EXHIBIT C

CITY OF PLEASANTON

Housing Site Development Standards and Design Guidelines

August 21, 2012

COMMUNITY DEVELOPMENT DEPARTMENT

THE CITY OF
PLEASANTON

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PART 1
Introduction

A. PURPOSE

These Development Standards and Guidelines are to be used to evaluate residential development on nine housing sites rezoned as part of the Housing Element update (see C1. Housing Sites Map). The intent is to promote residential development at densities that support work force housing that are compatible with Pleasanton's existing high-quality neighborhoods.

The Standards and Guidelines provide direction to developers and property owners on the key components of use, density, building mass and height, setbacks, architectural features, parking, access, and street character.

In regard to the balance of the standards and guidelines in this document, both quantitative and qualitative criteria have been incorporated. To enable greater flexibility and creativity, the City Council may approve proposals that exceed the identified numeric ranges if they determine that such proposals are consistent with the purpose of these standards and guidelines.

Review Process

All development applications will be reviewed by the City through the Planned Unit Development (PUD) process, which will include review and recommendation by the Planning Commission and approval or denial by the City Council at noticed public hearings. The Housing Commission will review and make a recommendation on any affordable housing agreement associated with the project. Subsequent amendments to approved development plans, if determined to be minor after public notification, may be approved by the Community Development Director but are appealable to the Planning Commission and City Council. Major amendments will require additional review, public hearing and approval by the City Council. The City Council may grant exceptions in the application of the development standards contained in this document, if such proposals meet the intent and purpose of the standards. As is typical with all design guidelines, some flexibility is warranted where specific circumstances would make application of the guideline undesirable, and where an alternative proposal fits with the Vision and intent expressed in this document.

B. VISION STATEMENT

The City of Pleasanton puts forward the following vision statement to complement the attached development standards and design guidelines. This vision provides direction to property owners and associated developers on the City's planning intent.

Vision Statement:

The livability of these development sites is paramount. These future developments address housing needs for families of all incomes and ages, and also provide a supply of workforce housing in the City to accommodate mandated Regional Housing Need Allocations by the State of California.

We desire to build quality neighborhoods with amenities for future residents and the existing community to enjoy. Simply put, it must be a very nice place to live.

The developments shall be situated in an attractively designed landscaped environment with ample open space, play areas, trail connections, pedestrian amenities, pool area, fitness facility and community rooms for residents. The developments shall be transit-oriented, where possible, with direct and inviting access to all available modes of transportation, including fixed transit (e.g. BART), bus lines, trails, and bike connections. Public plazas, water features, greens, trees and other landscaping will be incorporated into the developments for the benefit of the public, and to assist in creating a sense of place that will identify these new neighborhoods.

Streets, pedestrian paths, and bike paths will contribute to a system of fully connected and interesting routes between neighborhood focal points. Their design will encourage pedestrian and bicycle use by being appropriately scaled and defined by buildings, trees and lighting.

The incorporation of retail and service uses in addition to the required minimum density residential development is encouraged on sites zoned to allow such activities (Sites 1,2,3,4,8 and 9). These non-residential uses are to encourage non-vehicular access to goods and services for future and current residents of these neighborhoods in an effort to minimize traffic impacts, greenhouse gases, and other environmental impacts.

Design features shall complement the adjacent neighborhoods and properties and draw on its surroundings to ensure compatibility. Special emphasis should be placed on set-backs, building height, massing, and scale, landscape treatments, architectural design, and color palates to ensure compatibility.

The developments shall minimize the impacts of noise from the adjacent thoroughfares through creative placement of buildings, landscaping and open space. All developments shall adhere to the standard conditions of approval, sustainable design practices and the city's green-building ordinance and other project specific conditions and environmental mitigations that may result from the review process.

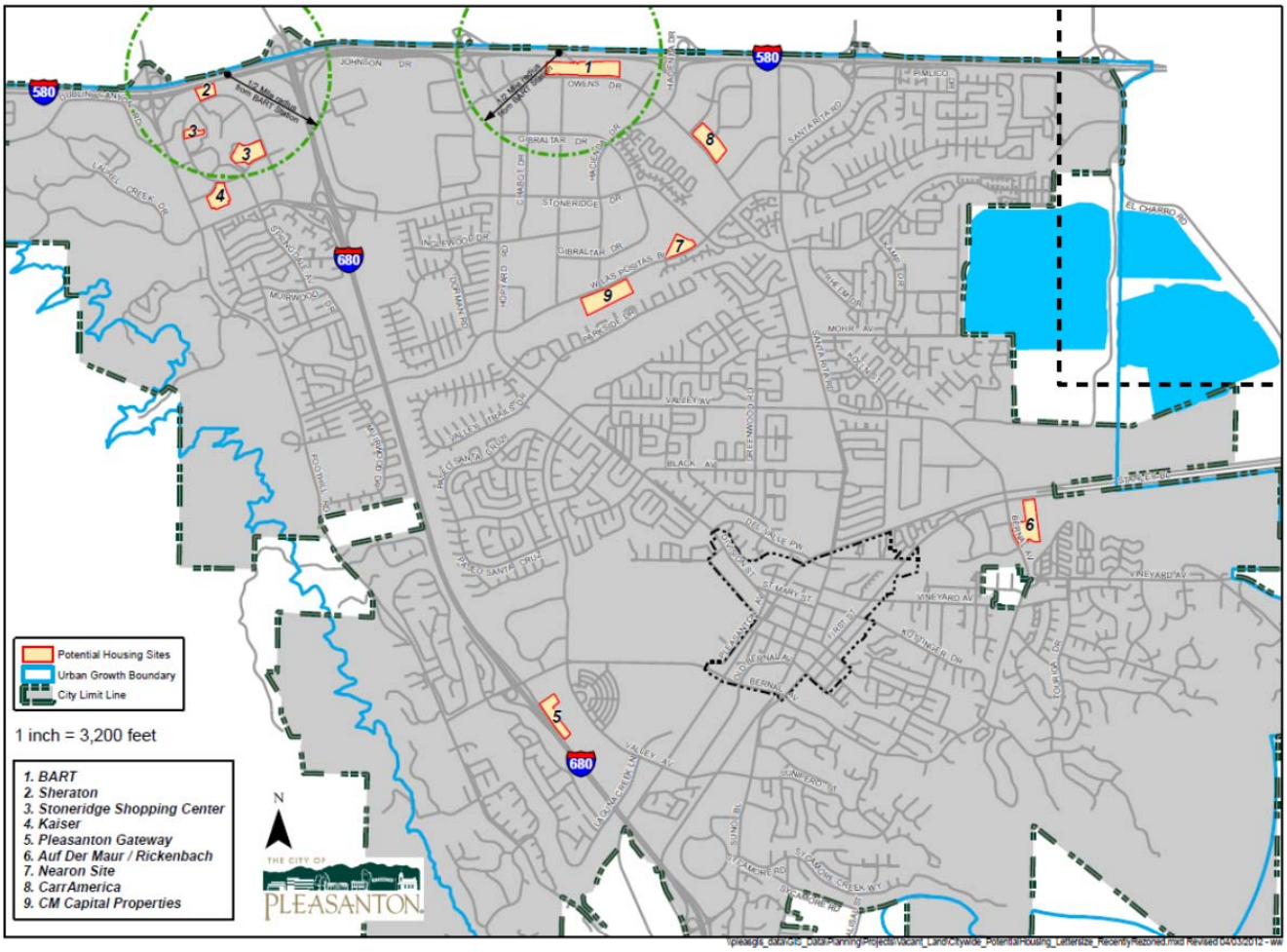
In addition to evaluating conformance with the attached standards and guidelines, individual PUD applications must be measured against the aforementioned vision through the PUD process.

The intent of this document is to create quality developments that fit into the character of the city while being economically viable and environmentally sustainable.

Each of the nine rezoned sites to which these standards and guidelines apply are very different in their configuration, size, surrounding geography, neighborhood context, available community amenities and present very unique opportunities and constraints for residential development. Specific site circumstances may merit the consideration of exceptions from standards and alternative proposals to meet guidelines.

C. Housing Sites Map

Nine Rezoned Sites



D. Other Guidelines and Regulations Applying to Development

These nine housing sites are also subject to other regulations and guidelines in addition to the Development Standards and Design Guidelines contained in this document. For example, the sites are subject to the relevant provisions of the Pleasanton Municipal Code. Sites 7, 8 and 9 are also subject to the provisions of the Hacienda Design Guidelines and Development Plan. As a rule, where a topic is addressed and a standard is established in these standards and guidelines, it takes precedence over a requirement or guideline established in the Pleasanton Municipal Code or other City-adopted document regulating development, for the purposes of residential or mixed use development on the subject nine sites. Standards established in the General Plan continue to apply. In addition, development on housing sites in Hacienda is expected to preserve and integrate with existing features in Hacienda and to maintain the character and style of the park as expressed in landscaping, decorative walls and other built features. The City is also in the process of preparing additional standards and development guidelines for Site 1: BART, which will address additional non-residential development opportunities for this site.

PART 2

PUD Regulations

All development applications for the identified housing sites will be reviewed by the City through the Planned Unit Development (PUD) process, which will include review and recommendation by the Planning Commission and approval or denial by the City Council at noticed public hearings. The following regulations establish numeric standards in order to realize the desired building, open space, and street character contained in the design guidelines. The City Council may grant exceptions in the application of these development standards where such proposals meet the intent and purpose of the standards. Additional PUD regulations and standards are located throughout the rest of the document.

In addition to the PUD standards described below, all residential development shall satisfy the **Livability Standards** in this document relating to:

- The provision of pedestrian and bicycle connections
- Group Usable Open Space (PUD Regulations)
- Landscaped Paseos (A.6)
- Open Space, Landscaping and Lighting (A8, A9, and A10)

And shall also incorporate residential amenities such as play/activity areas, pools, water features, fitness facilities, and community rooms.

Density: Each site has been zoned for a minimum of 30, 35 or 40 units per acre (see Table 2.1 Housing Sites, for details). The allowed density range is shown in Table 2.1. These densities are in addition to whatever on-site retail or service uses the City may approve as part of a mixed-use project, if such additional development was anticipated in the Supplemental EIR. See Table 2.1 and Appendix B for site-specific guidelines on uses, density, setbacks, etc.

> *Note: The City interprets the minimum residential density to be an average minimum density to be met over each individual parcel.*

Affordability: All development shall comply with the City's Inclusionary Zoning Ordinance through affordable housing agreements entered into between the City and each developer. Affordable units will be deed-restricted in perpetuity. The affordable housing agreements will be recorded and will run with the land.

Section 8 Rental Assistance Vouchers: Through the affordable housing agreements entered into between the City and each developer, the developments will generally be required to accept HUD Section 8 Rental Vouchers as a means of assisting qualified applicants.

Bedroom Mix of Affordable Units: For each project, a minimum of 10% of the total affordable units will be three-bedroom units; a minimum of 35% of the total affordable units will be two-bedroom units; and the remaining affordable units will be studio or one bedroom units.

Front Yard Minimum:	See Prototype Street Sections
Side Yard Minimums:	One Side 8 feet /A total of 20 feet for both sides
Rear Yard Minimum:	20 feet (Note - Trash enclosures, carports, bike storage and other structures allowed per City Zoning ordinance are allowed to encroach upon rear yard).
Group Usable Open Space*:	For projects up to 40 DU/ACRE – 300 square feet per dwelling unit; 250 square feet for projects providing a public plaza/park with public access. (*Note -- the area of the public plaza/park can be counted toward the project's group usable open space requirement*). Private open space is not required for each unit. However, if provided, it may be deducted from the group open space requirement. Each square foot of private open space shall be considered equivalent to two square feet of group open space and may be so substituted.

** See section 18.84.170 of City Zoning Code for definitions and regulations. (18.84.170 is reprinted in the Appendix) Additional Open Space regulations are located in Part 3, Section B8*

Maximum FAR:	Not Applicable
Maximum Height:	65 feet (or 5 stories)[1]
Minimum Height (Principal structures):	20 feet
Parking Minimums:**	Residential - 1.5 spaces per unit Live/Work - 2 spaces per unit Visitor Parking - 1 space per every 10 units.

** These standards are limited to projects on TOD sites (Sites 1, 2. 3 and 8). Pleasanton Municipal Code off-street parking requirements (in effect at the time of application) apply to the other residential sites. Potential for shared parking on specific sites is noted in Appendix B.

[1] See Development Guideline C11.1 regarding height compatibility with the adjacent neighborhood.

TABLE 2.1 - HOUSING SITES

Specific site information is located in Appendix B.

MAP ID	Site	Address	General Plan Designation/ Zoning	Acreage/ Residential Density Range (Minimum and Maximum)
Site 1	BART	5859 and 5835 Owens Drive	Mixed Use-Business Park/ PUD-MU	8.3 acres/30 to 35 units per acre
Site 2	Sheraton	5990 Stoneridge Mall Road	Mixed Use/ PUD-MU	3.3 acres/30 to 35 units per acre
Site 3	Stoneridge Shopping Center	1008 – 2481 Stoneridge Mall Road	Mixed Use/ PUD-MU	10.0 acres/40 units per acre
Site 4	Kaiser	5620 Stoneridge Mall Road	Mixed Use/ PUD-MU	6.1 acres/30 to 35 units per acre
Site 5	Pleasanton Gateway	1600 Valley Avenue	High Density Residential / PUD-HDR	7.0 acres/30 to 35 units per acre
Site 6	Auf der Maur/Rickenbach Site	3150 Bernal Avenue	High Density Residential / PUD-HDR	11.5 acres/30 units per acre
Site 7	Nearon Site	5725 W. Las Positas Blvd	MixedUse-Business Park/ PUD-HDR	5.6 acres/30 units per acre
Site 8	CarrAmerica	4452 Rosewood Drive	Mixed Use-Business Park/ PUD-HDR	8.4 acres/35 to 40 units per acre plus 10,000 sf retail
Site 9	CM Capital Properties	5758 and 5850 W. Las Positas Blvd	Mixed Use-Business Park/ PUD-MU	12.6 acres/30 units per acre

ALLOWED USES

PERMITTED NON-RESIDENTIAL USES for designated mixed-use sites

**Sites 1, 2, 3, and 8

Service and Retail Uses:

- Art galleries, art supply, hobby and toy stores
- Bicycle shops/repair
- Bookstores, newsstands and music stores
- Clothing, shoe and accessory stores
- Convenience market (limited to the hours of 6 a.m. to 10 p.m.)
- Office supply, copying and similar business services
- Delicatessen stores
- Drug stores and prescription pharmacies
- Farmers Market
- Financial institutions – banks, savings and loans, credit unions
- Florists
- Gift shops
- Grocery Stores
- Gyms and health clubs
- Hardware stores
- Instruction and tutoring, 20 or fewer students at any one time
- Jewelry stores
- Laundries and dry cleaners
- Medical and dental offices
- Personal services (spas, nail and hair care)
- Pet and bird stores
- Photographic studios
- Post offices and private mailing services
- Professional Offices and Services (Accountant, Lawyer, Architect, Educational/training, etc)
- Recreation and sports facilities, indoor,
- Restaurants, cafes, take-out, and other ready to eat food not including drive-through facilities
- Shoe or watch repair shops
- Specialty retail stores
- Sporting goods stores, no firearms sales
- Tailor or dressmaking shops

Public and Community Uses:

- Child care (small-family, licensed)
- Community or recreation center
- Cultural arts facility (museum, performing arts)
- Educational facility
- Government office that serves the public on-site
- Police substation
- Public library
- Social services office (including meeting space)

Other Uses:

- Uses similar in nature to any of the above, subject to the approval of the Director of Community Development

CONDITIONAL USES

- Childcare centers
- Liquor stores
- Bars (as described in the Pleasanton Municipal Code)
- Wine bars and wine sales
- Any uses proposed to have normal business hours between 10 p.m. and 6 a.m.
- Uses similar in nature to any of the above, subject to a finding and permit from the Planning Commission

EXPRESSLY PROHIBITED USES

- Cigarette stores
- Adult bookstores

LIVE/WORK SPACE ALLOWED USES

- Residential uses (Live/Live)
- Arts and craft work such as ceramics, painting, photography, sculpture, woodwork, and similar cottage industries
- Offices of architects, attorneys, consultants, writers, planners, CPAs, tax preparers, therapist and other small-scale professional office uses
- Hair stylist and other personal services, excluding massage
- All permitted uses in retail space
- Other small-scale, low impact uses may be allowed as determined by the Director of Community Development

LIVE/WORK SPACE CONDITIONAL USES

- Any uses proposed to have normal business hours between 10 p.m. and 6 a.m.

PART 3

DEVELOPMENT STANDARDS AND DESIGN GUILDELINES

A. SITE DESIGN AND PLANNING

A1. Site Circulation

The intent of the circulation hierarchy is to provide a quality entry experience for visitors and residents emphasizing pedestrian access over vehicular access to homes, while allowing for convenient secondary vehicular circulation. Site circulation should facilitate pedestrian and bicycle use and will link housing, work places, schools, transit, parks and other facilities essential to the daily life of Pleasanton residents.

Design Guidelines

A1.a. There should be a distinct hierarchy of circulation including public streets, internal "streets" or drives, pedestrian walks/paseos and alleys / parking areas. These should be arranged so that visitors and residents use the primary circulation of public streets, internal streets and drives and pedestrian walks / paseos for their primary circulation and addressing of the units and building orientation.

A1.b Alleys and parking areas should <u>not</u> be used for primary circulation to the building entries and through the site. Where possible, primary entries should orient to public streets, internal streets, and paseos/open spaces.

A1.c Pedestrian walkways should be separate and distinct from parking areas and drive aisles and include landscaping/trees, lighting and decorative paving at crossings.

A1.d Streets, alleys and paseos should not only connect internally but also be publicly accessible and connect to adjacent streets and neighboring development.

A1.e Anticipate future connections to adjacent parcels to provide future connectivity.

A1.f Pedestrian and bike paths should be used where street connections to adjacent neighborhoods are infeasible.

Glossary:

Public Street: A public owned right of way that provides pedestrian, vehicular, and/or bike access.

Internal Street/Drive: Private streets or drives that provide vehicular and pedestrian access to buildings not accessed off public streets.

Alley/Parking Area: Public or private vehicular drive that is used to access private garages, structured parking, and/or surface parking.

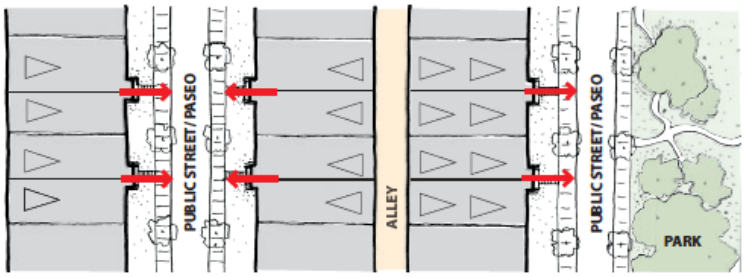
Paseo/Pedestrian walk: A public or private pedestrian right of way the provides access through a site or to buildings entrances.

A2. Building Orientation

Design Guidelines

The intent of the building orientation guidelines is to provide direction for site planning which places active building frontages with entries, active storefronts, and living spaces along streets and pedestrian paths and common open spaces to provide activity, safety and security through informal surveillance in these areas.

A2.a. Buildings should face public and internal streets and paths whenever possible to provide an attractive environment for both residents and visitors, and provide clearly identifiable addresses for units. Building fronts should face other building fronts or open spaces whenever possible, rather than sides of buildings or perimeter walls.



A2.b Building fronts should include door entries facing streets and open spaces.

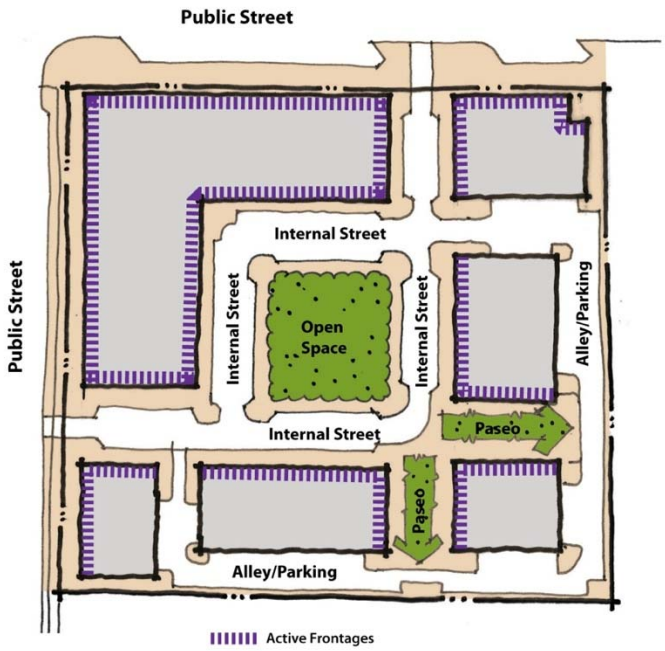
A2.c. On residential frontages including public streets, internal streets, pedestrian walks/paseos, and open spaces, a minimum 75% of building façade should be fronted with livable residential space, i.e. not garages. It is particularly important for building corners to be activated with livable residential uses. Residential uses should be a minimum depth of 12 feet.

A2.d. On retail and live/work frontages, a minimum 75% of the building façade should be fronted with active retail or live/work uses.

Site Circulation and Building Orientation Diagrams

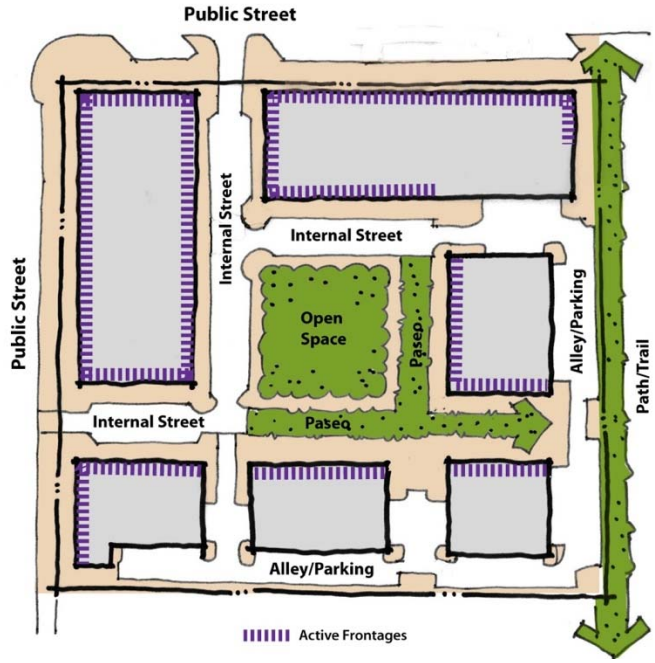
The following diagrams illustrate a variety of possible site circulation hierarchies and associated building orientations that can be applied to any site. It is anticipated that there are a wide variety of solutions including but not limited to the following. The principals from the diagrams can be applied to any variety or mixture of building types.

Diagram A



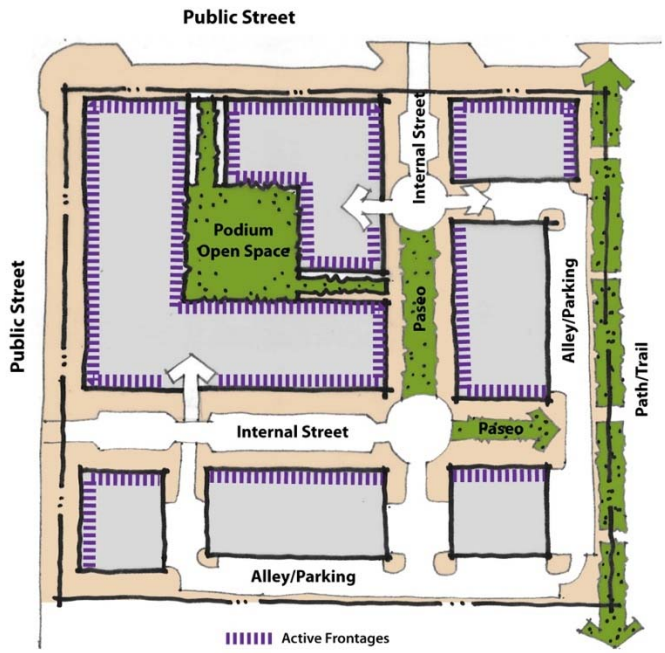
- Through internal streets around a central common open space surround by active residential facades.
- Perimeter alley access for garages and surface parking.

Diagram B



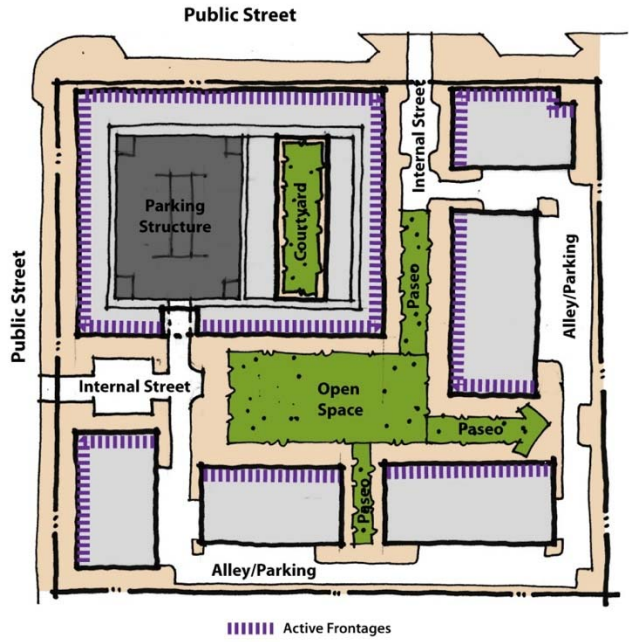
- Through internal streets around a central common open space and internal pedestrian walks.
- Perimeter alley access for garages and surface parking.
- Paseos/Pedestrian walks should connect to open spaces and trails.

Diagram C



- Internal streets connected by pedestrian walks/paseos.
- Podium parking with open space above and alley accessed garages and surface parking.
- Paseos/Pedestrian walks should connect to open spaces and trails.

Diagram D



- Central Open space with internal circulation via pedestrian walks/paseos.
- Minimal internal street access to residential wrap parking structure and alley accessed garage and surface parking.

Diagram E

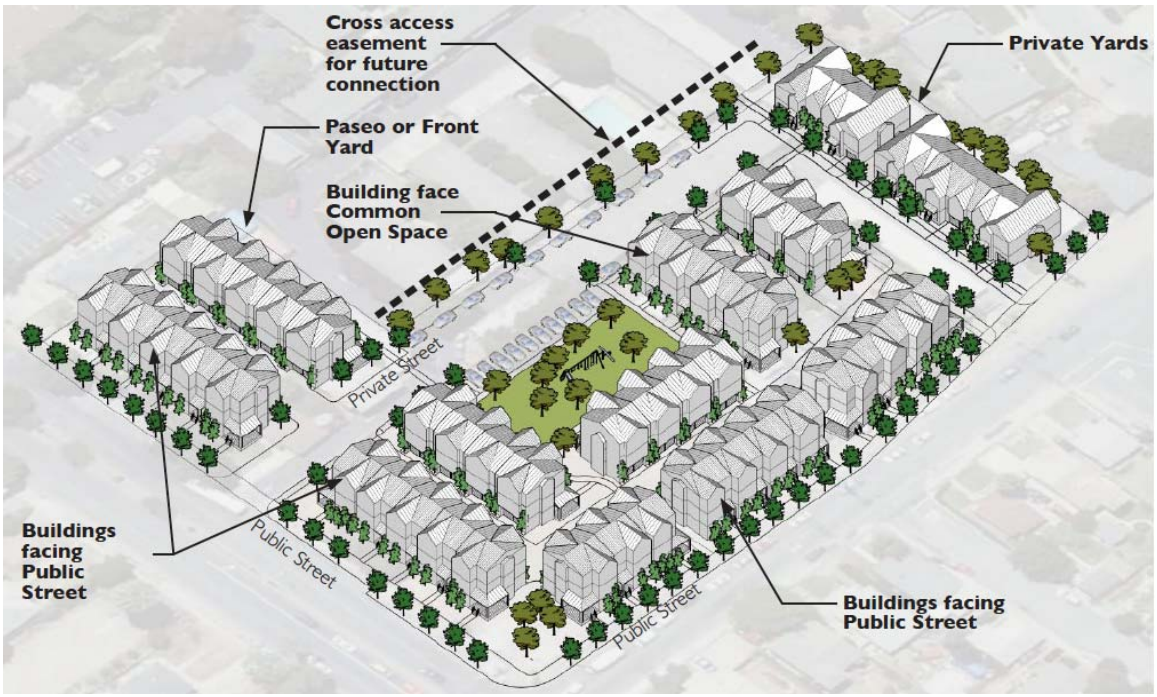
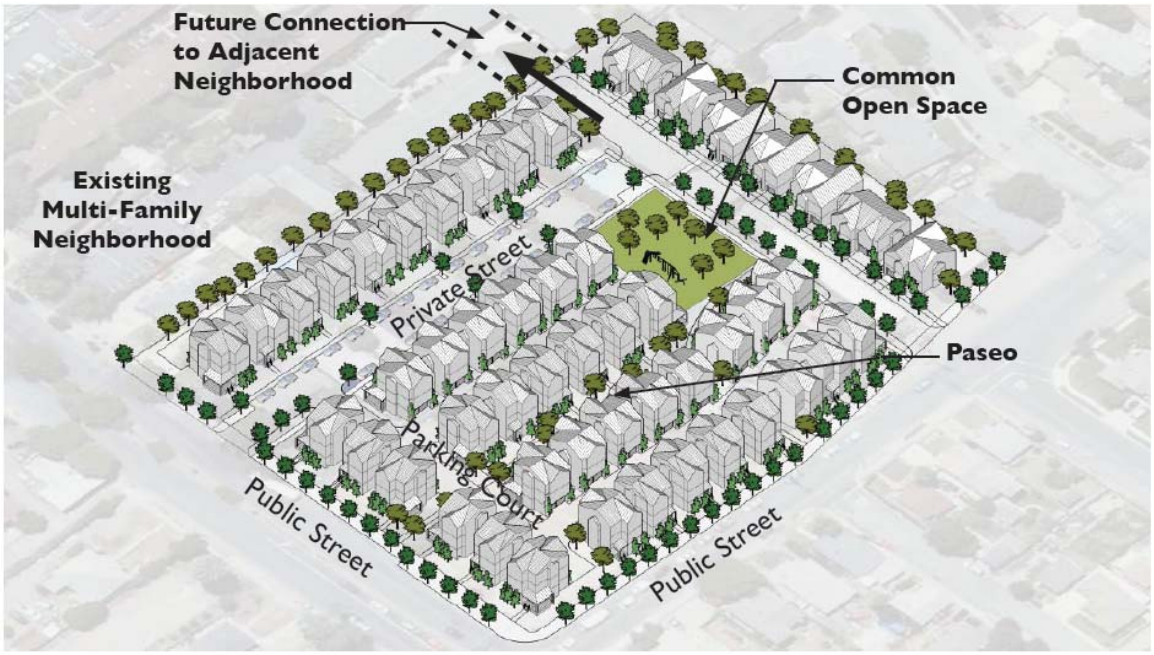
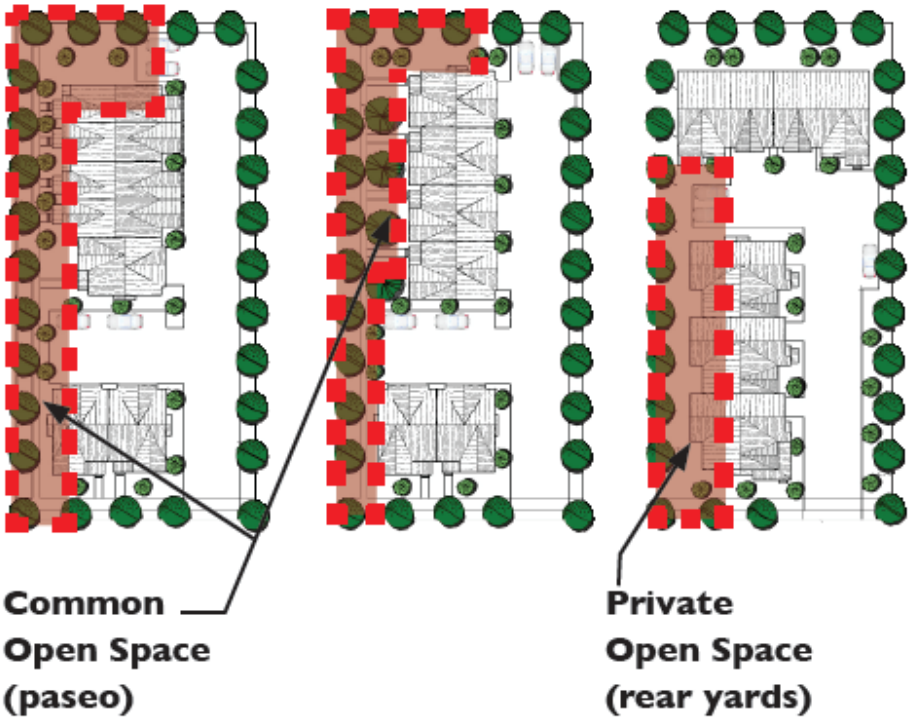


Diagram F



- Central Open space with internal circulation via internal streets and paseos.
- All buildings accessed from streets, paseos, and the common open space.
- Internal streets provide through access.
- Ability to connect to future street network.

Diagram G

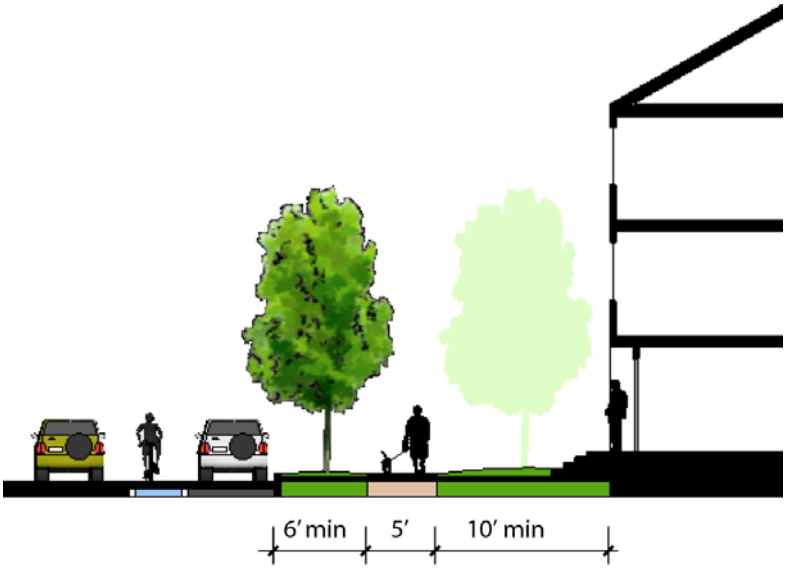


- On sites that do not have the opportunity to provide through connections, buildings should orient to either internal streets or paseos.

- Units located on the public street should orient to that street with building entries and front facades.

A3. Public Streets

The design of the public frontage of each project will vary depending on location and character of the street. The below standards are minimums for all projects but projects should relate to adjacent conditions as appropriate.



Development Standards:

A3.1. Public streets shall have at minimum 6 feet plantings strip and 5 feet sidewalk on each side of the street. Planting strip can have an average minimum width of 6 feet to accommodate a meandering sidewalk where applicable.

A3.2. Residential front setbacks shall be a minimum 10 feet from the back of sidewalk providing enough room for planting and privacy while still allowing a strong relationship between the units and the street. 15 feet is preferred to allow for a second row of trees. Retail buildings shall be set back at least 10 feet from back of curb.

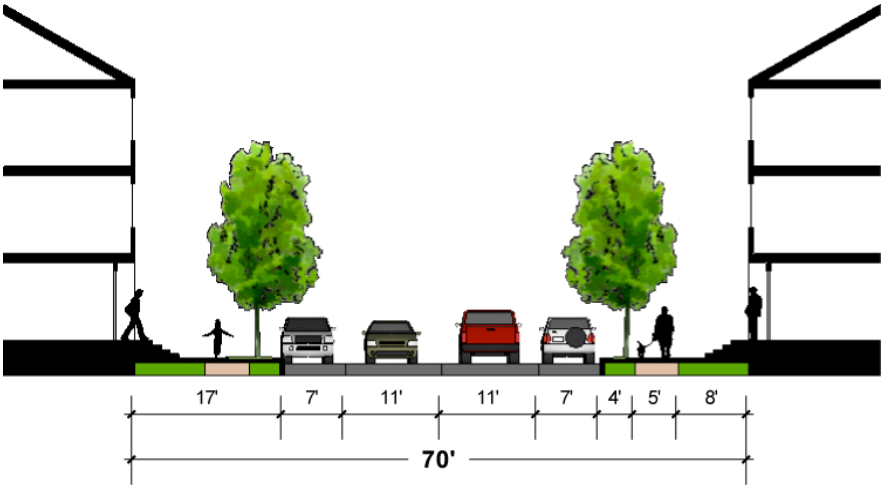
A3.3. Low entry landscape walls, not to exceed 3 feet in height, may encroach up to back of sidewalk.

A3.4. Public streets shall be designed to include planned improvements in the *Pleasanton Pedestrian and Bicycle Master Plan*

A3.5. Street trees shall be planted at least every 25-35 feet on average depending on tree species, not to exceed 40 feet.

A3.6. Pedestrian-scaled lighting. 12-14 feet in height, shall be provided on all public streets.

A4. Internal Streets and Drives



Development Standards:

A4.1. Internal streets shall have at minimum 4 feet plantings strip and 5 feet sidewalk on each side of the street.

A4.2. Front setbacks shall be a minimum 8 feet from the back of sidewalk providing enough room for planting and privacy while still allowing a strong relationship between the units and the street.

A4.3. Parallel or head-in parking is required on at least one side of internal streets. Head-in parking is not allowed on both sides of internal streets except for stand-alone retail areas. Parallel parking is allowed on both sides of street.

A4.4. Street trees shall be planted at least every 25-35 feet on average depending on tree species, not to exceed 40 feet.

A4.5. Where head-in parking occurs, a landscaped finger with street tree is required an average of every 10 spaces.

A4.6. Pedestrian-scaled lighting, 12-14 feet in height, shall be provided on all public streets.

Design Guidelines

A4.a. Internal streets should conform to the high quality standards and be designed to resemble public streets, with sidewalks, parking and street trees.

A4.b. Internal streets should include sidewalks, street trees, pedestrian scaled lighting, landscaping and provide a setting for social interaction and neighborhood activities.

A4.c. Internal streets should provide through or loop circulation wherever possible rather than dead end cul-de-sacs.

A4.d. Internal streets should connect to landmarks or amenity features such as

open spaces, parks or community buildings.

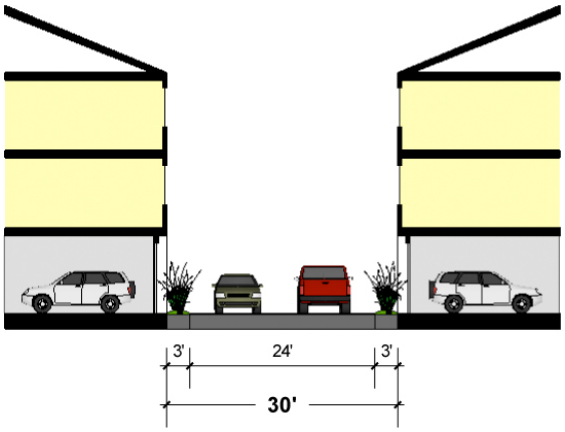
A4.e. Street trees, separated sidewalks, benches, street lamps and special paving at intersections are desired elements to promote residential scaled, aesthetic streetscapes and reinforce pedestrian activity.

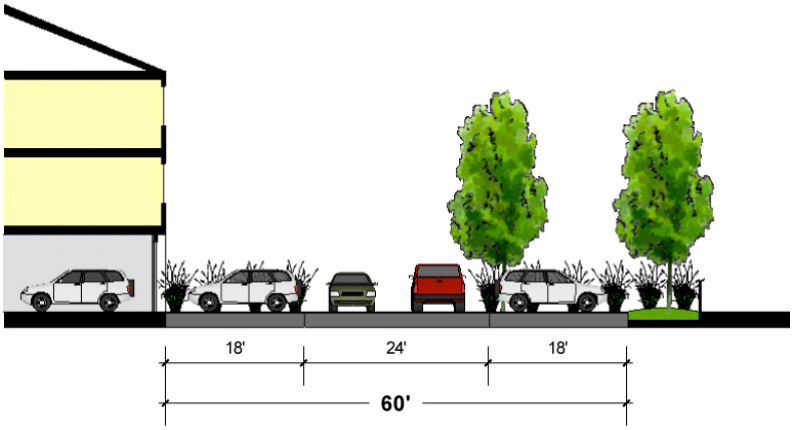
A4.f. Street trees should be planted at least every 25-35 feet on average depending on tree species, not to exceed 40 feet.

A4.g. High branching trees should be planted to form a canopy and provide shade along streets and drives.

A4.h. Parallel parking is encouraged on both sides of internal streets.

A5. Alleys





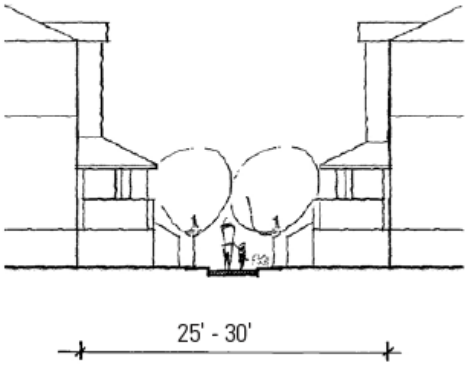
Design Guidelines:

A5.a. Alleys should have a minimum 3-foot planting strip adjacent to building garages

A5.b. Garage doors should be recessed at least 2 feet from building façade.

A5.c. Tandem parking spaces, in garage or surface, are allowed as long as they are associated with the same unit.

A6. Paseos (Pedestrian Walks)



Development Standards:

A6.1. 25-30 foot minimum building-to-building dimension for residential buildings. Stoops and porches are allowed to encroach up to 5 feet. Low entry landscape walls (not exceeding 3 feet in height) may encroach up to 8 feet into the paseo.

Design Guidelines

A6.a. Paseo connections should be made wherever auto connections are infeasible due to project or site constraints.

A6.b. Paseos should supplement the role of streets and drives in the circulation network.

A6.c. Paseos should provide easy and direct access to building entries, common open space amenities and visitor parking areas.

A6.d. Paseos should visually extend the street into an area for safe pedestrian use, with consistent street furnishings.

A6.e. Paseos should be embellished with special paving and pedestrian-scaled lighting.

A6.f. Buildings lining paseos should provide windows along the building face to encourage comfortable and safe pedestrian use.

A6.g. Buildings lining paseos should be designed to take advantage of midday sun. Taller buildings may require wider paseos.

A6.h. Paseos should be named as streets are, with buildings lining the paseos taking their respective addresses from the paseo. Street names will be established during the building permit process.

A7. Parking Location and Treatment

Development Standards:

A7.1. Parking shall be located behind buildings, below grade or, where those options are not feasible, screened by low walls and landscaping.

A7.2. When fronting on public streets, internal streets, public walks/paseos or common open spaces, structured parking shall be wrapped or fronted with habitable uses.

A7.3. Parking that is semi-depressed shall be screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, or decorative screening.

Design Guidelines

A7.a. For buildings with parking accessed from the front, minimize the amount of frontage used for parking access. No more than 25% of the site frontage facing a street, internal street, or pedestrian walk/paseo should be devoted to garage opening, carports, or open/surface parking.

A7.b. When surface parking lots are located adjacent to the street, they should be screened from the street and sidewalk by a low wall, landscape edge or combination.

A8. Open Space

Open space is key to creating a livable community and it is essential that multifamily developments provide a connected network of specialized open spaces -- in the form of squares, plazas, greens, and play/activity areas. A well-landscaped, central public open space will become a community focal point and gathering space. The common usable open space is a subset of the overall open space requirement.

Development Standards:

A8.1. Common usable open spaces shall include:
- 0-10 units: No requirement for a common open space.
- 10-50 units: Minimum of one space 20 feet (400 sf.) minimum dimension.
- 51-100 units: Minimum of one space 30 feet (900 sf.) minimum dimension.
- 101 or more units: Minimum of one space 40 feet (1,600 sf.) minimum dimension.

Design Guidelines

A8.a. Large open spaces should be the fundamental organizing element of the site plan.

A8.b. Publicly accessible parks, plazas, and/or open spaces are encouraged for all sites greater than 5 acres, especially those sites not in close proximity to public parks

A8.c. Common open space should be centralized and directly accessible for all units when feasible. In new development it should be linked to adjacent parks and paths with streets or pedestrian ways.

A8.d. Publicly accessible parks, plazas, and open spaces should be located adjacent to public streets or easily visible from public rights of way.

A8.e. Common open space should be aggregated to make large usable areas that serve as the central focus to the project.

A8.f. Design of private open space should emphasize usability, with convenient access from the interior of units so that open space can be used as part of everyday living.

A8.g. Buildings and/or streets should define the edges of and face onto common open space.

A8.h. Common amenity areas should be appropriate to the size of the development. For larger developments (generally over five acres), recreational facilities such as a swimming pool or tennis courts, along with picnic areas should be provided.

A8.i. Play lots should be located in safe, convenient and highly visible locations to ensure informal surveillance by residents.

A9. Landscape

Development Standards:

A9.1. Landscaping shall be consistent with the City's Water Efficient Landscape Ordinance and Bay Friendly Basics (BFB) requirements.

Design Guidelines.

A9.a. Landscape plans shall incorporate seasonal variety and color to the extent possible. Tall deciduous trees should be utilized where summer shade is needed and winter solar access desired.

A9.b. Grass lawn areas outside of common open spaces should be kept to a minimum.

A10. Site Lighting

Design Guidelines

A10.a. Adequate lighting should be provided along sidewalks, streets, driveways, paseos and parking areas for the safety and security of residents and visitors.

A10.b. Pedestrian scaled, post top mounted lights are recommended along public streets, interior streets, paseos, walks and common open spaces.

A10.c. Lighting should not produce glare or be of an intensity inappropriate for a residential environment.

B. BUILDING TYPES

Introduction

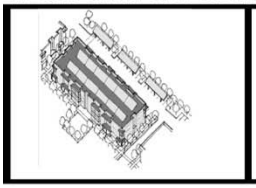
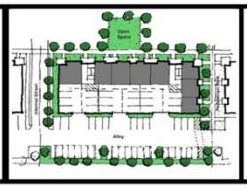
Property owners and developers are encouraged to "mix and match" among the following Building Types in order to achieve the required minimum average density, and to provide the varied building character desired by the City. It is anticipated that more than one building type will be built on large parcels, depending on the location, street frontage, mix of uses, and desired parking ratios. It is left to the applicant where and how to combine the Building Types listed below. If a developer wishes to incorporate a Building Type not identified in the Matrix, the City Council may review and approve new Types so long as the overall proposal conforms with the adopted Standards and Guidelines.

While some of the prototypes described in the following pages are typically built at density ranges which may exceed the densities allowed on the nine sites, such prototypes would be mixed with lower density building types on the site to achieve an average site density consistent with the maximum densities allowed in Table 2.1.

Residential Building Matrix

(All building types can accommodate mixed-uses.

The density, parcel sizes, and story ranges below are examples of typical projects in their building type and do not define allowable development standards or design guidelines.)

TYPE			DENSITY / PARCEL SIZE	STORIES
ATTACHED ROW HOUSES/TUCK UNDER			14-25 du/ac. 3-3.5 acres (for 75 units)	3 st.
GARDEN STYLE APARTMENTS WITH SURFACE PARKING			20-25 du/ac. 3-3.5 acres (for 75 units)	3 st.
TUCK UNDER PODIUM			25-40 du/ac. 1 acre min 2+ acres typ	3-4 st.
TOWNHOUSE/FLATS WITH PODIUM PARKING			40-60 du/ac. 1.25-1.75 acres (for 75 units)	4-5 st.
RESIDENTIAL WRAP BUILDING WITH PARKING STRUCTURE			40-70 du/ac. 2-3 acres 100-150 units minimum	3-4 st. 5 st. poss.
RESIDENTIAL BUILDINGS WITH OFF SITE PARKING DISTRICT			50-80 du/ac. 2-3.5 acres for 100-150u	3-4 st. 5 st. poss.

B1. Attached Rowhouse/Townhouses (14-25 du/ac)

Attached rowhouse/townhouses are units typically situated in a row of at least three or more units where there is no separation between units. These can be designed as either front- or rear-loaded.

Density Range /Parcel Size	Stories
14-25 du/ac 3-3.5 acres (for 75 units)	3 story

Features:

- Generally uniform massing within individualized appearance
- Front-loaded with the garage facing the street or "front" of the property, or rear-loaded with garage facing the rear of the property
- Greater efficiency of space without side yards and may provide for greater densities on larger sites
- Private open space for each unit is typically provided by a front patio or balconies
- Typical built density: between 14-25 units per acre
- The design focus should be on an overall building: attached units in a row
- Units organized around "public" spaces and sites around common spaces

B2. Garden Style with Surface parking (20-25 du/ac)

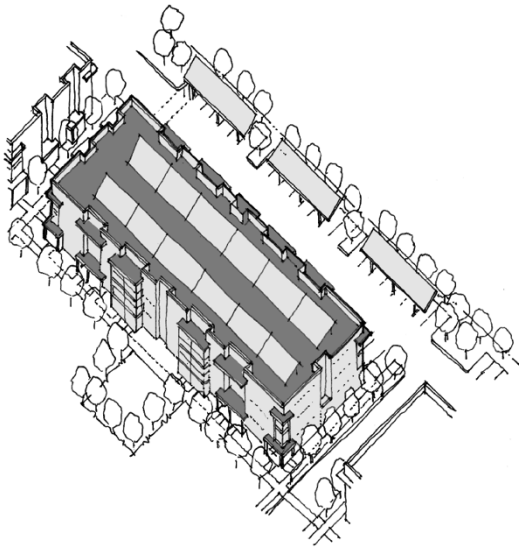
Garden Style apartments are stacked flat units arranged on a single level and surrounded by units either above or below each unit.

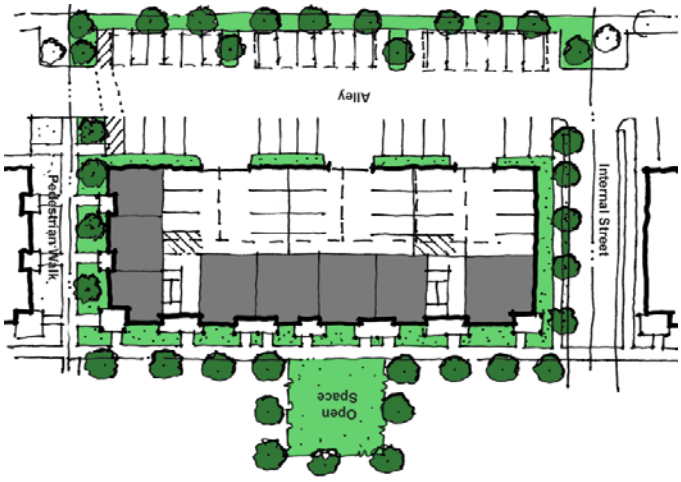
Density Range /Parcel Size	Stories
20-25 du/ac 3-3.5 acres (for 75 units)	3 story

Features:

- Typically 2-4 stories of single-level units stacked on top of each other
- Individual unit access can be from either common interior corridor or by discrete exterior entrances
- Typical built density: 20-30 units per acre
- The design focus is as a whole building, less on individual units
- Common open space is typically provided in assembled areas of courtyards or common ground space

B3. Tuck Under Podium (25-40 du/ac)





Flats are typically stacked over small shared garages with ground floor units "lining" or fronting the streets, pedestrian walks or open spaces.

Density Range /Parcel Size	Stories
25-40 du/ac typically 1 acre minimum with 2+ acres typical	3-4 story

Features:

- Typically 3-4 stories in height, including parking garages
- Typically will have 1/2 to 2/3 surface parking
- Midpoint density: greater than garden apartments while not requiring a concrete podium for parking
- Has similar orientation to rowhouses or townhouses with ground floor units facing streets, pedestrian paths and open spaces and garages accessed by alleys
- Ground floor units have individual entries while upper units use shared stairs or elevator with corridor
- Common open space in pedestrian walks or paseos

B4. Townhouses/Flats with Podium Parking (40-60 du/ac)

Townhouses or stacked flats are units built over a submerged or partially-submerged parking garage or "podium," rather than with individual garages.

Density Range /Parcel Size	Stories
40-60 du/ac 1.25-1.75 acres (for 75 units)	4-5 story

Features:

- Typically 3-4 stories or more in height above a parking podium (garage)
- May or may not have additional surface parking
- Often appear more urban in appearance with raised stoops above a partially submerged parking podium
- Typical built density: 40-60 units per acre
- The design focus is as an entire building, not individual units
- Common open space is typically provided at podium level
- Parking podium can be at grade with residential/retail wrap

B5. Residential Wrap Building with Parking Structure (40-70 du/ac)

Density Range /Parcel Size	Stories
40-70 du/ac 2-3 acres (100-150 unit minimum)	3-4 story

Features:

- Typically 3-4 stories or more in height
- Stacked flats wrapped around parking structure or free standing around ground level courtyard
- Typically built density: 40-70 plus units per acre
- The design focus is as an entire building or group of buildings
- Urban in appearance due to height, mass, and scale
- Common open space is typically provided on grade
- Greener, heavily landscape, courtyards at grade

B6. Residential Buildings with Off-Site Parking District (50-80 du/ac)

Density Range /Parcel Size	Stories
50-80 du/ac 2-3.5 acres (100-150 unit minimum)	3-4 story, 5 possible

Features:

- Typically 3-4 stories or more in height, stacked flats or combination of flats and townhouses
- Parking is supplied by on-site spaces along with spaces located in adjacent parking garage or surface lot. Parking space may be assigned.
- Often integrated into mixed-use neighborhoods
- Parking structure serves multiple users from several nearby buildings
- Greener, heavily landscape, courtyards at grade

B7. Mixed-Use Buildings

Vertical Mixed Use (Retail/Office)

High Density Mixed Use

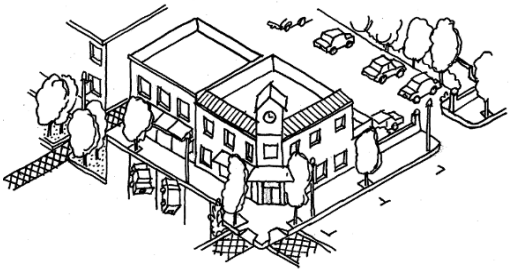
Mixed Use

Mixed Use

Features:

- Vertical mix of uses (ground floor retail/live/work with offices or residential above)
- Entries and storefronts facing onto street or plazas
- Parking usually located in podium structures
- Typically taller first floor ceiling heights

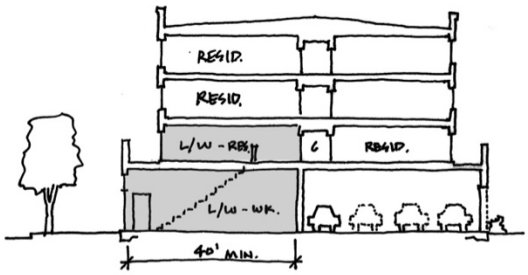
B8. Retail Buildings (Stand Alone)



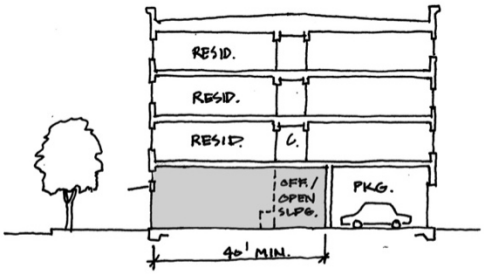
Features:

- Part of a horizontal mixed-use project
- Surface parking located behind/adjacent to retail building
- Entries and storefronts facing onto street or plazas
- Typically 20-30 feet in height with high ceilings

B9. Live / Work



Live/Work space connected to residence above



Live/Work space with studio residence

Features:

- 2 types – Ground floor residential units with extra “flex room” used for small business and/or a retail space; or a street-level work/shop space connected to upper-level residential rooms
- Entries and storefronts facing onto street or plazas
- Tenant parking usually located in podium structures or in private garages accessed from the rear of the building, with visitors served by on-street parking
- Typically taller first floor ceiling heights or double height spaces

C. ARCHITECTURAL FEATURES

C1. Residential Entries

Development Standards:

C1.1. A minimum of 75% of ground floor units (within 5 feet of grade) shall have entries onto street, internal street, paseo (walk), or open space (including corridor buildings).

Design Guidelines

C1.a. Entries should be the predominant feature of front facades, and should have a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings should have a prominent, centralized building entrance.

C1.b. Building entries should face a public street, drive or common space.

C1.c. Building entries should be the prominent feature of the front facade and identify access to individual units.

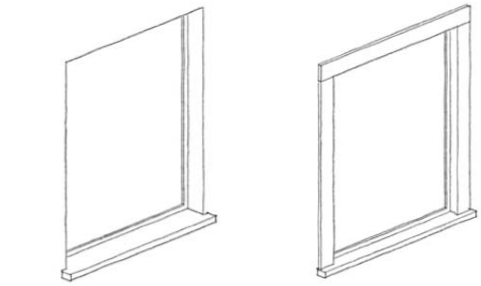
C1.d. Building fronts should include porches, unit entries, and architectural detailing. Porches should have a minimum depth of 6 feet.

C1.e. Porches and balconies that face streets should be incorporated into the materials and design of the building.

C1.f. Porches may encroach 5 feet into the front yard setback.

C1.g. Front yard patios can be used and be part of entry path or a separate space. Patios should have a low fence, screen, or hedge no higher than 3 ft to transition between public and private areas.

C2. Window Treatments



Recessed or "Punched" Window Trimmed Window

Design Guidelines

C2.a. Windows are a very important element of building form and should be well organized on a building facade to create a rhythm or pattern.

C2.b. Windows should emphasize vertical massing of buildings.

C2.c. Windows should have a hierarchy of sizes emphasizing the function of the living spaces and views while allowing for privacy of neighboring properties.

C2.d. Windows should be well detailed and consistent with the architectural design of the building.

C2.e. Windows should be "punched" in from the exterior building wall or should be defined by well-designed trims. Trim material should contrast with wall materials.

C2.f. Windows should overlook streets and open spaces to provide "eyes on the street" and ensure clear views for safety.

C3. Roofs and Parapets

Design Guidelines

C3.a. Use eave and parapet details to provide a strong skyline or silhouette and add visual interest to the roof line.

C3.b. Emphasize vertical proportions of individual units rather than horizontal building massing.

C3.c. Rooflines should correspond to variations in building massing and articulation with bays, gables, dormers and strong eave elements.

C3.d. Roof elements should be varied to minimize the appearance of mass and bulk.

C3.e. Gable roofs or bays with parapets are encouraged to emphasize vertical proportion and break up the massing of large hipped roofs.

C4. Materials and Character

Design Guidelines

C4.a. Materials should be selected to reinforce architectural character, building articulation and add visual interest.

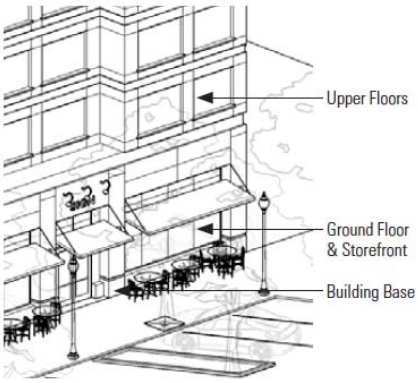
C4.b Changes in material and/or color should be used to articulate building elements such as building entries; base, body and parapet caps; or bays and arcades.

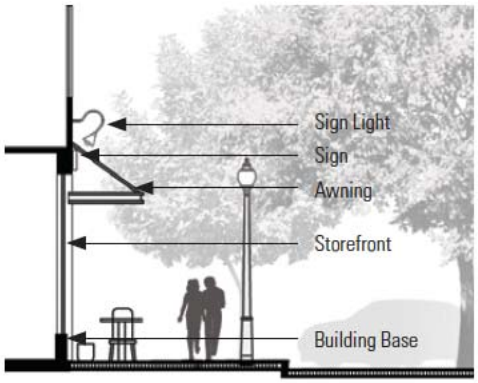
C4.c Changes in material and/or colors should occur at appropriate façade locations to appear integral with the building massing, rather than a surface application (i.e. inside corners, not out side corners).

C4.d High quality materials, such as concrete, masonry or tile, should be used at important locations to articulate the building facade, providing visual interest as well as durable performance.

C4.e Architectural details and elements such as reveals, score-lines, trim, and/or other architectural elements and features should be scaled appropriately based on viewing distance (i.e. finer grain details from pedestrian view points and large scale details from more distant view points).

C5. Retail and Live / Work Storefronts





Development Standards:

C5.1. Retail and service uses shall have a minimum interior 15 feet clear floor to ceiling joist/framing structure.

C5.2. Live/work uses shall have a minimum 12 feet clear floor to ceiling height for two story units and 15 feet clear floor to ceiling for one story units to allow for mezzanine.

C5.3. Storefronts shall have a minimum depth of 40 feet, and 60 feet at corners is preferred

Design Guidelines

C5.a. Large display windows (large panes or divided lites) are strongly encouraged.

C5.b. Clear or fretted glass should be used. Colored or reflective glass is not appropriate.

C5.c. A well designed and/or decorative material base is desired at display windows.

C5.d. Entries and window displays should have consistent materials and detailing.

C5.e. Entries should be located at corners or intersection whenever possible.

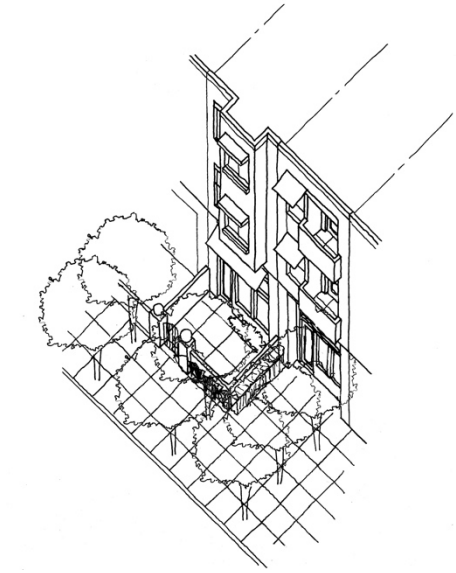
C5.f. Recesses are encouraged to identify entries and provide weather protection.

C5.h. Awnings, canopies, trellises and/or other shade devices over storefront windows and entries are strongly encouraged to provide signage, shade, and pedestrian cover.

C5.i. Individual awnings that articulate the building façade rhythm are desired in lieu of long continuous horizontal awnings.

C5.j. Live/work units when used as Live/Live should maintain a commercial storefront character.

C5.k. Live/work units when used as Live/Live may be landscaped up to 8 feet from building storefront. Landscaping may include low fencing (3-3.5 feet) and/or planters to create an outdoor patio.



C6. Gateway Corners

Design Guidelines

C6.a. Buildings located on the corner of two public streets, end of a major pedestrian or shared path, and/or end of an important vista should have a unique architectural element.

C6.b. A unique architectural element can be a change in height, a definition of a public plaza, and or a change in architectural style.

C7. Building Signage

Design Guidelines

C7.a. Site signage should feature individually formed lettering and should have an artistic design element as well as addressing way finding.

C7.b. Backlit box signs are not permitted, except when required by the Fire Department for addressing.

C7.c. Site signs should have design features consistent with the buildings in the development, and should be integrated into the site development and landscaping.

C7.d. Attractive signage directories are encouraged to help provide way finding within the development.

C8. Bike Parking

Development Standards:

C8.1. Weather protected and secure bike parking spaces shall be provided for a minimum of 0.8 space per dwelling unit. Bike parking can be grouped into one structure, parking garage or located in private garages.

C8.2 A minimum of 2 public bike racks shall be provided for every 50 residential units. Bike racks shall be clearly visible from main entry and located within 100 feet of the door. If the project has multiple entries, bicycle racks shall be proportionally dispersed.

C8.3 A minimum of 2 public bike racks shall be provided for every 5,000 sf or retail space. Bike racks shall be clearly visible and located within 50 feet of retail entries.

C8. Utility and Trash Enclosures

Design Guidelines

C9.a. Opaque screen trash and recycling enclosures or individual containers for each unit shall be provided.

C9.b. Enclosures should be located to minimize any conflict with individual units, common open space areas, or neighboring properties.

C9.c. Trash enclosures are required to be of durable materials such as concrete or concrete block and finished to integrate with the building design.

C9.d. Trash enclosures shall be sized and designed to accommodate the City's source separated recycling program.

C9.e. Buildings should be organized so the impact of servicing functions and utilities on streets and along pedestrian paths is minimal.

C9.f. Trash enclosures may encroach into side and rear setbacks.

C9.g. Utilities should be incorporated into the design of the building and integrated into landscaped areas to minimize noise and visual impact. Options may include insets into building facades or integration into low wall standards.

C10. Residential Storage

Development Guidelines:

C10.1. Residential Storage: Each unit should have at least 40 cubic feet of enclosed storage area. Storage space should be outside of unit but does not need to be adjacent to unit.

C11. Compatibility with Surrounding Development

Development Guidelines:

C11.1. While the densities restrictions and requirements on the sites are consistent with their surroundings, it is desired that the design provides features which are generally compatible with residential neighborhoods across the major arterial or street and surrounding non-residential buildings. Features which assist in creating compatibility may include:

- additional landscaping including large trees within the setbacks
- architectural treatments such as change in material at the upper floors, bays which extend a story lower to visually lower the facade, or building step backs of upper floors are all potential treatments which may be considered
- key corners of housing sites should maintain the "gateway" treatments within the design guidelines
- placing lower scale buildings and/or lower density building types adjacent or across the street from lower density development
- height to be compatible with adjacent neighborhood.

PART 4
PROCESS

A. PLANNED UNIT DEVELOPMENT (PUD)

Applications for development will be processed through the City's established Planned Unit Development review process. Criteria for review of these projects shall include consistency with both the development standards and design guidelines.

The City will conduct environmental analysis of each project in accordance with California State law (i.e., State Planning Laws, California Environmental Quality Act).

PART 5

APPENDIX A

Usable Open Space Code:

The following was taken from the City of Pleasanton Zoning Code and is located here for reference only. Should the code change, the updated code shall be followed.

18.84.170 Usable open space.

A. Each dwelling unit in the RM and C-C districts shall have group or private usable open space as prescribed in the zoning schedule codified in table 18.84.010 of this chapter, provided that in the RM district each dwelling unit shall have private usable open space of at least the minimum area specified by subsection C of this section. Group and private usable open space may be combined to meet the requirements. Each square foot of private usable open space shall be considered equivalent to two square feet of group usable open space and may be so substituted. All required usable open space shall be planted area, or shall have a dust-free surface, or shall be water surface, provided that not less than 10 percent of the required group usable open space at ground level shall be landscaped with trees and other plant materials suitable for ornamentation. No required usable open space shall be located in a parking area, driveway, service area, or required front yard, or shall have a slope greater than 10 percent.

B. Group usable open space shall have a minimum area of 300 square feet and a rectangle inscribed within it shall have no dimension less than 15 feet. Required usable open space may be located on the roof of an attached garage or carport, but not more than 20 percent of the required space shall be located on the roof of a building containing habitable rooms.

C. Private usable open space located at ground level shall have a minimum area of 150 square feet and a rectangle inscribed within it shall have no dimension less than 10 feet. The minimum area of aboveground-level space shall be 50 square feet and a rectangle inscribed within it shall have no dimension less than five feet. Private usable open space shall be adjacent to, and not more than four feet above or below the floor level of the dwelling unit served. Not more than 50 percent of ground-level space may be covered by an overhang, balcony, or patio roof. Aboveground-level space shall have at least one exterior side open above railing height.

D. Private, ground-level, usable open space on the street side of a structure shall be screened from the street.

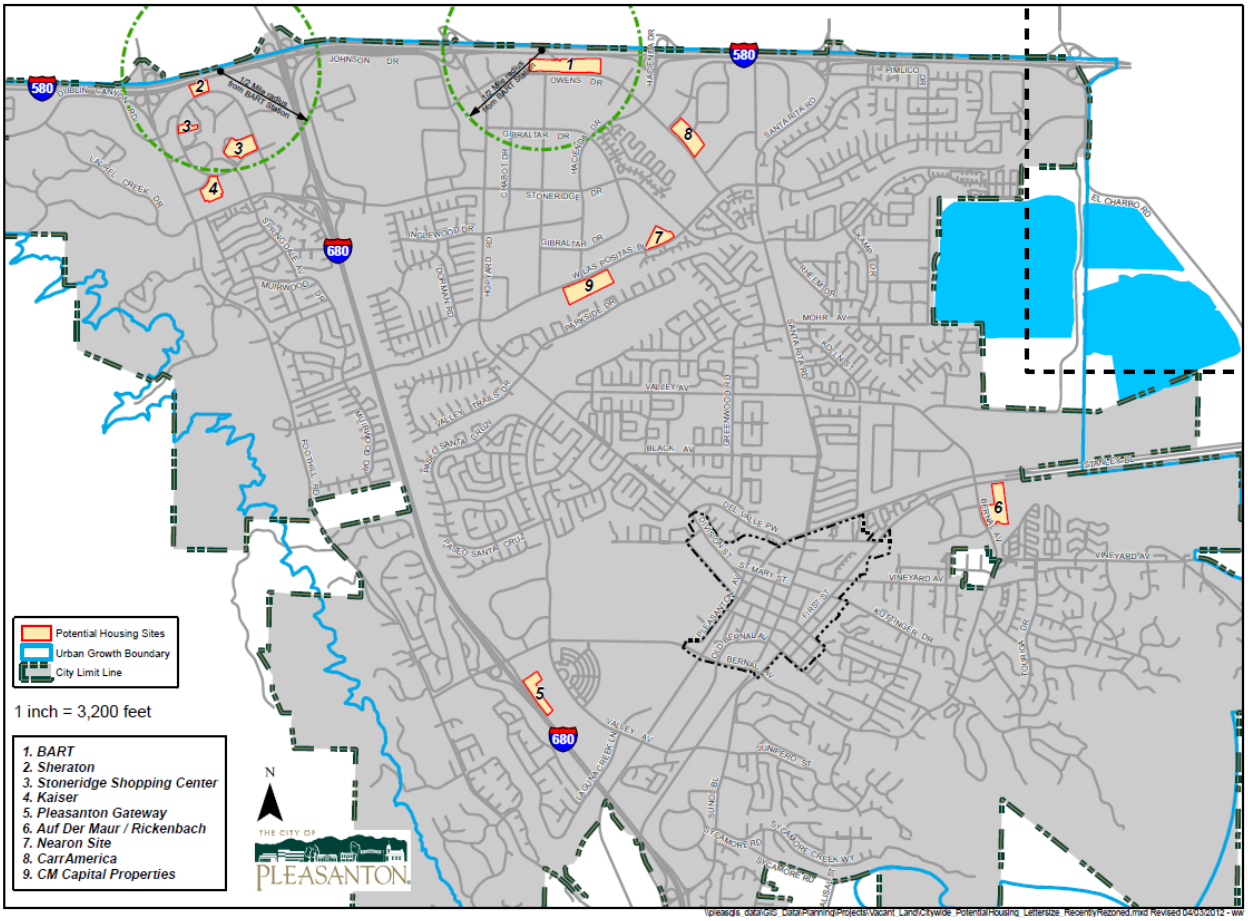
E. Usable open space shall be permanently maintained by the owner in orderly condition. (Prior code § 2-5.45)

APPENDIX B

The following section is a site by site summary of the Housing Sites Report and **Site Specific Design Standards and Guidelines.** EIR Mitigation measures are provided as a summary review of the EIR. It is the responsibility of the applicant to fully review all relevant EIR mitigations.

Housing Sites

Nine Rezoned Sites



EIR Mitigations For All Sites:

- 4.B-1a: Air quality construction plan
- 4.B-4: Reduce exposure to TAC's
- 4.C-1a: Pre-construction Breeding Bird Survey
- 4.D-3: Cease construction if paleontological resources are encountered
- 4.D-4: Cease construction if human remains are encountered
- 4.G-2: Phase I environmental site assessment (ASTM E1527-05)
- 4.J-1: BMP to reduce construction site noise
- 4.J-2: Vibration Study
- 4.J-5a-c, 4.J-6a,c: noise exposure
- 4.J-9: If added traffic noise exceeds 55dBa in Table 4.J-7, Off-site Noise Study
- 4.L-2: Water availability
- 4.N-7: Fair-share funds for future improvements
- (All PUD's) HAZ-4.G-5: FAA Part 77 compliance

Site #1

BART

Location: Dublin/Pleasanton BART

Site Size: 14.9 acres

General Plan Designation: Mixed Use/Business Park

Zoning: PUD-MU with minimum density of 30 units/acre for residential.

Estimated Potential Number of Housing Units per General Plan Designation and zoning: 249+

Acreage for High-Density Residential Development: 8.3 acres – the minimum of 249 units may be developed on fewer acres at a higher density.

Density range 30 to 35 units per acre (maximum 290 units)

Background Description:

- Surface parking area at Bay Area Rapid Transit (BART) station.
- Within ½ mile of freeway on ramps.
- Adjacent to a bike route.
- Within ½ mile of a park.
- Tall, large buildings in area.
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

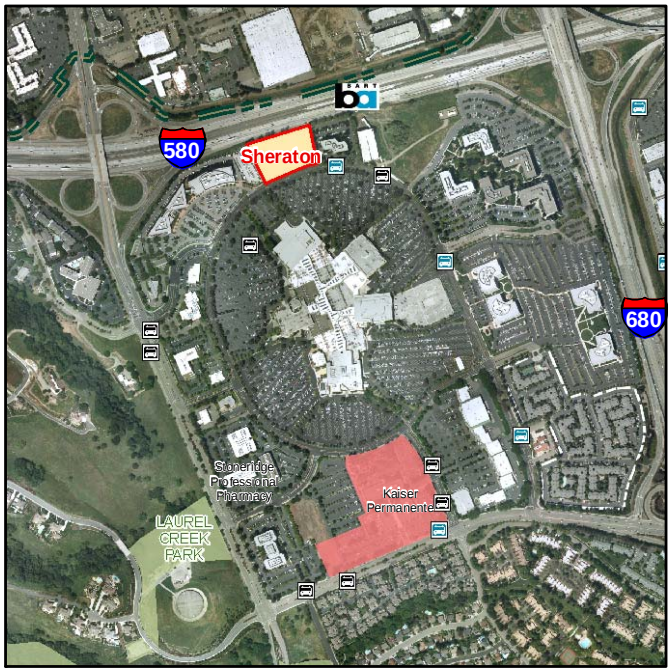
- Support for retail development on this site.
- Consider reducing parking requirements for units within ¼ mile of BART.
- Integration of Iron Horse Trail
- Need to accommodate bus and taxi service

Special Design Standards & Guidelines:

- City is currently drafting *Pleasanton TOD Standards and Guidelines: BART Property* specifically for this site which will address additional non-residential development opportunities.
- Replacement of existing parking
- Street improvements on Owens Drive

EIR Mitigations:

- See EIR Mitigations for All Sites



Site #2
Sheraton

Location: 5990 Stoneridge Mall Road

Site Size: 3.3 acres

General Plan Designation: Mixed Use

Zoning: PUD-MU with residential at a minimum of 30 units/acre

Estimated Potential Number of Housing Units per General Plan Designation and zoning: 99+

Acreage for High-Density Residential Development: 3.3 acres

Density range 30 to 35 units per acre (maximum 115 units)

Background Description:

- Hotel building near BART station.
- Within ½ mile of freeway on-ramps.
- Tall, large buildings in area.

Key Considerations for Site Development:

- Consider reducing parking requirements for units within ¼ mile of BART.

Special Design Standards & Guidelines:

- No internal street circulation expected.

EIR Mitigations:

- See EIR Mitigations for All Sites

Site #3

Stoneridge Shopping Center

Location: Stoneridge Mall Road Surrounds Site

Site Size: 10.9 acres

General Plan Designation: Mixed Use

Zoning: PUD-MU with minimum of 40 units per acre.

Estimated Potential Number of Housing Units per General Plan Designation and zoning: 400

Acreage for High-Density Residential Development: 10.0 acres

Density Range: 40 units per acre (minimum and maximum); maximum 400 units

Background Description:

- Surface parking area of existing regional shopping center; project would require relocation of existing parking to a parking structure.
- Near BART station.
- Within ½ mile of freeway on-ramps.
- Tall, large buildings in area.
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

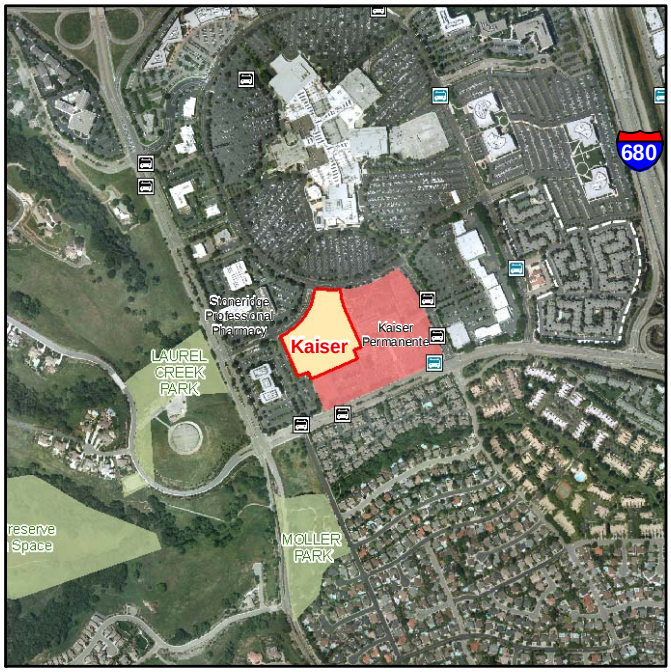
- Consider reducing parking requirements for units within ¼ mile of BART.
- Parking structures anticipated as part of any development proposal. No net loss of parking anticipated.
- Potential shared parking opportunities with Stoneridge Shopping Center

Special Design Standards & Guidelines:

- Sidewalk shall be built along public streets in accordance with this document.
- Internal circulation shall be developed with the anticipation to connect to future developments on the Stoneridge Mall site.
- Potential for parking district building type

EIR Mitigations:

- See EIR Mitigations for All Sites



Site #4

Kaiser

Location: Southeast of Laurel Creek Way

Site Size: 6.1 acres

General Plan Designation: Mixed Use

Zoning: PUD-MU with minimum of 30 units/acre

Estimated Potential Number of Housing Units per General Plan Designation and zoning: 183+

Acreage for High-Density Residential Development: 6.1 acres

Density Range: 30 to 35 units per acre; maximum 213 units

Background Description:

- Vacant site adjacent to an existing medical office complex.
- Within ½ mile of freeway on ramps and BART station.
- Tall, large buildings in area.
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

- None

Special Design Standards & Guidelines:

- Possibility of a new street to connect Laurel Creek Way to Stoneridge Dr.
- New sidewalks shall be built to meet standards in this document with planting strip between curb and sidewalk.

EIR Mitigations:

- See EIR Mitigations for All Sites

Site #5

Pleasanton Gateway

Location: East of I-580, South of Bernal Avenue, and West of Valley Avenue

Site Size: 39.6 acres

General Plan Designation: HDR **Zoning:** PUD- HDR with a minimum density of 30 units/acre.

Estimated Potential Number of Housing Units per General Plan and zoning: 210+

Acreage for High-Density Residential Development: 7.0 acres

Density range: 30 to 35 units; maximum 245 units

Background Description:

- Vacant site adjacent to a new Safeway/neighborhood commercial center
- Adjacent to/near I-680/Bernal Avenue on/off ramps.
- Adjacent to a community park/open space.
- Across from residential development.
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

- Consider a feathering of densities in areas close to single-family development.
- Consider architectural style of the existing residential neighborhood when reviewing the design of any development plan.

Special Design Standards & Guidelines:

- New streets should connect to existing intersections along Valley Avenue (including all traffic circle intersections and Whispering Oak Way)
- New street connection should be made to Safeway shopping center.
- A public park is strongly encouraged.

Specific EIR Mitigations:

- 4.A-1: Incorporate view corridors
- 4.D-2: Archeological Mitigation Program prior to grading
- Other mitigation measures applying to all sites.

Site #6

Auf Der Maur/Rickenbach

Location: 3150 Bernal Avenue

Site Size: 16.0 acres

General Plan Designation: HDR – High Density Residential

Zoning: PUD-HDR with minimum density of 30+ du/ac—11.5 ac max.

Estimated Potential Number of Housing Units per General Plan and zoning: 345+

Acreage for High-Density Residential Development: 11.5 acres

Density range: 30 units minimum and maximum; maximum 345 units.

Background Description:

- Vacant site.
- Within ½ mile of parks.
- Within ½ mile of an elementary school.
- Adjacent to a bike route.
- Close to BMX Park
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

- Consider visual and distance buffers from PG&E substation located between the site and the BMX park.

Special Design Standards & Guidelines:

- Internal streets should connect at existing intersections.
- A strong pedestrian/bike connection should be made through the site to path along riparian corridor.
- Sidewalks shall be built along public streets in accordance with this document.

Specific EIR Mitigations:

- 4.B-5: Work with City to reduce odor complaints from solid waste transfer station
- 4.C-1b: Pre-Construction Bat Survey
- 4.C-2: No new grading within 20 feet of edge of riparian vegetation or top of bank
- 4.D-2: Archeological Mitigation Program prior to grading
- HAZ-4.G-5: ALUPP compliance (Livermore Municipal Airport)
- 4.J-3: Train-related noise exposure
- Other mitigation measures applying to all sites.

Site #7

Nearon Site

Location: 5729 West Las Positas Boulevard

Site Size: 5.6 acres

General Plan Designation: Mixed Use/Business Park

Zoning: PUD-HDR with residential development at 30+ units per acre

Estimated Potential Number of Housing Units per General Plan and zoning: 168

Acreage for High-Density Residential Development: 5.6 acres

Density Range: 30 units (minimum and maximum); maximum of 168 units

Background Description:

- Mostly vacant site.
- Within ½ mile of parks.
- Within ½ mile of a middle school.
- Adjacent to a bike route and near Iron Horse Trail.
- Near bus route
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

- Step back height near Verona development.

Special Design Standards & Guidelines:

- A second sidewalk inside of treeline on West Las Positas Boulevard should be explored
- Buildings above 35' in height should stepped back 10 feet from building façade.
- Developer should work with Zone 7 to explore potential public access to Tassajara Creek from access points from the Nearon site.
- Hacienda Design Guidelines and Development Plan apply.

Specific EIR Mitigations:

- 4.C-1b: Pre-Construction Bat Survey
- 4.C-2: No new grading within 20 feet of edge of riparian vegetation or top of bank
- 4.J-7: Acoustical Assessment (Livermore Municipal Airport)

Site #8

California Center

Location: Southeast of Rosewood Drive and Owens Drive Intersection

Site Size: 60.0 acres

General Plan Designation: Mixed Use/Business Park.

Zoning: PUD-HDR with High Density Residential 35+ du/ac—8.4 ac max

Estimated Potential Number of Housing Units per General Plan and zoning: 294+

Acreage for High-Density Residential Development: 8.4 acres

Density Range: 35 to 40 units/acre; maximum 336 units

Background Description:

- Undeveloped portion of large office campus area.
- Within ½ of a freeway on ramp.
- Within ¼ mile of parks.
- Within ½ mile of an elementary school.
- Adjacent to a bike route and near Iron Horse Trail
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

- There is a pending office/hotel proposal for another area of this site.
- Potential shared parking opportunity with office portion of the property
- Explore the potential for a new pedestrian crossing at Tassajara Creek and Owens Drive.
- Up to 10,000 s.f. of retail commercial uses are also allowed on this site.
- Replace parking eliminated by residential development.

Special Design Standards & Guidelines:

- Buildings should front Owens Drive and be set back a minimum 15' from back of sidewalk, or 20 ft from back of curb.
- Project should create a pedestrian connection from the retail to both the non-residential and residential development on site.
- Hacienda Design Guidelines and Development Plan apply.

Specific EIR Mitigations:

- 4.C-1b: Pre-Construction Bat Survey
- 4.C-2: No new grading within 20 feet of edge of riparian vegetation or top of bank

Site #9

CM Capital Properties

Location: South of Hacienda Drive and West Las Positas Boulevard Intersection
Site Size: 12.6 acres
General Plan Designation: Mixed Use/Business Park
Zoning: PUD-MU with minimum residential density of 30+ du/ac—12.6 ac max.
Estimated Potential Number of Housing Units per General Plan Designation and zoning: 378+
Density Range: 30 units/acre (minimum and maximum); maximum 378 units.

Background Description:

- Two parcels with existing vacant/semi-vacant office buildings.
- Within ½ mile of a grocery store.
- Across from a middle school.
- Adjacent to a bike route.
- Site is more than 5 acres in size allowing for design flexibility.

Key Considerations for Site Development:

- Consider a feathering of densities, with the lowest densities by the Arroyo Mocho and adjacent 1 story commercial developments.

Special Design Standards & Guidelines:

- No structure (not including light fixtures) shall be located within 50 feet of the western property line; stories above the second story on the west elevation shall be stepped back.
- Provide landscape screening and fencing between future residential development and adjacent commercial developments.
- Hacienda Design Guidelines and Development Plan apply

Specific **EIR Mitigations:**

- 4.C-1b: Pre-Construction Bat Survey
- 4.C-2: No new grading within 20 feet of edge of riparian vegetation or top of bank