



City of Walnut Creek
Development Review Services
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Design Review Thresholds Independent of One Another

Background: Section 10-2.4.1203.1 of the Zoning Ordinance contains a series of nine different thresholds for use in determining whether or not Design Review is required for single family dwellings. Some of these thresholds refer to the Floor Area Ratio (FAR) of the dwelling, while others do not. There have been questions as to whether or not the FAR-based exemptions contained within Sections 10-2.4.1203.1(B), (F), (G), and (H) apply to the threshold contained in Section (E) for single family dwellings with a floor area (including garages and other buildings on the lot) exceeding 4,500 square feet.

Action: Sections 10-2.4.1203.1(A) – (I) should be treated as independent thresholds; meaning in particular that the FAR exemptions in Sections (B), (F), (G), and (H) do not supersede Section (E), which requires Design Review for any single family dwelling, or other building on a single family lot, with a total floor area (including garages or other buildings) exceeding 4,500 square feet.