

ALAMEDA COUNTY DESIGN GUIDELINES

Townhomes and Small-Lot Single Family Homes

Prepared for

Alameda County
Community Development Agency

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February 18, 2009

ALAMEDA COUNTY DESIGN GUIDELINES: TOWNHOMES AND SMALL-LOT SINGLE FAMILY HOMES

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- Map 1: Existing Zoning Districts – San Lorenzo, Hayward Acres, Cherryland, Ashland
- Map 2: Existing Zoning Districts – Castro Valley
- Map 3: Existing Zoning Districts – Fairview, Five Canyons

INTRODUCTION

This paper is focused on townhomes and small-lot single family homes. We analyzed existing zoning, and that analysis is contained in Section 1. We also analyzed typical townhome projects as well as typical small-lot single family homes. The analysis for typical townhome projects is in Section 3 while the analysis for the typical small-lot single family home projects is located in Section 4.

We then developed recommendations which are included in Section 2 of this paper. These recommendations are intended to be the basis for discussion and public input. The public input that stems from these recommendations will assist in the development of draft design guidelines which will then also be open to public input.

These recommendations only apply to the two building types and for lots larger than 75 feet wide. There will be a separate paper that will focus on development on lots less than 75 feet wide and on single family subdivisions.



EXISTING ZONING REGULATIONS

Existing Zoning Districts

The Existing Zoning District maps (attached separately at the end of this document) show the zoning and density for the urbanized communities of the County. The zoning for Ashland, Cherryland, Hayward Acres, and San Lorenzo are shown in the first map. The following maps show the zoning for Castro Valley as well as Fairview and Fire Canyons.

Other areas are zoned for multi-family development, using R-S zones with D overlay districts. These zones are designed to encourage a range of multi-family housing types, including small lot single-family homes, townhomes, apartments, and condominiums. The allowed densities range from 12 units per acre to 35 units per acre, as follows:

- R1/R-S: 8 Units/Acre
- R-S D35: 12 Units/Acre
- R-S DV: 12.5 Units/Acre or 22 Units/Acre (Min Lot Width of 100' and Min Lot Area of 20,000 sf)
- R-S D25: 17.5 Units/Acre
- R2: 17.5 Units/Acre
- R-S D20: 22 Units/Acre
- R3: 22 Units/Acre
- R-S D3: 29 Units/Acre
- R-S D15: 29 Units/Acre
- R4: 35 Units/Acre

Existing Development Regulations: R-S Zone and Condo Guidelines

A summary of the existing development regulations that apply to the multifamily zoning districts in the County is shown in Table 1-1, and Figure 1-1. The table and figure summarize the provisions of the R-S Zoning District and the Condominium Guidelines. The combination of zoning requirements and condominium guidelines are the basis for the review of most multifamily projects in Alameda County.

TABLE I-I: EXISTING DEVELOPMENT REGULATIONS: R-S ZONE AND CONDO GUIDELINES

STANDARD	LOCATION	REQUIREMENT
Lot Dimensions		
Site area	17.12	Min 5,000 sf
Lot width	17.12	Min. 50'
Lot width, corner	17.12	Min. 60'
Height	17.12	Max. 25'
Stories	17.12	Max. 2 stories
Density		
RS	17.12	5,000 sf of building site per dwelling unit (8 du/ac)
RS-D35	17.12	3,500 sf of building site per dwelling unit (12 du/ac)
RS-D25	17.12, 17.24	2,500 sf of building site per dwelling unit (17.5 du/ac)
RS-D20	17.12, 17.24	2,000 sf of building site per dwelling unit (22 du/ac)
RS-D15	17.12, 17.24	1,500 sf of building site per dwelling unit (29 du/ac)
D-3	17.12, 17.24	As specified in amendment creating district; in no case less than 1,500 sf of building site per dwelling unit (29 du/ac)
DV	17.25	2,000 sf of building site per dwelling unit (22 du/ac) if Min. lot width 100' and Min. lot area 20,000 sf; if min requirements not met, 3,500 sf of building site per dwelling unit (12.5 du/ac)
FAR	Condo Guideline 1	Max. 1:3 (0.33)
Setbacks		
Front	17.12	Min. 20'
Side (for three or more units)	17.12	Min. 10'
Side (for fewer than three units)	17.12, 17.08	Not less than five feet plus one foot for each full ten feet by which the median lot width exceeds fifty (50) feet up to a maximum requirement of ten feet, except that in every case the side yard on the street side of a corner lot shall have a width not less than ten feet.
Rear	17.12	Min. 20'
Setback from access driveway	17.12	Min. 10'
Distance between main buildings	17.12	Min. 20'
Distance between walls at entry areas and parking/driveways	Condo Guideline 4	Min. 12'
Unit orientation	Condo Guideline 5	Units to be sited and screened to provide privacy from adjacent units and uses
Open Space		
Useable open space	17.12	600 sf per dwelling unit
Private open space for units on ground floor	Condo Guideline 3	300 sf
Minimum dimension for private open space for units on the ground floor	Condo Guideline 3	15'
Private open space - units not on ground floor	Condo Guideline 3	Adequate balconies; min. dimension 8'
Play areas	Condo Guideline 13	Play areas should be provided on a basis of 40 sq ft/child.
Parking		
Unit parking	Condo Guideline 2	2 per unit; one must be covered
Guest parking	Condo Guideline 2	0.5 per unit for units <1,000 sf; 1.0 per unit for units >1,000 sf
Apron	Condo Guideline 2	Where practical, enclosed parking spaces should have an apron in front capable of providing a tandem space for alternate or additional use.
Parking Space	17.52	Min 180 sf, Min Dimensions 9' x 18'
Width of access driveway, 4 or fewer spaces served	17.12, 17.52	Min 12'

STANDARD	LOCATION	REQUIREMENT
Width of access driveway, 5 or more spaces served	17.12, 17.52	Min. 20'
Definitions		
17.52.390 Useable open space. Where the district regulations specify a minimum of useable open space for each dwelling unit or a building site, the calculation of useable open space shall be made by deducting from the total area of the building site (A) all the area included as coverage pursuant to Section 17.52.380; (B) all areas paved to provide parking spaces, required driveways and maneuvering areas; (C) any remaining area having a ground slope in excess of twenty (20) percent; and (D) any open space less than ten feet in its least dimension. To the remainder may be added any roof top or outside deck spaces more than seven feet in least dimension which are directly accessible to and safely useable by occupants of the dwelling. (Prior gen. code § 8-60.51)		
17.52.380 Lot coverage. In calculating the percentage of lot coverage, the area at ground level of all roofed buildings on the premises shall be included as coverage, excluding the architectural and other features listed in Section 17.52.370. (Prior gen. code § 8-60.50)		
17.52.780 Parking spaces - Size and location. Every required parking space shall have an area not less than one hundred eighty (180) square feet and shall have a width not less than nine feet, and a length of not less than eighteen (18) feet, exclusive of maneuvering space and driveways which shall be provided as required to make each parking space independently accessible from the street at all times. No required parking space shall occupy any required front yard or any required street side yard of a corner lot, or any required setback from a driveway or any part of a required loading space. All required parking spaces shall be provided on the same building site as the use of building for which they are required.		
Accessory Buildings		
Separation and Height	17.52	Every accessory building attached to a main building shall be subject to all the requirements of this title applicable to the main building. No detached accessory building in an R district shall be located within six feet of any other building on the same lot, or have more than one story or a height in excess of fifteen (15) feet No accessory building shall be located between the street lot line and any special building line established pursuant to prior code Section 8-84.0, any future width line established by ordinance, which traverses the building site. No accessory building in any R district shall be within six feet of the side line of the front half of any abutting lot, or occupy the front half of a lot, or either front quarter of an interior lot abutting two streets, provided; however, that this restriction shall not require any accessory building to be more than seventy-five (75) feet distant from any street lot line.
Location - Side	17.52	On a corner lot which abuts a key lot no accessory building shall be nearer the street side lot line than a distance equal to the depth of front yard required on the key lot; provided, however, that this restriction shall not be so applied as to reduce the permitted depth of the accessory building to less than twenty (20) feet. Where the rear lot line of a corner lot in an R district abuts the rear lot line of another lot, no accessory building shall be nearer the street side lot line than the main building or in any case be located less than ten feet from the side lot line
Location - Corner Lots	17.52	In any R district or A district, where the slope of the natural ground in the required front yard of the lot exceeds a rate of one foot rise or fall for each four feet from the established street grade at the front lot line, or where the ground elevation at the front lot line is five feet or more above or below the established street grade, a private garage or required parking space may be located in a required front yard; provided, however, that no such garage or required parking space shall occupy an area between the front lot line and any special building line, future width line or official right-of-way line established by ordinance.
Location - Front Yard	17.52	Detached accessory buildings in an R district may occupy up to a maximum of thirty (30) percent of the area of a required rear yard, provided that the maximum thirty (30) percent of coverage provision shall not apply to private swimming pools
Location - Rear Yard	17.52	Except as otherwise provided in Section 17.52.310 no private garage in any R district shall be so located upon a lot that the door providing vehicular access thereto is within twenty (20) feet of any lot line of such lot toward which the door faces
Private Garage	17.52	

FIGURE I-1: EXISTING R-S AND CONDO GUIDELINES DEVELOPMENT REGULATIONS

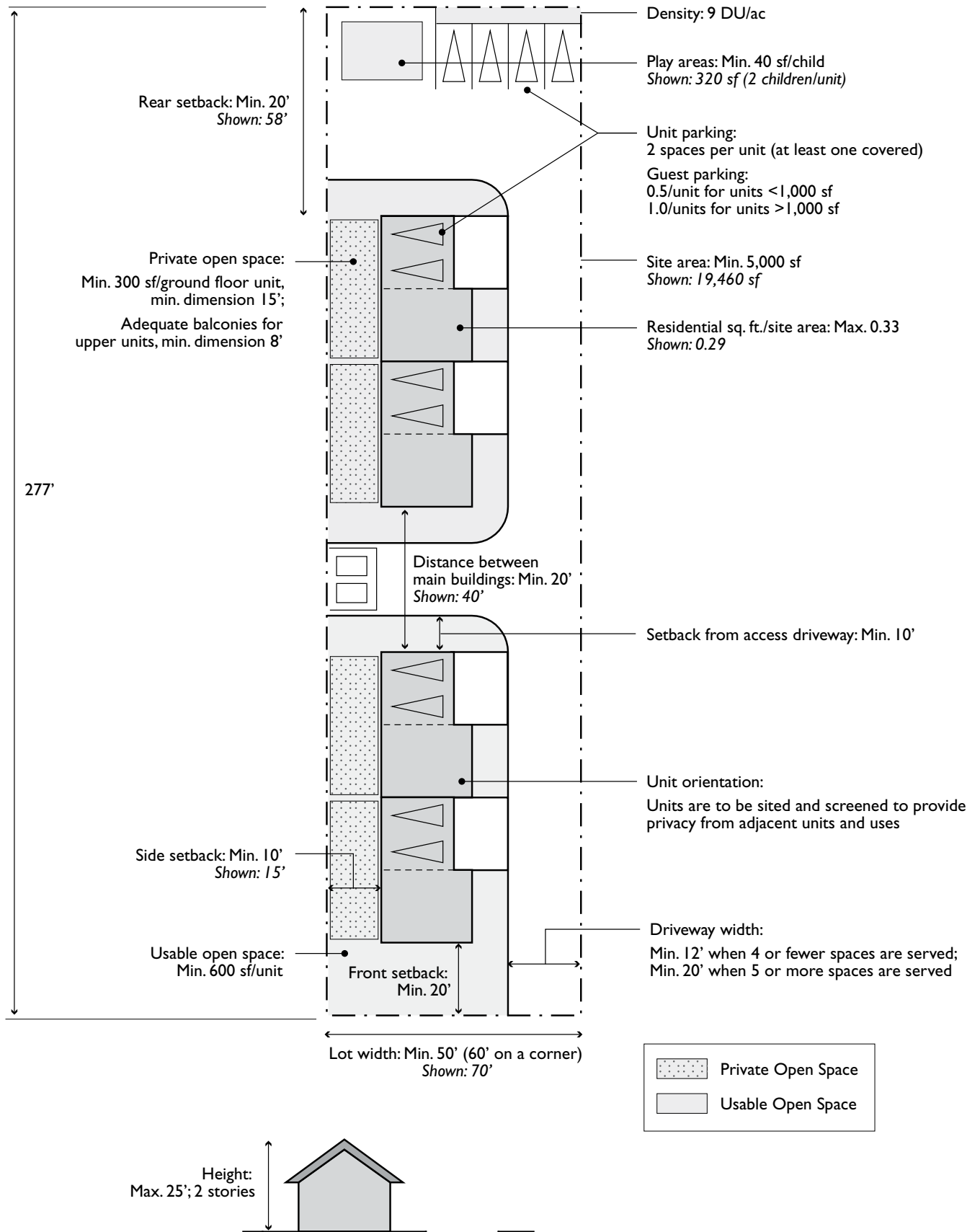


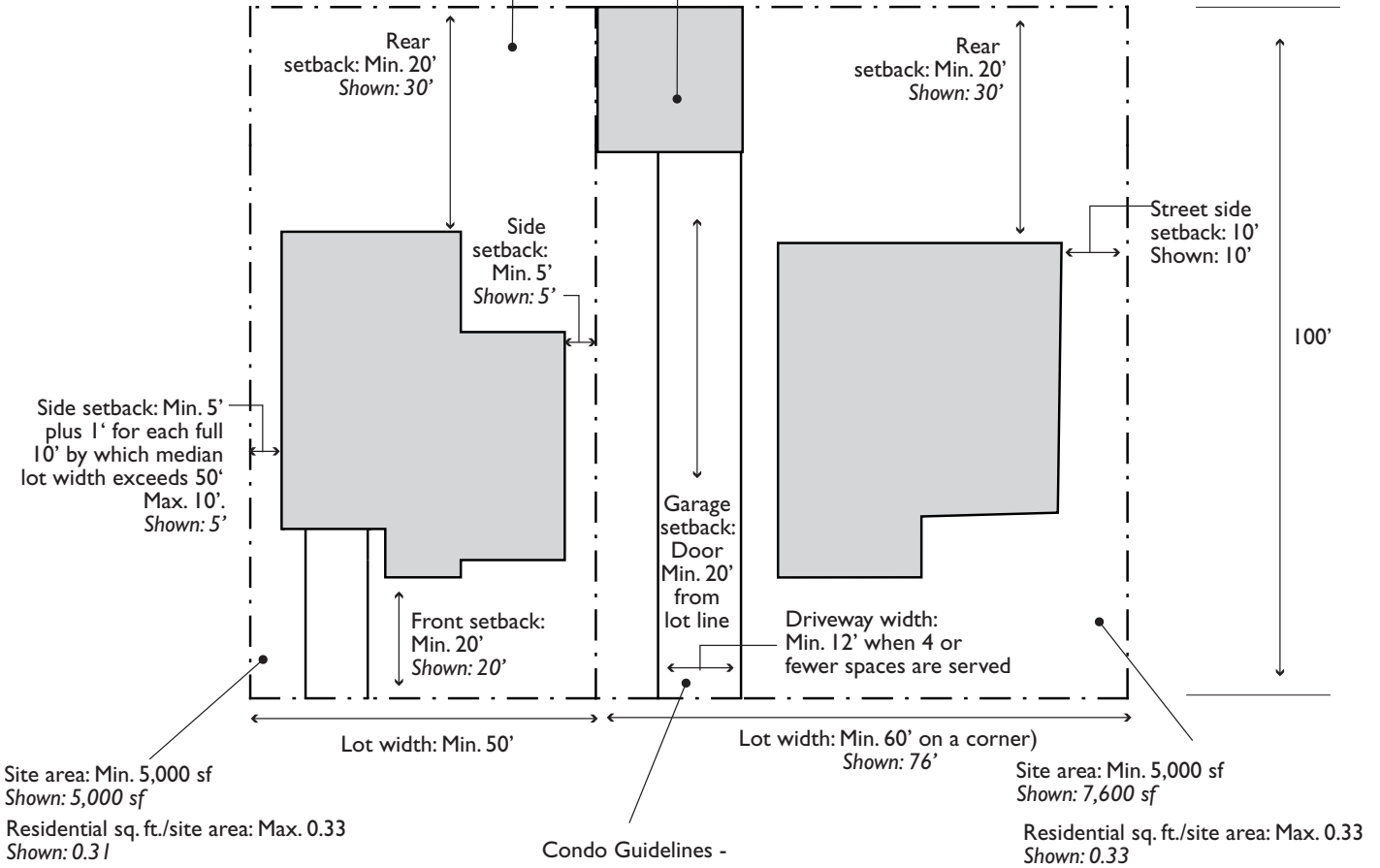
FIGURE I-2: EXISTING R-S AND CONDO GUIDELINES DEVELOPMENT REGULATIONS FOR SMALL-LOT SINGLE FAMILY HOMES

Condo Guidelines -

Private open space:
Min. 300 sf/ground floor unit,
min. dimension 15';

Play areas: Min. 40 sf/child

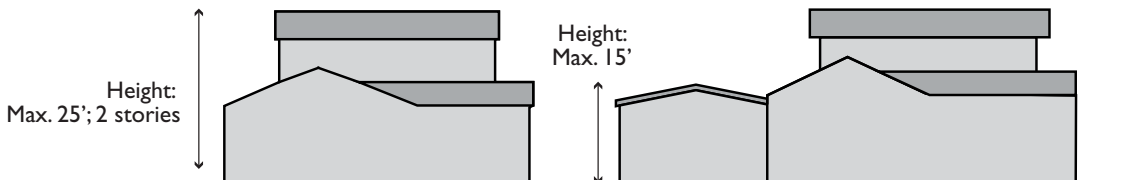
Accessory Buildings: Max 30% of rear yard
Shown: 26%



Condo Guidelines -

2 spaces per unit (at least one covered)

Guest parking:
0.5/unit for units <1,000 sf
1.0/units for units >1,000 sf



2 TOWNHOMES AND SMALL-LOT SINGLE FAMILY HOMES: KEY ISSUES & RECOMMENDATIONS

The analysis and recommendations for townhomes and small-lot single family homes are presented in the text below. The analysis are in bullets while the recommendations are in italics and numbered. Included are drawings that show how the recommendations would apply on typical sites for each of the density categories and development types.

The existing zoning standards don't work well for these building types.

- The zoning standards were written for single family homes and apartments; they do not make sense when applied to townhomes and small lot single family homes.
- The same zoning standards are applied to projects at completely different densities. The R-S standards apply to projects from 8 units per acre to 35 units per acre.
- For certain projects, existing zoning standards are not applied consistently, and staff and the applicants negotiate project standards on a case by case basis through the Planned Development process. Existing standards were historically not applied consistently to different projects.
- The zoning was historically not used to determine the maximum density. Applicants used higher densities based on broad density categories and density ranges in the General Plan.
- There are no specified densities geared towards townhomes and small lot single family homes. Sometimes applicants try and fit many units on small sites, which results in very small setbacks and very little landscaping. Other jurisdictions have established density limits commensurate with the unit types.

Recommendations:

- 1. Establish maximum densities based on unit types and unit size, as follows:*

- *Small Lot Single Family Homes: 8-12 units per acre (R-S and R-S D35)*
 - *Two-Story Townhomes: 12-17.5 units per acre (R-S D25 and R2)*
 - *Three-Story Townhomes: 17.5-22 units per acre (R-S D20 and R3)*
 - *Higher density zones and projects: Different guidelines will apply.*
2. *Establish different development standards for each density category.*
 3. *Consistently apply all development standards even if a lot is narrow. When all development standards are met, the density may end up being lower than the maximum.*
 4. *Do not use the planned development zoning for small lot single family or townhome projects. Follow the new density limits and development standards. If an applicant requests a density that is greater than that allowed under existing zoning, the applicant must apply for a re-zoning to an existing higher density zoning district.*

Buildings exceed the maximum height limit and taller buildings appear too bulky

- Heights sometimes exceed the 25 feet maximum. When heights exceed 25 feet, there are no standards in place to help minimize the appearance of height and bulk.

Recommendations

5. *Maintain and enforce the 25' maximum height limit for small-lot single family homes. Allow a maximum of 30' and 3 stories for townhomes between 17.5 to 22 du/ac.*
6. *Limit third floors to a maximum of 60-70% of the building footprint.*
7. *Require third stories to be tucked under a pitched roof, to incorporate dormers for light and circulation, and be stepped back from the stories below.*

Little landscaping or open space is included in the projects.

- Existing requirements to provide 10-12 foot landscaped areas between the driveway and the building are not consistently applied, especially when the lots are narrow. This results in much paving and very little landscaping in the common areas.
- Children's play areas are sometimes squeezed into tiny spaces at the back end of a long deep lot. The spaces are too small to be usable, and are not located near the residential units.

- Requirements for 600 square feet of usable open space per unit are not consistently applied. Usable open space is defined as having a minimum 10-foot dimension, but this is not consistently applied.

Recommendations

8. *Require the total landscaped area of the site to be no less than 30 percent. On smaller lots, it will likely be more than 30%, due to setback requirements. Require the use of special paving materials in lieu of asphalt for a minimum of 50% of driveway and parking paving.*
9. *Maintain and enforce the requirements for 10 foot landscaped areas between buildings and driveways. Garages can be within 4' of driveway. On sites with 17-22 du/ac, require only 5' between buildings and driveways. No walkway is required if there are fewer than 10 units.*
10. *Require children's play areas to be located in a central location that serves all the units.*
11. *Maintain and enforce the requirements for 600 usable open space per unit, with a minimum 10 foot dimension. Most of these types of projects will actually need to provide more than this to meet all the setback and landscaping requirements. Consider increasing the minimum dimension for usable open space, especially for common open space areas.*
12. *Maintain and enforce requirements for minimum 300 sq. ft. of private open space for each unit. Require at least 400-500 sq. ft. for small lot single family home units. Balconies in the upper stories with a minimum dimension of 7' can be counted towards private open space.*

Buildings are long and flat, without breaks or jogs in the building form.

- Requirements to have a minimum 20 foot building separation are not consistently applied for these project types.
- Because lots are long and narrow, the building shapes are long and narrow, with little variation in the massing.
- The scale and massing of the buildings is sometimes larger than adjacent structures. The lots are typically very deep, and there are no limits on the length or bulk of buildings

Recommendations

13. *Establish a maximum building length of 125 feet. Allow exceptions if buildings are designed with many different setbacks (instead of a long flat wall), changes in roof form or height, and major recesses (notches) along the length of the building, which successfully break up the massing of the building.*

Building designs are sometimes flat and unattractive.

- In some projects, buildings do not include recesses, trim, roof overhangs, and other design features that add quality.

Recommendations

14. *Require all sides of buildings to incorporate at least some if not all of the following features that provide articulation and design interest:*
 - *Minimum depth of at least two inches from glass to exterior of trim or wall edge around windows,*
 - *Trim of at least two inches deep around doors,*
 - *Pitched / variegated roof forms,*
 - *Roof overhangs at least 18 inches deep,*
 - *Variety in use of materials, especially at ground level stories, for detailing at porches / entry areas, paneling at bays or at special parts of the building,*
 - *Building base (bottom two feet) that is faced with a stone or brick material, or is delineated with a channel or projection; and/or*
 - *Railings with a design pattern in wood, metal, or stone.*

Building facades facing the street detract from neighborhood character.

- Sometimes building facades facing the street do not include a front door.
- Sometimes building facades are a side or rear of a unit instead of a front, which makes the street appearance inconsistent and unattractive compared to adjacent homes.

Recommendations

15. *Require that all street-facing facades are designed as a front façade with a front door and windows on all floors.*
16. *Require the design of the street-facing façade to include detailing and articulation equivalent or better in quality to the detailing of the unit fronts throughout the project.*
17. *Require a walkway from the sidewalk to the front door.*
18. *Living space must front a public street, and be located at least 4 feet forward of the garage.*

19. *In lower density zones such as R-S or R-2, the front units must be detached from the rest of the units.*
20. *Maintain and enforce front yard fence height limits. Street facing fences and walls should not exceed 48 inches in height. (36 inches at corners in visibility triangle.)*

Parking

- The existing requirements for two spaces per unit, plus 0.5 to 1 guest space per unit, are adequate for these types of units. However, many residents use their garages for storage, and then the cars overflow into driveways, guest spaces, and surrounding streets.
- Garages sometimes occupy the entire façade, and then there is not an attractive front façade or front door for the unit. This creates projects that have a wall of garage doors along the driveway, which is unattractive and does not promote interaction among neighbors within the project.

Recommendations

21. *Require that all units include storage areas of at least 700 cubic feet, with a minimum horizontal dimension of 8 feet, preferably immediately accessible from the garage or the building exterior, and with a minimum height of 7 feet to accommodate bulky items such as luggage, bicycles, etc.*
22. *Require that the garage (wall to wall) occupy no more than the following portion of the unit frontage on a driveway:*
 - *60% for 8-12 du/ac and 12-17 du/ac, (70% if garage is set at least 4 to 5' behind the front door and second story is on top of the garage ;*
 - *75% for 17-22 ac/du;*
 - *50% for street-facing facades*
23. *Retain the requirement of one guest parking space per unit for units greater than 1,000 sq. ft. However allow all apron parking spaces to count towards the requirement. Allow tandem parking for up to 25% of the units.*
24. *Limit the number of curb cuts to one per lot, unless the lot exceeds one acre or 200 feet in lot frontage.*
25. *Maximize the use of shared driveways when driveways are closer than 50' apart. Preserve on-street parking and minimize paving.*
26. *Allow reduced parking for projects that are near transit stations, through a discretionary review process that includes public notice and opportunity for public input.*

SUMMARY OF RECOMMENDED STANDARDS			
	Small Lot Single Family	Two-Story Townhomes	Three-Story Townhomes
Zoning Districts	R-S and R-S D35	R-S D25 and R2	R-S D20 and R3
Density	8-12 Units per acre	12-17 Units per acre	17-22 Units per acre
Density on Narrow Lots less than 75 feet wide	Typically at least 20% less due to setback requirements	Typically at least 20% less due to setback requirements	Typically at least 20% less due to setback requirements
Building Height	25 feet	25 feet	30 feet; Third floor cannot exceed 60-70% of the building footprint, and must be tucked in under a pitched roof.
Usable Open Space	Min. 600 sf per unit	Min. 600 sf per unit	Min. 600 sf per unit
Private Open Space	Min. 450 sf per unit	Min. 300 sf per unit	Open space may be private or common
Front/Street Setback	20 feet	20 feet	15 feet
Rear Yard Setback	20 feet; may be 15 feet if building is only one story	20 feet; may be 15 feet if building is only one story	15 feet; 20 feet for the second story and above
Side Yard setback for primary front and back facades	15 feet for the first story; 20 feet for the second story	15 feet for the first story; 20 feet for the second story	15 feet for the first story; 20 feet for the second and third story
Side Yard for side facades with limited windows	5 feet	5 feet	5 feet; 10 feet for three stories
Minimum Driveway Width	20 feet, 12 feet for small 2-3 unit projects.	20 feet, 12 feet for small 2-3 unit projects.	20 feet, 12 feet for small 2-3 unit projects.
Minimum separation: Driveway to Building (Must be landscaped)	10 feet	10 feet	10 feet
Minimum Parking	2 per unit; 1 guest/unit	2 per unit; 1 guest/unit	2 per unit/ .75 to 1 guest per unit

FIGURE 2-1: SMALL-LOT SINGLE FAMILY (8-12 UNITS PER ACRE)

Site Area: 40,414 sf

Units: 9

Density: 12 DU/ac (10 DU/ac gross)

Usable Open Space:

Private Open Space: 525 sf/unit and 600 sf/unit (rear yards) + 1,700 sf (rear of site)

Usable Open Space: ~225 sf/unit (front yard) + 2,680 (front of site)

Open Space/Play Area: 2,478 sf total

Total: 13,680 sf (1,520 sf/unit)

Unit Parking: 18 (2 per unit)

Guest Parking: 3 (on site) + 18 (Aprons) + 4 (Street) = 25

Site Landscaping: 46%

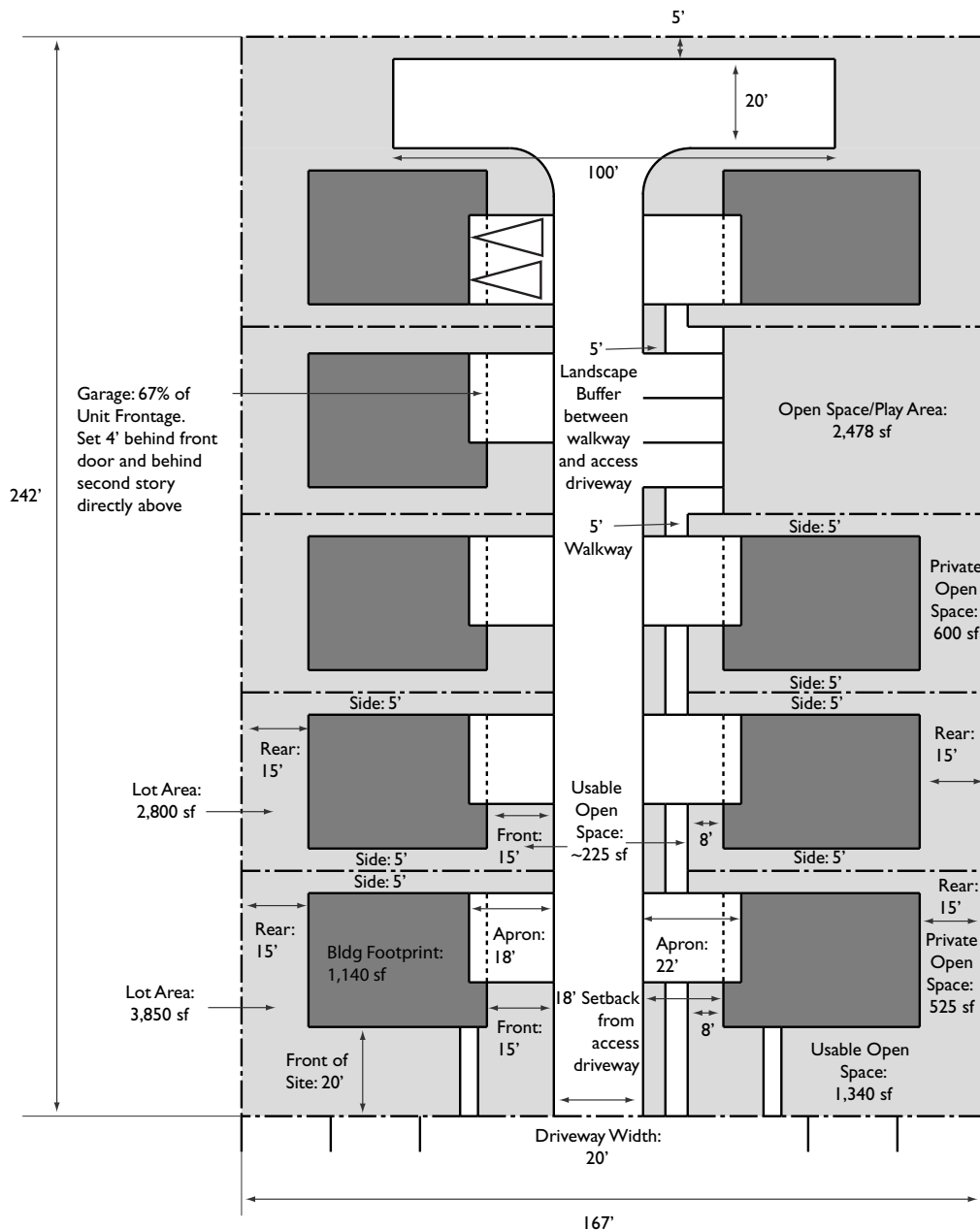


FIGURE 2-2: TWO-STORY TOWNHOMES ON A NARROW LOT (10-14 UNITS PER ACRE)

(Density is reduced by approximately 20% due to the inefficiency of a narrow lot. This is the same as the density variable concept.)

Site Area: 21,750 sf

Units: 5

Density: 14 DU/ac (10 DU/ac gross)

Usable Open Space

Private Open Space: ~ 600 sf/unit (rear yards)

Usable Open Space: 200 sf/unit (front yards) + 1,000 (front of site) + 1,500 sf (rear of site) = 3,500 sf total

Open Space/Play Area: 1,600 sf total

Total: 8,100 sf (1,650 sf/unit)

Unit Parking: 10 (2 per unit)

Guest Parking: 3 (on site) + 2 (Street) = 5

Site Landscaping: 45%

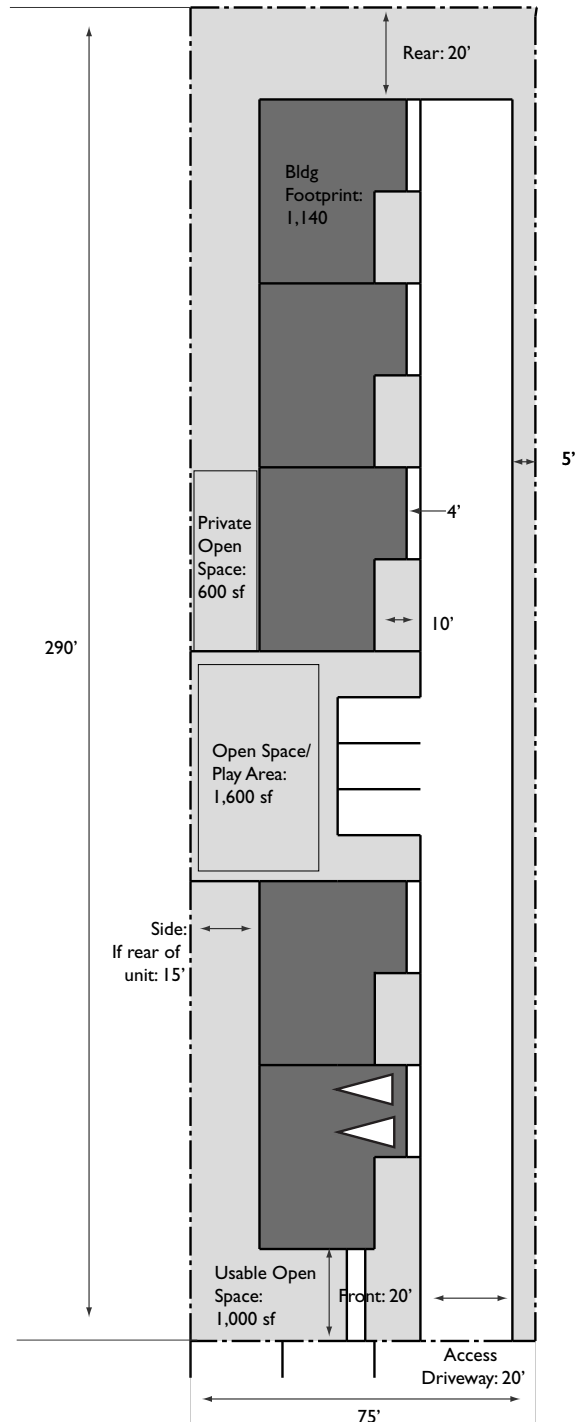


FIGURE 2-3: TWO-STORY TOWNHOMES (12-17 UNITS PER ACRE)

Site Area: 33,600 sf

Units: 10

Density: 17 DU/ac (13 DU/ac gross)

Usable Open Space:

Private Open Space: ~ 600 sf/unit (rear yards)

Usable Open Space: ~ 200 sf/unit (front yards) + 2,000 (front of site) = 4,000 sf total

Open Space/Play Area: 2,000 sf total

Total: 12,000 sf (1,200 sf/unit)

Unit Parking: 20 (2 per unit)

Guest Parking: 8 (on site) + 4 (Street) = 12

Site Landscaping: 43%

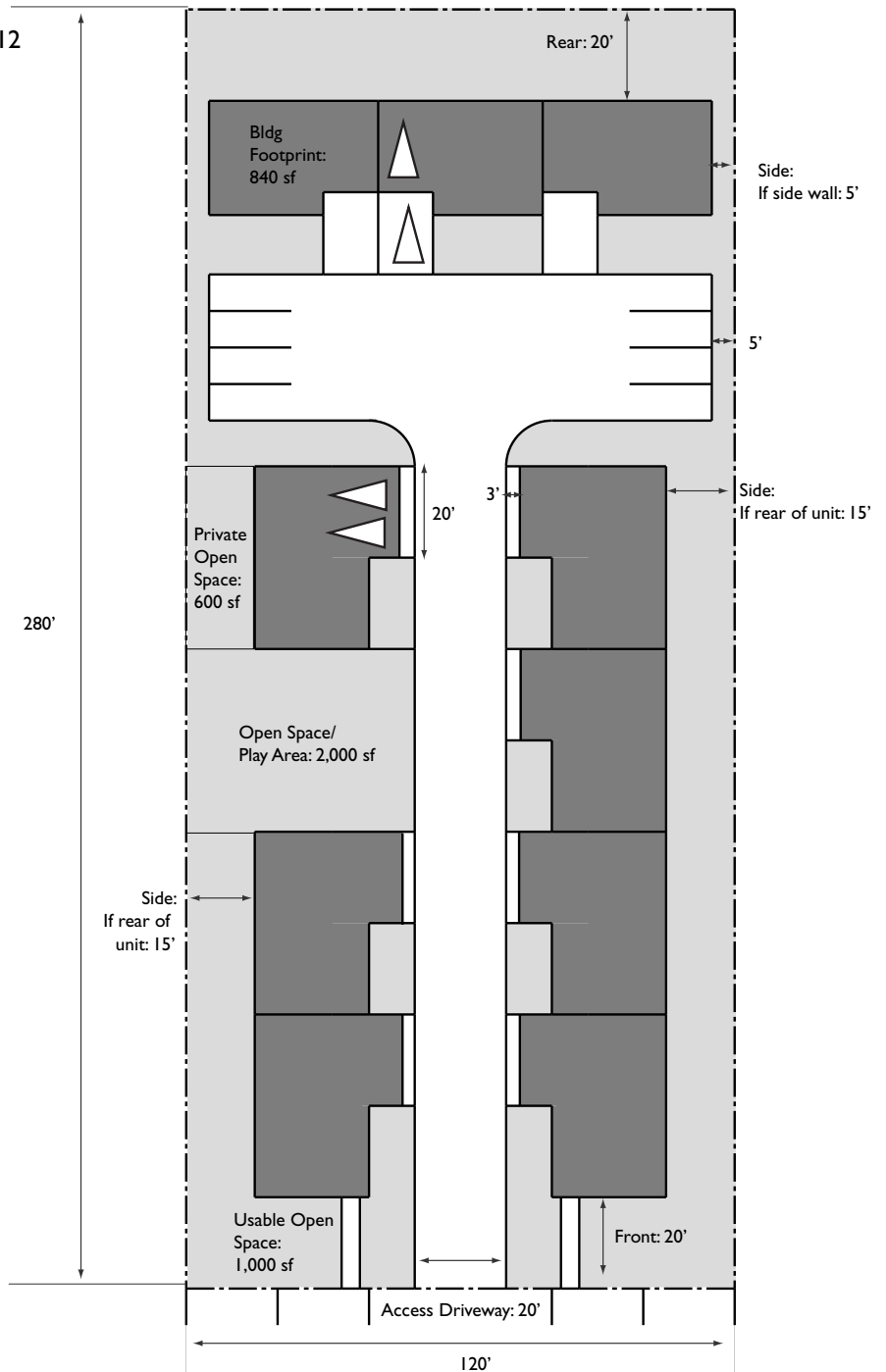


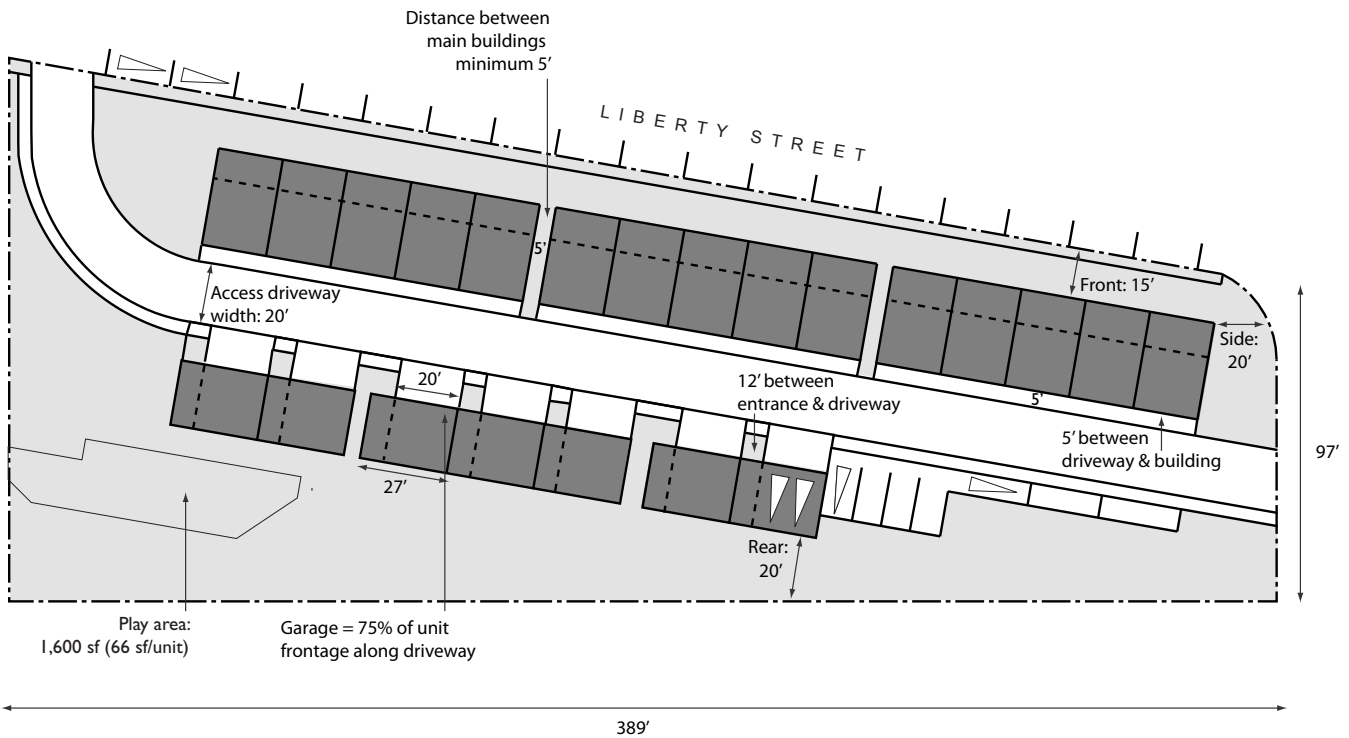
FIGURE 2-4: THREE-STORY TOWNHOMES (17-22 UNITS PER ACRE)

Site Area: 51,200 sf
 Units: 22 (unit size approx. 1,400 sf)
 Density: 22 DU/ac (18 DU/ac gross)

Unit Parking: 44 (2 per unit)
 Guest Parking: 7 (on site) + 17 (street) = 24

Usable Open Space:
 Private and Shared Areas: 24,638 sf total (1,120 sf/unit)
 Open Space/Play Area: 1,600 sf total
 Total: 26,238 sf

Site Landscaping: 44%



3

TOWNHOMES: ANALYSIS OF RECENT TYPICAL PROJECTS

This section presents the analysis of four typical recent townhome projects constructed in the unincorporated areas of Alameda County.

- 20560 Forest Avenue
- 1168 Elgin Street
- Liberty Pointe
- 19505 Meekland Avenue

The lots are small infill lots typical of those that exist throughout the County. The analysis for each project includes:

- A site plan of each project, showing density, setbacks, open space, and other key development standards;
- A three-dimensional drawing of the project and the surrounding context of homes and apartments; and
- Photographs of the project
- Aerial Photos of the Project Site

TABLE 3-1: RECENT TYPICAL PROJECTS COMPARED WITH R-S STANDARDS AND CONDO GUIDELINES

STANDARD		1168 ELGIN STREET, SAN LORENZO			19505 MEEKLAND AVE, HAYWARD			LIBERTY POINTE (LIBERTY AND 165TH AVE, SAN LEANDRO)			20560 FOREST AVE, CASTRO VALLEY		
		REQUIREMENT	17040 sf	23,340 sf	41,759 sf	79,791 sf							
Lot Dimensions													
Site area	Min 5,000 sf	60'	70'	-	97' (at street frontage)								
Lot width	Min. 50'	-	-	80'	-								
Lot width, corner	Min. 60'	25'	30'	34'	37'								
Height	Max. 25'	2 stories	2 stories	3 stories	3 stories								
Stories	Max. 2 stories												
Density													
RS	5,000 sf of building site per dwelling unit (8 du/ac)	-	-	-	-								
RS-D35	3,500 sf of building site per dwelling unit (12 du/ac)	-	-	-	-								
RS-D25	2,500 sf of building site per dwelling unit (17.5 du/ac)	-	-	-	-								
RS-D20	2,000 sf of building site per dwelling unit (22 du/ac)	3,408 sf/unit (13 DU/ac)	-	-	2,280 sf/unit (19 DU/ac)								
RS-D15	1,500 sf of building site per dwelling unit (29 du/ac)	-	-	1,740 sf/unit (25 DU/ac)	-								
D-3	As specified in amendment creating district; in no case less than 1,500 sf of building site per dwelling unit (29 du/ac)	-	2,593 sf/unit (16 DU/ac)	-	-								
FAR	Max. 1:3 (0.33)	1:2.5 (0.4)	1:212 (0.47)	1:1.24 (0.8)	1:1.43 (0.7)								
Setbacks													
Front	Min. 20'	20'	20'	15'	72'								
Side (for three or more units)	Min. 10'	10'	10'	11'	9'								
Side (for fewer than three units)	Not less than five feet plus one foot for each full ten feet by which the median lot width exceeds fifty (50) feet up to a maximum requirement of ten feet, except that in every case the side yard on the street side of a corner lot shall have a width not less than ten feet.	-	-	-	-								
Rear	Min. 20'	48'	45'	7' (at minimum)	15'								
Setback from access driveway	Min. 10'	5'	5'	3'	5'								
Distance between main buildings	Min. 20'	16'	26'	5' (at minimum)	10'								

STANDARD	REQUIREMENT	1168 ELGIN STREET, SAN LORENZO	19505 MEEKLAND AVE, CHERRYLAND	LIBERTY POINTE (LIBERTY AND 165TH AVE), ASHLAND VALLEY	20560 FOREST AVE, CASTRO VALLEY
Distance between walls at entry areas and parking/driveways	12'	6'	8'	10'	15'
Unit orientation	Units to be sited and screened to provide privacy from adjacent units and uses	Units face access drive	Units face access drive	North units face Liberty Street; south units face access drive	Units face adjacent properties or access drive
Open Space					
Useable open space	600 sf per dwelling unit	~662 sf/unit	~650 sf/unit	~890 sf/unit	~778 sf/unit
Private open space for units on ground floor	300 sf	400 sf/unit	190 sf/unit (at minimum)	Private open space provided for south units only.	None
Minimum dimension for private open space for units on the ground floor	15'	10'	10'	6' (at minimum)	-
Private open space - units not on ground floor	Adequate balconies; min. dimension 8'	-	-	-	30 sf (2-story units); 94 sf (3-story units), Min. dim. 5'
Play areas	Play areas should be provided on a basis of 40 sq ft/child.	None indicated	None indicated	~1600 sf (~66 sf/unit)	added as a condition of approval
Parking					
Unit parking	2 per unit; one must be covered	10	16	48	70
Guest parking	0.5 per unit for units <1,000 sf; 1.0 per unit for units >1,000 sf	6	9	21	11
Apron	Where practical, enclosed parking spaces should have an apron in front capable of providing a tandem space for alternate or additional use.	Not provided	Not provided	?	Not provided
Width of access driveway, 4 or fewer spaces served	Min 12'	-	-	-	-
Width of access driveway, 5 or more spaces served	Min. 20'	20'	20'	16'	20'

FIGURE 3-1: 20560 FOREST AVENUE PLAN

20560 Forest Avenue, Castro Valley (RS-D20)

Site Area: 79,791 sf (97' lot width at frontage x 496')

Units: 35

Density: 2,280 sf/unit = 19 DU/ac (Max. allowed 22 DU/ac)

FAR: 1:1.43 (0.7), **Max. allowed 1:3 (0.33)**

Height: 37', **Max. allowed 25'**

Stories: 3, **Max. allowed 2**

Unit Parking: 2 per unit

Guest Parking: 11, **Required 18**

Play Area: Added as condition of approval

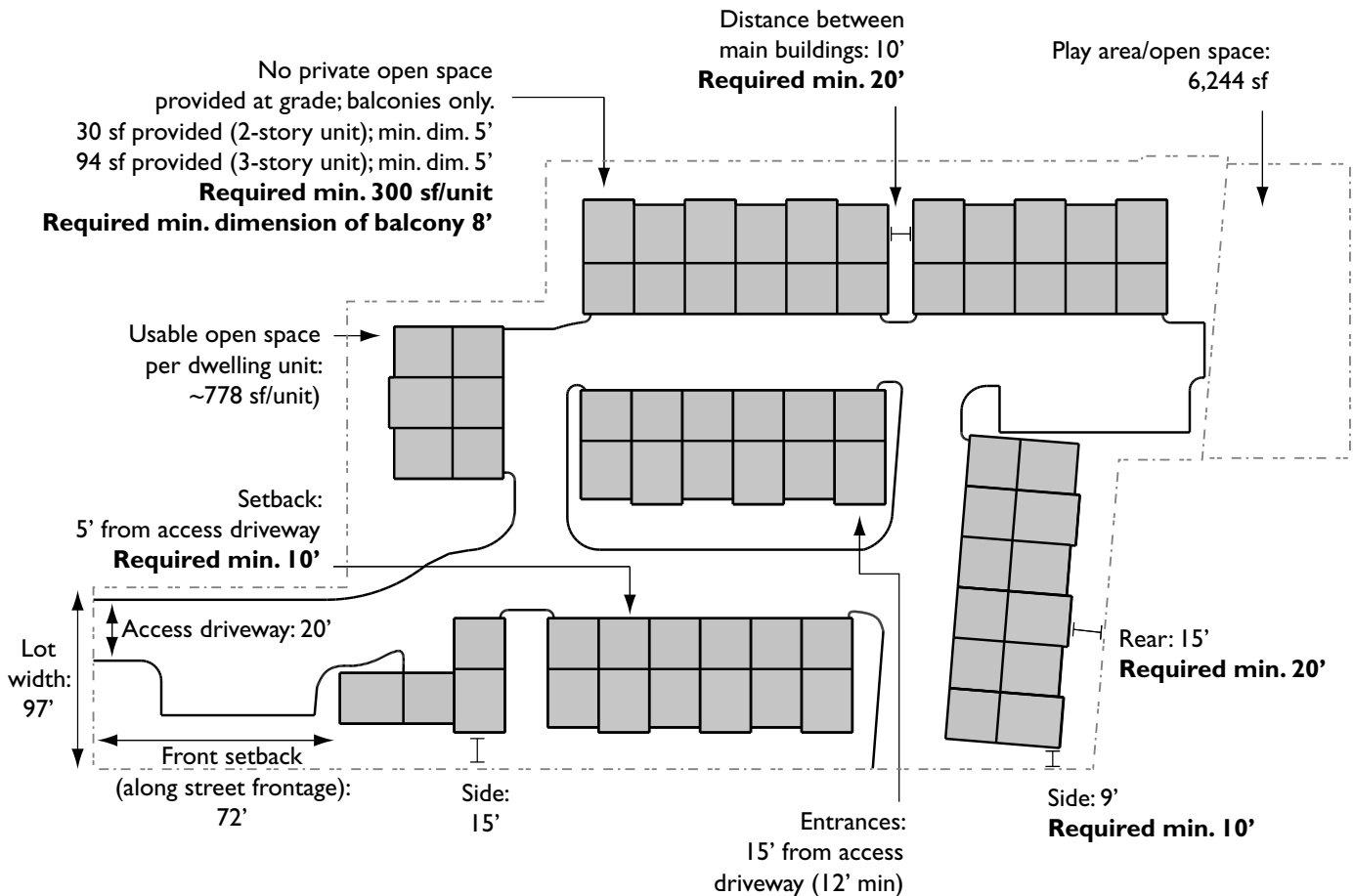
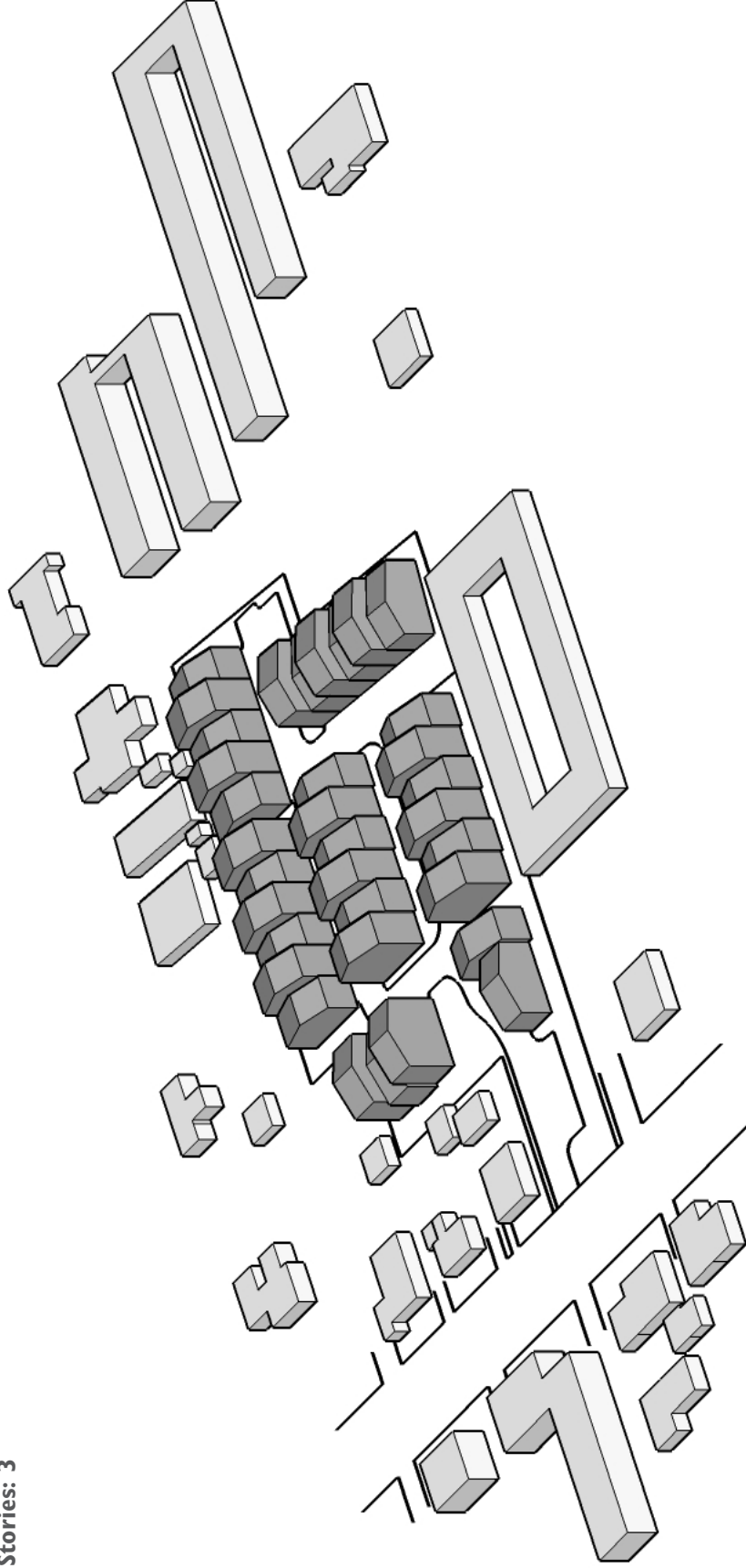


FIGURE 3-2: 20560 FOREST AVENUE AND SURROUNDING CONTEXT

Height: 37'

Stories: 3



20560 FOREST AVENUE



20560 FOREST AVENUE



FIGURE 3-3: 1168 ELGIN STREET PLAN

1168 Elgin Street, San Lorenzo (RS-D20)

Site Area: 17,040 sf (60' x 285')

Units: 5

Density: 3,408 sf/unit = 13 DU/ac (Max. allowed 22 DU/ac)

FAR: 1:2.5 (0.4), **Max. allowed 1:3 (0.33)**

Height: 25'

Stories: 2

Unit Parking: 10 (2 per unit)

Guest Parking: 6

Play Area: **No play area indicated**

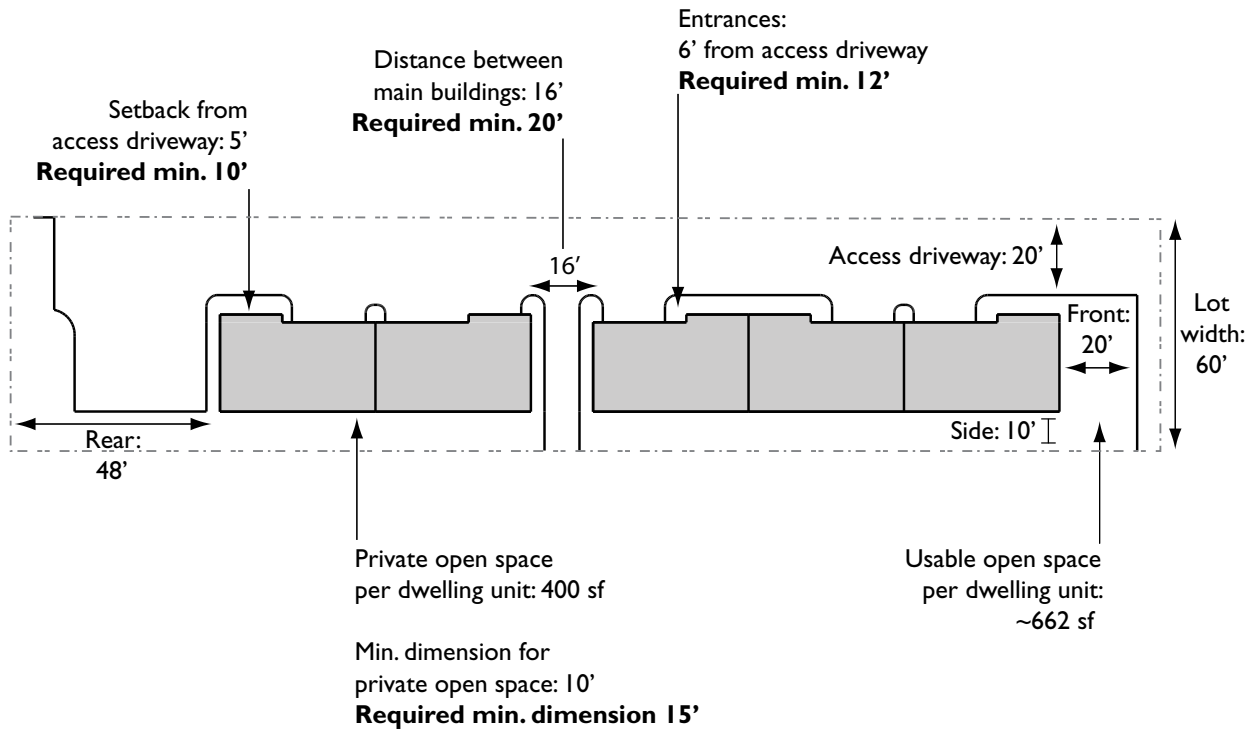
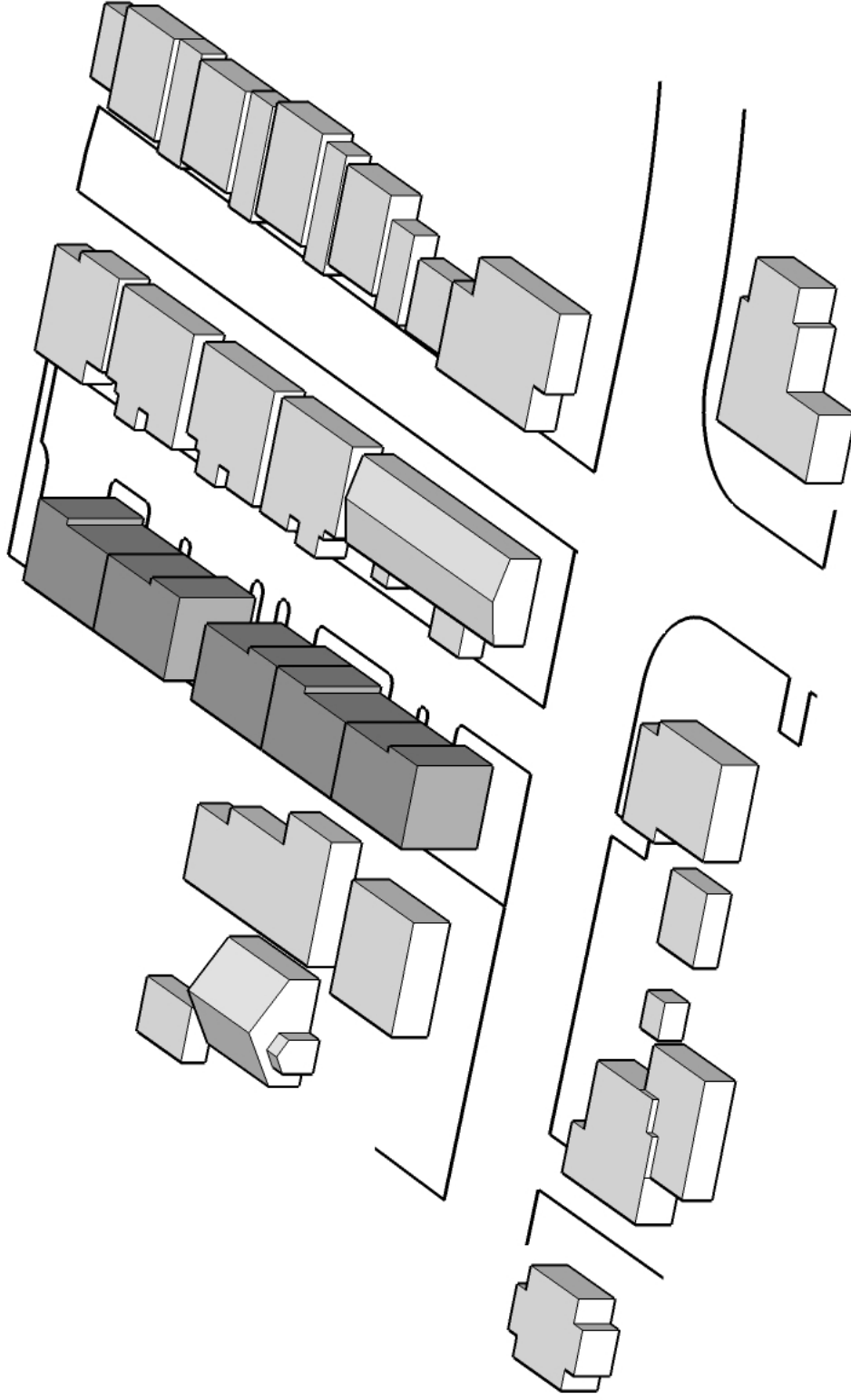


FIGURE 3-4: 1168 ELGIN STREET AND SURROUNDING CONTEXT

Height: 25'

Stories: 2



1168 ELGIN STREET



1168 ELGIN STREET

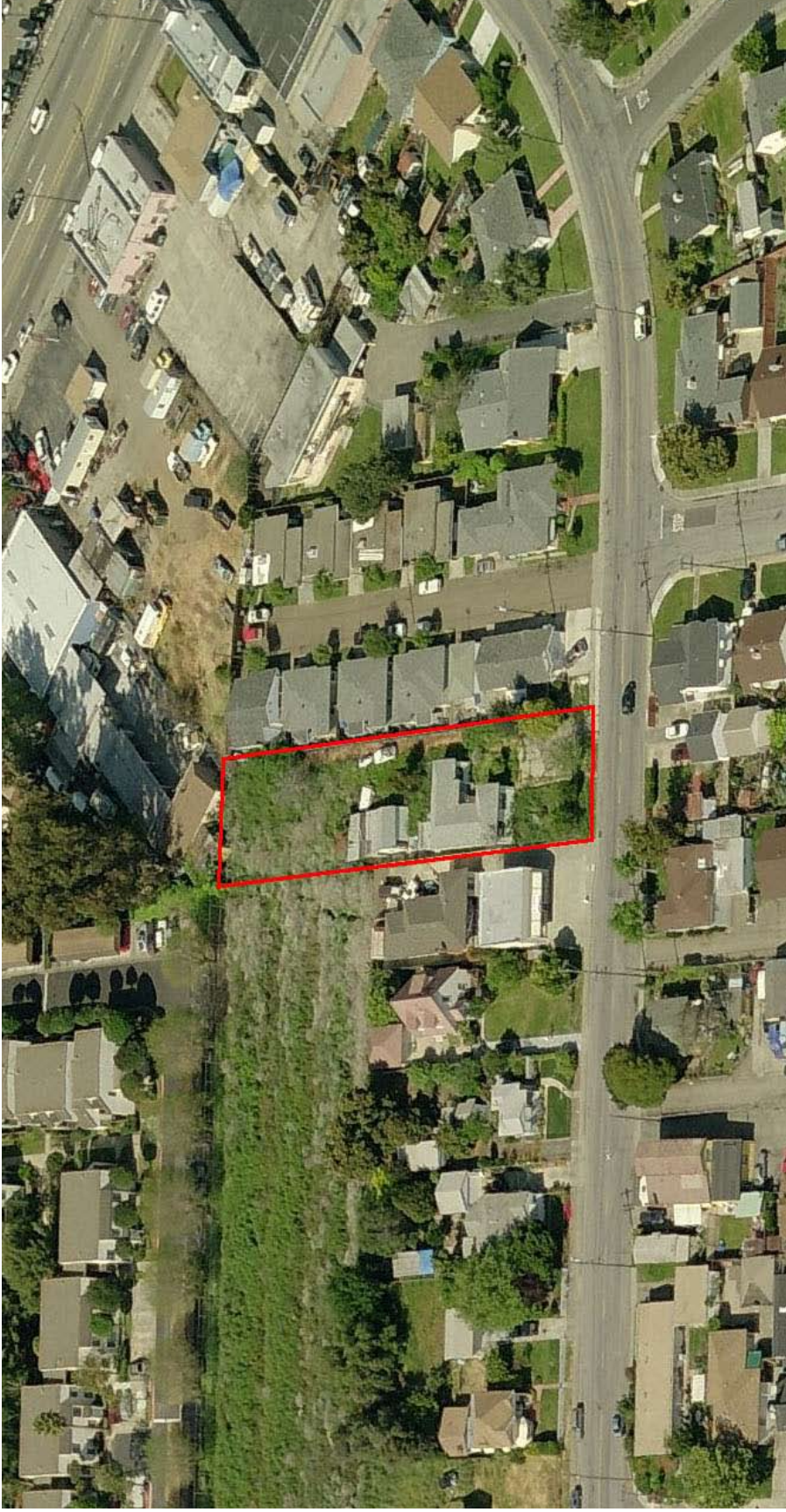


FIGURE 3-5: LIBERTY POINTE PLAN

Liberty Pointe, Liberty and 165th Avenue, Ashland (RS-D15)

Site Area: 41,759 sf (80' x 378')

Units: 24

Density: 1,740 sf/unit = 25 DU/ac (Max. allowed 29 DU/ac)

FAR: 1:1.24 (0.8), **Max. allowed 1:3 (0.33)**

Height: 34', **Max. allowed 25'**

Stories: 3, **Max. allowed 2**

Unit Parking: 48 (2 per unit)

Guest Parking: 21, **Required 24**

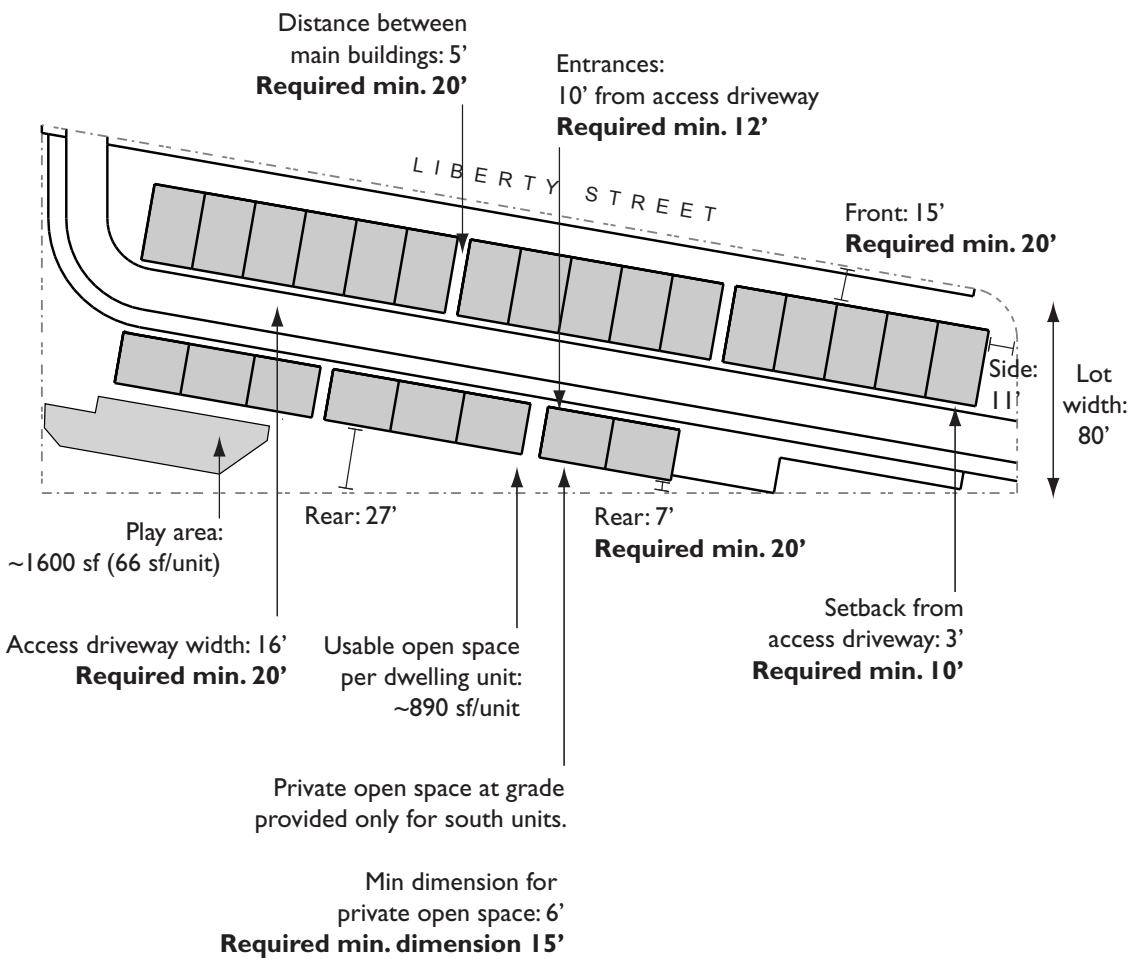
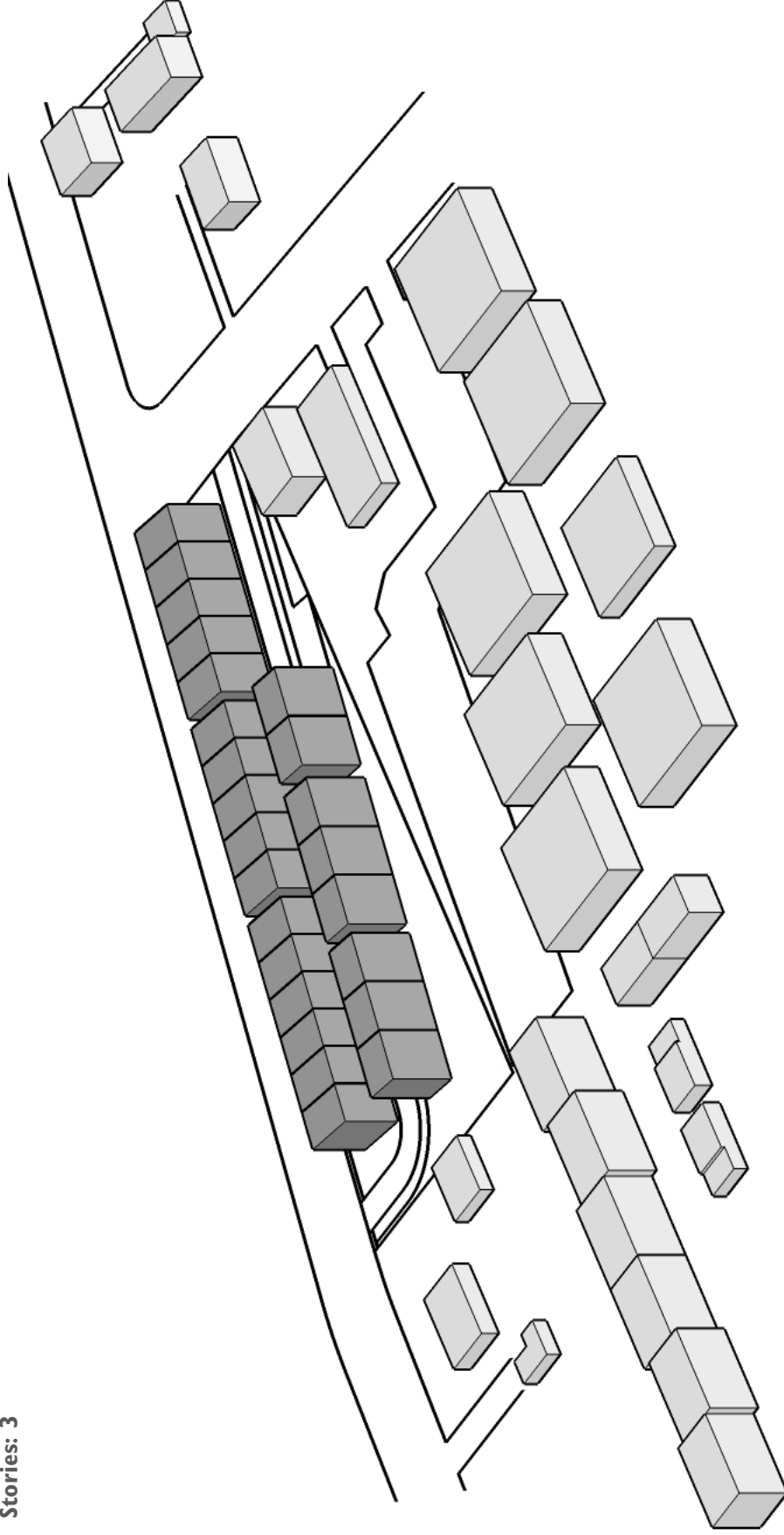


FIGURE 3-6: LIBERTY POINTE AND SURROUNDING CONTEXT

Height: 34'

Stories: 3



LIBERTY POINTE



LIBERTY POINTE



FIGURE 3-7: 19505 MEEKLAND AVENUE PLAN

19505 Meekland Avenue, Cherryland (RS-D3)

Site Area: 23,340 sf (70' x 343')

Units: 9

Density: 2,593 sf/unit = 16 DU/ac (Max. allowed 29 DU/ac)

FAR: 1:2.12 (0.47), **Max. allowed 1:3 (0.33)**

Height: 30', **Max. allowed 25'**

Stories: 2

Unit Parking: 16 (2 per unit >1,000 sf; 1 per unit < 1,000 sf)

Guest Parking: 9

Play Area: **No play area indicated**

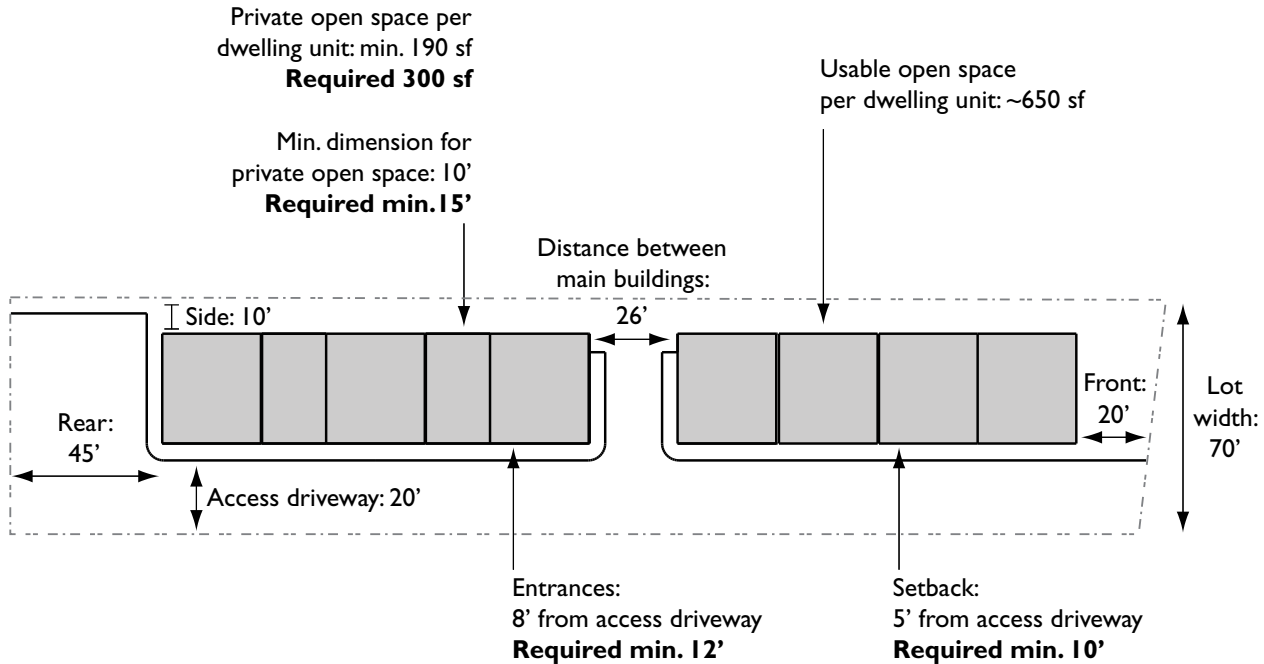
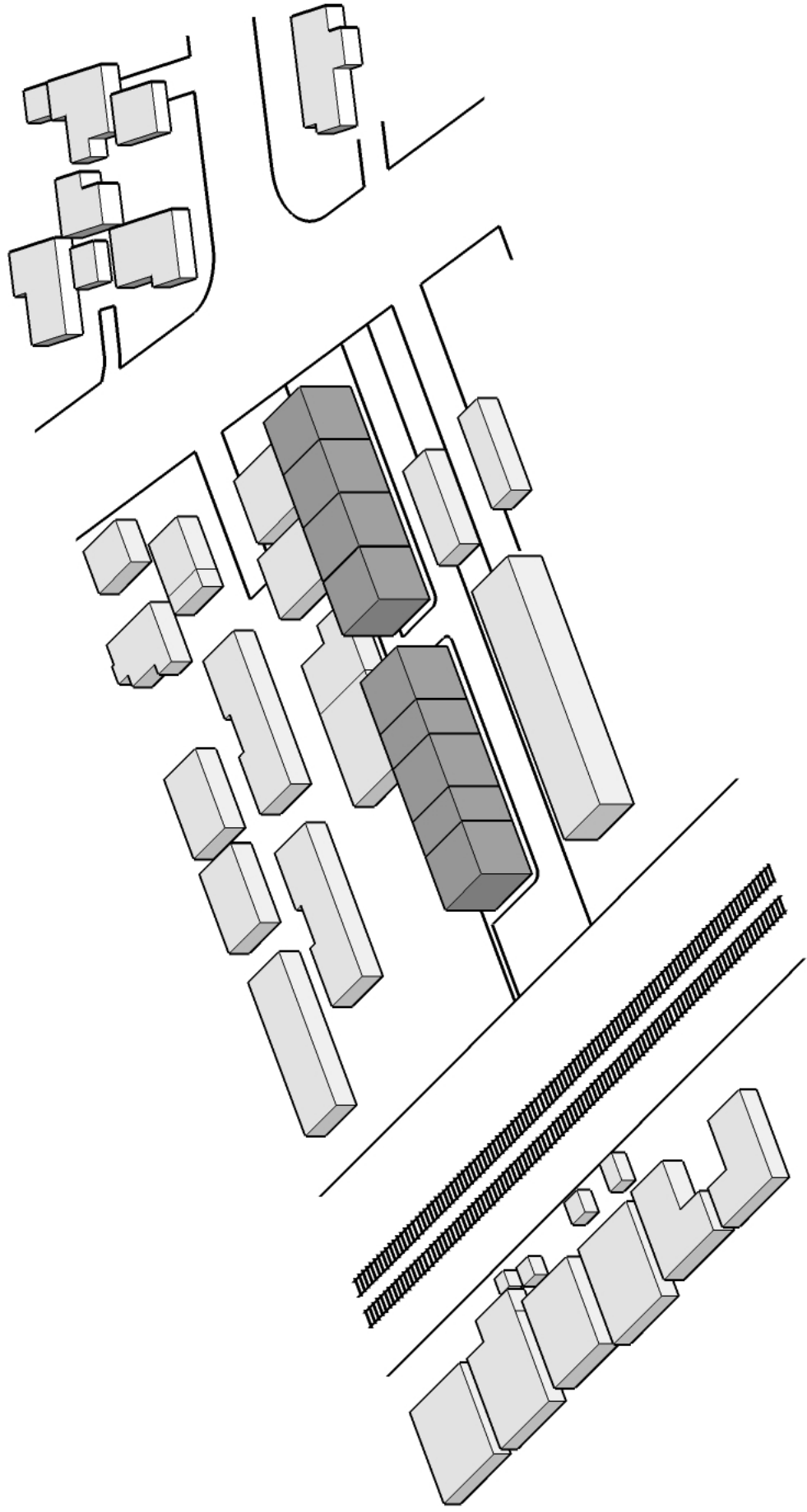


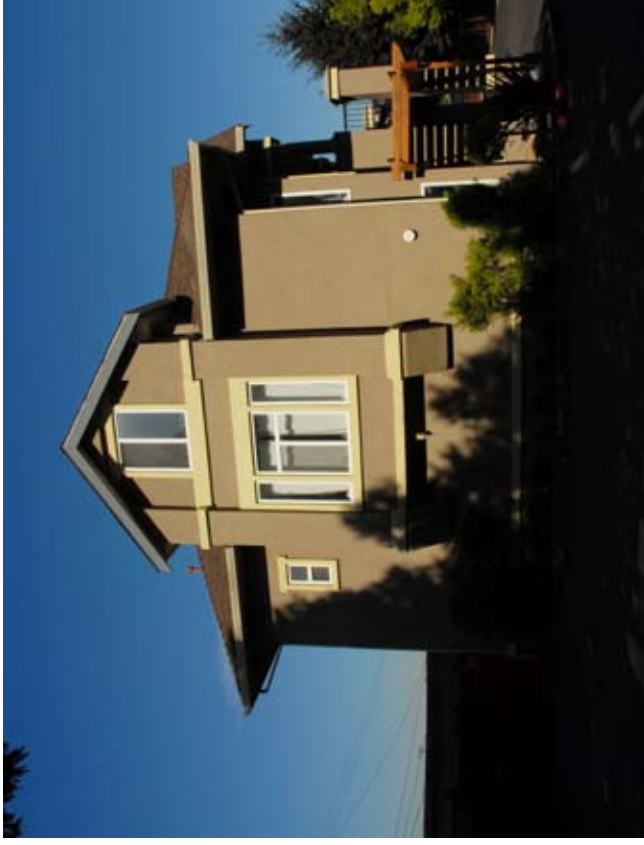
FIGURE 3-8: 19505 MEEKLAND AVENUE AND SURROUNDING CONTEXT

Height: 30'

Stories: 2



19505 MEEKLAND AVENUE



19505 MEEKLAND AVENUE



4 **SMALL-LOT SINGLE FAMILY HOMES: ANALYSIS OF RECENT TYPICAL PROJECTS**

This section presents the analysis of two typical recent small-lot single family home projects constructed in the unincorporated areas of Alameda County.

- 378 Blossom Way
- 16100 Maubert Avenue

The lots are small infill lots typical of those that exist throughout the County. The analysis for each project includes:

- A site plan of each project, showing density, setbacks, open space, and other key development standards;
- A three-dimensional drawing of the project and the surrounding context of homes and apartments; and
- Photographs of the project
- Aerial Photos of the Project Site

TABLE 4-I: RECENT TYPICAL PROJECTS COMPARED WITH R-I STANDARDS AND CONDO GUIDELINES (SMALL-LOT SINGLE FAMILY)

STANDARD		16100 MAUBERT, ASHLAND	378 BLOSSOM WAY, CHERRYLAND
REQUIREMENT			
Lot Dimensions			
Site area	Min 5,000 sf	Project: 30, 492 sf, Individual Lots: 1,545 sf to 2,962 sf	Project: 59,500 sf; Individual Lots: 2,200 sf to 3,000 sf
Lot width	Min. 50'	Project: 65' (Maubert) to 136' (Liberty); Individual Lots: 37' to 50'	Project: 195' (Blossom Way); Individual Lots: 35' to 70'
Lot width, corner	Min. 60'	-	-
Height	Max. 25'	25'	28'
Stories	Max. 2 stories	2	2
Density			
RS	5,000 sf of building site per dwelling unit (8 du/ac)	-	-
RS-D35	3,500 sf of building site per dwelling unit (12 du/ac)	-	-
RS-D25	2,500 sf of building site per dwelling unit (17.5 du/ac)	-	-
RS-D20	2,000 sf of building site per dwelling unit (22 du/ac)	-	-
RS-D15	1,500 sf of building site per dwelling unit (29 du/ac)	-	-
D-3	As specified in amendment creating district; in no case less than 1,500 sf of building site per dwelling unit (29 du/ac)	-	-
	D-3: 2,500 sf of bldg site per du (17.5 du/ac) under common ownership	Project: 3,000 sf of bldg site per du (14 du/ac) (Gross); Individual Lots: 1,4545 to 2,962	Project: 3,500 sf of bldg site per du (12 du/ac) (Gross); Individual Lots: 2,200 sf to 3,000 sf
FAR	Max. 1:3 (0.33)	Project: 0.84 (Gross); Individual Lots: 0.90 to 1.21	Project: 0.44 (Gross); Individual Lots: 0.50 to 0.78
Setbacks			
Front	Min. 20'	Individual Lots: 2' to 8'	Individual Lots: 5' to 18'
Side (for three or more units)	Min. 10'	-	-
Side (for fewer than three units)	Not less than five feet plus one foot for each full ten feet by which the median lot width exceeds fifty (50) feet up to a maximum requirement of ten feet, except that in every case the side yard on the street side of a corner lot shall have a width not less than ten feet.	Individual Lots: Side yards - 0' to 3', Street Side yards - 10' on Maubert and 8 to 10' on Liberty	Individual Lots: 3'6" to 4'7"
Rear	Min. 20'	Individual Lots: 5' to 10'	Individual Lots: 5' to 16'
Setback from access driveway	Min. 10'	Individual Lots: 2' to 8'	Individual Lots: 5' to 18'

STANDARD		16100 MAUBERT, ASHLAND	378 BLOSSOM WAY, CHERRYLAND
REQUIREMENT			
Distance between main buildings	Min. 20'	3'	8' to 11'
Distance between walls at entry areas and parking/driveways	12'	Individual Lots: 2' to 8'	Individual Lots: 5' to 18'
Unit orientation	Units to be sited and screened to provide privacy from adjacent units and	Units face access drive	Units face access drive except for the two in front of site that face the street
Open Space			
Useable open space	600 sf per dwelling unit	~200 sf/du	~300 sf/du
Private open space for units on ground floor	300 sf for each ground floor unit	Individual Lots: 267 sf to 1,000 sf	Individual Lots: 420 sf to 995 sf
Minimum dimension for private open space for units on the ground floor	15'	Individual Lots: 5' to 10'	Individual Lots: 5' to 16'
Private open space - units not on ground floor	Adequate balconies; min. dimension 8'	-	-
Play areas	Play areas should be provided on a basis of 40 sq ft/child.	Private yards	Private yards
Parking			
Unit parking	2 per unit; one must be covered	2 per unit; 2 car garages	2 per unit, 2 car garages
Guest parking	0.5 per unit for units <1,000 sf; 1.0 per unit for units >1,000 sf	0	8 on site
Apron	Where practical, enclosed parking spaces should have an apron in front capable of providing a tandem space for alternate or additional use.	Some dwelling units have aprons large enough to accommodate a tandem space while others do not	All aprons are large enough to accommodate a tandem space
Width of access driveway, 4 or fewer spaces served	Min 12'	-	-
Width of access driveway, 5 or more spaces served	Min. 20'	25'	21'

FIGURE 4-I: 378 BLOSSOM WAY PLAN

378 Blossom Way, Cherryland (RS-D3)

Site Area: 59,500 sf (195' x 313')

Lot Area: Lot 15 - 2,200 sf; Lot 1 - 3,000 sf

Required Min. 5,000 sf

Units: 17

Density: 3,500 sf = 14 DU/ac

(Max. Allowed 14 DU/ac)

Project FAR: 1:2.27 (0.44);

Lot FAR: Lot 15 - 1:2 (0.50); Lot 10 - 1:1.25 (.80)

Max. Allowed 1:3 (0.33)

Height: 28', **Max. allowed 25'**

Stories: 2

Unit Parking: 34 (2 per unit)

Guest Parking: 8 on site + 1 street

+ Aprons

Play Area: No play area indicated

Private Open Space: 995 sf
Required min dimension 15'

Rear: 5'
Required min. 20'

Rear: 5'
Required min. 20'

Lot Width: 55'
Private Open Space: 550 sf
Required min dimension 15'

Side: 5'
Required min. 6' (5' plus 1' for each 10')

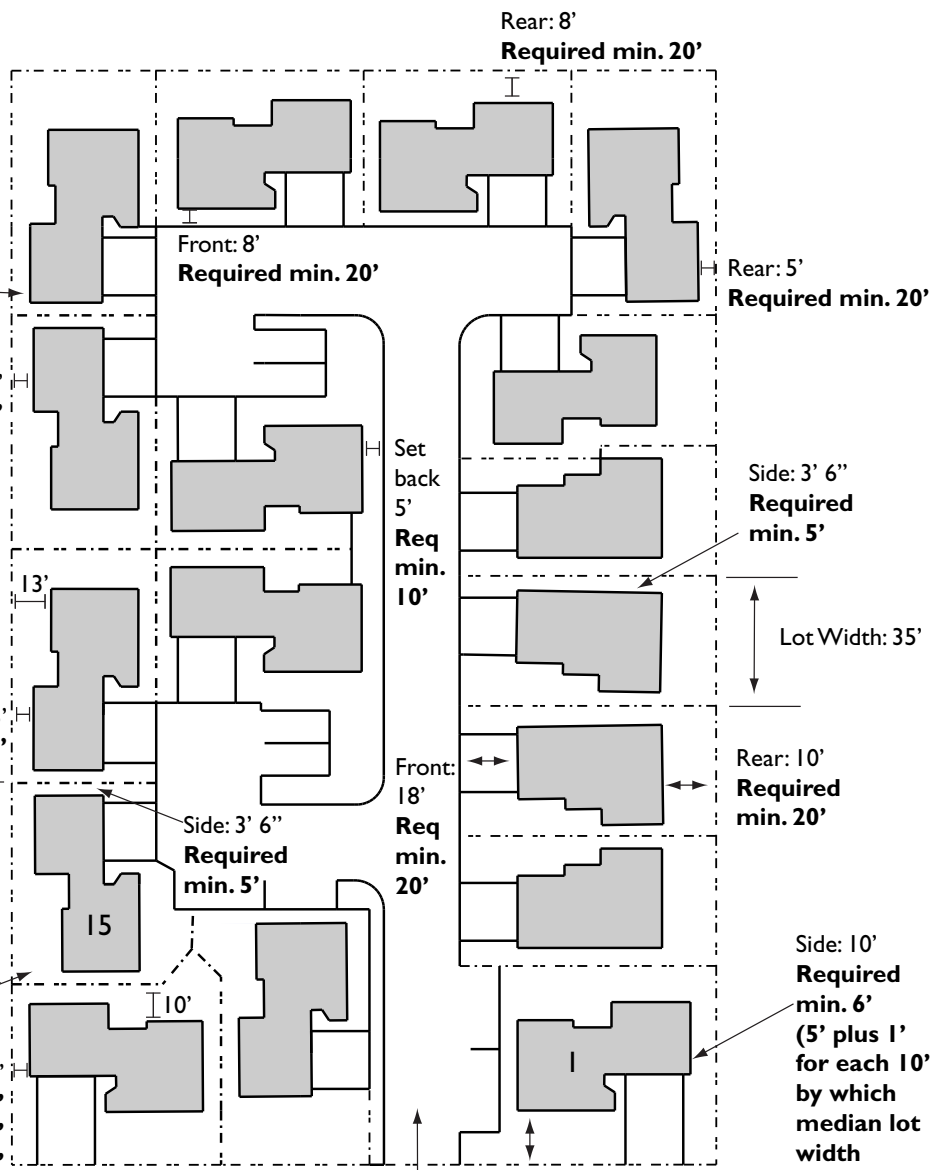
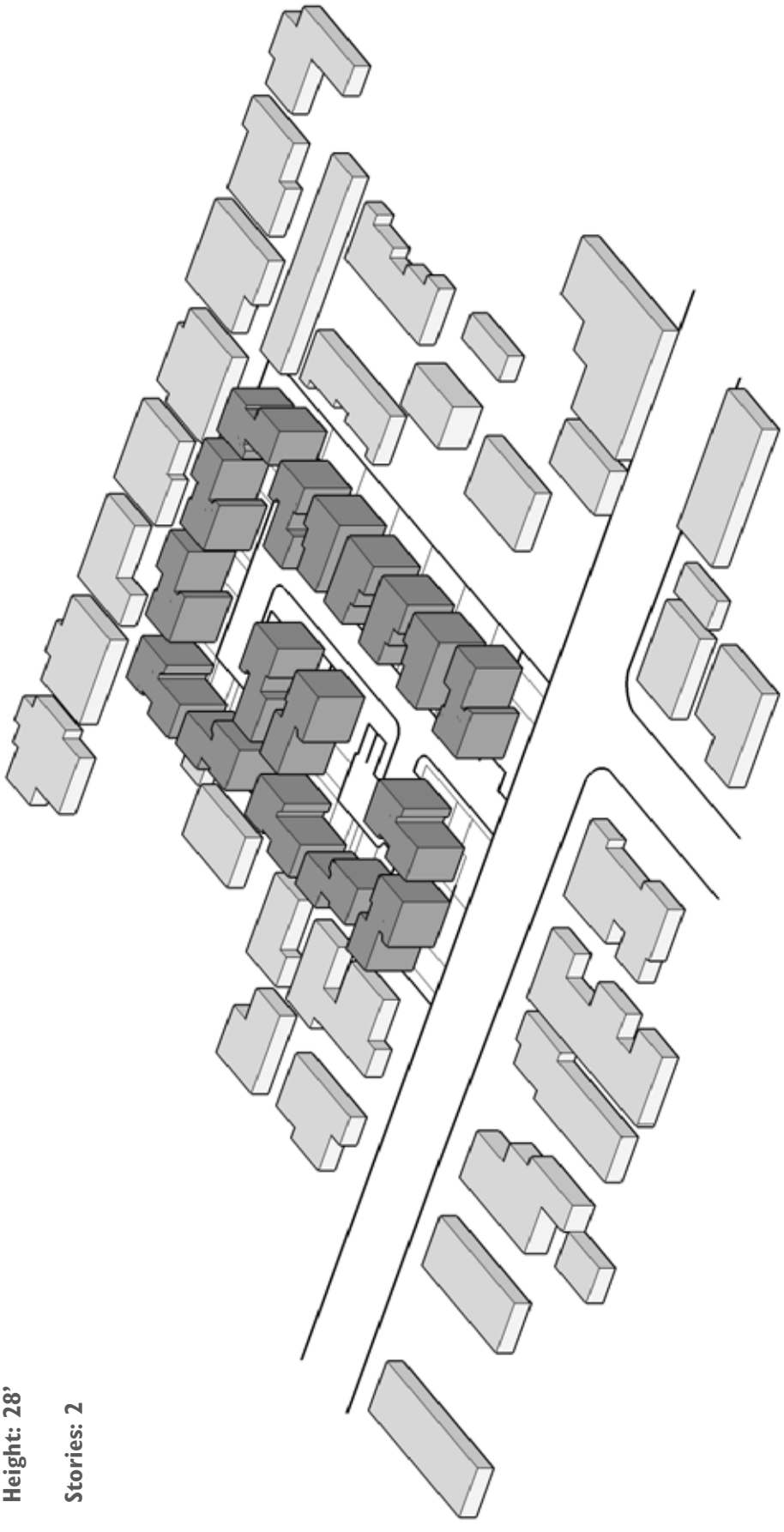


FIGURE 4-2: 378 BLOSSOM WAY AND SURROUNDING CONTEXT

Height: 28'

Stories: 2



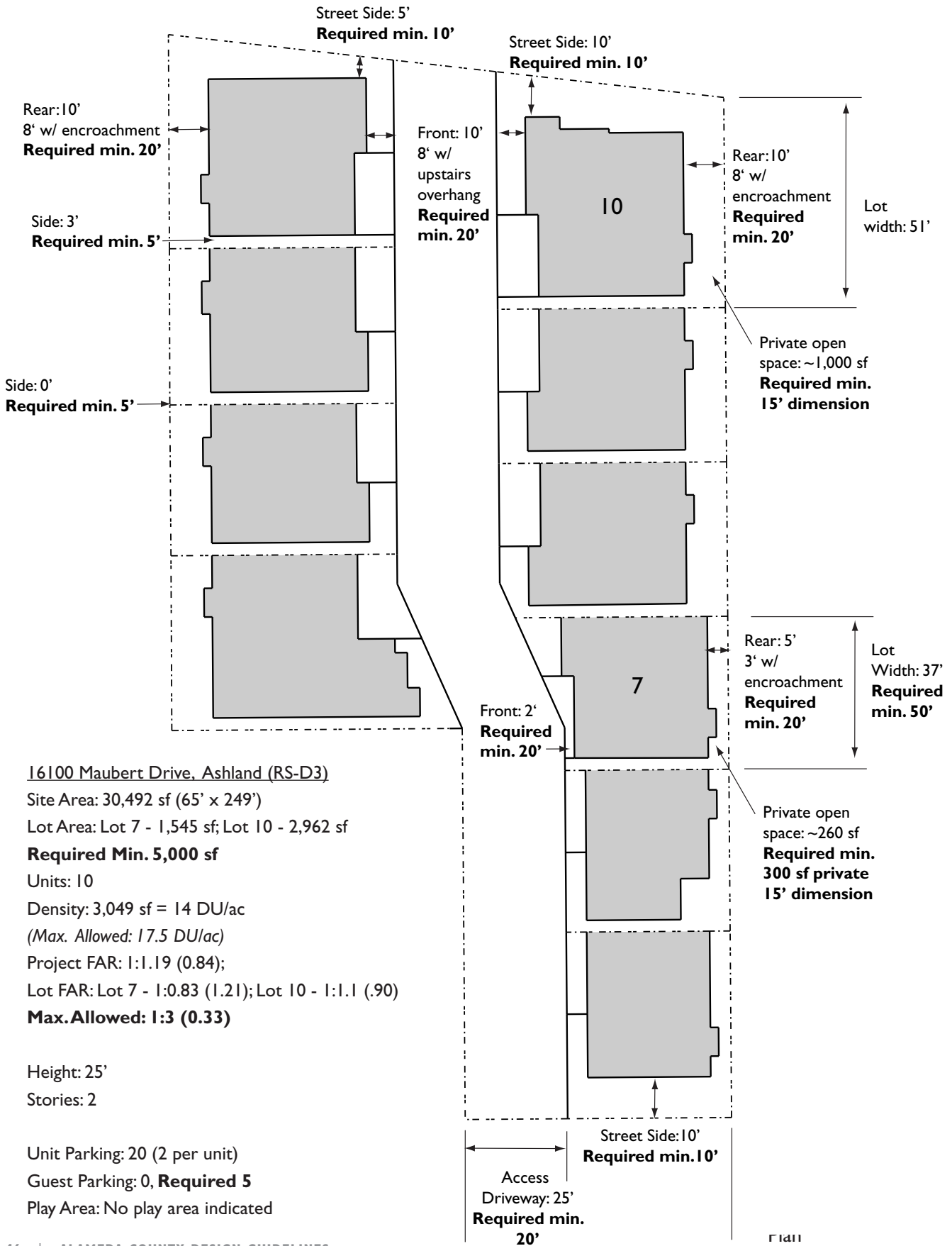
378 BLOSSOM WAY



378 BLOSSOM WAY



FIGURE 4-3: 16100 MAUBERT AVENUE PLAN



16100 Maubert Drive, Ashland (RS-D3)

Site Area: 30,492 sf (65' x 249')

Lot Area: Lot 7 - 1,545 sf; Lot 10 - 2,962 sf

Required Min. 5,000 sf

Units: 10

Density: 3,049 sf = 14 DU/ac

(Max. Allowed: 17.5 DU/ac)

Project FAR: 1:1.19 (0.84);

Lot FAR: Lot 7 - 1:0.83 (1.21); Lot 10 - 1:1.1 (.90)

Max. Allowed: 1:3 (0.33)

Height: 25'

Stories: 2

Unit Parking: 20 (2 per unit)

Guest Parking: 0, **Required 5**

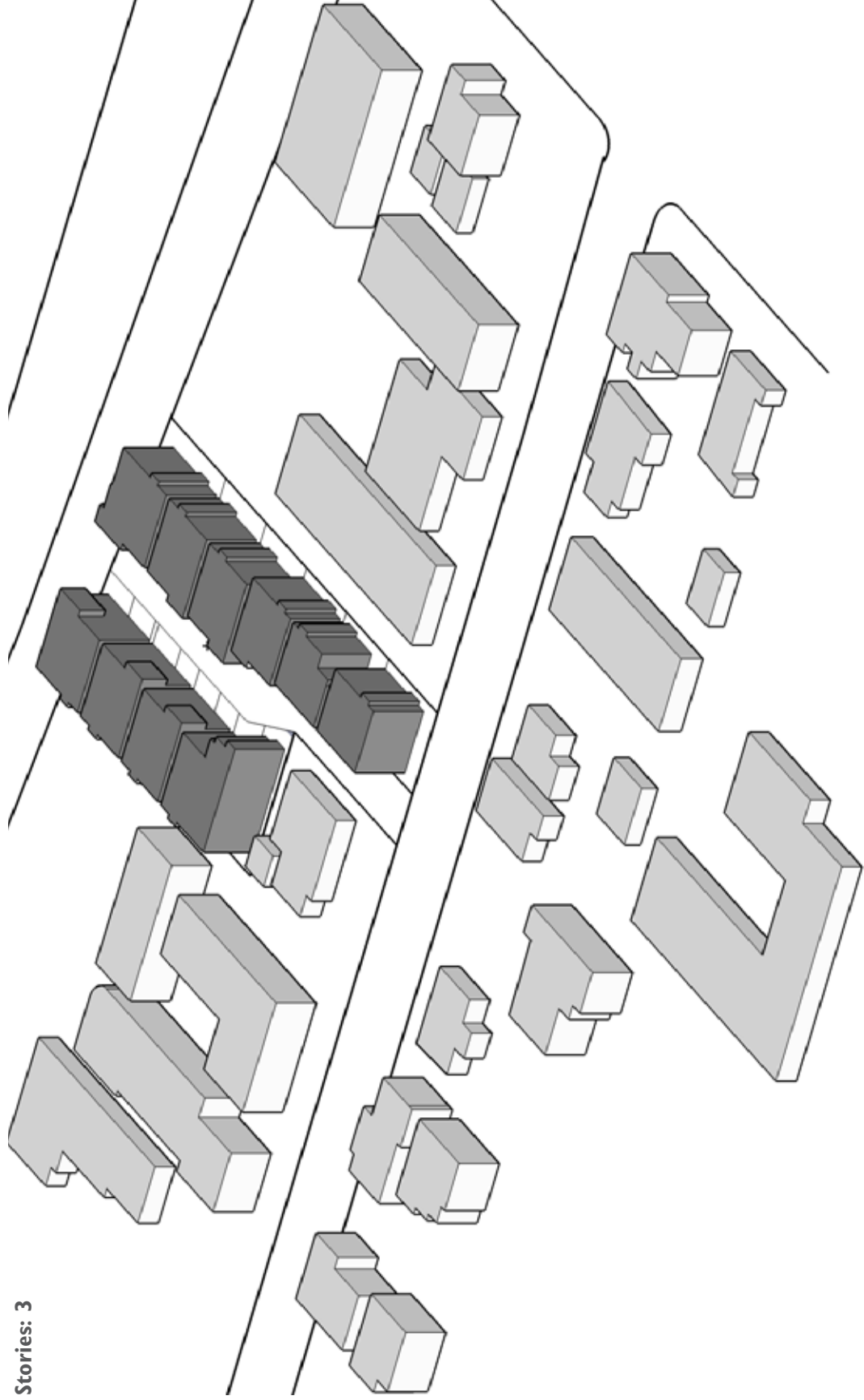
Play Area: No play area indicated

FILE

FIGURE 4-4: 16100 MAUBERT AVENUE AND SURROUNDING CONTEXT

Height: 25'

Stories: 3



16100 MAUBERT AVENUE



16100 MAUBERT AVENUE



