



**AGENDA
SPECIAL MEETING
JOINT MEETING CITY COUNCIL & PLANNING COMMISSION**

**City Council Chambers
3121 Gold Canal Drive, Rancho Cordova**

**MARCH 1, 2005
5:30 P.M.**

Call to Order

Roll Call: Council Members Budge, McGarvey, Sander, Skoglund, and Mayor Cooley

Planning Commissioners Burke, Konarski, Moe, Savorn, Vance, Wentz,
and Chairman Smith

Oral Communications

1. **Public Comment**

At a Special Meeting, citizens may address the Council/Planning Commission on any matter listed on the agenda. **Please keep your comments to three minutes or less.** Please state your name and community of residence. Under the provisions of the California Government Code, the City Council/Planning Commission is prohibited by law from discussing or taking action on any unagendized item unless it can be demonstrated to be of an emergency nature and the need to take action arose after the posting of the agenda.

Study Session

2. **Subject:** Draft Design Guidelines. City staff will present the Rancho Cordova Draft Design Guidelines to the City Council and Planning Commission. The Draft Design Guidelines define the City's expectations on the form of all development types (residential and non-residential) within the City.
- Recommendation:** No formal action on the Draft Design Guidelines is requested at this time. Rather, staff is asking for initial comments, feedback, and direction so that we can proceed with public workshop(s) and stakeholder meeting(s) on these draft provisions.

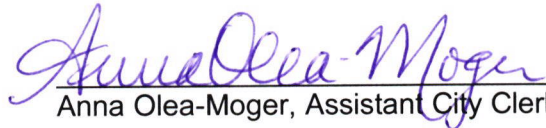
Adjournment

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 942-0255 or www.cityofranchocordova.org. Requests must be made as early as possible and at least one full business day before the start of the meeting.

City Clerk's Certificate of Posting of Agenda

I, Anna Olea-Moger, Assistant City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the March 1, 2005 Special Joint Meeting of the Rancho Cordova City Council and Planning Commission was posted on February 25, 2005 at the office of the City of Rancho Cordova, 3121 Gold Canal Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 25th day of February, 2005 at Rancho Cordova, California.


Anna Olea-Moger, Assistant City Clerk

MEMORANDUM

DATE: March 1, 2005

TO: Mayor and Council Members
Chair and Planning Commissioners

FROM: Paul Junker, Planning Director
Pam Johns, Special Projects Manager

SUBJECT: SPECIAL MEETING FOR PRESENTATION / DISCUSSION OF DESIGN GUIDELINES



REQUEST

Conduct a joint meeting of the City Council and the Planning Commission and provide an informal review of the City of Rancho Cordova Draft Design Guidelines. No formal action on the project is requested at this time.

RECOMMENDATION

Staff recommends that the City Council and Planning Commission provide initial comments and feedback on the Draft Design Guidelines, and direction to proceed with public workshop(s) and stakeholder meeting(s) to refine the Draft Design Guidelines.

BACKGROUND

Staff is pleased to present the City's first Public Draft Design Guidelines. Within this review, staff will provide a brief overview and background on the Design Guidelines and an explanation of how to use the document. Staff will ask for initial feedback, comments, and direction to proceed with public workshop(s) and stakeholder meeting(s) on the draft document.

The Rancho Cordova Draft Design Guidelines implement the City's Vision for quality projects that enhance the character of the community. The guidelines were developed using input from the Urban Design Workshops, feedback from the visual preference survey, General Plan Visioning Workshops (as outlined in the General Plan Vision Book), and Draft Land Use Map Book (with new land use designations, planning area descriptions, and building block discussions). Planning Commission and City Council Design Review comments and decisions are also reflected in these guidelines. The

guidelines are intended to provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the City's expectations for the planning, design and review of development proposals in Rancho Cordova.

Organization and Applicability

Generally, these guidelines will apply to all new development within the City, as well as qualifying modifications to existing development. Provisions herein are based on development type, rather than zoning designation and will serve to supplement the minimum development standards in the City's Zoning Code. Where the existing Zoning provisions do not allow the development type or design flexibility preferred by the City, staff will propose corresponding amendments to the Zoning Code to ensure the desired result (e.g., new mixed use district).

The Draft Design Guidelines are organized into different sections based primarily on project type (rather than Zoning District). Each section represents a broad category of development types consistent with the new mixed-use designations and City Building Blocks concept (neighborhoods, villages, and districts) in the City's Interim General Plan (Vision Book) and Draft General Plan Land Use Map. Specifically, guidelines are organized into the following sections:

- ❑ Community Design
- ❑ Centers (Village, Local Town, Regional Town, and Transit-Oriented Town Centers)
- ❑ Mixed-Use (Commercial Focus, Office Focus, and Residential Focus)
- ❑ Residential (Single-family Detached, Single-family Attached, Multi-family)
- ❑ Community Facilities
- ❑ Industrial

Within each section, design guidelines are provided for various aspects of site and building design (architecture). Each subsection is structured with a design objective and corresponding description, followed by design guidelines and in some cases design standards intended to ensure implementation of the specified design objective. Guidelines are listed in the form of recommended/encouraged provisions, specific solutions, design targets through representative sample, or a menu of design solutions from which to choose. This approach results in a greater measure of predictability to the Design Review process, while maintaining flexibility and the option for creative design solutions. Design standards are intended to reference existing development standards of the Zoning Code or to identify new standards proposed where a single specific solution is mandated to achieve the design objective. Again, staff will ensure necessary Zoning Code amendments are processed in conjunction with the City's action on the Design Guidelines.

Using the Document

Once adopted by the City Council, Design Guidelines will serve as a tool with which Design Review projects will be evaluated. The next version of the draft document will include a checklist for use by designers, staff, and decision makers in appraising the merits of a project against the City's guidelines. The checklist(s) will identify assist in determining whether a project meets, exceeds, or falls short of the City's expectations for each of the guideline provisions. The City may chose to establish a scoring system, project ranking, or other threshold necessary to grant Design Review approval for a particular project.

ATTACHMENT (*Sent to Council & Planning Commission via separate cover on 2/17/05)

*Public Draft: City of Rancho Cordova Design Guidelines – Provisions for a Quality Community dated February 17, 2005



CITY OF RANCHO CORDOVA CITY COUNCIL STUDY SESSION MARCH 1, 2005

TONIGHT'S AGENDA

- Background and Overview
- Presentation of Key Design Guideline Provisions
- Question and Answer, Comments
- Direction to Proceed

BACKGROUND

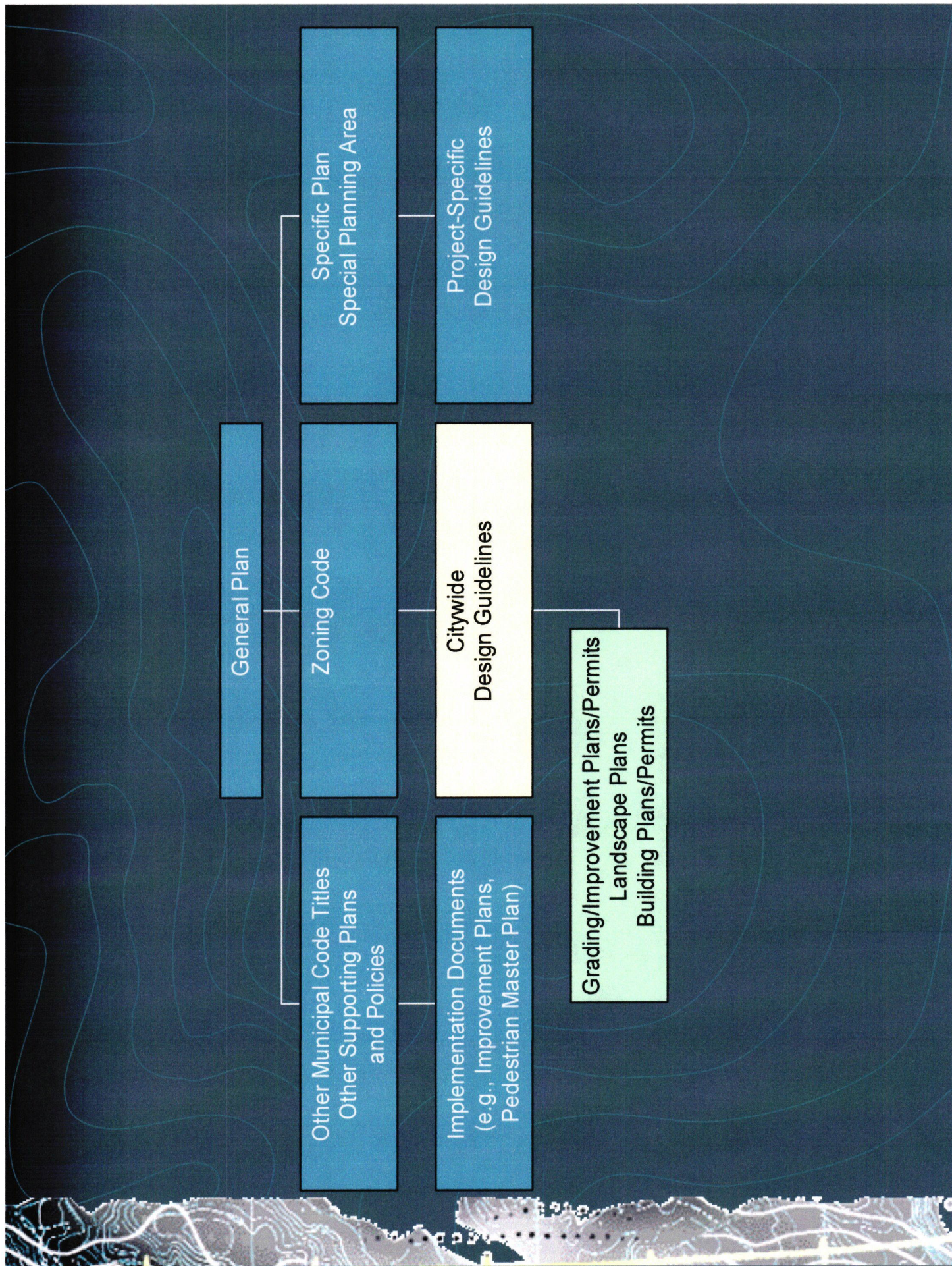
- Urban Design Workshops
- Design Review Ordinance and subsequent decisions
- General Plan Visioning Meetings
- Visual Preference Survey
- General Plan Vision Book
- General Plan Land Use Map Book

DESIGN GUIDELINE OVERVIEW



DESIGN GUIDELINE OVERVIEW

- What are Design Guidelines?
- How are they organized/used?
- How will they be implemented?



DRAFT DESIGN GUIDELINES DO:

- Implement the City's Vision as spelled out in the Interim General Plan
- Establish guidelines that are uniquely Rancho Cordova
- Ensure quality design and clarify the City's design preferences

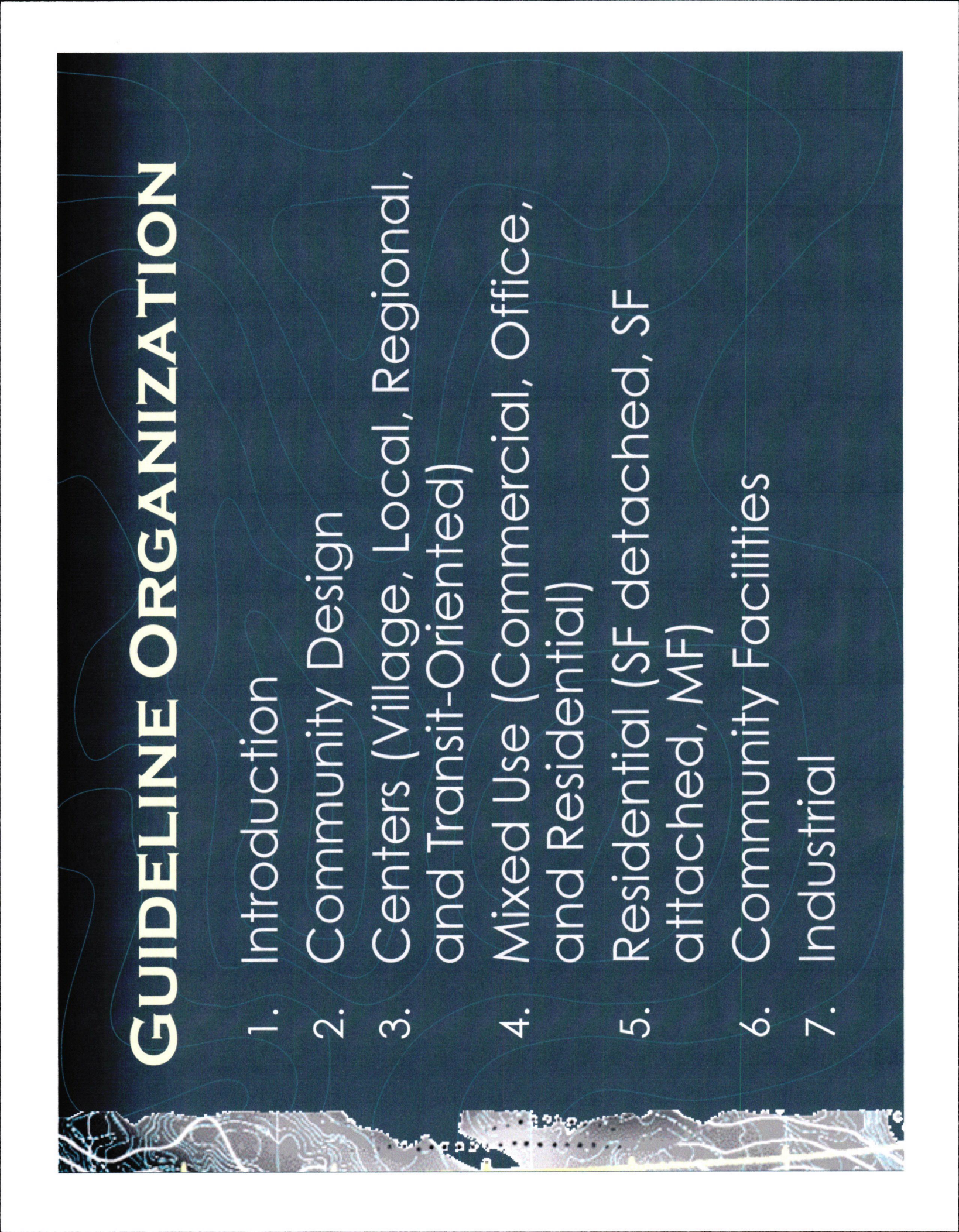
DRAFT DESIGN GUIDELINES DO NOT:

- Establish inflexible provisions that preclude innovative design solutions
- Create a mutually exclusive planning document inconsistent with other adopted plans and policies

APPLICABILITY AND USE

- New buildings and qualifying modifications to existing buildings (Design Review, Subdivisions, and Specific Plans/Special Planning Areas)
- Applicable by use type, rather than zoning district

Planning Entitlement	Applicable Design Guideline Section					
	Community Design	Centers	Mixed Use	Residential	Comm. Fac.	Industrial
Specific Plan/SPA	X	?	?	?	?	?
Subdivision	X					
Design Review						
SF Master Home Plan	X			X		
Multi-Family	X			X		
Residential mixed use			X			
Commercial mixed use	X		X			
Town Center mixed use		X				
Office mixed use	X		X			
Public/quasi-public	X				X	
Industrial (light/heavy)	X					X



GUIDELINE ORGANIZATION

1. Introduction
2. Community Design
3. Centers (Village, Local, Regional, and Transit-Oriented)
4. Mixed Use (Commercial, Office, and Residential)
5. Residential (SF detached, SF attached, MF)
6. Community Facilities
7. Industrial

SECTION ORGANIZATION

- Section Purpose, Organization, and Applicability

- Site Design

- Design Objective/Description

- Design Guidelines/Standards

- Architectural Design

- Design Objective/Description

- Design Guidelines/Standards

SAMPLE LAYOUT (P. 1 OF 2)

CENTERS

SITE > STREETScape

DESIGN OBJECTIVE

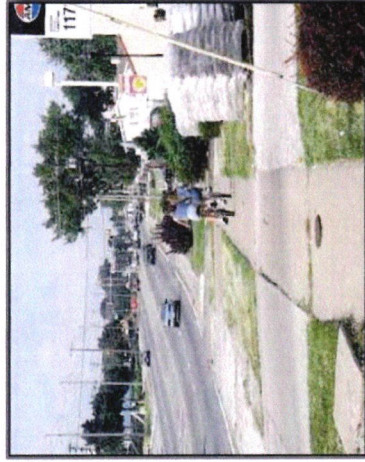
Provide a functional streetscape that is inviting to pedestrians.

DESCRIPTION

The streetscape should be fundamentally integrated into the overall site design. It should be a critical area of pedestrian activity. Wide sidewalks and street-facing commercial or office activities are required. Street trees and



Do This: Main Street development in Palo Robles, California. Buildings, including restaurants, offices, and a movie theatre, are built close to the street. Sidewalks are wide and feature pedestrian-scale landscaping and street furniture.



Don't Do This: Strip mall development in suburban America. The sidewalks are narrow and do not connect with the development. Buildings are set back from the street. There is a lack of adequate pedestrian oriented landscaping. Speeds along the roadway are in excess of 45 miles per hour.

SAMPLE LAYOUT (P. 2 OF 2)

other pedestrian-scale landscaping are critical components of streetscape design. The streetscape should be inviting to the pedestrian user and encourage them to cross the street or get off public transit and visit the site. A streetscape can be developed along a public street adjoining a Center site or may be along an internal "main street," where building entrances front onto the public roadway and create a defined street edge that extends into the site.

DESIGN GUIDELINES

1. Where feasible, development should follow the "main street" concept where stores front onto the street to define an edge. This edge should be carried into the site to extend the "main street."



Main street development at Orenco Station in Portland, Oregon. The sidewalk is wide and includes simple landscaping, pedestrian scaled lighting, and street furniture, such as the tables and chairs, waste receptacles, bulb-outs with bollards at the corners, and awnings/overhangs and signs that integrate with the architecture of the building and reflect the pedestrian nature of the development. On-street parking is provided in conjunction with a narrow right-of-way, slowing traffic.

SECTION 3

DESIGN STANDARDS

1. Sidewalks along major roadways where building entrances about the street shall be a minimum of 12 feet wide; sidewalks along minor streets shall be a minimum of 8 feet wide. (Per the Draft Pedestrian Design Guidelines)
2. Street trees shall be provided every 30 feet along a public right-of-way.
3. All street trees shall be a minimum of 24-inch box size.
4. Curbcuts and bulbouts shall be provided wherever pedestrian crossings are designated, including intersections and mid-block crossings as permitted by the Public Works Department. They shall be designed to City standards.

IMPLEMENTATION

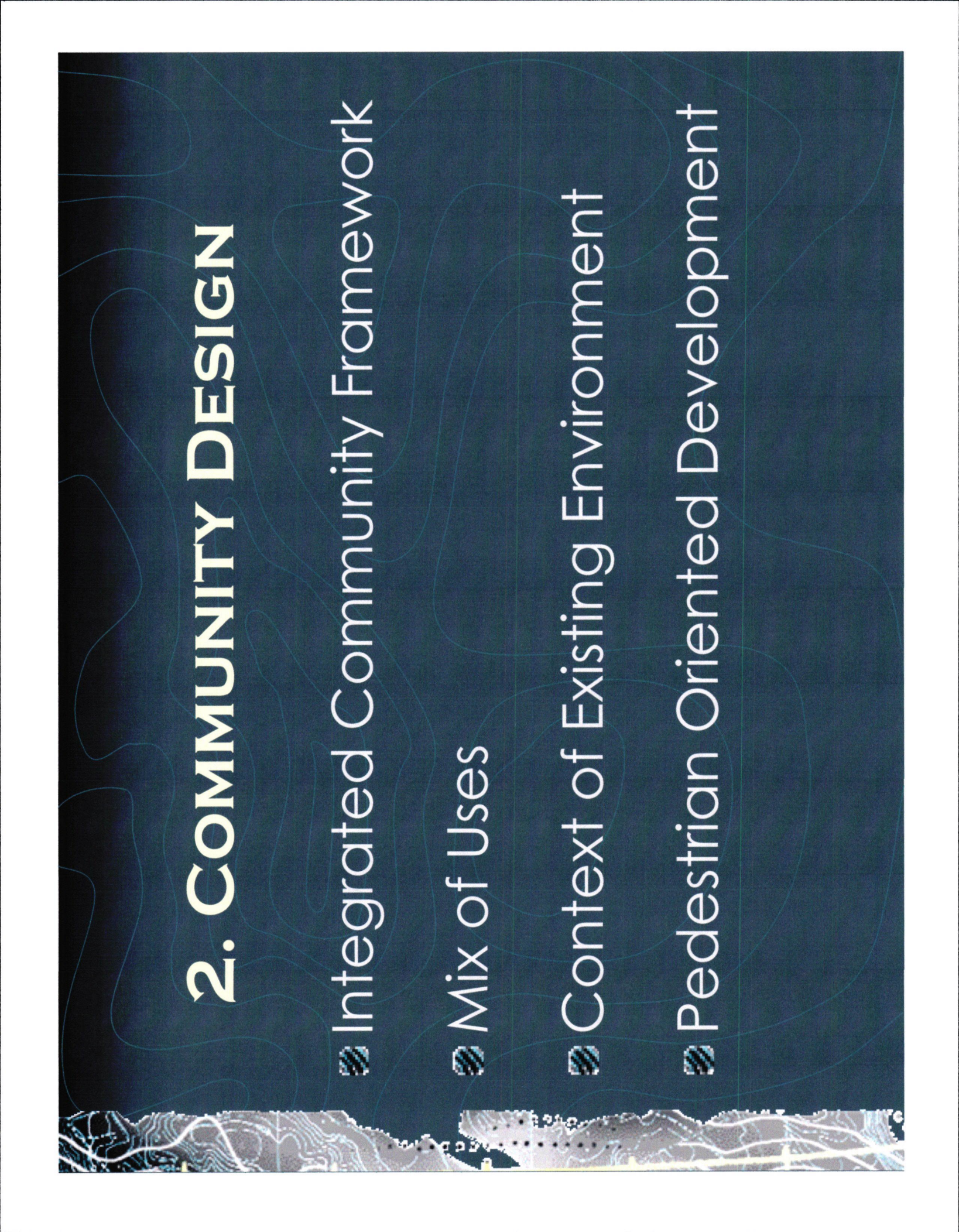
- Project evaluation against City's design preferences
- Deliberate “should” vs. “shall”
- Checklist(s) are forthcoming
 - Scoring system?
 - Ranking system?

SAMPLE CHECKLIST

Design Guideline Checklist				
3. Centers	Not Applicable (N/A)	Does not meet Provision (--)	Meets the Provision (=)	Exceeds Provision (+)
Site > Circulation > Bicycle				
Standard – Meet Zoning Code standard				
Guideline 1 – Connect to Citywide bikeways and trails				
Guideline 2 – On-site parking and storage facilities				
Guideline 3 – Bicycle racks that are durable and long lasting				
Site > Circulation > Transit				
Standard 1 – Design and placement				
Standard 2 – ADA compliant				
Guideline 1 – Distinguish from surroundings				
Guideline 2 – TOD-Town Centers with integrated transit stops				

KEY DESIGN GUIDELINES



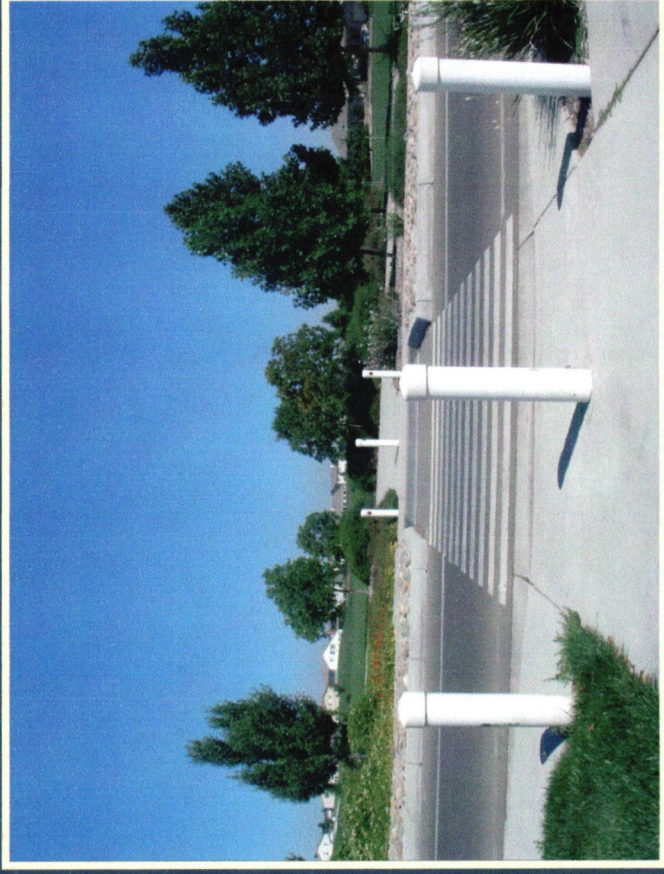


2. COMMUNITY DESIGN

- Integrated Community Framework
- Mix of Uses
- Context of Existing Environment
- Pedestrian Oriented Development

COMMUNITY DESIGN

CONTIGUOUS OPEN SPACE AND TRAILS



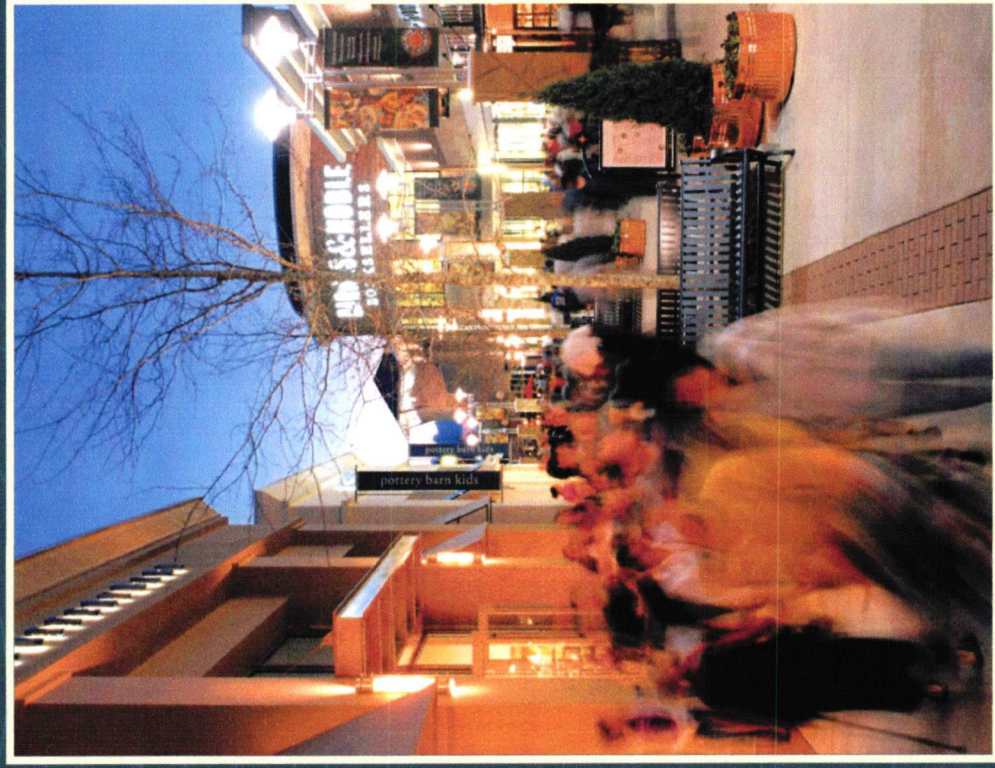
COMMUNITY DESIGN

HISTORIC BUILDINGS VS. SIGNIFICANT CHANGE

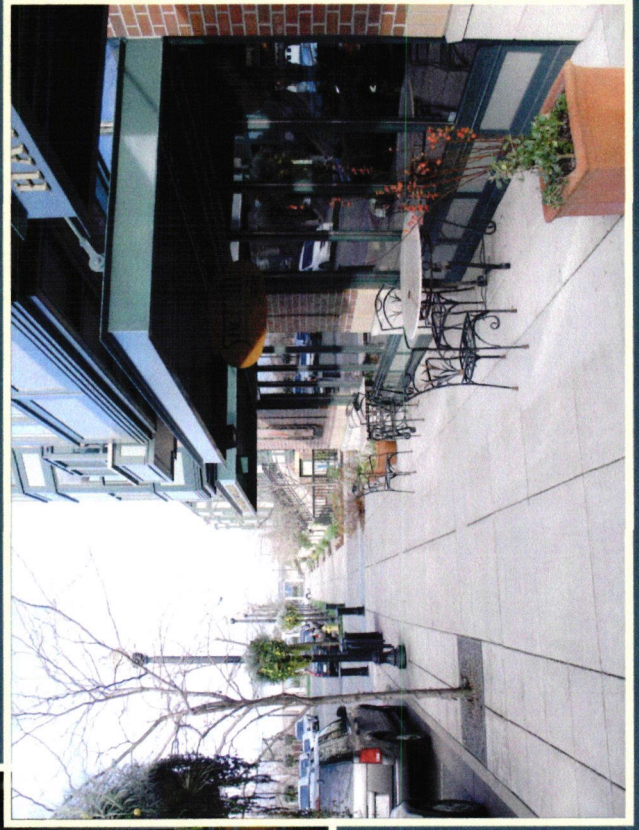


COMMUNITY DESIGN

SENSE OF PLACE/COMMUNITY IDENTITY

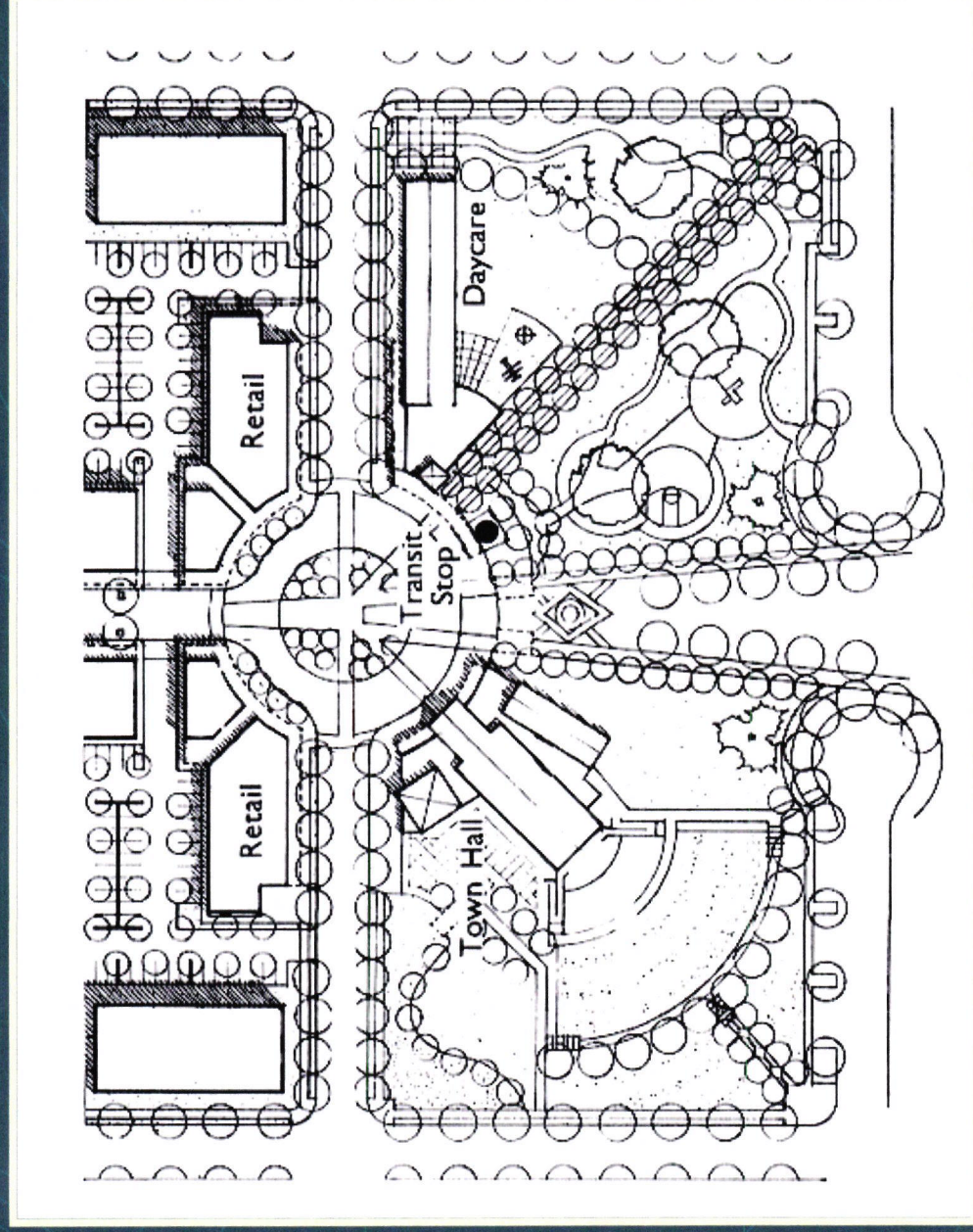


CENTERS STREETSCAPE



CENTERS

BUILDING PLACEMENT AND ORIENTATION



CENTERS

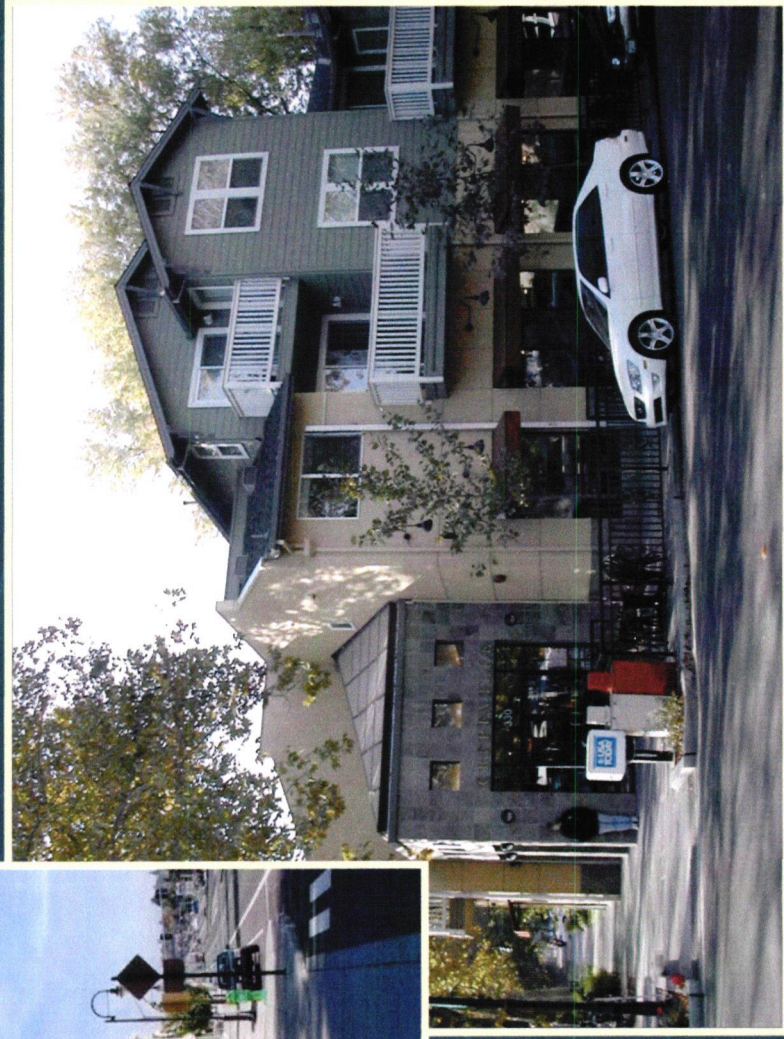
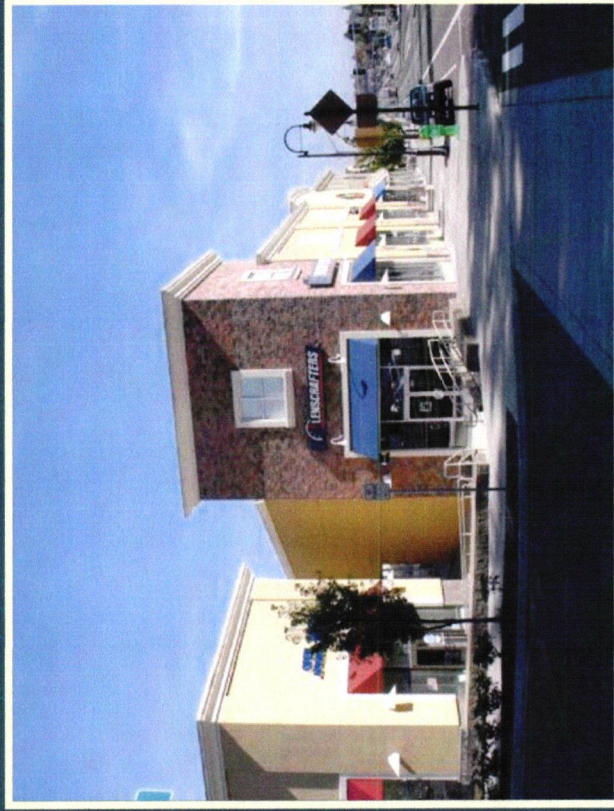
STYLE AND DESIGN DETAILS



MIXED USE

STYLE AND DESIGN DETAILS —

COMMERCIAL FACADES



MIXED USE

PUBLIC SPACES/PEDESTRIAN AMENITIES



MIXED USE

BUILDING MATERIALS AND COLORS



RESIDENTIAL

STREETSCAPE —

ORIENTATION OF HOMES ON LOTS



RESIDENTIAL

MASSING, SCALE, AND FORM



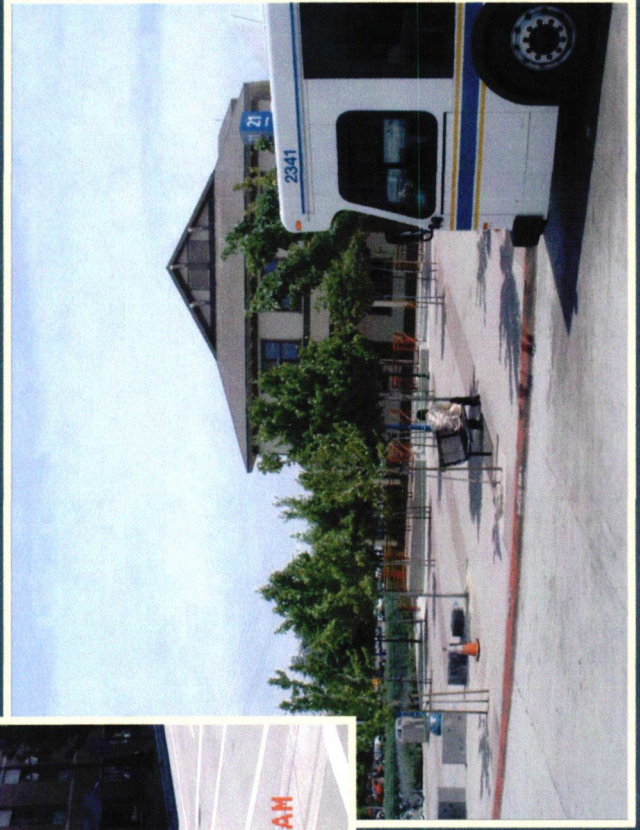
RESIDENTIAL

STYLE AND DESIGN DETAILS — GARAGE PLACEMENT / DESIGN



COMMUNITY FACILITIES

TRANSIT



COMMUNITY FACILITIES

PUBLIC SPACES/PEDESTRIAN AMENITIES

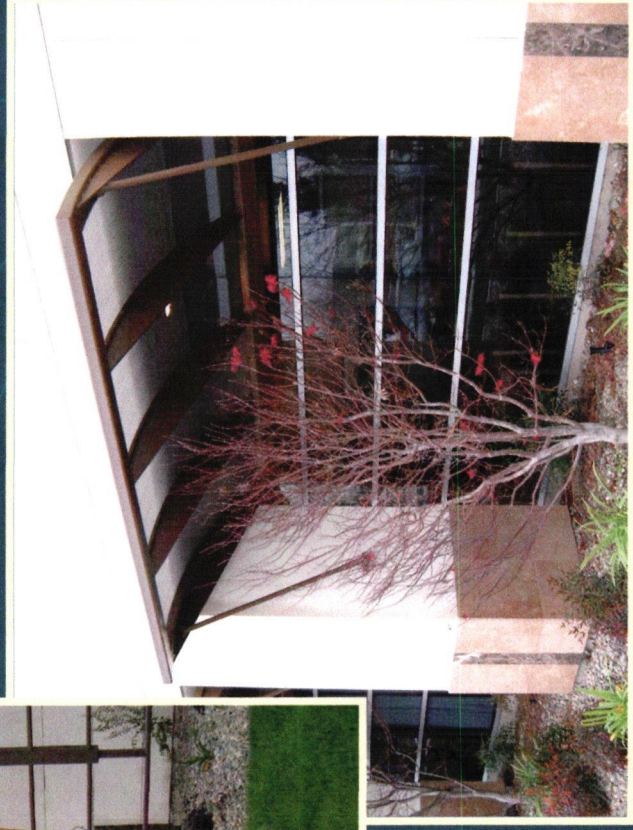


INDUSTRIAL LANDSCAPING



INDUSTRIAL

STYLE AND DESIGN DETAILS



QUESTIONS? COMMENTS?



PLAN TO PROCEED

- Public workshop(s)/stakeholder meeting(s)
 - Residents and business owners
 - Developer interests
 - City Departments/Outside Agencies
- Modifications to Draft Design Guidelines
- Public hearings for adoption