencing or blank wall surface area.

G-9 **Limit Turf Areas.** Natural turf should be limited to pet parks and recreational areas. Artificial turf should be limited to accent areas, high foot traffic areas, and recreational areas. Natural and artificial turf should not be used in planting buffer strips or placed within the protected zone of any Highly Protected Tree (as defined in the City of Walnut Creek Tree Preservation Ordinance).

G-10 **Artificial Turf.** Where artificial turf is installed, it should be designed as follows:

a. Artificial turf should be kept a minimum of five feet away from tree root crowns (measured in all directions).

b. Artificial turf used for pet areas should be specifically formulated for that purpose.

2.3 UTILITIES, SERVICE, STORAGE, REFUSE + EQUIPMENT

INTENT:

- To ensure the practical placement of, and access to, necessary services, equipment, and utilities while minimizing potential conflicts and impacts.
- To ensure that projects incorporate the practical placement of necessary building equipment in a manner that is compatible with the design of the overall project.

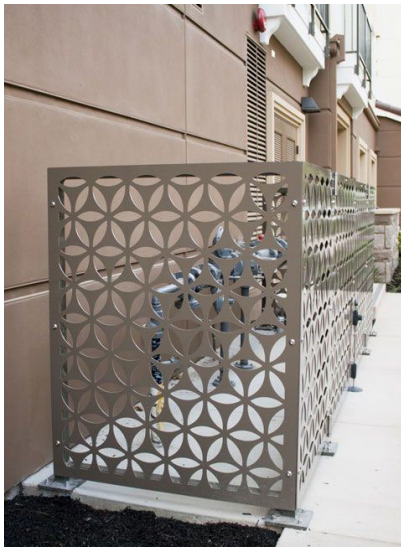
STANDARDS

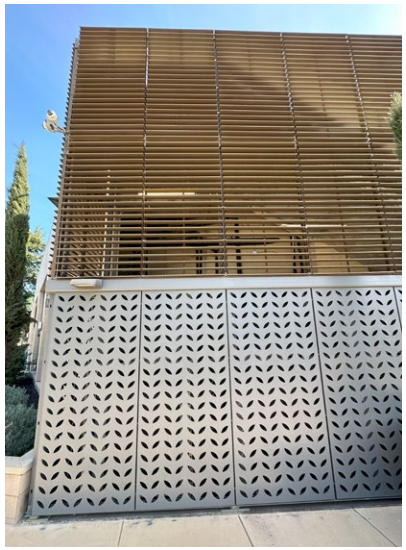
S-1 **Location and Screening of Utilities, Service, and Storage Areas.** All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas, loading docks and ramps, and outdoor storage areas shall be integrated into building and landscape design and/or located to minimize impact on the pedestrian experience and neighboring properties by following the standards below (except as required by building or fire codes, or the utility provider):

a. Shall be located inside of buildings or along alleys, in parking areas, and/or at the rear or side of building. Utilities and equipment, loading docks and ramps, service, and storage areas shall not be located within the front or corner side yard area, along mid-block pedestrian connections, within the public right-of-way, and/or within 50 feet of a street corner. Loading docks shall be internal to the building envelope and equipped with closable doors.

b. Shall be screened from view to the following screening standards (excluding loading):

i. Screening shall be equal to or higher than the height of the equipment to be screened.





ii. Screening shall be made of a primary exterior finish material used on other portions of the building, architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted (see Section 2.2 (Landscaping)).

S-2 **Individual Refuse Containers.** For projects that do not have communal refuse and recycling areas, individual refuse and recycling containers shall be stored in such a manner that containers are not visible from public view.

S-3 **Communal Refuse and Recycling Area Size and Dimensions.** A refuse and recycling room or enclosure structure shall be provided that is adequate in capacity, number, distribution, and size to accommodate all waste generation of the site as determined by the solid waste authority. The number, type, and dimensions of containers and collection areas, including vertical clearance, shall be reviewed and approved by the solid waste authority. To determine the appropriate dimensions needed for dumpsters and waste wheelers, contact the solid waste and recycling management representatives.

S-4 **Location and Screening of Refuse and Recycling Enclosures.** Communal refuse and recycling collection areas and outdoor storage areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below:

a. Refuse and recycling collection areas shall be located inside of buildings or inside of covered enclosures located along alleys, in parking areas, or at the rear and side of buildings.

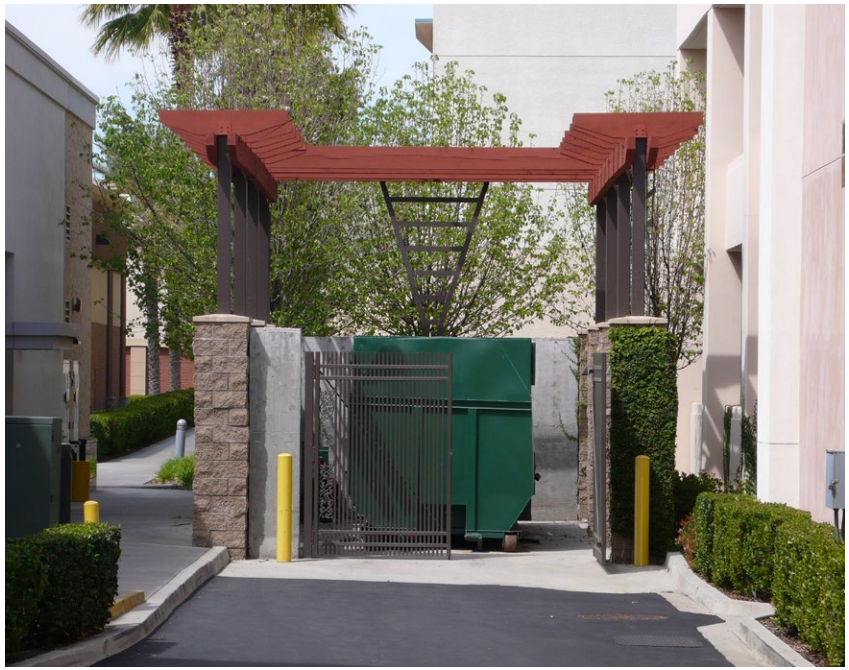
b. Refuse and recycling collection areas shall be prohibited along front or street side frontages, or in any required parking spaces, required landscape areas, and outdoor space areas.

c. For new mixed-use developments, refuse and recycling collection areas for retail/restaurant uses shall be accessible to building tenants via a service corridor or similar such that tenants need not carry refuse out through a front/street entrance to reach the collection area.

S-5 **Refuse and Recycling Enclosure Design.** Exterior refuse and recycling collection areas shall be within an enclosure that meets the following standards.

a. **Access and Circulation.** Service access to new refuse and recycling enclosures shall be approved by the solid waste authority. For new development, access and circulation to the enclosure shall be provided on site. Driveways or travel aisles shall provide unobstructed paved access for collection vehicles and provide a minimum of 15 feet vertical clearance or greater if required by the solid waste authority.

b. **Paving.** All containers shall be on a concrete or asphalt surface and shall be placed in position for the collection vehicle or its driver to service the container.



c. **Minimum Height.** Enclosure walls shall be adequate in height to fully screen containers, with a minimum height of six feet.

d. **Design and Materials.** Enclosures shall be constructed of a primary exterior finish material used on other portions of the building, masonry, or decorative block, and may be accented with metal.

e. **Roofing.** A solid roof treatment shall be provided and shall be designed in a manner to prevent wind-blown refuse from leaving the enclosure and rain from entering the enclosure. To promote architectural compatibility, enclosure roofs shall use the same roof form and/or materials as the primary building(s).

f. **Gates.** Solid metal gates painted to match the enclosure shall be required. All gates shall be post mounted. Gates shall be maintained in working order and shall remain closed except when in use. Enclosure doors shall not swing into any public right-of-way, driveway approaches, or drive aisles. If necessary, sliding doors may be used.

g. **Protection from Bins and Vehicles.** Concrete curbs, decorative bollards, or wheel stops shall be installed or constructed inside the enclosure to prevent bins from damaging the enclosure. Concrete curbs or equivalent shall protect the exterior of enclosures from adjacent vehicle parking and travel ways.

S-6 **Private Electrical Transformers.** Above-ground electrical transformers which are installed as part of a new project and existing transformers located located within the front or corner side yard shall be enclosed within the building or fully architecturally screened from the view of any public right-of-way in compliance with screening standards under Standard 2.3-S1.b, unless otherwise prohibited by the utility provider. Transformer installations shall comply with the PG&E Greenbook Manual.

S-7 **Location and Screening of Rooftop Equipment.** In order to minimize visual impact, rooftop elements including roof access,

mechanical equipment, and other features needed for the function of the building shall be set back a minimum of 10 feet from the roof edge, or screened with a parapet wall and/or screen wall equal to or greater than the height of the equipment (see Standard 2.3-S1.b. Location and Screening of Utilities, Service, and Storage Areas). Solar panels, wind generators, or green roof features are exempt from this requirement.

GUIDELINES

G-1 **Refuse and Recylcing Enclosure Location.** Refuse and recycling enclosures should be placed away from adjacent residential parcels or buildings to minimize noise and odor impacts associated with garbage collection and storage.

G-2 **Refuse and Recycling Servicing.** Where feasible, enclosures shall be sited with a turnaround area or hammerhead for collection vehicles or separate exit that allows the truck to move forward rather than backward out of the site. Push-pull service shall be allowed only after coordination/approval with/from the solid waste authority; serving of containers shall not depend on a concierge service.

G-3 **Noise-Generating Equipment Considerations.** Special consideration should be given to the location and screening of noise-generating equipment, such as loading areas, refrigeration units and air conditioning and exhaust fans. Noise-reducing walls, screens, and insulation should be provided if activity or equipment has the potential to create a negative impact on the community.

G-4 **Water Access.** New buildings fronting the street/public sidewalk are encouraged to provide a hose bib/wall hydrant along the building frontage that is located behind a lockable panel/access door.

2.4 STORMWATER MANAGEMENT

INTENT: To plan for adequate space to accommodate sustainable stormwater features, such as bioretention areas. To create attractive landscapes that slow and minimize stormwater run-off.

Applicability: Unless otherwise specified, these standards and guidelines apply to all projects requiring Design Review.

STANDARDS

S-1 **Access to Stormwater Features and Irrigation.** Stormwater features and irrigation equipment shall be accessible for periodic inspection and maintenance.

S-2 **Bioretention Facilities in Parking Lots.** When bioretention facilities are located parallel to the orientation of parking spaces, an additional two feet of parking space width shall be required such that passengers can load/unload without stepping into the bioretention facility.

S-3 **Location and Limitations in Usable Outdoor Spaces.** Landscaped stormwater treatment planters for multi-family development may be located in required outdoor spaces per the following standards:

a. Shall not be located in private personal outdoor spaces.

b. Are allowed within publicly-accessible outdoor spaces and private common outdoor spaces, but may not occupy more than 15 percent of any single/individual outdoor space.

GUIDELINES

G-1 **Site Drainage.** Drainage should be directed to permeable areas such as yards, open channels, or vegetated areas, avoiding discharge to impermeable surfaces and minimizing direct discharge to the storm drain system.

G-2 **Permeable Pavement.** Projects should use permeable pavement materials for pedestrian pathways, plazas, patios, residential driveways, and parking stalls to minimize the amount of impervious paved areas. Permeable paving includes pervious pavers, open-jointed pavers, and turf blocks.

G-3 **Riparian Areas and Wetlands.** Projects adjacent to riparian areas and wetlands are encouraged to protect and restore these areas and incorporate them as project amenities.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architecture + building design

3.1 BUILDING MASSING + DESIGN

INTENT: To minimize the scale, massing, and bulk of buildings, reflect a human scale design, and enhance the pedestrian experience through techniques such as building modulation, reductions in mass of upper floors, and facade articulation treatments. Building modulation includes changing the size and extents of floorplates to provide variation in the facade plane.

Applicability: Unless otherwise specified, the standards in this chapter apply to all projects requiring Design Review.

STANDARDS

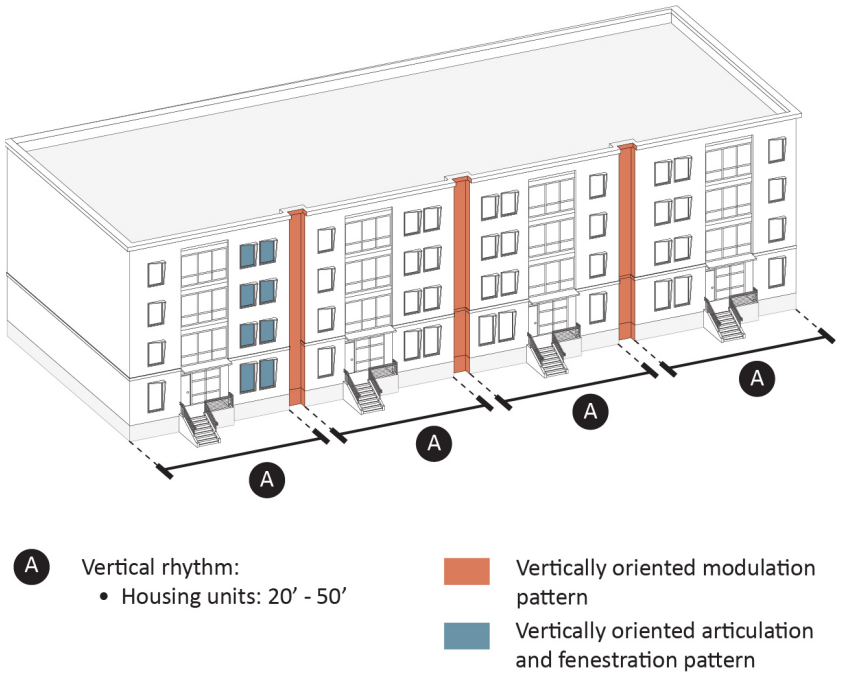
S-1 **Facade Rhythm and Pattern.** Multi-family residential and residential mixed-use buildings shall express a repeating rhythm of vertical patterns of lines, shapes, forms and/or colors that reflects the size and scale of a housing unit and/or individual rooms and spaces - between 20 to 50 feet in width of linear frontage (see Figure 3.1-1). This may be achieved through building modulation to create vertically oriented facades (Standard S-2), facade articulation (Standard S-4), and repeating vertically oriented patterns of fenestration/windows (Standard S-5).

S-2 Vertical Modulation - Massing Breaks.

a. **Minor Massing Breaks.** All continuous building facades greater than or equal to 75 feet in length shall have at least one minor massing break (vertical shift modulation). Minor breaks shall be a minimum of two feet deep and four feet wide and extend at minimum the full height of the building above the ground floor, including a break in the roofline (see Figure 3.1-2).

b. **Major Massing Breaks.** Buildings greater than three stories in height shall have major massing breaks as follows:

Figure 3.1-1. Facade Rhythm and Pattern



i. Buildings with primary building facades greater than or equal to 150 feet in length shall provide at minimum one major massing break. Major massing breaks shall be a minimum depth of five feet and a minimum width of 10 feet and shall extend the full height of the building including a break in the roofline.

ii. Buildings with primary building facades greater than or equal to 300 feet in length shall provide at least two major massing breaks, with one major break with a minimum depth of 10 feet and minimum width of 20 feet (the other break may be at the smaller size - minimum depth of five feet and a minimum width of 10 feet).

S-3 **Roof Treatment.** Buildings shall be designed with ***at least one*** of the following roofline edge treatments:

a. A decorative cornice treatment (other than just colored "stripes" or "bands"). Cornices shall project a minimum of four inches from the facade.

b. A sloped roof with overhangs and brackets.

c. A parapet, which shall include a cap and corner detail to create a shadow line to enhance the building.

S-4 **Facade Articulation Elements.** Buildings shall include a minimum of ***two*** of the following facade articulation elements to create visual interest (see Figure 3.1-3):

a. **Recesses.** Vertical and horizontal recesses such as a pattern of recessed grouping of windows, recessed panels, or similar strategies. The recess shall be a minimum four inches in depth.

b. **Projections.** Vertical and horizontal projections such as shading and weather protection devices, decorative architectural details, or similar strategies. Shading and weather protection projections shall be a minimum of two feet in depth and cover all ground floor public entrances (see also weather protection and awning standards in Section 3.2). Other types of projections shall be a minimum of four inches in depth.

Figure 3.1-2. Massing Breaks

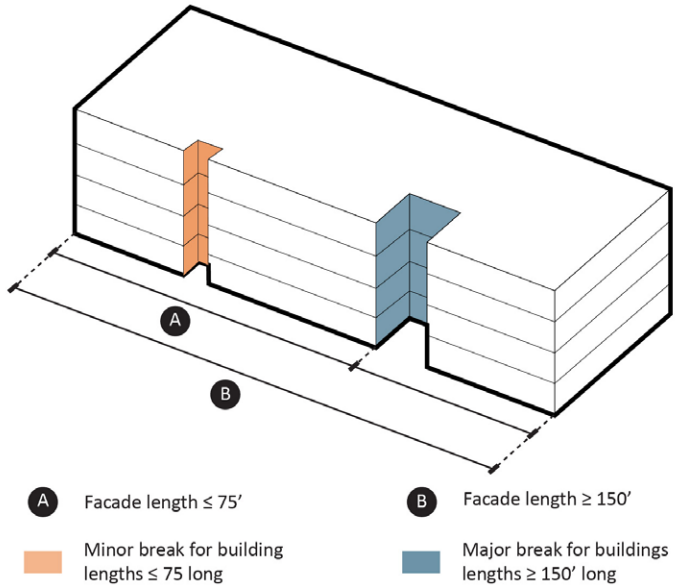
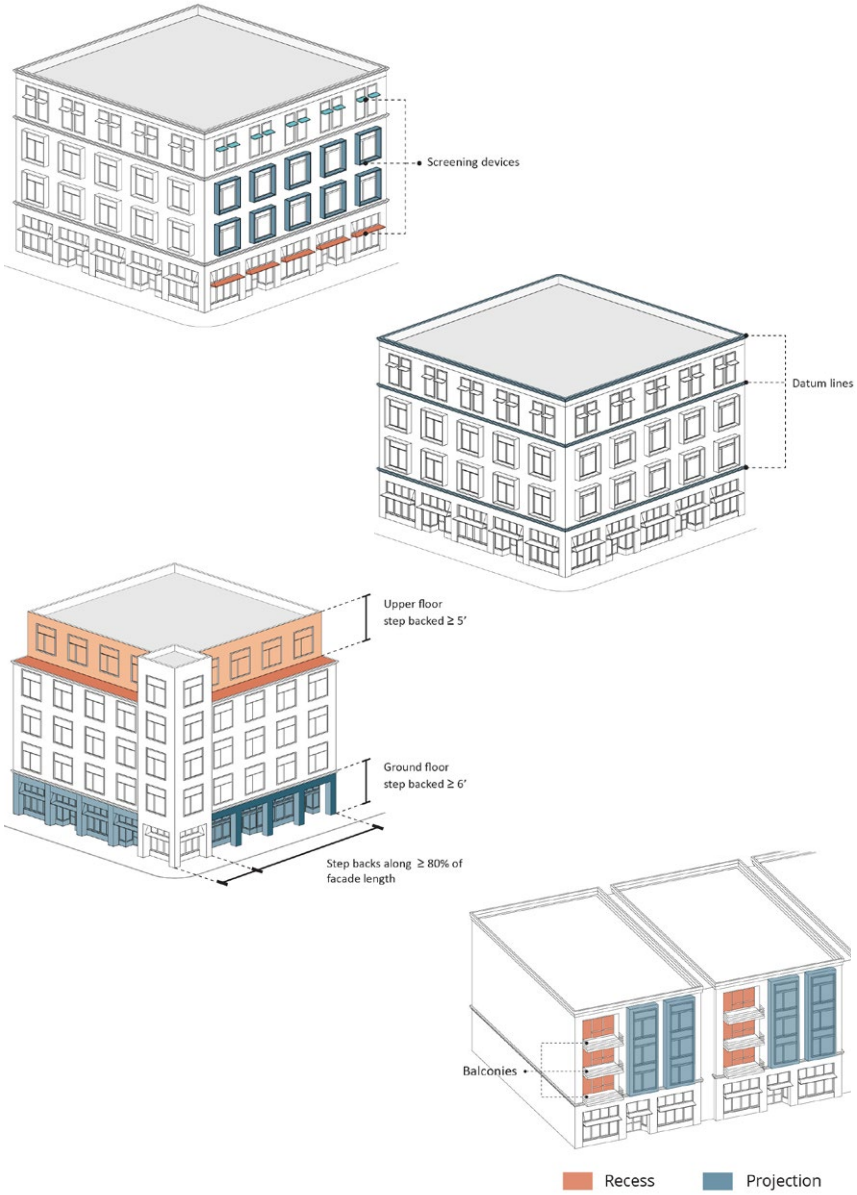


Figure 3.1-3. Facade Articulation Elements



c. **Balconies.** Projecting balconies or Juliet balconies (every 20 to 50 feet) along primary facades. Balconies shall be a minimum of six feet in depth; Juliet balconies shall be a minimum of eight inches in depth.

d. **Screening Devices.** Screening devices such as shading devices, lattices, louvers, perforated metal screens, or similar strategies. Screening and shading devices shall be a minimum of two feet in depth. The minimum depth for lattices, louvers, and metal screens shall be four inches (see also weather protection and awning standards in Section 3.2).

e. **Top Story Step Back.** Top story step back at least five feet in depth along the primary facade facing the street.

f. **Ground Floor Arcade.** Ground floor arcade by including a minimum six-foot building step back for a minimum of 80 percent of the linear frontage of the ground floor.

g. **Datum Lines.** Datum lines that continue across the frontage of the building, such as cornices, with a minimum four inches in height, and a minimum two inches in depth with a change in material.

S-5 **Fenestration/Windows.**

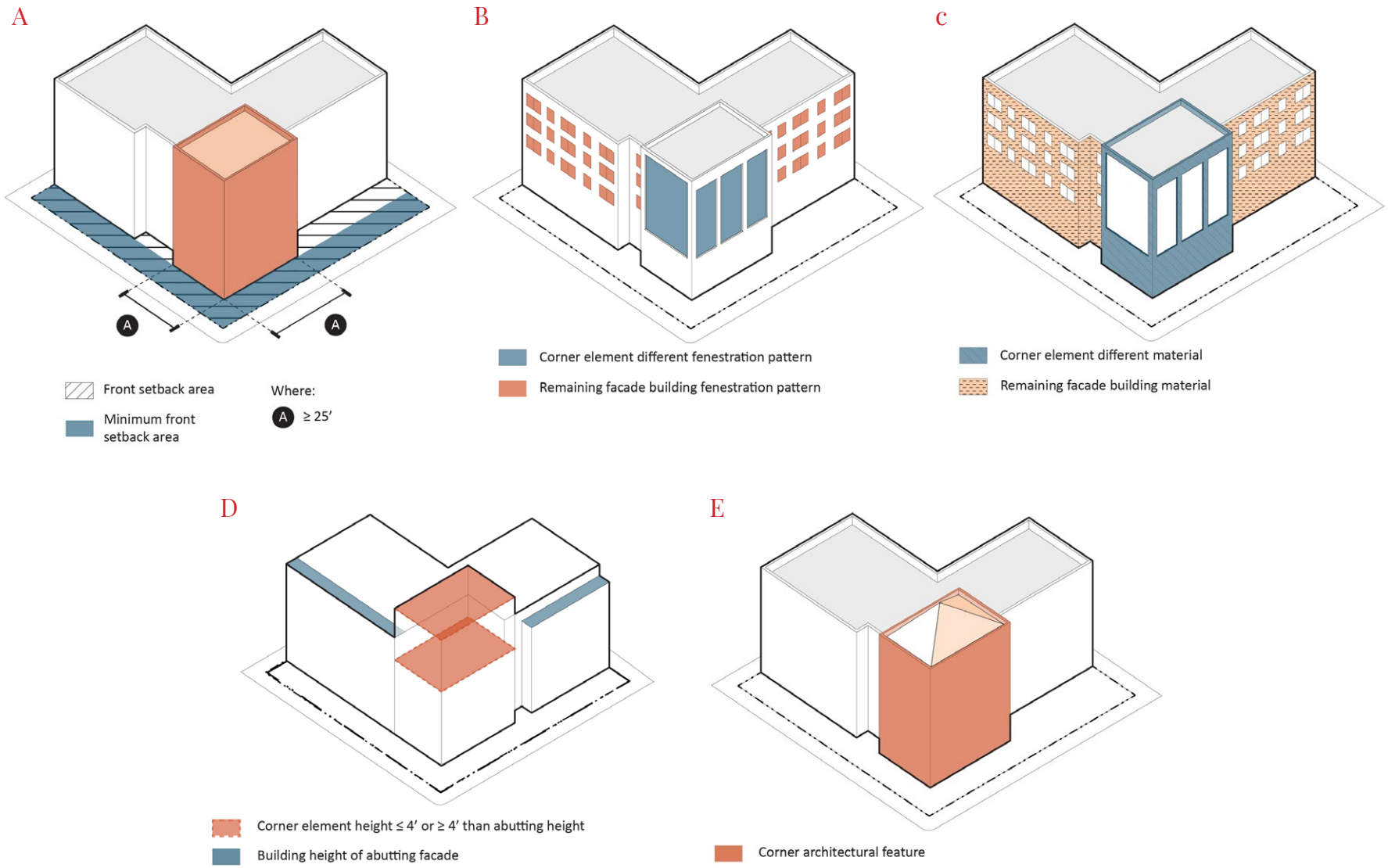
a. Fenestration shall reinforce vertical proportions and patterns with vertically oriented windows that shall not exceed a 2:1 horizontal-to-vertical ratio.

b. Windows shall be recessed a minimum of two inches from the plane of the surrounding exterior wall, or window trim shall be a minimum of two inches in width and depth (see Figure 3.1-4).

S-6 **Treatment of Corner Buildings.** Buildings located at street corners shall include ***at least two*** **of** the following corner treatments within 25 feet in each direction from the intersection corner and directed towards the intersection (see Figure 3-1.5). Corner buildings located at City Gateways (per the General Plan) shall

Figure 3.1-4. Window Recess or Trim

Figure 3.1-5. Treatment of Corner Buildings



include at least two of the following corner treatments, with at least one selected from either **d, e, and/or f** below.

a. **Build-to Line.** Build to minimum setback along both front and corner side of building.

b. **Change in Fenestration Pattern.** A different fenestration pattern (size, shape, and/or orientation) than the rest of the facade.

c. **Change in Material.** At minimum 50 percent of the corner area uses a different material than the rest of the building/facade.

d. **Change in Height.** A change in total height of at least four feet greater or less than the height of the abutting primary facade.

e. **Special Architectural Feature.** A special architectural feature such as a rounded or cut corner, tower/cupola, or similar. The feature shall extend the full height of the building for buildings up to two stories and must match at least half the building height for buildings over two stories.

f. **Public Art:** Install public art that is visible from the intersection and public right-of-way.

GUIDELINES

G-1 **Architectural Styles.** A Diversity of architectural designs is encouraged within the City. "Theme" or stylized architecture that mimics a particular historic period or trend is discouraged, unless the existing building or site is historically important to the district or necessary for architectural harmony. References to period architecture should be interpreted in a contemporary manner.

G-2 **Site Compatibility.** Multiple buildings on the same development project or parcel should be designed to create a visual relationship between the buildings through coordinated color, types of materials, number of materials, architectural form, or detailing to achieve harmony and continuity of design.

3.2 BUILDING ENTRIES + GROUND FLOOR CHARACTER - GENERAL

INTENT:

- To create cohesive and well-crafted building facades with human-scaled details.
- To provide visual interest to pedestrians.
- To promote high-quality design.
- To create desirable transitions between public sidewalks and private development while enhancing sense of safety.
- To promote a comfortable pedestrian environment.

STANDARDS

S-1 **Primary Entries.** Primary building entries and tenant space entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby or forecourt (or combination).

S-2 **Corner Entries.** For buildings located at street corners, locate an entry to ground floor retail or primary building entrance on the corner or within 25 feet of the corner of the building (see Figure 3.2-1).

S-3 **Frequency of Entrances.** Within the Core Area, any mixed-use building street frontage greater than or equal to 150 feet in length shall have multiple pedestrian entrances to access the businesses or residences in the building.

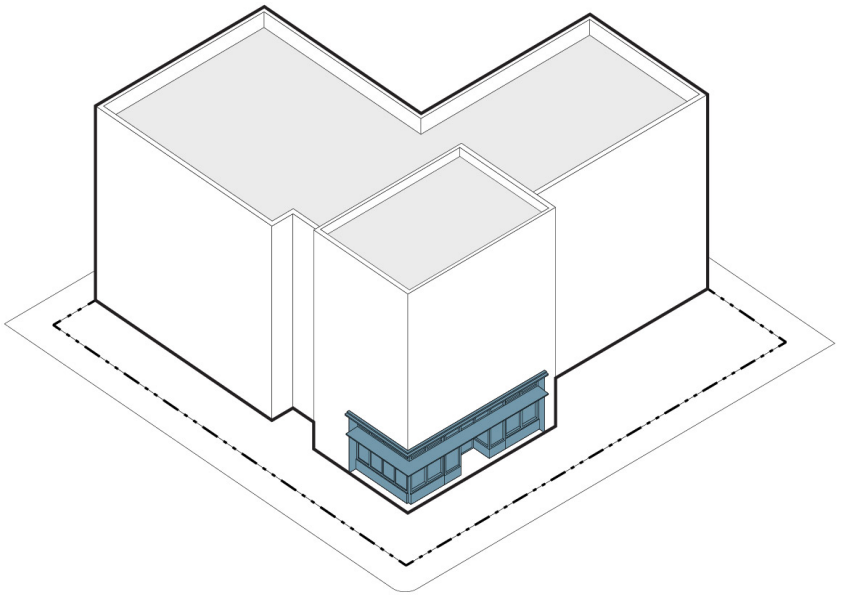
S-4 **Blank Walls.** Along sidewalks, pedestrian walks, or publicly-accessible outdoor space areas, blank walls along the ground floor shall not exceed 30 feet in length. In the Traditional Downtown, blank walls along the ground floor shall not exceed 20 feet in length to create a sequence of continuous pedestrian activity. Blank walls are defined as facades without doors, windows, landscaping treatments, trellises, decorative tilework, or public art.

The **Core Area** and **Traditional Downtown** are identified in the City's General Plan in Figure 4.3 (Core Area Map).

GUIDELINES

G-1 **Accentuated Building Entries.** Entries should be clearly visible from the street, provide transition from outdoor to indoor space, accentuated from the overall building facade, and provide visual interest. This can be accomplished through design techniques such as the use of differentiated roofs, canopy or portico, trim details, terraces or stoops, recessed entries, doors and doorways with design details, decorative lighting, landscaping, or similar.

Figure 3.2-1. Corner Entries



Corner entry to ground floor retail or primary building entrance

3.3 RESIDENTIAL GROUND FLOOR DESIGN

INTENT: To create ground floor residential uses that enhance the pedestrian experience, give individual identity to ground floor units, and define the transition between public and private space.

STANDARDS

S-1 Primary Shared Residential Building Entries.

a. **Accentuated Entry.** Entry area shall include one of the following:

i. A recess or projection from the primary facade plane running the full height of the building with a minimum depth of two feet.

ii. A change in roof or parapet height (at the top floor) measuring a minimum of 18 inches.

b. **Weather Protection.** Weather protection that is a minimum eight feet wide and six feet deep by fully or partially recessing the entry, providing an awning/canopy, or using a combination of a recess and awning/canopy.

S-2 Ground-Floor Height for Residential Units with Individual Entries.

a. To provide greater privacy for ground-floor residents, the finished floor of ground floor residential units shall be within the minimum and maximum heights according to setback distance from property line or back of walk as follows:

i. Setback ≤ 10 feet: Minimum finished floor height of three feet above grade; maximum finished floor height of five feet above grade.

ii. Setback > 10 feet: Minimum finished floor height of zero feet above grade; maximum finished floor height of three feet above grade.

b. On sites with a cross slope greater than two percent along a building facade, the average height of the finished floor and back of walk shall be used for the "grade." Where ADA accessibility requirements prohibit raised unit entries for some or all units, those units are exempt. For corridor buildings, accessible entries shall be located on the interior corridor.

S-3 Weather Protection for Residential Units with Individual Entries. Primary ground-floor entrances serving individual residential units shall include weather protection that is a minimum four feet wide and four feet deep by recessing the entry, providing an awning or canopy, or using a combination of a recess and awning/canopy.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3.4 RETAIL/COMMERCIAL GROUND FLOOR DESIGN

INTENT:

- To create inviting and interesting ground floor retail spaces that activate the pedestrian realm.
- To increase visibility into ground floor spaces.
- To provide weather protection.
- To enliven the street.
- To create places for people to gather by encouraging outdoor dining areas, while ensuring proper safety, maintenance, and clearance of the public-right-of-way.

Applicability: The standards and guidelines below apply to the commercial portion of mixed-use development. Outdoor dining standards and guidelines refer to areas located on private property. Outdoor dining standards and guidelines refer to areas located on private property. See also the Outdoor Dining Overlay District and requirements for outdoor dining per the City's Outdoor Dining Program.

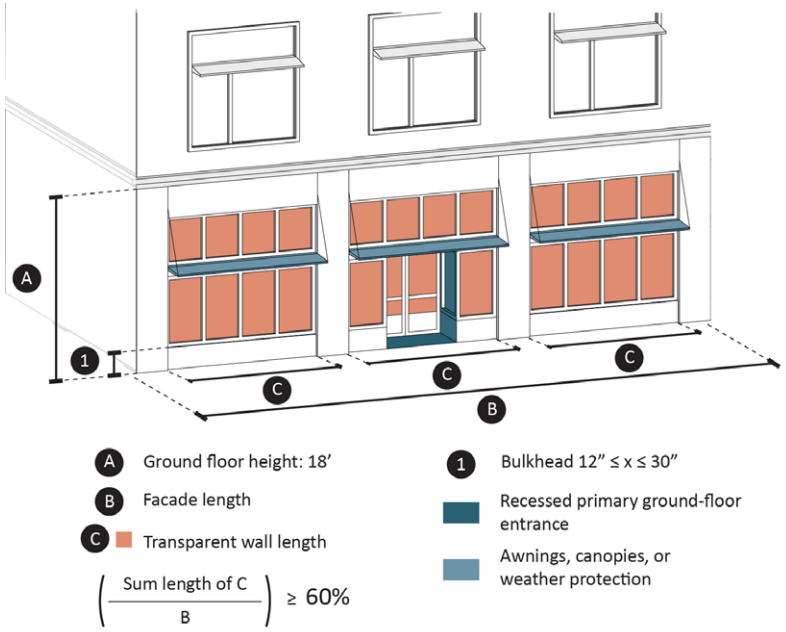
STANDARDS

S-1 Retail/Commercial Ground Floor Design.

a. **Ground Floor Height.** Unless otherwise specified in the Zoning Ordinance, the minimum ground floor height for retail/commercial is 18 feet floor-to-floor, with 15 feet clear height.

b. **Openings and Windows.** Storefronts shall contain clear openings and windows for a minimum of 60 percent of the linear length of the ground floor facades along the primary frontage (see Figure 3.4-1). For buildings at corners, this minimum transparency requirement shall wrap around to the secondary street frontage for a minimum of 25 feet. Otherwise, storefronts along secondary street frontages and publicly-accessible pathways or outdoor spaces are encouraged to provide openings and windows for a minimum of 40 percent of the linear length of the ground floor facade. Dark tinted, reflective, mirror, or opaque glazing is not permitted for any required wall opening along street level retail facades.

Figure 3.4-1. Retail/Storefront Ground Floor Design



c. **Bulkheads and Solid Base Walls.** Retail or commercial storefronts shall provide a bulkhead or solid base wall along the front facade. Bulkheads and solid base walls shall not be less than 12 inches or higher than 30 inches from finished grade.

d. **Weather Protection.** Primary ground floor entrances shall include weather protection that is a minimum six feet wide and four feet deep by recessing the entry, providing an awning/canopy, or using a combination of a recess and awning/canopy.

S-2 **Office and Public Facility Ground Floor Design.**

a. **Ground Floor Height.** Ground floor office and public facility spaces in a mixed-use building shall have a minimum height of 18 feet floor-to-floor, unless otherwise specified in the Zoning Ordinance.

b. **Openings and Windows.** A minimum of 30 percent of the linear length of first-floor facades facing public rights-of-way, pedestrian pathways, or publicly-accessible outdoor space areas shall include clear openings and windows. Dark tinted, reflective, mirror, or opaque glazing is not permitted for any required wall opening along street level facades.

c. **Weather Protection.** Primary entries shall include weather protection that is a minimum eight feet wide and six feet deep by recessing the entry, providing an awning/canopy, or using a combination of a recess and awning/canopy.

S-3 **Awning Placement.** Awnings, canopies, and weather protection placement shall meet the following standards. An encroachment agreement between the City and the property owner is required for awnings/canopies that project into the public right-of-way.

a. Awnings and canopies shall provide a minimum of eight feet of vertical clearance above ground level.

b. For one story buildings, tops of awnings or canopies shall be at least six inches from the top of the building or parapet. For buildings more than one story, the top of first story awnings or canopies shall be no higher than 18 inches above the floor level of a second story.

c. When transom windows are above display windows, awnings, canopies, and similar weather protection elements shall be installed between the transom windows and display windows to allow for light to enter the storefront through the transom windows (see Figure 3.4-1).

d. Awnings, canopies, and other weather protection elements shall not extend across more than 90 percent of the facade. Instead, individual segments shall be divided into sections to reflect the major vertical divisions of the facade, and shall be installed over each storefront entry or set of storefront windows. Awnings shall not extend across multiple sets of windows, or over columns or structural piers/pilasters.

S-4 **Awning Illumination.** Awnings and canopies shall not be internally illuminated.

S-5 **Awning Construction and Materials.** Awnings may be fixed or retractable. All frames and supports must be made of metal or similar rigid material. Awnings and canopies must be made of high quality, durable, and weather-resistant materials such as canvas, canvas-like material, nylon, metal, wood, and glass. Vinyl and plastic awnings are prohibited.

S-6 **Venting Shafts and Grease Interceptors.** Mixed-use multi-story buildings with ground floor commercial shall provide grease interceptors and venting shafts for cooktops, ovens, and other food heating equipment for a minimum of 50 percent of the ground floor square footage. This equipment shall meet the requirements of Environmental Health and/or the Sanitary District. Side discharge vents are discouraged.

S-7 **Outdoor Dining Location and Clearance.** Outdoor dining areas shall be located as follows:

a. Unobstructed clearance shall be maintained at building entrances.

b. A minimum six feet of unobstructed clearance shall be maintained between the outdoor dining area and any fire hydrants.

c. New outdoor dining areas located adjacent to a pedestrian path shall maintain a minimum six-foot-wide unobstructed pedestrian path or clearance.

S-8 **Outdoor Dining Surface.** Outdoor dining areas shall be located on stable, firm, and slip-resistant surfaces (concrete, asphalt, pavers, etc.).

S-9 **Outdoor Dining Barriers Required.** When adjacent to sidewalks, streets, drive aisles, alleys, and parking areas, barriers around outdoor dining area (i.e., fences, railings, planters) shall be required.

S-10 **Outdoor Dining Barrier Design.** When barriers (i.e., fences, railings, planters) are used around outdoor dining areas they shall meet the following standards:

a. When facing public view, barriers shall not exceed 42 inches in height (this pertains only to planters, not the plants contained therein). Outdoor dining areas located within side or rear yards may be fenced for security and screened for privacy to the maximum allowed per the Zoning Ordinance.

b. Barriers shall be securely attached to the ground.

c. Railings or fencing shall be constructed of durable, high-quality materials such as metal, glass, and wood. Plastic and chain link fencing are prohibited.

S-11 **Outdoor Dining Furniture.** No writing, symbols, advertising, or other forms of signs shall be permitted on outdoor dining furniture.

S-12 **Umbrellas.** Umbrellas must be secured or shall have a base weighing no less than 60 pounds. Umbrellas and canopies shall not encroach into any sidewalk. Umbrellas shall provide a minimum height clearance of seven feet, measured from ground level to the lowest point of the umbrella canopy. No writing, symbols, advertising, or other forms of signs shall be permitted on umbrellas.

S-13 **Patio Weather Enclosures.** Patio enclosures shall be designed such that the space between the top of the patio barrier and the enclosure roof remains open. No permanent transparent barriers (such as plexiglass) are permitted between the top of the barrier and the roof or awning of the enclosure. Temporary roll-up weather protection devices are allowed, provided they are transparent, include weighted edge materials (e.g., canvas edging), and are fully concealed by the structure from which they are attached when not in use. Commercial establishments that desire a fully enclosed outdoor dining patio, shall pursue a building addition that ties into the building architecture.

S-14 **Detached Covered Outdoor Dining Structures.** Detached covered outdoor dining structures built on private property shall meet the following standards:

a. May not occupy or obstruct any ADA parking stalls, ramps, or accessible paths of travel.

b. May not exceed 10 feet in height measured from the dining area flooring.

c. A 10-foot minimum separation is required from any building to a detached covered outdoor dining structure.

d. A five-foot minimum clear distance is required from a property line to the eaves of any outdoor dining structures.

S-15 **Refuse and Recycling.** Outdoor dining areas for takeout service shall include receptacles for refuse and recycling.

GUIDELINES

G-1 **Location of Retail Use.** Ground floor retail in mixed-use developments are encouraged to locate at street corners to maximize visibility.

G-2 **Bulkhead Materials.** Bulkheads should be constructed of solid, durable materials such as tile or stone.

G-3 **Retail Depth.** New retail spaces should be designed to be between 50 to 60 feet deep where feasible.

G-4 **Interior Columns.** Interior retail spaces should be designed to minimize the use of columns that would interrupt space utilization by providing a minimum of 30 feet spacing between columns.

G-5 **Transom Windows.** Commercial clerestory and transom windows are recommended to provide a continuous horizontal band or row of windows across the upper portion of the storefront.

G-6 **Awning Style.** The style and colors of awnings and canopies should be consistent with the character and design of the building. Awning and canopies with fluorescent, neon, or bright colors, or striped/checkerboard patterns are strongly discouraged.

G-7 **Awning Maintenance.** Awning and canopy material selection should consider durability and ease of maintenance. Awnings and canopies should be maintained in like new condition or replaced in kind.

G-8 **Core Area Outdoor Dining.** Outdoor dining areas that face onto the street and public spaces are strongly encouraged in the Core Area.

G-9 **Outdoor Dining Furniture and Shade.** Umbrellas, trellises, and shade structures are encouraged in outdoor dining areas. Wherever utilized, these structures should incorporate durable, high quality materials. Outdoor dining furniture, including umbrella overhangs, cannot encroach into the public right-of-way.

G-10 **Outdoor Heating Equipment.** Any outdoor heating equipment proposed to be attached to the exterior of a building should either be architecturally incorporated into the building facade or visually screened/concealed by an overhang or similar method, and shall comply with California Fire Code.

G-11 **Planters.** Railings or fencing fronting the street should incorporate landscaped planters along the linear frontage of the dining area. Plantings should be native and/or drought tolerant.

3.5 SUSTAINABLE BUILDING DESIGN

INTENT: To promote energy efficient building design and access to natural light.

STANDARDS

S-1 **Operable Windows.** For multi-family residential developments, a minimum of one operable window per unit per frontage shall be provided. Patio door openings to a private open space (personal patio or balcony) count towards this requirement.

GUIDELINES

G-1 **Energy Generation.** Sustainable design features such as rooftop photovoltaic generation, solar reflective roofing, and passive solar water heating are encouraged.

G-2 **Green Roofs.** Green roofs and rooftop gardens are encouraged to add landscaping, decrease the heat island effect of large expanses of flat roofs, treat stormwater, and reduce heating and cooling energy demands. Irrigation may be required to establish and/or maintain selected plants. Additionally, local fire codes may require irrigation systems to prevent a fire hazard or for emergency fire suppression.

G-3 **Solar Orientation.** Consider solar orientation in the placement of dwellings, trees, windows, and external shade treatments to take best advantage of daylight, while avoiding overexposure to direct sun on south and west facades.

G-4 **Solar Parking Canopies.** Parking lot shade structures are encouraged to include a solar energy system.

G-5 **Siting, Tree Shading, and Energy Conservation.** Climatic factors such as prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site should be coordinated to maximize energy conservation. Natural climate control features such as roofs with larger overhangs and trellises or deciduous trees over south-facing windows are encouraged to reduce energy demand.

3.6 MATERIALS + COLORS

INTENT:

- To encourage the use of high-quality, durable exterior materials and colors that create visual interest and that are compatible with the materials and colors of nearby structures.
- To achieve harmony and continuity of design by ensuring that exterior building design and details on all elevations are coordinated with regard to color, types of materials, number of materials, architectural form, and detailing.

STANDARDS

S-1 **Variation in Materials.** At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20 percent of the building frontage, excluding windows, railings, base bulkheads, and trim (see Figure 3.6-1).

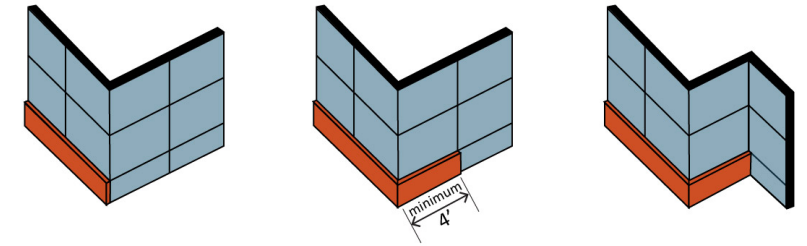
S-2 **Material Changes at Corners.** A change in material must be offset by a minimum of two inches in depth. Materials shall continue around corners for a minimum distance of four feet. If feasible, the same material should continue to the next change in the wall plane (see Figure 3.6-2).

S-3 **Durable Materials.** Buildings shall incorporate durable materials, which include masonry, tile, stone, stucco, architectural grade wood, brick, glass, and finished metal.

S-4 **Prohibited Materials.** Plain untextured block, plywood, vinyl, plastic (and plastic laminate), mill-finish (non-colored) aluminum metal windows or door frames and fiberglass are prohibited as materials.

Figure 3.6-1. Variation in Materials

Figure 3.6-2. Material Changes at Corners



PROHIBITED
Change of material at corner

REQUIRED
Continue material around corner for a minimum of 4 feet

ENCOURAGED
Continue material around corner to a change in wall plane

S-5 **Variation in Colors.** A minimum of two colors shall be used on any building facade as follows:

a. The primary or predominant color shall be used on the majority of the building surface (more than 50%).

b. Secondary color(s) shall be used to accentuate facade elements and/or the base to distinguish between upper and lower floors.

c. Additional accent color(s) are permitted to highlight moldings, trims, bulkheads, and/or signage. Up to two additional colors may be used to distinguish between upper and lower floors or as an additional secondary color.

S-6 **Building Component Colors.** All vents, flashing, and electrical conduits shall be painted the same color as the adjacent surface. Gutters and downspouts shall be painted the same color as the adjacent surface. Alternatively, gutters and downspouts may be a decorative material as approved by the CDD Director (e.g., copper).

GUIDELINES

G-1 **Distinctive Ground Floor Materials.** Ground floor retail/ commercial frontages are encouraged to use a different primary material than the upper stories of a mixed-use building.

3.7 NEIGHBORHOOD COMPATIBILITY

INTENT:

- To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk
- To provide harmonious transitions between adjacent and abutting properties.

STANDARDS

S-1 **Transition to Lower Density Building Types.** When a building has an abutting rear property line with a single-family residential zoned parcel or existing single-family home, where abutting is defined as 25 percent or more of the subject property line, starting above the third floor, the building shall step back as follows:

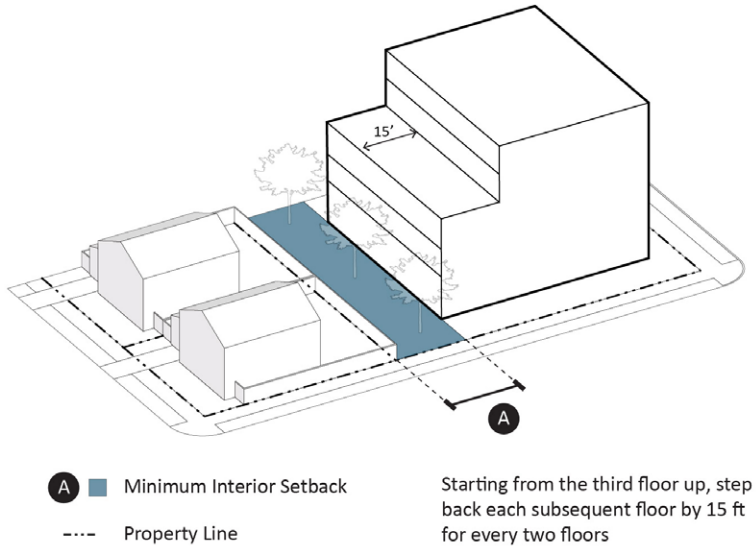
a. Fourth floor – Minimum 15 foot step back

b. Sixth floor – Minimum six foot step back.

GUIDELINES

G-1 **Neighborhood Character.** New residential mixed-use and multi-family residential development should be sensitively designed to respect adjacent existing lower-density residential development through attention to building form, scale, and orientation. Buildings should be designed to provide a transition between uses through the use of deeper setbacks, upper floor step backs, vertical and horizontal articulation to break up building massing, house-form building types, varied rooflines, landscape buffers, attention to driveway locations, etc.

Figure 3.7-1. Transition to Lower Density Building Types



G-2 **Privacy.** Window placement should be staggered to avoid facing windows directly opposite neighboring windows, particularly in the case of bedroom windows. Balconies in new residential projects should use architectural design, screening, and building orientation to reduce privacy impacts on existing residential parcels.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2022

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outdoor space

4.1 PUBLICLY-ACCESSIBLE OUTDOOR SPACE (PAOS)

INTENT: To ensure that publicly accessible outdoor spaces are usable, welcoming, attractive, visible, vibrant, inviting, safe, and have adequate amenities for residents, visitors, and workers.

Applicability: Unless otherwise specified, the standards and guidelines in this section apply to multi-family residential and residential mixed-use projects requiring Design Review which provide publicly-accessible outdoor space.

Definition and Types: Publicly-accessible outdoor spaces are privately owned and maintained outdoor open spaces that are made available for public use for recreation and leisure. These outdoor spaces may include plazas, courtyards, seating areas, play areas, recreational facilities or equipment, dog parks, and usable green space, among others.

STANDARDS

S-1 PAOS Access and Visibility.

a. PAOS's shall be open to the public from sunrise to sunset each day.

b. The space shall be directly accessible and visible from a public right-of-way or from a publicly-accessible lobby; or if the PAOS is not directly accessible and visible from a public right-of-way, clear signage shall be visible from the public right-of-way directing users to the PAOS as well as identifying the PAOS, outdoor space type, hours of access, and amenities.

c. Railings, fencing, or landscaping material, when used to define the edge of the outdoor space, shall be a maximum of 42 inches in height and decorative, transparent, and/or perforated with a minimum of 50 percent transparency.

S-2 **PAOS Dimensions.** New PAOS's shall have a minimum 20-foot dimension in at least one direction with a minimum of at least 15 feet in any other direction, and a minimum total area of 300 feet.

S-3 **PAOS Amenities.** PAOS's shall include of the following furnishings and features, at a minimum:

a. Two types of seating from the following options: seat walls, planter ledges, chairs, benches, picnic tables, and seating steps.

b. Shaded areas, provided via awnings, trellises, umbrellas or similar. Trees provided beyond the minimum requirement (per Standard 4.1-S4 PAOS Design and Landscaping) may count towards this requirement.

c. Pedestrian-scaled lighting, no more than 16 feet in height.

d. ***At least one*** of the following amenities:

i. Water feature.

ii. Public art.

iii. Drinking fountain.

iv. Recreational equipment.

v. **Exception.** Alternative features may be allowed with CDD Director approval.

S-4 **PAOS Design and Landscaping.** PAOS's shall be designed to create usable and comfortable outdoor space for public use by meeting the following standards:

a. A maximum of 50 percent of the outdoor space square footage may be covered by a shading device or roof structure.

b. A minimum of 10 percent of the outdoor space area shall be planted with trees, ground cover, and/or shrubs.

c. A minimum of one tree shall be planted per 600 square feet of the outdoor space area (aggregated across all common outdoor space areas).

S-5 **Durable Hardscape.** Hardscape areas shall be surfaced with impervious or pervious materials including, but not limited to, pavers, scored concrete, brick, tile, or stone.

GUIDELINES

G-1 **Provision of PAOS.** Mixed-use development projects are encouraged to include publicly-accessible outdoor space.

G-2 **PAOS Location and Visibility.** Publicly-accessible outdoor spaces such as plazas and seating areas should be highly visible from and located adjacent to pedestrian activity areas including building entrances, sidewalks, pedestrian paths or multi-use paths, residential units, lobbies, retail, dining, and entertainment uses to encourage natural surveillance.

G-3 **PAOS Programming.** When possible, locate, orient, and design public-accessible outdoor spaces in a way that will support community events such as farmers' markets, art fairs, live music concerts, and other periodic special programming. Provide infrastructure to support events and vendors, such as removable bollards and power outlets.

G-4 **Outdoor Furniture.** Outdoor furniture should be made of high-quality materials and finishes that provide long-term durability and resistance to extreme heat and vandalism.

G-5 **Dog Parks.** Dog parks should be located away from residential units to reduce noise impacts, and should include proper drainage.

4.2 PRIVATE RESIDENTIAL OUTDOOR SPACE

INTENT: To ensure the provision of private outdoor gathering space for new residential units. Private outdoor space should be usable, attractive, visible, vibrant, inviting, safe, and have adequate amenities.

Applicability: Unless otherwise specified, this section applies to private outdoor areas in multi-family residential and residential mixed use projects, as well as duplex/triplex/quadplex and townhome projects.

Note: Outdoor space may be provided that does not meet the standards below, but they may not be counted toward the required usable Outdoor Space.

Definition and Types: For the purposes of this section, private outdoor space is defined as outdoor space that is usable and accessible only to building residents and their visitors. Private outdoor space may be provided as a combination of "personal" and "common" outdoor spaces, defined as follows (see Figure 4.2-1):

"Common" outdoor space areas provide shared access to outdoor spaces for all building tenants. These include:

- Courtyards
- Gardens
- Play areas
- Outdoor picnic areas
- Recreation amenities
- Rooftop amenities

"Personal" outdoor space areas are intended for private use for each dwelling unit, and are directly accessible from the unit which it serves. They are not intended to be used for nor can they be counted towards minimum requirements for storage square footage, unusable buffer space, or other unusable outdoor areas. Private outdoor spaces include:

- Balconies
- Private gardens
- Private yards
- Terraces
- Decks
- Porches

STANDARDS

S-1 **Common Outdoor Space Dimensions.** For each common outdoor space provided, a minimum 20-foot dimension is required in any direction.

S-2 **Common Outdoor Space Amenities.** For residential developments of five or more units that provide common outdoor spaces, the outdoor space shall include amenities and furnishings as follows:

a. Shaded areas, provided via awnings, trellises, umbrellas, or trees provided beyond the minimum requirement (per Standard 4.2-S5 Common Outdoor Space Design).

b. At least two types of seating from the following options: seat walls, planter ledges, benches, chairs, picnic tables, and seating steps. Alternatives are only allowed with approval from the CDD Director.

c. **At least one of** the following amenities:

i. Playground equipment.

ii. Picnic tables.

iii. Barbecue grills.

iv. Exercise equipment.

v. Recreational facilities.

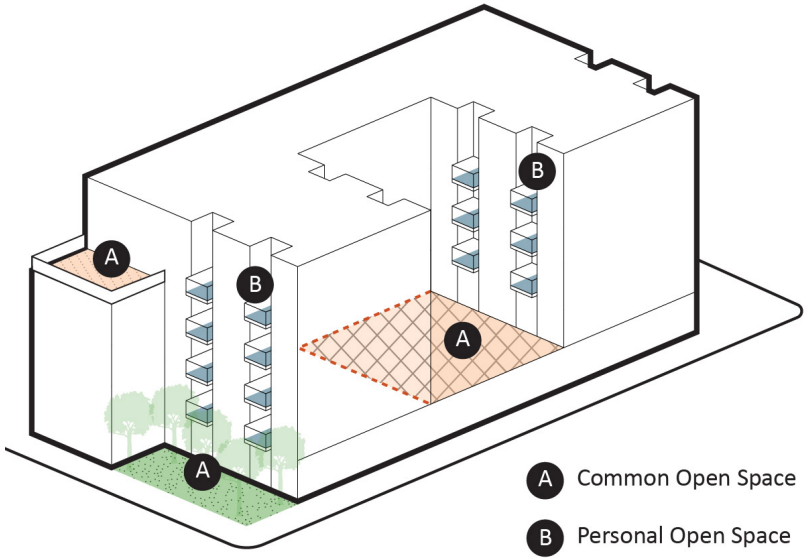
vi. Fire pit.

vii. Water feature.

viii. Gated pet park (minimum area of 100 square feet).

ix. **Exception.** Alternative amenities may be allowed with approval from the CDD Director.

Figure 4.2-1. Common and Personal Outdoor Space



S-3 **Common Outdoor Space Design.** Common outdoor spaces shall meet the following standards to create comfortable and functional outdoor space that encourages community activity and use:

a. A maximum of 50 percent of the common outdoor space square footage may be covered by a shading device or roof structure.

b. A minimum of 20 percent of the common outdoor space shall be planted with trees, ground cover, and/or shrubs.

c. A minimum of one tree shall be planted per 600 square feet of the common outdoor space area (aggregated across all common outdoor space areas).

d. Planting in above grade courtyards shall have a minimum soil depth of 18 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.

e. Courtyards surrounded on four sides by a building shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1.25:1.

f. Slope of hardscape areas shall not exceed five percent.

g. Hardscape surfaces shall be impervious or pervious materials including, but not limited to, pavers, scored concrete, brick, tile or stone.

S-4 **Common Outdoor Space Edge Treatment.** Railings, fencing, or landscaping material, when used to define the edge of the common outdoor space areas, shall be a maximum of 42 inches in height and decorative, transparent, and/or perforated with a minimum of 30 percent transparency.

S-5 **Personal Outdoor Space Design.** Personal outdoor spaces shall be designed to create usable space for residents to spend time sitting and relaxing outdoors or observing public and common outdoor spaces, and to provide direct visible access to the sky. Personal outdoor spaces shall meet the following standards:

a. Be directly accessible from a residential unit.

b. Minimum Dimensions:

   i. Private yards: Minimum 15 feet in at least one direction.

   ii. Ground-floor private outdoor space (e.g., terrace): Minimum 10 feet in at least one direction.

   iii. Upper-floor private outdoor space (e.g., balconies): Minimum five feet in any direction.

c. Minimum clear height dimension of eight feet, measured from the ground-level floor or decking.

d. May be covered but cannot be fully enclosed (i.e., at least one side must be open to the air).

S-6 **Personal Outdoor Space Screening.**

a. Ground level personal outdoor space shall be screened from adjacent streets, private or common outdoor spaces, and dwellings by landscaping, fencing, decorative railing, trellises, or other screening elements. Such screening shall be a maximum of 36 inches in height.

b. Personal outdoor areas located above the ground floor shall utilize railing material that is decorative, transparent, and/or perforated with a minimum of 25 percent transparency.

GUIDELINES

G-1 **Maximize Use of Rooftops.** In multi-family and mixed-use zones, maximize the use of rooftops and upper level terraces for common outdoor space to the extent feasible.

G-2 **Common Outdoor Space Location and Visibility.** Unless located on the rooftop, common outdoor spaces should be centrally located and visible from residential units and/or common areas, such as building lobbies and internal pedestrian paths.

G-3 **Dog Parks.** Dog parks should be located away from residential units to reduce noise impacts, and should include proper drainage.


1756 COLE

5

parking

5.1 GENERAL

INTENT: To accommodate expected parking demand, while minimizing the visual impact and presence of vehicles and fostering a pedestrian-oriented environment through appropriate parking design and location.

Applicability: Unless otherwise specified, these standards apply to new development, changes in use, or major alteration to existing structures, where major alteration is defined as an expansion or building addition that would increase the building floor area by more than 50 percent.

STANDARDS

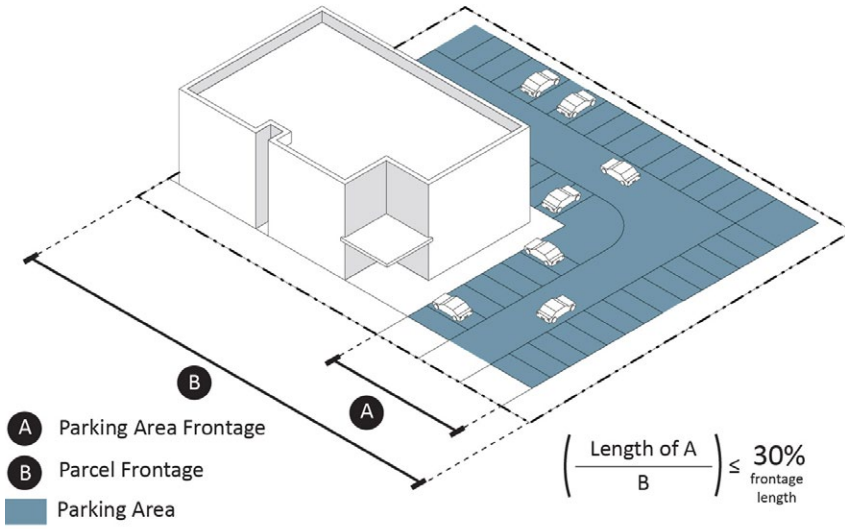
S-1 **Parking Location and Frontage.** New building(s) and/or renovations to existing structures that increase overall building square footage by 50 percent or more shall meet the following parking standards.

a. Off-street parking for multi-family and residential mixed-use development shall be located in surface lots or garages to the rear or side of buildings, or within a parking structure (see Section 5.3 (Parking Structures) for additional standards).

b. **Traditional Downtown Area.** Within the Traditional Downtown, any new off-street parking, loading, and vehicular circulation areas are prohibited between the primary street and the nearest line of the main building. Driveways and required ADA spaces are exempt from this requirement.

c. **Outside the Traditional Downtown Area.** No more than 30 percent of the linear primary street frontage or 50 linear feet, whichever is greater, shall be devoted to parking garage openings, carports, surface parking and/or driveways (see Figure 5.1-1). If a site has more than one frontage, the parking shall not be located along the primary frontage. This limitation does not apply to frontages along alleys.

Figure 5.1-1. Maximum Parking Frontage Along a Primary Street



S-2 **Parking Access.** See Standard 2.1-S3 (Parking Access Hierarchy) in Chapter 2.

S-3 **Parking Areas for Different Uses.** In residential mixed-use projects, the residential parking shall be clearly delineated from the commercial parking through the use of signage, markings, physical separation, or the like. Required parking associated with any non-residential use shall be made publicly accessible.

S-4 **Pedestrian Routes through Parking Areas.** Separate vehicular and pedestrian circulation systems shall be provided as follows:

a. **Access to Residential Units:** Developments of five or more units must provide pedestrian access/pathways to and through the parking area that is separate and distinct from driveways.

b. **Access to Commercial Use:** Parking areas for mixed-use developments with 20 or more parking spaces must have distinct and dedicated pedestrian access/pathways from the commercial use to building entries, public sidewalks, and to and through parking areas.

S-5 **Design of Pedestrian Pathways through Parking Areas.** Pedestrian pathways shall be designed as follows:

a. **Connection to Public Sidewalk.** An on-site pathway shall connect parking areas to building entries and to the public sidewalk.

b. **Separation from On-site Buildings.** Parking areas designed to accommodate five or more vehicles must be separated from the exterior walls of on-site buildings by pathways, or landscaping a minimum of four feet in width.

c. **Frequency of Routes through Parking Areas.** Pathways running parallel to the parking rows shall be provided for every four rows.

d. **Materials and Width.** Pathways shall be at least four feet wide and be hard-surfaced.

e. **Signage.** Parking entrances and exits shall be clearly marked with signage.

f. **Separation and Distinction.** Pedestrian pathways through parking areas shall be clearly delineated from driveways, parking aisles, and parking and loading spaces through the use of elevation changes, a different paving material, landscaping, bollards, arches, trellises, and/or other design elements to alert drivers to potential conflicts with pedestrians. Where a pedestrian pathway is parallel and adjacent to an auto travel lane, it must be either a raised sidewalk or an at-grade pathway that is separated by a raised curb, bollard, or other physical barrier (per ADA requirements). Where the pathway crosses the auto lane, the pathway shall be clearly delineated by a contrasting color, pavement material, or pattern, and may be raised slightly to form a speed table.

S-6 **Surface Parking Screening.** All surface parking areas designed to accommodate five or more vehicles shall be screened to the following standards. This standard applies to new building(s) and/or renovations to existing structures that increase overall building square footage by 50 percent or more.

a. Height.

i. **Along Street Frontages.** Surface parking lots along street frontages and publicly-accessible paths/outdoors spaces shall be screened by a fence, wall, or plantings no taller than three feet in height. Alley frontages are exempt from this standard.

ii. **Along Interior Lot Lines.** Screening of parking lots along interior lot lines that abut Residential zones shall be provided by a solid fence or wall a minimum six feet in height (up to the maximum allowed per the Zoning Ordinance). Within the required front setback of the applicable zone, screening shall be no taller than three feet in height.

b. **Materials.** Screening may consist of one or any combination of the methods listed below:

i. **Walls.** Low-profile walls consisting of brick, stone, or stucco. Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco. Alternative materials may be allowed with approval from the CDD Director.

ii. **Fences.** An open fence of wood, wrought iron, or similar material combined with plant materials to form an opaque screen.

iii. **Planting.** Plant materials shall consist of shrubs a minimum 15-gallon size that form an opaque screen at maturity.

GUIDELINES

G-1 **Car-share.** When possible, provide designated parking spaces for car-share services.

G-2 **Residential Mechanized Parking.** Structured parking with storage solutions such as mechanized or lift systems is strongly preferred over surface parking in residential developments.

5.2 PARKING LOT LANDSCAPING

INTENT: To encourage landscaped surface parking lots, including the planting of trees, that will break up and visually soften large expanses of paved area, provide shade, and minimize the heat island effect.

Applicability: Unless otherwise specified, these standards apply to new development, changes in use, or major alteration to existing structures, where major alteration is defined as an expansion or building addition that would increase the building floor area by more than 50 percent.

STANDARDS

S-1 **Minimum Parking Lot Landscaping.** A minimum of 10 percent of the gross area of the parking lot shall be landscaped with trees, shrubs, and ground cover. The parking area shall be computed by adding the areas used for access drive aisles, stalls, loading, maneuvering, and landscaping within that portion of the premises that is devoted to vehicular parking and circulation. Landscaped areas shall be provided in any combination of:

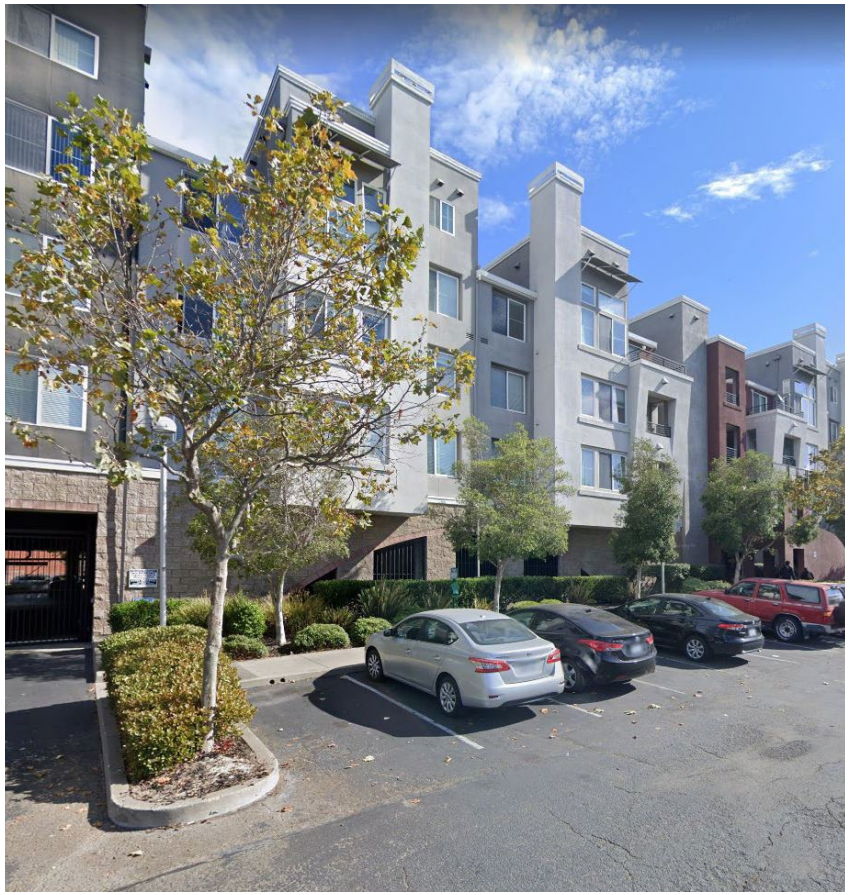
a. Landscaped planting strips between rows of parking stalls.

b. Landscaped planting strips between parking areas and adjacent buildings or internal pedestrian pathways.

c. Landscaped islands located between parking stalls or at the ends of rows of parking stalls.

d. On-site landscaping at the parking lot perimeter.

S-2 **Minimum Planter Dimensions and Design.** Any landscape planter that is to be counted toward the required landscape area shall be no smaller than 25 square feet in area, or five feet in any horizontal dimension (excluding curbing). Landscaping shall be bounded by a concrete curb at least six inches wide and six inches high. Curbs separating stormwater treatment areas from parking areas shall be designed to allow stormwater runoff to pass through.



S-3 **Required Landscaped End Islands.** A landscaped end island shall be provided at the end of each interior row of parking stalls (see Figure 5.2-1). No more than 30 contiguous parking spaces for a single aisle, or 60 spaces for a double aisle may be located between end islands. Landscaped end islands shall be at least six feet wide by 15 feet for a single aisle, or 30 feet for a double aisle (including the curb). A parking space directly adjacent to a landscaped end island should have an additional one and a half feet of width (see Figure 5.2-1). A minimum of one tree and three shrubs shall be planted within each landscaped end island.

S-4 **Required Landscape Strip or Planters.** In addition to the landscaped end islands, the following shall be provided between landscape end islands:

a. A continuous planting strip; or

b. A minimum of one planter island between every four parking spaces (or eight parking stalls when two rows of four share a common frontage) (see Figure 5.2-1).

S-5 **Perimeter Landscaping.** All surface parking lots adjacent to a public plaza, outdoor space, or public or private street (with the exception of alleys), or where the facility adjoins a side or rear property line shall provide a perimeter landscape strip at least four feet wide with continuous landscape screening. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required and shall be continuous, except for required access to the site or parking facility. The perimeter landscape strip shall be planted with groundcover and shrubs, and a minimum of one tree for every 30 linear feet of landscaped area (see Standard 2.2-S2 (Plant Size) in Chapter 2). Areas within the sight distance triangle shall include plantings that do not exceed three feet.

S-6 Trees.

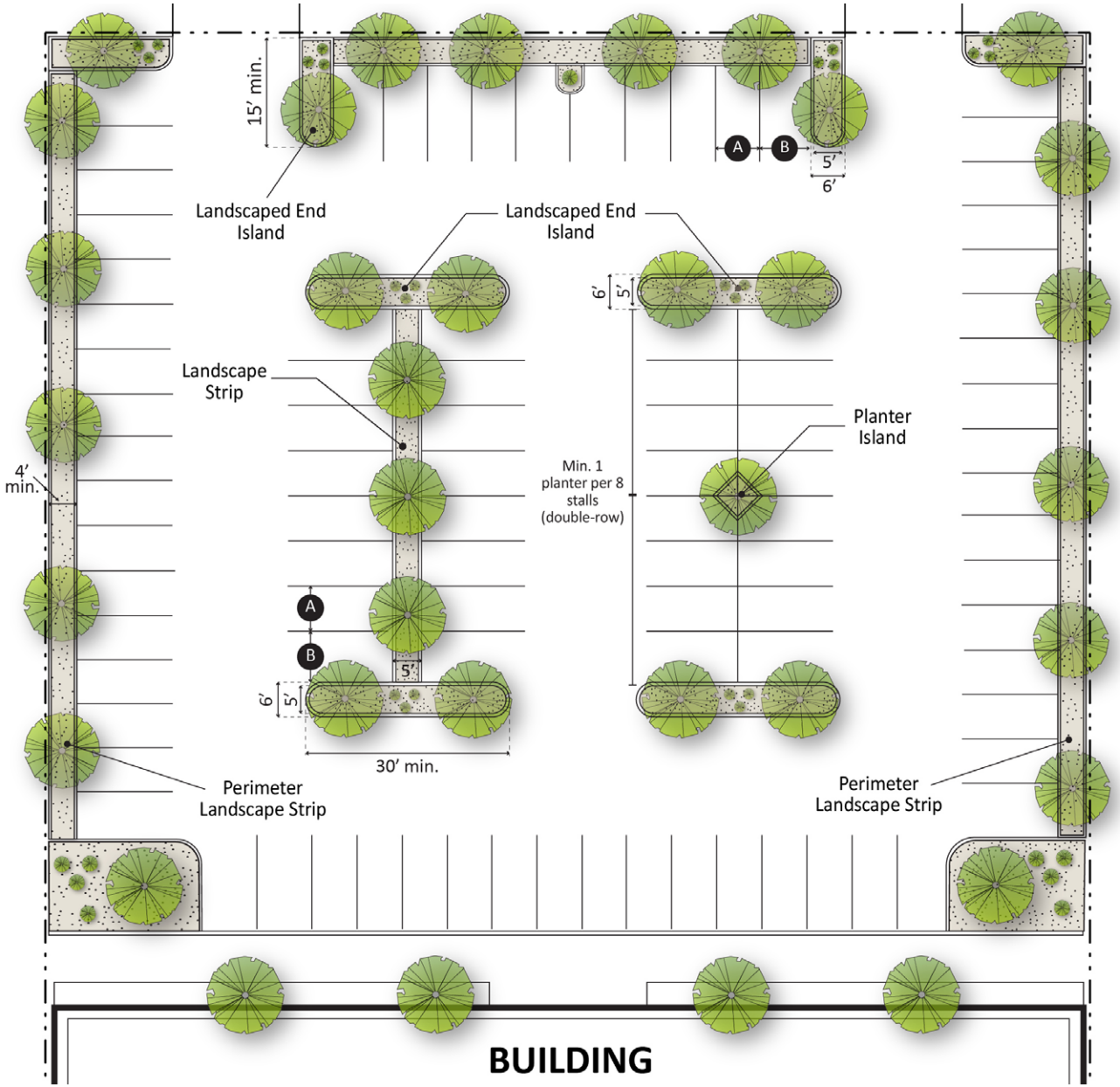
a. **Number Required.** The total tree count shall be no less than one tree per eight parking stalls. Trees which are installed in perimeter landscaping may count toward the 1:8 ratio. The following exceptions shall apply:

i. Where this ratio cannot be achieved due to the installation of solar facilities, trees shall be provided along the perimeter of the parking lot.

ii. An existing tree may fulfill this requirement, so long as the existing tree is a minimum of four inches in diameter at 48 inches in height.

b. **Size.** Parking lot trees shall be a minimum of 24-inch box size.

Figure 5.2-1. Parking Lot Island and Planter Design



A Parking Stall Width

B Parking Stall Width + 1.5'

5.3 PARKING STRUCTURES

INTENT: To ensure that parking structures are designed to provide safe egress/ingress for pedestrians and motorists while adding visual interest to the streetscape.

Applicability: Unless otherwise specified, these standards apply to all projects requiring Design Review.

STANDARDS

S-1 **Garages and Carports.** Garages and carports shall be designed to match a minimum of two of the following features from the main building(s): the same materials, detailing, roof materials, and/or colors.

S-2 **Pedestrian Designated Entrances.** A clearly delineated pedestrian entrance shall be provided that is physically separated from the vehicle entrance. Pedestrian entrances shall be clearly defined by using projecting elements, awnings, signs, or other architectural details. (See also Standard 5.1-S4. Pedestrian Routes through Parking Areas)

S-3 **Parking Structure Design and Screening.** New parking structures shall be designed to meet the following standards:

a. **Ground Level.** Except for garage entrances (vehicular and/or pedestrian), any ground floor parking level facing a public right-of-way, publicly-accessible outdoor space or path, or designated outdoor space (including partially subgrade parking visible above grade) shall:

i. Be lined/wrapped with residential or commercial uses (where allowed by zoning) with a minimum depth of 20 feet or the required active frontage depth for that location; or,

ii. Be designed and treated with the same level of detail, material quality, and facade articulation as other facade areas and/or screened with landscape screening (e.g., shrubs, landscaped trellises) and/or unique design features such as crafted ornamental metal screens, public art, murals, or other architectural treatments.

b. **Upper Levels.** Parking levels above the ground level may extend to the building facade but shall be designed and treated with the same level of detail, material quality, and facade articulation as other facade areas (e.g., facade articulation and modulation, use of real windows with glazing or false windows defined by frames, lintels, or sills) and/or incorporate screening devices or design features such as public art, murals, or other architectural treatments. The parking structure shall be designed such that the facade conceals parking decks, ramps, and parked vehicles.

S-4 **Parking Structure Light Screening.** Screening shall be designed to minimize light trespass from parking structures on adjacent public rights-of-way, outdoor spaces, and buildings:

a. **Vehicle Headlight Screening.** Solid screening and/or building walls shall extend a minimum of three feet in height, measured from top of parking slab, so vehicle headlights do not trespass beyond the building facade.

b. **Interior Lighting Screening.** Interior parking structure lighting shall be screened, shielded, and/or directed downward to reduce light trespass and glare.

c. **Exterior Lighting Screening.** Exterior lighting fixtures on the top of parking decks shall be shielded and/or screened from view and not visible from adjacent public rights-of-way, outdoor spaces, and buildings.

GUIDELINES

G-1 **Integrated Garage Entries.** New parking structures should integrate garage entries into building facades using architectural techniques such as matching facade and/or material treatments, and/or by partially recessing the entries into the building. Door, ceiling, and lighting treatments and details should be designed in accordance with the building's predominant architectural character.


STEINS BEER GARDEN

6

walls + fences

6.1 WALL + FENCE DESIGN

6.1 WALL + FENCE DESIGN

INTENT: To ensure that fences and walls are made of high-quality materials, add visual interest, are compatible with the character of surrounding development, and help community members differentiate between public and private property.

Applicability: Unless otherwise specified, these standards and guidelines apply to all projects requiring Design Review.

STANDARDS

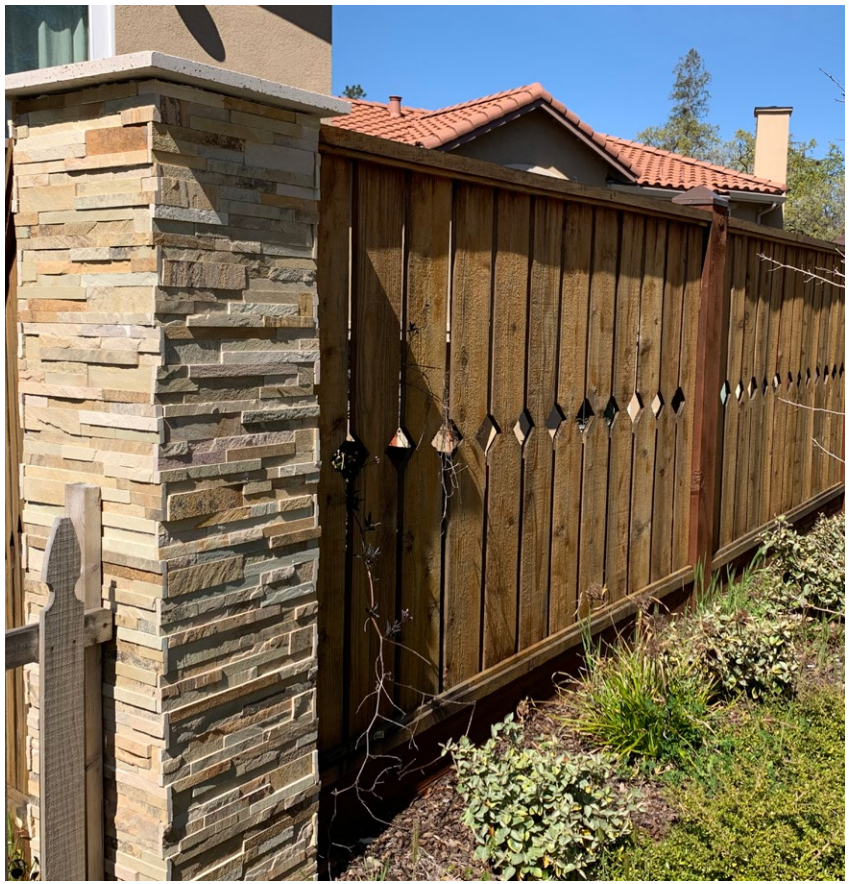
S-1 **Wall and Fence Design.** All new walls and fences, including sound walls, or combination thereof that face a public right-of-way or publicly-accessible path, publicly accessible outdoor space or open space, and that are 50 feet in length or longer and four feet in height or taller shall be designed to minimize visual monotony through ***at least one*** of the following:

a. **Changes in plane.** An offset a minimum of two feet deep for every 50 feet to 75 feet in length of wall.

b. **Changes in height.** Wall inserts and/or decorative columns or pilasters that extend above the primary fence line at a minimum of every 20 feet in length to provide articulation and relief.

c. **Variation in material.** Variation in material and/or material texture.

d. **Landscaping.** Landscape along a minimum of 75 percent of the linear length of the public-facing side of the fence/wall. Landscape planter width shall be a minimum of two feet in depth.



GUIDELINES

G-1 **Fence and Wall Design.** The design of fences and walls should be compatible with and complementary to building architecture and the surrounding setting by using similar styles, colors, and materials.

G-2 **Fence and Wall Transparency.** Outdoor fencing, walls, and other physical barriers along public or publicly-accessible pathways should be a minimum of 30 percent transparent so as to create clear lines of sight. Fences within the front yard setback should have a transparent appearance, such as the use of picket, rail, grid, or wire type of fencing. Solid walls and fences in the front yard area are discouraged unless used to demarcate private spaces, separate adjacent uses, or provide sound separation.

G-3 **Retaining Wall Design.** The height and length of retaining walls should be minimized and screened with appropriate landscaping. Retaining walls should reflect and be compatible with the overall identity, character, or natural features of the project or development. Innovative wall designs are encouraged.

G-4 **Terracing.** Terracing should be considered as an alternative to the use of tall or prominent retaining walls, particularly in highly visible areas on hillsides.

7

lighting

7.1 LIGHTING DESIGN

7.1 LIGHTING DESIGN

INTENT: To provide functional site and accent lighting that contributes to public safety and convenience, complements the building architecture and site features, and minimizes light pollution.

Applicability: Unless otherwise specified, these standards and guidelines apply to all projects requiring Design Review.

STANDARDS

S-1 **Pedestrian-Scale Lighting.** Pedestrian-scale lighting (maximum 16 feet in height) shall be placed along pedestrian paths, multi-use paths, and other walkways at minimum intervals of every 40 feet to improve pedestrian comfort, security, and safety.

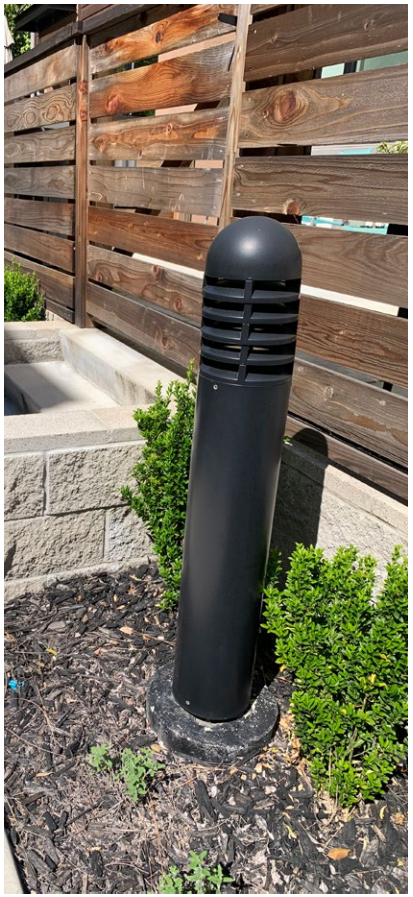
S-2 **Design of Fixtures.**

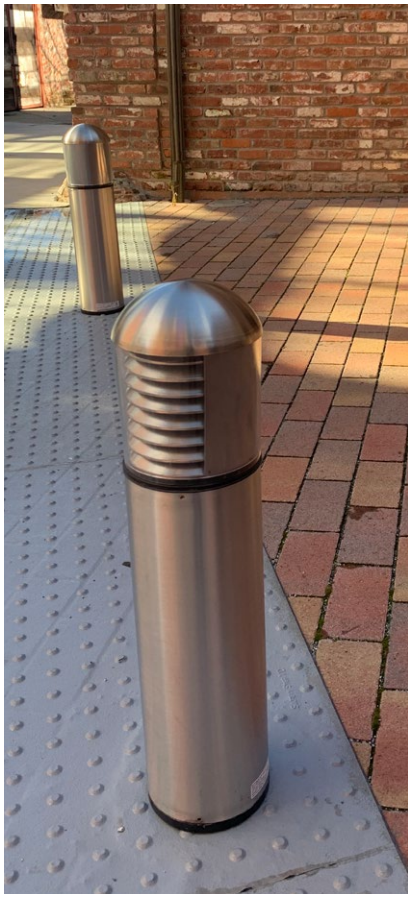
a. **Light Trespass.** All outdoor lighting shall be designed, located, installed, oriented, directed and shielded to prevent light trespass or glare onto adjacent properties.

i. **Exception.** Architectural and landscape features may be illuminated by uplighting, provided that the lamps are low intensity.

b. **Attachment.** Fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet, roof, or eave of the roof.

S-3 **Timing Controls.** All outdoor lighting in non-residential zones shall be on a time clock or photo-sensor system and turned off during daylight hours and during hours when the building(s) is not in use and the lighting is not required for security.



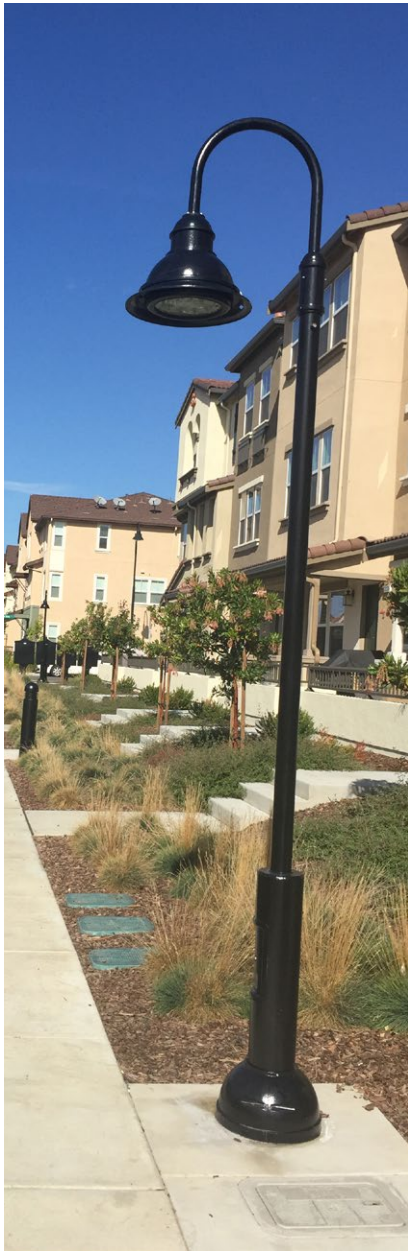


GUIDELINES

G-1 **Architectural Compatibility.** Exterior lighting fixtures should be architecturally integrated with the building style, materials, and colors.

G-2 **Bollard lighting.** Use of low, bollard-type fixtures, three to four feet in height are encouraged as pedestrian area lighting. Bollard illumination should be shielded or kept at a sufficiently low level when near to residential units and/or passing motorists.

G-3 **Light Pole Bases.** The use of concrete form pole bases is discouraged.



8

single-family residential

8.1 ACCESS + CONNECTIVITY

INTENT: To promote thoughtful and context-sensitive building placement, orientation, site access and circulation, landscaping, and utilities.

Applicability: This chapter applies to detached single-family residential dwellings, unless otherwise noted.

STANDARDS

S-1 Private Street Placement.

a. Where a private street serves more than one lot and would abut existing single-family zoned properties, it shall be placed where it would abut the least number of existing single-family zoned properties (See Figure 8.1-1).

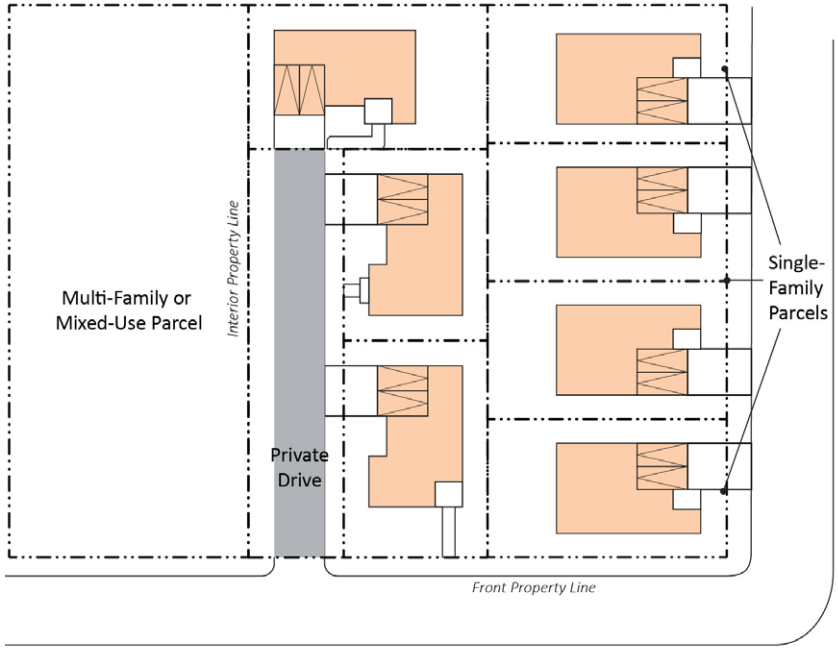
b. Driveways shall be located a minimum safe distance from an intersection as approved by the City's Traffic Engineer. Private street access on corner development sites should be located as far as possible from intersections.

S-2 **Turnaround Areas.** Dead-end private streets longer than 150 feet shall provide a vehicle turnaround area.

S-3 **Gated Developments.** The establishment of new gated developments is not allowed.

S-4 **Pedestrian Pathways.** This standard applies to cluster and cottage homes, auto courts, and the like that provide common areas; and does not apply to a single-family detached residential subdivision without such common areas. New development shall provide pedestrian pathways connecting to the public sidewalk and other planned or existing pedestrian routes or trails. Pedestrian pathways shall be a minimum of four feet wide, and shall be provided from the public right-of-way and/or individual unit entries to all primary common entryways and common areas, guest parking, and centralized trash enclosures (if provided).

Figure 8.1-1. Private Street Placement



GUIDELINES

G-1 **External Connectivity.** Streets within any proposed subdivision or building site should be aligned with existing and planned streets in the surrounding area to create a continuous street pattern. Any cul-de-sac or other dead-end street longer than 400 feet should be connected to other streets by a pedestrian path.

G-2 **Curb Cuts and On-Street Parking.** For detached single-family residential developments/subdivisions, the distance between new driveway curb cuts should be designed to provide at minimum one vehicle space (20 feet). Alternatively, driveways may be located immediately adjacent to each other to provide longer on-site parking opportunities on the street.

G-3 **Private Streets.** New residential streets shall meet the requirements of the City of Walnut Creek Street Standards.

8.2 LANDSCAPING

INTENT: To promote appropriate landscaping of streets, pathways, and yards that is sustainable and will enhance neighborhood greening.

STANDARDS

S-1 **Location of Trees on Private Property.** Trees planted within five feet of a street, sidewalk, paved trail, parking area, or walkway shall be a deep-rooted species or shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.

S-2 **Private Street and Pathway Landscaping.** All private streets and pathways shall provide a combination of trees and other plants in a planting buffer strip. Trees shall be a minimum 24-inch box size and shall be planted at a minimum of one tree for every 30-40 feet of linear street/path (depending on the species and mature canopy width or growth habit). Shrubs and groundcover shall cover at least 30 percent of the planting buffer strip.

S-3 **Skirt Wall Screening.** Skirt walls along the front building elevation and over four feet in height shall be screened with landscaping that forms an opaque barrier at maturity.

GUIDELINES

G-1 **Bioretention Facility Walls.** Bioretention basins with exposed concrete walls over 14 inches in height are strongly discouraged and should be designed with rock or other natural materials.

G-2 **Limit Turf Areas.** Natural turf should be limited to pet parks and recreational areas. Artificial turf should be limited to accent areas, high foot traffic areas, and recreational areas. Natural and artificial turf should not be used in planting buffer strips or placed within the protected zone of any Highly Protected Tree (as defined in the City of Walnut Creek Tree Preservation Ordinance).

G-3 **Artificial Turf.** Where artificial turf is installed, it should be designed as follows:

a. Artificial turf should be kept a minimum of five feet away from tree root crowns (measured in all directions).

b. Artificial turf used for pet areas should be specifically formulated for that purpose.

8.3 PARKING + DRIVEWAYS

INTENT: To minimize the aesthetic impacts of garages, carports, and parking areas, and ensure that they do not dominate the street frontage.

STANDARDS

S-1 Parking Location and Access

a. Shared/common surface parking (if provided) is not allowed in the front yard area for individual lots and development sites. Shared/common surface parking shall be located to the rear or side of the development site/buildings.

b. Curb cuts and driveways providing access to parking/garages shall be provided from an alley or secondary/private street, rather than from the public right-of-way, whenever such alley or secondary street/private street access is available for use.

S-2 **Garage Door Width.** For new detached single-family homes, garage doors that face the street shall not occupy more than 60 percent of the width of any street-facing building facade. This limitation does not apply to frontages along alleys.

S-3 **Garage Door Setback.** For new detached single-family homes, front-loaded garages shall be set back at minimum five feet behind the front facade.

8.4 SERVICES + UTILITIES

INTENT: To ensure the practical placement of, and access to, necessary services, equipment, and utilities while minimizing visual impacts.

STANDARDS

S-1 **Location and Screening of Above-ground Utilities and Service Areas.** All above-ground utilities and equipment (e.g., electric and gas meters, air conditioning units, fire sprinkler valves, irrigation backflow prevention devices, etc.) shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below (except as required by building or fire codes, or the utility provider):

a. Utilities and equipment shall not be located within the front or corner side yard of the lot or development site.

b. When utilities and equipment are located in the side yard (interior), they shall be screened from public facing streets, sidewalks, interior pathways, and public outdoor spaces as follows:

i. Screening shall be equal to or higher than the height of the equipment to be screened.

ii. Screening shall be made of a primary exterior finish material used on other portions of the residential units, architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.

S-2 **Private Electrical Transformers.** Above-ground electrical transformers which are installed as part of a new project and existing transformers located at the front of a site shall be enclosed within the building or fully architecturally screened from the view of any public right-of-way in compliance with screening standards under Standard 8.4-S1.b. Transformer installations shall comply with the PG&E Greenbook Manual.

S-3 **Individual Refuse Containers.** Individual refuse and recycling containers shall be stored in such a manner that containers are not visible from public view.

S-4 **Communal Refuse and Recycling Area Size and Dimensions.** For development projects with communal refuse and recycling, a refuse and recycling room or enclosure structure shall be provided that is adequate in capacity, number, distribution, and size to accommodate all waste generation of the site as determined by the solid waste authority. The number, type, and dimensions of containers and collection areas, including vertical clearance, shall be reviewed and approved by the solid waste authority. To determine the appropriate dimensions needed for dumpsters and waste wheelers, contact the solid waste and recycling management representatives.

S-5 **Location of Refuse and Recycling Enclosures.** Communal refuse and recycling collection areas, including compactors, and outdoor storage areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below:

a. Refuse and recycling collection areas shall be located inside of buildings or inside of covered enclosures located along alleys, in parking areas, or at the rear and side of buildings.

b. Refuse and recycling collection areas shall be prohibited along front or street side frontages, or in any required parking spaces, required landscape areas, and outdoor space areas.

S-6 **Refuse and Recycling Enclosure Design.** Exterior refuse and recycling collection areas shall be within an enclosure that meets the following standards.

a. **Access and Circulation.** Service access to new refuse and recycling enclosures shall be approved by the solid waste authority. For new development, access and circulation to the enclosure shall be provided on site. Driveways or travel aisles shall provide unobstructed paved access for collection vehicles and provide a minimum of 15 feet vertical clearance or greater if required by the solid waste authority.

b. **Paving.** All containers shall be on a concrete or asphalt surface and shall be placed in position for the collection vehicle or its driver to service the container.

c. **Minimum Height.** Enclosure walls shall be adequate in height to fully screen containers, with a minimum height of six feet.

d. **Design and Materials.** Enclosures shall be constructed of a primary exterior finish material used on other portions of the building, masonry, or decorative block, and may be accented with metal.

e. **Roofing.** A solid roof treatment shall be provided and shall be designed in a manner to prevent wind-blown refuse from leaving the enclosure and rain from entering the enclosure. To promote architectural compatibility, enclosure roofs shall use the same roof form and/or materials as the primary building(s).

f. **Gates.** Solid metal gates painted to match the enclosure shall be required. All gates shall be post mounted. Gates shall be maintained in working order and shall remain closed except when in use. Enclosure doors shall not swing into any public right-of-way, driveway approaches, or drive aisles. If necessary, sliding doors may be used.

g. **Protection from Bins and Vehicles.** Concrete curbs, decorative bollards, or wheel stops shall be installed or constructed inside the enclosure to prevent bins from damaging the enclosure. Concrete curbs or equivalent shall protect the exterior of enclosures from adjacent vehicle parking and travel ways.

S-7 **Cluster Mailboxes.** If clustered mailboxes are provided, they shall meet the following standards:

a. The cluster mailbox unit(s) and any associated shelters shall be designed using exterior finish materials and/or colors used on the surrounding residential units.

b. Cluster mailboxes shall be illuminated.

c. Design and location of cluster mailboxes shall conform to U.S. Post Office requirements.

GUIDELINES

G-1 **Refuse and Recycling Servicing.** Where feasible, enclosures shall be sited with a turnaround area or hammerhead for collection vehicles or separate exit that allows the truck to move forward rather than backward out of the site. Push-pull service shall be allowed only after coordination/approval with/from the solid waste authority; serving of containers shall not depend on a concierge service.

8.5 WALLS + FENCES

INTENT: To ensure that fences and walls are made of high-quality materials, add visual interest, are compatible with the character of surrounding development, and help community members differentiate between public and private property.

STANDARDS

S-1 **Walls and Fences.** Design of walls and fences shall follow the standards in Chapter 6 (Walls and Fences).

8.6 BUILDING DESIGN

INTENT: To preserve single-family neighborhoods and ensure that new development is high quality and consistent in scale and character with existing neighborhoods. To promote high-quality design and architectural variability among single-family homes.

STANDARDS

S-1 **Modulation.** Single-family homes shall employ **at least two** of the following building modulation strategies:

a. Varied roof form, such as changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.

b. Use of balconies, front porches, overhangs, or covered patios. Juliet balconies shall be a minimum of eight inches in depth.

c. Projections, offsets, and/or recesses of the building wall at least one foot in depth, such as bay windows, chimneys, brackets, and cornices (not including a recess/projection of an attached garage).

S-2 **Articulation.** All building elevations shall employ **at least two** of the following features.

a. Building base a minimum of 3 feet in height that is faced with a stone or brick material, or is delineated with a channel or projection.

b. Railings with a design pattern and materials such as wood, metal, or stone.

c. Decorative trim elements such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.

d. Decorative window elements such as, lintels, shutters, window boxes, etc.

e. Roof overhangs at least 18 inches deep.

S-3 Colors and Materials.

a. **Variation in Materials.** At least two materials shall be used on any facade, in addition to glazing and railings.

b. **Material Changes at Corners.** A change in material shall be offset by a minimum of two inches in depth. Materials shall continue around corners to the next change in wall plane, or for a minimum distance of four feet.

c. **Prohibited Siding Materials.** The use of plain or grooved plywood (e.g., T1-11), vinyl, plastic (and plastic laminate), and fiberglass is prohibited.

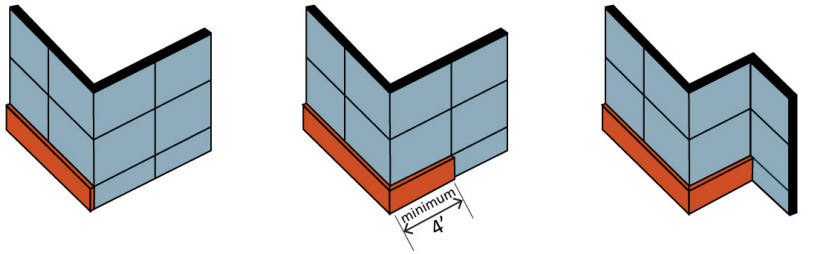
d. **Building Component Colors.** All vents, flashing, and electrical conduits shall be painted the same color as the adjacent surface. Gutters and downspouts shall be painted the same color as the adjacent surface. Alternatively, gutters and downspouts may be a decorative material as approved by the CDD Director (e.g., copper).

S-4 **Architectural Variability.** For all developments involving four or more contiguous lots, there shall be multiple "distinctly different" front facade designs. No two houses of the same front facade design shall be located directly adjacent to one another, nor mirror images across a street. The number of required different front facade designs shall be in accordance with Table 8.6-1. Architectural Variability). "Distinctly different" shall be defined to mean that a single-family dwelling's elevation must differ from other house elevations in the following (see Modulation and Articulation standards above):

a. Number of stories (optional).

b. Modulation strategies – at least one (See Standard 8.6-S1 above).

Figure 8.6-1. Material Changes at Corners



c. Articulation strategies – at least one (See standard 8.6-S2 above).

d. Variation in colors and materials – different material palette, with a different primary material and color.

S-5 Building Entries

a. **Orientation.** Dwelling units that abut a street shall orient the primary entryway toward the street. Dwelling units located in the interior of a development shall orient the primary entryway toward and visible from a private street, pedestrian pathway, or outdoor space that is connected to a public right-of-way or private street (e.g., courtyard housing).

b. **Weather Protection.** Primary entries shall include weather protection that is a minimum four feet wide and four feet deep by recessing the entry, providing an awning or canopy, or using a combination of a recess and awning/canopy (not including primary roof overhang). Exceptions to this requirement may be approved by the CDD Director or designee for alternative designs. Canvas, vinyl, and plastic awnings are prohibited.

Table 8.6-1. Architectural Variability

Total number of Dwelling Units	Minimum Number of Facade Designs
4 - 6	2
7 - 12	3
13– 20	4
21 - 30	5
31 - 40	6
41 - 60	7
–>60	8

S-6 **Building Roofs.** Building roofs shall be designed as follows:

a. **Roof Form.** Primary roof forms shall be gable, hipped, flat, or shed. Turret/cone style roof forms are prohibited.

b. **Roof Pitch.** Steep roofs with a rise to run ratio over 8:12 (34 degrees) are prohibited.

S-7 **Window Trim or Recess.** Trim at least two inches in depth shall be provided around all windows, or windows shall be recessed at least two inches from the plane of the surrounding exterior wall (measured from the window frame). Foam is permitted as trim material only with approval by the CDD Director.

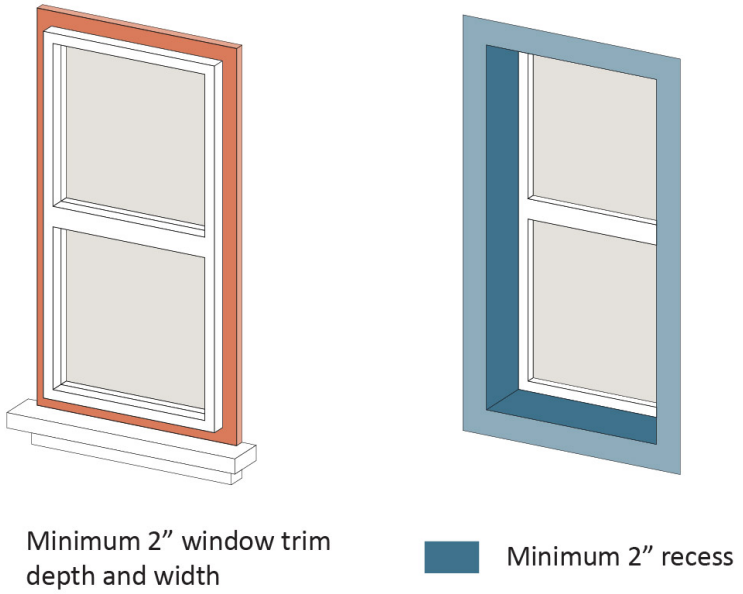
GUIDELINES

G-1 **Sustainable Design.** Sustainable design features such as rooftop photovoltaic generation and passive solar water heating are encouraged.

G-2 **Solar Orientation.** Consider solar orientation in the placement of dwellings, trees, windows, and external shade treatments to take best advantage of daylight, while avoiding overexposure to direct sun on south and west facades.

G-3 **Siting, Tree Shading, and Energy Conservation.** Climatic factors such as prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site should be coordinated to maximize energy conservation. Natural climate control features such as roofs with larger overhangs and trellises or deciduous trees over south-facing windows are encouraged to reduce energy demand.

Figure 8.6-2. Window Trim or Recess



9

duplex/triplex/quadplex + townhomes

9.1 CONFIGURATION, ACCESS, + CONNECTIVITY

INTENT: To promote thoughtful and context-sensitive building placement, orientation, site access and circulation, landscaping, and utilities.

Applicability: This chapter applies to duplexes, triplexes, quadplexes, and townhomes, unless otherwise noted.

STANDARDS

S-1 Private Street Placement.

a. Where a private street serves more than one lot and would abut existing single-family zoned properties, it shall be placed where it would abut the least number of existing single-family zoned properties (see Figure 9.1-1).

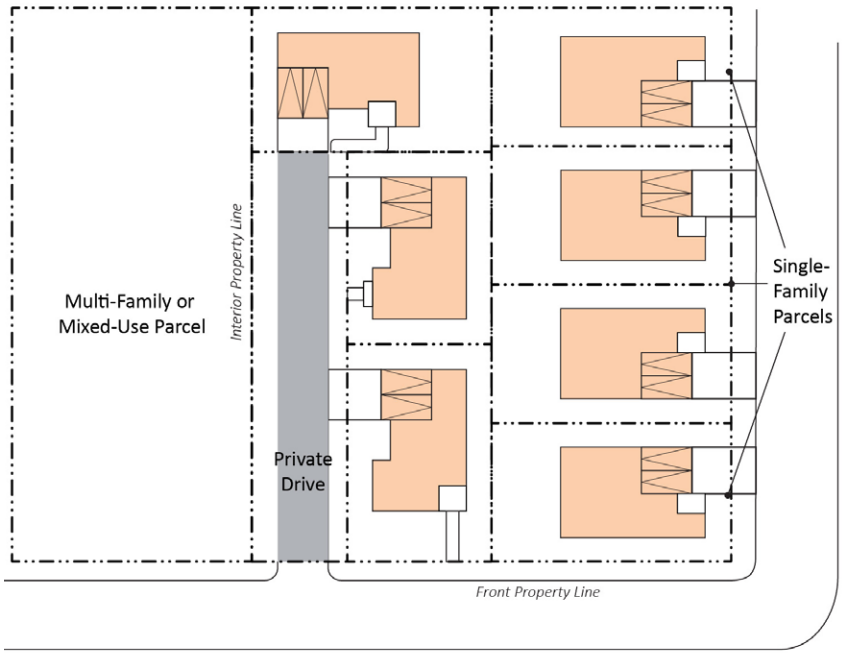
b. Driveways shall be located a minimum safe distance from an intersection as approved by the City's Traffic Engineer. Private street access on corner development sites should be located as far as possible from intersections.

S-2 **Turnaround Areas.** Dead-end private streets longer than 150 feet shall provide a vehicle turnaround area.

S-3 **Gated Developments.** The establishment of new gated developments is not allowed.

S-4 **Pedestrian Pathways.** New development shall provide pedestrian pathways connecting to the public sidewalk and other planned or existing pedestrian routes or trails. Pedestrian pathways, a minimum of four feet wide, shall be provided from the public right-of-way and/or individual unit entries to all primary common entryways and common areas, guest parking, and centralized trash enclosures (if provided).

Figure 9.1-1. Private Street Placement



S-5 **Townhouse Site Planning/Configuration.** Townhouses shall be configured in one of the following ways (see Figure 9-1-2):

a. In a row facing the front parcel line or street/private drive.

b. In a row or series of rows perpendicular to the front parcel line or street/private drive meeting the following standards:

i. A landscaped central path/ outdoor space (personal and/ or common) shall be provided with a minimum width of 30 feet from building face to building face that connects each individual unit to the street/public ROW. Building projections are allowed to encroach within the minimum width of the common path/outdoor space.

ii. Corner Side Units shall follow Standard 9.7-S4 (Corner Side Units) in Section 9.7.

S-6 **Maximum Units in Row.** There shall be a maximum of six units per building/row.

GUIDELINES

G-1 **External Connectivity.** Private streets within any proposed subdivision or building site should be aligned with existing and planned streets in the surrounding area to create a continuous street pattern. Any cul-de-sac or other dead-end street longer than 400 feet should be connected to other streets by a pedestrian path.

G-2 **Private Streets.** New residential streets shall meet the requirements of the City of Walnut Creek Street Standards.

Figure 9.1-2. Townhouse Configuration

A

B

9.2 PRIVATE OUTDOOR SPACE

INTENT: To ensure the provision of private outdoor gathering space for new residential units. Private outdoor space should be usable, attractive, visible, vibrant, inviting, safe, and have adequate amenities.

For the purposes of this Section, private outdoor space is defined as outdoor space that is usable and accessible only to building residents and their visitors, but not to the general public. A minimum amount of private outdoor space shall be provided for residential projects as identified in the rate expressed in Table 4.2-1. (Required Private Outdoor Space) in Chapter 4, and applied to the development as a whole.

STANDARDS

S-1 **Private Outdoor Space.** Private outdoor space shall follow the standards in Chapter 4 (Outdoor Space).

S-2 **Location and Limitations in Usable Outdoor Spaces.** Landscaped stormwater treatment facilities may be located in required private common outdoor spaces, but may not occupy more than 15 percent of any single/individual outdoor space.

9.3 LANDSCAPING + LIGHTING

INTENT: To promote appropriate lighting and landscaping of streets, pathways, and yards that is sustainable and will enhance neighborhood safety and greening.

STANDARDS

S-1 **Location of Trees on Private Property.** Trees planted within five feet of a street, sidewalk, paved trail, parking area, or walkway shall be a deep-rooted species or shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.

S-2 **New Street and Pathway Landscaping.** All new streets and pathways within the project shall provide a combination of trees and other plants in a planting buffer strip. Trees shall be a minimum 24-inch box size and shall be planted at a minimum of one tree for every 30 to 40 feet of linear street/path (depending on the species and mature canopy width or growth habit). Shrubs and groundcover shall cover at least 30 percent of the planting buffer strip.

S-3 **Skirt Wall Screening.** Skirt walls along the front building elevation and over four feet in height shall be screened with landscaping that forms an opaque barrier at maturity.

S-4 **Pedestrian-Scale Lighting.** Pedestrian-scale lighting (maximum 16 feet in height) shall be placed along multi-use paths and other shared/common walkways at minimum intervals of every 40 feet to improve pedestrian comfort, security, and safety.

GUIDELINES

G-1 **Bioretention Facility Walls.** Bioretention basins with exposed concrete walls over 14 inches in height are strongly discouraged and should be designed with rock or other natural materials.

G-2 **Limit Turf Areas.** Natural turf should be limited to pet parks and recreational areas. Artificial turf should be limited to accent areas, high foot traffic areas, and recreational areas. Natural and artificial turf should not be used in planting buffer strips or placed within the protected zone of any Highly Protected Tree (as defined in the City of Walnut Creek Tree Preservation Ordinance).

G-3 **Artificial Turf.** Where artificial turf is installed, it should be designed as follows:

a. Artificial turf should be kept a minimum of five feet away from tree root crowns (measured in all directions).

b. Artificial turf used for pet areas should be specifically formulated for that purpose.

9.4 PARKING + DRIVEWAYS

INTENT: To minimize the aesthetic impacts of garages, carports, and parking areas, and ensure that they do not dominate the street frontage.

STANDARDS

S-1 Parking Location and Access.

a. Shared/common surface parking (if provided) is not allowed in the front yard area for individual lots and development sites. Shared/common surface parking shall be located to the rear or side of the development site/buildings.

b. Curb cuts and driveways providing access to parking/garages shall be provided from an alley or secondary/private street, rather than from the public right-of-way, whenever such alley or secondary street/private street access is available for use.

S-2 **Garage Door Width.** For new dwelling units, garage doors that face the street shall not occupy more than 70 percent of the width of any street-facing building facade. This limitation does not apply to frontages along alleys.

9.5 SERVICES + UTILITIES

INTENT: To ensure the practical placement of, and access to, necessary services, equipment, and utilities while minimizing visual impacts.

STANDARDS

S-1 **Location and Screening of Above-Ground Utilities and Service Areas.** All above-ground utilities and equipment (e.g., electric and gas meters, air conditioning units, fire sprinkler valves, irrigation backflow prevention devices, etc.) shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below (except as required by building or fire codes, or the utility provider):

a. Utilities and equipment shall not be located within the front or corner side yard of the lot or development site.

b. When utilities and equipment are located in the side yard (interior), they shall be screened from public facing streets, sidewalks, interior pathways, and public outdoor spaces as follows:

i. Screening shall be equal to or higher than the height of the equipment to be screened.

ii. Screening shall be made of a primary exterior finish material used on other portions of the residential units, architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.

S-2 **Private Electrical Transformers.** Above-ground electrical transformers which are installed as part of a new project and existing transformers located at the front of a site shall be enclosed within the building or fully architecturally screened from the view of any public right-of-way in compliance with screening standards under Standard 9.5-S1.b. Transformer installations shall comply with the PG&E Greenbook Manual.

S-3 **Individual Refuse Containers.** Individual refuse and recycling containers shall be stored in such a manner that containers are not visible from public view.

S-4 **Communal Refuse and Recycling Area Size and Dimensions.** For development projects with communal refuse and recycling, a refuse and recycling room or enclosure structure shall be provided that is adequate in capacity, number, distribution, and size to accommodate all waste generation of the site as determined by the solid waste authority. The number, type, and dimensions of containers and collection areas, including vertical clearance, shall be reviewed and approved by the solid waste authority. To determine the appropriate dimensions needed for dumpsters and waste wheelers, contact the solid waste and recycling management representatives.

S-5 **Location of Refuse and Recycling Enclosures.** Communal refuse and recycling collection areas, including compactors, and outdoor storage areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below:

a. Refuse and recycling collection areas shall be located inside of buildings or inside of covered enclosures located along alleys, in parking areas, or at the rear and side of buildings.

b. Refuse and recycling collection areas shall be prohibited along front or street side frontages, or in any required parking spaces, required landscape areas, and outdoor space areas.

S-6 **Refuse and Recycling Enclosure Design.** Exterior refuse and recycling collection areas shall be within an enclosure that meets the following standards.

a. **Access and Circulation.** Service access to new refuse and recycling enclosures shall be approved by the solid waste authority. For new development, access and circulation to the enclosure shall be provided on site. Driveways or travel aisles shall provide unobstructed paved access for collection vehicles and provide a minimum of 15 feet vertical clearance or greater if required by the solid waste authority.

b. **Paving.** All containers shall be on a concrete or asphalt surface and shall be placed in position for the collection vehicle or its driver to service the container.

c. **Minimum Height.** Enclosure walls shall be adequate in height to fully screen containers, with a minimum height of six feet.

d. **Design and Materials.** Enclosures shall be constructed of a primary exterior finish material used on other portions of the building, masonry, or decorative block, and may be accented with metal.

e. **Roofing.** A solid roof treatment shall be provided and shall be designed in a manner to prevent wind-blown refuse from leaving the enclosure and rain from entering the enclosure. To promote architectural compatibility, enclosure roofs shall use the same roof form and/or materials as the primary building(s).

f. **Gates.** Solid metal gates painted to match the enclosure shall be required. All gates shall be post mounted. Gates shall be maintained in working order and shall remain closed except when in use. Enclosure doors shall not swing into any public right-of-way, driveway approaches, or drive aisles. If necessary, sliding doors may be used.

g. **Protection from Bins and Vehicles.** Concrete curbs, decorative bollards, or wheel stops shall be installed or constructed inside the enclosure to prevent bins from damaging the enclosure. Concrete curbs or equivalent shall protect the exterior of enclosures from adjacent vehicle parking and travel ways.

S-7 **Cluster Mailboxes.** If clustered mailboxes are provided, they shall meet the following standards:

a. The cluster mailbox unit(s) and any associated shelters shall be designed using exterior finish materials and/or colors used on the surrounding residential units.

b. Cluster mailboxes shall be illuminated.

c. Design and location of cluster mailboxes shall conform to U.S. Post Office requirements.

GUIDELINES

G-1 **Refuse and Recycling Servicing.** Where feasible, enclosures shall be sited with a turnaround area or hammerhead for collection vehicles or separate exit that allows the truck to move forward rather than backward out of the site. Push-pull service shall be allowed only after coordination/approval with/from the solid waste authority; serving of containers shall not depend on a concierge service.

9.6 WALLS + FENCES

INTENT: To ensure that fences and walls are made of high-quality materials, add visual interest, are compatible with the character of surrounding development, and help community members differentiate between public and private property.

STANDARDS

S-1 Walls and Fences. Design of walls and fences shall follow the standards in Chapter 6 (Walls and Fences).

9.7 BUILDING DESIGN

INTENT: To ensure that new development is high quality and consistent in scale and character with existing low-density neighborhoods. To promote high-quality design and architectural variability among Duplexes, Triplexes, Quadplexes and Townhomes.

STANDARDS

S-1 **Modulation.** Buildings shall employ ***at least two*** of the following building modulation strategies:

a. Varied roof form, such as changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.

b. Use of balconies, front porches, overhangs, or covered patios. Juliet balconies shall be a minimum of eight inches in depth.

c. Projections, offsets, and/or recesses of the building wall at least one foot in depth, such as bay windows, chimneys, brackets, and cornices (not including a recess/projection of an attached garages).

S-2 **Articulation.** All building elevations shall employ ***at least two*** of the following features:

a. Building base a minimum of 3 feet in height that is faced with a stone or brick material, or is delineated with a channel or projection.

b. Railings with a design pattern and materials such as wood, metal, or stone.

c. Decorative trim elements such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.

d. Decorative window elements such as, lintels, shutters, window boxes, etc.

e. Roof overhangs at least 18 inches deep.

S-3 Colors and Materials.

a. **Variation in Materials.** At least two materials shall be used on any facade, in addition to glazing and railings.

b. **Material Changes at Corners.** A change in material shall be offset by a minimum of two inches in depth. Materials shall continue around corners for a minimum distance of four feet. If feasible, the same material should continue to the next change in the wall plane (see Figure 9.7-1).

c. **Prohibited Siding Materials.** The use of plywood, vinyl, plastic (and plastic laminate), and fiberglass is prohibited.

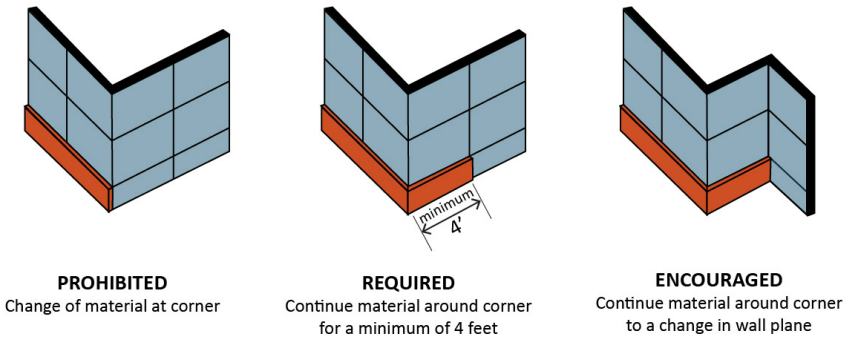
d. **Building Component Colors.** All vents flashing, and electrical conduits shall be painted the same color as the adjacent surface. Gutters and downspouts shall be painted the same color as the adjacent surface. Alternatively, gutters and downspouts may be a decorative material as approved by the CDD Director (e.g., copper).

S-4 **Corner Side Unit.** Any end unit where the side facade faces the public right-of-way, private street, or publicly-accessible pathway is considered a Corner Side Unit and shall meet the following standards:

a. The Corner Side Unit building facade shall have a glazing area greater than or equal to 15 percent of the facade area.

b. The Corner Side Unit facade shall have at least one architectural projection that projects a minimum of 18 inches from the street facing facade (e.g., bay windows on the exterior of the house, canopies/screening devices, etc.) with a minimum width of two feet.

Figure 9.7-1. Material Changes at Corners



PROHIBITED
Change of material at corner

REQUIRED
Continue material around corner for a minimum of 4 feet

ENCOURAGED
Continue material around corner to a change in wall plane

S-5 Building Entries

a. Orientation.

i. Dwelling units that abut a public right-of-way shall orient at least one primary entryway toward the public street. Exceptions to this requirement may be approved by the CDD Director for projects where the project site is located on an Arterial, provided the facade facing the public street is designed with similar details and treatments to those of the front facade.

ii. Dwelling units located in the interior of a development shall orient at least one primary entryway toward and be visible from a private street, pedestrian pathway, or open space that is connected to a public right-of-way or private street.

b. **Weather Protection.** Primary entries shall include weather protection that is a minimum three feet wide and three feet deep by recessing the entry, providing an awning or canopy, or using a combination of a recess and awning/canopy (not including primary roof overhang). Exceptions to this requirement may be approved by the CDD Director or designee for alternative designs. Canvas, vinyl, and plastic awnings are prohibited.

S-6 **Building Roofs.** Building roofs shall be designed as follows:

a. **Roof Form.** Primary roof forms shall be gable, hipped, flat, or shed. Turret/cone style roof forms are prohibited.

b. **Roof Pitch.** Steep roofs with a rise to run ratio over 8:12 (34 degrees) are prohibited.

S-7 **Window Trim or Recess.** Trim at least two inches in depth shall be provided around all windows, or windows shall be recessed at least two inches from the plane of the surrounding exterior wall (measured from the window frame) (see Figure 8.6-2). Foam is permitted as trim material only with approval by the CDD Director.

GUIDELINES

G-1 **Building Massing.** Duplexes/triplexes/quadplexes should be massed as large houses, composed principally of two- to three-story volumes, each designed to the scale of a house.

G-2 **Architectural Variation.** Townhomes of more than six attached units should include architectural variation such that the front facade for all the units is not exactly the same. This could be accomplished through variations in modulation, articulation, colors and materials, or varying setbacks between units.

G-3 **Sustainable Design.** Sustainable design features such as rooftop photovoltaic generation and passive solar water heating are encouraged.

G-4 **Solar Orientation.** Consider solar orientation in the placement of dwellings, trees, windows, and external shade treatments to take best advantage of daylight, while avoiding overexposure to direct sun on south and west facades.

G-5 **Siting, Tree Shading, and Energy Conservation.** Climatic factors such as prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site should be coordinated to maximize energy conservation. Natural climate control features such as roofs with larger overhangs and trellises or deciduous trees over south-facing windows are encouraged to reduce energy demand.

9.8 TRANSITIONS + PRIVACY

INTENT: To provide appropriate buffers and privacy between adjacent residential units or buildings.

STANDARDS

S-1 **Landscape Buffer.** For quadplex development projects and townhome projects of four or more units, a landscaped planting buffer strip of at least five feet in width shall be provided along the abutting property line between the development and any adjoining single family residential units or single family residential zoning district boundaries. Trees shall be planted within this area every 20 to 40 feet on center (with a five foot gap between canopies), depending on the tree species and canopy at maturity, to provide screening between the development and the adjacent single family residential uses. For example, a tree species with a 30-foot canopy at maturity shall be planted 35 feet on center.

GUIDELINES

G-1 **Compatibility and Privacy.** The location of the building on the lot, windows, orientation, building height, and location of on-site open spaces should consider the privacy of adjacent development.


2744

10

SB 9 units

10.1 SB 9 COMPATIBILITY

10.1 SB 9 COMPATIBILITY

INTENT: To ensure that a new SB 9 dwelling unit built on the same lot as an existing primary dwelling unit is designed and constructed to match the existing primary dwelling unit.

Applicability: The following standards apply to new SB 9 dwelling units constructed on a lot already developed with a primary dwelling unit (including additions). In the case of a conflict between standards applicable to SB 9 units the following shall prevail, in the following order:

- SB 9 Ordinance;
- Chapters 8 and 9 of the Walnut Creek Residential and Residential Mixed-Use Design Standards and Guidelines for detached and attached single-family homes;
- Chapter 10 of the Walnut Creek Residential and Residential Mixed-Use Design Standards and Guidelines (this chapter).

Example: *If an existing detached single-family home on the lot has windows that do not conform with the window recess/trim standard in Chapter 8, the new unit shall comply with the window recess/trim standard in Chapter 8, even though it will not match the existing unit.*

STANDARDS

S-1 **Compatibility.** New SB 9 units contructed on a lot with an existing primary dwelling unit shall comply with the following standards.

a. **Materials.** The new unit shall use at least two of the same exterior materials (wood paneling, stucco, wood shingles, etc.), excluding glazing, as the existing primary dwelling unit on the same lot. See Guideline G-1 when a material is no longer available from retail suppliers.

b. **Roof Form.** The new unit shall use the same roof form (e.g., hip, gable, etc.) and pitch as the primary roof form and pitch of the existing primary dwelling unit on the same lot.

c. **Roof Material.** The new unit shall use the same roof material as the primary roof material of the existing primary dwelling unit on the same lot.

d. **Windows.** The new unit shall use the same window style as the predominant window style by matching a minimum of two of the following design features of the existing primary dwelling unit's primary facade on the same lot:

   i. Type
   ii. Shape
   iii. Trim material and/or color
   iv. Mullions
   v. Lintels

e. **Modulation and Articulation.** The two features the applicant selects to meet the Modulation and Articulation standards (Chapter 8, S-1 and S-2) must match those of the existing building.

f. **Shape.** If the existing building is a rectilinear shape, the SB 9 unit must also be rectilinear in shape.

g. **SB 9 Units Over 800 Square Feet.** For SB 9 units on a lot with an existing primary dwelling, and that are larger than 800 square feet, the SB 9 unit shall match all three modulation and all five articulation features of the existing primary dwelling, if those features are present on the existing primary dwelling.

h. **Exceptions:** Where any of the above standards conflict with California State Building Codes or the City's Municipal Code, that standard will be waived.

GUIDELINES

G-1 **Materials.** When a material of the existing building is no longer available from retail suppliers, or does not meet Building Codes/ energy efficiency standards, the new dwelling unit should use a material as close to the color and texture of the existing material as feasible.

Source: cayimby.org

CITY OF
WALNUT
CREEK

FOR ANY ADDITIONAL QUESTIONS, CONTACT US AT:

Planning Division:
Duty Planner
dutyplanner@walnut-creek.org
(925) 256-3558