

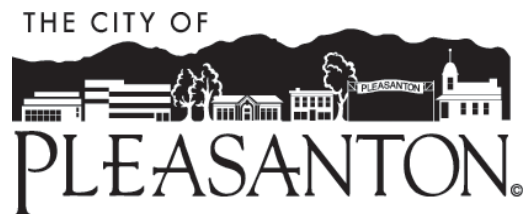
# **CITY OF PLEASANTON**

## **Objective Design Standards for Housing Sites**

Adopted January 26, 2023

Revised: May 2, 2023 and December 3, 2024

**COMMUNITY DEVELOPMENT DEPARTMENT**



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**TABLE OF CONTENTS**

COMMUNITY DEVELOPMENT DEPARTMENT ..... 1

TABLE OF CONTENTS ..... 3

TABLE OF FIGURES ..... 4

**PART 1 ..... 5**

**Introduction..... 5**

A. PURPOSE ..... 5

B. VISION STATEMENT ..... 6

C. Housing Sites Locations ..... 7

D. Other Guidelines and Regulations Applying to Development..... 8

E. Project Review and Approval Procedures ..... 9

**PART 2 ..... 11**

**DEVELOPMENT STANDARDS..... 11**

**PART 3 ..... 20**

**DESIGN STANDARDS ..... 20**

A. SITE DESIGN AND PLANNING..... 20

A1. SITE CIRCULATION..... 20

A2. BUILDING ORIENTATION..... 23

A3. Streets..... 26

A4. Standards for Public and Private Internal Streets..... 28

A5. Alleys ..... 30

A6. Paseos (Pedestrian Connections)..... 31

A7. Vehicular and Bike Parking – Location and Treatments..... 33

A8. Open Space ..... 36

A9. Landscape..... 38

A10. Site Lighting ..... 39

A11. Utility and Service Area Location and Design ..... 40

B. ARCHITECTURAL FEATURES..... 43

B1. Building Massing ..... 43

B2. Building Entries ..... 45

B3. Window Design ..... 47

B4. Roofs and Parapets ..... 48

B5. Materials and Character..... 49

B6. Mixed-Use and Live/Work Active Frontages ..... 51

**Objective Design Standards for Housing Sites**

B7. Form, Proportion, and Scale ..... 53

B8. Building Signage ..... 54

B9. Compatibility with Surrounding Development..... 55

**APPENDIX A..... 1**

MULTIFAMILY BUILDING TYPES ..... 1

RESIDENTIAL BUILDING MATRIX..... 2

**APPENDIX B ..... 12**

**GLOSSARY ..... 12**

**APPENDIX C ..... 13**

**PERMITTED NON-RESIDENTIAL USES FOR DESIGNATED MIXED USE SITES\*\* .. 13**

**TABLE OF FIGURES**

Fig. 1: 6<sup>th</sup> Cycle Housing Element Sites ..... 7

Fig. 2: 5th Cycle “Carryover” Sites Map ..... 8

Fig. 3: Site Development Standards for Sites from 0.5 to three acres..... 24

Fig. 4: Site Development Standards for Sites Ranging from 3 to 7 acres..... 25

Fig. 5: Site Development Standards for Sites Greater than 7 Acres ..... 25

Fig. 6: Public Street Frontage Standards ..... 26

Fig. 7: Development Internal Street Design Standards ..... 28

Fig. 8: Development Internal Street with On-Street Bicycle Facility Standards ..... 28

Fig. 9: Alley Design Standards ..... 30

Fig. 10: Required Paseo (Pedestrian Connection) Width ..... 31

Fig. 11: Surface Parking Lot Design Standard at Adjacent Property..... 33

Fig. 12: Surface Parking Lot Shading ..... 34

Fig. 13: Building Massing Standards ..... 43

Fig. 14: Window Design Types..... 47

Fig. 15: Materials Articulate Base, Middle, and Top; Material Transition Limited to Inside Corners ..... 49

Fig. 16: Mixed-Use and Live/Work Active Frontage Components ..... 51

## **PART 1**

### **Introduction**

#### **A. PURPOSE**

These Development Standards and Guidelines are to be used to evaluate residential development on housing sites rezoned as part of the update to the Housing Element (“housing sites”); see Section C, Housing Sites Locations. The intent is to establish objective standards and guidelines for residential properties zoned for multifamily development, to ensure this new development is 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.

Both quantitative standards and qualitative guidelines have been incorporated, as has a framing vision statement:

- **Standards.** As designated by this document, Development Standards have been developed as clear, objective criteria designed to be uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official pursuant to California Government Code, §65589.5, subdivision (f). The Standards provided in this document shall form the objective basis of determining whether development applications conform or shall be denied.
- **Guidelines.** In addition to the binding Standards, this document also contains Guidelines, designated by heading and lettered suffix. Guidelines are provided to convey informational guidance to applicants and convey the subjective design intent and desires of the Pleasanton community for new development, but are not legally enforceable, nor shall they be permitted under current California law to be grounds for rejecting development applications.
- **Vision Statement.** Similar to the Guidelines, the Vision Statement included in this introductory chapter provides a framing statement of the City’s purpose and intent of the guidelines and standards in a qualitative manner; conformance to the Vision Statement and is not intended to be used as the basis for approval or denial of a development application.

Notwithstanding the above, the City shall process and review all projects in accordance with the requirements of State law as they may apply to any housing development project as defined under State law, including but not limited to number of meetings or hearings, processing timeframes and basis for approval or denial of a project.

### **B. VISION STATEMENT**

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

#### Vision Statement:

The livability of these housing development sites is paramount. We desire to build quality neighborhoods with amenities for future residents and the existing community to enjoy. These future developments address housing needs for households of all types, incomes, ages and abilities, and also provide a supply of workforce housing in the City to accommodate mandated Regional Housing Need Allocations by the State of California. Simply put, these development projects must be desirable places to live.

The developments shall be situated in an attractively designed landscaped environment with ample open space, trail connections, pedestrian amenities, and shared amenities for residents such as play areas, pool areas, fitness facilities or community rooms. 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 and other community spaces, greens, trees, and other landscaping shall 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 shall be designed such that they contribute to a system of fully connected and interesting routes between neighborhood focal points and are appropriately scaled and defined by buildings, trees, and lighting. They shall promote open and convenient access for pedestrians and bicyclists to encourage residents to use non-vehicular modes to accomplish daily errands and travel to work, and school and to recreate.

The incorporation of retail and service uses in addition to the required minimum density residential development is encouraged on certain sites when zoned to allow such activities. 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.

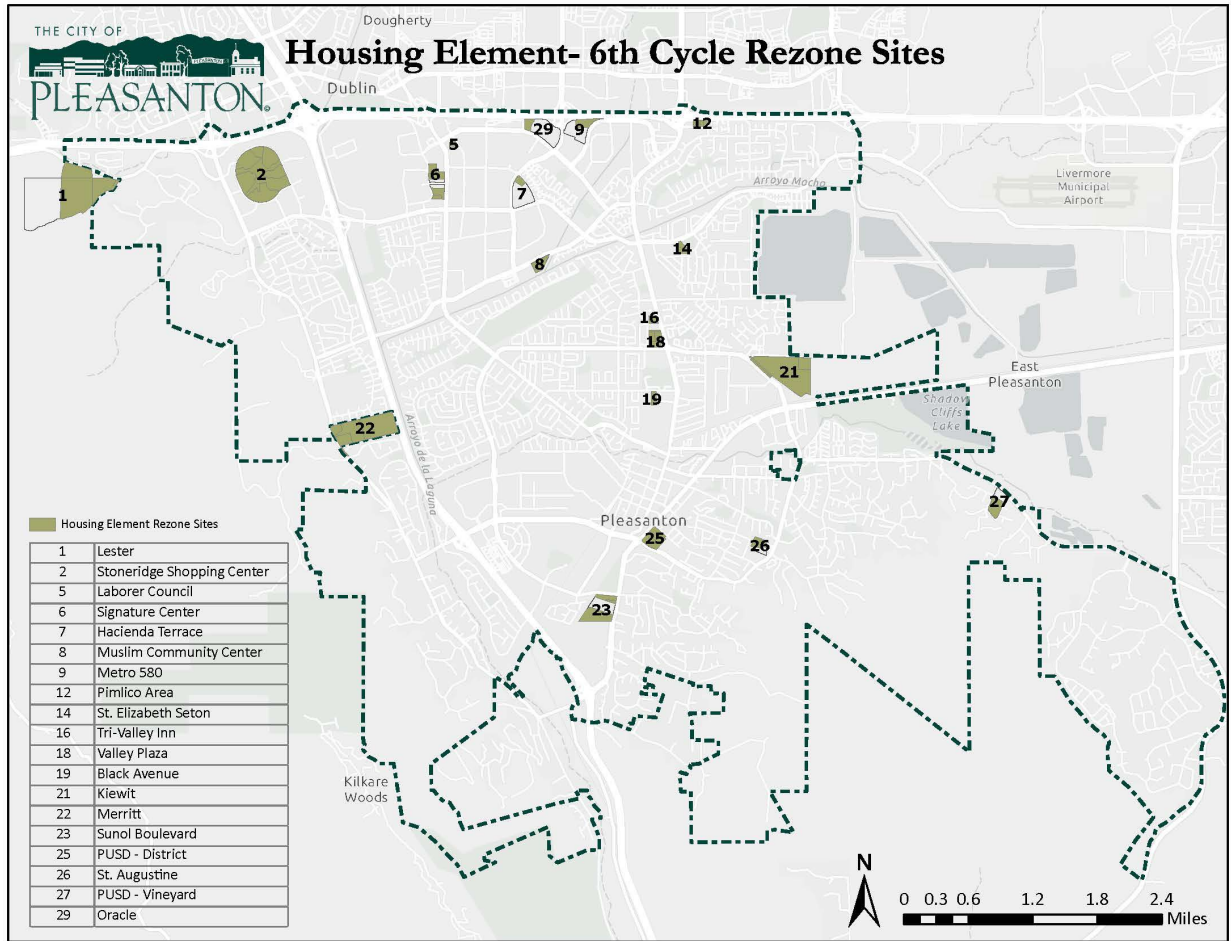
Design features shall complement the adjacent neighborhoods and properties and draw on its surroundings to ensure compatibility. Special emphasis should be placed on setbacks, building height, massing, and scale, landscape treatments, architectural design, and color palettes to ensure compatibility.

The developments shall minimize the impacts of noise and traffic. Creative placement of buildings, landscaping and open space shall be used to limit the noise impact from the adjacent thoroughfares. Traffic circulation shall be developed to minimize the number of driveways and conflict points between vehicles and pedestrians and bicycles. 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.

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 sites to which these standards and guidelines apply are very different in their configuration, size, surrounding geography, neighborhood context, available community amenities and present unique opportunities and constraints for residential development.

**C. Housing Sites Locations**



**Fig. 1: 6<sup>th</sup> Cycle Housing Element Sites**

(Note, map provided for reference only; please refer to the 6<sup>th</sup> Cycle Housing Element for more detailed information on housing sites and development areas.)

## Objective Design Standards for Housing Sites

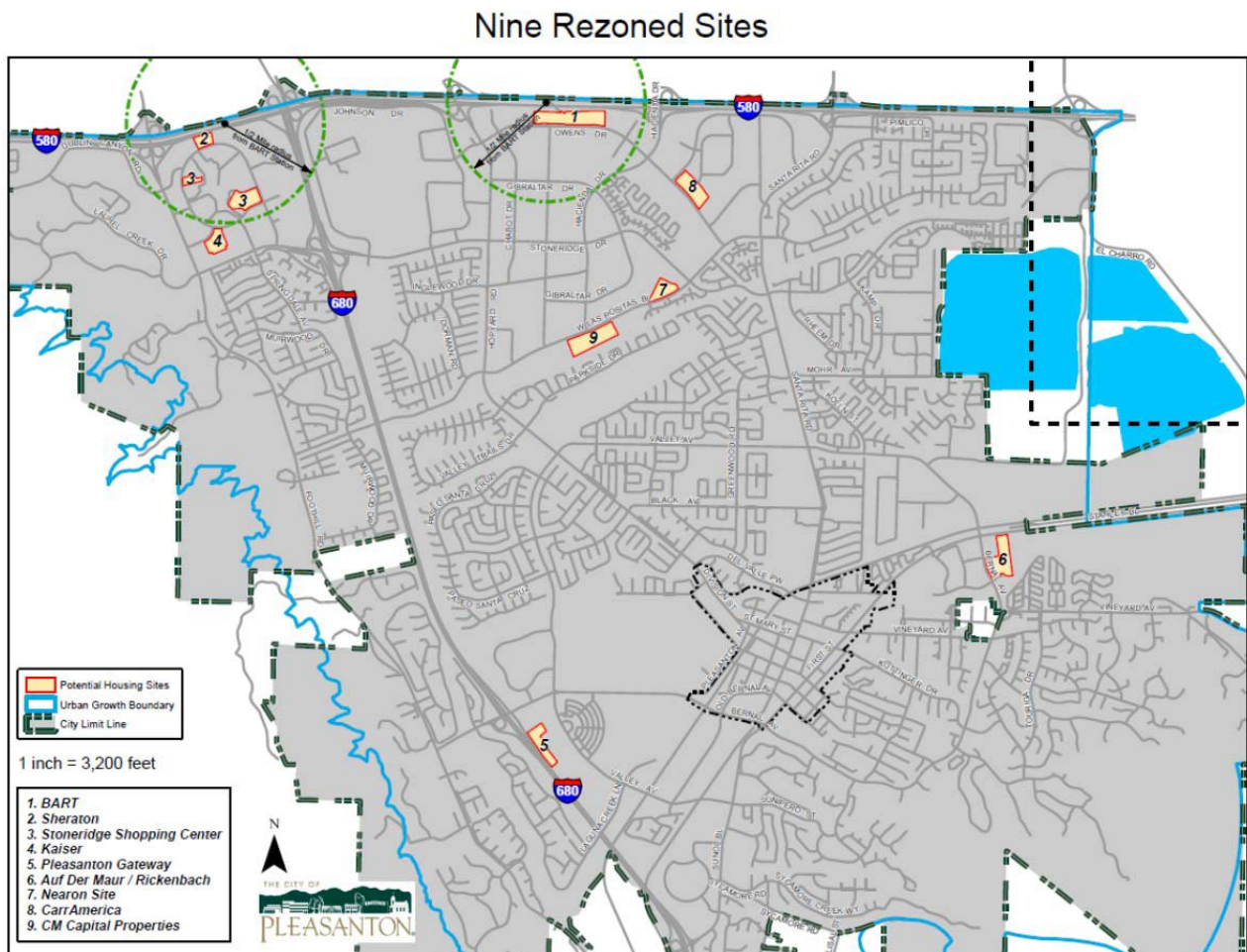


Fig. 2: 5th Cycle “Carryover” Sites Map

### D. Other Guidelines and Regulations Applying to Development

The housing sites are subject to other regulations and guidelines in addition to the Objective Design Standards contained in this document. Other applicable regulations include, but are not limited to:

- i. Pleasanton Municipal Code
- ii. Pleasanton General Plan
- iii. Hacienda Design Guidelines and Development Plan (sites within the Hacienda Business Park)
- iv. California State legislation including AB 2923

As a rule, where a topic is addressed and a standard is established in these standards and guidelines, it will take precedence over a requirement or guideline established in the Pleasanton Municipal Code or other City-adopted document regulating development, but is not intended to preempt State-level standards. For example, where State law may dictate a lower parking ratio than established in this document, the ratio allowed by State law would prevail. Or, where a site is currently zoned Commercial or Industrial, the standards set forth in this document, and not those of the PMC would apply, if a housing versus commercial project is proposed. In addition, Standards established in the Pleasanton General Plan continue to apply.



## **Objective Design Standards for Housing Sites**

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### **E. Project Review and Approval Procedures**

All development applications for the identified housing sites will be reviewed by the City through the following procedures, known as a Housing Site Compliance Review. This Compliance review shall provide for the City's review of a proposed housing project located on each of the sites identified in Figure 1 for compliance to applicable objective design standards and related environmental mitigation measure. Note that 5<sup>th</sup> Cycle Carryover sites, shown in Figure 2 may be eligible for similar review, but to do so, amendment of their existing PUD Ordinances to specify the revised procedure would be required.

#### **1. Procedures for Review**

The reviewing body shall be based on project size as follows:

- Projects including up to 50 residential units (exclusive of any ADUs or Junior ADUs) shall be reviewed by the Zoning Administrator, who shall consider and render a decision regarding whether the project complies with applicable objective design standards and related environmental mitigation measures.
- Projects including 51 or more residential units (exclusive of any ADUs or Junior ADUs) shall be reviewed by the Planning Commission, which shall consider and render a decision regarding whether the project complies with applicable objective design standards and related environmental mitigation measures.

In the case of projects subject to Zoning Administrator review, if, within seven days of mailing the below-referenced notice, the zoning administrator receives a request for hearing, the zoning administrator shall schedule an administrative hearing within the time frame established by law for decisions made on project. The zoning administrator's decision shall be made either administratively if no hearing is requested, or after the administrative hearing.

The Zoning Administrator or Planning Commission, as specified, shall approve the project if it complies with: a) the requirements of the objective design standards and any other applicable objective standard established with adopted City plans and documents; and b) mitigation measures of any applicable environmental document(s).

If the project does not comply, conditions may be imposed to achieve compliance, or the project may be denied.

#### **2. Application Submittal Requirements**

The City shall separately develop a list of data and other materials required to be submitted as part of an application for Housing Site Compliance Review. Until such time that list is developed, any application shall, at a minimum include, the information and data enumerated in PMC Chapter 18.68.110.D.1 through D.10., as well as information sufficient to clearly illustrate any proposed project phasing.

#### **3. Public Notification Required**

Surrounding property owners within 1,000 feet of the project site shall be mailed notice of the proposed Zoning Administrator action, or of the Planning Commission meeting, as applicable. On-site project notification shall also be required, in conformance with the City's adopted policy.

#### **4. Notice of Zoning Administrator or Planning Commission Action**

Within five days of the date of the zoning administrator or planning commission's decision approving, conditionally approving, or denying a project, the secretary shall transmit written notice of the decision: a) in the case of the zoning administrator's decision, to the planning commission, city council and the applicant or b) in the case of the planning commission's decision, to the city council and the applicant. Unless a timely appeal is filed as provided in Section 18.68.190 of the Pleasanton Municipal Code, or

## **Objective Design Standards for Housing Sites**

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unless the planning commission elects to review the decision of the zoning administrator, or city council elects to review the decision of the commission, the decision shall be effective on the later of the following:

- a. The day following the first meeting of the planning commission or city council after the body has received notice of the decision; or
- b. The day after the expiration of the appeal period.

### **5. Reviews and Appeals**

- a. Any review or appeal shall follow the procedures outlined in Section 18.144.020 of the PMC.
- b. Any person and/or any member of the city council may appeal or review, as applicable, any decision of the planning commission to the city council.
- c. Any person may appeal an action of the zoning administrator to the planning commission. Any appeal to the planning commission may be further appealed or brought for review to the city council. Any member of the planning commission and/or city council may seek review of an action of the zoning administrator to the planning commission or the city council, respectively. Appeals or review to the planning commission or council governed by this title shall be de novo appeals or reviews.

### **6. Modification to Approved Project**

The Director of Community Development shall determine if any change(s) requested by an applicant to an approved project and/or conditions thereto is minor or major.

**A. Minor.** If, after review of the project and conditions, the director determines that the requested change is a minor revision or change, the director, after consulting with the city attorney and city engineer, shall review the requested change for compliance with applicable objective design standards and related environmental mitigation measures. If in compliance, the director shall approve the minor requested change. If not in compliance, conditions may be imposed to achieve compliance, or the minor requested change may be denied.

**B. Major.** If, after review of the project and conditions, the director determines that the requested change is a major or a substantial revision or change, the requested change shall be presented: i) to the Zoning Administrator if made to a project with 50 or fewer units exclusive of ADUs/JADUs; or ii) to the planning commission if made to a project with 51 or more units exclusive of ADUs/JADUs. The reviewing body shall review the change for compliance with applicable objective design standards and related environmental mitigation measures. If the requested change is in compliance, the zoning administrator or planning commission, as applicable, shall approve the requested change. If the requested change does not comply, conditions may be imposed to achieve compliance, or the requested change may be denied.

### **7. Lapse of Approval**

Compliance review shall lapse and shall be void two years following the effective date of approval, or if a subdivision is approved in conjunction with the project, two years following the subdivision approval, whichever is later, unless prior to expiration a building permit is issued and construction is commenced and diligently pursued to completion, or the applicant has filed a request for an approval extension pursuant to the provisions of Section 18.12.030 of the PMC.

The above procedures and the strict application of the Objective Design Standards shall not apply to projects or sites for which legislative action, such as annexation, is required, with such projects subject to the City's standard PUD process/procedures.

## **PART 2 DEVELOPMENT STANDARDS**

The following regulations establish quantitative standards in order to realize the desired building, open space, and street character contained in the Design Standards.

In addition to the Design Standards described below; all multifamily residential development shall satisfy other **standards** in this document relating to:

- The provision of pedestrian and bicycle connections (both private and public)
- Group Usable Open Space (Development Standards)
- 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 identified for a range of density expressed in units per acre (see Table 2.1 Housing Sites, for details). These densities are in addition to the on-site retail or service uses that the City may approve as part of a mixed-use project, if such additional development was anticipated in the 2012 Housing Element and Climate Action Plan General Plan Amendment and Rezonings Supplemental EIR, or the 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update Program EIR, or as approved through any subsequent tiered environmental review.

*Note:* The City interprets the minimum residential density to be an average minimum density to be met over the entirety of the project site (i.e., different portions of the site may have densities that are either higher or lower, but the minimum density is met cumulatively across the entire site).

**Permitted and Conditionally Permitted Uses:** In addition to residential uses at the densities assigned in Table 2.1, mixed-use development (commercial uses in conjunction with residential uses) is allowed as follows on sites where such additional development was anticipated in the 2012 Housing Element and Climate Action Plan General Plan Amendment and Rezonings Supplemental EIR, or the 2023-2031 (6<sup>th</sup> Cycle) Housing Element Update Program EIR, or as approved through any subsequent tiered environmental review.

- Appendix C lists permitted and conditionally permitted uses for designated 5<sup>th</sup> Cycle (Carryover Sites)
- 6<sup>th</sup> Cycle Housing Element Sites 18 (Valley Plaza) and Site 2 (Stoneridge Shopping Center), permitted and conditionally permitted uses shall be allowed as specified by their underlying zoning, within mixed use projects on these sites. Vertical mixed use (mixed uses within the same building) or horizontal mixed use (mixed uses within different buildings on the same site) is allowed.

## **Objective Design Standards for Housing Sites**

### **Site Development Standards for Projects:**

#### **A. Sites with Density Ranges up to seven Dwelling Units Per Acre**

1. Site development standards for detached single-family residential development shall be as provided in PMC Chapter 18.84, as the specified density range corresponds to the nearest applicable Zoning District, as follows:

<b>Housing Element Density Range</b>	<b>Corresponding PMC Zoning District for Application of Minimum Site Development Standards</b>
2 dwelling units/acre or less	R-1-20,000
More than 2 and up to 5 dwelling units/acre	R-1-8,500
More than 5 and up to 7 dwelling units/acre	R-1-6,500

2. Attached and semi-attached housing shall be excluded from compliance with R-1-6,500 required setbacks and Basic Floor Area through compliance with the following standards:
  - a. **Minimum Lot Width:** 45 feet / 30 feet for alley-loaded garages
  - b. **Minimum Lot Depth:** 60 feet
  - c. **Front Yard Minimum:** 10 feet
  - d. **Side Yard Minimum:** Attached and semi-attached housing shall be allowed a zero-foot side setback with mutual fence, party wall, and maintenance easements, as applicable. A 10-foot setback is required if there is no such easement.
    - i. Exception: Side Yard setback may be reduced to four feet at attached and semi-attached housing if the building setback on immediately abutting property is four feet or greater
  - e. **Rear Yard Minimum:** 15 feet
    - i. Exception: Rear Yard setback shall be four feet at alley-accessed garage (per alley requirements, Section A5.) (Note –Accessory structures allowed per City Zoning ordinance are allowed to encroach upon rear yard such that they maintain a setback of five feet from the property line)

#### **B. Projects with Density Ranges greater than seven and up to 14 Dwelling Units per Acre**

##### **1. All Development Sites**

- a. **Minimum Lot Area:** 2,925 square feet, except 1,950 square feet for lots with alley-accessed garages
- b. **Minimum Lot Width:** 45 feet, except 30 feet for alley-accessed lots
- c. **Minimum Lot Depth:** 65 feet
- d. **Front Yard Minimum:** 10 feet
- e. **Side Yard Minimums:** One side four feet / A total of ten feet for both sides. Four-foot setbacks shall not share a property line. Attached and semi-

## **Objective Design Standards for Housing Sites**

attached housing shall be allowed a zero-foot side setback with mutual fence, party wall, and maintenance easements, as applicable. A 10-foot setback is required if there is no such easement.

- i. Exception: this side yard setback may be reduced at attached and semi-attached housing to four feet if the building setback on immediately abutting property is four feet or greater
- f. **Rear Yard Minimum:** 15 feet
  - i. Exception: Rear Yard setback shall be four feet at alley-accessed garage (per alley requirements, Section A5.) (Note –Accessory structures allowed per City Zoning ordinance are allowed to encroach upon rear yard such that they maintain a setback of five feet from the property line)
- g. **Maximum FAR:** 0.75; lots with alley-accessed garages shall receive 0.15 additional FAR in addition to the 0.75 base FAR
- h. **Maximum Height:** 30 feet max. and two stories maximum as measured per Pleasanton Municipal Code
- i. **Parking Minimums:** Parking minimums to be regulated per PMC Chapter 18.88
- j. **Open Space:** Multifamily uses shall provide a total of 240 square feet per unit of Open Space.
  - a. No Group Usable Open Space shall be required
  - b. Required Open Space may be provided as Group Useable Open Space or Private Open Space
  - c. Private Open Spaces shall be directly connected and accessible from each dwelling unit.

### **C. Projects with Density Ranges greater than 14 and up to 29 Dwelling Units per Acre**

#### **1. All Development Sites**

- a. **Minimum Lot Area:** 1,800 square feet
- b. **Minimum Lot Width:** 30 feet (detached homes); 24 feet (attached homes)
- c. **Minimum Lot Depth** 60 feet
- d. **Front Yard Minimum:** 10 feet
- e. **Side Yard Minimums:** One Side four feet /A total of ten feet for both sides. Four-foot setbacks shall not share a property line. Attached and semi-attached housing shall be allowed a zero-foot side setback with mutual fence, party wall, and maintenance easements, as applicable. A 10-foot setback is required if there is no such easement.
  - i. Exception: this side yard setback may be reduced at attached and semi-attached housing to four feet if the building setback on immediately

## **Objective Design Standards for Housing Sites**

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abutting property is four feet or greater.

- f. Rear Yard Minimum:** Four feet, per alley requirement
- g. Maximum FAR:** Not Applicable
- h. Maximum Height:** 36 feet maximum as measured per Pleasanton Municipal Code, except as per individual site development standards, or per AB 2923.
- i. Parking Minimums:** Parking minimums to be regulated per PMC Chapter 18.88
- j. Residential/Bike Storage:** Each unit shall be provided a minimum of 130 cubic feet of enclosed, secured storage space. Storage space shall be located outside of the associated unit. Storage space shall be allowed within the garage serving the unit, but storage is not required to be adjacent to the associated unit. Required bicycle storage shall be allowed to be located within the required residential storage.

### **2. Development Sites less than three acres**

- a. Open Space:** Multifamily uses shall provide a total of 240 square feet per unit of Open Space cumulative of Group Usable Open Space and Private Open Space
  - i. Group Usable Open Space:** A minimum of 200 square feet per unit of Group Useable Open Space is required for all multifamily occupancies in compliance with required dimensions and quantities per Standard A8.2.
  - ii. Private Open Spaces:** Private Open Spaces are associated with individual units and are not required. Where provided, such space in the form of individual unit terraces, stoops, porches or balconies shall be directly connected and accessible from each dwelling unit and shall be allowed to be deducted from the required Group Useable Open Space to a maximum deduction of 20%.

### **3. Development Sites three acres or larger**

- a. Open Space:** Multifamily uses shall provide a total of 300 square feet per unit of Open Space cumulative of Group Usable Open Space and Private Open Space
  - i. Group Usable Open Space:** A minimum of 250 square feet per unit of Group Useable Open Space is required for all multifamily occupancies in compliance with required dimensions and quantities per Standard A8.2.
  - ii. Private Open Spaces:** Private Open Spaces are associated with individual units and are not required. Where provided, such space in the form of individual unit terraces, stoops, porches or balconies shall be directly connected and accessible from each dwelling unit and shall be allowed to be deducted from the required Group Useable Open Space to

## **Objective Design Standards for Housing Sites**

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a maximum deduction of 20%.

### **D. Projects with Density Ranges of 30 Dwelling Units per Acre or Greater**

Where designated sites are subject to multiple ownership, each proposed development shall meet the following standards.

#### **1. All Designated Sites**

- a. **Front Yard Minimum:** See Frontage Street Sections
- b. **Side Yard Minimums:** One Side eight feet /A total of 20 feet for both sides
- c. **Rear Yard Minimum:** 20 feet (Note - Trash enclosures, carports, bike storage and other accessory structures allowed per City Zoning ordinance are allowed to encroach upon rear yard such that they maintain a setback of 5 feet from the property line)
- d. **Maximum FAR:** Not Applicable
- e. **Maximum Height:** 55 feet (or 4 stories) for development ranging from 30-40 dwelling units per acre, as measured per Pleasanton Municipal Code, except as per individual site development standards or per AB 2923  
65 feet (or 5 stories), for development exceeding 40 dwelling units per acre as measured per Pleasanton Municipal Code, except as per individual site development standards or per AB 2923
- f. **Parking Minimums:** Parking minimums to be regulated per PMC Chapter 18.88
- g. **Residential/Bike Storage:** Each unit shall be provided a minimum of 168 cubic feet of enclosed, secured storage space. Storage space shall be located outside of the associated unit. Storage space shall be allowed within the garage, but storage is not required to be adjacent to the associated unit. Required bicycle storage shall be allowed to be located within the required residential storage.

#### **2. Development Sites less than three acres**

- a. **Open Space:** Multifamily uses shall provide a total of 240 square feet per unit of Open Space cumulative of Group Usable Open Space and Private Open Space.
  - i. **Group Usable Open Space:** A minimum of 200 square feet per unit of Group Usable Open Space is required for all multifamily occupancies in compliance with required dimensions and quantities per Standard A8.2.
  - ii. **Private Open Spaces:** Private Open Spaces are associated with individual units and are not required. Where provided, such space in the form of individual unit terraces, stoops, porches or balconies shall be directly connected and accessible from each dwelling unit and shall be

## **Objective Design Standards for Housing Sites**

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allowed to be deducted from the required Group Useable Open Space to a maximum deduction of 20%.

### **3. Development Sites three acres or larger**

- A. **Open Space:** Multifamily uses shall provide a total of 300 square feet per unit of Open Space cumulative of Group Usable Open Space and Private Open Space
- i. **Group Usable Open Space:** A minimum of 250 square feet per unit of Group Useable Open Space is required for all multifamily occupancies in compliance with required dimensions and quantities per Standard A8.2.
  - ii. **Private Open Spaces:** Private Open Spaces are associated with individual units and are not required. Where provided, such space in the form of individual unit terraces, stoops, porches or balconies shall be directly connected and accessible from each dwelling unit and shall be allowed to be deducted from the required Group Useable Open Space to a maximum deduction of 20%.

### **E. Projects located on the Stoneridge Mall Housing Site**

Projects located within the boundaries of the Stoneridge Mall Housing Site shall meet the following development standards. These specific standards shall supersede preceding Objective Design Standards with respect to Open Space requirements:

#### **1. Open Space:**

- a. **Publicly-Accessible Open Space\*:** Development at the Stoneridge Mall Site shall provide, in addition to the Group Useable Open Space as required in Section 3.B., above, a minimum of 120 square feet per unit of Publicly-Accessible Open Space. Such space shall be accessible to the general public. The required amount of Publicly-Accessible Open Spaces shall not be allowed to substitute for required Group Useable Open Space.
- b. **Private Open Spaces:** Individual Private Open Space is not required. Where provided, such space in the form of individual unit terraces or balconies shall be directly connected and accessible from each dwelling unit. Private Open Space shall not be allowed to be deducted from the required Group Useable Open Space amount.

\*Publicly-Accessible Open Spaces are defined as Open Spaces located adjacent to mixed-use development and publicly accessible streets and/or drives that allow for general public use from 7:00am-10:00pm.



**Objective Design Standards for Housing Sites**

**TABLE 2.1 – 6<sup>th</sup> Cycle Housing Sites**

<b>Map ID</b>	<b>Site</b>	<b>Address</b>	<b>Buildable Site Area</b>	<b>General Plan Land Use Designation/Zoning<sup>1</sup></b>	<b>Residential Density Range (Min.-Max.)</b>
<b>Site 1</b>	Lester	10807 and 11033 Dublin Canyon Road	12.9 acres	HESO/--(unincorporated)	2-2 du/ac
<b>Site 2</b>	Stoneridge Shopping Center (Mall)	1008, 1300, 1400, 1500, 1600, and 1700 Stoneridge Mall Road	18 acres	HESO/ CR(m)	50-65 du/acre
<b>Site 5</b>	Laborer Council	4780 Chabot Drive	1.39 acres	HESO/PUD-I/C-O	30-40 du/acre
<b>Site 6</b>	Signature Center	4900-5000 Hopyard Road	11 acres	HESO/PUD-I/C-O	30-40 du/acre
<b>Site 7</b>	Hacienda Terrace	4309 Hacienda Drive	2 acres	HESO/PUD-I/C-O	30-40 du/acre
<b>Site 8</b>	Muslim Community Center	5724 W Las Positas Boulevard	4.86 acres	HESO/PUD-I/C-O	15-25 du/acre
<b>Site 9</b>	Metro 580	4515-4575 Rosewood Drive	5.0 acres	HESO/PUD-I/C-O	50-75 du/acre
<b>Site 12</b>	Pimlico Area (North Side)	4003, 4005, and 4011 Pimlico Drive	3.06 acres	HESO/PUD-C/C-F	30-40 du/acre
<b>Site 14</b>	St. Elizabeth Seton	4001 Stoneridge Drive	2.94 acres	HESO/A	12-18 du/acre
<b>Site 16</b>	Tri-Valley Inn	2025 Santa Rita Road	2.30 acres	HESO/C-F	15-25 du/acre
<b>Site 18</b>	Valley Plaza	1803-1811 Santa Rita Road and 4301-4307 Valley Avenue	5.5 acres	HESO/PUD-C	15-25 du/acre
<b>Site 19</b>	Black Avenue	4400 Black Avenue	2.62 acres	HESO/P	15-25 du/acre

**Objective Design Standards for Housing Sites**

<b>Map ID</b>	<b>Site</b>	<b>Address</b>	<b>Buildable Site Area</b>	<b>General Plan Land Use Designation/Zoning<sup>1</sup></b>	<b>Residential Density Range (Min.-Max.)</b>
<b>Site 21a</b>	Kiewit (High Density)	3300 Busch Road	5.0 acres	HESO/I-G-40	30-30 du/acre
<b>Site 21b</b>	Kiewit (Medium Density)	3300 Busch Road	46.62 acres	HESO/I-G-40	8-13 du/acre
<b>Site 22</b>	Merritt	4131 and 4141 Foothill Road	46.30 acres	LDR/--(unincorporated)	2-2 du/acre
<b>Site 23</b>	Sunol Boulevard	5505-5675 Sunol Boulevard	15.29 acres	HESO/I-P	30-40 du/acre
<b>Site 25</b>	PUSD-District	4750 First Street	10.68 acres	HESO/P	8-13 du/acre
<b>Site 26</b>	St. Augustine	3949 Bernal Avenue	4.20 acres	HESO/A	2-7 du/acre
<b>Site 27</b>	PUSD–Vineyard	Vineyard Ave between Thiessen Street and Manoir Lane	7 acres	HESO/PUD-Elementary School	3-4 du/acre
<b>Site 29</b>	Oracle	5805 Owens	3 acres	HESO/PUD-I/C-O	50-75 du/acre
1. Zoning as of December 2022; sites will be re-zoned to allow residential development consistent with Housing Element, following Housing Element adoption					

**Objective Design Standards for Housing Sites**

**TABLE 2.2: 5<sup>th</sup> Cycle Housing “Carryover Sites”**

<b>Map ID</b>	<b>Site</b>	<b>Address</b>	<b>Buildable Site Area</b>	<b>General Plan Land Use Designation/Zoning</b>	<b>Residential Density Range (Min.-Max.)</b>	<b>Housing Development Status (as of 12/2022)</b>
<b>Site 1</b>	BART	5859 and 5835 Owens Drive	8.3 Acres	Mixed Use Business Park/PUD-MU	Up to 75 du/acre	Not Developed
<b>Site 2</b>	Sheraton	5990 Stoneridge Mall Road	3.3 Acres	Mixed Use/ PUD-MU	30-35 du/acre	Not Developed
<b>Site 3</b>	Stoneridge Shopping Center*	1008-2481 Stoneridge Mall Road	10.0 acres	Mixed Use/PUD-MU	40 du/acre	Not Developed
<b>Site 4</b>	Kaiser	5620 Stoneridge Mall Road	6.1 acres	Mixed Use/PUD-MU	30-35 du/acre	Not Developed
<b>Site 5</b>	Pleasanton Gateway	1600 Valley Avenue	7.0 acres	High Density Residential / PUD-HDR	30-35 du/ac	Developed (The Mason Apartments)
<b>Site 6</b>	Auf der Maur/Rickenbach	3150 Bernal Avenue	11.5 acres	High Density Residential / PUD-HDR	30-35 du/ac	Developed (Vintage Apartments)
<b>Site 7</b>	Nearon Site	5725 West Las Positas Blvd	5.6 acres	Mixed Use Business Park/PUD-MU	30 du/ac	Developed (Anton Hacienda)
<b>Site 8</b>	CarrAmerica (aka. Rosewood Commons)	4452 Rosewood Drive	8.4 acres	Mixed Use Business Park/PUD-MU	35-40 du/ac	Entitled, Not Developed
<b>Site 9</b>	CM Capital Properties	5758 and 5850 West Las Positas Blvd	12.6 Acres	Mixed Use Mixed Use Business Park/PUD-MU	15.9 du/ac (5850 West Las Positas) 12.5 du/ac (5758 West Las Positas)	Partially Developed (Andares)
* See Figure 2 – Includes approximately 8 acre and 2 acre portions of APN 941 12019403, per City of Pleasanton Ordinance 2028						

## **PART 3 DESIGN STANDARDS**

### **A. SITE DESIGN AND PLANNING**

The intent of these standards is to provide a quality entry experience for visitors and residents. Sites shall provide a distinct hierarchy of circulation including Public Streets, Internal "Streets" or drives, Pedestrian walks/paseos, Bicycle paths and alleys / parking areas (see definitions in Glossary of this document). These should be arranged so that visitors and residents use the primary circulation of public streets, internal streets and drives and pedestrian walks / paseos and bike paths for their primary circulation and addressing of the units and building orientation.

#### **A1. SITE CIRCULATION**

Site circulation should facilitate pedestrian and bicycle use and will link housing, workplaces, schools, transit, parks and other facilities essential to the daily life of Pleasanton residents.

##### **Design Standards**

##### *All Housing Site Development*

- A1.1** Internal Streets shall be designed similar to Public Streets and shall provide sidewalks, street trees, and pedestrian-scale lighting. A minimum of one Internal Street shall be provided to subdivide all sites three acres and larger; alleys shall not be allowed to substitute for Internal Streets shown in Site Circulation and Building Orientation Diagrams.
- A1.2** Alleys and parking areas should not be used for primary circulation to the building entries and through the site. If individual unit entries are provided, a maximum of 25 percent of individual unit entries in each building shall be allowed to front Alleys and Parking Areas in each project. Alleys or Parking Areas directly accessed by individual unit entries shall comply with Standard A1.3.
- A1.3** Pedestrian circulation shall not be routed directly through parking areas, parking drive aisles, or alleys and shall comply with the Standards in Section A7 though use of a fence or low wall and landscaping. Pedestrian circulation shall be required to be separated from the following areas by a minimum four-foot-wide planting strip:
- Surface parking areas
  - Surface parking drive aisles
  - Alleys, service courts, or other loading areas
- A1.4** Pedestrian circulation shall be accommodated on sidewalks built to a minimum width of five feet and shall include decorative paving at crossings, landscaping/trees, and lighting. Pedestrian circulation shall comply with the dimensional standards set forth in these Objective Design Standards:
- Pedestrian circulation abutting Public Streets shall comply with the standards in Section A3.
  - Pedestrian circulation abutting Internal Streets shall comply with the standards in Section A4.
  - Pedestrian circulation abutting buildings shall comply with the standards in Section A6.
  - Pedestrian circulation abutting parking lots shall comply with the standards in Section A7.
- A1.5** Developments adjacent to the city public trail system shall provide private resident access to the

## **Objective Design Standards for Housing Sites**

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public trail system.

- A1.6** Where street connections to adjacent neighborhoods are infeasible due to demonstrated topographic constraints, existing infrastructure, or jurisdictional restrictions, pedestrian or bicycle connections shall be provided.

### ***Multifamily Development (Including attached and semi-attached housing types, henceforth referred to as “Multifamily Development”)***

- A1.7** At least 75 percent of Internal Streets and Paseos shall provide connection to adjacent streets and neighboring development and be publicly accessible, unless demonstrated to be infeasible by the applicant due to demonstrated topographic constraints, existing infrastructure, or other jurisdictional restrictions.

### ***Single Family Tract Development (Detached single family housing)***

Single Family Home and Multiple Single Family Development shall comply with the following site design standards:

- A1.8** Subdivision of property for Single Family Home or Multiple Single Family Home development on designated Housing Element Inventory sites shall comply with the following standards:
- a. The sideline of all lots shall be at right angles to the street which the lot faces, or approximately radial to the center of curvature, if such street is curved. Side lines of lots shall be approximately radial to the center of curvature of a cul-de-sac on which the lot faces.
  - b. Corner lots for residential use shall be platted wider than interior lots in order to permit conformance with the required street side yard requirements of Title 18 of the Pleasanton Municipal Code.
  - c. No lot shall be divided by a city boundary line.
  - d. No remnants of property shall remain which do not conform to lot requirements or are not required for a private, public utility or other public purpose.
- A1.9** Internal Streets located within proposed residential subdivisions shall comply with the following standards, except residential subdivisions less than three acres shall be allowed to substitute Alleys (Section A5) and Paseos (Section A6) for Internal Streets.
- a. Streets shall be extended to the boundary lines of the land to be subdivided, unless demonstrated to be infeasible by topography or other physical conditions.
  - b. A maximum of 15 percent or one, whichever is greater, of the total number of Internal Streets shall be allowed to exceed 150 feet from intersection centerline without a connection to either an Internal Street or Public (perimeter) Street at both ends of the segment.
  - c. At least 25 percent of Internal Streets and Paseos shall provide connection to adjacent streets and neighboring development and be publicly accessible, unless demonstrated to be infeasible by the applicant due to demonstrated topographic constraints, existing infrastructure, or other jurisdictional restrictions.
  - d. There shall be a minimum of one internal street connection, which shall include sidewalks or other pedestrian facility, between each discrete “neighborhood” or development subarea of the subdivision.
- A1.10** Private Driveways proposed for Single Family Home or Multiple Single Family Home development on designated Housing Element Inventory sites shall comply with the following standards:
- a. One drive shall be allowed for each 70 feet of lot frontage on a public street at interior parcels

## **Objective Design Standards for Housing Sites**

- b. Corner parcels shall be allowed to locate a maximum of one drive for every 70 feet of frontage on each public street, except if the applicant commissions a traffic study by a licensed engineer concluding that additional drives do not create an unsafe condition for pedestrians and drivers.
- c. No private drive shall exceed the total maximum width allowed in R-1 districts by the Off Street Parking requirements of the Pleasanton Municipal Code
- d. Private drives shall be allowed to be shared between adjacent properties with a dedicated Access Easement
- e. A proposed drive exceeding 150 feet in length shall provide a minimum of 20 feet of clear width; dedicate a Public Access Easement; and comply with the turnaround provisions required by the California Fire Code.
- f. Private driveways connecting garages to Internal, Public, or Frontage streets shall be a minimum of 22 feet in length as measured from the back of sidewalk to the exterior face of the garage door. Garages fronting alleys or private parking lots in compliance with Sections A5 and A7 where sidewalks are not provided shall be exempt from this standard.

## **Design Guidelines**

### *All Housing Site Development*

- A1.a Development should be configured so Public Streets, Internal Streets and pedestrian Paseos are used to assign addresses for the units.
- A1.b Development should anticipate connections to adjacent parcels to provide future connectivity.
- A1.c Development located where trails are shown by the Trails Master Plan or other relevant City documents but are not yet built should provide bicycle and pedestrian connections to bridge trail gaps to the maximum extent possible.
- A1.d Development located adjacent to the city public trail system should be oriented to provide unit entrances from the trail.
- A1.e While connections to external streets and adjacent development are required, these connections should be located and designed to minimize external cut-through traffic.

## **A2. BUILDING ORIENTATION**

The intent of building orientation standards is to locate active building frontages with entries, active storefronts, and living spaces along streets, pedestrian paseos, and common open spaces, to provide activity, safety and security through informal surveillance (“eyes on the street”) in these areas.

### **Design Standards**

#### *Multifamily Development*

- A2.1** For sites ranging from one half acre to three acres with site perimeter dimensions less than 400 feet (see Figure 3):
- a. A minimum of 75 percent of the site frontage along Public Streets, Paseos, and Open Spaces shall be lined with building frontage.
  - b. Mid-block access shall be provided by means of Paseos, driveway, Internal Street or Alley, such that each building frontage shall cumulatively equal or exceed 75 percent of the remaining site frontage.
- A2.2** For sites ranging from three to seven acres or sites less than three acres with any perimeter dimension exceeding 400 feet (see Figure 4):
- a. Mid-block access shall be provided for each site dimension along Public Streets, Paseos, and Open Spaces, by means of Paseos, driveway, Internal Street or Alley, such that each continuous site dimension is does not exceed 400 feet.
  - b. A minimum of 75 percent of the site dimension along Public Streets, Paseos, and Open Spaces shall be lined with building frontage.
  - c. If only one building is located along a site dimension, its building frontage shall equal or exceed 75 percent of that site dimension. If multiple buildings are located along a site dimension, building frontages shall cumulatively equal or exceed 75 percent of that continuous site dimension.
- A2.3** For sites larger than seven acres (see Figure 5):
- a. Mid-block access by means of Paseos, driveways, Internal Streets or Alleys, common open spaces, and centralized publicly accessible open spaces shall be provided for each site dimension along Public Streets, Paseos, and Open Spaces such that each continuous site dimension does not exceed 400 feet.
  - b. A minimum of 75 percent of the site dimension along Public Streets, Paseos, and Open Spaces shall be lined with any combination of building frontage and designated Open Space.
- A2.4** A minimum of 75 percent of the total combined number of building and unit entrances shall face onto Public Streets, Internal Streets, Paseos, or Open Spaces.
- A2.5** 75 percent of the length of each building frontage located on Public Streets, Internal Streets, Paseos, and Open Spaces shall incorporate at least one of the following:
- a. Residential Uses with a minimum depth of 12 feet.
  - b. Where permitted by zoning, mixed-uses with ground floor commercial development with a minimum depth of 50 feet.
  - c. Where permitted by zoning, Live/work Uses with a minimum depth of 25 feet.
- A2.6** Building corners shall be activated with residential, live/work, or mixed-use commercial uses; garages, parking entries, and utility rooms shall be prohibited on building ends facing Public Streets and active open spaces.

## Objective Design Standards for Housing Sites

A2.7 Site plans shall comply with the dimensional standards illustrated in the following Site Circulation and Building Orientation diagrams. Building footprints shown in the diagrams are for reference and illustrate a range of potential configurations.

### Design Guidelines

#### Multifamily Development

A.2.a. Buildings should face Public Streets, Internal Streets, and Paseos to provide clearly identifiable addresses for units.

### Site Circulation and Building Orientation Diagrams

The following provide dimensional standards for a variety of possible site sizes. The principles from the diagrams can be applied to any variety or mixture of building types.

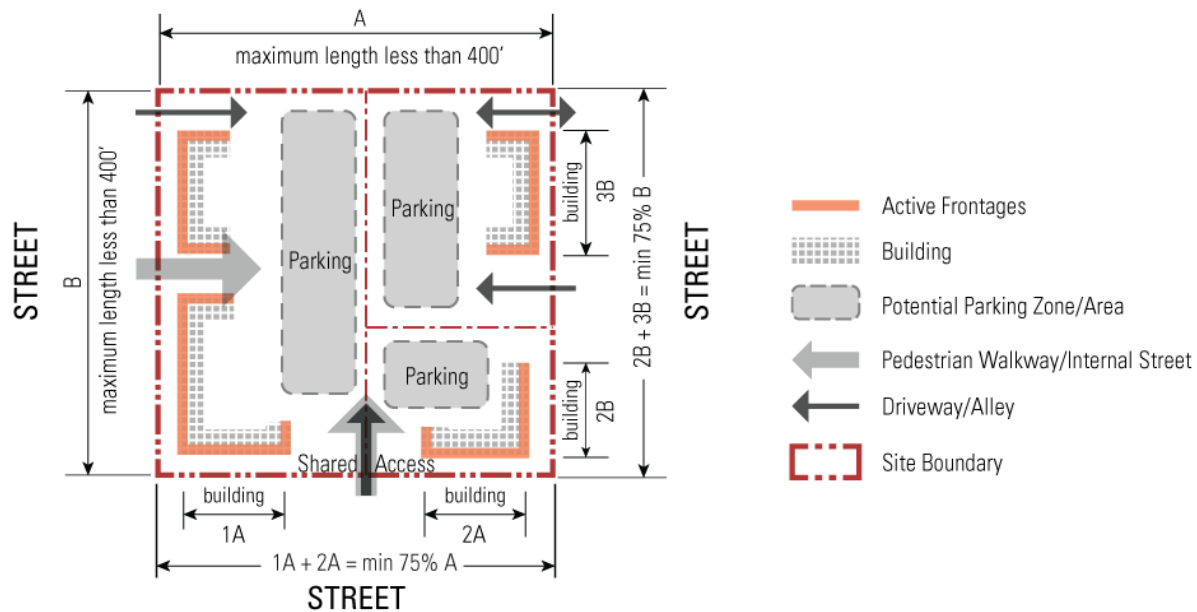


Fig. 3: Site Development Standards for Sites from 0.5 to three acres



## Objective Design Standards for Housing Sites

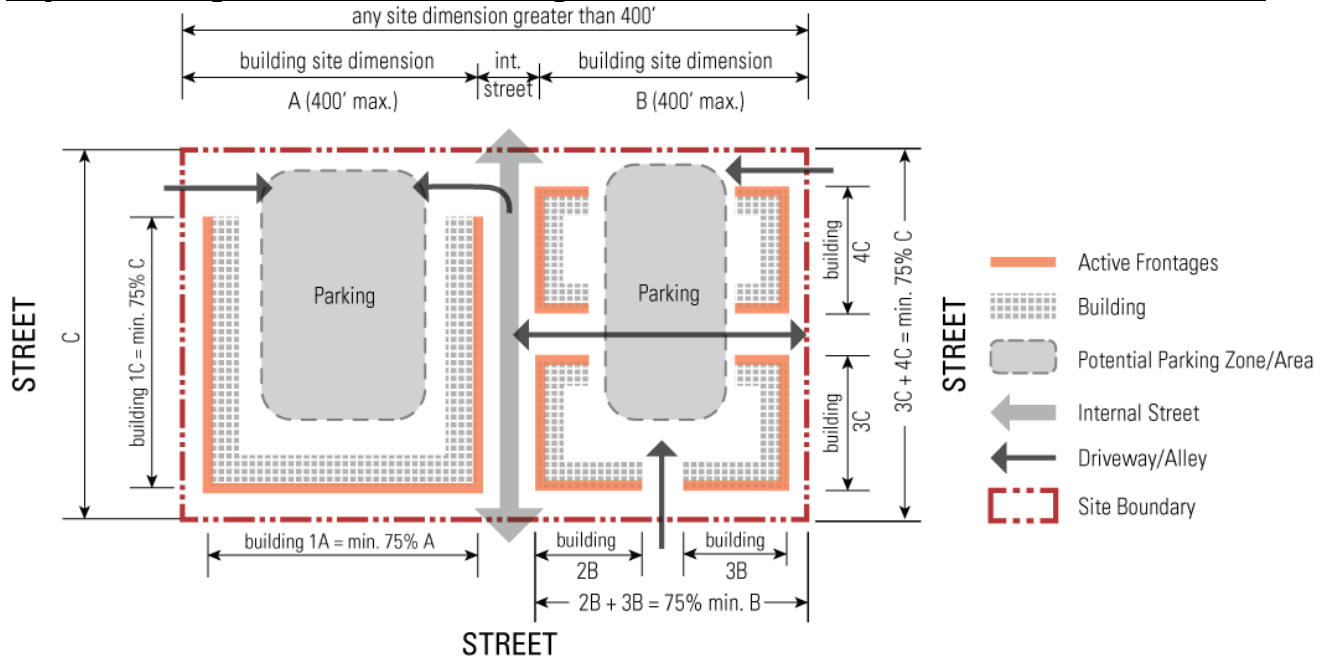


Fig. 4: Site Development Standards for Sites Ranging from 3 to 7 acres



Fig. 5: Site Development Standards for Sites Greater than 7 Acres

## Objective Design Standards for Housing Sites

### A3. Streets

The design of the public and private frontages of each project will vary depending on location and character of the street. The following are objective minimum standards for all projects, but applicants should strive to relate to adjacent conditions as appropriate.

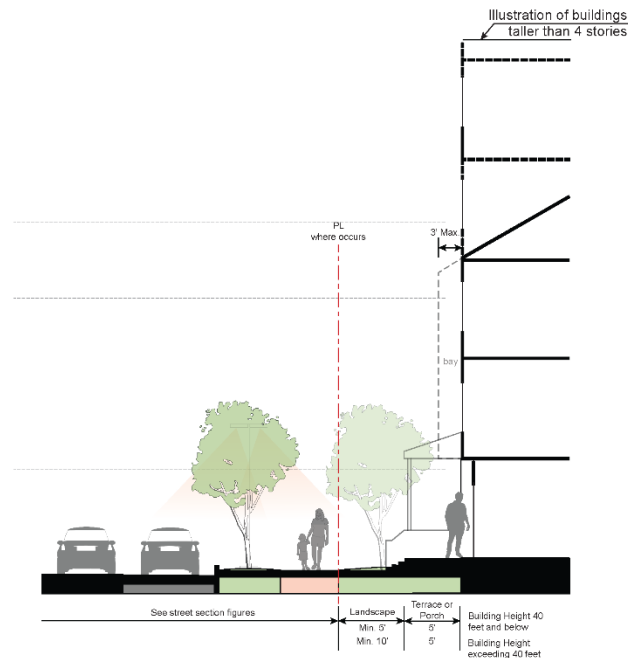


Fig. 6: Public Street Frontage Standards

#### Development Standards:

##### All Housing Site Development

###### A3.1

- Perimeter frontages on public streets shall have a minimum six-foot-wide tree planting strip and a six foot wide sidewalk on each side of the street, except as established in the accompanying figures. Where a meandering sidewalk is proposed, the planting strip shall be allowed to meet an average six-foot width.
- Internal streets shall have a minimum six-foot wide planter strip and six-foot wide sidewalk, except as allowed by Figure 7. Internal streets shall provide a 10-foot setback from property lines for development up to 40 feet in height and a 15-foot setback for development over 40 feet in height, as measured by the Pleasanton Municipal Code. All setbacks shall be subject to Fire Department review and approval. Refer to Section A4 of this document for additional standards for Internal Streets.
- Arterial and Collector Street frontages within the development and at the perimeter shall provide a 10-foot setback from property line for development up to 40 feet in height and a 15-foot setback for development over 40 feet in height. All setbacks shall be subject to Fire Department review and approval.

**A3.2** Low landscape walls or fences, not to exceed three feet in height, shall be allowed to encroach within Street setbacks to a maximum of two feet from back of sidewalk. Residential porches and terraces shall be allowed to encroach up to five feet into any setback.

**A3.3** Streets shall be designed to include planned improvements in the *City of Pleasanton Bicycle & Pedestrian Master Plan*.

## **Objective Design Standards for Housing Sites**

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- A3.4** Street trees shall be planted at an average spacing of 25 feet with no individual spacing exceeding 40 feet.
- A3.5** A minimum of two internal street segments shall provide direct connection to development landmarks or site amenities such as designated open spaces, parks, or community buildings.
- A3.6** Parallel parking shall be required at a minimum of 50 percent of each Internal Street length. This may be accommodated by providing parallel parking on one or both sides of the street. For locations that have parallel parking adjacent to landscape strips, a pedestrian pathway from the curb through the landscape strip is required at every second parking space.
- A3.7** Street lighting to be City Standard. Fixtures shall be mounted on 16-foot to 18-foot-tall poles with LED Lights at between 75 feet and 90 feet on center to meet photometric standard continuous 0.1 FCS on sidewalks. The location of street lighting poles and equipment shall be coordinated so as to avoid conflicts with trees and utilities.
- A3.8** A Public Service Easement not to exceed six feet in width, or 10 feet in width when dedicated as part of a subdivision, shall be required at back of curb at all frontages at perimeter and Internal streets containing underground utilities.

### *Multifamily Development*

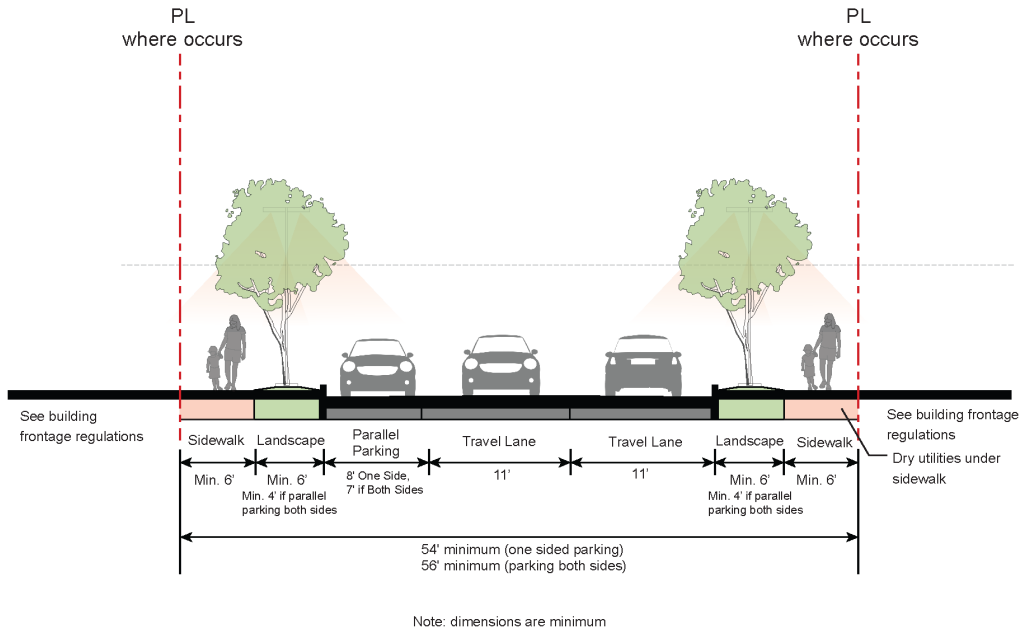
- A3.9** Front setbacks on Street frontages shall comply with the following:
- a. Ground-floor residential front setbacks shall be ten feet minimum from the back of sidewalk. Development taller than three stories shall provide 15 feet to allow for a row of trees between the back of sidewalk and building.
  - b. Buildings with retail or commercial at the ground floor shall be set back at least ten feet from back of sidewalk.
- A3.10** Pedestrian-scaled lighting shall be provided on all public streets in compliance with Section A10.

## **Design Guidelines**

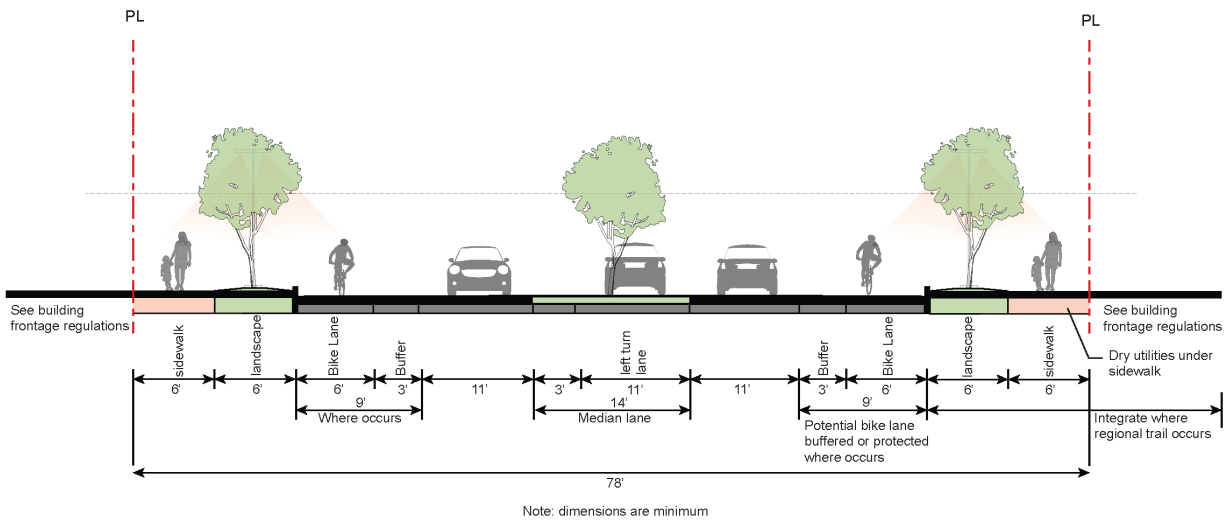
### *Multifamily Development*

- A.3.a. Public utilities should be located in Streets instead of Alleys to the maximum extent feasible.

**Objective Design Standards for Housing Sites**  
**A4. Standards for Public and Private Internal Streets**



*Fig. 7: Development Internal Street Design Standards*



*Fig. 8: Development Internal Street with On-Street Bicycle Facility Standards*

## **Objective Design Standards for Housing Sites**

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### **Development Standards:**

#### *All Housing Site Development*

- A4.1** A minimum of two internal street segments shall provide direct connection to development landmarks or site amenities such as designated open spaces, parks, or community buildings.
- A4.2** Residential porches and terraces shall be allowed to encroach up to four feet into the setback.
- A4.3** Parallel parking shall be required at a minimum of 50 percent of each Internal Street length. This may be accommodated by providing parallel parking on one or both sides of the street. For locations that have parallel parking adjacent to landscape strips, a pedestrian pathway from the curb through the landscape strip is required at every second parking space.
- A4.4** Diagonal parking shall be prohibited.
- A4.5** Street trees shall be planted at an average spacing of 25 feet with no individual spacing to exceed 40 feet.
- A4.6** Street lighting to be City Standard. Fixtures shall be mounted on 16-foot to 18-foot-tall poles with LED Lights at between 75 feet and 90 feet on center to meet photometric standard continuous 0.1 FCS on sidewalks. The location of street lighting poles and equipment shall be coordinated so as to avoid conflicts with trees and utilities.
- A4.7** Buildings shall be designed to provide windows overlooking Internal Streets to provide “eyes on the street” and to ensure clear views for safety.

#### *Multifamily Development*

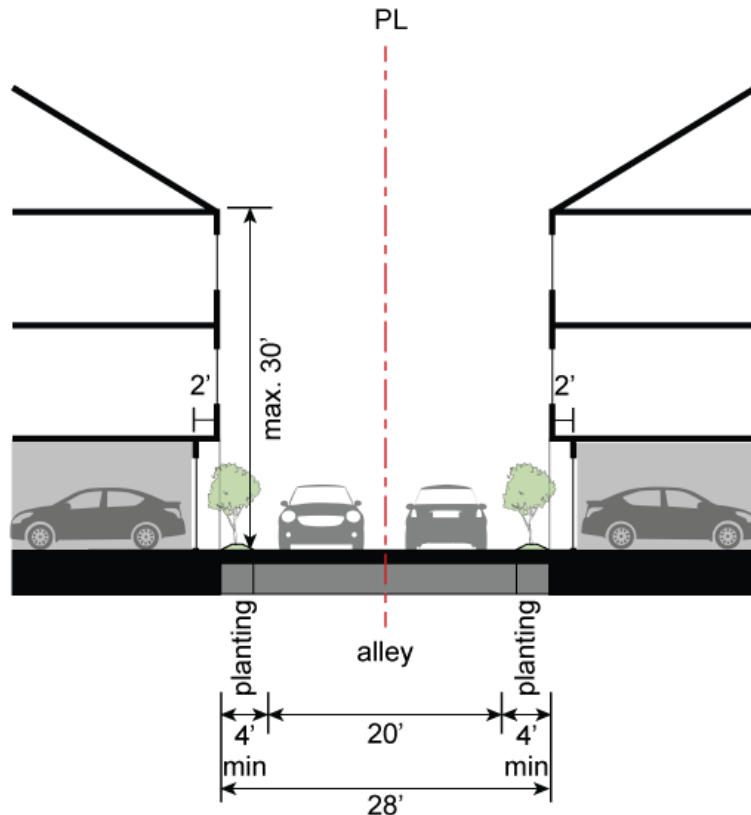
- A4.8** Internal Streets shall provide through or loop circulation. A maximum of 20 percent or one, whichever is greater, of the total number of Internal Street and Alley segments shall be allowed to terminate in a dead end or turn around.
- A4.9** Individual residential unit garages are prohibited from fronting on Internal Streets. Entrances to common parking facilities shall be allowed.
- A4.10** Pedestrian-scaled lighting shall be provided on all public streets in compliance with Section A10.
- A4.11** Each development site three acres or larger should provide a minimum of one significant internal street intersection furnished for social interaction using, including but not limited to any combination of:
  - a. benches;
  - b. short term bicycle racks;
  - c. decorative paving;
  - d. seating walls; or
  - e. tables.

### **Design Guidelines**

#### *All Housing Site Development*

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

**A5. Alleys**



Note: 26' clear alley required for development greater than 30' in height

**Fig. 9: Alley Design Standards**

**Design Standards**

**Multifamily Development**

- A5.1** Where provided, private Alleys shall provide a minimum of 28 feet clear between opposite building faces.
- A5.2** Where provided, private Alleys shall provide a minimum four-foot-deep planting strip between the face of building and back of curb adjacent to garages. These planting strips can encroach in the 28 feet clear minimum dimension between the two opposite buildings.
- A5.3** Garage doors shall be recessed at least two feet from the building streetwall along an alley.
- A5.4** A proposed dead-end Alley exceeding 150 feet in length shall not contain underground utilities but shall provide a minimum of 20 feet of clear width and comply with the turnaround provisions required by the California Fire Code.
- A5.5** Public utilities should be located in Streets instead of Alleys (see Guideline A.3a). If it is necessary to place public utilities in Alleys, a continuous Public Service Easement not to exceed six feet in width shall be provided for the length of the Alley, or ten feet in width when dedicated as part of a subdivision.

## Objective Design Standards for Housing Sites

### A6. Paseos (Pedestrian Connections)

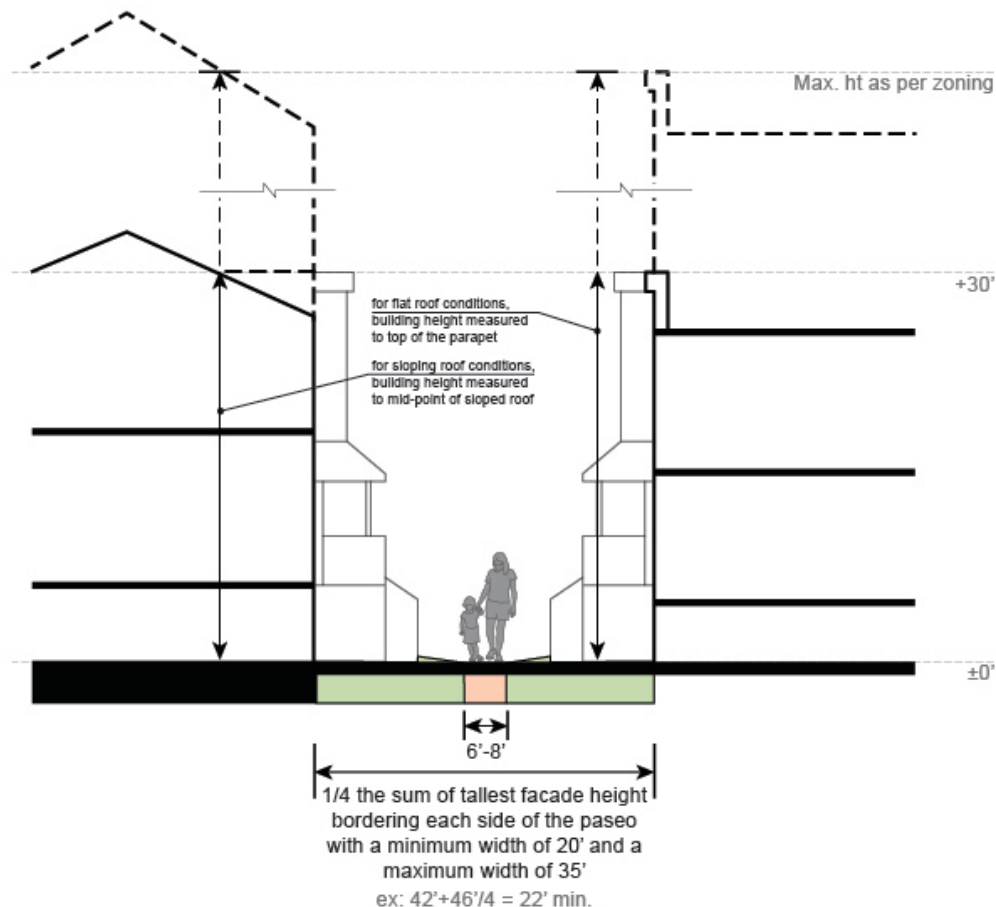


Fig. 10: Required Paseo (Pedestrian Connection) Width

#### Development Standards:

##### All Housing Site Development

- A6.1** Where provided, Paseos shall provide a width in accordance with all the following:
- A width measured from building face to building face equal to one-quarter of the sum of the tallest building heights bordering each side of the Paseo.
  - All Paseos shall be further limited to a minimum width of 20 feet and a maximum width of 35 feet.
- A6.2** Where Paseos are provided, the pathways in a paseo shall be at least six feet wide when intended for pedestrians only and at least eight feet wide when intended for pedestrians as well as bicyclists.
- A6.3** Stoops and porches shall be allowed to encroach up to four feet into the Paseo.
- A6.4** Low entry landscape walls, not to exceed three feet in height, may encroach up to six feet into the paseo.
- A6.5** Where Paseos are provided, trees shall be planted at an average spacing of 25 feet with no individual spacing to exceed 40 feet.
- A6.6** Where Paseos are provided, pedestrian-scale lighting shall be provided at all Paseos and shall

## **Objective Design Standards for Housing Sites**

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comply with Section A10.

- A6.7** A minimum of 20 percent of the paved area of a Paseo shall be improved with any combination of decorative paving, shading structures, or seating.
- A6.8** Paseos shall be named like streets; and buildings fronting Paseos shall be assigned addresses from Paseos, subject to approval by the City.
- A6.9** Buildings lining paseos shall provide a minimum of 20% of wall area within ten feet of ground level fronting the Paseo as transparent glazing or windows to provide “eyes on the street” and ensure clear views for safety of pedestrians and bicyclists on the paseo.

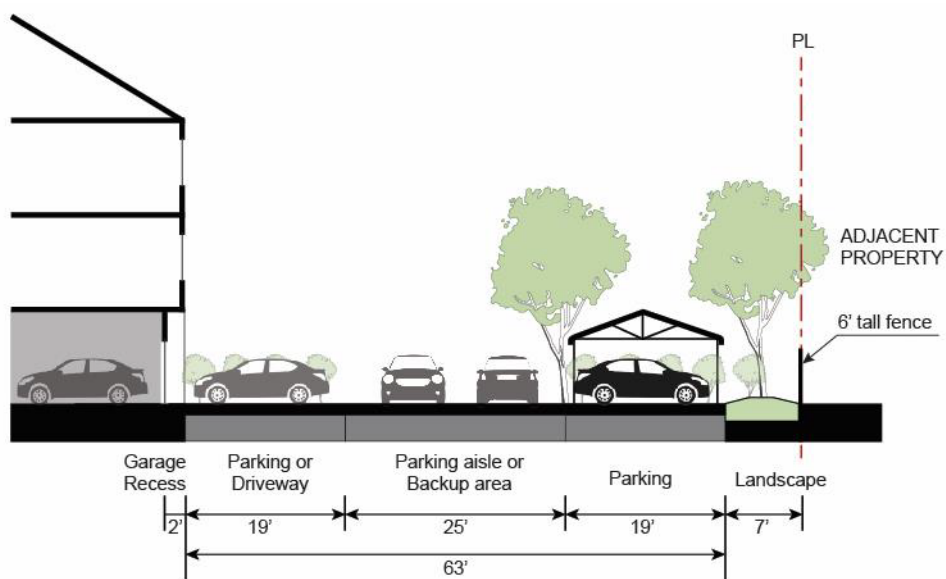
### **Design Guidelines**

#### *All Housing Site Development*

- A6.a** Paseos should be located to complement the role of streets in the proposed circulation network and create easy access to sidewalks and trails for non-motorized users.
- A6.b** Paseos should provide easy and direct access to building entries, common open space amenities and visitor parking areas to encourage an active pedestrian environment.
- A6.c** Paseos should visually extend the street into an area for safe pedestrian use, with consistent street furnishings.



**A7. Vehicular and Bike Parking – Location and Treatments**



*Fig. 11: Surface Parking Lot Design Standard at Adjacent Property*

**Development Standards:**

**Multifamily Development**

- A7.1 Vehicular parking shall be located behind buildings or below grade as identified in Figure 11.
- A7.2 Where vehicular parking is proposed on grade adjacent to Public Streets, Interior Streets, Paseos, or Open Spaces, parking shall be screened from the back of the sidewalk by a buffer using a combination of all of the following methods:
  - a. A minimum seven-foot-wide planting strip;
  - b. Solid low walls not to exceed four feet in height; and
  - c. Trees planted at an average spacing of 25 feet on center, a dense hedge, or ornamental grasses.
- A7.3 No more than 25 percent of site frontage abutting a Public Street, Internal Street, Open Space, or Paseo shall be devoted to garage openings, carports, or surface parking.
- A7.4 Where structured parking is wrapped or faced with habitable uses, such space shall comply with the minimum depths specified by Standard A2.5.

## Objective Design Standards for Housing Sites

- A7.5 Parking that is partially underground shall be screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, or decorative screening.
- A7.6 The applicant shall provide a parking management plan detailing how parking spaces will be assigned and how private parking regulations will be enforced.

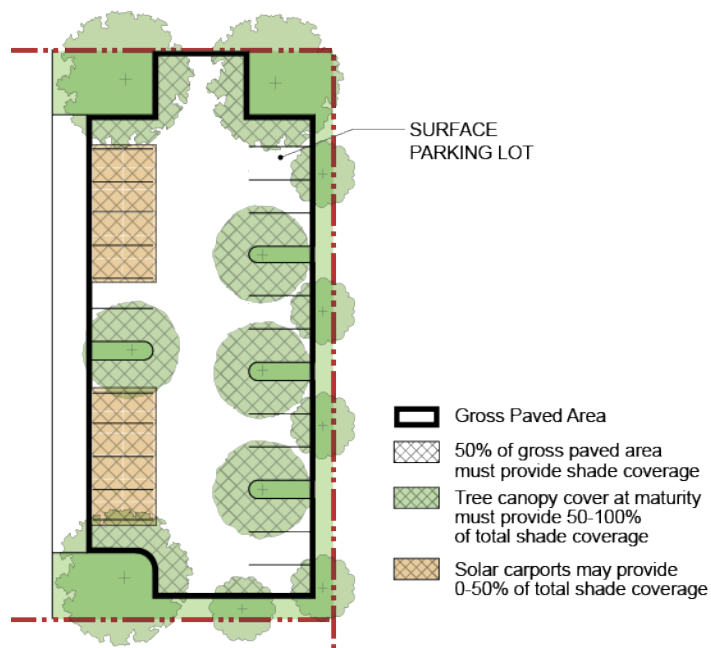


Fig. 12: Surface Parking Lot Shading

- A7.7 Shade trees shall be provided in surface parking lots through either of the following methods:
- Shade trees shall be planted in planting fingers oriented perpendicular to the drive aisle
    - Planting fingers shall provide a minimum of six feet of clear width;
    - Planting fingers shall be located at a maximum every six stalls.
  - Shade trees shall be planted in a continuous planting strip oriented parallel to the drive aisle between rows of spaces;
    - Planting strips shall provide a minimum of 6 feet of clear width
    - Planting strips shall be located between each opposing row of spaces.
    - Trees shall be planted within the planting strip at a maximum average spacing of 35 feet on center.
- A7.8 Surface parking lots larger than 10 stalls shall provide minimum shade coverage of 50 percent of the gross surface parking area.
- Trees shall be provided such that they are demonstrated to provide at least 50 percent of the required shade area in the parking lot at maturity.
  - Solar photovoltaic shade structures may also be used to provide shade but shall not be allowed as a substitute for required tree shade.
- A7.9 Class 1 weather-protected and secured bike parking spaces shall be provided for a minimum ratio of 0.8 space per dwelling unit. Bike parking can be grouped in one structure, provided within a secured room in the building or parking garage, or dispersed in private garages. When grouped in one structure separate from the building envelope, it shall be located such that it

## **Objective Design Standards for Housing Sites**

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maintains a five-foot setback from the property lines.

- A7.10** Class 2 short term bicycle parking shall be provided at a minimum of two spaces for every 50 residential units. Bike racks shall be clearly visible from and located within 100 feet of the main entry door. If the project has multiple entries, bicycle racks shall be proportionally dispersed.
- A7.11** A minimum of two Class 2 short term public bicycle spaces shall be provided for every 5,000 square feet of retail space. Bike racks shall be clearly visible and located within 50 feet of retail entries.

### ***Single Family Tract Development***

Single Family Homes and Primary Structures of Multiple Single Family Development on the same parcel shall comply with the following standards:

- A7.12** Individual garage doors shall be provided for each stall of a multiple stall garage fronting a Public Street or Internal Street for at least 70% of units; the remaining 30% of the units may have a single-garage door accessing both parking spaces.
- A7.13** Carports shall be limited to the rear yard.
- A7.13** The storage of recreational vehicles shall be completely screened from view from the public right of way and shall be limited to a paved area in the rear yard.
- A7.14** Where a garage or designated surface parking for guests is located within 25 feet of a Public (perimeter) Street frontage, such parking shall be screened from the Public Street by the combination of
- a. A minimum seven-foot-wide planting strip;
  - b. A low fence not to exceed four feet in height; and
  - c. Trees planted at an average spacing of 20 feet on center, a dense hedge, or ornamental grasses.
- A7.15** Court homes (e.g. “Six Packs” and similarly configured units) and alley accessed Townhomes shall be organized so that streets are fronted by homes and their main entries and not rear yards. Court homes shall be configured with entries on the perimeter and the auto court in the interior.

## **Design Guidelines**

### ***Multifamily Development***

- A7.a** If Class 1 bicycle parking is provided within a mixed-use or multifamily building, the applicant is encouraged to configure the bicycle parking area as an amenity space with attractive and easily cleanable floor and wall surfaces.
- A7.b** Bicycle parking racks should comply with the Association of Pedestrian and Bicycle Professionals (APBP) Bicycle Parking Guidelines.

### ***Single Family Tract Development***

- A7.c** Garages, driveways, and guest parking should be located in the side or rear yard to the extent feasible, residential parking facing public streets is strongly discouraged.

## **Objective Design Standards for Housing Sites**

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### **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.

Proposed Group Useable open space complying with the following standards will be allowed to qualify as Usable Open Space.



### **Development Standards:**

#### *Multifamily Development*

- A8.1** Open Space shall be provided as required in Part 2 - Development Standards of this document.
- A8.2** The total Group Usable Open Space required for a development on a designated housing site or portion thereof shall be provided as one space or divided into multiple spaces. Group Usable Open Spaces shall be allowed to be located on ground or on structure, but shall comply with the following minimums where required by Part 2 – Development Standards:
- a. 0-20 units: No dimensional requirement for a common open space.
  - b. 20-40 units: Minimum of one Group Usable Open Space:
    - Smallest dimension: 20 feet
    - Minimum area: 400 square feet
  - c. 41-60 units: Minimum of one Group Usable Open Space:
    - Smallest dimension: 25 feet
    - Minimum area: 625 square feet
  - d. 61-100 units: Minimum of two Group Usable Open Spaces, each providing:
    - Smallest Dimension: 50 feet
    - Minimum area: 4,000 square feet
  - e. 101 or more units: three Group Usable Open Spaces providing:
    - Smallest Dimension: 60 feet
    - Minimum Area: 12,500 square feet
- A8.3** The edges of Group Usable Open Spaces shall be bordered by building faces, Public Streets, Internal Streets, or Paseos.
- A8.4** Where provided, Private Usable Open Space including, but not limited to, balconies, porches, stoops and terraces, shall provide a minimum unobstructed and continuous depth and width of

## **Objective Design Standards for Housing Sites**

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five feet.

- A8.5** Private Usable Open Space shall be located directly adjacent to unit interiors and shall be directly accessible from the unit.
- A8.6** Developments shall be designed to include planned improvements in the *Pleasanton Trails Master Plan*.

### **Design Guidelines**

#### ***Multifamily Development***

- A8.a Large open spaces should be the fundamental organizing element of the site plan.
- A8.b 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.c Parks, plazas, and open spaces designated for public access should be located adjacent to public streets or easily visible from public rights of way.
- A8.d Common open space should be aggregated to make large usable areas that serve as the central focus to the project.
- A8.e Where provided, play lots should be located in areas demonstrated to be convenient, safe, and highly visible for a majority of residents.

## **Objective Design Standards for Housing Sites**

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### **A9. Landscape**

Landscape design should create an attractive setting for multifamily residential development but must balance aesthetics with natural ecosystems and resource conservation.

#### **Development Standards**

##### *All Housing Site Development*

- A9.1** All landscaped areas shall comply with the City of Pleasanton Water Efficient Landscape Ordinance (WELO).
- A9.2** All applicants shall qualify at the minimum threshold of the Bay Friendly (BF) scorecard.
- A9.3** Landscape plans shall designate proposed plant species. Such species shall comply with the following:
  - a. A minimum of 50 percent of tree specimens shall be from species classified as Very Low on the California state Water Use Classification of Landscape Species IV (WUCOLS IV) Zone 1 plant list.
  - b. A minimum of 75 percent of shrub and ground cover specimens by quantity shall be from species classified as Low or Very Low on the WUCOLS IV Zone 1 plant list.
- A9.4** Where allowed by WELO, natural turf areas shall be limited to a minimum dimension of 10 feet in all directions to ensure viability.

##### *Multifamily Development*

- A9.5** Grass planting areas outside of Group Useable Open Spaces shall be limited to no more than five percent of all planting area.

#### **Design Guidelines**

##### *All Housing Site Development*

- A9.a** Landscape plans should incorporate seasonal variety and color to the maximum extent feasible.
- A9.b** Tall deciduous trees should be utilized where summer shade is needed and winter solar access is desired.
- A9.c** Stormwater treatment adjacent to walking surfaces should provide a ground surface within six inches of sidewalk grade, or a six foot buffer strip at the grade of the walking surface.

## **Objective Design Standards for Housing Sites**

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### **A10. Site Lighting**

Site lighting should enhance security, contribute to attractive site design, and make efficient use of energy, with the objective of being designed such that people can safely see their travel path and surroundings in the dark.

#### **Development Standards**

##### *All Housing Site Development*

**A10.1** All exterior site area lighting shall comply with the following standards:

- a. Specified Site Lighting fixtures shall demonstrate a maximum Backlight Uplight Glare (BUG) rating of B3 U0 G1, unless California Building Code requirements for the fixture location are more stringent.
- b. All site lighting shall be appropriate for California Energy Commission Lighting Zone 3.
- c. Light trespass across property lines shall be limited to 0.1 footcandles.

**A10.2** Proposed LED luminaires shall be demonstrated through manufacturer's data to comply with California Energy Commission Reference Appendix JA-8; or the following:

- a. Maintain a color temperature of 2700-3000k;
- b. Provide a minimum Color Rendering Index of 90;
- c. Provide an R9 value of 50 or higher; and
- d. the L70 life expectancy of the illumination source shall exceed 25,000 hours.

##### *Multifamily Development*

**A10.3** Area lighting used for parking areas, service areas, access drives, and internal vehicular circulation shall comply with the following standards:

- a. Area lighting fixture mounting height shall not exceed 25 feet from adjacent ground.
- b. Service area illumination shall be entirely contained within the limits of the service area.

**A10.4** Where required, pedestrian-scaled lighting required along Public Streets, Internal Streets, Paseos, and Common Open Spaces shall be mounted no higher than 14 feet above the adjacent walking surface.

**A10.5** Residential parking area illumination levels shall achieve a uniformity ratio of four to one (average to minimum) with a maintained average of 0.7 footcandles and a minimum of 0.2 footcandles.

#### **Design Guidelines**

##### *Multifamily Development*

**A10.a** Site lighting in street and parking areas should be designed to incorporate 50 percent dimming controlled by occupancy sensor between the hours of 11:00pm and 7:00am.

## **Objective Design Standards for Housing Sites**

### **A11. Utility and Service Area Location and Design**

Utility and service functions should be completely contained and their impacts on development aesthetics and pedestrian safety should be mitigated. Buildings and site plans should be organized to minimize the impact of servicing functions and utilities on streets, open spaces, and paseos.



### **Design Standards**

#### *All Housing Site Development*

**A11.1** Development shall provide enclosures sized adequately to meet minimum standards for Pleasanton's source separated recycling program for refuse. Buildings shall anticipate provisions for at least one of the following options, with provision made for collecting and separating different waste streams (non-recyclable waste, recyclable waste, and green/food waste) in all cases:

- a. Individual containers (carts) for each unit and a designated storage location enclosed by low walls or building walls or in single family homes when space is not provided in a garage or carport, within a side or rear yard, behind an opaque fence and gate or otherwise screened from the public street.
- b. Individual containers (carts) for each unit and a designated clear storage area within individual unit garages.
- c. Opaque, roofed enclosure for refuse bins built of durable materials and designed to harmonize with the proposed architecture. Freestanding enclosures shall be allowed to encroach at interior side and rear setbacks only.
- d. Appropriately sized trash room to meet requirements for collection of different waste streams inside the proposed building.

**A11.2** If the applicant has an interior trash room in which bins will remain in until pickup, or if an exterior enclosure is designated for staging refuse bins or carts, the applicant shall provide a letter from the city's solid waste franchisee confirming that the required number of bins or carts can be collected from the proposed onsite staging area.



## **Objective Design Standards for Housing Sites**

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- A11.3** The following mechanical equipment, services, and utilities shall be screened with vision barriers at a height of at least four feet; or 12 inches above the maximum height of any equipment contained or equipment contained or stored within; whichever is greater. Vision barriers shall include, but are not limited to, architectural elements such as louvered panels, durable walls or gates, or landscape elements such as trees, shrubs, vines, and berms.
- a. All utility equipment visible from, and located within 30 feet of a public right of way, unless specifically prohibited by utility providers; including, but not limited to, transformers, pump stations, backflow preventers, and valves.
  - b. Any mechanical equipment located at grade, exceeding two feet in height, and located within 15 feet of a public right of way, designated open space, pedestrian connection, or internal street; including, but not limited to air conditioning condensers, ventilator fans, chillers, and permanently installed generators.

### ***Multifamily Development***

- A11.4** If utility providers require direct access from the street to utility rooms or closets, these facilities shall be configured to occupy less than 25 percent of the length of any ground floor façade facing a Public street, Internal Street, or Paseo.
- A11.5** Utility and Service Areas shall be located to comply with all of the following standards:
- a. Refuse and service areas shall be located at the rear of the building(s);
  - b. Exterior refuse areas shall be located outside of a 50 feet radius centered on the Primary Building Entrance and shall be screened by opaque, roofed enclosures built of durable materials and designed to harmonize with the proposed architecture;
  - c. Freestanding exterior enclosures shall be prohibited from encroachment into the Front Yard Setback
- A11.6** Development shall provide direct access for maintenance workers and waste collection from alleys; or if alleys are not provided, from internal streets.
- A11.7** Townhouse developments with dead end alleys shall provide a letter from the city's solid waste franchisee stating that either:
- a. Individual carts can be collected adjacent to each garage; or
  - b. One or more exterior refuse enclosure(s) for cart collection located in accordance with the preceding standard can be serviced.

### ***Single Family Tract Development***

Single Family Homes and Primary Structures of Multiple Single Family Development on the same parcel shall comply with the following standards:

- A11.8** Mailbox location shall be coordinated with the USPS and shall include addresses displayed. Where clustered mailboxes are required by USPS, they shall be integrated into architectural design by using the same materials and details as surrounding structures.
- A11.9** Air conditioning and pool heating equipment shall be located and/or acoustically shielded so as to protect neighboring properties from annoying noise level and shall comply with the same setbacks as accessory structures.
- A11.10** Air conditioning and pool heating equipment shall be enclosed and screened from view from Public Right of Ways by the combination of
- a. A minimum seven-foot-wide planting strip;

## **Objective Design Standards for Housing Sites**

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- b. A low fence not to exceed four feet in height; and
- c. A dense hedge, or ornamental grasses.

### **Design Guidelines**

#### ***Multifamily Development***

- A11.a Projects locating individual utility meters on alleys should place meters adjacent to garage entries.
- A11.b Meter banks on the end of attached housing should be screened with landscape to the extent allowed by service providers.
- A11.c Utilities and mechanical equipment should be integrated into the design of the building to the maximum extent possible. Methods include, but are not limited to, building façade insets, integrated architectural screens, and low walls and landscaping.

## Objective Design Standards for Housing Sites

### B. ARCHITECTURAL FEATURES

The visual impact of buildings on the community and neighborhood should be carefully planned. This section discusses standards and guidelines for building massing, building entrance design, building elements, articulated facades, and other architectural features which help create developments that are welcoming to both the occupants and people walking by.

#### B1. Building Massing

Buildings should be designed to break down large building volumes into comprehensible parts.

##### Development Standards

###### *Multifamily Development*

- B1.1** Buildings taller than 36 feet shall provide a stepback at the uppermost story on facades fronting public streets, publicly-accessible open spaces and property lines adjoining existing single-family uses.
- The required stepback shall be a minimum of six feet in depth.
  - The stepback shall be required to extend for 80 percent of the building façade length exclusive of Massing Break width.
- B1.2** Buildings proposing frontages in excess of 180 feet in length fronting on Public Streets or fronting on designated Group Usable Open Spaces larger than 7,000 square feet in area shall provide a Massing Break to reduce the perceived length of the building.
- Massing Breaks shall provide a minimum clear dimension of 15 feet and a minimum area of 250 square feet.
  - Stoneridge Mall Housing Site buildings shall require a Massing Break at 300 feet, maximum. This massing break shall be a minimum of 25 feet deep and 25 feet wide.
  - Massing Breaks shall begin at ground level and shall extend to the top of structure.

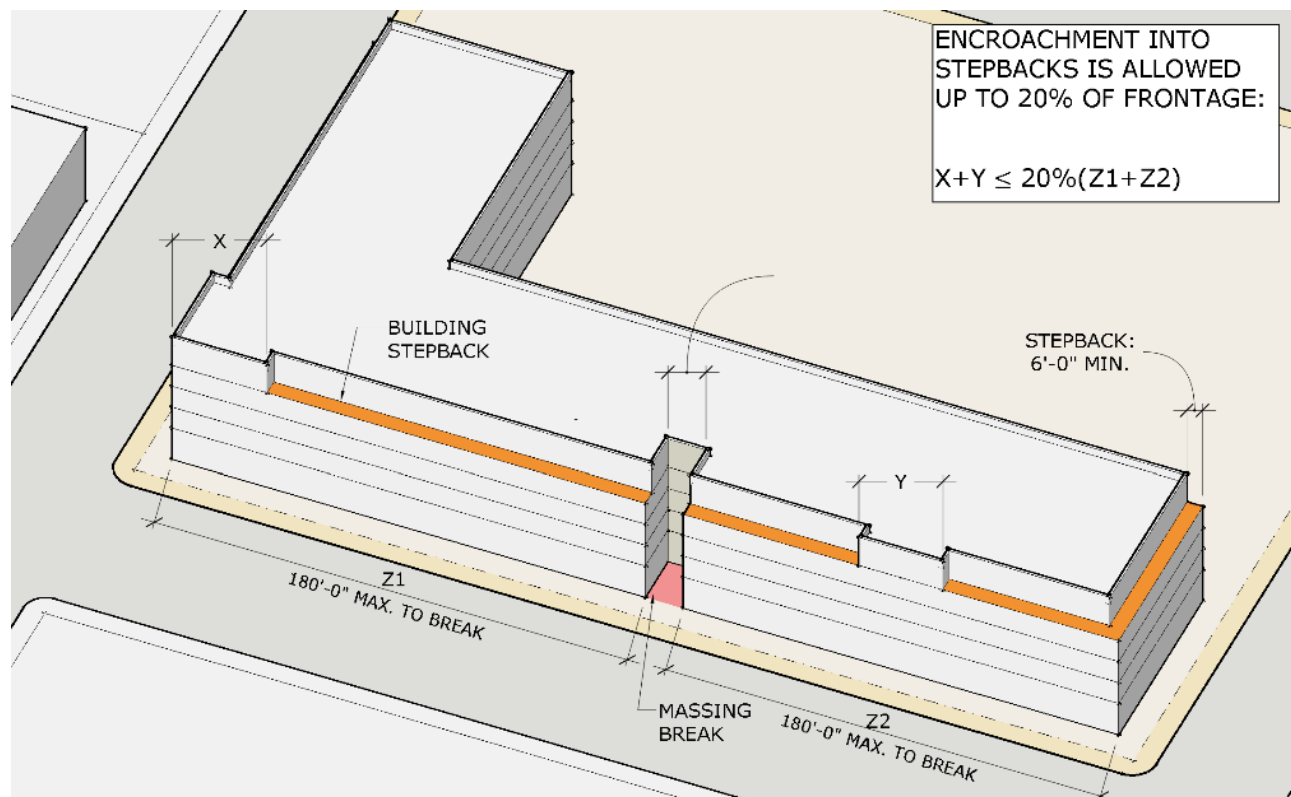


Fig. 13: Building Massing Standards

## **Objective Design Standards for Housing Sites**

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### **Single Family Tract Development**

Single Family Homes and Primary Structures of Multiple Single Family Development on the same parcel shall comply with the following massing standards:

- B1.3** Elevations fronting Public Streets, Internal Streets, Paseos, Open Spaces, or the City of Pleasanton Trail System shall limit any continuous plane to 40% of the total façade length through the use of recesses or projections not less than three feet in depth from the adjacent wall.
- B1.4** Garages shall comply with the following standards:
- a. Garages shall not be oriented to face Paseos or the city public Trail System
  - b. Garages facing Public Streets and Internal Streets shall be limited to
    - i. 30% of the total width of the home façade, for lot frontages in excess of 80 feet
    - ii. 40% of the total width of the home façade, for lot frontages between 60 to 80 feet
    - iii. 50% of the total width of the home façade, for lot frontages less than 60 feet or 22 feet garage interior clear width, whichever is greater
    - iv. For parcels under 10,000 square feet three-car garages shall use tandem parking for third space within the garage.
- B1.5**
- a. Residential floor area for each floor above the ground floor shall not exceed 75% of the ground floor area inclusive of any attached garages.
  - b. Floor area located under sloping roofs shall be counted in accordance with the ANSI Z765 standard:
    - i. Residential floor area above the ground floor must have a minimum clearance of 5 feet above the finished floor
    - ii. 50% of the floor area above the ground floor must have ceilings at least 7 feet above the finished floor.

### B2. Building Entries

Building entries should provide welcoming, human-scaled transitions between public and private space.



### Development Standards

#### *Multifamily Development*

- B2.1** The primary building entrance shall front on Public Streets, Internal Streets, or Common Open Spaces.
- Common entries shall provide a door and an entry feature such as a porch, arcade, or plaza.
  - Common entry features shall be scaled to a minimum width of ten percent of the frontage width of the building.
- B2.2** All ground floor units located within four feet of finished sidewalk grade along the unit frontage shall provide individual unit entries directly from Public Streets, Internal Streets, Paseos, or Common Open Spaces that are designed such that:
- Ground floor unit entries shall include stoops, porches, or terraces.
  - Ground floor unit entries shall be at least five feet deep with and scaled to be no less than 20 percent of the interior unit width to provide private amenity space proportional to unit size.
  - Ground floor unit entries shall not encroach in the front setback by more than 50 percent of the required setback depth.
  - Ground floor unit entries allowing direct access to pedestrian walks or public sidewalks shall provide a low fence, screen, or landscaping not to exceed three feet in height to transition from public to private areas.

#### *Single Family Tract Development*

Single Family Homes and Primary Structures of Multiple Single Family Development on the same parcel shall comply with the following standards:

- B2.3** Front doors shall directly face Public Streets, Internal Streets, Open Spaces or Paseos
- B2.4** Front doors shall be located in a porch scaled to a minimum of 20% percent of the frontage width of the building.
- B2.5** Garages accessed from Public, Frontage, and Internal Streets shall be recessed a minimum of

## **Objective Design Standards for Housing Sites**

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six feet behind the closest fronting building mass on the street. Garages fronting alleys or sideyards shall be exempt.

### **Design Guidelines**

#### *All Housing Site Development*

- B2.a Entries should be the predominant feature of front facades. Larger buildings should have a prominent, centralized primary building entrance.
- B2.b Porches and balconies that face streets should be incorporated into the materials and design of the building.

## Objective Design Standards for Housing Sites

### B3. Window Design

Window design should be used to enrich the architecture of the building and to organize the façade.

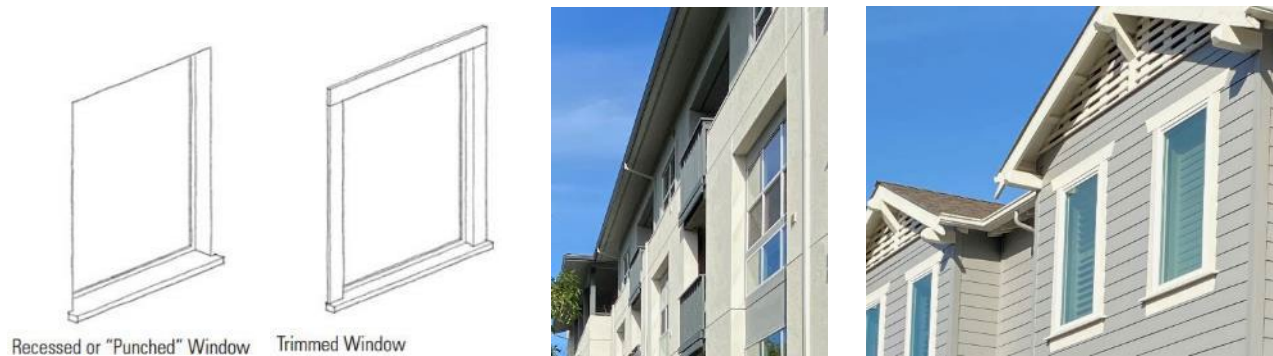


Fig. 14: Window Design Types

### Development Standards

#### *All Housing Site Development*

- B3.1** Each window shall either be recessed (“punched”) a minimum of two inches from the plane of the exterior building wall or shall provide durable trims that project at least two inches from the face of the building.
- B3.2** Each individual building shall provide differing window sizes to emphasize the hierarchy of living and public spaces. Building design shall provide a minimum quantity of different window sizes equivalent to one different window size for each 100 feet of total proposed building perimeter length.
- B3.3** A minimum of 50 percent of windows on south-facing elevations shall be provided with sun shading. Sun shading can be provided by using at least one of the following:
- By awnings projecting a minimum of 18 inches.
  - By window openings recessed a minimum of two inches from the face of wall.
  - By windows located with centerline within two feet from the perpendicular face of projecting building elements exceeding 18 inches in depth.
  - By an extended roof overhang of a minimum of 2-feet-6-inches, which can be supported by brackets.

### Design Guidelines

#### *All Housing Site Development*

- B3.a** Windows are a very important element of building form and should be well organized on a building facade to create a pattern of multiple hierarchies.
- B3.b** Window locations should emphasize the repeating rhythm of vertical massing elements.
- B3.c** Windows should be well detailed and consistent with the architectural design of the building.
- B3.d** The material of window trims should have a color that is contrasting with the surrounding wall material on at least two sides of the window perimeter.

### **B4. Roofs and Parapets**

Roofs and parapets should be used to accentuate the top of the building and to contribute to the residential character of Pleasanton.



### **Development Standards**

#### *All Housing Site Development*

- B4.1** Roof planes shall be subdivided to correspond to variations in building massing through the use of bays, gables, dormers, and strong eave elements.

#### *Multifamily Development*

- B4.2** All proposed multifamily development 36 feet in height or less shall provide a roof slope greater than three inches to 12 inches (3:12) at the perimeter of the building. These visible sloped roofs shall be provided at a minimum length equal to 60 percent of the entire building perimeter length. In the case of building with varied heights (above and below 36 feet), the project may include either flat or sloped roofs (or a combination) in order to maintain architectural consistency.
- B4.3** Screening of rooftop equipment shall be required through means of parapet extensions or roof wells with a minimum height of 42 inches above the roof deck for the following conditions:
- Roofs with less than a 14 degree slope (3 inch in 12 inch slope)
  - Roofs containing rooftop equipment exceeding 42 inches in height from the roof deck.
- Screening shall comply with maximum height as defined by the Pleasanton Municipal Code.

### **Design Guidelines**

#### *All Housing Site Development*

- B4.a** A strong skyline or silhouette should be achieved at the roof line through the use of eave and parapet details.
- B4.b** Successful roof design should emphasize the vertical proportions of individual units rather than horizontal building massing.



## Objective Design Standards for Housing Sites

### B5. Materials and Character

Materials should be chosen to accentuate building quality. Material placement should be carefully and thoughtfully detailed.

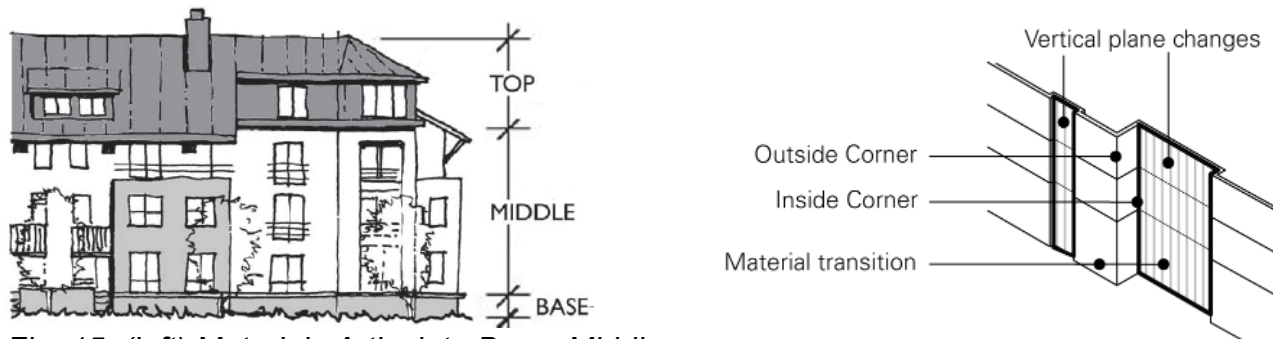


Fig. 15: (left) Materials Articulate Base, Middle, and Top; (right) Material Transition Limited to Inside Corners

### Development Standards

#### All Housing Site Development

- B5.1** All changes in building wall material or color shall occur at inside corners. Building facades shall clearly relate to each other and communicate a cohesive idea.
- B5.2** Trims and architectural moldings shall not be made from foam base for stucco trims except if stucco is specified as full 7/8-inch three-part stucco system.

#### Multifamily Development

- B5.3** 20 percent of the area of ground-level facades fronting public right of ways shall be composed of high quality materials including brick, stone, masonry, and tile.

#### Single Family Tract Development

- B5.4** Accessory Dwelling Units and other structures on each lot shall be designed to appropriately relate to the main dwelling in context and detailing.

### Design Guidelines

#### All Housing Site Development

- B5.a** Facades should use materials and/or building forms to achieve a three-part horizontal division that differentiates between the top, middle and bottom of the building:
- Base: Incorporate smaller scale features and finer-grained materials and design treatments, relative to middle and top, that accentuates the rhythm of columns, windows, entry stoops, and porches.
  - Middle: Incorporate materials and material joints that relates to window and balcony rhythms.
  - Top: Incorporate changes in material, color, or pattern in façade treatments, relative to lower floors, that breaks down the height of the building.
- B5.b** Materials should be selected to reinforce architectural character, building articulation and add visual interest.
- B5.c** Changes in material and/or color should be used to articulate building elements such as building

## **Objective Design Standards for Housing Sites**

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entries; base, body, and parapet caps; or bays and arcades.

- B5.d High quality materials identified in Standard B5.3 should be used to provide visual interest at main entrances or other important building elements.
- B5.e Architectural details and elements such as reveals, score-lines, and trim should be scaled appropriately based on viewing distance from ground-level.

## Objective Design Standards for Housing Sites

### B6. Mixed-Use and Live/Work Active Frontages

Mixed-use frontages must balance the needs of commerce with the design strategies necessary to sustain active pedestrian-oriented environments. “Active frontages” are delineated in Figures 3 through 5 and defined in the Glossary in Appendix B.

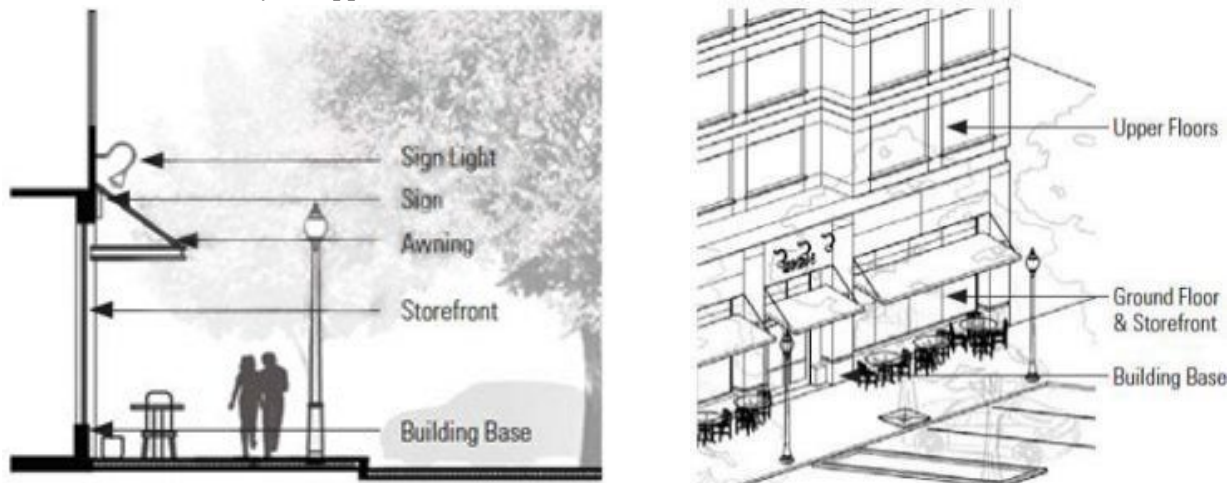


Fig. 16: Mixed-Use and Live/Work Active Frontage Components



### Development Standards

#### *Multifamily Development*

- B6.1** Active frontages shall have a minimum clear floor-to-ceiling height of 15 feet.
- B6.2** Mixed-Use and Live/Work Active Frontages, where permitted, shall comply with the minimum depths identified in standard A2.5.
- B6.3** Mixed-use storefronts shall ensure visibility through compliance with the following:
- Glazing at mixed-use storefronts shall provide a minimum 75 percent transparency with glazing providing a minimum Visible Light Transmittance of 80 percent.
  - Frosted or fritted glazing shall be allowed up to 20 percent of cumulative window area; colored or reflective glazing shall be prohibited.
  - The average sill height shall not exceed two feet from adjacent finished sidewalk grade.
  - Interior partitions more than four feet in height shall be set back at least ten feet from exterior glazing.

## **Objective Design Standards for Housing Sites**

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**B6.4** Continuous awnings shall be prohibited. Where provided, awnings shall articulate the rhythm of individual façade elements such as windows or bays.

### **Design Guidelines**

#### *Multifamily Development*

- B6.a Large display windows are strongly encouraged.
- B6.b A well-designed and/or decorative material base is desired at storefront windows.
- B6.c Entries and window displays should have consistent materials and detailing.
- B6.d Entries should be located at corners or intersections whenever possible.
- B6.e Awnings, canopies, trellises and/or other shade devices over storefront windows and entries are strongly encouraged.

## Objective Design Standards for Housing Sites

### B7. Form, Proportion, and Scale



#### Design Standards

##### *Multifamily Development*

- B7.1** Buildings exceeding 36 feet in height shall provide a Significant Architectural Element at any of the following:
- a. Where located at the corner of two Public Streets.
  - b. Where located at the terminating end of a paseo that connects to adjacent properties.
  - c. Where located fronting on a designated open space greater than 5,000 square feet in area.
  - d. Where located at the terminating end of a view corridor
    - i. extending perpendicular from a public right-of-way across an open space no less than 50 feet in depth and framed by buildings greater than 36 feet in height; or
    - ii. extending from the subject building greater than 1,000 feet beyond the limits of the project; parallel to an adjacent public right-of-way; and framed by buildings greater than 36 feet in height.
- B7.2** Significant Architectural Elements shall be limited to the following:
- a. A tower or other projecting building mass including a parapet no less than four feet taller than surrounding elements.
  - b. A building stepback located at the corner of the uppermost floor with a minimum dimension of 25 feet.
  - c. A porch, colonnade, or open terrace with a minimum area of 200 square feet.
  - d. A roof terrace expressed visibly on the facade of the building with a minimum dimension of 50 feet.
  - e. An increased corner building setback to enable a minimum 400-square-foot publicly accessible plaza with a minimum dimension of 15 feet.

## Objective Design Standards for Housing Sites

### B8. Building Signage



#### Design Standards

##### *All Housing Site Development*

- B8.1** Exterior building signage shall consist of individually formed lettering or a projecting sign. Box signs shall be prohibited.
- B8.2** Interior signage shall not obstruct more than 20 percent of window area.
- B8.3** Backlit signs shall be prohibited. Illuminated signage shall be achieved through external “spotlight” illumination or integrated “halo” illumination.

#### Design Guidelines

##### *All Housing Site Development*

- B8.a** Signage should incorporate an artistic design element relating to the proposed development aesthetic.
- B8.b** Signage should have design features consistent with the buildings in the development and should be integrated into the site development and landscaping or the building architecture.
- B8.c** Attractive signage directories are encouraged to help provide way finding within the development.

## **Objective Design Standards for Housing Sites**

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### **B9. Compatibility with Surrounding Development**

While the density restrictions and Design Standards on the sites ensure a baseline compatibility with surrounding development, the City desires the implementation of new development compatible with directly adjacent residential neighborhoods and surrounding non-residential buildings.

#### **Design Standards**

##### *Multifamily Development*

**B9.1** Development containing multiple buildings with varying heights proposed for Housing Sites shall:

- a. Locate the tallest structures furthest from the property line abutting existing single-family land uses on sites less than three acres area and locate less tall development types adjacent to existing residential development.
- b. Locate the tallest structures at the interior center of the site or along frontages adjacent to arterial or collector streets (as defined in the General Plan) on sites greater than three acres area and locate less tall development types adjacent to existing residential development.

**B9.2.** Development on the St. Elizabeth Seton (Site 14) and Tri-Valley Inn (Site 16) housing sites shall provide a 20-foot building setback or shall conform to the prescribed setback in these ODS, whichever is greater, for property lines adjoining existing single-family residential development.

In addition to this setback requirement, the portion of any structure located within a distance of 30 feet measured perpendicular to the property line adjoining existing residential development, shall not exceed 30 feet in height. Buildings or portions of buildings located beyond this 30-linear-foot measurement may be taller than 30 feet, if allowed by these ODS.

“Adjoin” as used here means immediately adjacent and not separated by an intervening property, public street or roadway.

#### **Design Guidelines**

##### *All Housing Site Development*

Where development directly borders existing single family land uses, the following guidelines can be used to increase compatibility between proposed development and existing built form.

- B9.a Consider providing setbacks that match adjacent single-family properties.
- B9.b Enhanced landscaping should be provided along shared property lines including a variety of trees and shrubs, including plantings of sufficient height to filter and screen views between properties.
- B9.c Include an increased setback for floors above the adjacent lower height residential developments to reduce visual perception of height.

## **APPENDIX A**

### **MULTIFAMILY BUILDING TYPES**

#### **Introduction**

Property owners and developers of multifamily projects 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.

While some of the prototypes described in the following pages are typically built at density ranges which may exceed the densities allowed on the designated Housing Element Sites, such prototypes can 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.

The following multifamily building types and their average densities are listed in this document for reference only:





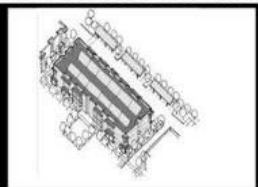
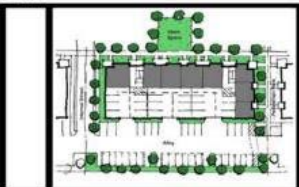






- A1. Attached Rowhouse/Townhouses (14-25 du/ac)
- A2. Garden Style with Surface parking (20-25 du/ac)
- A3. Tuck Under Podium (25-40 du/ac)
- A4. Townhouses/Flats with Podium Parking (40-60 du/ac)
- A5. Residential Wrap Building with Parking Structure (40-70 du/ac)
- A6. Residential Buildings with Off-Site Parking District (50-80 du/ac)
- A7. Mixed-Use Buildings
- A8. Retail Buildings (Stand Alone)
- A9. Live/Work



**Objective Design Standards for Housing Sites**

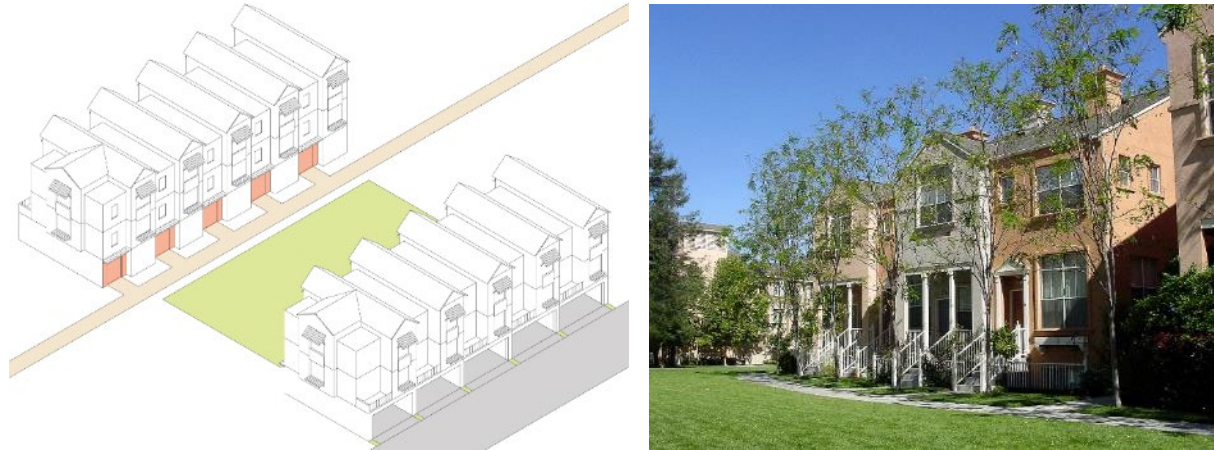
**RESIDENTIAL BUILDING MATRIX**

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

## Objective Design Standards for Housing Sites

### A1. 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. Front-loaded rowhouse/townhouses are those which have a garage located in the front of the house, whereas rear-loaded have the garage located at the back of the lot that can be accessed by a rear drive.

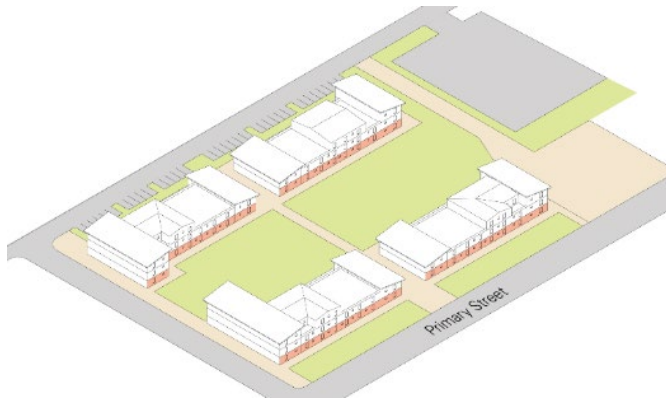
Density Range/Typical Parcel Size	Stories
14-25 du/ac, 3-3.5 acres (Approximately 40-88 units for a 3-3.5ac development)	3 story

#### 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

## Objective Design Standards for Housing Sites

### A2. 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.

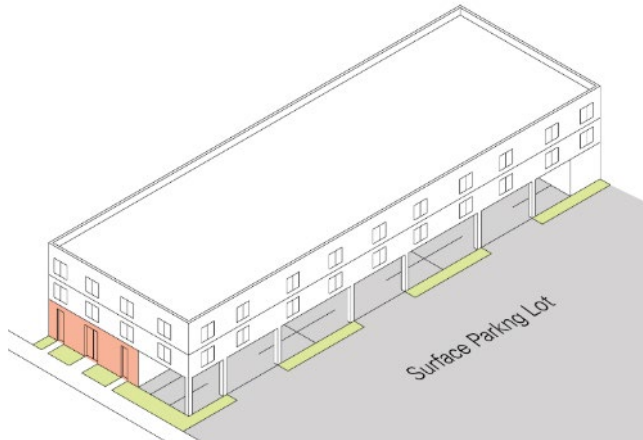
Density Range/Typical Parcel Size	Stories
20-25 du/ac, 3-3.5 acres (Approximately 60-88 units for a 3-3.5ac development)	3 story

#### 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

**Objective Design Standards for Housing Sites**

**A3. 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 /Typical Parcel Size	Stories
25-40 du/ac typically, 2+ acres and minimum one acre	3-4 story

**Features:**

- Typically, three to four 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

**Objective Design Standards for Housing Sites**

**A4. 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.

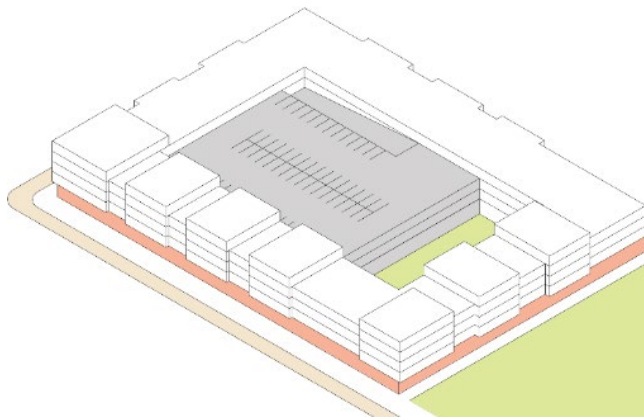
Density Range/Typical Parcel Size	Stories
40-60 du/ac, 1.25-1.75 acres (Approximately 50-105 units for a 1.25-1.75ac parcel)	3-4 story

**Features:**

- Typically, three to four 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.

**Objective Design Standards for Housing Sites**

**A5. Residential Wrap Building with Parking Structure (40-70 du/ac)**



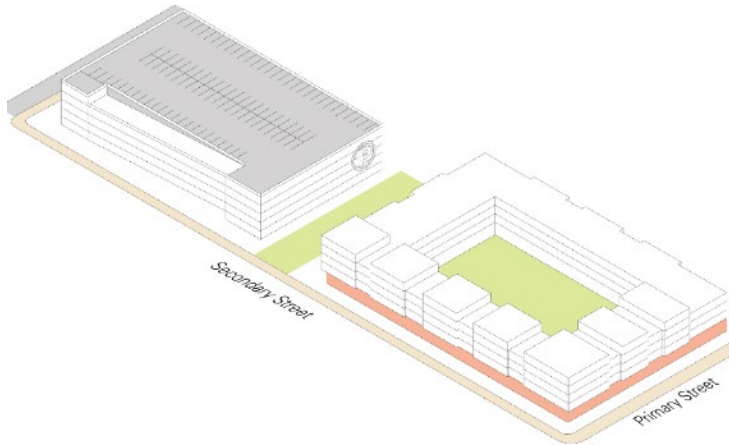
Density Range/Typical Parcel Size	Stories
40-70 du/ac, 2-3 acres (100-150 unit minimum)	4-5 story, 6 possible

**Features:**

- Typically, three-to-four 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 at grade
- Courtyards at grade allow for larger trees and more generous landscaping.

**Objective Design Standards for Housing Sites**

**A6. Residential Buildings with Off-Site Parking District (50-80 du/ac)**

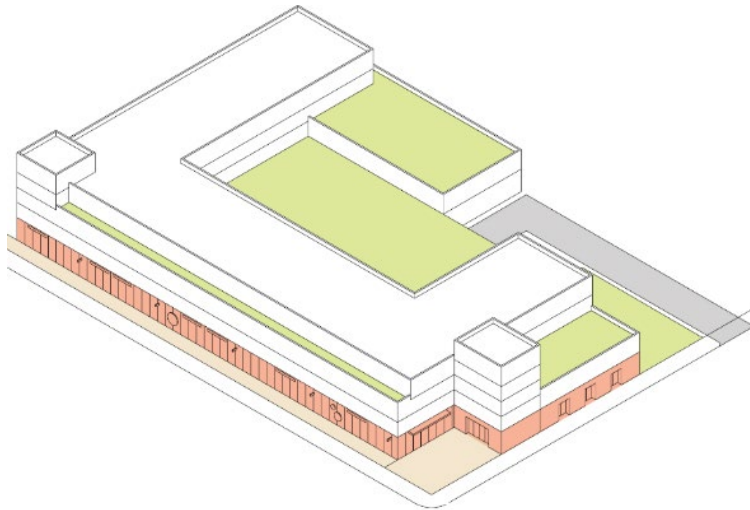


Density Range/Parcel Size	Stories
50-80 du/ac, 2-3.5 acres (100-150 unit minimum)	4-5 story 6 possible

**Features:**

- Typically, three to four 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 landscaped courtyards at grade.

**A7. Mixed-Use Buildings**



Density Range/Parcel Size	Stories
50-100 du/ac, 1.25-3 acres (100-150 unit minimum)	4-5 story, 6 possible

**Features:**

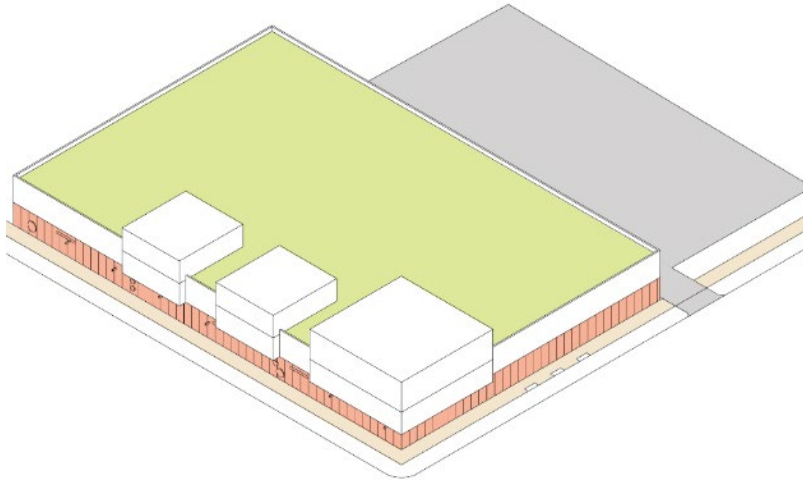
- Vertical mix of uses (ground floor retail/live/work with offices or residential above).
- Entries and storefronts facing onto street or plazas.
- Parking usually located in podium structures.
- Typically, taller first floor ceiling height.



## **Objective Design Standards for Housing Sites**

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### **A8. Retail Buildings (Stand Alone)**

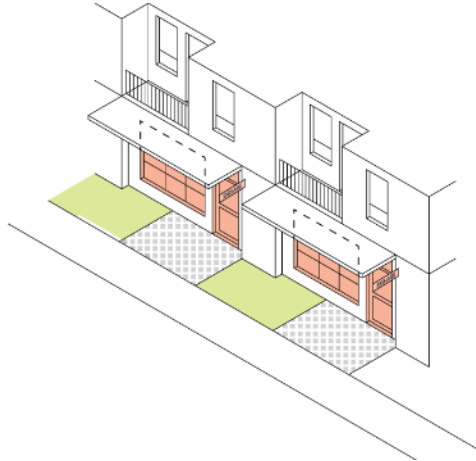


#### **Features:**

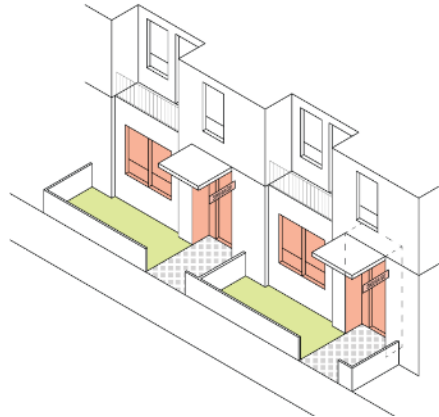
- Part of a horizontal mixed-use project.
- Surface parking located behind/adjacent to retail building.
- Entries and storefronts facing onto street or plazas.
- Typically, 20-30 feet in height with high ceilings.

## Objective Design Standards for Housing Sites

### A9. 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.

## **APPENDIX B**

### **GLOSSARY**

**Active Frontage:** Frontage of a building incorporating features that promote an active pedestrian environment on the ground floor of a building and provide activity and visual interest to the people in the space and building. Active frontage requirements may be met in a number of ways including conformance to the design requirements of these Objective Design Standards, and in mixed use buildings incorporating ground floor uses that attract walk-in customers such as retail shops, eating and drinking establishments, etc., or by locating primary building lobbies and active residential common spaces with direct access from the sidewalk such as fitness rooms and community rooms.

**Alley/Parking Area:** Public or private vehicular drive that is used to access private garages, structured parking, and/or surface parking. Any access roads on site that are not internal streets/drives are also considered alleys. Alleys are required to comply with the standards in Section A5.

**Class 1 Bicycle Parking:** Bike parking spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage. Primarily used by dwelling unit residents, nonresidential occupants, and employees. Can include lockers or racks in locked or attended facilities.

**Class 2 Bicycle Parking:** Bike parking spaces located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use. Usually in the form of racks.

**Development Site:** "Development site" is based on the development footprint of the housing project, inclusive of features such as the residential buildings, parking areas, internal circulation and open space/outdoor recreation areas dedicated for the exclusive use of project residents; and/or exclusive of public streets/right of way, shared trails easements, and publicly-accessible open space.

**Glazing:** The infill material, usually transparent or translucent glass, or combination thereof, used in a framed window or door assembly to provide transparency to the exterior or admit views to the interior.

**Internal Street/Drive:** Private streets or drives that provide vehicular and pedestrian access within a site, to buildings not directly accessed off existing or future public streets. Internal Street frontages are required to comply the standards in Section A4.

**Paseo (Pedestrian walk):** A public or private pedestrian right of way that provides access through a site or to building(s) entrances. Paseos are required to comply with the standards in Section A6.

**Primary building entrance/entry:** A single entrance to a building that provides access to the use with the maximum area in the building. A building can have several uses and more than one separate entrance for each of those uses, but a building can have only one primary entrance; all others are secondary building entrances.

**Public Street:** A public owned right of way that provides pedestrian, vehicular, and/or bike access. Public Street frontages are required to comply with Section A3.

**Segment (street/drive):** A portion of a street or a drive located between two intersections or an intersection and a dead-end.

**Significant Architectural Element:**

- a. A corner tower or elevated corner roof volume that is at least 5 feet taller than the adjacent building elements.
- b. An open space plaza dedicated for public use that is sized such each dimension is at least 10 feet.
- c. A change in architectural features, including but not limited to change in materials, window patterns, building façade plane.

## **APPENDIX C**

### **PERMITTED NON-RESIDENTIAL USES FOR DESIGNATED MIXED USE SITES\*\***

\*\*Includes 5<sup>th</sup> Cycle (Carryover) 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:

- Childcare (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

## **Objective Design Standards for Housing Sites**

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### **CONDITIONAL USES**

- Childcare centers
- Liquor stores
- Bars (as defined in the Pleasanton Municipal Code)
- Wine bars and wine sales
- Any uses from permitted list 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**

- Retail Tobacco Stores
- Adult Entertainment
- Firearm sales

### **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 allowed uses proposed to have normal business hours between 10 p.m. and 6 a.m.