

Taskforce Meeting – February 24, 2009

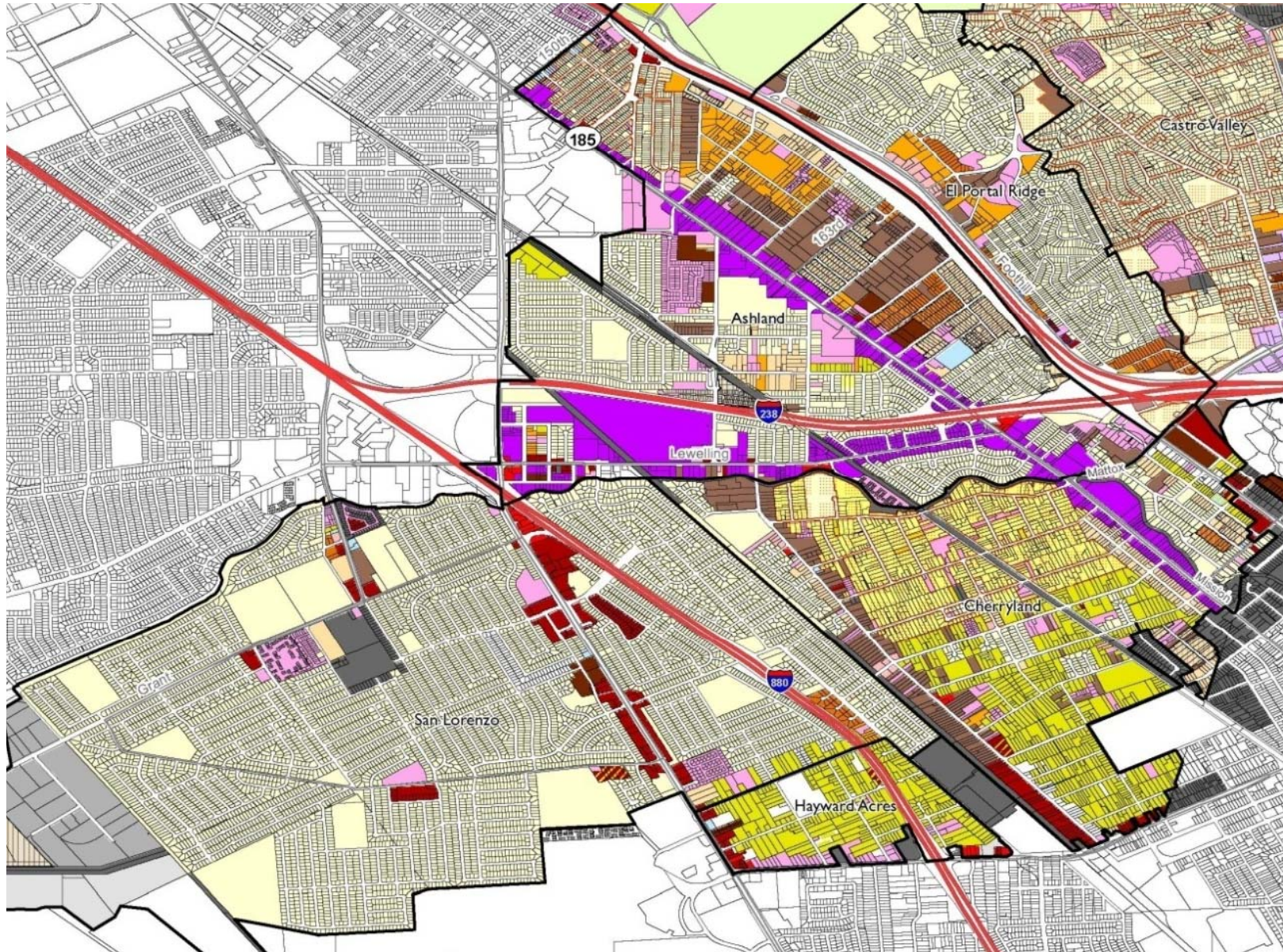
Townhomes and Small Lot Single Family Homes



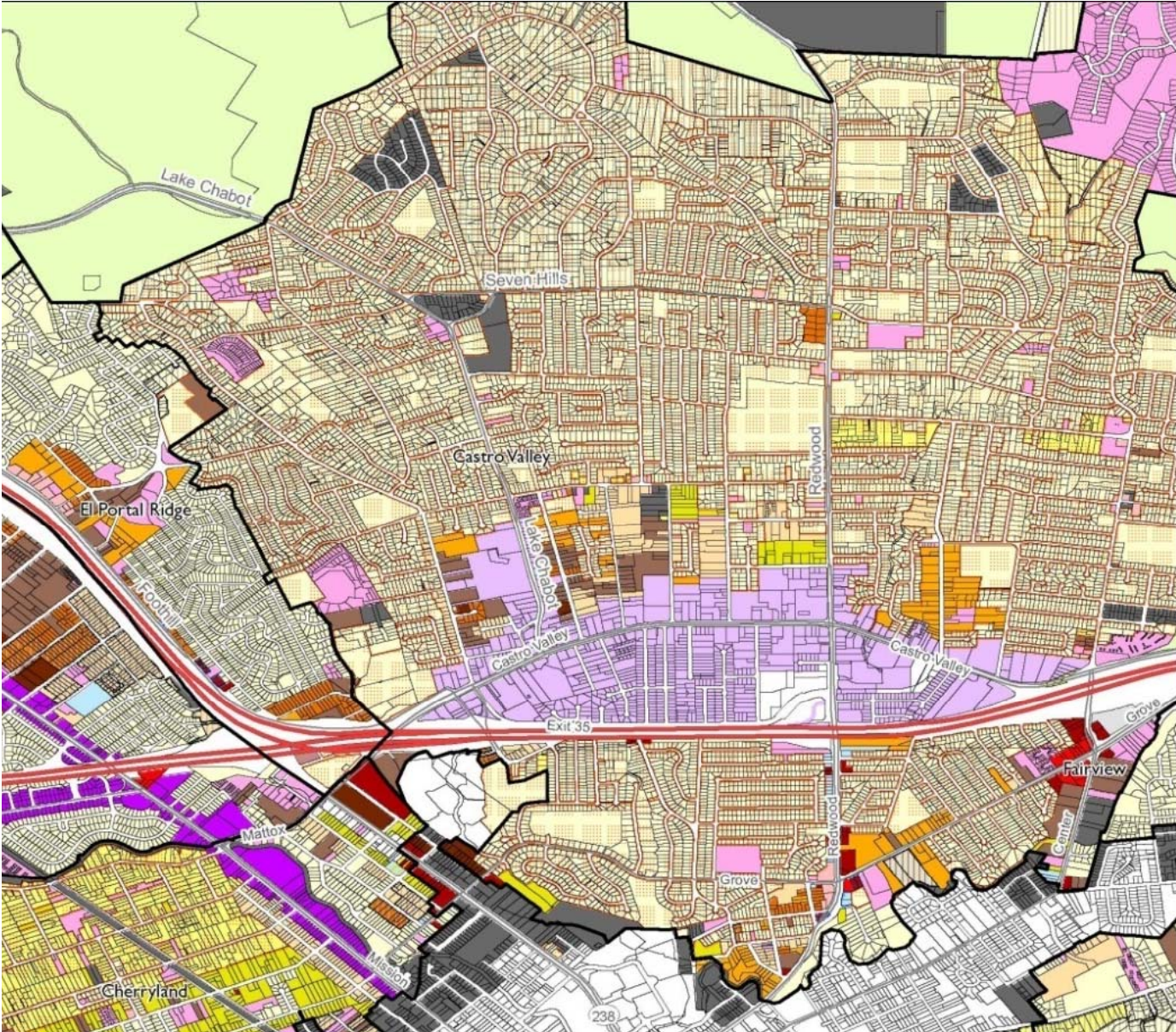
Alameda County Illustrated Design Guidelines

Existing Zoning Districts

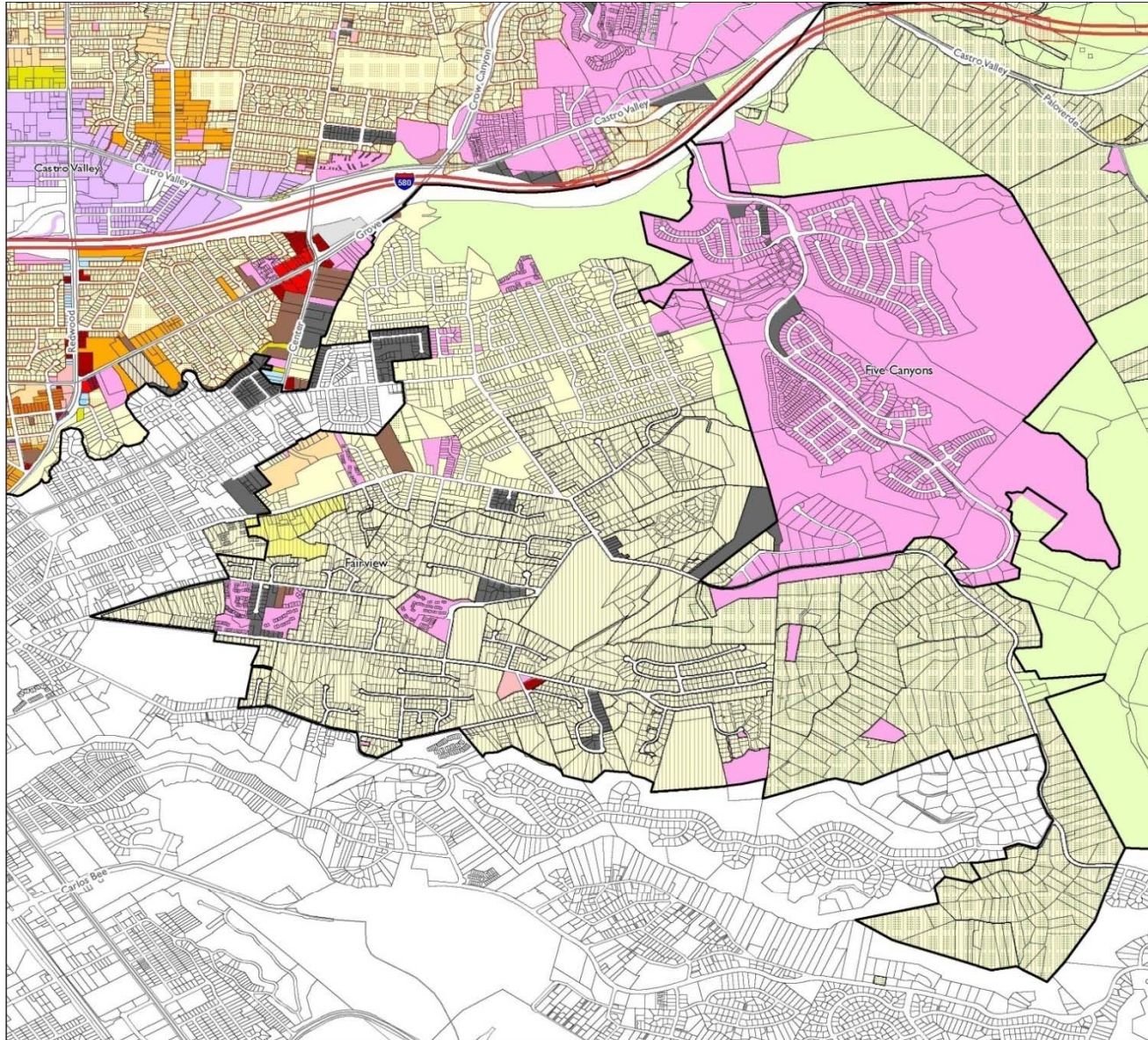
San Lorenzo, Hayward Acres, Cherryland, Ashland



Castro Valley



Fairview, Five Canyons

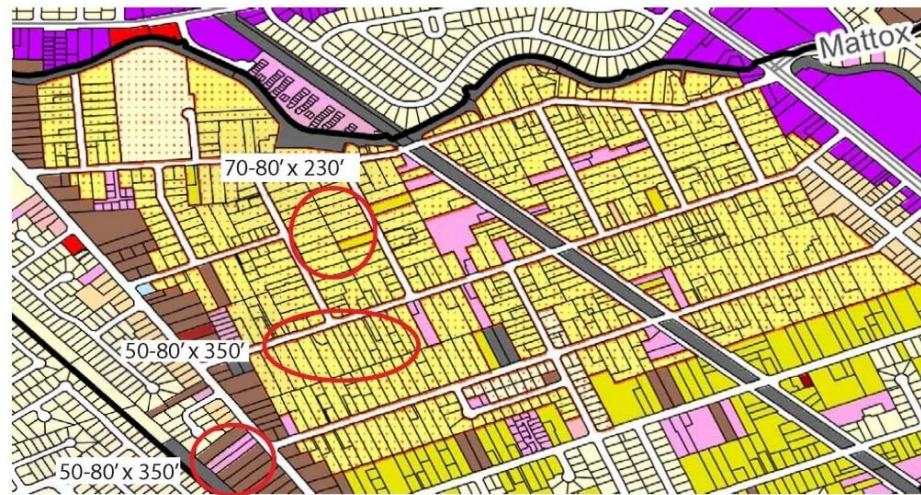


Lot Sizes

Hayward Acres, San Lorenzo



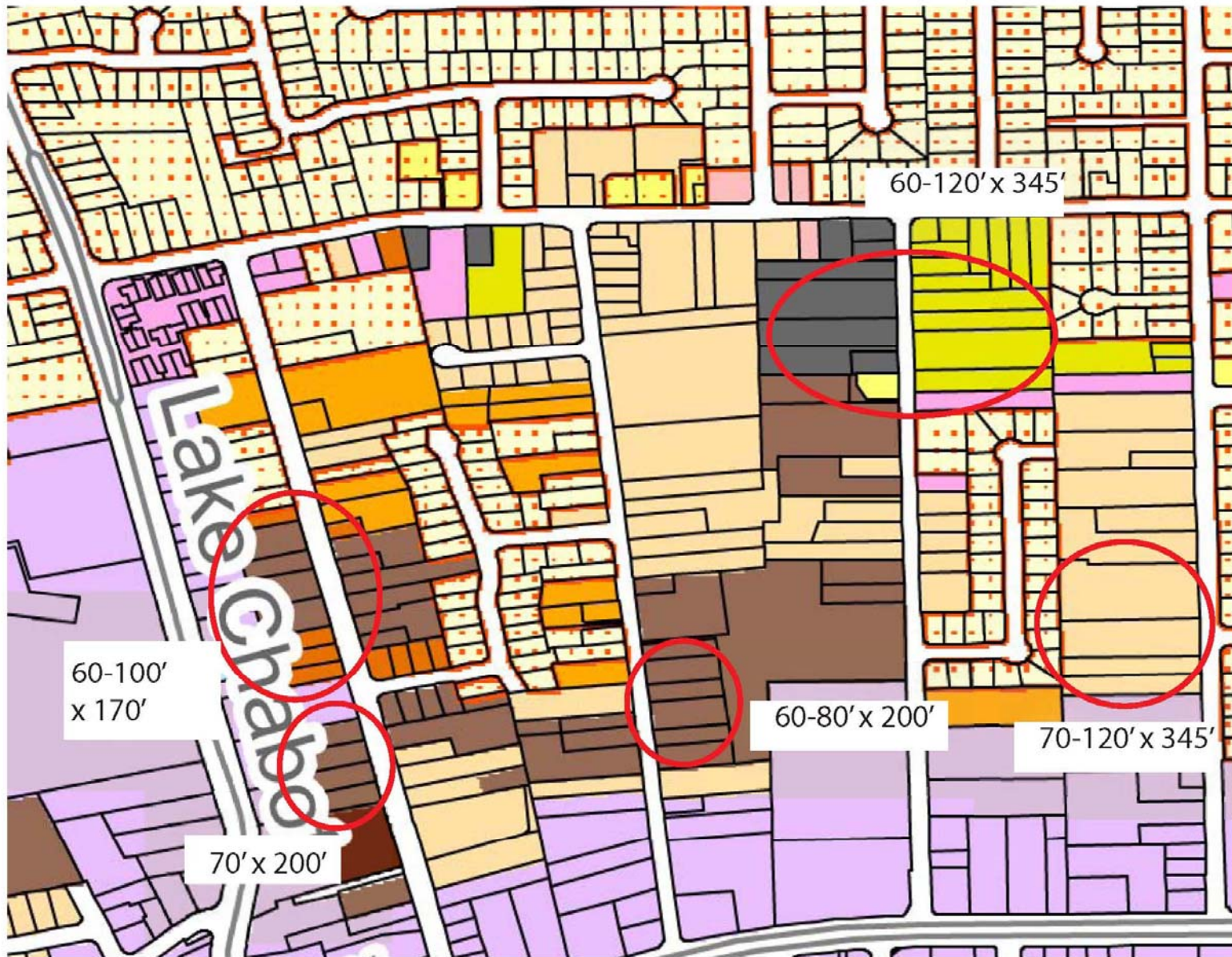
Cherryland - North



Cherryland - South



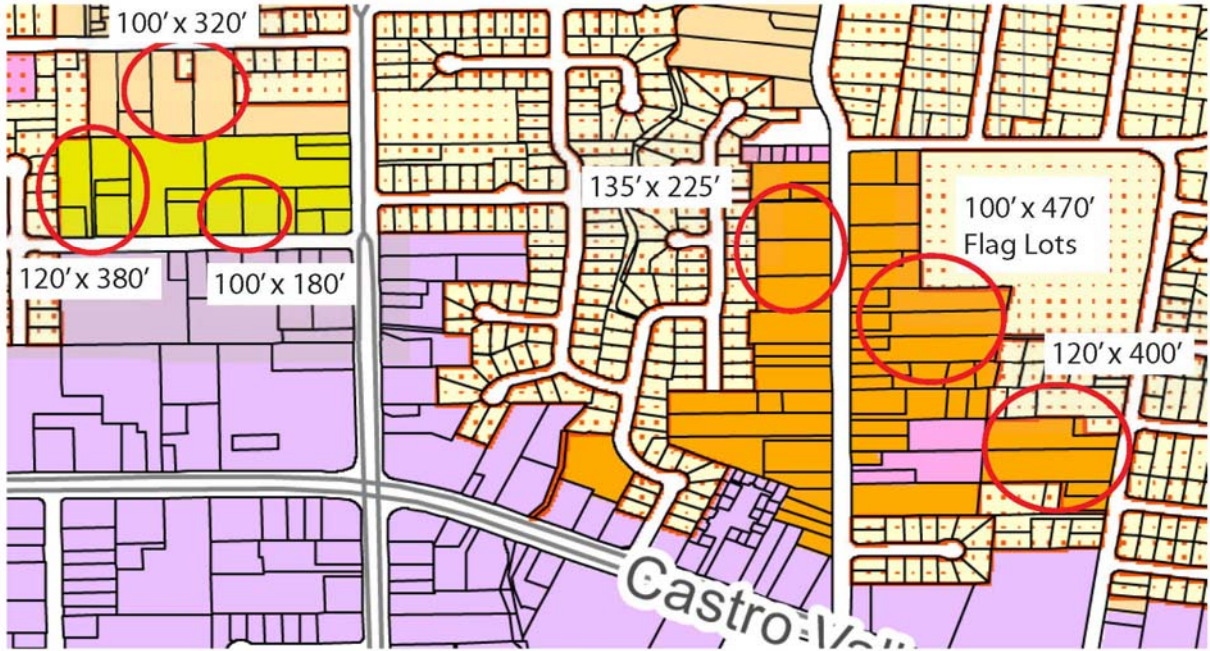
Castro Valley - West



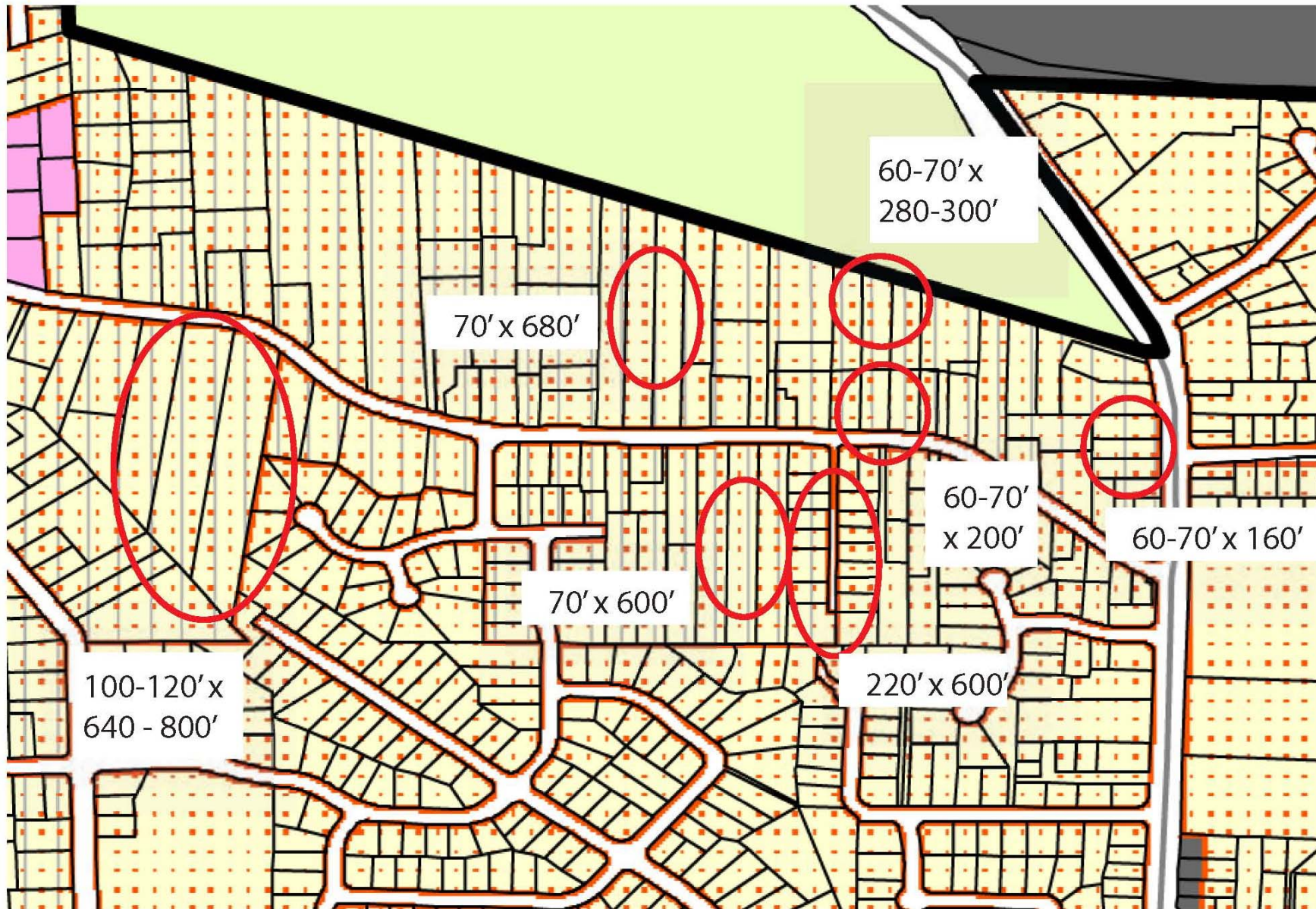
Castro Valley - East



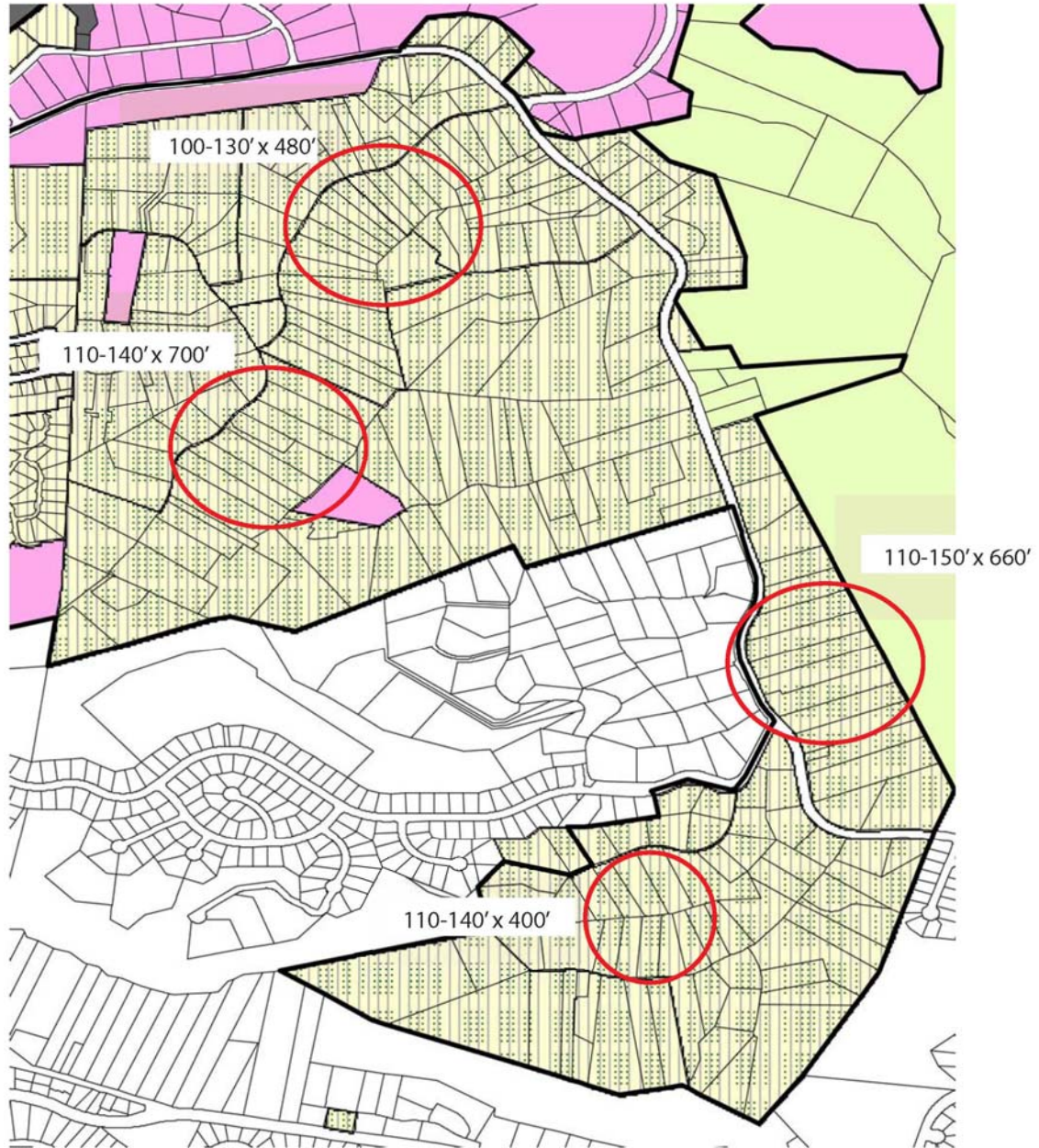
Castro Valley - South East



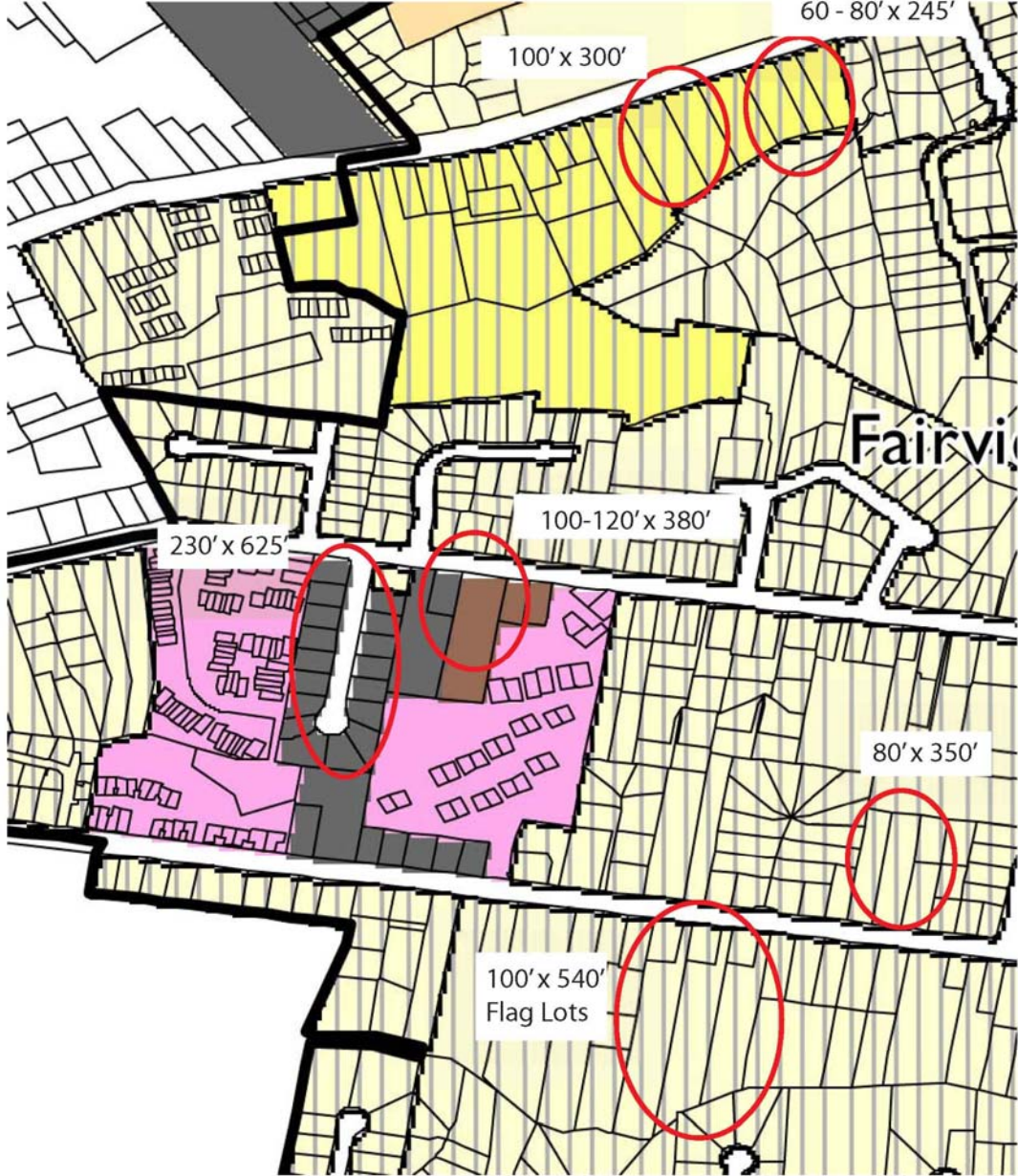
Castro Valley - Hillside



Fairview - East



Fairview - West



Existing RS Standards

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

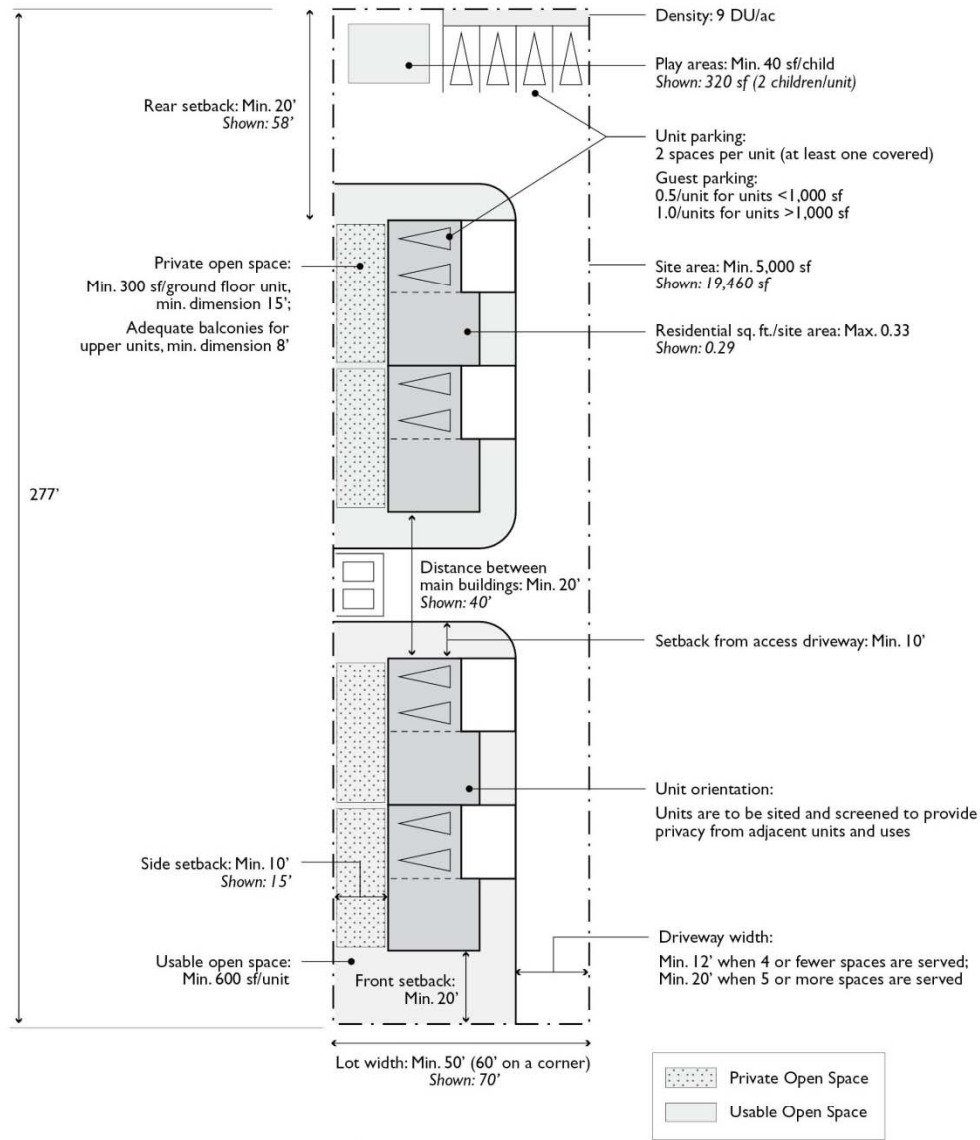
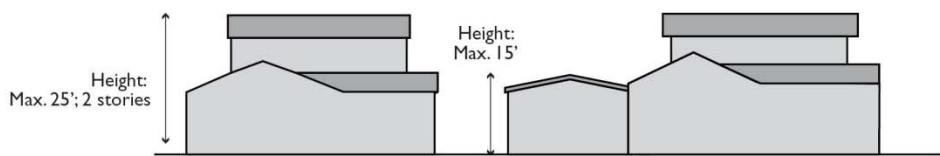
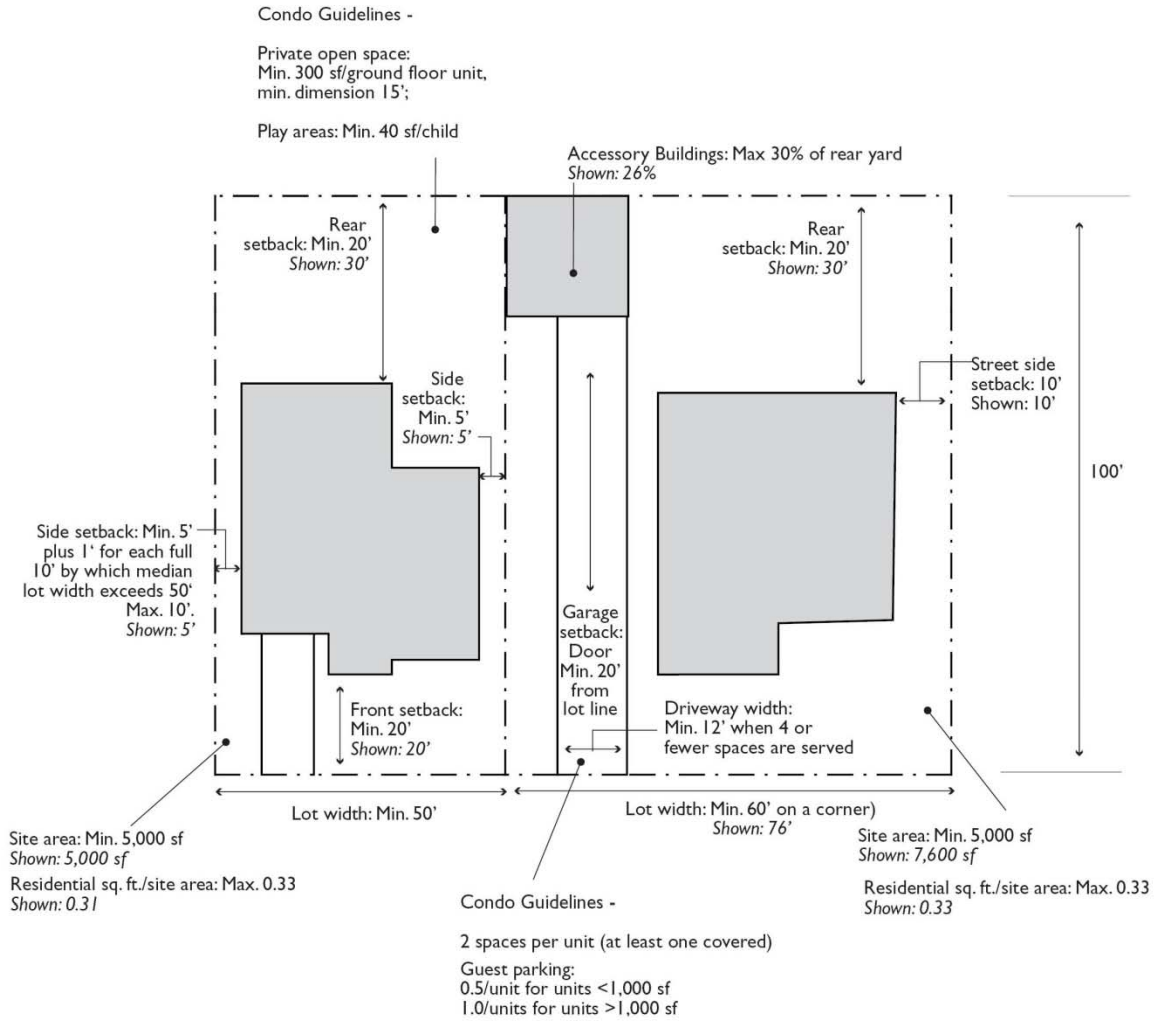


FIGURE I-2: EXISTING R-S AND CONDO GUIDELINES DEVELOPMENT REGULATIONS FOR SMALL-LOT SINGLE FAMILY HOMES



Analysis of Existing Developments

Townhomes

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

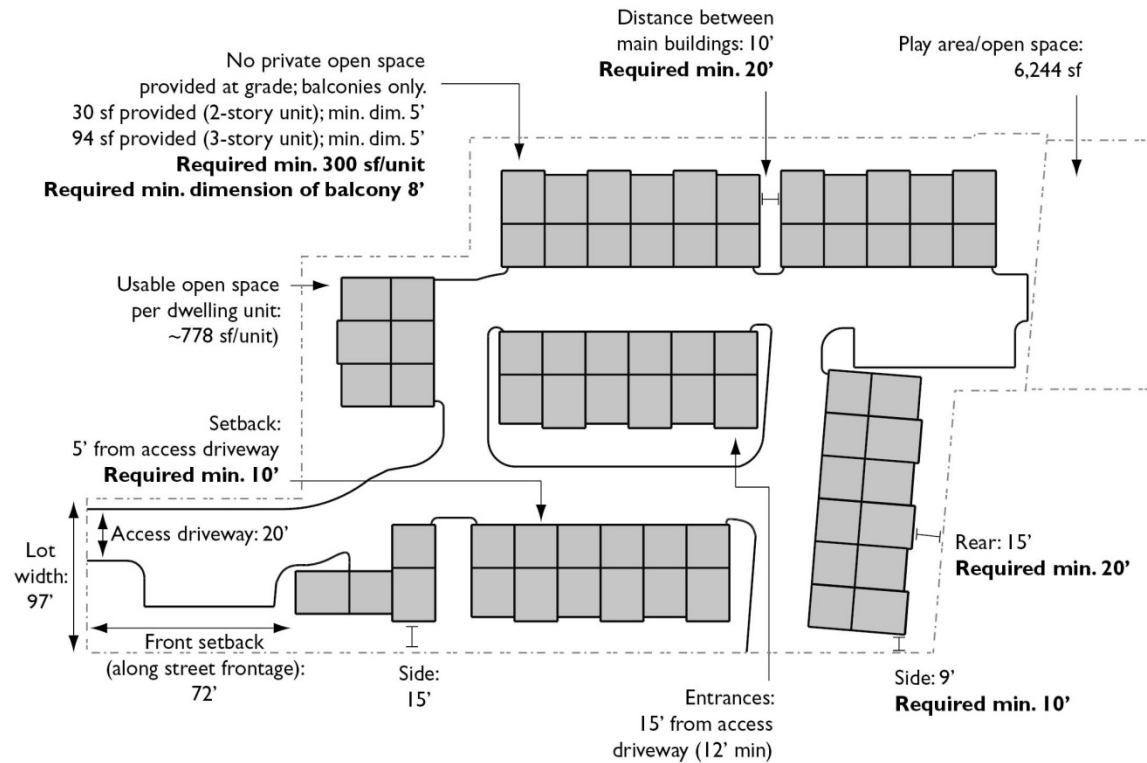
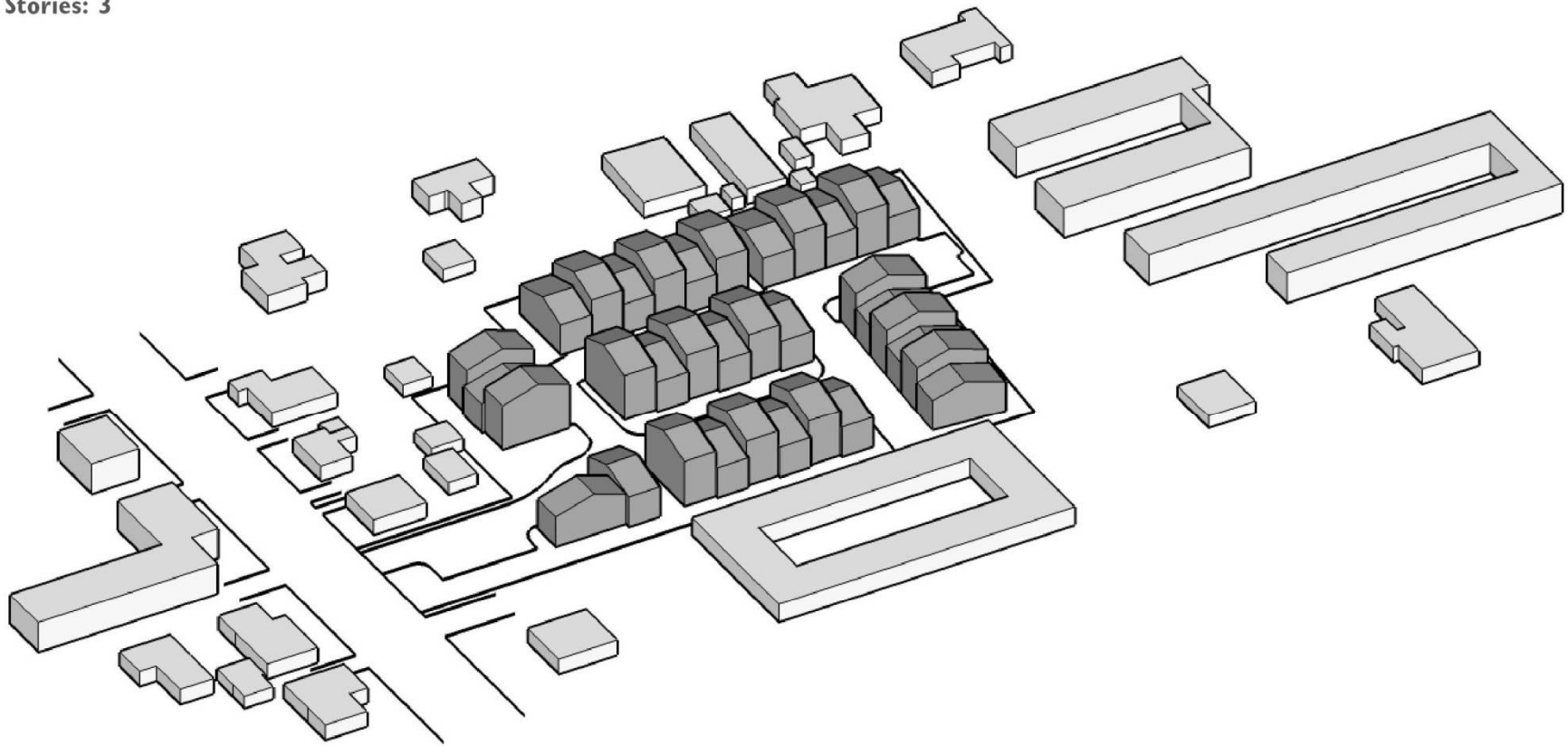


FIGURE 3-2: 20560 FOREST AVENUE AND SURROUNDING CONTEXT

Height: 37'

Stories: 3



20560 FOREST AVENUE



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**

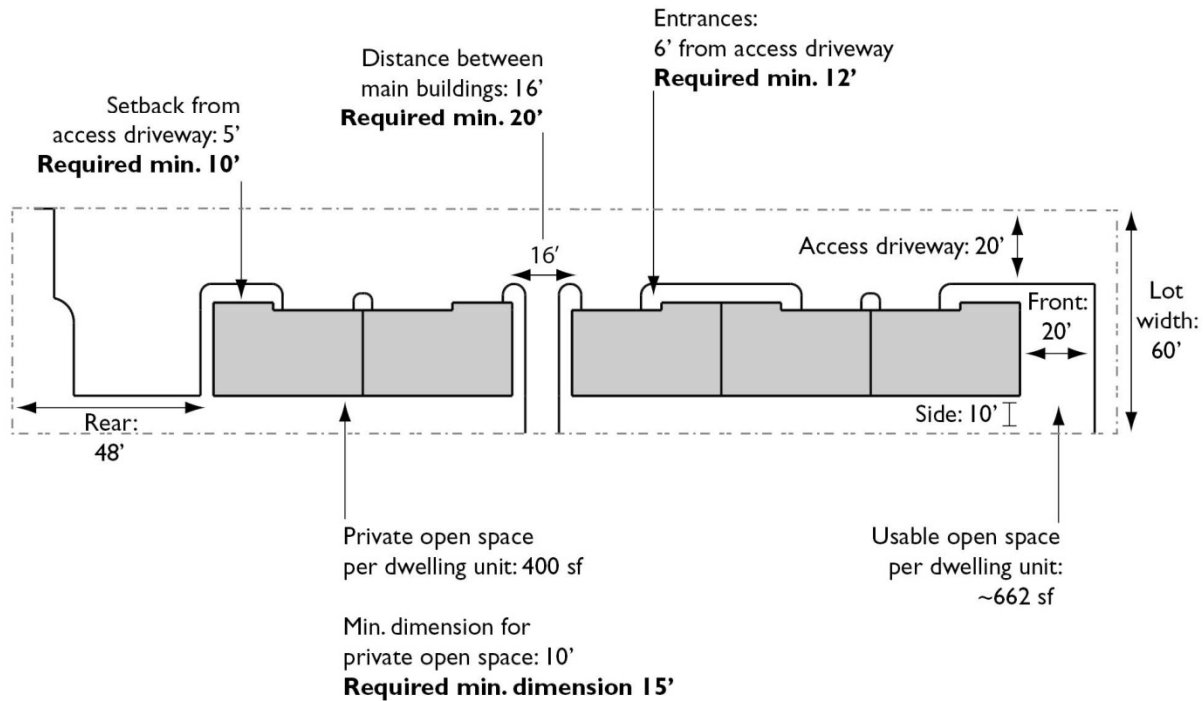
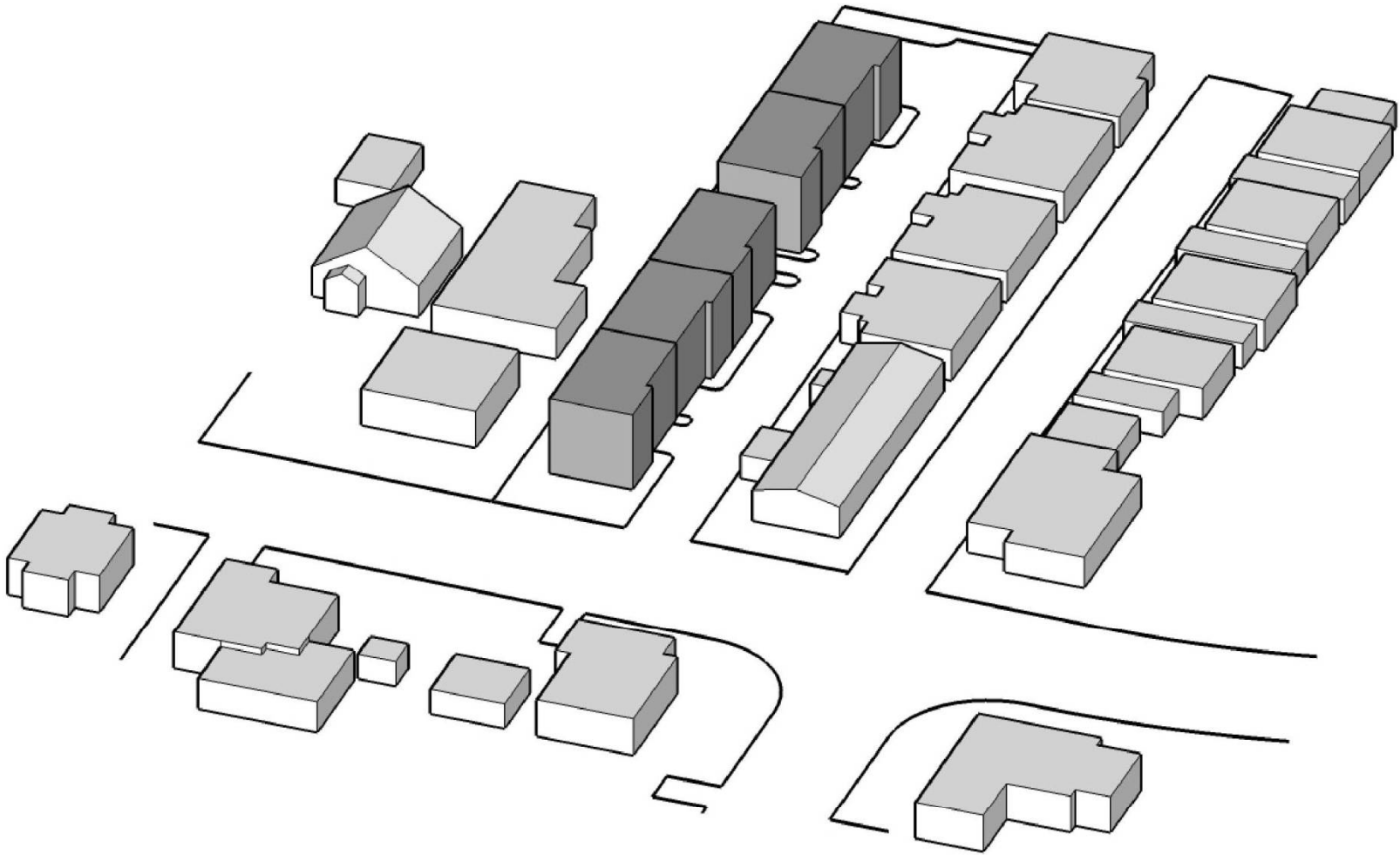


FIGURE 3-4: 1168 ELGIN STREET AND SURROUNDING CONTEXT

Height: 25'

Stories: 2



1168 ELGIN STREET



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**

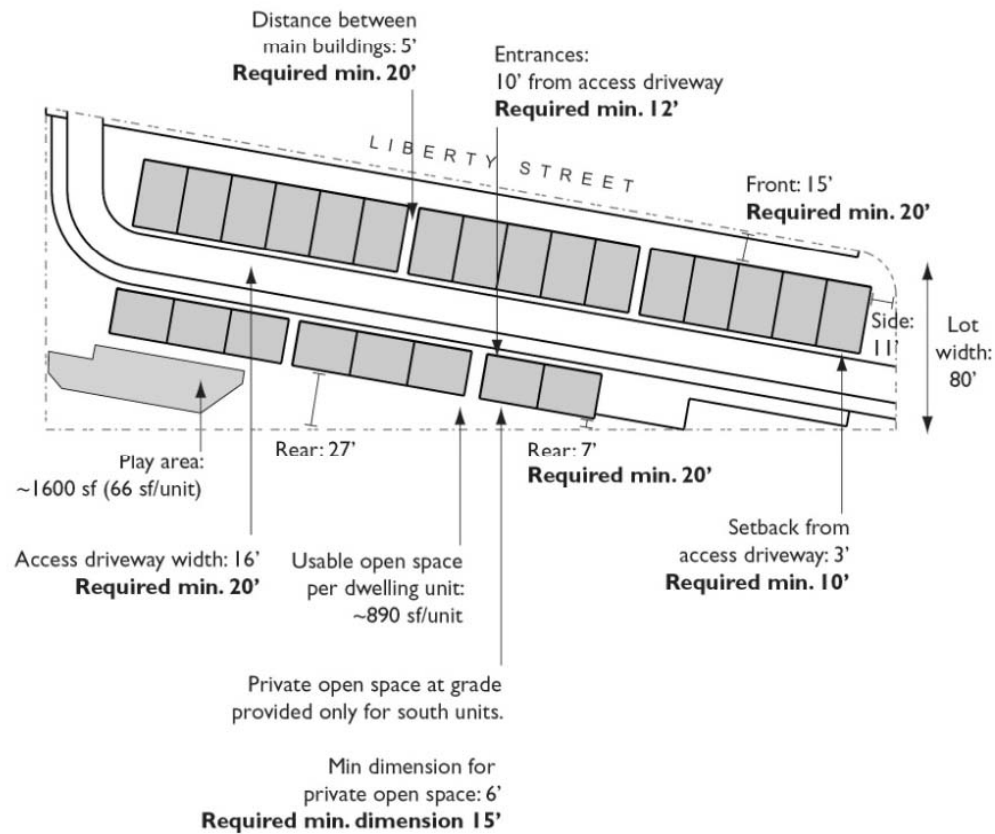
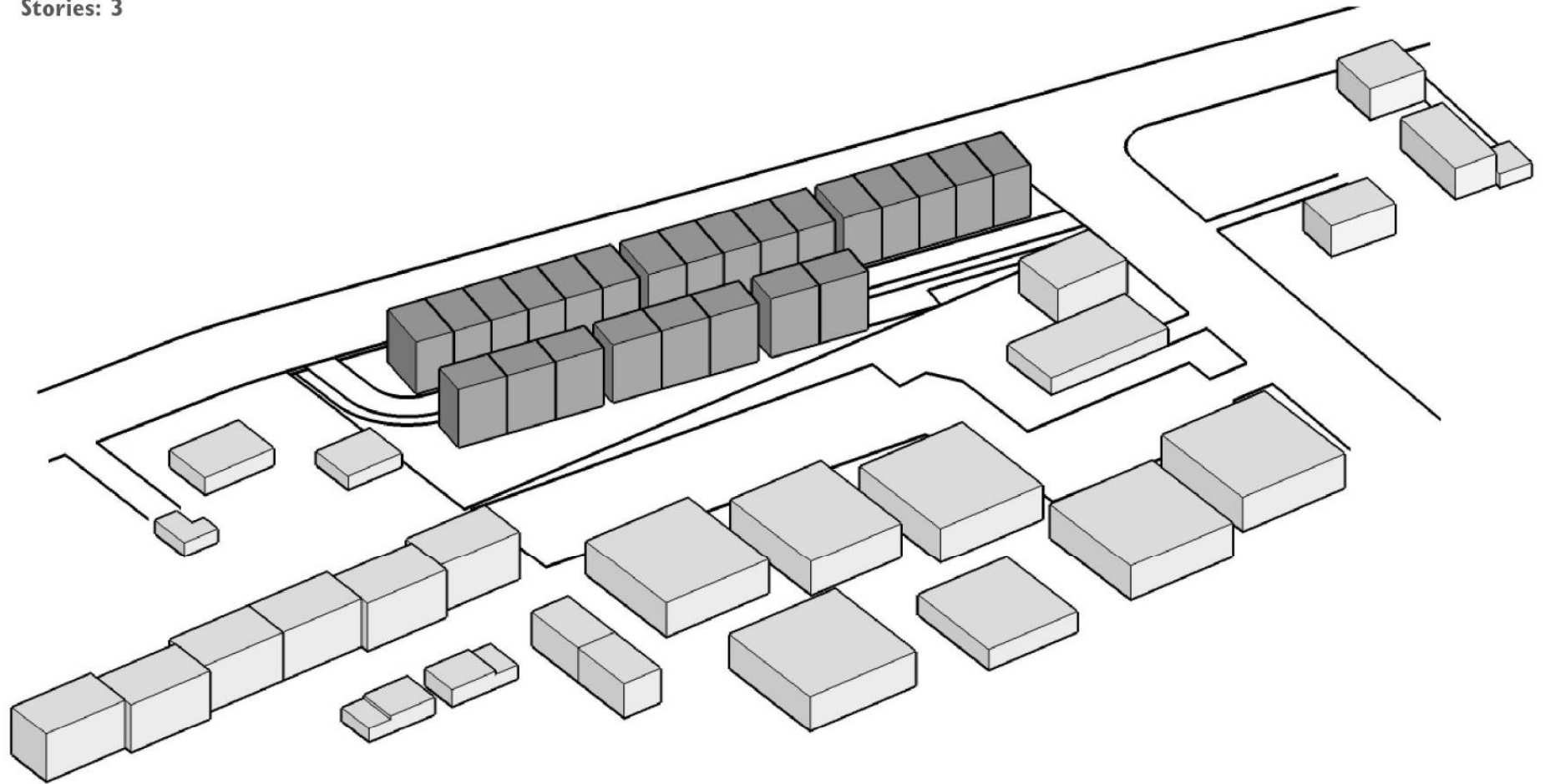


FIGURE 3-6: LIBERTY POINTE AND SURROUNDING CONTEXT

Height: 34'

Stories: 3



LIBERTY POINTE



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**

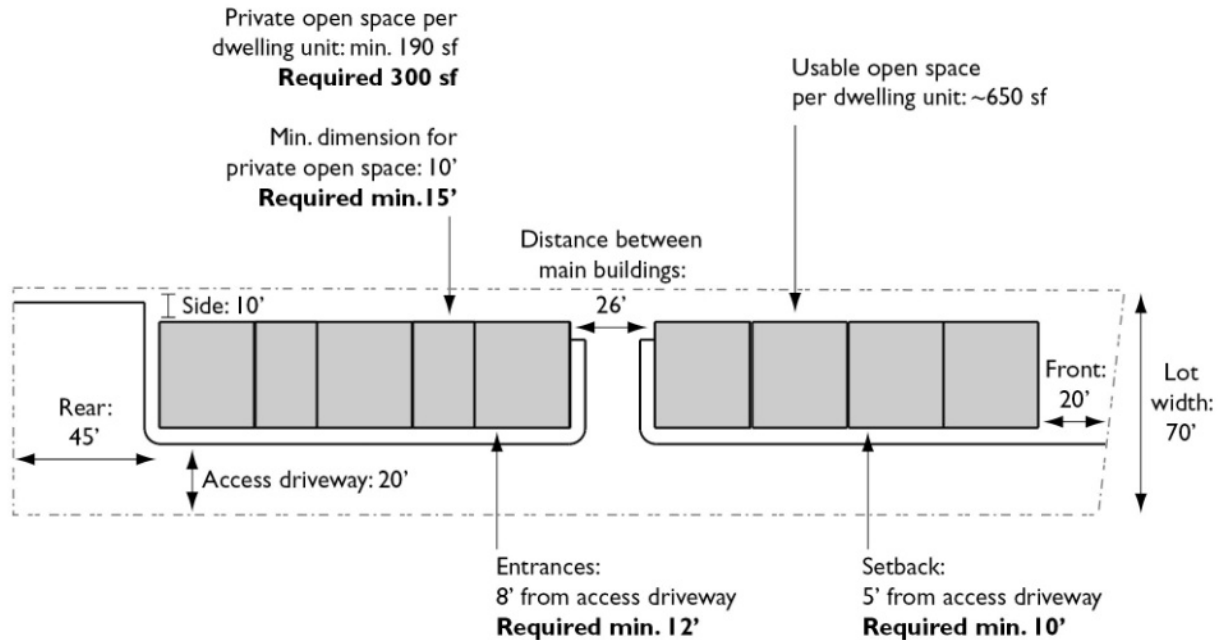
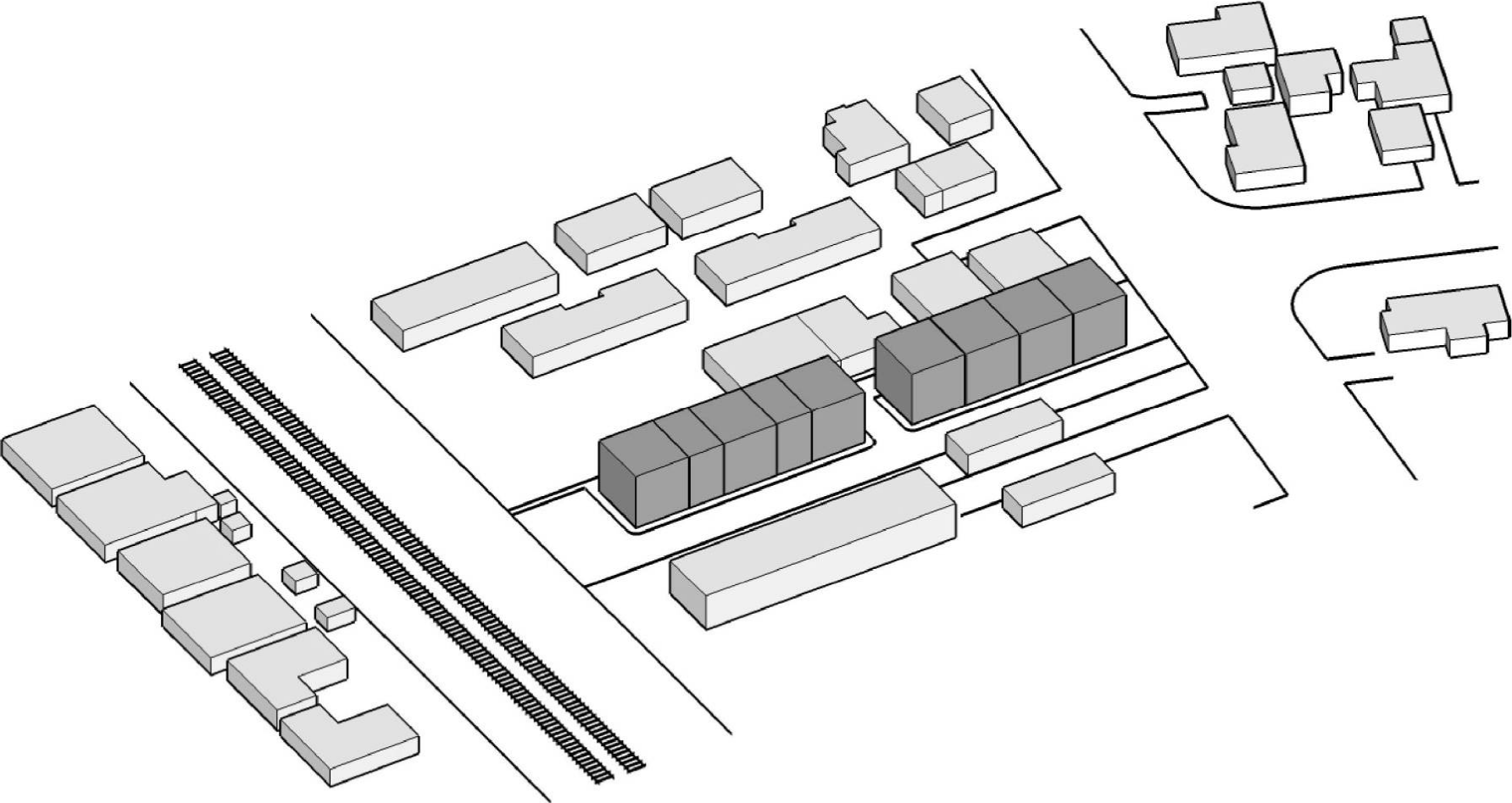


FIGURE 3-8: 1950S MEEKLAND AVENUE AND SURROUNDING CONTEXT

Height: 30'

Stories: 2



19505 MEEKLAND AVENUE



Analysis of Existing Developments

Small-Lot Single Family Homes

FIGURE 4-1: 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'

13'
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')

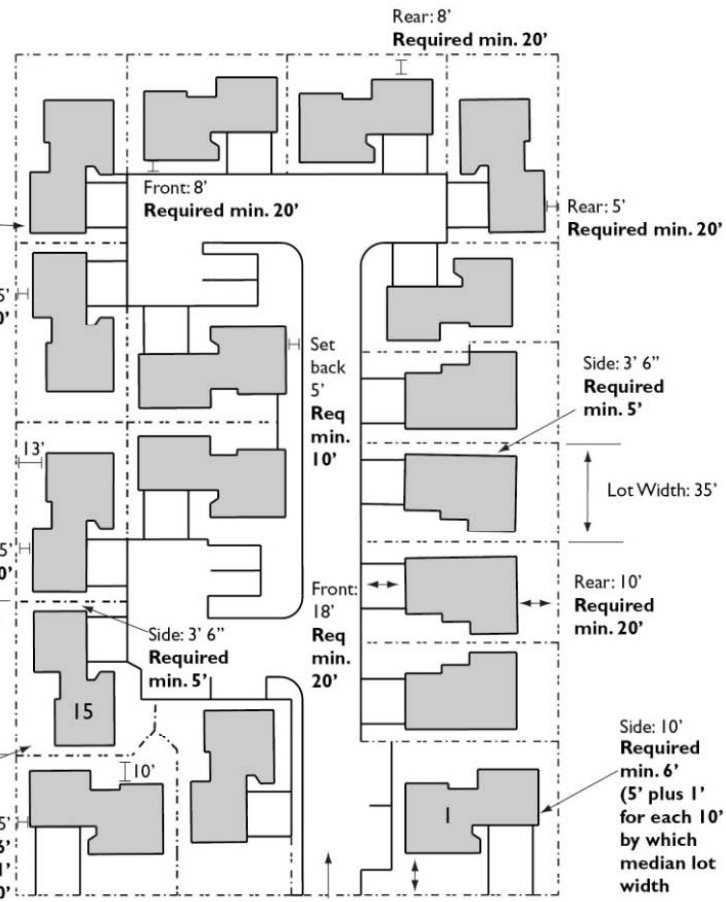
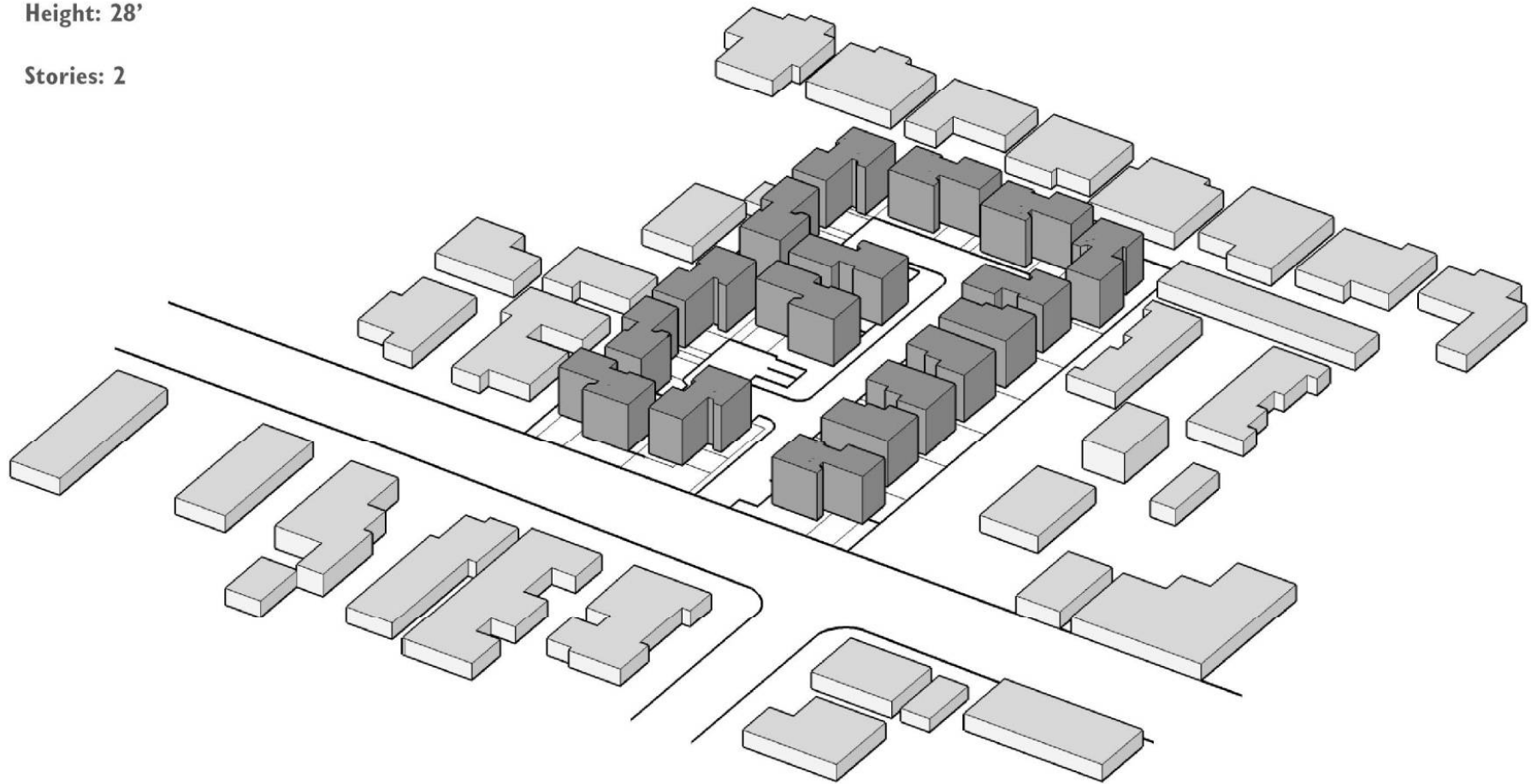


FIGURE 4-2: 378 BLOSSOM WAY AND SURROUNDING CONTEXT

Height: 28'

Stories: 2



378 BLOSSOM WAY



FIGURE 4-3: 16100 MAUBERT AVENUE PLAN

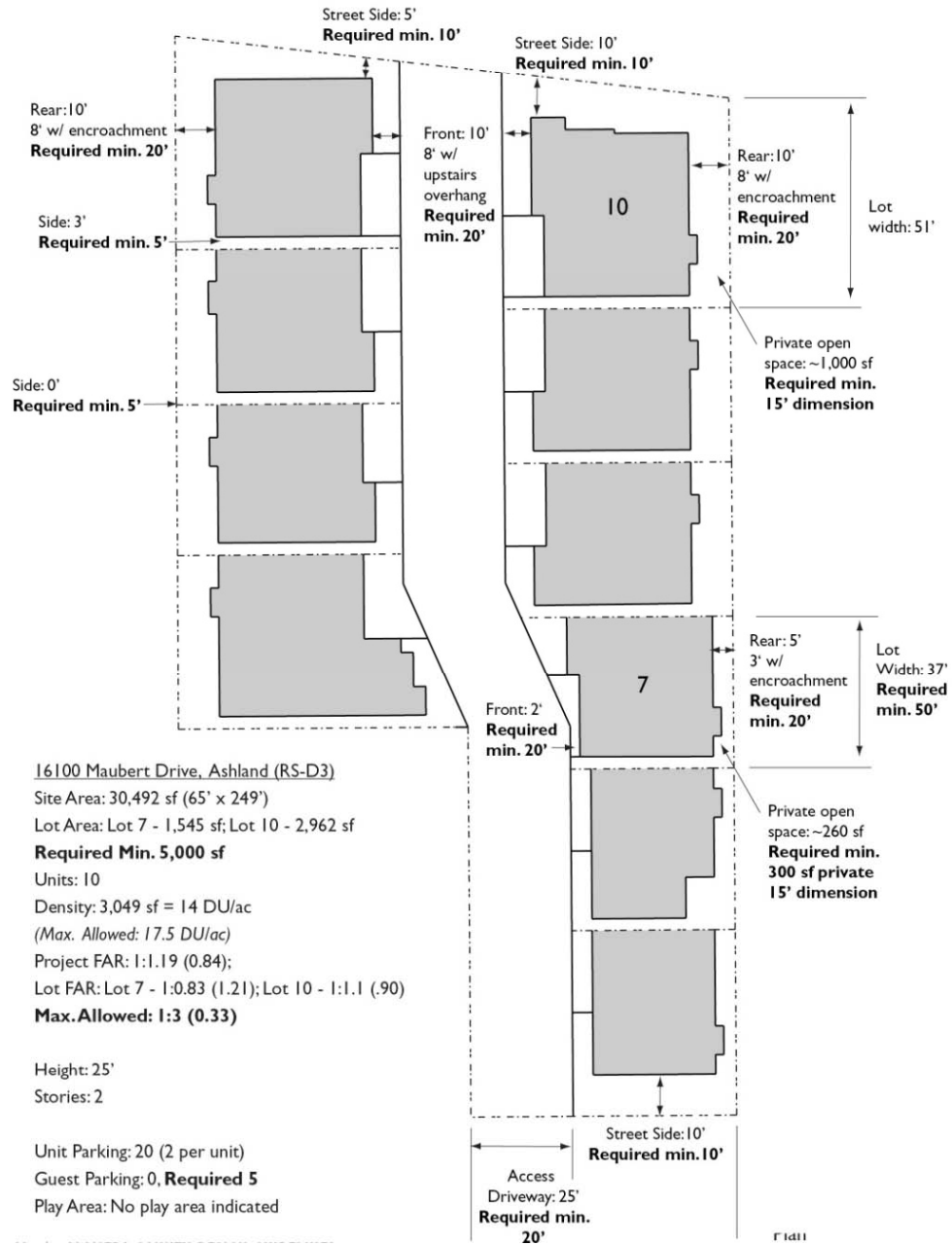
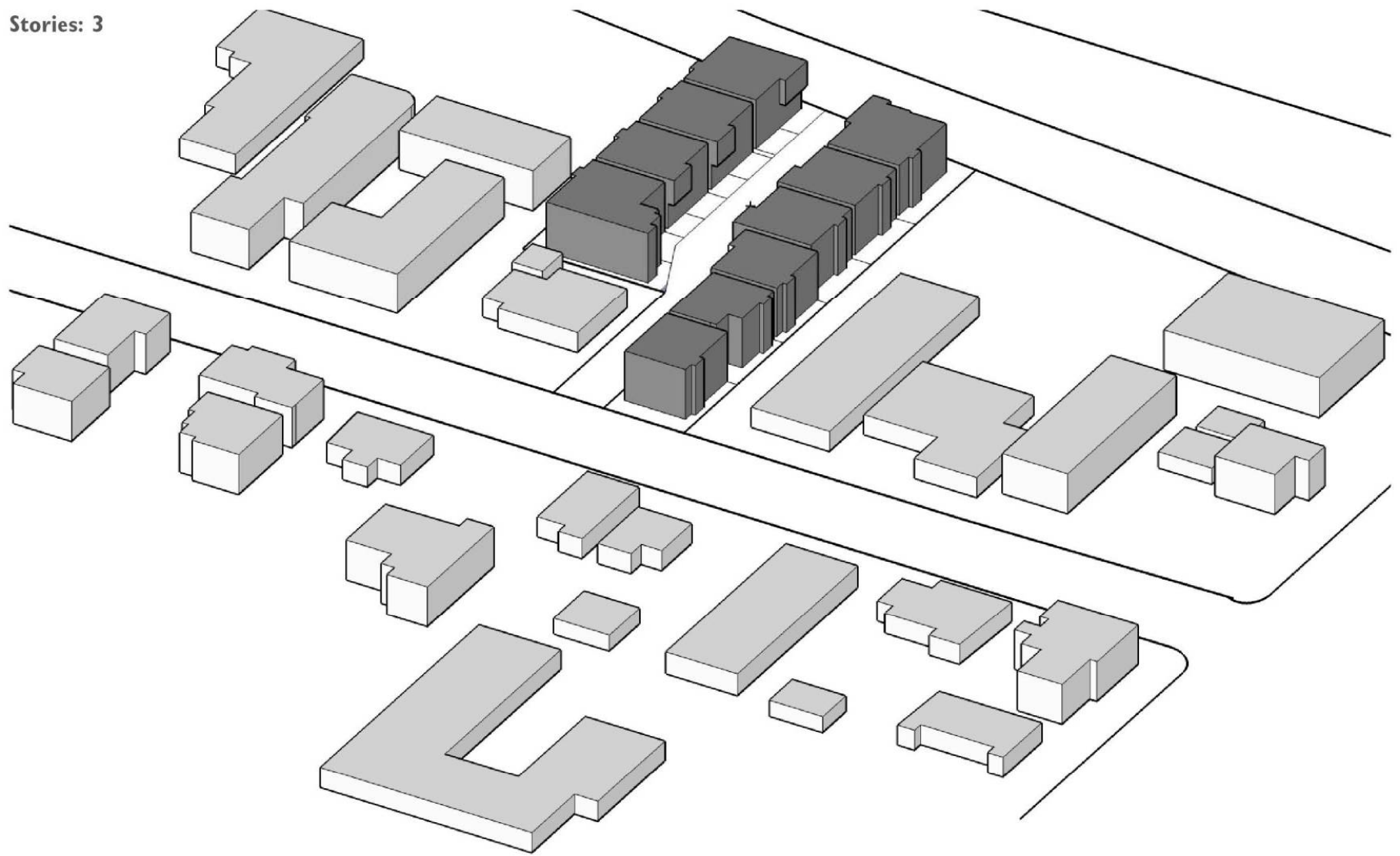


FIGURE 4-4: 16100 MAUBERT AVENUE AND SURROUNDING CONTEXT

Height: 25'

Stories: 3



16100 MAUBERT AVENUE



Recommendations

The Existing Zoning Standard Won'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 RS 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.

Density Recommendations for Different Development Types

- Establish maximum densities based on unit types and unit size, as follows:
 - Small Lot Single Family Homes: 8-12 units per acre (RS and RS D35)
 - Two-Story Townhomes: 12-17.5 units per acre (RS D25 and R2)
 - Three-Story Townhomes: 17.5-22 units per acre (RS D20 and R3)
 - Higher density zones and projects: Different guidelines will apply.
- Establish different development standards for each density category.
- 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.
- 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.

Height Recommendations

- 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.
- Limit third floors to a maximum of 60-70% of the building footprint.
- 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.

Landscaping and Open Space Recommendations

- 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.
- 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.
- Require children's play areas to be located in a central location that serves all the units.
- 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.
- 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.

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%

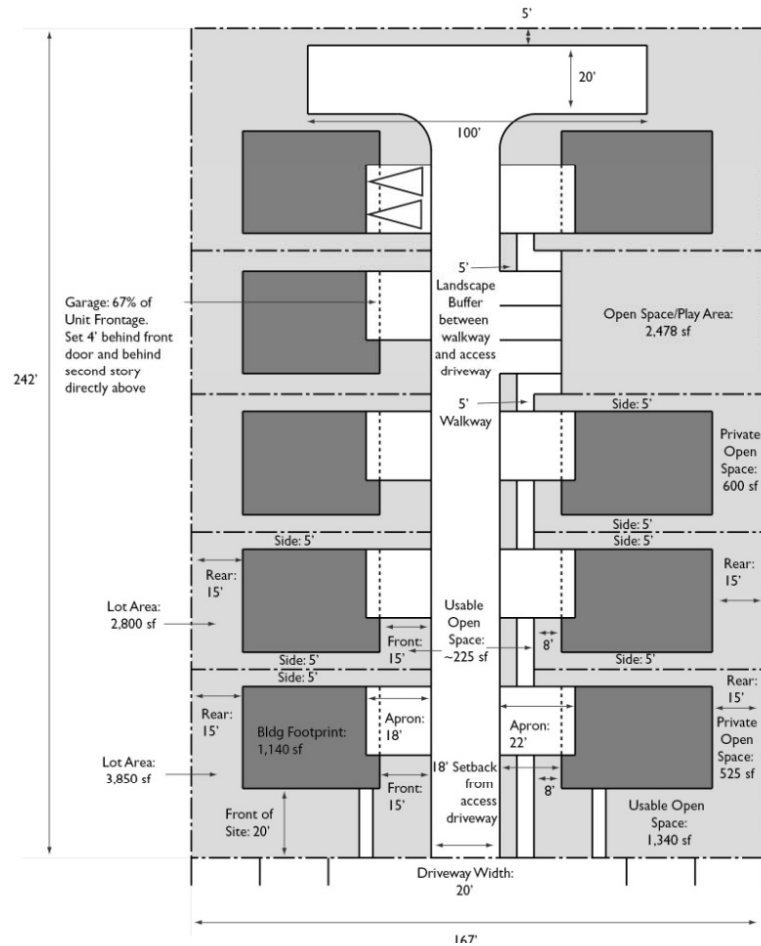


FIGURE 2-2: TWO-STORY TOWNHOMES ON A NARROW LOT (10-14 UNITS PER ACRE)

(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%

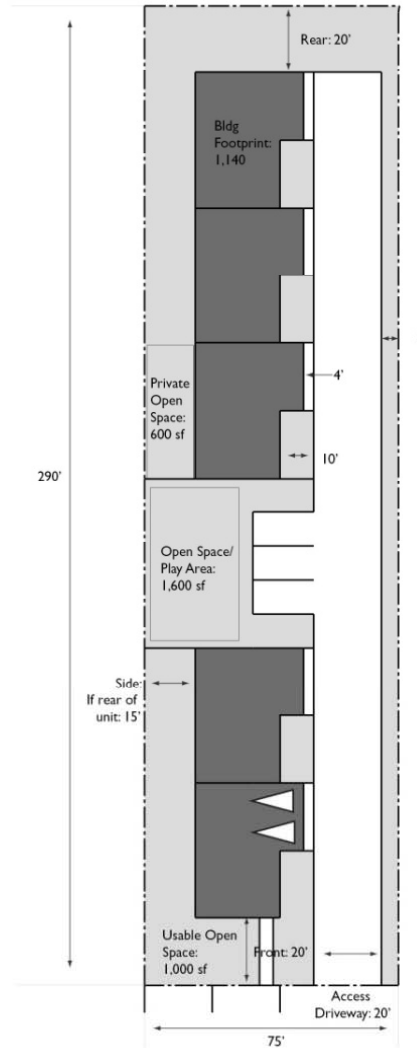


FIGURE 2-3: TWO-STORY TOWNHOMES (12-17 UNITS PER ACRE)

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%

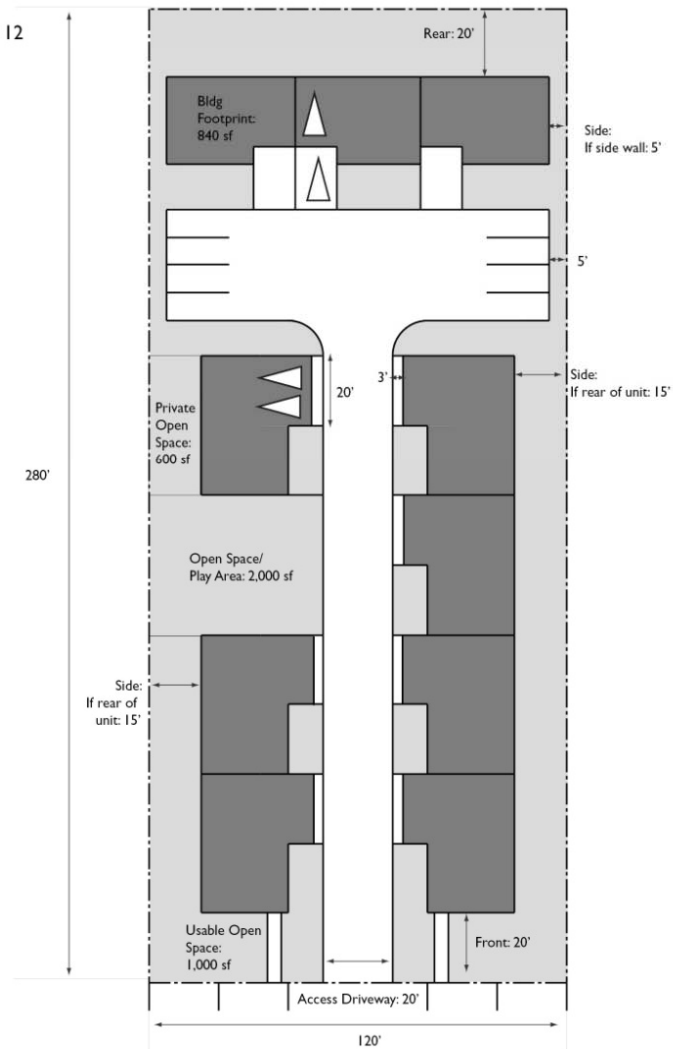


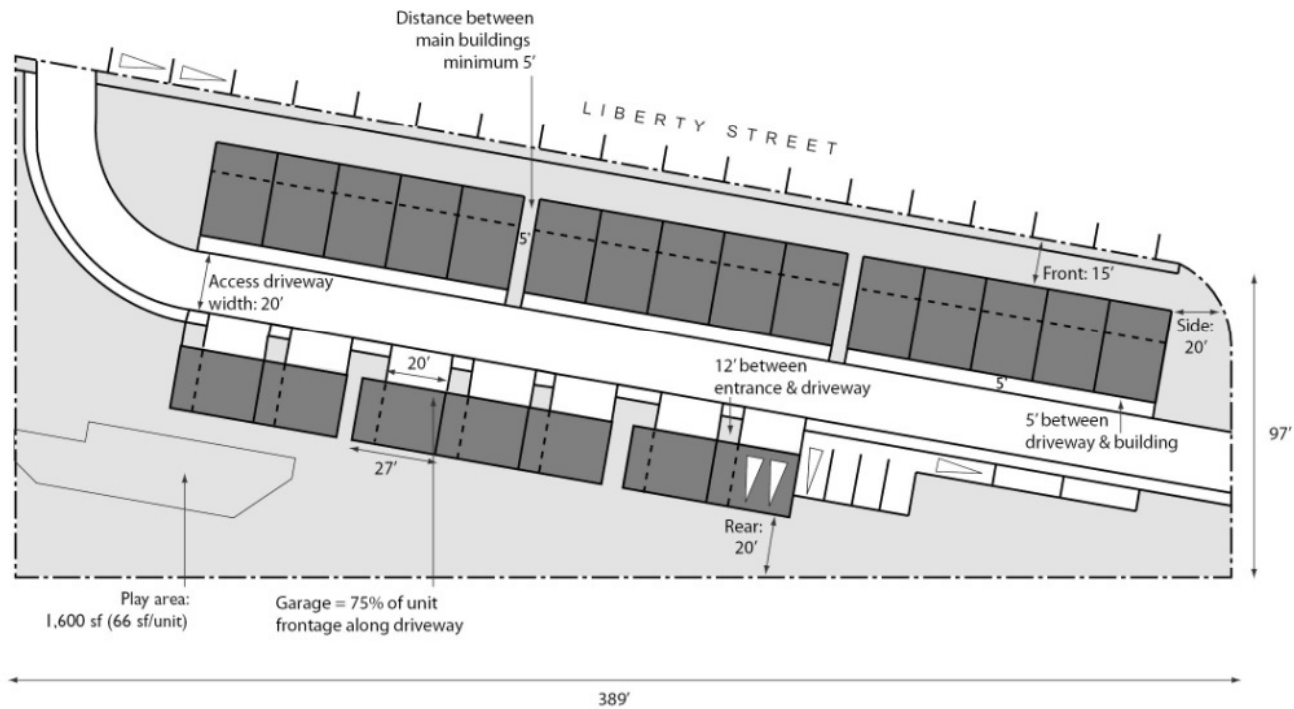
FIGURE 2-4: THREE-STORY TOWNHOMES (17-22 UNITS PER ACRE)

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%



LIBERTY POINTE



19505 MEEKLAND AVENUE



1168 ELGIN STREET











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.

Building Design Recommendations

- 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.



1168 ELGIN STREET



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.

Building Design Recommendations

- 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.

LIBERTY POINTE



19505 MEEKLAND AVENUE





Building Facades Facing the Street Detract from Neighborhood Character

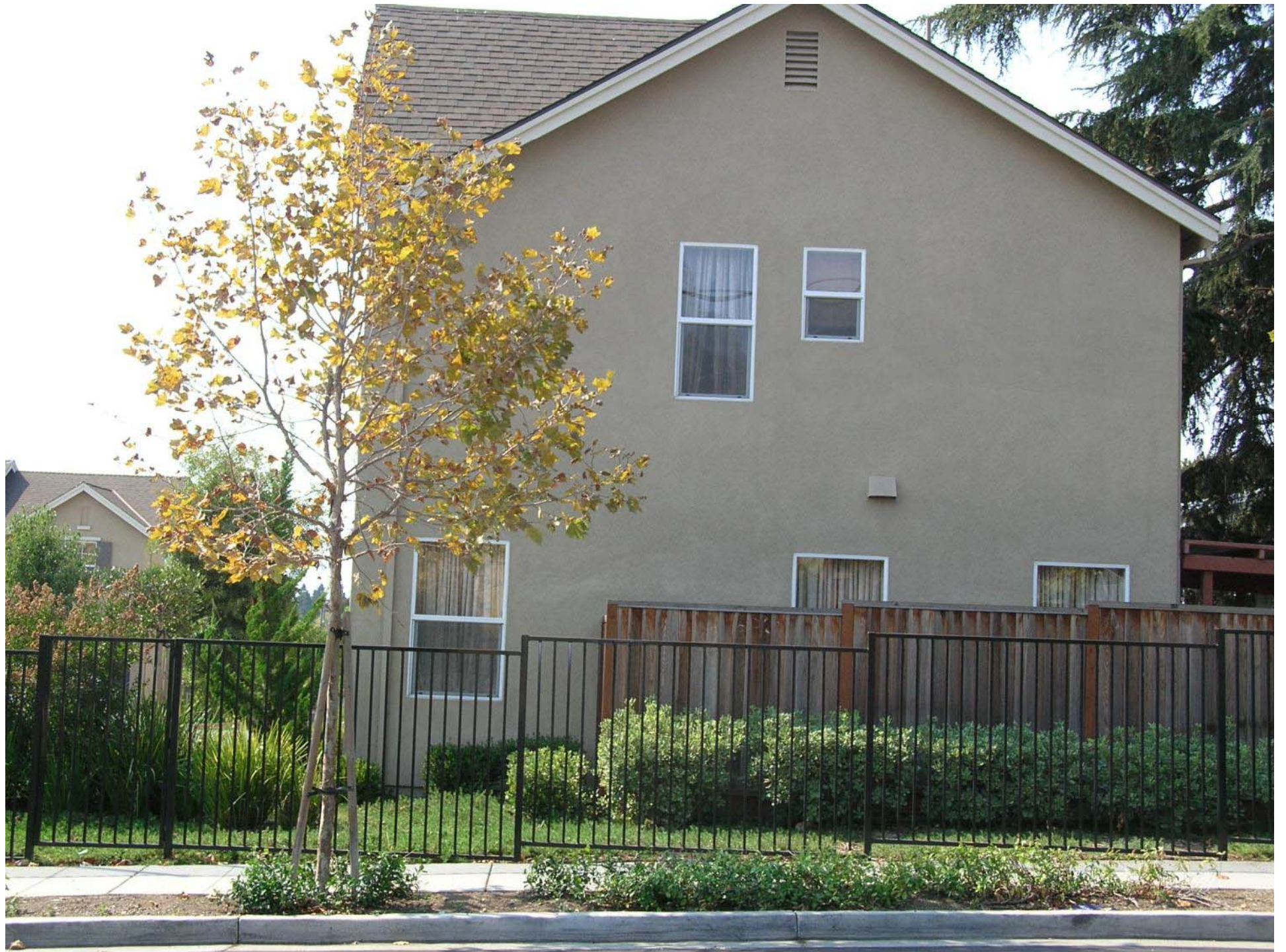
- Sometimes building facades facing the street do not include a front door.
- Sometimes building facades are a side or rear of a unit instead of a front, which makes the street appearance inconsistent and unattractive compared to adjacent homes.

Street-Facing Façade Recommendations

- Require that all street-facing facades are designed as a front façade with a front door and windows on all floors.
- 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.
- Require a walkway from the sidewalk to the front door.
- Living space must front a public street, and be located at least 4 feet forward of the garage.
- In lower density zones such as R-S or R-2, the front units must be detached from the rest of the units.
- 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.

Parking Recommendations

- 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.
- 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
- 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.
- Limit the number of curb cuts to one per lot, unless the lot exceeds one acre or 200 feet in lot frontage.
- Maximize the use of shared driveways when driveways are closer than 50' apart. Preserve on-street parking and minimize paving.
- 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

Taskforce Meeting – February 24, 2009

Townhomes and Small Lot Single Family Homes



**Alameda County Illustrated
Design Guidelines**