



County Zoning Districts Relevant to Sunol

Chapter 17.17 - SD DISTRICT

17.17.010 - Sunol downtown district—Intent.

The intent of the Sunol downtown district, hereinafter designated as SD district, is to implement the provisions of the east county area plan to regulate and control development of combined residential and commercial uses on a building site within the downtown area of the community of Sunol so as maintain the economic viability of such uses to the greatest extent possible consistent with provisions of the east county area plan. The district is established to recognize the existence of established residential and commercial uses that have coexisted in the same neighborhood for many years and form a cohesive neighborhood of buildings that have had a history of mixed residential and commercial retail or small manufacturing uses, and the existence of buildings that may be historically significant.

17.17.020 - Site development review—When required.

Any structure one thousand (1,000) square feet or more or any construction aggregating one thousand (1,000) square feet or more, including reconstruction of damaged or destroyed structures, shall be subject to site development review pursuant to Section 17.54.220. Where a conditional use permit or variance is also required, the decision making body for said site development review shall be the planning commission, and the planning commission shall be the decision making body for the variance. All site development reviews shall go before the Sunol citizens advisory committee or its successor body, as an advisory body to either the planning director or the planning commission, and approval shall be subject to making the findings outlined in Section 17.17.040 of this chapter.

17.17.030 - Permitted uses.

The following principal uses are permitted in any SD district:

- A. Any principal use permitted in the R-1-B-40 district, Section 17.08.030 and Chapter 17.22, subject to the provisions of that district, except as may be modified by the provisions of this chapter.

17.17.040 - Conditional uses—Planning commission.

- A. In addition to the uses listed in Sections 17.52.480 and 17.52.580, the following are conditional uses in an SD district and may be permitted or expanded if approved by the planning commission as provided in Section 17.54.135 and 17.19.010:
 - 1. Any other uses listed as conditional in the R-1 district, Section 17.08.040, subject to the provisions of that district;
 - 2. Alcohol outlet;
 - 3. Animal hospital;
 - 4. Bank or lending institution;
 - 5. Barber shop/beauty parlor;
 - 6. Bed and breakfast establishment as defined in Section 17.30.170(F)(2)(a);
 - 7. Blue print/copying;
 - 8. Church;
 - 9. Dental laboratory;

10. Events center;
11. Hotel, motel;
12. Indoor recreation facility;
13. Library;
14. Medical clinic;
15. Nursery;
16. Office;
17. Parking lot;
18. Pharmacy;
19. Private clubhouse;
20. Public utility substation;
21. Repair shop;
22. Restaurant;
23. Retail store;
24. Service station Type A;
25. Tailor;
26. Tavern;
27. Theater;
28. On any parcel that meets the minimum building site requirement for this district and has frontage on a county road, residential units, up to a maximum density of one unit per each eight thousand (8,000) square feet of lot area of the residential portion of the building site, disregarding any fraction, subject to design review by the planning commission as part of its review of the conditional use permit to ensure consistency with the historic, architectural, and visual context of the downtown Sunol plan area. For purposes of this section, the residential portion of the building site shall be that part of the building site not occupied by commercial uses, including accessory uses such as storage or parking.

- B. In addition to the findings required under Section 17.54.135, the planning commission shall not approve a conditional use in the SD district unless it finds that the use:
1. Will have no growth inducing impacts on the community;
 2. Is consistent with the septic tank standards and policies of the Alameda County environmental health department and Alameda County flood control and water conservation district zone 7;
 3. Will have no impacts on the existing road system;
 4. Is consistent with the policies of the east county area plan as amended;
 5. The design of the project is consistent with the historic, architectural, and visual context of the downtown Sunol plan area; and
 6. Has been reviewed by the Sunol citizens advisory committee or its successor body.
- C. For commercial uses the planning commission shall make the additional finding that the number of parcels with commercial uses on them is no greater than fifty (50) percent of the total parcels in the downtown Sunol district.
- D. For additional residential units under subsection 17.17.040(A)(28) of this section, the planning commission shall make the additional finding that the Alameda County environmental health department has provided a letter stating that the proposed total number of bedrooms in the project can be supported by an on-site septic system.

17.17.050 - Number of dwelling units.

Except for units allowed under Section 17.17.040B of this chapter, the number of dwelling units permitted on a building site in an SD district shall not exceed the number obtained by dividing the area in square feet of the residential portion of the building site by forty thousand (40,000) square feet, disregarding any fraction. For

purposes of this section, the residential portion of the building site shall be that part of the building site not occupied by commercial uses, including accessory uses such as storage or parking.

Except for uses on lots legally created prior to August 21, 2008, every use in an SD district shall be on a building site having a median lot width not less than fifty (50) feet, an area not less than forty thousand (40,000) square feet, and frontage on a county road. A corner building site shall have a median lot width of not less than sixty (60) feet.

17.17.070 - Yards—Commercial development.

The yard requirements for commercial development in SD districts shall be as follows, subject to the general provisions of Section 17.52.330:

- A. Depth of front yard: None except when the frontage of the abutting lot is in residential use, there shall be a front yard having a depth not less than ten feet.
- B. Depth of rear yard: None except when the rear of the abutting lot is in residential use, there shall be a rear yard having a depth not less than ten feet.
- C. Width of side yard: None, except that where the abutting lot at the side is in residential use, there shall be side yard having a width not less than five feet.

17.17.080 - Height of buildings.

- A. No dwelling shall have a height of more than two stories, except as provided by Sections 17.52.090 and 17.08.100, nor shall any building or dwelling have a height in excess of twenty-five (25) feet except as provided by Section 17.52.090.
- B. No commercial structure shall have a height in excess of thirty-five (35) feet except as provided by Section 17.52.090.

17.17.090 - Other regulations.

Both residential and commercial uses are permitted on the same building site. Where this occurs, the residential uses must meet the standards set out in this title for residential uses and the commercial uses must meet the standards set out in this title for commercial uses. Unless otherwise specified in this chapter, commercial uses shall conform to the development standards of chapter 17.38 C-1 districts or as the planning commission may modify them to be more restrictive.

Kilkare Road & Kilkare Woods Zoning - "R-1-L-BE," Predominantly 5 Acre Minimum Parcel Size

Chapter 17.08 - R-1 DISTRICTS

17.08.010 - Single-family residence districts—Intent.

Single-family residence districts, hereinafter designated as R-1 districts, are established to provide for and protect established neighborhoods of one-family dwellings, and to provide space in suitable locations for additional development of this kind, together with appropriate community facilities and allowance for restricted interim cultivation of the soil compatible with such low-density residential development.

17.08.015 - Single-family residence districts—Reference to Residential Design Standards and Guidelines.

Residential development within the R-1 districts located within the planning areas of San Lorenzo, Ashland, Cherryland, Fairview, or Castro Valley (areas within the Castro Valley Urbanized Area) shall be subject to the

"Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County," as amended. On matters not provided for in the Residential Design Standards and Guidelines for the Unincorporated Communities of West Alameda County, the respective regulations in this zoning ordinance shall apply.

17.08.020 - Map designations.

Every parcel designated on the zoning map as being in the R-E district, as well as every parcel designated as being in a R-1 district, shall be subject to these regulations for a single-family residence district, and shall be designated R-1 upon any revised zoning map.

17.08.030 - Permitted uses.

The following principal uses are permitted in an R-1 district:

- A. One one-family dwelling;
- B. Field crop, orchard, garden;
- C. Medical or residential care facility for up to six persons per unit; and
- D. Licensed transitional or supportive housing for up to six persons per unit.

17.08.040 - Conditional uses.

In addition to the uses listed in Sections 17.52.480 and 17.52.580, the following are conditional uses in an R-1 district, and shall be permitted only if approved by the board of zoning adjustments as provided in Section 17.54.130:

- A. Community facility;
- B. Community clubhouse;
- C. Parking lot, only when established to fulfill the residential parking requirements of this title for a use on an abutting lot or lots;
- D. Plant nursery or greenhouse used only for the cultivation and wholesale of plant materials;
- E. Medical or residential care facility for seven or more persons per unit as regulated in Section 17.54.133 (Conditional uses—Residential, medical care, transitional and supportive housing facilities);
- F. Licensed transitional or supportive housing for seven or more persons per unit as regulated in Section 17.54.133 (Conditional uses—Residential, medical care, transitional and supportive housing facilities);
- G. Mobilehome parks subject to the provisions provided in sections 17.52.1000 to 17.52.1065; and
- H. Unattended collection box(es) placed in conjunction with an approved community facility as defined in Section 17.04.010.

17.08.050 - Accessory buildings and accessory uses.

(See Sections 17.52.180—17.52.320, 17.52.470 and 17.52.730.)

17.08.060 - Building site.

Except as otherwise specified in the case of a combining district, every use in an R-1 district shall be on a building site having a median lot width not less than fifty (50) feet and an area not less than five thousand (5,000) square feet. A corner building site shall have a median lot width of not less than sixty (60) feet.

17.08.070 - Yards.

Except as otherwise specified in the case of a combining district, the minimum requirements for yards in R-1 districts shall be as follows, subject to the provisions of Section 17.52.330:

- A. Depth of front yard: Twenty (20) feet;
- B. Depth of rear yard: Twenty (20) feet;

- C. Width of side yards: 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.

17.08.080 - Yards—Alternate provision of rear yard.

Section 17.08.070 notwithstanding, a rear yard may have a depth of not less than ten feet if that portion of the rear yard less than twenty (20) feet in depth is compensated by open area within the same or adjacent yards on the same building site that exceed side and rear yard requirements by an area at least equal to extent of building coverage of the twenty (20) foot, rear yard. Said compensating area shall be considered a required yard in accordance with Section 17.52.330.

17.08.090 - Yards—Dwelling facing side yard.

No dwelling shall be so oriented upon a lot in an R-1 district as to have its front or living room entrance opening into a side yard less than ten feet wide, extending from said entrance to the front yard.

17.08.100 - Height of buildings.

No dwelling shall have a height of more than two stories, except as provided by Section 17.52.090 nor shall any building or structure have a height in excess of twenty-five (25) feet, except as provided for in this section and by Section 17.52.090. Provided the parcel has a median lot depth of at least one hundred (100) feet, a median lot width of at least seventy (70) feet, and effective lot frontage of at least fifty (50) feet, the height of a dwelling may be increased by two feet for each full ten feet than the median lot width exceeds seventy (70) feet up to a maximum height of thirty (30) feet.

Chapter 17.26 - L DISTRICTS

17.26.010 - Combining L districts—Intent.

The districts hereinafter designated as combining L districts are established to allow additional uses of a rural nature, in suburban or rural areas where the lot pattern, size and other conditions are such that the specified uses will not be incompatible with the residential environment.

17.26.020 - Regulations.

In a combining L district, all regulations shall remain the same as in the R district with which it is combined, except as to the matters hereinafter specified.

17.26.030 - Uses permitted.

The following uses in addition to those permitted in the district with which it is combined are accessory uses permitted in an L district on a site of forty thousand (40,000) square feet minimum size:

- A. Fifty (50) fowl (chicken, duck, goose, turkey) or rabbits, guinea pigs, or other similar small animals);
- B. Two sheep, or two goats or other similar domestic animals or one cow, or one horse, or other similar domestic animal or any combination thereof, for each twenty thousand (20,000) square feet of lot area;
- C. Grazing or pasturing of horses for remuneration, on minimum area required by subsection B of this section.

17.26.040 - Conditional uses.

The following are conditional uses in an L district and shall be permitted only if approved by the board of zoning adjustments as provided in Section 17.54.130:

- A. The keeping of a number of animals in excess of that permitted by Section 17.26.030;
- B. Kennel;
- C. Boarding stables and riding academies;
- D. Sale of any products of any permitted use, including a stand for the sale at retail of such items as regulated in Section 17.06.050D.

17.26.050 - Performance standards.

No kind of number of animals or fowl may be kept so as to cause dust, insects, odor, noise, or other nuisance so as to create health or safety hazard to animals, persons or adjacent properties.

17.26.060 - Site development review—When required.

Site development review pursuant to Section 17.54.210 shall be required for every new dwelling hereafter placed on a lot in the L district.

Chapter 17.22 - B DISTRICTS

17.22.010 - Intent.

The districts hereinafter designated combining B districts are established to be combined with other districts in order to modify the site area and yard requirements, and thereby to vary the intensity of land use so as to give recognition to special conditions of topography, accessibility, water supply or sewage disposal, and to provide for development pursuant to adopted plans.

17.22.020 - Regulations.

In a combining B district, all regulations shall remain the same as in the district with which it is combined, except as to the matters hereinafter specified.

17.22.030 - Building site.

The B districts shown in Table 17.22.030 are established, and the minimum building site area, median lot width, and yard dimensions shall be as specified.

**Table 17.22.030
B-Districts Minimum Building Site/Yard Requirements**

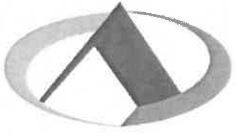
| Symbol | Site Area Square feet | Median Lot Width | Depth of Front Yard | Width of Side Yard |
|--------|---|------------------|---------------------|--------------------|
| B-8 | 8,000 | 80 feet | 25 feet | 10 feet |
| B-10 | 10,000 | 100 feet | 30 feet | 15 feet |
| B-20 | 20,000 | 150 feet | 30 feet | 15 feet |
| B-40 | 40,000 | 150 feet | 30 feet | 20 feet |
| B-E | (As specified in the amendment creating the district) | | | |



East County Area Plan Designations Relevant to Sunol

- **Sunol Downtown:** allows Low Density Residential (single-family residential would be allowed by right) development as defined in this Plan; Medium Density Residential as defined in this Plan except that the maximum density shall be 5.5 units to the acre; as well as a variety of offices; and neighborhood and retail commercial uses (as defined in the SD District of the Ordinance) through the Conditional Use Permit process. Uses may be combined on one parcel, and current land uses may be changed within the parameters of this designation. This designation allows a maximum building intensity of .1 FAR (including both commercial and residential buildings) on parcels on which commercial uses are located. Existing residential buildings may be converted to commercial uses on parcels where existing development exceeds .1 FAR if all other requirements for commercial development can be met.
- **Rural Density Residential** allows for densities of 0-.2 units/acre. No parcel may be created under this designation which is less than 5 full acres. No more than 1 residential unit, plus any permissible secondary unit, may be permitted on a parcel. Except for infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. This designation permits single family detached homes, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses.
- **Major Parks** allows for a maximum intensity of .02 FAR. This designation provides for existing and planned public parks, open space, and recreational uses including community, subregional, and regional facilities.
- **Large Parcel Agriculture** requires a minimum parcel size of 100 acres, except as provided in Programs 40 and 41. The maximum building intensity for non-residential buildings shall be .01 FAR (floor area ratio) but not less than 20,000 square feet. Where permitted, greenhouses shall have a maximum intensity of .025. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual protection, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Additional residential units may be allowed if they are occupied by farm employees required to reside on-site. Apart from infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the Initiative, this designation permits agricultural uses, agricultural processing facilities (for example wineries, olive presses), limited agricultural support service uses (for example animal feed facilities, silos, stables, and feed stores), secondary residential units, visitor-serving commercial facilities (by way of illustration, tasting rooms, fruit stands, bed and breakfast inns), recreational uses, public and quasi-public uses, solid waste landfills and related waste management facilities, quarries, windfarms and related facilities, utility corridors, and similar uses compatible with agriculture. Different provisions may apply in the South Livermore Valley Plan Area, or in the North Livermore Intensive Agriculture Area.

- **Resource Management** requires a minimum parcel size of 100 acres and a maximum building intensity for non-residential uses of .01 FAR but not less than 20,000 square feet. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual protection, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Apart from infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres, except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the Initiative, this designation permits agricultural uses, recreational uses, habitat protection, watershed management, public and quasipublic uses, areas typically unsuitable for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally sensitive features, secondary residential units, active sand and gravel and other quarries, reclaimed quarry lakes, and similar and compatible uses. Sand and gravel quarries allow a range of uses including sand and gravel processing, associated manufacturing and recycling uses requiring proximity to quarries, reclamation pits, and public use areas. This designation is intended mainly for land designated for long-term preservation as open space but may include low intensity agriculture, grazing, and very low density residential use.
- **Water Management Lands** allows for a minimum parcel size of 100 acres and a maximum building intensity of .01 FAR. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building location, visual protection, and public services. Residential and residential accessory buildings shall have a maximum floor space of 12,000 square feet. Apart from infrastructure under Policy 13, all buildings shall be located on a contiguous development envelope not to exceed 2 acres, except they may be located outside the envelope if necessary for security reasons or, if structures for agricultural use, necessary for agricultural use. Subject to the provisions of the Initiative, this designation provides for sand and gravel quarries, reclaimed quarry lakes, watershed lands, arroyos, and similar and compatible uses. Sand and gravel quarries allow a range of uses including sand and gravel processing, associated manufacturing and recycling uses requiring proximity to quarries, reclamation pits, and public use areas.



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
P L A N N I N G D E P A R T M E N T

Summary of Sunol Downtown General Plan Designation and Zoning District

Background

- In 1994, the East County Area Plan (ECAP) was adopted with the Downtown Sunol area designated “Water Management” on the Land Use Diagram. The WM designation allows for a minimum parcel size of 100 acres and places strict limits on development.
- In 2000, Measure D was adopted by the voters of Alameda County. Under Measure D, amendments to ECAP land use designations require a vote of the people of the County.
- The initiative allows the Board of Supervisors to make technical or non-substantive modifications. County Counsel determined that this general plan amendment process for Sunol was purely a technical clarification of ECAP, and did not require a vote of the people.
- In 2005, the Sunol Citizens Advisory Committee took up the issue of how to address the “Water Management” designation. Many alternative approaches were discussed over the course of several years. It was determined that a new general plan and zoning designation specifically for Downtown Sunol would be the best way to preserve the intensity of development, as well as the mix of residential and commercial uses, that has historically existed in Sunol.
- The Board of Supervisors adopted the Sunol Downtown general plan designation and zoning district in July of 2008.

Summary of “Sunol Downtown” General Plan Land Use Designation

- The designation allows Low Density Residential development as defined in ECAP; and Medium Density Residential development with a maximum density of 5.5 units to the acre;
- The designation also allows a variety of offices; and neighborhood and retail commercial uses (as defined in the SD District of the Ordinance) with a Conditional Use Permit.
- Residential and commercial uses may be combined on one parcel, and current land uses may be changed within the parameters of the designation.
- The designation allows a maximum building intensity of .1 FAR (Floor Area Ratio)(including both commercial and residential buildings) on parcels on which commercial uses are located. Existing residential buildings may be converted to commercial uses on parcels where existing development exceeds .1 FAR if all other requirements for commercial development can be met.

Summary of “Sunol Downtown” Zoning District

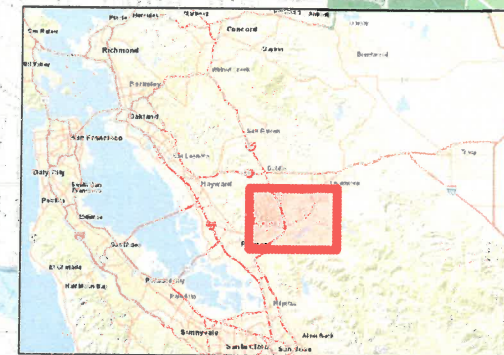
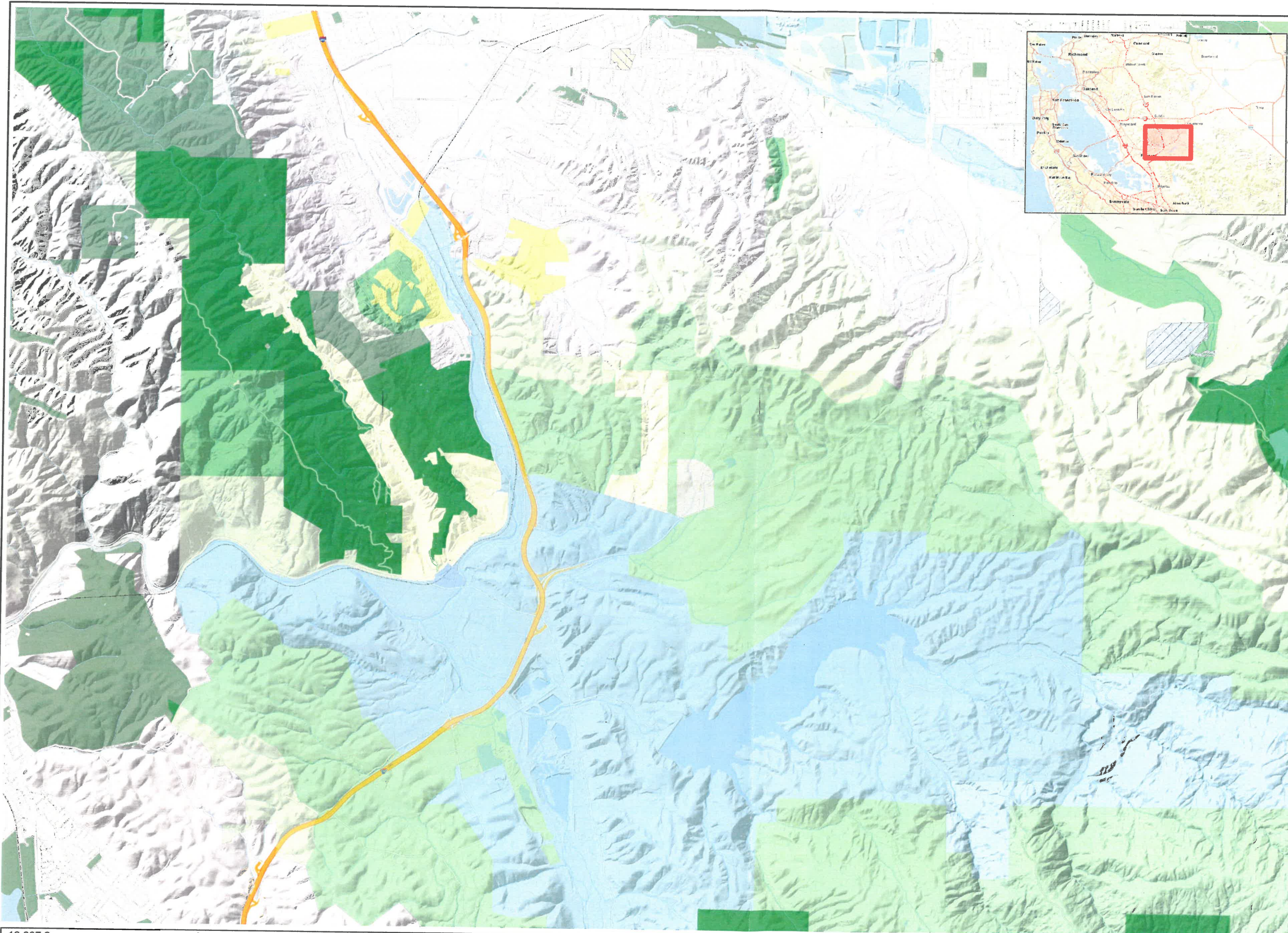
- The “SD” District allows either residential or commercial uses or both on any parcel.
- The district requires a 40,000 sq. ft. minimum parcel size.

Residential Development

- Single-family residential development is permitted with a Site Development Review (SDR).
- Residential development at a density of one unit per 8,000 sq. ft. on parcels that are 40,000 sq. ft. or larger requires a Conditional Use Permit approved by the Planning Commission.
- The Planning Commission must make a number of findings to ensure that the proposed development is consistent with the existing community.
- In 2008, staff estimated that approximately ten additional residential units on five parcels may be possible within the “SD” zoning district.

Commercial Development

- The Sunol Citizens Advisory Committee developed a list of uses to be conditionally allowed in the “SD” district, based on the results of a survey of the community.
- All commercial development is subject to a Conditional Use Permit approved by the Planning Commission. Commercial uses are subject to the development standards of the C-1 (Retail Business) District.
- In order to approve a new or changed use, the Commission must make a number of findings to ensure that the proposed development is consistent with the existing community. Among these findings is one that allows commercial development on no more than fifty percent of the seventeen parcels in the project area. In 2008, there were commercial uses on seven of these parcels.
- In 2008, staff estimated that, with an FAR of 0.1, there may be potential for approximately 9,500 square feet of additional commercial development, an increase of approximately 30% over the amount of commercial development in 2008.



Legend

ECAP Land Use

- Downtown Sunol
- Industrial
- Large Parcel Agriculture
- Low Density Residential
- Major Public
- Medium Density Residential
- Mixed Use
- Parklands
- Resource Management
- Rural Density Residential
- Water Management

Notes

From the East County Area Plan

Sunol General Plan Designations



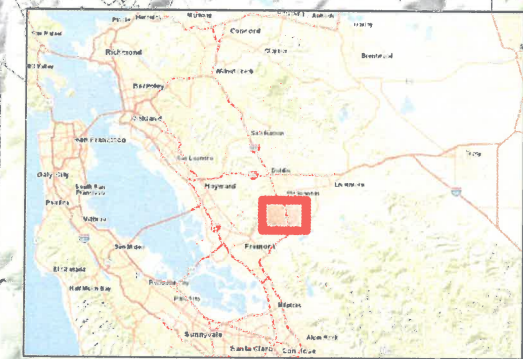
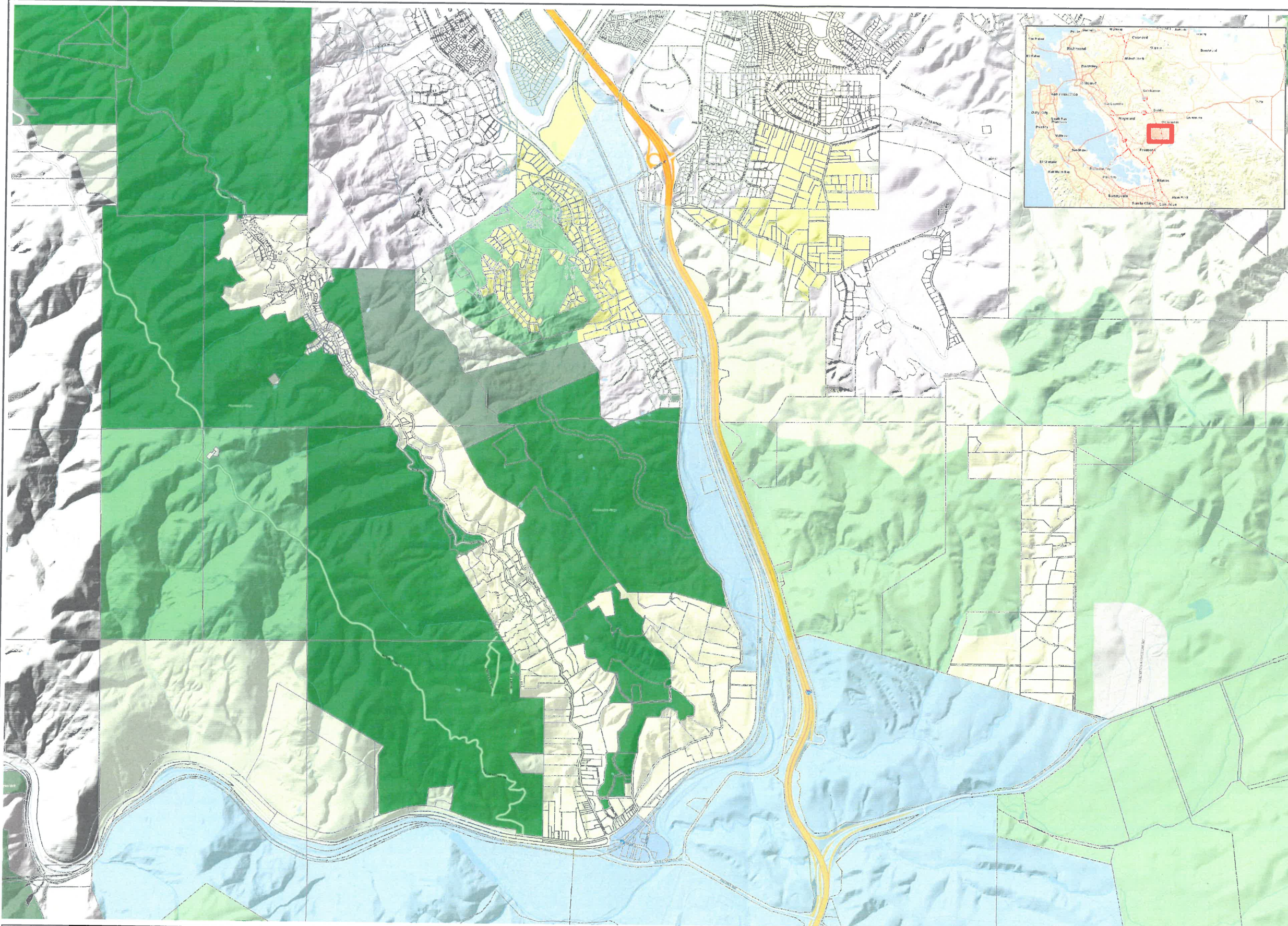
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- Legend**
- ECAP Land Use**
- Downtown Sunol
 - Industrial
 - Large Parcel Agriculture
 - Low Density Residential
 - Major Public
 - Medium Density Residential
 - Mixed Use
 - Parklands
 - Resource Management
 - Rural Density Residential
 - Water Management

Notes
From the East County Area Plan

Sunol General Plan Designations

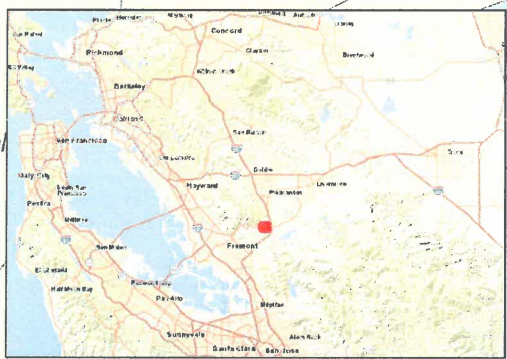


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- Legend**
- Parcels
 - ECAP Land Use
 - Downtown Sunol
 - Industrial
 - Large Parcel Agriculture
 - Low Density Residential
 - Major Public
 - Medium Density Residential
 - Mixed Use
 - Parklands
 - Resource Management
 - Rural Density Residential
 - Water Management

Notes
From the East County Area Plan

Sunol General Plan Designations



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Organized by Alameda County Department of Environmental Health Land & Water Division, the Sunol Septic Work Group and the Livermore-Amador Valley Garden Club, Edible Garden Group:



Greywater Systems

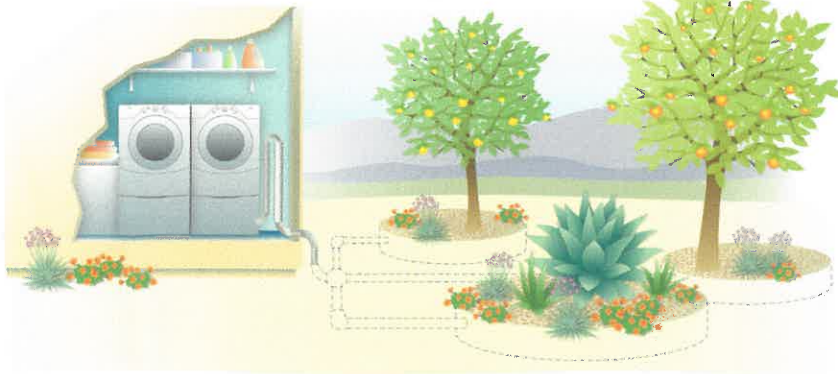
Tuesday, October 9, 2018

6:00 – 8:00

Sunol Glen School

Greywater Action will present greywater design and installation features for the most common household-to-landscape systems, as well as information on county permitting requirements. In 2010, the State of California revised the building codes so that greywater use is now legal throughout the state.

After a PowerPoint presentation, participants are invited to share questions about their specific projects to provide real life examples of the principles and practices behind these sustainable systems.



Speaker: Christina Berteza, Greywater Action



Christina Berteza served a four-year apprenticeship in Local 159, Plumbers and Steamfitters, and was the first woman admitted in the program, becoming a contractor in 1996. She has taught plumbing classes that also work on Habitat for Humanity houses in East Oakland.

Greywater Action is a collaboration of educators who teach residents and tradespeople about affordable and simple household water systems that dramatically reduce water use and foster sustainable cultures of water.