RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON ADOPTING AMENDMENTS TO THE DOWNTOWN DESIGN GUIDELINES

WHEREAS, at its meeting of October 18, 2012, the City Council approved the formation of the Historic Preservation Task Force to review the current Downtown Specific Plan and Downtown Design Guidelines and to make recommendations to the City Council to help clarify City policy on historic preservation and development review processes in the Historic Downtown; and

WHEREAS, the Task Force held 12 Task Force meetings, four public outreach meetings, and one public workshop, reviewed selected sections of the Downtown Design Guidelines, and recommended amendments to the Downtown Design Guidelines; and

WHEREAS, on November 13, 2013, the Planning Commission held a public hearing on the proposed amendments to the Downtown Design Guidelines and recommended to the City Council that it adopt the proposed amendments; and

WHEREAS, a noticed public hearing was held on December 17, 2013, at which time the City Council reviewed the proposed amendments to the Downtown Design Guidelines and considered all related reports, documents, testimony, and the recommendations of the Task Force and Planning Commission; and

WHEREAS, the City Council finds, based on the information in the report and testimony from the public hearing, that the adoption of the amendments to the Downtown Design Guidelines will help protect historic residential properties that are valued by the community from possible demolition and help streamline and eliminate uncertainty in the City's review process and eliminate inconsistencies between the Specific Plan policies and Downtown Design Guidelines.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE, AND ORDER THE FOLLOWING:

SECTION 1. The City Council adopts the amendments to the Downtown Design Guidelines, as set forth in Exhibit A, attached hereto and made part of this resolution by reference.

SECTION 2. The Council finds that these amendments to the Downtown Design Guidelines will not cause a significant effect on the environment as provided in Title 14 California Code of Regulations Section 15061(b)(3).

SECTION 3. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on December 17, 2013.

I, Karen Diaz, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the 17th day of December 2013 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Karen Diaz, City Clerk

APPROVED AS TO FORM:

_____
Jonathan Lowell, City Attorney

EXHIBIT A

THE CITY OF PLEASANTON

DRAFT DOWNTOWN DESIGN GUIDELINES AMENDMENTS

(Proposed new language is underlined and proposed deletions in ~~strikeout~~)

DOWNTOWN DESIGN GUIDELINES - RESIDENTIAL GUIDELINES

General Criteria

Siting

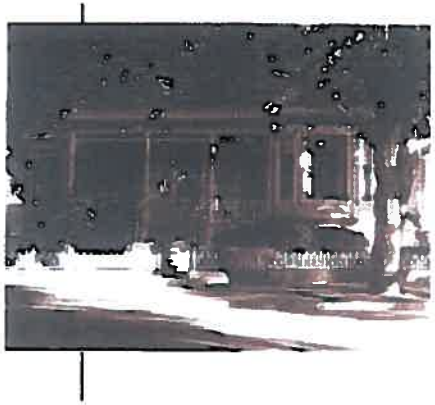
- Merging lots is not encouraged unless the combined lots are in scale with the neighborhood.
- Continue the existing density and spacing of homes. Match the side yard setbacks of surrounding homes.
- Generally align homes with adjacent houses.
- New homes should face the street.
- ~~Place garages in the rear of lots.~~ When a lot exceeds 60 feet in width, detached garages are required and shall be located to the rear of the site. Exceptions can be granted due to a physical constraint that prevents compliance such as an existing heritage-sized tree.

Height & Mass

- Design two-story homes and additions to fit into predominantly single-story neighborhoods using techniques such as hip roofs and dormers to minimize building height.

- ~~Floor area~~ The mass and bulk of new single-family homes and additions to existing single-family homes are to be compatible with ~~surrounding houses~~ homes in the immediate area. Compatibility of new single-family homes or modifications to existing single-family homes with the immediate neighborhood (i.e., single-family homes on lots within 150 feet of the subject lot) relative to mass and bulk shall be assumed if the proposed FAR does not exceed the average FAR of the single-family homes in the immediate neighborhood by more than 25 percent. In computing the average FAR, only single-family detached homes in PUD and non-PUD zoning districts in the Downtown Specific Plan Area shall be used. The above compatibility standard does not apply to new single-family homes in PUD zoning districts or modifications to existing single-family homes in PUD zoning districts.

  Exceptions can be granted to this compatibility standard if the specific house design is determined to offset issues created by FAR above this standard or if a representative sample of the neighborhood cannot be obtained using the 150 ft. distance, as determined by the Director of Community Development. In no case shall exceptions be granted to exceed zoning restrictions on FAR. However, variances may be granted subject to required findings and established processes.
- Reflect the general massing of surrounding homes, including roof forms and step backs, front porches, bay windows, and balconies.
- Reduce mass through roof forms such as hips, dormers, small gables, and articulations such as balconies.
- Integrate additions into the existing massing of the house to avoid a 'tacked-on' appearance.



Design

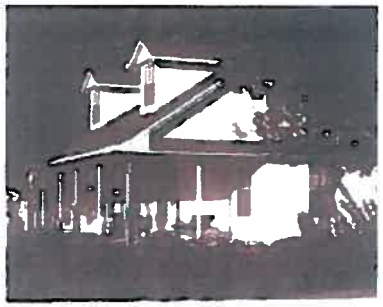
- New construction~~, additions, and remodels~~ should ~~reflect~~ utilize the architectural style and detailing of ~~the surrounding neighborhood~~ one of the following styles found Downtown dating from pre-1942: Gothic Revival, Italianate, Victorian (Queen Anne, Stick, and Folk), Bay Tradition, Craftsman, Prairie, Mission Revival, Spanish Colonial Revival, Mediterranean Revival, Tudor/Medieval Revival, Minimal Traditional, Vernacular Forms, and FHA Minimum House.
- Additions should ~~also~~ generally match the original home's architectural style. Details such as existing roof lines and forms, window design and trim, wall materials, and level of craftsmanship should be addressed by the addition's design. Additions to the exterior of heritage buildings should complement the original building in terms of architectural style and all other exterior design elements, and should be consistent with the Secretary of the Interior's Standards for Rehabilitation.
- ~~Additions to and r~~Remodeling of the exterior of heritage buildings should replicate the existing structure in terms of architectural style and exterior design elements and details.

Building Elements

Regardless of architectural style, all homes have common elements:

Roofline

What sets neighborhoods apart from commercial districts is the characteristic peaks and slopes of residential buildings.



- Mirror roof form (hip, gable, shed), slope, and material of original home in additions. New homes should use roof forms and materials of similarly styled homes in the immediate neighborhood.
- In additions, match roof trim, eave design, gutters, and down spouts of the original home.
- Coordinate roof material with the architectural style of the house, i.e., tile roofs on Spanish- or Mediterranean-style homes.

Materials

- Install the highest quality materials.
- Use materials appropriate to the architectural style of the home: stucco for bungalows and Spanish or Mediterranean homes, horizontal wood siding for Victorians, etc.
- Use natural exterior materials. Fake stone, rough-hewn wood or plywood, metal, or plastic should not be used as exterior siding. Use of green construction materials is encouraged.
- Simulated materials may be used if determined to have an authentic appearance.
- Commercial or industrial materials are not appropriate in residential areas.
- Metal roofs are discouraged; however, metal shingles that resemble shake or tile with a dull finish may be approved.

Windows

Windows are the eyes of the house and the eyes on the street. They determine the character of the home, inside and out.

- The shape, materials, and placement of windows should be appropriate to the architectural style. Various architectural styles require different window details. For example, windows on stucco exteriors must be recessed. For wood clad exteriors, windows do not need to be recessed provided there is substantial trim separating the windows from the wall and have window sills that cast a shadow on the wall.
- ~~Do not use t~~Thin profile aluminum or plastic windows or dark glazing are not permitted. Exceptions may be allowed if the original windows include these window types/materials.
- If used, simulated mullions must appear real and be on both sides of the glass.
- Whenever possible, maintain and repair original windows. If replacement is necessary, replacement windows conforming to the style of the building are recommended.
- Replacement of wooden windows is discouraged but allowed if the replacement windows match the original windows regarding operation, profile, height, width, and glazing pattern.

Entries

The entry is how visitors approach and enter the home. In the Second Street neighborhood, the front door is generally visible from the street; there is a direct connection. Along St. Mary and St. John Streets, entrances may be more private, parallel rather than perpendicular to the street.

- New homes should reflect the predominant entry style of the immediate neighborhood~~street~~, direct or private.
- Front porches are strongly encouraged. Use then on new construction. Retain or enhance on building remodels.
- Design porches or protected entryways to recall those elements found in surrounding homes. They should be a minimum of six feet in width.
- Front doors should be of highest quality material and hardware and should be consistent with the architectural style of the home.
- Special shapes and designs of front doors are encouraged to personalize the home.

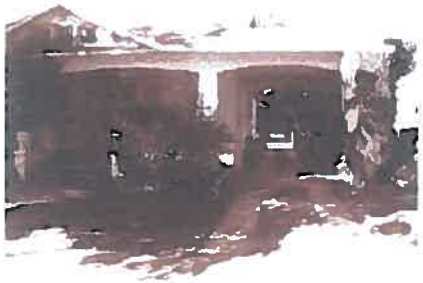
Architectural Details

The trim and architectural accents of a house are the fine details that make each home unique from all others, even those of the same architectural style. They are the home's signatures.

- Retain the building's original architectural trim and details and match those details in new additions.
- Whenever possible, repair rather than replace deteriorated trim and architectural details when remodeling.
- Reconstruct missing original details or trim on heritage homes. Match material, size, shape, joinery, and placement.
- Use masonry chimneys (brick or stone).
- New construction is to use a rich variety of detailing appropriate to the style of the building and that found in similar homes in the neighborhood. This includes elements such as roof eave, door and window trim, balconies, railings, and material accents such as tile or shingle patterns.

Site Elements

Landscaping and accessory structures help determine a home's look and feel. These elements should relate to the main residence they serve and complement the prevailing pattern of similar surrounding elements to strengthen the neighborhood's visual cohesiveness.



Garages and Second Units

Garages and second units are accessory to the main residence.

- Locate detached units to the rear of the single-family homes.
- ~~Detached garages are preferred and should be located to the rear of the site~~ When a lot exceeds 60 feet in width, detached garages are required and shall be located to the rear of the site. Exceptions can be granted due to a physical constraint that prevents compliance such as an existing heritage-sized tree.
- Landscape areas adjacent to driveways.
- Minimize driveway width; 10 to 12 feet is adequate.

Front Yards and Fencing

Ample, well-designed landscaping is attractive, provides privacy, and allows each family to project its unique identity.

- Retain front yard landscaping and existing trees.
- Solid fences may be a maximum of 30 inches in height. Open fencing is encouraged and may be 42 inches high.
- ~~Do not use i~~Industrial or cyclone fencing is prohibited.
- Window flower boxes are encouraged.

Multi-Family Zones

Multiply-family housing should be sited and designed to fit in with the character of the single-family neighborhood.

- Duplexes or triplexes located behind single-family homes are preferred over large-scale structures to maintain the small-town character of Downtown neighborhoods and to retain the single-family residential streetscape.
- Duplex or triplex units behind single-family homes are to match the materials, elements, and architectural style of the front home. Single-story units are preferred where feasible.
- Transition from multi-story, multi-family housing to adjacent single-story, single-family homes can be made with the stepping down of building forms. Dormers, articulated chimneys and stairways, landscaping, architectural molding, and window bays that reduce the mass of the building wall can also be helpful.
- Multiple-family housing complexes should be designed to follow the rhythm and scale of the surrounding homes.
- The architectural style of the development should match an existing style in the immediate neighborhood~~area~~. If many styles exist, select the one which is most appropriate for the development.
- Groupings of townhomes are preferred in multiple-family developments instead of large continuous monolithic buildings with little distinction between residential units.

Off-Street Parking

- Parking should be located at the rear of lots.
- Screen parking areas located along the street.
- Provide landscaping within parking areas and between paved areas and buildings.
- Carports should be of substantial construction and architecturally compatible with the residential structure.

Heritage Neighborhoods

The following guidelines apply specifically to new construction and remodeling in Downtown's four heritage neighborhoods:

First, Second, and Third Streets

- The front door should be visible from the street.
- Elements such as front porches, picket fences, and window boxes are encouraged; existing elements are to remain during remodeling.
- Architectural detailing consistent with that used on houses in the neighborhood should be used for new construction; detailing consistent with the existing home should be used in remodeling.
- Windows, if added or replaced, are to match the original windows in material, operation, profile, height, width, and glazing pattern. Replacement of wooden windows is discouraged but allowed if the replacement windows match the original windows regarding operation, profile, height, width, and glazing pattern.
- Particular attention is to be paid to the scale and height of adjacent homes.

Spring and Ray Streets

- Retain original porches and entryways, roof form, wall materials, trim, and architectural details.
- If remodeling, match original window material and pattern.
- Maintain front and side yard landscaping.

St. Mary and St. John Streets

- Entrances may be more private, parallel rather than perpendicular to the street.
- New homes or additions are to be the same or lower height than other homes in the neighborhood.

South Side of Stanley Boulevard

- To maintain the street's rural character, avoid excessive building coverage.
- Maintain existing separations between neighboring buildings.
- Additions should be in scale with neighboring buildings.