

# land use & development

## 2. Site Planning

### GENERAL

#### Objectives

- O.2.1. Commercial spaces are oriented for the pedestrian.
- O.2.2. The privacy of existing adjacent residences is preserved and noise and shadow impacts are reduced through sensitive lot design and use of buffers, such as landscaping, parking, and open space.
- O.2.3. Adequate parking is available and/or provided.
- O.2.4. Safety and crime prevention have been addressed.
- O.2.5. The site plan takes into consideration the location of existing adjacent utilities.

#### Standards

- S.2.1. Maximum site coverage: 100 percent.
- S.2.2. Locate all building entries at street level.
- S.2.3. Projects on through lots between North Fremont Avenue and Fairgrounds Road, and corner lots shall provide a building face to both streets.
- S.2.4. Projects shall be predominantly built to



the back of sidewalk, with the exception of projects that front Bruce Lane. As such properties redevelop, construction of a sidewalk along Bruce Lane shall be required. Where the sidewalk along North Fremont is less than twelve (12) feet in width, an adequate setback shall be provided to increase sidewalk width to twelve (12) feet.

- S.2.5. Minimum setbacks to Bruce Lane shall be fifteen (15) feet for plate heights that do not exceed twenty-five (25) feet and twenty-five (25) feet for plate heights that exceed twenty-five (25) feet but do not exceed forty (40) feet.
- S.2.6. Minimum front and corner side yard

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setbacks for structures and buildings with ground floor residential uses shall be five (5) feet, but no greater than ten (10) feet. Stairs, landings, patios, unenclosed porches and architectural entry features, landscaping and similar features may occupy such yards.

- S.2.7. Noise impacts, as defined by the City Code and General Plan shall be avoided. If a project has the potential to negatively impact an adjacent residence, a noise study shall be prepared that identifies potential impacts and mitigation measures that would reduce such impacts.

## Guidelines

- G.2.1. Portions of the building may be set back behind the back of sidewalk for outdoor seating use. A recessed entry at the sidewalk edge is also appropriate. Locating an entire building front behind the established storefront line is inappropriate.
- G.2.2. Outdoor seating may encroach into the public right of way upon grant of an encroachment permit. Such permit will require that the encroachment allows adequate unencumbered sidewalk width.
- G.2.3. Incorporate display windows or other architectural features along a public ROW that provide interest for the pedestrian.
- G.2.4. Design and locate roof overhangs, building protrusions, outdoor areas and other such features so as to not obstruct existing adjacent public utilities.

- G.2.5. Multifamily entrances not located on North Fremont are set back from the back of sidewalk to accommodate a front yard or landscaped area.
- G.2.6. If the project provides a pedestrian place of refuge and is designed as a pedestrian-friendly area, the project can depart from the established setback pattern.
- G.2.7. Provide buffers where necessary to reduce impacts to adjacent residents, such as landscaping,
- G.2.8. Locate high activity areas (where people may gather and generate noise) appropriately to avoid noise and privacy impacts to existing residences.
- G.2.9. Locate building mass to minimize impacts on the adjacent properties' ability to access sunlight.
- G.2.10. Noise and shadow studies may be prepared to identify additional site design measures to reduce potential noise and shadow impacts.
- G.2.11. Incorporate the following Crime Prevention Through Environmental Design (CPTED) guidelines when feasible:
- G.2.11.1. Natural Surveillance
- Place windows overlooking sidewalks and parking lots.
  - Create landscape designs that provide surveillance, especially in proximity to designated points of entry.

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## *Natural Surveillance*

*Natural surveillance increases the threat of apprehension by taking steps to increase the perception that people can be seen.*

*Natural surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximize visibility and foster positive social interaction among legitimate users of private and public space.*

*Territorial reinforcement measures make the normal user feel safe and make the potential offender aware of a substantial risk of apprehension or scrutiny.*

- Avoid poorly placed lights that create blind-spots for potential observers and miss critical areas. Ensure potential problem areas are well lit: pathways, stairs, entrances/exits, parking areas, ATMs, phone kiosks, mailboxes, bus stops, children's play areas, recreation areas, pools, laundry rooms, storage areas, dumpster and recycling areas, etc.
- Avoid too-bright security lighting that creates blinding glare and/or deep shadows,
- Use shielded or cut-off luminaires to control glare.
- Place lighting along pathways and other pedestrian-use areas at proper heights

## G.2.11.2. Natural Territorial Reinforcement

- Maintain premises and landscaping such that it communicates an alert and active presence occupying the space.
- Provide trees. Outdoor residential spaces with more trees are seen as significantly more attractive, more safe, and more likely to be used than similar spaces without trees.
- Display security system signage at access points.
- Placing amenities such as seating or refreshments in common areas in a commercial or institutional setting helps to attract larger numbers of desired users.

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## TOPOGRAPHY

### Objectives

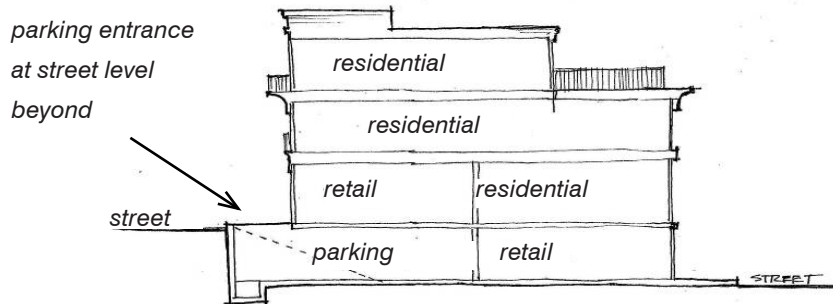
- O.2.6. Projects on sloped sites are designed to minimize grading and step with the topography. Alternatively, the project takes advantage of the sloped site by creating underground parking thereby minimizing visual impacts of parking areas.
- O.2.7. No portion of the project appears out of scale due to topographical changes on the site.

### Standards

- S.2.8. Retaining walls that are visible from the public right-of-way shall not exceed ten feet in height.

### Guidelines

- G.2.12. Design the project to step with the topography of the site, such as between North Fremont and Fairgrounds Road.
- G.2.13. Minimize grading, unless underground parking is provided.



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## OPEN SPACE

### Objectives

- O.2.8. If the project has a residential component, it incorporates open space for pedestrians, including visitors, residents and those who work in the district, or contributes a park in-lieu fee for the acquisition and development of park space within walking distance of the residences.
- O.2.9. The project open space component contributes to the walkability of the neighborhood.
- O.2.10. If the project includes plazas and walkways, they: 1) are accessible to pedestrians directly from a public sidewalk and the building it serves; 2) directly abut and be visible from the street frontage of the site; and, 3) include pedestrian-oriented amenities such as seating areas, art, fountains, or similar amenities as approved by the City Manager or designee.



### Guidelines

- G.2.14. Provide open space areas that enhance the site as a place for pedestrians.
- G.2.15. Provide open space that serves as a focal point for the site.
- G.2.16. Design open space areas to provide views onto public activity areas such as sidewalks, streets and plazas.
- G.2.17. Design open space areas to provide safe, convenient access to the various functions within a site.
- G.2.18. Design open space to connect to primary pedestrian circulation routes and contribute to a network of streets, paseos and alleys that provide access to secondary uses.

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G.2.19. Cluster buildings to create active outdoor public space.

G.2.20. Usable open space may be composed of one or more of the following elements:

- A courtyard
- A patio
- A landscaped yard (except fronting North Fremont)
- A rooftop deck
- A balcony

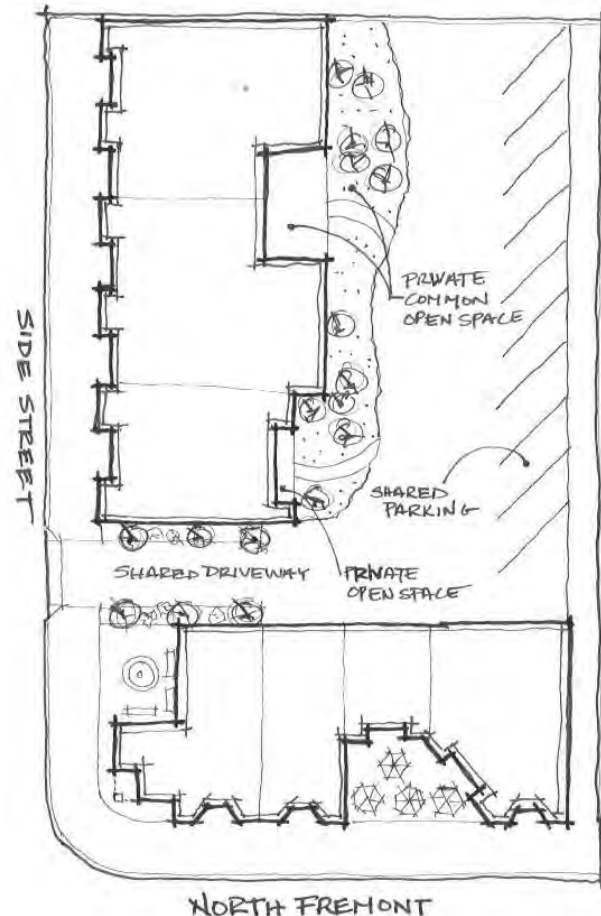
G.2.21. Encourage new development to incorporate public artwork and landscaping elements.

G.2.22. Design open space to connect the entrances of two buildings on a site.

G.2.23. Enhance pedestrian and bicycle connections wherever feasible.

G.2.24. Design open space to enhance pedestrian access from a public sidewalk to the majority of individual uses and spaces on a property. Appropriate pedestrian connections include the following:

- Sidewalks
- Internal walkways
- Courtyards and plazas
- Paseos through blocks

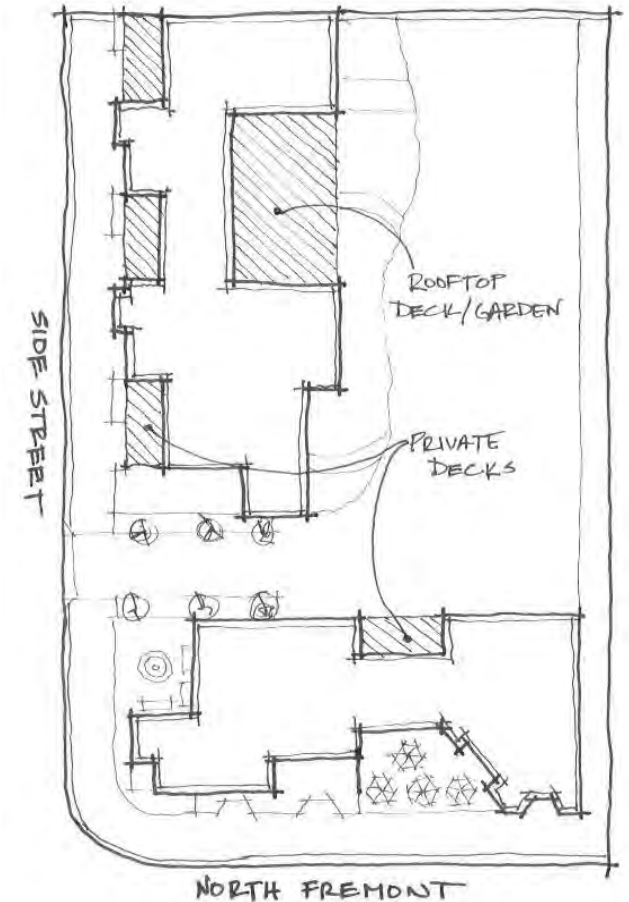




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- G.2.25. Provide pedestrian access that is adequate in size, availability, accessibility and function to satisfy demands relative to the size of the project and proposed use(s).
- G.2.26. Locate a walkway so that key destination points, such as building entries, are clearly visible.
- G.2.27. Site a path in an area that will remain visible from active public spaces.
- G.2.28. Define walkways with landscaping, site furniture and pedestrian-scaled lighting.



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## TRASH, SERVICE & EQUIPMENT AREAS

### Objective

O.2.10. Trash, service areas and equipment areas (mechanical, backflow preventer, etc.) are located to decrease impacts on the streetscape appearance and function.

### Guidelines

- G.2.28. Screen from public view and store trash and recycling within an enclosed area. Screening/enclosure materials should draw from the building design.
- G.2.28. Design and locate trash enclosures consistent with the City's Waste Enclosure Guidelines.
- G.2.28. Design service areas to be on site and away from public sidewalks when feasible.
- G.2.29. Screen equipment from view. Screening devices may include building parapets, landscape elements, and architectural features.
- G.2.30. Paint rooftop equipment to match the roof.
- G.2.31. Use low-profile mechanical units on rooftops that are not visible from public ways.
- G.2.32. Provide areas for satellite dishes and utility meters out of public view.



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## PARKING

### Objective

- O.2.11. Parking facilities are conveniently located and designed to be attractive, compatible additions that provide a pedestrian-friendly edge to the area but do not cause negative impacts to adjacent residences.

### Standards

S.2.10. Parking Requirements:

- S.2.10.1. Commercial: two spaces per 1,000 GSF
- S.2.10.2. Residential: 1.5 spaces per unit. Each unit shall have assigned spaces.

### Guidelines

- G.2.34. Locate parking in an offsite structure or area to the side or rear of the structure.
- G.2.35. Access parking from alleyways when feasible.
- G.2.36. Share driveways when feasible to reduce the number of curb cuts.
- G.2.37. Locate curb cuts away from intersections to minimize conflicts with pedestrian and traffic movement.
- G.2.38. Develop the street elevation of a parking structure with a retail/commercial building wrap.



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G.2.39. Incorporate one or more of the following into the secondary elevations of a parking structure:

- Retail/commercial wrap
- Murals or public art
- Decorative architectural features
- Display cases
- Landscaping
- Public amenities (street furnishings)

G.2.40. Locate a surface lot behind a building whenever feasible.

G.2.41. Design structures or surface lots to minimize light and noise impacts to adjacent residences.

G.2.42. Use CPTED standards to maximize safety and crime prevention.

G.2.43. Site a parking lot so it will minimize gaps in the continuous building wall of a block.

G.2.44. Any surface parking lot should have landscaped area distributed along the street frontage.