

Taskforce Meeting Notes – March 8, 2010

SUMMARY

- Building Bulk Reduction
 - Should quantify bulk reduction
 - Should designate location of bulk reduction
- Measurement of Front Setback from Private Street
 - From back of sidewalk for garage, From front of curb for living space
- Driveway Aprons/Curb Cuts
 - Taskforce vote that curb cut/apron should be as wide as garage width. A 3-car garage should have curb cut/apron as wide as the garage.
- Front Door Exceptions
 - Taskforce vote that there should be no exception for front door location for projects along busy arterials.
- Photos
 - Update photos as needed, add caveat for decorative photos
- Guidelines
 - Refine “Development Intensity and Neighborhood Compatibility”
 - Expand introduction to include broader discussion of what the Guidelines are intended to achieve

OVERVIEW OF UPDATES

Bulk

- Rear setbacks should be more restrictive regarding requiring articulation for rear façade
- Percentage of second story should be setback
- Should refer to project property lines when determining where there needs to be a bulk reduction
- Proportion of wall should be setback
- Second story area should relate to size of the lot
- Quantify bulk reduction
- How do you maintain character of neighborhood when you go from a one-story home on a long narrow lot to three two-story homes?
- Should have no wall that’s two-story all the way up
- Some proportion of bulk reduction should be on the side – side walls should have a maximum % two story plane
- Regulate articulation all the way around
- Not concerned about two-story facing street or driveway, concerned regarding side yard issue
- Not okay with 25’ tall wall along side property line

- Second story should be stepped back by a substantial amount if it is street-facing façade and has a single-story neighborhood context (need to define extent of neighborhood context)

Measurement of Front Setback from Private Street

- 20' front setback for garage should be measured from back of sidewalk
- 20' front setback for living space should be measured from front of curb

Porches/Recessed Entries

- Okay with front porch/recessed entry standard
- What is the process of getting alternative designs approved?
- If alternative design, would the planner take plans to the community? Where does community come in to say it's good or not?
- How much is designed by committee versus how much is designed by homeowner? Something to consider during procedure discussion.
- On the fence about design review, there are some good and bad things that can come out of it

TOWNHOMES

- Issue of massing should be addressed for townhomes as well
- Building footprint includes garage
- Should have better street presentation
- In regards to 15' setbacks for primary windows, would it discourage windows on the side? Would it be disincentive to put large side facing windows on the side?
- Need to refine definition of primary windows
- Okay with maximum garage width
- Need to define minimum distance for second story overhang for garage exception

MULTI-FAMILY RESIDENTIAL

- Show what 100 sf entryway looks like on a three-story building
- Why is 75 sf of private open space proposed for Castro Valley? Will CV get more community open space as a result of decrease in private open space?
- Use entryway, not porches
- Should it be measured as a width of the façade or percentage building footprint?
- Make sure there are no flat walls

PHOTOS

- There should not be any decorative pictures
- All photos should have a label
- Need photos, it is understood that photos are not decisive
- Photos are okay as long as they are good examples
- Need to define why you are showing it or make sure it is a good example
- Have a caveat in the beginning that says that photos are shown to illustrate what is in caption, not intended as an exemplary sample.

GUIDELINES

- Need clearer distinction regarding neighborhood compatibility
- Should include language regarding walkability, not turning back to street
- What is good existing context versus bad existing context
- Define what is compatibility
- “compatibility lifts the existing design context”
- Rewrite A-1
- Need discussion regarding walkability, green space, community space, emphasizing interaction, promoting neighborhoods
- Need discussion/summary before A-1, cite where other things are located
- Need introduction before A-1 – broad/comprehensive intro about what it is supposed to achieve
- Delete A-1, Reword A-1: Don’t mean compatible with x,y,z, it means compatible with a,b,c (as outlined in the design guidelines)
- Define what compatible it is and what it isn’t
- Use “enhancement” – should enhance the neighborhood
- Say “should be consistent with standards and guidelines herein”
- Curb Cuts – curb cuts should be width of the garage. Three car garage should have apron to support that. Three car garages limited to large lots anyway, and existing Neighborhood Preservation Ordinance regulations already limit paving. Vote that curb cut and apron for three car garage should be as wide as the garage door, not 20’.
- Front door facing public street exception for arterials and collectors – should it be for arterials only or major collectors?
- Should it be based on noise threshold?
- Should there be an exception?
- What are conditions of exception?
- Would it be staff approval?
- Add some verbage regarding blank wall
- Should there be some flexibility regarding blank wall versus front door facing street on arterials?
- Issue regarding process – if project does not meet requirements, needs to have an architect or design review
- Exception should be based on noise, and then some sort of process
- Not use the word “homes,” change terminology to residential
- Taskforce vote – there should be no exceptions