

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Tuesday, June 29, 2021

5:30 PM – Special Meeting/Work Session

In response to Governor’s Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City Council meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of COVID-19. If there is a need for training or assistance in using the teleconferencing platform, please contact the office of the City Clerk no later than 10:00 a.m. Monday, June 29, 2021 at (916) 851-8720.

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/97997183698?pwd=N1RoV0ZVRXcvcFo2c2xKajNNK0ZmUT09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: US: +1 669 900 6833, +1 253 215 8782, 888 475 4499 (Toll Free)

Webinar ID: 979 9718 3698

Password: 367234

Instructions to Make Public Comment

Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranhocordova.org no later than 3:30 p.m. on Tuesday, June 29, 2021. All comments submitted later than 3:30 p.m. will be sent to the City Council for their review and may not be read during the meeting.

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To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the City Clerk’s office to speak. Please wait to be called upon by the City Clerk.

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You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the City Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the City Council Meeting or the use of Zoom, please contact the City Clerk’s Office at (916) 851-8720 Tuesday, June 29, 2021 before 3:30 p.m.

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Members Budge, Pulipati, Sander, Terry and Mayor Gatewood.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEMS

3.1. **Subject:** City Council Work Session Priorities.

Recommendation: Discuss priorities for future Council work session topics and provide direction.

3.2. **Subject:** Discussion and Direction on Reinstating a Planning Commission.

Recommendation: Receive a report on various topics related to reinstating a Planning Commission and provide staff with any feedback or direction on the information presented.

3.3. **Subject:** Zoning Code and Multi-Family Design Guidelines Update.

Recommendation: Staff and consultant will present draft Zoning Code amendments and revised Multi-family Design Guidelines for review.

4. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 24 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk’s office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Fridays prior to the Regular City Council Meeting.

UPCOMING MEETINGS

July 19, 2021	4:00 PM Special Meeting/Regular Meeting
August 2, 2021	4:00 PM Special Meeting/Regular Meeting
August 16, 2021	5:30 PM Regular Meeting
August 24, 2021	5:30 PM Special Meeting/Work Session
September 7, 2021	4:00 PM Special Meeting/Regular Meeting
September 20, 2021	5:30 PM Regular Meeting
September 28, 2021	5:30 PM Special Meeting/Work Session
October 4, 2021	4:00 PM Special Meeting/Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 24 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the June 29, 2021 Special Meeting of the Rancho Cordova City Council was posted and available for review on June 25, 2021 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed June 25, 2021 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 3.1.

DATE: June 29, 2021
TO: Honorable Mayor and Council Members
FROM: Micah Runner, Deputy City Manager
SUBJECT: CITY COUNCIL WORK SESSION PRIORITIES

RECOMMENDATION

Discuss priorities for future council work session topics and provide direction.

BACKGROUND

The City Council discussed future work session topics at both the January 26-27, 2021 visioning sessions and a follow-up discussion at the February 23, 2021 Council workshop. The Council provided direction to staff on the high-level timeline for these major policy discussions for the calendar year 2021. These policy topics are both City Council initiated and staff needed policy items.

Staff will present an update on the timeline for major policy discussion priorities and take input and direction from the City Council.

ATTACHMENT(S)

None

MEMORANDUM



ITEM 3.2.

DATE: June 29, 2021
TO: Honorable Mayor and Council Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **DISCUSSION AND DIRECTION ON REINSTATING A PLANNING COMMISSION**

RECOMMENDATION

Receive a report on various topics related to reinstating a Planning Commission and provide staff with any feedback or direction on the information presented.

RESULT OF RECOMMENDED ACTION

No action will be taken by City Council. Staff will present Council with various discussion items related to reinstating a Planning Commission and will ask for specific direction on this item.

BACKGROUND

The City Council has expressed a desire to discuss the possibility of reinstating a Planning Commission and asked staff to bring forward a discussion item to begin the conversation. At the City Council Visioning Session held in January 2021, the Council expressed interest in further discussions and directed staff to present options related to roles, responsibilities, and authority of the Planning Commission. This work session will focus on the roles and responsibilities if the Council chooses to reinstate the Planning Commission. Staff acknowledges that this discussion will require additional work sessions to further clarify various steps and processes.

DISCUSSION

The City Council had a broad discussion on possible reinstatement of a Planning Commission at the January 26-27, 2021 Visioning Sessions. Staff is seeking specific direction from Council related to roles and responsibilities. Topics for future discussions include the structure of the Commission (term, number of members, etc.), selection process, training, and any other topics that the City Council would like to discuss.

As a refresher from the January Visioning Session, the first question to address is what is the ideal functionality of a Planning Commission? Some of those items in no particular order are:

- Identify clear roles, responsibilities and authority.
- Effectively communicate with stakeholders, residents, staff and Council members,
- Act on what is within their purview and make clear recommendations to the City Council when charged to do so.
- Uphold City values and vision, taking those into consideration when presented with projects.
- Attend yearly Planning Commission conference or other educational opportunities.
- Abide by the Brown Act.

Roles and Responsibilities

Possible roles and responsibilities of a Planning Commission include:

- Hear and decide appeals of the Community Development Director on determinations or Administrative permits.
- Hear and decide on non-legislative actions such as conditional use permits, minor and/or major design reviews, uniform sign programs, tentative maps and variances.
- Hear and make recommendations to City Council on legislative actions such as General Plan/Specific Plan Amendments, Development Agreements, Rezoning and Zoning Code Amendments.
- Exercise any other powers and duties as prescribed by State law, local ordinance or directed by the City Council.

As part of staff's presentation, the Council will be asked to give direction on which entitlements will receive final action by the Planning Commission and which will receive final action from City Council on a recommendation by the Planning Commission.

FISCAL IMPACT AND FUNDING SOURCE

The Fiscal Impact is not known at this time and it will be further analyzed when the Council identifies the structure and responsibilities for the Planning Commission.

ATTACHMENT(S)

None

MEMORANDUM



ITEM 3.3.

DATE: June 29, 2021

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Manager
Paul Junker, Interwest Consulting Group
Nick Pergakes, Interwest Consulting Group

SUBJECT: ZONING CODE AND MULTI-FAMILY DESIGN GUIDELINES UPDATE

RECOMMENDATION

Staff and consultant will present draft Zoning Code amendments and revised Multi-family Design Guidelines for review.

RESULT OF RECOMMENDED ACTION

Council will have an opportunity to discuss the proposed amendments and offer feedback and direction.

BACKGROUND AND ANALYSIS

In Fall 2020, the City of Rancho Cordova began updating the City's Zoning Code, working under an SB-2 grant from the State of California Department of Housing and Community Development. Staff and the City's consultant, Interwest Consulting Group, have completed a draft of the updates, which will be presented to the City Council for review.

The majority of the amendments are related to recent changes in State housing law that require the City to amend its Zoning Code. Staff has also taken this opportunity to update sections of the Zoning Code related to parking that have become outdated or no longer align with the City's vision and also may help accelerate the development of housing.

Below are discussions of major changes that staff will present to the Council for preliminary review. No action is requested of Council at this meeting, but Council comments and guidance will assist staff in finalizing draft amendments for formal Council consideration.

Housing-Related Amendments

Accessory Dwelling Unit (ADU) Ordinance Update

Changes to ADU laws over the past few years reduce barriers to homeowners constructing ADU's. This includes streamlining the approval process and expanding the capacity to accommodate the development of ADUs and junior accessory dwelling units (JADU's). The City's

current ADU regulations were reviewed for consistency with recent ADU legislation. An updated Section 23.901.060 Accessory Dwelling Units and Section 23.901.065 Junior Accessory Dwelling Units ([Attachment 1](#)) has been prepared to ensure the regulations meets new State ADU requirements.

Housing Density Bonus Update

California's Density Bonus Law provides housing developers with tools to encourage the development of much needed affordable and senior housing. New legislation that took effect on January 1, 2021 provides for up to a 50% density bonus to be granted to housing projects consisting of a mix of affordable and market-rate homes, up from the previous maximum 35% density bonus for mixed income developments.

The new legislation, Assembly Bill 2345, lowers some thresholds for obtaining incentives and concessions from local jurisdictions. It also reduces parking requirements for affordable housing projects. Furthermore, AB 2345 amends the Density Bonus Law to provide local governments discretion to grant additional waivers or reductions in development standards for projects located within a one-half mile radius of a major transit stop. Chapter 23.710 Housing Incentives/Density Bonus Provisions ([Attachment 2](#)) has been amended to comply with the new State law changes.

Streamlined Review and Processing of Housing under SB 330

Senate Bill 330 (SB 330), the Housing Crisis Act, requires that cities modify their practices related to the review of housing projects. Cities are required to compile a preliminary application checklist that specifies what is required to complete a development application. Jurisdictions cannot require an applicant to provide additional items not already on the checklist.

SB 330 also shortens the decision timeframe for housing projects to 90 days following Council certification of an Environmental Impact Report, and to 60 days for low-income projects seeking tax credits or public funding. SB 330 also limits the number of public hearings for a multi-family project (five total).

Revisions are proposed to the following Zoning Code chapters to comply with the requirements of SB 330 and SB 35:

Chapter 23.104: Approval Authority ([Attachment 3](#))

Chapter 23.110: Application Processing ([Attachment 4](#))

Chapter 23.137: Multifamily Streamlined Design Review Permit establishes procedures for review (new) ([Attachment 5](#))

Chapter 23.141 Major Design Review ([Attachment 6](#))

SB 35 Objective Design Standards

Senate Bill 35 (SB 35) established that certain qualifying residential projects must be reviewed in an expedited manner, cannot be subject to a discretionary review, and can only be required to comply with objective design standards.

Currently, the City relies on its adopted Design Guidelines as the standard of review for development applications. Many of the multi-family residential provisions of the Design Guidelines

are not presented as objective design standards and therefore the City lacks the regulatory standards for ensuring high quality development for projects that qualify for review under SB 35.

A new chapter of the Zoning Code (Chapter 23.707) ([Attachment 7](#)) has been prepared with objective design standards for eligible multifamily projects. The subjective design guidance of the City's multi-family Design Guidelines was reviewed and incorporated into the new objective design standards, where feasible. Additional objective design standards were prepared relying in part on the recent work of Torti Gallas & Partners (TG&P), and also in part on best practices developed in response to SB 35. The proposed objective design and development standards address the following:

- Site design and compatibility with existing context
- Building design and materials
- Building massing
- Open space and landscaping
- Accessory building elements such as walls, fencing, and refuse screening

Streamlined Review for Non-SB 35 Projects

For multi-family projects that are not eligible for review under SB 35, a separate option for a streamlined review is proposed as part of the new Chapter 23.137 ([Attachment 5](#)). Housing projects that do not qualify for review under SB 35 would be reviewed for consistency with the updated Multi-family Design Guidelines prepared by TG&P. Under this new review procedure, a multi-family residential project that is found to be substantially consistent with the City's Multi-family Design Guidelines would be processed administratively, at a staff level only. This review process would be completed following the procedures of the new Multi-Family Streamlined Design Review Permit similar to an SB 35 review.

Projects that are found to not be substantially consistent with the Multi-family Design Guidelines would be subject to the Major Design Review process and would be presented to the City Council for consideration. These projects would still be reviewed using the TG&P Multi-family Design Guidelines but would have the more flexible findings provided in the City's existing Major Design Review process.

Multi-Family Design Guidelines

Since June of 2020 staff and consultant Torti Gallas and Partners (TG+P) have been working to create a new set of design guidelines for multi-family housing projects (from duplexes to high density housing) that would have the ability for an administrative approval process as described above and in [Attachment 5](#). Additional benefits of this project are to increase certainty of project approval, accelerate the project approval timeline and serve as architectural inspiration to, directly or indirectly, elevate the architectural variety and quality in the City of Rancho Cordova.

Staff and TG+P presented this project in October and November of 2020 to receive direction on the architectural styles, building types, and guidelines. This draft ([Attachment 8](#)) incorporates this direction and is being presented for final feedback and discussion before staff returns with a final version for adoption. The prominent changes since the November draft include:

- Curated building images that are more in scale to the context of Rancho Cordova
- Reduction to five final preapproved architectural styles appropriate for the local architectural vernacular

- The ability to use additional styles-not on the preapproved list- that are well-defined and minimize the chance of perpetuating unattractive structures
- Clearly defining balconies and other private and public open spaces
- Providing an approval process that requires projects to substantially conform with the goals and guidelines

Parking Amendments

Parking constitutes one of the largest single uses of land in many cities and parking regulations have a significant effect on the form of communities. Excessive requirements for parking drive up the cost of development and reduce the amount of usable building space in projects. Lack of adequate parking or alternative mobility options can impact residents and leave commercial development at a competitive disadvantage. Finding the right balance between supply and demand is key, and many cities are looking at ways to improve parking in their cities to increase economic activity, shift mobility patterns, expand affordable housing options, and make their communities overall healthier and more livable.

To better inform parking standards for Rancho Cordova, research was conducted on parking policies and regulations being implemented in California. Additionally, stakeholder interviews were held with commercial and office real estate brokers to discuss their current parking needs, parking supply issues, and future trends based on their experiences in Rancho Cordova and other cities in the Sacramento region. Parking strategies evaluated in this process included:

- Charging for on-street parking in certain areas of the City
- Eliminating all minimum parking space requirements for off-street parking
- Reduce minimum parking space requirements for residential uses
- Reduce minimum parking space requirements for non-residential uses (commercial, office and industrial uses)
- Establish maximum parking space requirements for all uses Citywide
- Require a parking cash-out program for employers in the City
- Establish congestion pricing for parking
- Provide parking reductions for new development near transit or has rideshare access
- Use of in-lieu parking fees
- Unbundling of parking fees from rental leases
- Provide universal transit passes to employees in the City

While the above noted strategies have been implemented in California cities, the context of a city must be considered to determine whether a strategy is appropriate. Rancho Cordova is an evolving community but is still best characterized as a suburban community. Based on an internal staff evaluation, the more aggressive programs described above may not yet be appropriate in Rancho Cordova. As such, revisions to parking standards proposed here focus primarily on ensuring required parking standards are adequate, but not burdensome to future development projects.

Ensuring parking standards adequately serve residents and businesses in Rancho Cordova were seen as a priority when discussing changes to the Parking section of the Zoning Code. The following changes to Chapter 23.719 Parking and Loading ([Attachment 9](#)) were prepared:

- Reviewed and made relatively minor adjustments to parking standards for non-residential uses
- Reduced minimum parking for multi-family residential
- Revised parking requirements within the vicinity of a major transit stop. Recommend

reducing parking by 25% within one-half mile or 50% within a quarter-mile of a major transit stop (currently a 10% reduction is allowed when within one-quarter mile of a major transit stop)

- Established a maximum percentage of required parking spaces citywide (150% of the minimum required). Uses in the downtown district were revised to a maximum of 125% of the minimum space required (currently 150% maximum is stated for the downtown area)
- Added new electric vehicle parking regulations referencing CalGreen Code requirements

FISCAL IMPACT

The planning and architectural effort for the Zoning Code Update is funded by the City's SB-2 grant. And therefore, there is no direct fiscal impact to the City.

ATTACHMENT

1. Section 23.901.060 Accessory Dwelling Units Draft
2. Chapter 23.710 Housing Incentives Density Bonus Draft
3. Chapter 23.104 Approval Authority Draft
4. Chapter 23.110 Application Processing Draft
5. Chapter 23.137 Multifamily Housing Streamlined Design Review Permit
6. Chapter 23.141 Major Design Review Draft
7. Chapter 23.707 Objective Design Standards for Multifamily Development Draft
8. Revised TG+P Multi-Family Design Guidelines
9. Chapter 23.719 Parking and Loading Draft
10. Presentation

ITEM 3.3.

ATTACHMENT 1

FORMAT NOTE:

Due to restructuring of the ADU regulations, a conventional redline/strikeout notation of the following section did not adequately capture how this code section was amended. The following section is presented in a modified format to identify text that is identical or essentially unchanged from the City's current ADU regulations, sections that have been modified to meet new State requirements, and sections required under current State requirements that are entirely new.

Black text – existing code text.

Green text – modified or moved to a new location.

Blue text – brand new text.

23.901.060 Accessory Dwelling Units

A. Purpose and Intent. This section establishes regulations and a ministerial review process for Accessory Dwelling Units. Accessory Dwelling Units are intended to expand housing opportunities for low income and moderate income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the architectural character of the area.

Comment [NP1]: Renamed as "Purpose and Intent". "Applicability" moved to its own subsection.

B. Applicability. This section applies to all Accessory Dwelling Units, including Junior Accessory Dwelling Units, as defined.

C. Where Permitted. Accessory dwelling units are permitted by right in any zoning district which permits single-family or multi-family homes.

D. Relationship to General Plan and Zoning

Comment [NP2]: New "Relationship to General Plan and Zoning" subsection.

A. Any Accessory Dwelling Unit which conforms with the requirements of this Chapter shall be deemed to be consistent with the General Plan designation and zoning for the parcel, regardless of any limitations on residential density imposed by the General Plan or zoning.

B. Accessory Dwelling Units shall not be counted when determining residential density for conformance with General Plan or Zoning.

E. Permits and Approval

Comment [NP3]: Amended timeline for permits and approval, with revisions per state law changes.

1. Ministerial Action. Approval or denial of an Accessory Dwelling Unit or Junior Accessory Dwelling Unit is a ministerial action and subject to compliance with the standards in this Section.

2. Building Permit. All Accessory Dwelling Unit or Junior Accessory Dwelling Units shall require a building permit, subject to all the standard application and processing fees and procedures that apply to building permits generally. No other planning-related permit is required.

3. Issuance of Permit. The City shall issue a building permit for an Accessory Dwelling Unit within 60 calendar days from the date on which the City received a completed application, unless either:

- a. The applicant requests a delay, in which case the 60-day time period is put on hold for the period of the requested delay; or
- b. The application to create an Accessory Dwelling Unit or Junior Accessory Dwelling Unit is submitted with an application to create a new single-unit dwelling on the parcel. The City may delay acting on the permit application for the Accessory Dwelling Unit or Junior Accessory Dwelling Unit until the City acts on the permit application to create the new single-unit dwelling.

F. Definitions

Comment [NP4]: Added new Definitions subsection for ADU's per recent state law changes. Existing ADU ordinance does not include definitions.

The following words and phrases shall, for the purposes of this chapter, have the meanings respectively ascribed to them by this section, as follows:

1. "Accessory Dwelling Unit or ADU." An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be constructed on the same parcel as the single-family or multifamily dwelling unit that is the primary dwelling unit or will be situated. An accessory dwelling unit also includes the following: (a) an efficiency unit, as defined in Section 17958.1 of the Health & Safety Code, and (b) a manufactured home, as defined in Section 18007 of the Health & Safety Code. This definition shall be interpreted as consistent with and including the definition of accessory dwelling unit found in Government Code Section 65852.2.
2. "Accessory Structure." A structure that is accessory and incidental to a dwelling located on the same parcel. This definition shall be interpreted as consistent with and including the definition of accessory structure found in Government Code Section 65852.2.
3. "Car Share." A program that allows customers hourly access to shared vehicles from a dedicated home location, with the vehicles required to be returned to that same location at the end of the trip.
4. "Efficiency Kitchen." A cooking facility that includes all of the following:
 - a. A sink with a drain.
 - b. An appliance for cooking.
 - c. A food preparation counter.
 - d. Food storage cabinets that are of reasonable size in relation to size of the unit.
5. "Efficiency Unit." As defined in Section 17958.1 of the Health and Safety Code.
6. Junior Accessory Dwelling Unit or JADU. A Junior Accessory Dwelling Unit means a unit that is contained entirely within a single-unit primary dwelling. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the primary dwelling. This definition shall be interpreted as consistent with and including the definition of junior accessory dwelling unit found in Government Code Section 65852.22.
7. "Living Area." The interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure. This definition shall be interpreted as consistent with and including the definition of living area found in Government Code Section 65852.2.
8. "Passageway." A pathway that is unobstructed clear to the sky and extends from a street or alley to one entrance of the accessory dwelling unit. This definition shall be interpreted as consistent with and including the definition of passageway found in Government Code Section 65852.2.
9. "Primary Dwelling." An existing or proposed residential structure on a lot with an accessory dwelling unit.
10. "Public Transit." A location, including but not limited to a bus stop or train station, where the public may access buses, trains, subway, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
11. "Single-unit, Two-unit, and Multi-unit." Means the same, respectively, as single-family, duplex, and multi-family residential units.
12. "Tandem Parking." Two or more automobiles parked on a driveway or in any other location on a parcel, lined up behind one another.

G. Types of Accessory Dwelling Units. The following are the types of Accessory Dwelling Units:

ITEM 3.3.

ATTACHMENT 1

1. Accessory Dwelling Unit, Attached and Detached, as defined below.

- a. Attached. An Accessory Dwelling Unit that is attached to an existing or proposed primary dwelling, such as through a shared wall, floor, or ceiling, including attached garages, storage areas or similar uses, or within an accessory structure. An attached Accessory Dwelling Unit can be created by converting a portion of an existing primary dwelling, by constructing a new primary dwelling with an integral Accessory Dwelling Unit, or by constructing an addition to an existing primary dwelling.
- b. Detached. An Accessory Dwelling Unit that is physically detached or separated from the primary dwelling. Detached includes a second-story addition above an existing detached structure. A detached Accessory Dwelling Unit can be new construction or the conversion or expansion of an existing structure.

Comment [NP5]: Revised per recent changes to state law.

2. Junior Accessory Dwelling Unit. An attached Accessory Dwelling Unit that is a unit that meets specific criteria as specified below.

- a. Maximum of 500 square feet in size.
- b. Contained entirely within a single-unit primary dwelling.
- c. Has a separate entrance from the main entrance to the primary dwelling.
- d. Has a bathroom that is either in the Junior ADU or in the primary dwelling.
- e. Includes an efficiency kitchen.

Comment [NP6]: Revised development standards per state law.

H. Number of Accessory Dwelling Units or Junior Accessory Dwelling Units Per Lot or Parcel in Zones Which Allow Single Family Homes. The following number of Accessory Dwelling Units apply in all zoning districts that allow single family homes as a permitted use:

Comment [NP7]: Revised per state law.

1. One attached or detached Accessory Dwelling Unit shall be allowed on a parcel with one primary dwelling unit.
2. One Junior Accessory Dwelling Unit shall be allowed on a parcel with primary dwelling.
3. Up to one attached or detached Accessory Dwelling Unit and one Junior Accessory Dwelling Unit shall be allowed on a single parcel.

I. Type and Number of Accessory Dwelling Units Per Lot or Parcel in Zones Which Allow Multi-Family Homes. The following apply to Accessory Dwelling Units in all zoning districts that allow multi-family homes as a permitted use:

1. Attached Accessory Dwelling Units.

- a. At least one attached or up to 25 percent of the existing multi-family units shall be allowed as attached Accessory Dwelling Units in an existing multi-family development.
- b. Attached Accessory Dwelling Units in a multi-family development may be created only through the conversion of parts of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.

2. Detached Accessory Dwelling Units. Up to two detached Accessory Dwelling Units shall be allowed on a parcel with existing multi-family structures, subject to compliance with the development standards for Detached Accessory Dwelling Units in this Chapter.

Comment [NP8]: New ADU guidance for multi-family homes per new state law.

J. Development Standards for Attached and Detached Accessory Dwelling Units. The following standards apply to Accessory Dwelling Units.

1. Attached Accessory Dwelling Units

ITEM 3.3.

ATTACHMENT 1

- a. Location. Attached Accessory Dwelling Units shall be located on the same lot or parcel as an existing or proposed primary dwelling unit and be attached to the primary dwelling unit by at least one wall or by a ceiling (above or below the primary dwelling unit) on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.
 - b. Size. The total floor area of an Attached Accessory Dwelling Unit shall not exceed 850 square feet for a one-bedroom unit or 1,000 square feet for an Accessory Dwelling Unit that provides more than one bedroom. If there is an existing primary dwelling, the total floor area of an attached Accessory Dwelling Unit shall not exceed 50 percent of the existing primary dwelling. These limits do not include up to 150 square feet of area added to the primary dwelling for the sole purpose of providing ingress and egress to the Accessory Dwelling Unit.
 - c. Setbacks.
 - a) Front yard setback: Per the zoning district standard for the primary dwelling
 - b) Side yard: Four (4) feet
 - c) Rear yard: Four (4) feet
 - d) No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.
 - d. Height. Per the zoning district standard for the primary dwelling.
 - e. Access. An attached Accessory Dwelling Unit shall have direct exterior access separate from the main entrance to the primary dwelling.
 - f. Design. Accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.
 - g. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.
 - h. Fire Sprinklers. An attached Accessory Dwelling Unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling.
 - i. Landscape. All setback areas shall be landscaped as required by this code.
 - j. Before permit issuance, the City shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the City's form, memorializing the following: (a) starting January 1, 2026, either the primary residence or the accessory dwelling unit must be owner-occupied at all times as required by State law; (b) the accessory dwelling unit shall not be sold or owned separately from the primary dwelling, and the property shall not be subdivided in any manner which would authorize such separate sale or ownership; (c) neither the primary dwelling nor the attached Accessory Dwelling Unit on the property may be rented for a period of less than 30 days; and (d) the attached Accessory Dwelling Unit may not exceed the size and attributes described in the deed restriction.
 - k. No provisions within this Section, including lot coverage or legal nonconformity, shall preclude an attached 800 square foot accessory dwelling unit that is at least sixteen (16) feet in height with four-foot side yard and rear yard setbacks, and that is constructed in compliance with all other development standards.
2. Detached Accessory Dwelling Unit Development Standards
- a. Location. Detached Accessory Dwelling Unit shall be located on the same lot or parcel as an existing or proposed primary dwelling on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.
 - b. Size. A Detached Accessory Dwelling Unit shall not exceed 850 square feet for a one-bedroom unit or 1,000 square feet for an Accessory Dwelling Unit that provides more than one bedroom.
 - c. Setbacks.

Comment [NP9]: Revised per state law.

Comment [NP10]: Existing text regarding design of ADUs.

Comment [NP11]: New development standards per state law.

ITEM 3.3.

ATTACHMENT 1

- a) Front yard setback: Per the zoning district standard for the primary dwelling
- b) Side yard: Four (4) feet
- c) Rear yard: Four (4) feet
- d. Height. The maximum height of an Accessory Dwelling Unit shall be 16 feet for new structures built specifically as an Accessory Dwelling Unit. Existing structures taller than 16 feet can be converted to an Accessory Dwelling Unit consistent with the requirements of this Chapter
- e. Design. Detached accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.
- f. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.
- g. Fire Sprinklers. An attached Accessory Dwelling Unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling.
- h. Landscape. All setback areas shall be landscaped as required by this code.
- i. Before permit issuance, the City shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the City's form, memorializing the following: (a) starting January 1, 2026, either the primary residence or the accessory dwelling unit must be owner-occupied at all times as required by State law; (b) the accessory dwelling unit shall not be sold or owned separately from the primary dwelling, and the property shall not be subdivided in any manner which would authorize such separate sale or ownership; (c) neither the primary dwelling nor the attached Accessory Dwelling Unit on the property may be rented for a period of less than 30 days; and (d) the detached Accessory Dwelling Unit may not exceed the size and attributes described in the deed restriction.
- j. Building Separation. An accessory dwelling unit shall comply with the building separation requirements of the underlying zone, but in no case shall said requirement prohibit an accessory dwelling unit that is a minimum of 800 square feet, maximum of 16 feet in height with four-foot side and rear yard setbacks.
- k. No provisions within this Section, including lot coverage or legal nonconformity, shall preclude a detached 800 square foot accessory dwelling unit that is at least sixteen (16) feet in height with four-foot side yard and rear yard setbacks, and that is constructed in compliance with all other development standards.

Comment [NP12]: Revised text per state law.

Comment [NP13]: Existing text regarding design of ADUs.

Comment [NP14]: New development standards per state law.

3. Junior Accessory Dwelling Unit Development Standards

- a. Location. Shall be located on the same lot or parcel as a primary dwelling unit and be attached to the primary dwelling unit by at least one wall or by a ceiling. The Junior Accessory Dwelling Unit may be located above or below the primary dwelling unit.
- b. Size. Maximum of 500 square feet of living area.
- c. Setbacks. If the primary dwelling unit is expanded to create the Junior Accessory Dwelling Unit, the addition shall maintain setbacks of four feet from side and rear yards or the same setback as the existing structure, whichever is less. Front setback shall be the same as the existing structure or per the zoning district for the primary structure, whichever is less. Larger setbacks shall apply if required by Fire or Building codes on a case-by-case basis.
- d. Access. A Junior Accessory Dwelling Unit shall have a separate entrance separate from the main entrance to the primary dwelling.
- e. Kitchen. Each Junior Accessory Dwelling Unit shall include an efficiency kitchen which must include a) a cooking facility with appliances and b) a food preparation counter and storage cabinets that are of reasonable size in relation to the side of the Junior Accessory Dwelling Unit.
- f. Utilities.

Comment [NP15]: Revised JADU standards per state law.

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- (a) A Junior Accessory Dwelling Unit shall not be considered a separate or new dwelling unit for the purposes of calculating connection fees or capacity charges for utilities, including water, sewer, or power service, or impact fees.
- b) No new or separate utility connection between the Junior Accessory Dwelling Unit and the utility shall be required, although the property owner may voluntarily install a submeter for the Junior Accessory Dwelling Unit.
- c) Any utility charges or fees shall be consistent with state law.
- g. Parking. No additional off-street parking is required for the Junior Accessory Dwelling Unit.
- h. Owner Occupancy and Deed Restriction
 - a) A person with legal or equitable title to the primary dwelling shall reside on the property in either the primary dwelling or Junior Accessory Dwelling Unit as that person's legal domicile and permanent residence.
 - b) The owner occupancy requirement does not apply if the property is entirely owned by a governmental agency, land trust, or non-profit housing organization.
 - c) Prior to issuance of a Building Permit for a Junior Accessory Dwelling Unit, a deed restriction shall be recorded in the chain of title of the primary single-unit property. The form of the deed restriction shall be approved by the City Attorney and shall memorialize that the Junior Accessory Dwelling Units shall not be sold separately from the primary dwelling, and restrict the size and attributes of the junior accessory dwelling unit that conform with State Law.
 - d) The deed restriction shall run with the land and shall be enforced against future property owners.

Comment [NP16]: Added new utility requirements per state law.

Comment [NP17]: Revised owner occupancy and deed restriction requirements per state law.

K. Impact Fees

- a. No City-imposed impact fees shall be charged for an Accessory Dwelling Unit that is less than 750 square feet in size.
- b. For Accessory Dwelling Units 750 square feet or larger, City-imposed impact fees shall be charged proportionately in relation to the square footage of the primary dwelling.
- c. Impact fees do not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

Comment [NP18]: New impact fee requirements per state law.

ADU Required Parking – Incorporate in this Section or in Section 23.719

Required Parking for Accessory Dwelling Units. Parking for Accessory Dwelling Units shall be provided per the following:

A. Number of Parking Spaces.

- a. One off-street parking space, covered or uncovered, is required for each Attached and Detached Accessory Dwelling Unit or bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.
- b. Notwithstanding any other section, no off-street parking is required for an Attached or Detached Accessory Dwelling Unit if one or more of the following applies:
 - a) The Accessory Dwelling Unit is located within one-half mile walking distance of public transit, including transit stations and bus stations.
 - b) When on-street parking permits are required by the City but not offered to the occupant of the Accessory Dwelling Unit.
 - c) The Accessory Dwelling Unit is part of the proposed or existing primary residence.
 - d) The Accessory Dwelling Unit is located within an architecturally and historically significant historic district.

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- e) When there is a car share vehicle located within one block of the Accessory Dwelling Unit.
- c. Off-street parking shall be permitted in setback areas in locations determined by the City or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.
- d. When a garage, carport, or covered parking structure is demolished to allow for the construction of an Accessory Dwelling Unit or for the conversion of a structure to an Accessory Dwelling Unit shall not be required to be replaced.)

Comment [NP19]: New parking requirements per state law.

Chapter 23.710 HOUSING INCENTIVES/DENSITY BONUS PROVISIONS

Sections:

- 23.710.010 Purpose.
- 23.710.020 Eligibility for incentives and bonuses.
- 23.710.030 General provisions for incentives and bonuses.
- 23.710.040 Number and types of incentives and bonuses allowed.
- 23.710.050 Location of bonus units.
- 23.710.060 Continued availability.
- 23.710.070 Process for approval or denial.

23.710.010 Purpose.

The purpose of this chapter is to provide incentives for the production of housing for very low, low, and moderate income, special needs, and senior households in accordance with Government Code Sections 65915 through 65918. In enacting this chapter, it is the intent of the council to facilitate the development of affordable housing and to implement the goals and policies of the city's General Plan housing element. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.010)].

23.710.020 Eligibility for incentives and bonuses.

The city of Rancho Cordova shall grant one density bonus, with concessions or incentives, as specified in RCMC 23.710.040 (Number and types of incentives and bonuses allowed), or provide other incentives or concessions of equivalent financial value based upon the land cost per dwelling unit, when the applicant for the housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this chapter, that will contain at least one of the following:

- A. Ten percent of the total units of a housing development for lower income households.
- B. Five percent of the total units of a housing development for very low income households.
- C. Housing for special needs populations.
- D. A senior citizen housing development as defined in Sections 51.3 and 51.12 of the California Civil Code pursuant to 65915(b)(1)(C), or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.
- E. Ten percent of the total dwelling units in a common interest development as defined in Section ~~41004351~~ of the California Civil Code for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code; provided, that all units in the development are offered to the public for purchase. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.030). Formerly 23.710.030].
- F. Ten percent of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units. Twenty percent of the total units for lower income students in a student housing development shall meet the requirements of 65915(b).
- G. One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code.

23.710.030 General provisions for incentives and bonuses.

The following general provisions apply to the application and determination of all incentives and bonuses:

- A. All density calculations resulting in fractional units shall be rounded up to the next whole number.
- B. The granting of a density bonus shall not be interpreted, in and of itself, to require a General Plan amendment, rezone, or other discretionary approval.
- C. The density bonus shall not be included when determining the number of housing units that is equal to five or 10 percent of the total.
- D. Upon request by the applicant, the city shall not require that a housing development meeting the requirements of RCMC 23.710.020 (Eligibility for incentives and bonuses) provide a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds the following:
 - 1. Zero (studio) to one bedrooms: one on-site parking space per unit.
 - 2. Two to three bedrooms: ~~one and one-half~~^{two} on-site parking spaces per unit.
 - 3. Four and more bedrooms: two and one-half parking spaces per unit.
- E. If the total number of parking spaces required for a housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subsection, a development may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking.
- F. The city shall not apply any development standard that would have the effect of precluding the construction of a housing development meeting the requirements of RCMC 23.710.020 (Eligibility for incentives and bonuses) at the densities or with the incentives permitted by this chapter. An applicant may submit to the city a proposal for the waiver or reduction of development standards. Nothing in this subsection, however, shall be interpreted to require the city to waive or reduce development standards if the waiver or reduction would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the California Government Code, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which the city determines there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Furthermore, the applicant shall be required to prove that the waiver or modification is necessary to make the target units economically feasible. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.040). Formerly 23.710.040].

23.710.040 Number and types of incentives and bonuses allowed.

A. General Project Density Bonus. A housing development that satisfies all applicable provisions of this chapter shall be entitled to the following density bonus:

- 1. For developments providing lower income target units, a 20 percent base density bonus plus a one-and-one-half percent supplemental increase over that base for every one percent increase in low income units ~~above~~ from 10 to 20 percent. A 35 percent base density bonus plus an additional 3.75 density bonus shall be added with each incremental increase starting from 20 to 24 percent of affordable units. The maximum density bonus allowed including supplemental increases is ~~35-50~~ percent.
- 2. For developments providing very low income target units, a 20 percent base density bonus plus a two-and-one-half percent supplemental increase over that base for every one percent increase in very low income units ~~from above~~ five to ten percent. A 35 percent base density bonus plus an additional 3.75 density bonus shall be added with each incremental increase starting from 11 to 15 percent of affordable units. The maximum density bonus allowed including supplemental increases is ~~50~~³⁵ percent.
- 3. For developments providing moderate income target units, a 50 percent density bonus is eligible for when 44% of units are set aside (for-sale units only).
- 43. An applicant for a senior citizen housing development or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Civil Code Sections 798.76 or 799.5 is entitled to a density bonus of 20 percent of the number of senior citizen housing development units and up to a maximum of

~~50 percent (Government Code Section 65915(b)(1)(C) and 65915(f)(3)). For senior citizen housing developments, a flat 20 percent density bonus.~~

54. For common interest developments providing moderate income target units, a five percent base density bonus plus a one percent increase in moderate-income units above 10 percent. The maximum density bonus allowed including supplemental increases is 35 percent.

B. Number of Incentives or Concessions. In addition to the eligible density bonus percentage described in this section, an applicant may request one or more incentives or concessions in connection with its application for a density bonus as follows:

1. One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least five percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development.
2. Two incentives or concessions for projects that include at least ~~17~~20 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.
3. Three incentives or concessions for projects that include at least ~~30-24~~ percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

4. Four incentives or concessions for projects with one hundred percent of all units in the development (including total units and density bonus units) are for lower income households, or 20 percent of the units in the development is for moderate-income households, as defined in Section 50053 of the Health and Safety Code. If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

Table X: Affordable Housing Incentives/Concessions

<u>Number of Incentives/Concessions</u>	<u>Very Low Income Percentage</u>	<u>Low Income Percentage</u>	<u>Moderate Income Percentage</u>
<u>1</u>	<u>5%</u>	<u>10%</u>	<u>10%</u>
<u>2</u>	<u>10%</u>	<u>17%</u>	<u>20%</u>
<u>3</u>	<u>15%</u>	<u>24%</u>	<u>30%</u>
<u>4</u>	<u>100% Low/Very Low/Mod (20% Moderate allowed)</u>	<u>100% Low/Very Low/Mod (20% Moderate allowed)</u>	<u>100% Low/Very Low/Mod (20% Moderate allowed)</u>

C. Available Incentives and Concessions. The following incentives and concessions are available for compliance with this chapter:

1. A reduction in the site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5, Section 18907 of Division 13 of the Health and Safety Code, including but not limited to a reduction in setback and square footage requirements and in ratio of vehicle

parking spaces that would otherwise be required and that results in identifiable, financially sufficient, and actual cost reductions.

2. Approval of mixed-use development in conjunction with the housing development if the nonresidential land uses will reduce the cost of the housing development and the nonresidential land uses are compatible with the housing development and surrounding development.

3. Other regulatory incentives or concessions proposed by the applicant or that the city determines will result in identifiable, financially sufficient, and actual cost reductions.

4. Priority processing of a housing development that provides income-restricted units.

5. The City may provide additional waivers or reductions in development standards ~~may provide additional waivers or reductions in development standards~~ for projects located within a one-half mile radius of a major transit stop. A major transit stop is defined as an existing rail or bus rapid transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

6. The City shall provide further reduced parking standards for eligible residential projects which provide the following: unobstructed access to a major transit stop; or units that are restricted to for-rent housing for individuals who are 62 years of age or older with paratransit service or unobstructed access to a fixed bus route that operates at least eight (8) times per day.

7. ~~D.~~ A floor area ratio density bonus may be granted to an eligible housing development, upon request of the developer, in lieu of a density bonus awarded based on dwelling units per acre.

- a. In calculating the floor area ratio bonus pursuant to this section, the allowable gross residential area in square feet shall be the product of the following amounts:
 - i. The allowable residential base density in dwelling units per acre.
 - ii. The site area in square feet, divided by 43,560.
- b. If an eligible housing development is zoned for mixed-use purposes, any floor area ratio requirement under a zoning ordinance or land use element of the General Plan applicable to the nonresidential portion of the eligible residential development, shall continue to apply notwithstanding the award of a floor area ratio bonus in accordance with this section.
- c. An applicant for a floor area ratio bonus may also submit to the City a proposal for specific incentives or concessions pursuant to this Chapter.

8. An applicant seeking to develop an eligible residential development shall be allowed to calculate impact fees based on square feet, instead of on a per-unit basis.

D. Density bonus for housing developments with 100 percent affordable housing.

1. Criteria. For a density bonus to be granted, under this subsection, 100 percent of the total units, exclusive of a manager's unit or units, are restricted to very low, low, and moderate income households (maximum 20% moderate).

2. Density Bonus Allowance. An applicant for a housing development with 100 percent affordable housing is entitled to:

- a. Except as otherwise provided, the density bonus shall be up to 80 percent of the number of units for very low and low income households.

3. Other Allowances.

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- a. If the project is located within one-half mile of a major transit stop as defined in subdivision (b) of Section 21155 of the Public Resources Code:
 - i. The applicant may also receive a height increase of up to three additional stories or 33 feet.
 - ii. ~~b.~~The jurisdiction shall not impose any maximum controls on density. If no maximum controls on density are imposed on a project, then no other waivers or reductions of development standards would be allowed.

E. Additional Density Bonus and Incentives and Concessions for Donation of Land to the City.

1. When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the city and agrees to include a minimum of 10 percent of the total units before the density bonus for very low-income households, as provided for in this subsection, the applicant shall be entitled to a 15 percent base density bonus plus a one percent supplemental increase for each additional percentage of very low income units, to a maximum density bonus of 35 percent.

2. The density bonus provided in this subsection shall be in addition to any other density bonus provided by this chapter to a maximum combined density bonus of 35 percent.

3. The applicant shall be eligible for the increased density bonus described in this subsection if all of the following conditions are met:

- a. The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.
- b. The developable acreage and zoning designation of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.
- c. The transferred land is at least one acre in size or is of sufficient size to permit development of at least 40 units, has the appropriate General Plan land use and zoning designations, and is or will be served by all required public facilities and infrastructure.
- d. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with the requirements of this chapter.
- e. The land is transferred to the city or to a housing developer approved by the city.
- f. The transferred land shall be within the boundary of the proposed development or, at the city's approval, within one-quarter mile of the boundary of the proposed development.

4. Nothing in this subsection shall be construed to enlarge or diminish the authority of the city to require a developer to donate land as a condition of development.

FE. Additional Density Bonus and Incentives and Concessions for Development of Child Care Facility.

1. Housing developments meeting the requirements of RCMC 23.710.020 (Eligibility for incentives and bonuses) and including a child care facility that will be located on the premises of, as part of, or adjacent to the housing development shall receive either of the following:

- a. An additional density bonus that is an amount of square footage of residential space that is equal to or greater than the amount of square footage in the child care facility.
- b. An additional incentive or concession that contributes significantly to the economic feasibility of the construction of the child care facility.

2. The density bonus housing agreement for the housing development shall ensure that:

Comment [1]: No change. Will remain as is at 35 percent.

Comment [2]: No change. Will remain at 35 percent.

a. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the target units are required to remain affordable; and

b. Of the children who attend the child care facility, the children of very low income households, lower income households, or persons or families of moderate income shall equal a percentage that is equal to or greater than the percentage of target units that are required pursuant to RCMC 23.710.020 (Eligibility for incentives and bonuses).

3. The city shall not be required to provide a density bonus or incentive or concession for a child care facility if it makes a written finding, based upon substantial evidence, that the community has adequate child care facilities. ~~[Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.050); Formerly 23.710.050].~~

[Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.050). Formerly 23.710.050].

23.710.050 Location of bonus units.

As required by state law, the location of density bonus units in the housing development may be at the discretion of the developer. However, the inclusionary units shall be dispersed throughout the development (where feasible); shall contain, on average, the same number of bedrooms as the noninclusionary units in the development; and shall be compatible with the design or use of the remaining units in terms of appearance, materials, and quality finish. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.060). Formerly 23.710.060].

23.710.060 Continued availability.

A. If a housing development providing low or very low income target units receives only a density bonus, the target units must remain restricted to low or very low income households for a minimum of 30 years from the date of issuance of the certificate of occupancy.

B. If a housing development providing low or very low income target units receives both a density bonus and an additional incentive, the target units must remain restricted to low or very low income households for a minimum of 50 years from the date of issuance of the certificate of occupancy.

C. In the case of a common interest housing development providing moderate income target units, the initial occupant of the target unit must be a person or family of moderate income. Upon resale, the seller of the target units shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation, which shall be used within three years for any of the purposes described in subdivision (e) of Section 33334.2 of the California Health and Safety Code that promote homeownership. The city's proportionate share shall be equal to the percentage by which the initial sale price to the moderate income household was less than the fair market value of the home at the time of the initial sale. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.070). Formerly 23.710.070].

23.710.070 Process for approval or denial.

A. Process for Approval. The density bonus and incentive(s) and concession(s) request shall be considered in conjunction with any necessary development entitlements for the project. The designated approval authority for density bonuses shall be the council. In approving the density bonus and any related incentives or concessions, the city and applicant shall enter into a density bonus agreement. The form and content of the density bonus agreement shall be determined by the city.

B. Approval Required Unless Denial Findings Made. The city shall grant the density bonus, incentive(s), and concession(s) requested by the applicant unless the city makes a written finding, based upon substantial evidence, of either of the following:

1. The incentive or concession is not required in order to provide for affordable housing costs or affordable rents.

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2. The incentive or concession would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the California Government Code, upon public health and safety or physical environment or any real property that is listed in the California Register of Historical Resources and for which the city determines there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.080). Formerly 23.710.080].

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Chapter 23.104

APPROVAL AUTHORITY

Sections:

- 23.104.010 Purpose.
- 23.104.020 Planning agency.
- 23.104.030 Recommending and approval authority.
- 23.104.040 Referrals to council.

23.104.010 Purpose.

The purpose of this chapter is to establish the administrative responsibilities of the zoning code and to identify the basic responsibilities of the officials and bodies charged with its administration. This chapter describes which review body makes the final decision on various types of planning and land use entitlement applications. The zoning code uses a combination of nondiscretionary and discretionary reviews to evaluate land use proposals for compliance with the use and development requirements of this code. The nondiscretionary reviews provide the certainty needed in most situations by providing clear and objective criteria. Discretionary reviews provide needed flexibility by allowing more subjective criteria and by providing for the modification of regulations in response to specific site conditions. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.010)].

23.104.020 Planning agency.

California Government Code Section 65100 requires each jurisdiction to establish a planning agency to carry out the planning and land use functions of the jurisdiction. The functions of the planning agency are assigned as designated by this code. In the absence of an assignment, the council shall retain responsibility and authority to function as the planning agency. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.020)].

23.104.030 Recommending and approval authority.

A. Approval Types. The zoning code establishes which planning body recommends, makes final determinations, and hears appeals for each planning and land use entitlement request. This approval authority is determined by the type of approval required for each planning and land use entitlement. The approval types are as follows:

1. Nondiscretionary Administrative. Decisions do not require interpretation or exercise of policy or legal judgment in evaluating approval criteria because the decision is made according to specific criteria where no discretion is involved. Permits may be issued over the counter by staff. The director is the approval authority for nondiscretionary actions. The action of the director is not subject to appeal.
2. Limited Discretion. Approval or denial is based on discretionary standards that regulate the physical characteristics of a use or structure. Decisions must be consistent with the adopted criteria. Notice of decision is required with opportunity to request public hearing. The action of the director may be appealed to the council.
3. Discretionary (Quasi-Judicial). Decisions involve the application of discretionary approval standards to site-specific applications. The director makes recommendations to the council for final decisions with specific findings. A public hearing is required. Decisions of the council are not subject to appeal.
4. Discretionary (Legislative). Decisions must be made by the city council. Legislative land use decisions apply to the general population and prescribe policy, requiring the greatest amount of discretion and evaluation of subjective approval criteria. City council is the approval authority for legislative land use permits. The director makes recommendations to the city council. Generally, a recommendation is requested from staff and/or another recommending body on legislative entitlements. A public hearing is required and these decisions cannot be appealed.

B. Public Hearings Required. Table 23.104-1 identifies the type of public hearing required by entitlement, as applicable.

C. Review and Approval Authority. Table 23.104-1 establishes the responsibilities of the city's decision-making bodies by entitlement:

Table 23.104-1: Approval Authority for Entitlements

Entitlement	Approval Type	Public Hearing Required	Designated Approval Authority “F” = Final Approval Authority “A” = Appeal Body “R” = Recommendation	
			Director	Council
Zoning Certification	Nondiscretionary	No	F ⁽²⁾	
Temporary Use Permit	Nondiscretionary	No	F	
Similar Use Determination	Limited Discretion	No	F	A
Unified Sign Program	Limited Discretion	No ⁽¹⁾	F	A
Administrative Use Permit	Limited Discretion	No ⁽¹⁾	F	A
Reasonable Accommodation	Limited Discretion	No ⁽¹⁾	F	A
Adjustment	Limited Discretion	No ⁽¹⁾	F	A
Nonconforming Use Permit	Limited Discretion	No ⁽¹⁾	F	A
Minor Design Review	Limited Discretion	No ⁽¹⁾	F	A
Multifamily Housing Streamlined Design Review Permit	Limited Discretion	No ⁽¹⁾	F	A
Conditional Use Permit	Discretionary (Quasi-Judicial)	Council	R	F
Major Design Review	Discretionary (Quasi-Judicial)	Council	R	F
Variance	Discretionary (Quasi-Judicial)	Council	R	F
Special Planning Areas	Discretionary (Legislative)	Council	R	F
Zoning Amendments	Discretionary (Legislative)	Council	R	F
Specific Plans	Discretionary (Legislative)	Council	R	F
General Plan Amendments	Discretionary (Legislative)	Council	R	F
Development Agreements	Discretionary (Legislative)	Council	R	F

(1) Notice of decision is required with the opportunity to request a public hearing. If no public hearing is requested, decision is rendered and notice of decision provided in accordance with Chapter 23.110 RCMC (Application Processing).

(2) See RCMC 23.113.090.

[Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.030)].

23.104.040 Referrals to council.

The director may refer any entitlement with limited discretion for which the director is the final approval authority to the council for action.

A. Referral. The director may refer any item to council for consideration. The director may refer an item with or without making a final determination or a recommendation for action.

B. Council Review. The council shall review the referred item at a noticed meeting and take one of the following actions:

1. Refer the item back to the director for review and final action. Referral back to the director does not preclude the item being appealed or being called up by council following final action.

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2. Cause the item to be scheduled at the next regularly scheduled council meeting, allowing for public hearing notice.

C. Public Hearing Required. A public hearing shall be required for all items referred to and accepted by the council for action in accordance with the following:

1. Public Hearing Notice. A notice for public hearing shall be provided for in accordance with RCMC 23.110.120 (Notice of public hearing).

2. Public Hearing Procedure. A public hearing shall be held in accordance with RCMC 23.110.130 (Public hearing procedures). [Ord. 4-2017 § 3 (Exh. B

Chapter 23.110

APPLICATION PROCESSING

Sections:

- 23.110.010 Purpose and applicability.
- 23.110.020 Consolidated review.
- 23.110.030 Initiation of application.
- 23.110.040 Application requirements.
- 23.110.050 Determination of completeness.
- 23.110.060 Withdrawal of land use application.
- 23.110.070 Extension of land use entitlement.
- 23.110.080 Environmental assessment.
- 23.110.090 Pre-application conference.
- 23.110.100 Neighborhood meeting.
- 23.110.110 Notice of pending director determination and opportunity to request hearing.
- 23.110.120 Notice of public hearing.
- 23.110.130 Public hearing procedures.
- 23.110.140 Notice of decision.
- 23.110.150 Transfer of approval rights.
- 23.110.160 Appeals.
- 23.110.170 Council call-ups.
- 23.110.180 Amendments.

23.110.010 Purpose and applicability.

This chapter describes the general procedures that apply to land use entitlement reviews. This chapter applies to all land use entitlement applications, unless stated otherwise. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.010)].

23.110.020 Consolidated review.

A. Where a proposal involves more than one entitlement for the same property, then all entitlements shall be reviewed in a consolidated manner by the highest review authority.

B. In the event an appeal is filed regarding a decision on one of multiple entitlements concurrently granted for a single project, all concurrently granted city entitlements for the project shall be automatically appealed and shall be considered and acted upon in a consolidated manner. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.020)].

23.110.030 Initiation of application.

Land use entitlement applications may be initiated as follows:

A. General Plan Amendment. An amendment to the General Plan may be initiated by either of the following:

1. A request by any party; or
2. Council action passed by a simple majority of the entire council.

B. All other entitlement requests may be initiated by any of the following:

1. All the owners or all the contract purchasers of the subject property, or any person authorized in writing to act as agent of the owner or contract purchasers;
2. Public agencies or utilities that have statutory rights of eminent domain for projects they have the authority to construct;
3. The director; or

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4. Council action passed by a simple majority of the entire council. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.030)].

23.110.040 Application requirements.

A. Filing. All applications for land use entitlements shall be submitted to the department on an application form provided by the department, together with all fees, plans, maps, and other information required by the department.

B. Fees. The council shall, by resolution, establish a schedule of fees for entitlements pertaining to this zoning code. The schedule of fees may be changed or modified only by resolution of the council. Until all applicable fees have been paid in full, review shall not commence on any application. The city is not required to continue processing any application unless its fees are paid in full. Failure to pay the applicable fees is grounds for determination of incompleteness.

C. New Information. Information submitted by the applicant to the city after the date the application is deemed complete that results in a substantial change from the original application shall require review as a new application. The director shall determine whether a substantial change from the original application has been proposed.

D. Application Denial and Refiling. If an application is denied, a new application for the same or similar request may be accepted with no waiting period. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.040)].

E. Application Requirements for Multi-Family Housing Development Projects. A preliminary Multi-Family Housing application form provided by the City shall be submitted for the review of multi-family housing development projects (as defined in Government Code Section 65589).

23.110.050 Determination of completeness.

A. Within 30 calendar days of application submittal, the director shall determine whether or not the application is complete in compliance with Government Code Sections 65090 through 65092.

B. The applicant shall be notified in writing if additional information is necessary to complete the application. The correspondence may identify preliminary information regarding the areas in which the submitted plans are not in compliance with city standards and requirements.

C. If additional materials are required and the application is not made complete within six months of the completeness determination letter, the application may be withdrawn pursuant to RCMC 23.110.060 (Withdrawal of land use application).

D. A determination of incompleteness shall be based solely on failure to address and supply information required by the application or this code and/or failure to provide information requested by the director in a pre-application conference or otherwise, as determined necessary to adequately evaluate the proposal. The determination of incompleteness shall not be based on differences of opinion as to quality or accuracy.

E. Acceptance of an application as complete indicates only that the application is ready for review. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.050)].

F. The City has 30 days to consider the completeness of a final application for a housing development project (as defined in Government Code Section 65589). If the City determines that the application for the housing development project is still not complete (pursuant to Government Code section 65943), the applicant must submit the specific information needed to complete the application within 90 days of receiving the agency's written identification of the necessary information. Once the applicant has provided the required information to complete an application, the application shall be determined to be complete.

23.110.060 Withdrawal of land use application.

The following procedure allows for the withdrawal of land use applications:

Comment [NP1]: City would have a special preliminary application form that would need to be filled out for multi-family projects (to meet SB 330 requirements)

A. Request. The director may approve the withdrawal of any application upon written request by the applicant, prior to the final determination on the entitlement.

B. Incomplete Applications. An application determined to be incomplete for a period longer than six months shall be considered withdrawn unless all required materials listed in the incompleteness determination letter are provided. The six-month time period may be extended at the discretion of the director, provided a written request for extension is filed by the applicant prior to conclusion of the six-month period.

C. Fees Refunded. Fees for withdrawn applications may be refunded upon written request by the applicant, less the actual costs incurred by the city in processing the application. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.060)].

23.110.070 Extension of land use entitlement.

The director, at the applicant's request, may extend the expiration date of a land use entitlement assuming the following criteria are met:

A. Requests for extension must be filed in writing with the director prior to the expiration date of the original approval or expiration date of an approved extension.

B. No single extension of time shall exceed a one-year period.

C. The cumulative extension time granted shall not exceed three years.

D. Extensions shall not be approved where the effect of the extension would violate any provisions of this code or any amendments made following the effective expiration date.

E. Extensions shall not modify the original decision. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.070)].

23.110.080 Environmental assessment.

After determination of a complete application, the project shall be reviewed as required by the California Environmental Quality Act (CEQA) to determine whether the project is exempt from the requirements of CEQA or is not a project as defined by CEQA, whether a negative declaration may be issued, or whether an environmental impact report (EIR) shall be required. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.080)].

For multi-family housing or mixed-use projects (with two-thirds of the development as residential) that require an EIR, the City must approve or deny the project within 90 days after the project is EIR certified. If the project includes affordable housing with public financing, the City must approve or deny a project within 60 days after the project is EIR certified.

23.110.090 Pre-application conference.

A pre-application conference is available to acquaint applicants with the requirements of this code, the General Plan, and other relevant criteria. To schedule a pre-application conference, the applicant shall submit a written request and provide submittal requirements identified by the department. The director shall schedule the pre-application conference with planning staff or with a project review team composed of department and/or agency representatives. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.090)].

23.110.100 Neighborhood meeting.

A neighborhood meeting may be required for certain entitlements as follows:

A. Purpose. Provide for community outreach early in the application process to involve neighborhood stakeholders in a collaborative review of proposed development applications. The neighborhood meeting is intended to result in an application that is responsive to neighborhood concerns, reducing the likelihood for delays and appeals of the application.

B. Expectations. The city expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The city expects the neighbors will work with the applicant to provide such input.

C. The director shall require a neighborhood meeting for an entitlement request that has the potential to raise concerns of neighborhood or community impact. The need for the neighborhood meeting shall be determined by the director and shall be decided within seven days of the application being deemed complete.

D. If a neighborhood meeting is required, such meeting shall be conducted before the director will schedule a public hearing for the entitlement request.

E. The director or a designee shall be invited to the neighborhood meeting and may attend, but attendance is not required.

F. Requirements.

1. A sign-in sheet must be completed on the night of the neighborhood meeting and submitted to the city as verification that the meeting was held. The sign-in sheet should indicate the date, time, and location of the meeting, a brief heading describing the subject of the proposal, and the signatures of those in attendance at the meeting.

2. Those notified of the neighborhood meeting shall, at a minimum, include all owners and occupants of properties located within 500 feet of the subject property, active homeowners associations, and any other interested parties identified by the director.

3. A presentation at a neighborhood meeting shall include, at a minimum:

- a. Map depicting the location of subject property.
- b. Visual description of the project including a site plan and elevation drawings of any structure.
- c. A description of the nature of the use including sizes, heights of structures, proposed lot sizes, and densities.
- d. The expected or anticipated impacts from development.
- e. Any mitigation proposed by applicant to alleviate the expected and anticipated impacts.
- f. Opportunity for public comment.

4. Applicants shall provide the city with a summary of the meeting and the above meeting materials for inclusion in the land use file, including public concerns that were raised and if those concerns can be addressed by the proposal and how the concerns were addressed. Applicants are encouraged to reconcile and propose modifications to the project to address public concerns prior to a public hearing. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.100)].

23.110.110 Notice of pending director determination and opportunity to request hearing.

A. Notice of Pending Determination. Written notice of scheduled date of director determination for an entitlement with limited discretion shall be provided at least seven calendar days prior to the director action. Notice shall be provided to the applicant, interested parties having requested notices in writing, neighborhood associations within proximity of the subject parcel, owners and occupants of real property within 500 feet of the subject parcel as measured from the property line, and members of the council. The notice shall include:

1. The application request;
2. The planned date of determination to be taken by the director;
3. A brief statement explaining the criteria and standards to be considered relevant to the decision;

4. The opportunity to request a public hearing on the matter including deadlines, instructions, and contact information; and

5. Information regarding subsequent follow-up notice of decision and opportunity for appeal. [Ord. 4-2017 § 3 (Exh. B)].

23.110.120 Notice of public hearing.

A. Applicability. The following notice of public hearing requirements shall apply to discretionary entitlements decided by the council and limited discretionary decisions by the director as requested in accordance with RCMC 23.110.140 (Notice of decision).

B. Hearing Notice. Unless otherwise required by law, notice of time, date, and place of the hearing, the identity of the hearing body, a general explanation of the matter to be considered, and a general description, in text or by diagram, of the location of real property which is the subject of the hearing, shall be given at least 10 calendar days prior to the hearing by all of the following procedures:

1. By publication once in a newspaper of general circulation within the city.
2. By mailing or delivering to the owner of the subject real property or the owner's duly authorized agent, and to the project applicant.
3. By mailing or delivering to each local agency expected to provide water, sewerage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.
4. By mailing or delivering to all owners and occupants of real property as shown on the latest equalized assessment roll within 500 feet of the real property that is the subject of the hearing as measured from the property line. If the number of owners to whom notice would be mailed or delivered pursuant to this section is greater than 1,000, a local agency, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the city.
5. By mailing or delivering to neighborhood associations within proximity of the subject site, as determined by the director.
6. By mailing or delivering to any person who has filed a written request with the department.
7. By posting in at least three public places within the boundaries of the city, including one public place in the area directly affected by the proceeding.
8. By any additional manner deemed necessary or desirable, as required by the director.

C. Continuances. Unless otherwise required by law, no additional notice shall be required if the reviewing body, before the adjournment or recess of a duly noticed hearing, continues the hearing by publicly announcing the date, time, and place to which the hearing will be continued.

D. Any applications under this code in which any identified or anticipated use is in any way related to religious exercise should be referred to the city attorney prior to consideration or decision. "Religious exercise" for purposes of this section includes prayer, religious gatherings, religious practices, religious education, and church administration. [Ord. 4-2017 § 3 (Exh. B)].

23.110.130 Public hearing procedures.

A. Applicability. The following public hearing procedures shall apply to public hearings by the council and by the director as requested in accordance with RCMC 23.110.140 (Notice of decision):

B. Scheduling of Public Hearing. A public hearing upon an application shall be set before the appropriate reviewing body when:

1. The director has determined that the application complies with all applicable requirements; and

2. All procedures and review required by CEQA have been completed.

C. Public Hearing Procedures.

1. Hearing. A public hearing shall be held at the date, time, and place described in the required public notice.
2. Hearing Comments. During a public hearing, the applicant for a project shall have the right to be represented, provide testimony, and present evidence. All other persons shall have the right to comment on any relevant aspect of the application under consideration.
3. Action. Following the completion of testimony at a public hearing, action shall be taken to approve, approve with conditions, deny, continue, or take under advisement the subject of the public hearing. [Ord. 4-2017 § 3 (Exh. B)].

D. Public Hearing Limits for a Qualifying Development Projects

1. Limit on Number of Public Hearings. No more than five hearings shall be held to consider and approve or disapprove a qualifying housing development project that complies with all applicable general plan, zoning, and objective design standards in effect at the time an application is deemed complete.

23.110.140 Notice of decision.

A. Director Limited Discretion Decisions. Written notice of decision shall be provided within three business days of the date of decision to the applicant; all parties who submitted comments orally or in writing at or prior to the public hearing or who provided contact information to receive notice; and to members of the council. The notice shall include:

1. The application request as acted upon by the director;
2. The action taken by the director;
3. A brief statement explaining the criteria and standards considered relevant to the decision;
4. A statement of the standards relied upon in rendering the decision;
5. Findings as listed for each entitlement for the decision based on the criteria, standards, and facts set forth; and
6. The deadlines, criteria, and fees for filing an appeal.

B. Council Discretionary Decisions. Written notice of decision shall be provided within three business days of the date of decision to the applicant and all parties who submitted comments orally or in writing at or prior to the public hearing and provided contact information to receive notice. The notice shall include:

1. The application request as acted upon by the council; and
2. The action taken by the council. [Ord. 4-2017 § 3 (Exh. B)].

23.110.150 Transfer of approval rights.

Unless stated otherwise in the city's entitlement decision, any approval granted under this code runs with the land and is transferred with ownership of that land. Any conditions, time limits, or other restrictions imposed with an entitlement approval shall bind all subsequent owners of the property for which the entitlement was granted. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.140). Formerly 23.110.140].

23.110.160 Appeals.

A. Applicability. Only the following types of decisions are subject to appeal:

1. Limited discretion approval type decisions as listed in Table 23.104-1;

2. Official interpretations of the zoning code made by the director in accordance with RCMC 23.107.030 (Official interpretations); and

3. Any determination by the director in accordance with RCMC 23.110.050 (Determination of completeness) that a permit application is deemed incomplete.

B. Scope of Appeal. An appeal of a decision on an entitlement shall be limited to issues raised at a public hearing, or in writing prior to the final determination, or information that was not known at the time of the decision that is being appealed.

C. Filing. An appeal may be filed by:

1. Any person affected by a decision or action by the director; or
2. Any person who, in person or through a representative, presented testimony at a public hearing in connection with the decision being appealed, or who otherwise informed the city in writing of the nature of their concerns.

D. Timing and Form of Appeal. Appeals shall be filed with the department within 10 calendar days following the date of the final determination being appealed. All appeals shall be submitted in writing, together with the name, address, phone number, and signature of the appellant, and the required filing fee. The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal.

E. Processing.

1. Scheduling of Hearing. After an appeal has been received in accordance with subsection (D) of this section, the city clerk shall schedule the matter for a council hearing within 45 days of receipt of the appeal.

2. Public Hearing Notice. Appeal items shall be noticed for public hearing in accordance with RCMC 23.110.120 (Notice of public hearing). If more than one party files an appeal on a land use action, the appeals shall be consolidated and noticed and heard as one proceeding.

3. Withdrawal of an Appeal. An appeal may be withdrawn, in writing, by an appellant at any time prior to the rendering of a final decision. The appeal proceedings shall terminate as of the date the withdrawal is received by the city. If multiple appeals are received, then withdrawal of all appeals received must be made prior to terminating appeal proceedings.

4. Scope of Review. The council may consider any issue associated with the decision under consideration, in addition to the specific grounds for appeal. The council may also consider any environmental determination applicable to the permit or decision under consideration.

5. New Evidence. If new or different evidence is presented during the appeal hearing, the council may refer the matter back to the original approval authority as applicable for a report on the new or different evidence prior to final decision.

6. Effective Date of Decision. A decision by the council on an appeal is effective as of the date of the decision.

7. The findings, decision, and action of the hearing body shall be final unless otherwise stated in this code. [Ord. 4-2017 § 3 (Exh. B)].

23.110.170 Council call-ups.

A. Applicability. The council may elevate only the following types of decisions for review and action:

1. Limited discretion decisions as listed in Table 23.104-1;
2. Official interpretations of the zoning code made by the director in accordance with RCMC 23.107.030 (Official interpretations).

B. Filing. A council call-up may be requested by any member of the council.

C. Timing and Form of Appeal. Requests for call-up shall be filed with the department within 10 calendar days following the date of the final determination being appealed. All requests shall be submitted in writing, together with the name and signature of the council member(s). The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal; but the council member shall not state their opinion on the matter or give any indication of how they intend to vote.

D. Processing.

1. Scheduling of Hearing. After a council call-up request has been received in accordance with subsection (C) of this section, the city clerk shall schedule the matter for the next regularly scheduled council agenda.
2. Public Hearing Notice. Council call-up items shall be noticed for public hearing in accordance with RCMC 23.110.120 (Notice of public hearing). If more than one council member requests to call an item up, the requests shall be consolidated and noticed and heard as one proceeding.
3. Withdrawal of a Request. A request may be withdrawn by the requesting council member at any time prior to the rendering of a final decision. The council call-up proceedings shall terminate as of the date the withdrawal is received by the city. If multiple requests for call-up were received, then withdrawal of all call-up requests received must be made to terminate proceedings.
4. Scope of Review. The council may consider any issue associated with the decision under consideration, in addition to the specific grounds for call-up. The council may also consider any environmental determination applicable to the permit or decision under consideration.
5. New Evidence. If new or different evidence is presented during the call-up hearing, the council may refer the matter back to the original approval authority as applicable for a report on the new or different evidence prior to final decision.
6. Effective Date of Decision. A decision by the council on any item called up for review and action is effective as of the date of the decision.
7. The findings, decision, and action of the council shall be final. [Ord. 4-2017 § 3 (Exh. B)].

23.110.180 Amendments.

An applicant may request an amendment to a land use permit after the final written decision is issued. Amendments shall be processed as follows:

A. Substantial Conformance. The director may approve minor changes to a previously approved permit at the administrative level if the proposed changes are in substantial conformance with the existing permit and this code, as determined by the director. This subsection does not apply to changes called out in subsection (B) of this section, Minor Amendment, or subsection (C) of this section, Major Amendment, as defined herein.

B. Minor Amendment. Minor amendments to a previously approved permit shall be processed as follows:

1. Applicability. A minor amendment is a nonsubstantive change of a previously approved plan or permit. Minor amendments include:
 - a. Floor plan changes which do not result in more than a five percent or 5,000 square foot change in total square footage, whichever is less.
 - b. Parking and circulation configurations which do not change the basic parking areas or circulation concept and do not reduce the number of parking spaces.
 - c. Building placements which do not change the general location of the building or layout of the site.
 - d. Landscape modifications which do not alter the general concept or reduce the effect or amount originally intended.

- e. Architectural changes which do not change the basic form and theme of the project.
- f. Exterior material or color changes which do not conflict with the original architectural form and theme, and which are consistent and compatible with the original materials and colors.
- g. Changes to allow fulfillment of a condition of approval in a manner that may vary from that specified in the original conditions; provided, that the intent and purpose of such original condition is fully met.
- h. Other requests similar to the above-listed minor amendments, as determined by the director.

2. Review Process. The director is the approval authority for minor amendments. No public hearing shall be required. A notice of decision shall be issued in accordance with RCMC 23.110.140 (Notice of decision).

C. Major Amendment. Major amendments to a previously approved permit shall be processed as follows:

1. Applicability. A major amendment is a significant change of a previously approved plan or permit. Major amendments include:

- a. Floor plan changes which result in more than a five percent or 5,000 square foot change in total square footage, whichever is less.
- b. Parking and circulation configurations which change the basic parking areas or circulation concept or result in a reduction of the number of parking spaces.
- c. Building placements which change the general location of the building or layout of the site.
- d. Landscape modifications which alter the general concept or reduce the effect or amount originally intended.
- e. Architectural changes which change the basic form and theme of the project.
- f. Exterior material or color changes which conflict with the original architectural form and theme, and which are not consistent and compatible with the original materials and colors.
- g. Changes to a condition of approval in a manner that changes the effect of the condition from its original form and intent.
- h. All amendments to an approved development agreement.
- i. Other requests similar to the above-listed major amendments, as determined by the director.

2. Review Process. A major amendment shall be processed in the same manner and subject to the same standards as the original application. [Ord. 4-2017 § 3 (Exh. B)].

Chapter 23.137

MULTIFAMILY HOUSING STREAMLINED DESIGN REVIEW PERMIT

Sections:

- 23.137.010 Purpose
- 23.137.020 Applicability
- 23.137.030 Application Review Process
- 23.137.040 Environmental Review
- 23.137.050 Withdrawal of Application
- 23.137.060 Expiration of Approvals
- 23.137.070 Amendments
- 23.137.080 Findings

23.137.010 Purpose.

The purpose of this section is to provide a streamlined review of multifamily developments that are determined to substantially comply with the City's Multi-Family Design Guidelines or meet the eligibility requirements of Chapter 23.707 Objective Design Standards for Multifamily Development. The intent of this streamlined review is to facilitate construction of multi-family housing to meet the needs of residents and enhance the quality of the community.

23.137.020 Applicability.

The review procedures of this Chapter shall be applied to eligible multi-family housing projects as described herein.

A. Eligibility. A multi-family housing project is eligible for a streamlined, ministerial approval process described in this Chapter if the development satisfies the eligibility criteria specific below:

1. Multifamily Residential Development. The project must involve the development of two or more attached residential units.
2. Designated for Residential Uses. The project complies with the zoning and general plan designations of the project site.
3. Mixed Use. If a mixed-use project, at least 2/3 of the square footage of the development shall be residential.
4. Substantially conforms with City's Multi-Family Design Guidelines (see Multi-Family Design Guidelines for determining substantial conformity); or meets the eligibility requirements of the City's Objective Design Standards for Multifamily Development in Chapter 23.707.
5. Lack of substantial conformity. If a project application does not substantially conform with the City's Multi-Family Design Guidelines, the project will be subject to the City's Major Design Review process as established by Zoning Code Chapter 23.141.

B. Verification of eligibility. Applicants for a multi-family streamlined design review permit must provide supporting documentation to demonstrate eligibility and substantial conformance with the City's Multi-Family Design Guidelines.

23.137.030 Application review process.

A. Application Required. An application for a multi-family streamlined design review permit shall be filed in accordance with RCMC 23.110.040 (Application requirements). Additionally, all such applications shall be

accompanied by materials as required by the Community Development Director to verify compliance with the requirements of this section.

B. Timing. Within 30 days (if the project consists of 150 or fewer units) or 60 days (if the project consists of more than 150 units), the City will issue a written determination of consistency with the development standards and design guidelines in place at the time the project application was submitted.

C. Approval authority. Applications for multi-family streamlined design review permits shall be reviewed by the Community Development Director.

D. Approval required for conforming projects and required findings. The Community Development Director shall approve an application for multi-family streamlined design review permit if the proposal:

1. Meets the eligibility criteria for Streamlined Review of Multi-Family Housing; and
2. Substantially conforms with the City's Multi-Family Design Guidelines and multi-family design standards contained in the Rancho Cordova Zoning Code.

E. No public hearing. No public hearing shall be required for the review of a multi-family streamlined design review permit.

F. Notification of Decision. The Community Development Director shall transmit notice of his/her decision to approve or deny an application for a multi-family streamlined design review permit to the project applicant within one calendar day of the date of decision.

1. If the Community Development Director determines the project meets the findings in Chapter 23.137.80, then they shall approve the project and no further review of the project entitlement shall be required.
2. If the Community Development Director determines the project application does not meet the findings in Chapter 23.137.80, then the applicant shall be notified in writing of the determination and the basis of the determination.

G. Subsequent review of denied project. An applicant for a multi-family streamlined design review permit that is determined to not substantially conform to the City's Multi-Family Design Guidelines may either:

1. Amend the project design and resubmit the application, with additional fees as specified by the City, for a subsequent review.
2. Submit a subsequent application for major design review as provided under RCMC Chapter 23.141 (Major Design Review).

H. Appeals. The decision of the Community Development Director to approve or deny an application for multi-family streamlined design review permit may be appealed by the applicant per the provisions of this Code. The City Council's review of an appeal shall be limited to determining whether the project substantially conforms with the Multi-Family Design Guidelines. Appeals of a multi-family streamlined design review permit may be filed in accordance with RCMC 23.110.160 (Appeals).

23.137.040 Environmental Review.

Environmental review in accordance with California Environmental Quality Act (CEQA) is required. No action may be taken on a multi-family streamlined design review permit until the requirements of CEQA have been addressed.

23.137.050 Withdrawal of Application

The withdrawal of an application shall follow the procedures set forth in Section 23.110.060 of the RCMC.

23.137.060 Expiration of Approvals

An approval for Streamlined Review of Multi-Family Housing pursuant to this Chapter shall expire pursuant to Government Code Section 65913. A one-year time extension may be granted pursuant to state law if the applicant provides reasonable documentation to prove there has been significant progress toward getting the project construction-ready, such as filing a building permit application.

23.137.070 Amendments

An applicant may request an amendment to an approved multi-family streamlined design review permit, subject to the provisions of Section 23.110.180 Amendments in the RCMC.

23.137.080 Findings

A. Determination of Findings for a Multi-Family Housing Project. The Community Development Director shall make the following findings in the review of a multi-family housing project using the City's Multi-Family Design Guidelines:

1. The project substantially conforms with the standards of the Multi-Family Design Guidelines.
2. The project architectural style is either consistent with one of the type-specific architectural styles as established by the City or presents a cohesive architectural style and design with identifiable design features consistent with the chosen style.
3. The project presents to fronting streets in a positive manner and provides frontage improvements that will support and encourage pedestrian circulation.
4. The development is harmonious with existing and anticipated development of the area.
5. The project consists of high-quality design and materials, with architectural variety and appropriate articulation of facades.

B. Determination of Findings for an Affordable Multi-Family Housing Project. The Planning Director shall make the following findings in the review of a multi-family housing project using the City's Multi-Family Objective Design Standards:

1. The project conforms with the eligibility requirements and meets all of the objective design standards in the Multi-Family Objective Design Standards in Chapter 23.707 of the RCMC.

Chapter 23.141

MAJOR DESIGN REVIEW

Sections:

- 23.141.010 Purpose.
- 23.141.020 Applicability.
- 23.141.030 Application required.
- 23.141.040 Approval authority.
- 23.141.050 Public hearing notice and procedure.
- 23.141.060 Notice of decision.
- 23.141.070 Approval findings.
- 23.141.075 Additional approval findings for single-family residential subdivisions.
- 23.141.080 Conditions of approval.
- 23.141.090 Appeals.
- 23.141.100 Permit expiration.
- 23.141.110 Amendments.

Prior legislation: Ord. 13-2013.

23.141.010 Purpose.

The purpose of the design review process is to establish discretionary review of development projects that require additional site and design considerations beyond conformance with minimum standards of the zoning code. The intent of design review is to promote orderly and harmonious growth within the city. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.010). Formerly 23.140.010].

23.141.020 Applicability.

A. Permit Required. Major design review is required for the following:

1. Single-family residential subdivisions.
2. Master home plans for single-family residential subdivisions.
3. New construction of or expansions of multifamily residential development not eligible for a streamlined review process.
4. Integrated developments.
5. New construction of or expansions of existing nonresidential buildings or structures equal to or greater than 5,000 square feet in all zoning districts, except industrial zoning districts LIBP, OIMU, M-1, and M-2.
6. Nonresidential facade renovations that involve 200 linear feet or more of facade frontage of an existing building.
7. New construction of or expansions of existing nonresidential buildings or structures equal to or greater than 10,000 square feet in industrial zoning districts LIBP, OIMU, M-1, and M-2.
8. Public/quasi-public developments (e.g., public safety facilities, library, city facilities).

B. Exemptions. The following structures and improvements are exempt from major design review. However, such projects may require additional permits, such as a use permit or building permit, to ensure compliance with adopted building code standards and applicable zoning code provisions.

1. Projects subject to minor design review pursuant to Chapter 23.140 RCMC (Minor Design Review).
2. Projects exempt from minor design review pursuant to Chapter 23.140 RCMC (Minor Design Review).

3. Projects subject to Chapter 23.137 RCMC (Multi-Family Streamlined Design Review Permit).

[Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.020). Formerly 23.140.020].

23.141.030 Application required.

An application for a major design review permit shall be filed in accordance with RCMC 23.110.040 (Application requirements). [Ord. 4-2017 § 3 (Exh. B)].

23.141.040 Approval authority.

Major design review permits are a discretionary decision by the council pursuant to RCMC 23.104.030 (Recommending and approval authority). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.040). Formerly 23.140.040].

23.141.050 Public hearing notice and procedure.

A public hearing and hearing notice shall be required for review and processing of a major design review permit in accordance with the following:

A. Public Hearing Notice. A notice for public hearing shall be provided in accordance with RCMC 23.110.120 (Notice of public hearing).

B. Public Hearing Procedure. A public hearing shall be held in accordance with RCMC 23.110.130 (Public hearing procedures). [Ord. 4-2017 § 3 (Exh. B)].

23.141.060 Notice of decision.

The notice of decision shall be issued in accordance with RCMC 23.110.140 (Notice of decision). [Ord. 4-2017 § 3 (Exh. B)].

23.141.070 Approval findings.

The council may approve or approve with conditions an application for major design review after finding all of the following. If the council does not make all of these findings, the major design review permit shall not be approved.

A. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova design guidelines.

B. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

C. The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

D. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.050). Formerly 23.141.050].

23.141.075 Additional approval findings for single-family residential subdivisions.

The council may approve or approve with conditions an application for a major design review of single-family residential subdivision maps after finding all of the following. If the council does not make all of these findings, the major design review permit shall not be approved.

A. The residential subdivision is well integrated with the city's street network.

B. Unique neighborhood environments are created.

C. Traditional or modern architectural styles are consistently applied.

D. Pedestrian-friendly environments are created. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.060). Formerly 23.141.060].

23.141.080 Conditions of approval.

The council may require modifications to plans in whole or in part and may condition the major design review application to ensure specific design features, construction materials, and conformance with all applicable provisions of this chapter. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.070). Formerly 23.141.070].

23.141.090 Appeals.

Appeals of a major design review permit may be filed in accordance with RCMC 23.110.160 (Appeals). [Ord. 4-2017 § 3 (Exh. B)].

23.141.100 Permit expiration.

Major design review permits shall expire three years from the date of approval, unless:

A. Substantial construction of the permitted use has commenced and is diligently pursued to completion; clear documentation is provided to establish that the permit holder has made a good faith effort to commence work upon the use; the permitted use has clearly been established; actual occupancy of an existing building or land occurs under the terms of the permitted use.

B. An extension is filed for and approved in accordance with RCMC 23.110.070 (Extension of land use entitlement).

Notice of expiration of a major design review permit shall be issued to permit holder in writing at least 10 days prior to the expiration becoming final. The permit holder may make a written request for a hearing before the director to challenge the expiration. Such hearing must be held prior to the final expiration date, unless an extension is granted by the director. Director decisions following the hearing are final. [Ord. 4-2017 § 3 (Exh. B)].

23.141.110 Amendments.

An applicant may request an amendment to a major design review permit after the final written decision is issued. Amendments shall be processed in accordance with RCMC 23.110.180 (Amendments). [Ord. 4-2017 § 3 (Exh. B)].

Chapter 23.707

OBJECTIVE DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

Sections:

- 23.707.010 Purpose.
- 23.707.020 Applicability.
- 23.707.030 Approval Authority
- 23.707.040 Site Planning
- 23.707.050 Landscaping and Lighting
- 23.707.060 Architectural Design
- 23.707.070 Accessory Features

23.707.010 Purpose.

The objective design standards set forth in this Chapter supplement the development standards in the Zoning Ordinance (the “Code”) and serve as minimum requirements for multifamily residential development and mixed-use development that contains residential uses. The objective design standards also further the goals, policies, and actions of the General Plan, which encourage high quality design in the City of Rancho Cordova.

An objective design standard is one that involves no personal or subjective judgment by a public official and is verifiable by reference to an external and uniform benchmark, including criteria available and known to both an applicant and the public official.

23.719.020 Applicability.

For a multifamily residential development or mixed use residential development to be eligible for a streamlined ministerial approval process using objective design standards, the development must meet the specific eligibility criteria set forth in Government Code section 65913.4. If the eligibility requirements are met, an applicant may obtain a Multi-Family Housing Streamlined Design Review Permit per Chapter 23.137 of the Rancho Cordova Municipal Code.

The discretionary design review process described in Chapter 23.141 Major Design Review of this Code shall be used for all multifamily residential developments that are not eligible for streamlined review. Applicants requesting exceptions and/or modifications to these standards will be reviewed under the discretionary review process described in Chapter 23.141.

23.719.030 Approval Authority

The Planning Director shall use the objective design standards set forth in this Chapter to approve developments that meet all of the criteria set forth in Government Code Section 65913.4.

The Planning Director’s approval can be appealed pursuant to Section 23.110.160 of this Code.

23.719.040 Site Planning

The following design and development standards apply to the location of buildings and site features within a multi-family development:

A. Neighborhood Compatibility

1. Residential developments located across the street from single-family neighborhoods shall orient the following features toward the street: individual entries, patio areas and landscaping.
 - a. Multifamily units abutting single-family neighborhoods shall include individual front doors and interior stairs (when stairs are needed).
 - b. Parking lot areas and carports shall not be located on street frontages in single-family neighborhoods.

2. When located adjacent to one- or two-story single-family detached homes, the design of multi-unit structures along the development edge shall be designed to transition in scale. This can be achieved by either of the following standards:
 - a. Subdividing perimeter buildings into segments that are no more than fifteen (15) feet higher than adjacent residential scale (e.g. upper story setbacks).
 - b. Limiting the height of the portion of the multifamily structures within 100 feet of the common boundary to two stories. Beyond 100 feet of the common boundary, structures (and portions thereof) up to the height limit set forth in Section 23.310.040 are permitted.

B. Pedestrian Access and Open Space

The following standards apply to the design of pedestrian and open space features within a multifamily development.

1. On-site pedestrian circulation and access shall be provided according to the following standards:
 - a. Pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. An on-site walkway shall connect the primary building entry or entries to a public sidewalk along each street right-of-way.
 - c. Walkways shall be a minimum of four feet wide and paved with concrete.
2. Common open space is required for all multifamily developments with more than 10 units and shall be provided according to the following standards:
 - a. Common open space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces of land used as open space. The open space shall be centrally located and positioned within the viewshed of the nearest units, such that the residents can watch over the area.
 - b. Common open space shall be provided at a rate of 50 square feet of open space per dwelling unit. Required front, side, and rear setbacks shall not be counted toward meeting open space requirements.
 - c. Common open space is open space used commonly by residents of a building, having a minimum dimension of fifteen feet in any direction and a minimum area of three hundred square feet.
 - d. Common open space may be comprised of the following: patios with picnic tables and BBQ area with shade structure(s), community gardens, swimming pools, tot-lots/play structures, and sports courts (e.g. tennis, basketball, volleyball), and other active/passive recreation areas accessible to building residents and their visitors.
 - e. Common open space shall not include driveways, pedestrian access to units from common pedestrian walkways, parking areas or required front, side or rear setback areas.
 - f. Accent elements shall be used to demarcate pedestrian entrances to a multifamily development and common open space areas on the interior of a development site. Accent elements shall include the following: wood trellises, arches, arbors, columns, or low monument features.
3. Private open space is required for each dwelling in multifamily developments, either at ground level or above ground level, seeking approval through the subjective streamlined ministerial approval process. The following requirements shall apply:
 - a. Private open space areas at ground level, such as patios, shall have a minimum of 120 square feet of private outdoor space directly adjacent to the unit.
 - b. Private open space above ground level, such as balconies, shall have a minimum of 60 square feet of area with no dimension less than five feet.
 - c. Private outdoor space shall be delineated by a wall, fence, or hedge.
 - d. Private open space is useable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests. Examples include patios, screened decks, or balconies.

C. Parking and Garages

1. Parking shall be accommodated in an underground garage, surface lot behind the building, a tuck-under, or a combination thereof.

2. Surface parking lots shall be located behind the building where lot size permits and screened from adjacent streets with walls, fences, and hedges.
3. Where an alley is not present, parking entrances to garages and/or driveways shall be located as close to the side or rear property line as possible.
4. To facilitate development of attached housing forms (such as townhouses), rear alleys must be used for accessing garages, off street parking, utilities and trash facilities.
5. Carports, detached garages, and accessory structures shall use similar or complementary materials, colors, and details equivalent to the principal buildings of a development.

23.719.050 Landscaping and Lighting

The following standards apply to the design of landscaping and lighting within the multifamily development.

A. Landscaping

1. Landscaping around the building perimeter is required.
2. Within the landscaped area between the right-of-way and buildings, trees shall be planted twenty-five feet on center in landscaped area. Trees shall be located between four (4) and ten (10) feet from the back of the sidewalk. The landscaped area shall also include shrubs, ground covers, and other natural growth, or stormwater quality features and drainage treatments.
3. All planting areas, plant materials, and irrigation shall conform with the City's water-efficient landscaping regulations.
4. Parking lot landscaping.
 - a. Parking areas, covered and uncovered, must be screened from view from public roadways with landscaping. Landscaped screening is defined as a natural or man-made feature which separates land uses. Landscape screening may be accomplished through the following: landscaping (groundcover, plantings, and trees), a planted earth berm (no greater than two feet in height), hedge, wall, or some combination of the above.
 - b. A perimeter landscaped strip at least ten feet wide shall be provided for any parking area adjacent to a public street or to the side or rear property line. The perimeter landscaped strip may be located within a required setback area.
 - c. Trees shall be planted and maintained in all parking lots at a minimum ratio of one tree for every six parking spaces. Trees shall be evenly distributed throughout the entire parking area.
 - d. Surface parking areas that are covered by solar panels are allowed to reduce the tree planting requirements by 50%.
 - e. A well colored, varied, complementing pallet of native plantings shall be used within the site.
 - f. Provide a minimum ten foot width landscaped area between parking areas/drive aisles and residential units.

B. Lighting

1. All entryways, pathways, open spaces, and parking lots shall be illuminated pursuant to City standards.
2. Lighting on buildings shall be oriented toward pedestrians in terms of scale, design, and location.
3. Applicants shall use LED and other technologies to maximize energy efficiency. High pressure sodium lights are prohibited.
4. High-efficiency, warm white light shall be used.
5. Lighting shall be designed to direct light away from adjacent residential properties.
6. All exterior lighting shall use full-cutoff luminaires and be directed toward the areas to be lit to limit spill-over onto off-site uses.

23.719.060 Architectural Design

The following standards apply to the architectural design of the multifamily development.

A. Massing and Articulation

1. A minimum three-foot offset is required for any wall plane that exceeds 30 feet in length.
2. Buildings over two stories tall shall have massing breaks at least every 100 feet along any street frontage adjacent to a public park, publicly accessible outdoor space, or designated open space. Breaks in massing may be provided through the use of varying setbacks and/or building entries. Massing breaks, or modulation of building facades, shall be a minimum of two feet deep and four feet wide and extend the full height of the building. Building entrances and front porches may count toward meeting this requirement.
3. Variation of roof forms shall be used on buildings of over 50 feet in length along the street frontage and accomplished through the use of differences in roof height and/or form.
4. Varied roof form shall be used as appropriate to the architectural style, such as the following: hipped roofs, gabled roofs, varying pitches, and roof dormers.
5. Design of rooflines with changes in ridgeline direction and configuration shall be used to ensure variation in rooflines between structures.
6. Upper stories shall not project beyond the ground floor footprint, except for bay windows or balconies.
7. A minimum of two architectural features shall be incorporated into each building as appropriate to the architectural style of the building, including: dormers, bay windows, enhanced individualized entries, and accent materials.
8. Attached housing (such as townhouses) shall look like separate units by the use of clearly identified entries, style and design details, and differing roof forms.
9. All primary entrances into residential buildings or individual units shall provide weather protection extending a minimum of four feet from the building facade.

B. Façade Detailing and Materials

1. While diversity of architecture is encouraged, each multifamily dwelling or building shall be designed with a single architectural style.
2. Where placement within the site allows, the front door to each unit shall be clearly visible from the adjacent street. The use of distinctive architectural elements and materials to denote prominent entrances is required.
3. Where the side façade at the end of a building is oriented to a street, driveway, paseo, or common open space area, massing and level of detailing of the side façade shall be consistent with the front façade. Articulation of the side façade may include windows, doors, and porches.
4. All building facades visible from the public right-of-way shall incorporate two or more of the following details as appropriate to the architectural style of the building: window recesses, cornices, changes in materials or other design elements.
5. Window trim shall be a minimum of four inches in width and one inch in depth. In lieu of exterior window trim, windows may be recessed from a wall plane by a minimum of four inches.
6. A unified palette (color, texture, sheen) of materials shall be used on all sides of buildings. Every building shall have at least two complementary colors.
7. At least two materials shall be used on any building frontage, in addition to glazing and railings. One material must comprise at least 20% of the building facade.
8. The facade shall be compatible with the surrounding residential architectural character and include the following materials: stone, brick, stucco, or painted wood clapboard. The following materials are prohibited: concrete block, T111 plywood, vinyl siding, and metal siding (architectural metal treatments may be considered).
9. Natural materials such as stone, river rock, and slate, which are intended to be seen in their natural state shall not be painted.

10. Roofing materials shall consist of the following: dimensional composite shingles, clay tile, concrete, and standing seam metal. Wood shingles shall be prohibited.
11. Front porches shall be functional with a minimum depth of six feet;
12. The front door to each unit shall be clearly visible from the adjacent street. The use of distinctive architectural elements and materials to denote prominent entrances is required.
13. Doors shall complement the architectural style and be of high quality and include high-quality, durable hardware.
14. Window molding, shaped frames and sills and other techniques shall be used to enhance openings with additional architectural relief.

Section 23.707.070 Accessory Features

The following standards apply to the design of accessory features within the multi-family development.

A. Walls and Fences

1. Fences, walls, and hedges shall be compatible with the architectural design and materials of the building that they enclose.
2. Solid perimeter walls shall be constructed of high-quality enduring construction materials such as masonry or ornamental metal. Concrete block is prohibited when visible from the street.
3. Solid perimeter walls shall be constructed of high-quality enduring construction materials, such as masonry or ornamental metal. Concrete block and interlocking concrete pavers (such as keystone) shall not be visible from the street.
4. Fences shall be constructed of wood or vinyl. Chain link fencing is prohibited.
5. Fences, walls, or hedges shall not exceed three feet in height in front yards and street facing side yards or six feet in height in rear yards.
6. Fences and walls located along the side or rear property lines that are not along street frontages shall be solid fences or walls. Open fences, which feature wrought iron/tubular steel, are permitted to capture scenic views offered by a property line that adjoins a permanent open space area, and where the yard does not require screening.
7. Fencing between private yards and common open spaces shall be a minimum of four feet in height.
8. Where screening is necessary as part of the site design, block walls may be constructed within the front yard setback and along the street frontage, but must be decorative masonry, have a decorative cap, and feature a landscape setback.
9. Exterior trash, refuse storage, utility boxes, and electric and gas meters shall be screened from the public right of way with landscaping, fences, or walls.
10. Service, utility, and mechanical functions shall be located in alleys whenever present. When alleys are not present, service, utility, and mechanical functions shall be placed behind buildings and provisions for access shall be made.

B. Refuse Containers

1. Developments with four or fewer units may be designed so that units are provided with individual refuse containers. Residents must be provided with a location to store refuse containers out of view from pedestrian walkways and internal and external roadways.
2. In developments with five units or more, shared refuse containers shall be provided, which shall be located within an enclosure or building. The applicant shall provide the City with information from the refuse pickup provider verifying the size and number of dumpsters required for the development.

3. Refuse enclosure walls shall be a minimum of seven feet tall and of an adequate size to accommodate the needed refuse and recycling containers.
4. Design of refuse enclosures shall incorporate design features of the associated residential structures.
5. Refuse enclosures and gates shall be designed and made with durable materials to withstand heavy use. Wheel stops or curbs shall be installed to prevent dumpsters from banging into walls of enclosure.
6. Refuse enclosures shall include a door to allow resident access without opening large gates.
7. Lighting shall be provided at refuse enclosures for night-time security and use.
8. Refuse enclosures shall be located so that no dwelling is closer than 20 feet (including those on abutting properties), or more than 100 feet from a residential unit.
9. The entrance of refuse enclosures shall not be visible, unless setback a minimum of 100 feet, from public rights of way.

C. Private Storage Space

1. Each unit shall have at least 25 square feet of enclosed, weather-proofed, and lockable private storage space outside of the unit. The storage unit shall have a minimum horizontal dimension of four feet.

D. Monument Signage

1. All monument signs shall be architecturally compatible with the building(s) on the site on which the monument sign is to be located.
2. Monument signs shall meet all additional size and locational requirements found in Section 23.743.100.



MULTIFAMILY DESIGN GUIDELINES

RANCHO CORDOVA

JUNE 10, 2021



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INTRODUCTION

1.1 Purpose and Intent

The Rancho Cordova Multi-Family and Mixed Use Guidelines (the Guidelines) provides the minimum standards that will assure that new multi-family and mixed-use development in Rancho Cordova embodies a high architectural and urban design standard, while simultaneously streamlining the approval process. They have been established to meet a set of Goals (Section 1.2) consistent with the aspirations of the community, while ensuring a consistent and objective set of standards are applied to all proposed projects. This document embodies the City's vision for infill development and provides the development community a clearer picture of what the City desires.

These Guidelines cover Site Planning, Building Types and Frontages, Façade Increment and Architectural Styles in order to create the image of authentic, diverse streetscapes that have evolved over time. The details, illustrations, and general suggestions are not prescriptive, nor are they intended to dictate historically accurate buildings and details. Rather, they provide general design concepts that will help shape the character of the community, allowing for flexibility.

The Architectural Styles section establishes five (5) pre-approved styles for the façades of new multi-family and mixed-use buildings. Each proposed new building should be designed and reviewed for consistency and compatibility with the appropriate architectural character established herein. They are intended to suggest the look and feel of streetscapes composed of a variety of distinct but harmonious architectural styles, all realized with modern materials and building practices. Careful attention has been paid to those styles that are regionally appropriate and compatible with the scale and density of contemporary multifamily buildings. The highest priority of this document is to ensure styles stay consistent with the local surrounding, creating an elegant and cohesive environment rather than a poorly patch-worked community.

Consistency with one of these five styles is not required, however, use of a style that is not-pre-approved will be required to define the style being used, or creating, and demonstrate or describe how the style meets the nine subjects listed in Section 7. The project will also need to demonstrate how the chosen style meets Rancho Cordova's goals in Section 1.2.

1.1.1. Main Design Elements

In addition to the appropriate architectural images, details and materials, the main design elements that must be adequately addressed and will be reviewed for compliance:

1. Site plan, grading plan, and building orientation.
2. Screening of parking garage access, utility meters and other site and building service elements.
3. Landscape, hardscape, fencing and site amenities.
4. Streetscape character / relationship to adjacent buildings.
5. Overall building image - building fronts, and any side and rear facades visible from the street.
6. Scale, massing, and proportions
7. Roof lines, roof elements, materials, gutters, and downspouts.
8. Façade composition.
9. Building features such as entries, porches, balconies, bays, embellishments and details.
10. Door, windows, and shutters.
11. Exterior materials, colors, and detailing.
12. Raised first floor elevation and foundation base design.
13. Chimney design and materials.
14. Building signage and lighting.

1.2 Goals

Goal 1: Provide an incentive to construct mixed-use and multi-family housing through a set of objective design guidelines that can be approved at the staff level, providing certainty of design review approval and a more concrete approvals process time line.

Goal 2: Elevate, improve, and in some cases, maintain architectural variety, integrity, and quality.

Goal 3: Create human-scale development that contributes to pedestrian-oriented streets and boulevards.

Goal 4: Create interest and break up the overall mass of larger buildings.

Goal 5: Animate building edges on the ground floor to create an inviting public realm with frequent windows, entries and outdoor dining (where appropriate) along the street to provide visual interest and promote a pedestrian-friendly environment.

Goal 6: Orient building façades to frame the streets and other public spaces with sufficient building enclosure particularly on the first two floors.

Goal 7: Where multi-family and mixed-use development abuts single-family neighborhoods, provide for graceful transitions between the small-scale increment of the latter and larger-scale format of multi-family and mixed-use structures.

Goal 8: Enhance and highlight architectural building features, highlight the entrance and pathway to shops, restaurants, and businesses, create ambiance and visual interest along streets at night, encouraging pedestrians to linger and stroll, and illuminate signing and business address for patrons and emergency service providers.

ITEM 3.3.**1.3 Eligibility for Streamlined Review****1.3.1 Eligibility**

The City of Rancho Cordova's Zoning Code establishes a Multi-Family Housing Streamlined Design Review Permit for new multi-family housing when a proposed project is determined to be consistent with the City's General Plan, applicable Specific Plan or zoning district regulations, and substantially conforms with the City's Multi-Family Design Guidelines.

Table 1 on the next page provides the basis for determining if a proposed multi-family or mixed-use project meets minimum compliance to be eligible for an administrative/streamlined design review. The following table guides staff in determining whether a project is eligible for streamlined review. If determined eligible, the project will be under the Multi-Family Design Guidelines and project revisions may be required prior to approval of the project.

Table 1: Eligibility for Streamlined Review

Design Principles	Consistent	Not Consistent
Human-Scaled Environment (Goals 3 and 5; see sections 2.1-2.8)	• Orient building facades to frame streets/public spaces to promote a pedestrian-friendly environment • Buildings are located at the front of the lot and face the street	• Buildings are set back from the street and separated by parking areas • Lack of windows/entrances along the façade to provide a conducive walking environment
Appropriate Use of Building Types (Goal 8; see section 3.1-3.10)	• Building(s) adheres to the type-specific standards/guidelines of the following: maximum façade width, pedestrian access, parking, outdoor space, landscape, frontage types and building massing	• Building(s) do not adhere to the type-specific standards and do not create a human-scaled and pedestrian-oriented environment
Architectural Style (Goal 2; see Chapter 7)	• Design features and detailing are consistent with the selected architectural style • Design features are consistent with the architectural character and style	• Design features and detailing are not representative of the architectural style selected
Building Articulation and Massing (Goals 4 and 5; see sections 4.1, 4.2, and 4.4)	• Create visual interest and break up the overall massing of larger buildings • Well-articulated and detailed façades	• Facades are long, blank walls with little detailing • Little to no horizontal and vertical articulation
Appropriate Transitions with Adjacent Buildings (Goal 7; see Section 4.3)	• Appropriate transitions are provided between building(s) and adjacent single-family neighborhoods	• Scale and massing of development does not respond to existing context or architectural character
Appropriate Frontage Types (Goal 8; 5.1-5.9)	• Building frontages address the land use context and street environment appropriately	• Building frontages do not address land use and street context appropriately
Common and Private Open Space (Goal 6; Section 6.9)	• Provides common open space that is an amenity for residents • Private open space with a patio area or balconies for residents living above the ground floor	• Common open space is not integrated into the overall design of the project • Balconies are not incorporated into residential units on upper floors

ITEM 3.3.**1.3.2. Project Review Procedures**

Applications for projects that are found to be eligible for a Multi-Family Housing Streamlined Design Review Permit shall be processed consistent with the provisions of Chapter 23.137 of the Rancho Cordova Municipal Code (RCMC).

Any project requiring additional entitlements, including but not limited to general plan amendment, rezone, subdivisions of land and/or conditional use permits would be processed subject to the applicable section of RCMC and would not be eligible for a Multi-Family Streamlined Design Review Permit.

1.4 Use of the word "should"

Throughout the text, the word "should" is used (rather than "shall") meaning it is the preferred solution, unless an equal or better alternative is offered. Any deviation from "should" will need to be explained either in the equal or better, or that there are circumstances that make compliance impossible or impractical.

Where an applicant deviates from the preferred solution, each application will be measured according to Goals in Section 1.2 and according to the following criteria:

1. Proposed buildings promote a pedestrian-friendly environment along the street by providing street-facing windows and entries and locating parking and access to parking at the back of the site. Commercial ground floors support pedestrian activity through maximum ground floor transparency (large shopfronts).
2. The massing and scale of buildings are manipulated to add interest to the building and to create variations in height and form.
3. Buildings employ quality materials, a compatible color palate, and a variety of architectural styles in order to define, unify, and contribute positively to Rancho Cordova.
4. Residential buildings and residential components of mixed-use buildings provide an assortment of residential unit types and sizes that accommodate a variety of household sizes. The proposed building program (including the amount of and location of proposed non-residential uses on the property, the number, size, and location of residential units, etc.) shall be reviewed by the City.
5. Appropriate transitions are provided between multi-family and mixed-use buildings and single-family neighborhoods.

2

SITE PLANNING

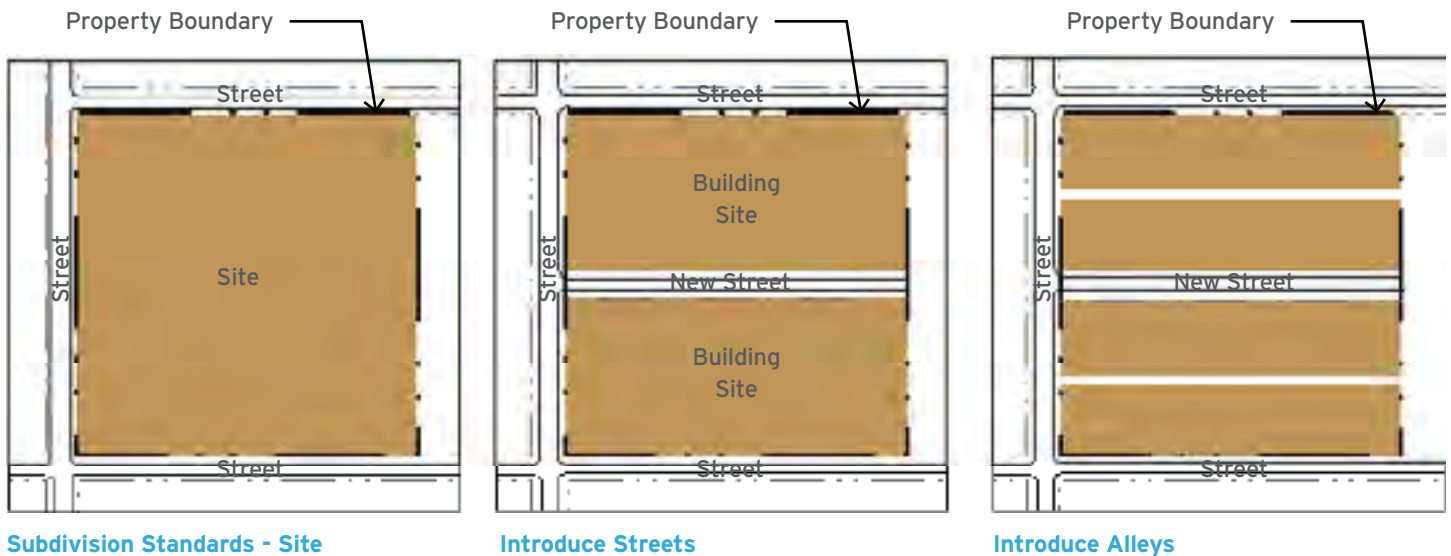
2.1 Introduction

Cities are realized by the deliberate assembly of streets, blocks, and buildings. In this act of making a place, space is allocated for both public and private use – for buildings and for open spaces. Buildings introduced into blocks determine the character of the public realm of streets and open spaces they face. This public realm is the shared space in the city that gathers people together to relate to one another. It also enables people to comfortably move through the city, to get from one place to another. It is at this most elemental scale that architecture and urbanism define each other.

While most new development in Rancho Cordova is likely to take place within the pre-established pattern of streets and blocks, it is likely that proposals for large sites, i.e., those greater than two (2) acres in size, will also be submitted. In these instances, it will be necessary to create new streets and blocks to ensure the blocks themselves do not become too large. Small blocks correlate with walkable urban places because the short block size provides walkers with numerous opportunities to vary their route, to investigate interesting activities or features, and to shorten or lengthen their walk without retracing their steps along the same roads.

2.2 General

1. New development on parcels larger than two (2.0) acres in size should provide new streets and sidewalks and street trees along both sides of the street.
2. New buildings and additions that are fifty percent (50%) or more of existing floor area in size shall construct sidewalks, remove and replace dead or overgrown landscaping, and plant street trees.
3. All other projects requiring planning permits/ approval shall remove and replace missing or dead landscaping (including street trees).
4. All new streets shall be improved with curbs, gutters, and sidewalks.



2.4 Blocks

All new and modified blocks should be designed per the following requirements:

1. Length along front street: one-hundred fifty feet minimum (150'-0" min.); five-hundred sixty-five feet maximum (565'-0" max.)
2. Depth along side street: one-hundred fifty feet minimum (150'-0" min.); four-hundred fifty feet maximum (450'-0" max.)
3. Blocks longer than four-hundred fifty- feet (450'-0") should provide a pedestrian passage or alley that connects the front street to the rear street or the side street to the opposite side street.



Illustrative Image

2.5 Street Trees and Parkways

Proposed development should include sidewalks and street trees as follows:

1. Street tree spacing should be between twenty-five and forty-five feet (25'-0" and 45'-0") on center with adjustments in spacing pursuant to public works standards.
2. Street trees on a given block shall be of two or three species in order to reduce problems with major pests or disease. They shall be selected per the primary solar orientation of the street as follows:
 - a. Streets oriented primarily in a north-south direction: Deciduous or Evergreen Trees
 - b. Streets oriented primarily in an east-west direction: Deciduous Trees,
3. Where appropriate, native California tree species shall be used in combination with other drought tolerant species.
4. Irrigation to parkways or tree wells shall be provided as an extension of the on-site system and is the responsibility of the property owner.



Illustrative Image

ITEM 3.3.

2.6 Street Lighting

Pedestrian-scaled street lighting should be provided along public sidewalks and public park pathways. The bottom of a lamp along a sidewalk or other path being lighted should not be more than twenty-feet (20'-0") above the ground.



Illustrative Image

2.7 Street Furnishings

1. Street furnishings are allowed within the public ROW as pedestrian amenities in front of all mixed-use buildings.
2. Street furnishings include but are not limited to: benches, waste receptacles, bicycle racks and similar items that help to define pedestrian use areas. Additional and optional amenities include: tables, chairs, umbrellas, kiosks, and planters.
3. The following materials should be used for street furnishings:
 - a. Benches should be made of wood, metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite materials that resemble wood.
 - b. Trash cans and bike racks should be made of metal.
 - c. Planters and pots should be made of metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite material that resemble wood.
 - d. Outdoor restaurant chairs and tables may be wood, metal, stone, or high quality plastic.
- e. Street furnishings such as tables and chairs should not be stored in a location that is visible from the street.
- f. Advertising on street furnishings within the public right-of-way is prohibited unless otherwise approved by [name of agency].
- g. The following street furnishings are not permitted within the public right-of-way or open space area(s):
 1. Vending machines;
 2. Photobooths;
 3. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving part, or more noise, or have flashing lights.



Illustrative Image

ITEM 3.3.

2.8 Outdoor Seating Areas, Cafes, and Restaurants

1. Outdoor seating areas, cafes, and restaurants on private property are encouraged provided they do not interfere with pedestrian flow and circulation along adjacent sidewalks, from public ways to building entries, or with amenities, such as bicycle racks and benches.
2. Required or proposed railings for outdoor areas, sidewalk cafes, and outdoor restaurants should be designed to complement the adjoining buildings.



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3

BUILDING TYPE STANDARDS

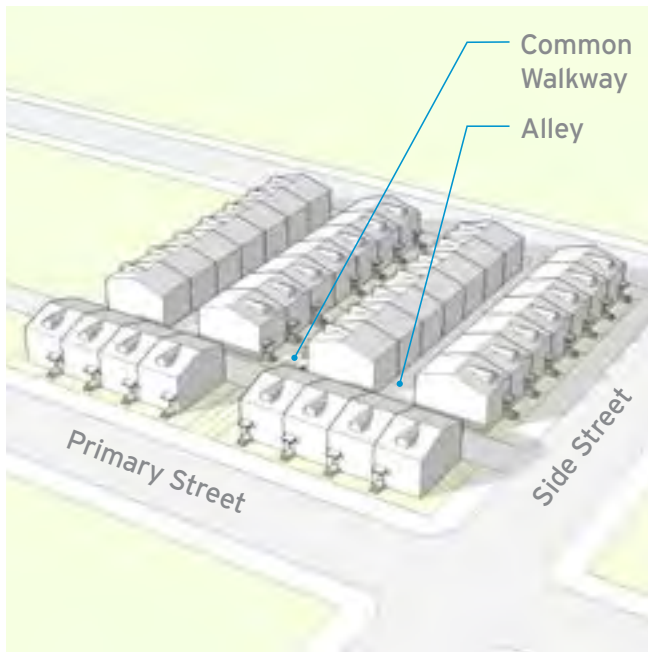
3.1 Introduction

Critical to realizing a diverse, human-scaled and pedestrian oriented environment is the construction of buildings that enable and form this environment. Components of these buildings that they all share are:

- Buildings are located at the front of the lot.
- Parking is located behind buildings either on the surface or in garages.
- Buildings face the street and open spaces with ample windows.
- Buildings with residential ground floors are set back behind small front yards and entered directly from the sidewalk through porches, stoops, courtyards, or common lobbies.
- Buildings with commercial ground floors are located at the sidewalk and entered directly from the sidewalk through shopfronts.
- Upper floor uses in mixed-use buildings are accessed through lobbies that, in turn, are accessed directly from the sidewalk.
- Architectural style is secondary to how buildings are deployed and how they relate to the street and neighboring buildings. A building can contribute to a walkable, pedestrian-friendly environment regardless of its architectural style.

In order to provide for a variety of household types and to create a varied and complex urban environment these Guidelines provide for a diversity of multi-family and mixed-use types, from row houses, and flex/lofts, and courtyard buildings to urban block buildings and liner/wrap buildings with garages. Depending on the scale of the development, more than one building type may be called for. Once a particular building type is selected, development must adhere to the type-specific standards and guidelines. These include maximum façade width, pedestrian access, parking, outdoor space, landscape, frontage types and building massing.

The selected building type(s) for each project will determine the standards and guidelines applicable to the development. Standards and guidelines for proposals that constitute a combination or hybrid of two different types will be determined by City Staff.



3.2 Rowhouse

A. Description

A structure that consists of at least two primary residences with common walls, side by side along the building frontage, with access from a street or common walkway. The structure has individual garages for each unit, accessed from an alley, or may have a shared garage with dedicated parking spaces. Garden Style Apartments are most similar to this building type.

B. Building Height and Massing

1. Maximum Height: 3 Stories
2. The second and third stories may occupy the full ground-floor footprint area.
3. Façade strings should have at least one encroachment per one-hundred linear feet (100'-0"), such as a porch, balcony, or plane break. The combined length of plane breaks should occupy at least ten percent (10%) of the façade length.

4. Building faces abutting side streets or yards should provide at least one horizontal plane break of at least three feet (3'-0"), and one vertical plane break of at least two feet (2'-0").
5. In a three-story building, a two-story rowhouse may be stacked over a separate ground-floor unit.

C. Access

1. The primary entrance to the dwelling should be accessed directly from and face the Street or a public Common Walkway.
2. If a Common Walkway is present, it should connect to a Street or Open Space, not to an Alley or Driveway, on at least one end.
3. The front Setback along the Common Walkway should be at least 15 ft from the center-line of the sidewalk resulting in a Building Face to Building Face width of at least 30 ft.
4. In order to accommodate Grade, front entrances may be raised up to six feet above the Grade of the adjacent sidewalk.
5. Primary pedestrian access is not permitted from an alley.
6. On a corner lot without access to an alley, parking and services should be accessed from the side street.

D. Parking and Service

1. Garages may be attached or detached from the primary dwelling.
2. There should be no vehicular parking between townhouse fronts and the public right-of-way.
3. Where integral garages are provided, they should be accessed from the rear of the rowhouses.

4. Where rowhouse strings are perpendicular to the public street, pedestrian access to the front of houses should be via a street or landscaped pedestrian path perpendicular to street. Access to the parking at the rear of the rowhouses should be via a separate, alley or laneway that is also perpendicular to the public street. It is not recommended that alleys perpendicular to the street combine both garage and front door access for pedestrians and such arrangements will only be approved in exceptional cases.
5. Services, utilities and trash container areas should be located on the alley, when practicable.



Rowhouse Illustrative Photo

E. Outdoor Space

1. At least ten percent (10%) of the lot area should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
3. Outdoor space types that count toward the satisfaction of the required amount of outdoor space include porches, patios, verandas, balconies, yards, and decks.
4. Common Outdoor Spaces
 - a. Required outdoor space can be shared between adjacent Building Types, as long as the cumulative minimum requirements for each type are satisfied (see Figure 4.12).
 - b. Should be readily assessable from all residential units.
 - c. Amenities should not be placed in remote, hard to see locations.
 - d. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

F. Frontage

1. Rowhouse strings should be parallel or perpendicular to existing and proposed public streets, or the edges of public spaces such as parks and plazas.
2. The fronts of townhouses should face streets or pedestrian paths (paseos or mews)
3. Rowhouse fronts should have an identifiable front door, which maybe raised, at grade, or in the case of sloping sites, be below the street level grade by no more than four feet (4'-0").
4. Where the end of a Townhouse string faces a primary street, that end face should be considered a Front. Its composition should include the end unit's Front Door as well as other windows that look out to the street.
5. Where more than one unit is provided in the rowhouse, the front door for each unit, may be separated one from the other, or they may share a common entrance. Where multiple entrances are provided, one of them may be sunken as much as ten feet (10'-0") in what is referred as an English basement arrangement.

G. Additional Standards

Outdoor space should be landscaped with native or adapted landscape or hardscaped.

See sections 4, 6, and 7.



3.3 Flex Loft

A. Description

An integrated residence and work space, occupied by a single unit. Often two (2) or more such units should be arranged side by side along the primary street or structurally modified to accommodate joint residential and work occupancy.

B. Building Height and Massing

1. Maximum Height: per Zoning Standards
2. The second and third stories may occupy the full ground floor footprint area, so long as it is within the floor area ratio (FAR) allowed for that zoning district.
3. The maximum number of attached flex loft units allowed is 10 units per façade string.

4. Façade strings should have at least one encroachment per one-hundred linear feet (100'-0"), such as a porch, balcony, or plane break. The combined length of plane breaks should occupy at least ten percent (10%) of the façade length.
5. Building faces abutting side streets or yards should provide at least one horizontal plane break of at least three feet (3'-0"), and one vertical plane break of at least two feet (2'-0").

C. Access

1. The primary entrance to the building should be accessed directly from and face the street except that primary residential entries may be accessed through workspace, through a pedestrian path between units, or from the rear.
2. Entrances to ground floor work spaces should be at grade.

D. Parking and Service

1. Parking spaces may be accommodated at grade on the lot, in a common surface lot, in a carport, in a garage on the lot, or in a common garage.
2. Parking and services should be located to the rear of the property or internal to the block.
3. Parking should be screened from view from the side street by a garden wall, fence or hedge.
4. Guest parking spaces may be accommodated with on-street spaces along streets and alleyways adjacent to the building. All on-street parking must follow Zoning Standards.
5. Services, aboveground equipment, and trash container areas should be located on the alley, or to the rear of the building accessed by a driveway.

E. Outdoor Space

1. At least ten percent (10%) of the lot area should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
3. Permitted outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated terraces, porches, patios, verandas, balconies, yards, and decks.
4. Common Outdoor Spaces
 - a. Should be readily assessable from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.
 - d. Buildings with ground floor office or retail use should provide public spaces with the following amenities: weather protection at each building entrance (individual units and buildings); a plaza or courtyard next to the primary buildings entrances.

F. Frontage

1. Permitted frontage types: stoop, shopfront, and terrace.
2. Front setbacks per zoning standards.
3. Ground-floor street frontage.
 - Retail, service, restaurant, office, and/or cottage industry are required on ground-floor



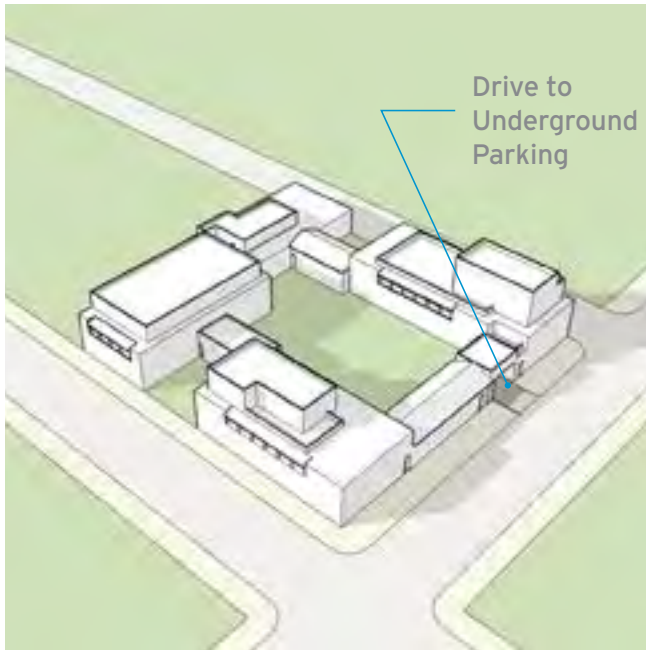
Flex Loft Illustrative Photo

primary building frontage, with residential on upper levels or behind the frontage use.

- The work space directly adjacent to the sidewalk/street should contain an active use and not be used exclusively for storage or warehousing.
- The work space on the ground floor should be oriented toward the street to allow pedestrian exposure and direct access to the work space.
- The work space on the ground floor should have a minimum of fifty percent (50%) transparency, measured along the length of the primary building frontage. Transparency refers to an open view into the building, such as a window.

G. Additional Standards

See sections 4, 6, and 7.



3.4 Courtyard Building/Bungalow Court

A. Description

A grouping of townhouses or multi-family units arranged around a central courtyard or series of courtyards at grade or above a parking podium. The building may contain residential or commercial uses, and parking is below ground or accommodated in up to two above-grade podium levels.

B. Building Height and Massing

1. Maximum height: sixty-five feet (65'-0").

C. Access

1. The internal courtyard should be accessible from the street, through the frontage. Where the internal courtyard is located above the ground plane, a grand public stair is encouraged. Access may be gated.
2. The primary entrance to each ground-floor unit should be directly from the street or courtyard. Entrances should occur at a maximum interval of sixty feet (60'-0").

3. Primary access to units above the ground floor should be through a lobby accessed from the street or the courtyard.

D. Parking and Service

1. Parking may be accommodated in up to two levels of above-ground podium, below ground, or both.
2. A liner of habitable space should conceal above-ground podium parking garages from view.
3. Residential parking should be separate from retail parking, except for any residential guest parking.
4. Parking stalls should meet the construction and maintenance standards of the Zoning Standards.

E. Outdoor Space

1. Amount required: at least fifteen percent (15%) of the lot area should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.

2. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
3. Types: Permitted outdoor space types that count toward the satisfaction of the required amount of outdoor space are: patios, verandas, and courtyards.
4. Dimensions: The minimum courtyard dimension should be thirty feet (30'-0") on one side for buildings. If the courtyard is surrounded by three (3) or more sides or if the building is three (3) or more stories, the minimum dimension on one (1) side should be forty feet (40'-0").
5. Encroachments: Encroachments into the outdoor space are permitted on all sides, provided that the minimum thirty feet (30'-0") dimensions is maintained, exclusive of the encroachments.
6. Design: the outdoor space must be open to the sky, except for any allowable encroachment and any shade structures within the space. Communal outdoor spaces should provide a high quality amenity and be easily accessible for all residents.
7. All outdoor space should be landscaped or hardscaped. In hardscaped areas, the use of permeable paving and planters is encouraged.
8. At least twenty-five percent (25%) of the required on-site outdoor space should be planted with ground cover, shrubs, trees, or a combination of thereof.
9. Common Outdoor Spaces
 - a. Should be readily assessable from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.



Courtyard Building Illustrative Photo
Courtyard View of a Courtyard Building

- d. Buildings with ground floor office or retail use should provide public spaces with the following amenities: weather protection at each building entrance (individual units and buildings); a plaza or courtyard next to the primary buildings entrances.

F. Frontage

1. Portions of façades above forty-five feet (45'-0") in height and greater than one hundred fifty feet (150'-0") in length should occupy no more than eighty percent (80%) of the primary facade plane established on the ground floor.
2. Permitted frontage types are: forecourt, storefront, storefront cafe, urban frontage, and dooryard. Developments must also comply with the permitted frontage types of the block development stands.

G. Additional Standards

See sections 4, 6, and 7.



3.5 Small Multi-Family Dwelling

A. Description

A structure that consists of at least two (2) primary dwelling units within the scale of a detached single-family dwelling. A small multi-family dwelling can accommodate up to four (4) units and is also appropriate within primarily single-family dwelling areas.

B. Building Height and Massing

1. Maximum height: per Zoning Standards
2. The second and third stories may occupy the full ground floor footprint area, so long as it is within the floor area ratio (FAR) allowed for that district.
3. Attic space may be occupied and not count as a story. Occupiable attic space should not exceed fifty percent (50%) of the ground floor footprint area.

4. Building faces abutting side streets or yards should provide at least one (1) horizontal plane break of at least three feet (3'-0"), and one (1) vertical plane break of at least two feet (2'-0").

C. Access

1. At least one (1) primary entrance to a dwelling unit should be accessed directly from and face the street.
2. Where an alley is not present, parking and services should be accessed by a sixteen feet (16'-0") wide, maximum, driveway.
3. On a corner lot without access to an alley, parking and services should be accessed from the side street, by a sixteen feet (16'-0") wide, maximum, driveway.
4. Buildings that do not front a street must front a courtyard and have at least one primary entrance to a dwelling unit accessed directly from the courtyard.

D. Parking and Service

1. Parking may be accommodated at grade on the lot, in a common surface lot, in a carport, in a garage on the lot, or in a common garage.
2. Tandem spaces are permitted.
3. Parking should be at the rear of the lot or in the middle of the block, separated and screened from view from the street.
4. Where parking is integral with the building, garage doors should not face the primary street but may face a secondary street where the building is on a corner lot.
5. Guest parking spaces may be accommodated with on-street spaces along streets and alleyways adjacent to the building. All on-street parking must follow Zoning Standards.
6. Where parking abuts a side street, it should be screened from view via fencing or hedges.

E. Outdoor Space

1. At least fifteen percent (15%) of the lot area should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, and decks.
3. Landscaped outdoor space should be planted with native or adapted landscape.
4. Here courtyards are used to satisfy open space requirements. They should be boarded on at least three (3) sides or have at least one (1) building or unit entrance on each side.
5. Common Outdoor Spaces
 - a. Should be readily assessable from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

F. Frontage

1. Permitted frontage types: yard/porch and stoop.
2. Front setbacks per Zoning Standards.
3. A dwelling's ground level should be designed so that the ground floor living areas, rather than



Small Multi-Family Illustrative Photo

sleeping and service rooms, are oriented toward the fronting Street.

G. Additional Standards

1. Where no more than two (2) buildings are proposed for a site they may be designed as identical.
2. Where more than two (2) buildings are on a site, no more than two (2) may be designed as identical and must differ by meeting at least four (4) of the criteria identified in section 4.
3. See sections 6 and 7.



3.6 Carriage House

A. Description

A structure composed of residential units above at least partially-enclosed ground-floor parking spaces. The parking is accessed from an alley or surface parking lot, while the residential units are accessed from the street or pedestrian path. The residential space need not be directly connected to the parking. Especially suitable as liner buildings, carriage houses can be used to screen surface parking lots from the primary street. Garden Style Apartments are most similar to this building type.

B. Building Height and Massing

1. Maximum Height: per Zoning Standards
2. The second and third stories may occupy the full ground floor footprint area, so long as it is within the floor area ratio (FAR) allowed for that zoning district.

3. The maximum length of a building should be greater than one-hundred fifty feet (150'-0").
4. Façade strings should have at least one encroachment per one-hundred linear feet (100'-0"), such as a porch, balcony, or plane break. The combined length of plane breaks should occupy at least ten percent (10%) of the façade length.
5. Building faces abutting side streets or yards should provide at least one horizontal plane break of at least three feet (3'-0"), and one vertical plane break of at least two feet (2'-0").

C. Access

1. The primary entrance to the building should be accessed directly from and face the street or pedestrian path.
2. A secondary entrance may be provided from the rear parking spaces.
3. Parking and services should be accessed through the alley or surface parking lot.

D. Parking and Service

1. Parking spaces should face the alley or surface parking lot and be screened from view from the side street by a garden wall, fence or hedge.
2. Tandem spaces are permitted.
3. Parking spaces do not have to correspond with the residential unit above.
4. Parking spaces do not need to be fully enclosed.
5. Services, utilities, and trash container areas should be located on the alley or in the surface parking lot.

E. Outdoor Space

1. Landscaped outdoor space should be planted with native or adapted landscape.
2. Because the carriage house type is intended as an auxiliary to another type, there is no open space requirements.
3. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
4. Common Outdoor Spaces
 - a. Should be readily assessable from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.



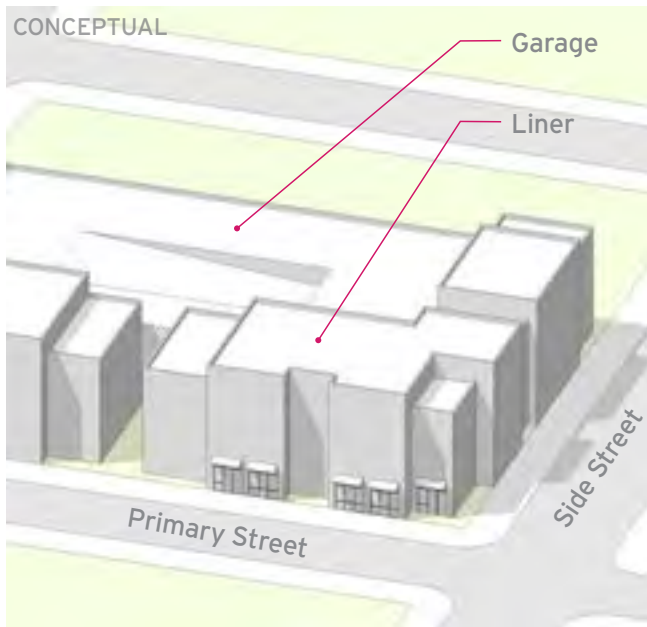
Carriage House Illustrative Photo

F. Frontage

1. Permitted frontage types: yard/porch, stoop, and terrace.
2. Front setbacks per Zoning Standards.
3. A carriage house's ground floor should be designed so that the street-facing side appears to be habitable.

G. Additional Standards

See sections 4, 6, and 7.



3.7 Liner with Garage

A. Description

A building and garage ensemble where the building directly fronts the street and wraps around an above ground garage and/or a big box store or theater. The garage/big box can either be attached to or detached from the building.

B. Building Height and Massing

1. Minimum height: two (2) Stories
2. Maximum height: five (5) Stories
3. Maximum building dimension along primary street and side street frontages: two-hundred fifty feet (250'-0"). Proposals that require larger frontages must be considered as multiple buildings with separate lobbies and façades.
4. The upper stories may occupy the full ground-floor footprint area, except for the fifth Story, which may only occupy up to seventy-five percent (75%) of the maximum footprint per story.

C. Access

1. Primary access to ground-floor spaces should be directly from the street and should occur at a maximum interval of sixty feet (60'-0").
2. Primary retail entrances should remain accessible and unlocked during regular business hours.
3. Primary Entrances to upper floors should be accessed through:
 - An interior courtyard.
 - A lobby that is accessed directly from the Street or the parking garage in the rear of the building.
 - Stoops entered from the street.

D. Parking and Service

1. Adequate parking will be provided for commercial uses.
2. Parking garages may exceed the maximum height story limit but may not exceed the height of the adjacent habitable structures.
3. Off-street parking should be accessed through an alley, when served by an alley.
4. Where an alley is not present:
 - Parking should be accessed from a side street, where possible
 - Services, above ground equipment, and trash container areas should be located off of a driveway accessing the parking garage.

E. Outdoor Space

1. At least ten percent (10%) of the ground-floor footprint area of the liner building should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.

2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space includes elevated terraces, porches, patios, verandas, balconies, and decks.
3. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
4. Common Outdoor Spaces
 - a. Should be readily assessable from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.
 - d. Buildings with ground floor office or retail use should provide public spaces with the following amenities: weather protection at each building entrance (individual units and buildings); a plaza or courtyard next to the primary buildings entrances.



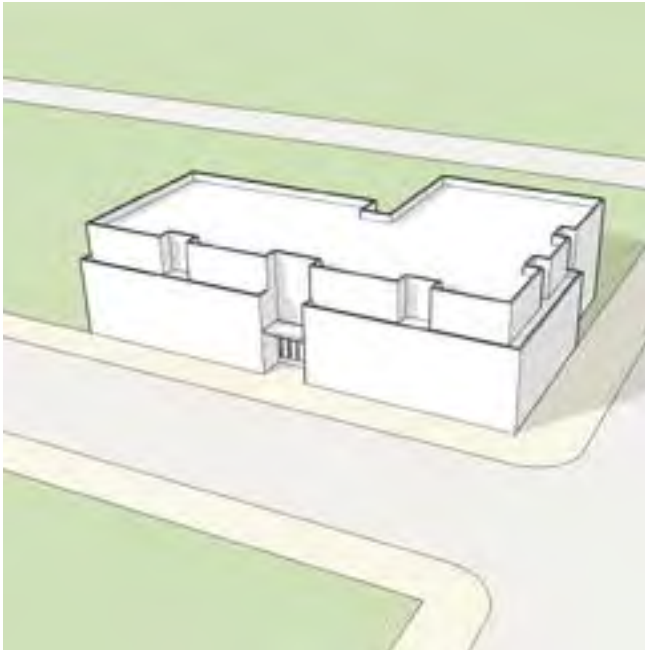
Liner Building with Garage Illustrative Photo

F. Frontage

1. Permitted frontages: courtyard, stoop, shopfront and terrace.
2. Where a setback is not designated per the setback plan, a building frontage may be setback a maximum of five feet (5'-0") from the lot line.

G. Additional Standards

1. Front yard space required by setback requirements should be hardscaped, except that planters may provide privacy for office or work space, or be landscaped to provide privacy for ground-floor residential.
2. See sections 4, 6, and 7.



3.8 Urban Block

A. Description

A building designed for residential uses in urban areas.

B. Building Height and Massing

1. Maximum height: per Zoning Standards
2. The upper stories may occupy the full ground floor footprint area, except that for buildings over one-hundred fifty feet (150'-0") in length, the fourth story may only occupy up to seventy-five percent (75%) of the ground floor footprint area.
3. Maximum building dimension along primary and side street frontages: two-hundred feet (200'-0").

C. Access

1. Primary access to ground-floor spaces should be directly from the street and should occur at a maximum interval of sixty feet (60'-0").
2. Building entrances fronting primary and side streets should remain accessible.
3. Primary entrances to upper floors should be accessed through:
 - An interior courtyard.
 - A lobby that is accessed directly from the street.
 - Stoops entered from the street.

D. Parking and Service

1. Parking is accommodated in an underground garage, surface lot behind the building, tuck-under, or a combination thereof.
2. Parking lots and garages should be located at the rear of the building where lot size permits and screened from adjacent streets with walls, fences, or hedges.
3. Where an alley is not present, parking entrances to garages and/or driveways should be located as close to the side or rear of the lot.

E. Outdoor Space

1. At least ten percent (10%) of the ground-floor footprint area of the urban block building should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.

3. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated terraces, porches, patios, verandas, balconies, and courtyards.
4. Buildings with ground floor office or retail use should provide public spaces with the following amenities: weather protection at each building entrance (individual units and buildings); a plaza or courtyard next to the primary buildings entrances.
5. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces. Common Outdoor Spaces
 - a. Should be readily accessible from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

F. Frontage

1. Permitted frontages: courtyard, stoop, and terrace.
2. Front setbacks per Zoning Standards.

G. Additional Standards

See sections 4, 6, and 7.



Urban Block Illustrative Photo



Urban Block Illustrative Photo



3.9 Mixed-Use Block

A. Description

A highly-flexible building designed for occupancy by a variety and/or combination of uses such as retail, service, office and residential uses.

B. Building Height and Massing

1. Maximum height: per Zoning Standards
2. The upper stories may occupy the full ground floor footprint area, except that for buildings over one-hundred fifty feet (150'-0") in length, the fourth story may only occupy up to seventy-five percent (75%) of the ground floor footprint area.
3. Maximum building dimension along primary and side street frontages: two-hundred feet (200'-0").

C. Access

1. Primary access to ground-floor spaces should be directly from the street and should occur at a maximum interval of sixty feet (60'-0").
2. Building and retail entrances fronting primary and side streets should remain accessible and unlocked during regular business hours.
3. Primary entrances to upper floors should be accessed through:
 - An interior courtyard.
 - A lobby that is accessed directly from the street.
 - Stoops entered from the street.

D. Parking and Service

1. Parking is accommodated in an underground garage, surface lot behind the building, tuck-under, or a combination thereof.
2. Parking lots and garages should be located at the rear of the building where lot size permits and screened from adjacent streets with walls, fences, or hedges.
3. Where an alley is not present, parking entrances to garages and/or driveways should be located as close to the side or rear of the lot.

E. Outdoor Space

1. At least ten percent (10%) of the ground-floor footprint area of the urban block building should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated terraces, porches, patios, verandas, balconies, and courtyards.

3. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
4. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces. Common Outdoor Spaces
 - a. Should be readily accessible from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

F. Frontage

1. Permitted frontages: courtyard, stoop, shopfront and terrace.
2. Front setbacks per Zoning Standards.
3. When an urban block's ground level is non-residential, it should be designed so that the ground floor areas are made up primarily of retail, office or work space, visible in part, to the public through ground-floor windows.

G. Additional Standards

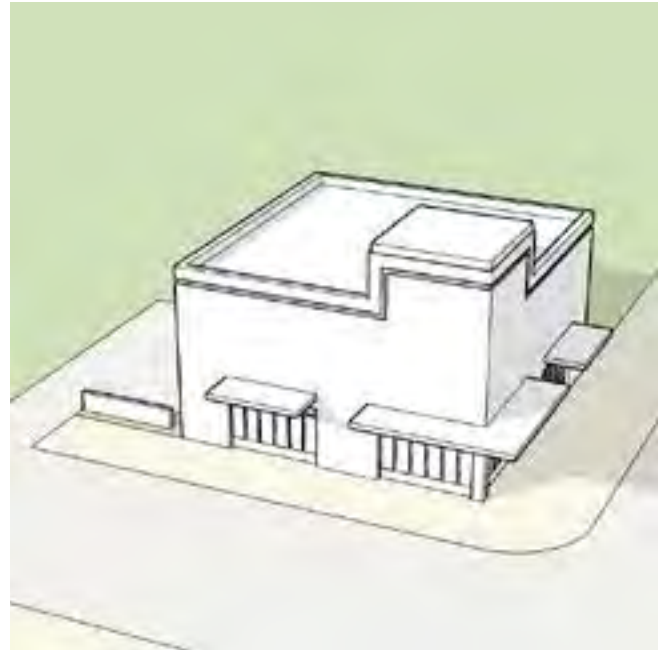
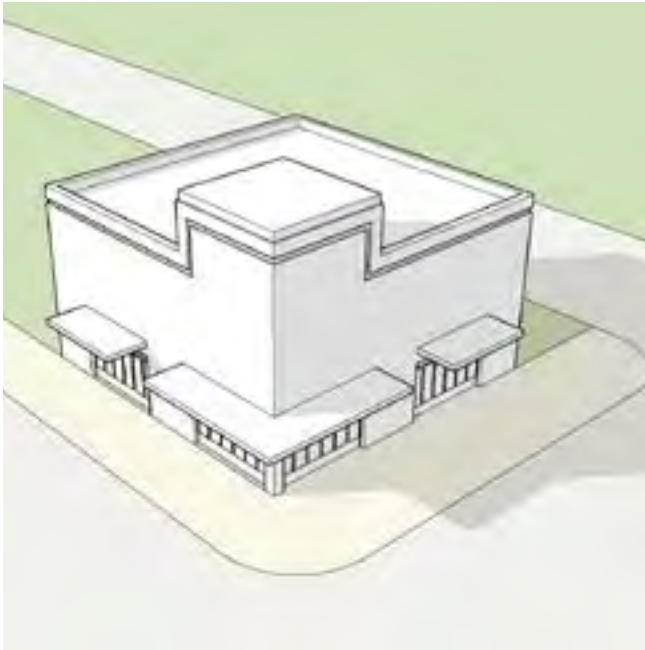
See sections 4, 6, and 7.



Mixed-Use Block Illustrative Photo



Mixed-Use Block Illustrative Photo



3.10 Small Mixed-Use Building

A. Description

A small yet highly-flexible building designed for occupancy by a variety and/or combination of uses such as retail, service, office and residential uses.

B. Building Height and Massing

1. Maximum height: per Zoning Standards
2. The upper stories may occupy the full ground floor footprint area.
3. Maximum building dimension along primary and side street frontages: Fifty feet (50'-0").

C. Access

1. Primary access to ground-floor spaces should be directly from the street.
2. Building and retail entrances fronting primary and side streets should remain accessible and unlocked during regular business hours.

3. Primary entrances to upper floors should be accessed through:
 - Entrance in the rear.
 - A lobby that is accessed directly from the street.
 - Stoops entered from the street.

D. Parking and Service

1. Parking should be an alley-loaded lot and/or parallel on-street.
2. Where no alley is present, parking may be accessed via a driveway and from the primary and/or secondary street. Such driveways may include parking along one side, making the total parking area exposed to the street no greater than forty-two feet (42'-0"). Parking spaces should be screened from view from the fronting street, by a low wall, fence or hedge, at least forty-inches (40") in height.

E. Outdoor Space

Not required.

F. Frontage

1. Permitted frontages: stoop, shopfront and terrace.
2. Front setbacks per Zoning Standards.
3. Should be designed so that the ground floor areas are made up primarily of retail, office or work space, visible in part, to the public through ground-floor windows.

G. Additional Standards

See sections 4, 6, and 7.



Small Mixed-Use Building Illustrative Photo



Small Mixed-Use Building Illustrative Photo

4

BUILDING ARTICULATION AND MASSING STANDARDS

4.1 Purpose

The desired pedestrian scale and character of Rancho Cordova requires that new project development not appear as massive, monolithic structures, but instead as a series of smaller scale buildings. This goal is a particular challenge when one large ownership, or smaller consolidated parcels are proposed for development as a single project. The standards of this section are intended to ensure that larger projects are designed to appear as carefully conceived groups of separate structures that, along with an attractive streetscape, contribute to the overall urban, pedestrian-friendly quality desired for Rancho Cordova.

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4.2 Building Massing and Articulation Techniques

New buildings should be composed of simple, well-proportioned masses designed according to a combination of a minimum of four (4) of the following massing and articulation techniques:

- 1. Horizontal Articulation
- 2. Vertical Articulation
- 3. Architectural Projections
- 4. Architectural Recessions
- 5. Façade Differentiation
- 6. Height Averaging
- 7. Floor Level Articulation



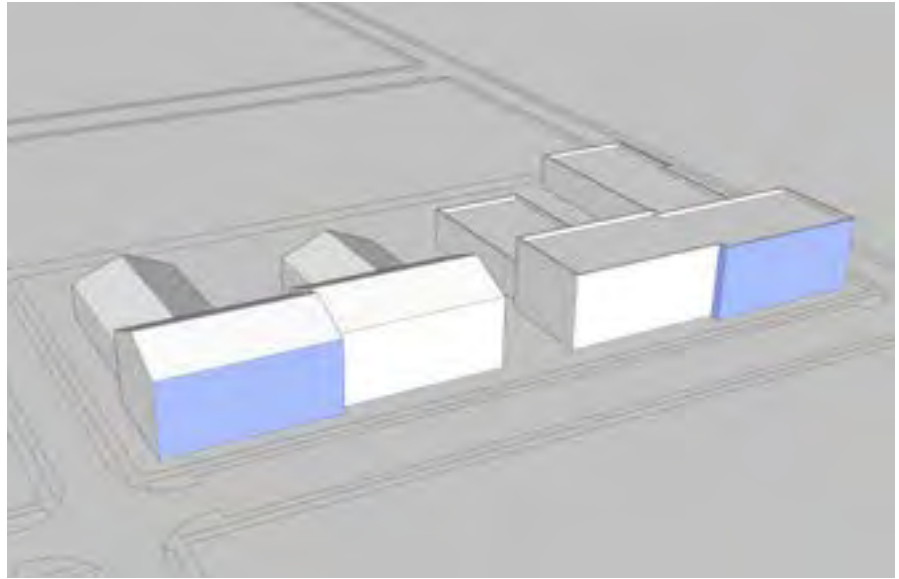
Multiple Variations of Same Style



Mixed-Use Building Articulated with Corner

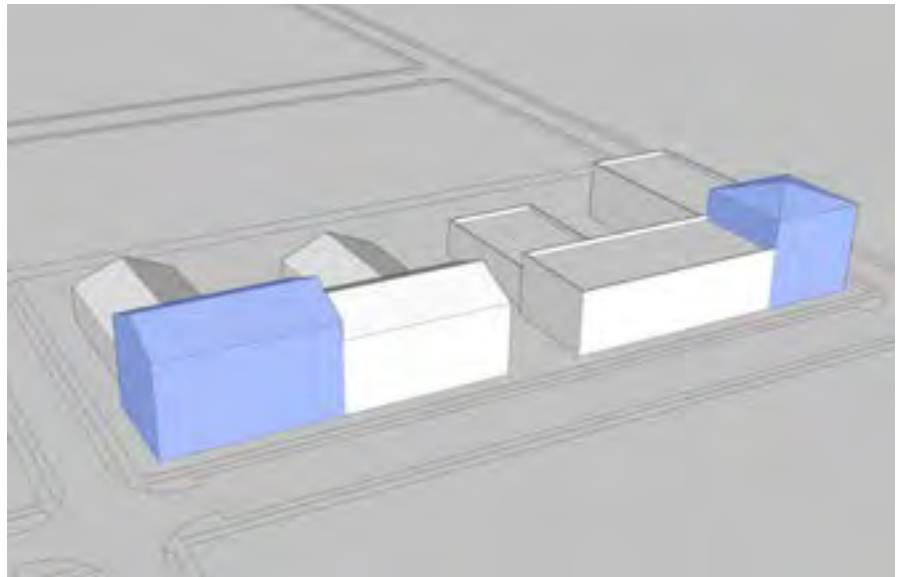
1. Horizontal Articulation

Step a portion of the street-facing façade forward or backward from the predominant façade plane a minimum of six feet (6'-0") for a minimum distance of twenty-five feet (25'-0").



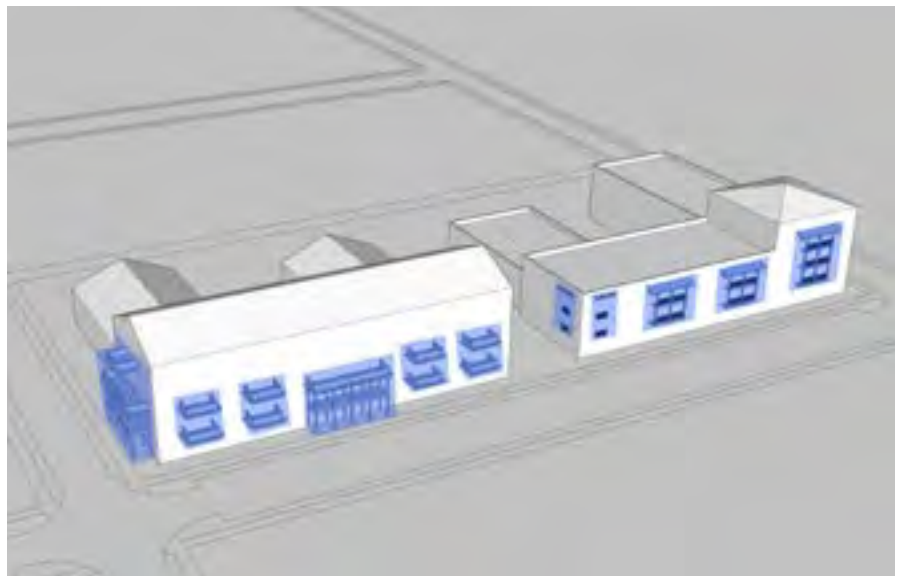
2. Vertical Articulation

Step a portion of the street-facing façade upward or downward from the predominant building height a minimum of four feet (4'-0") for a minimum distance of twenty-five feet (25'-0"). This technique is useful for "stepping down" the scale of a new building adjacent to an existing smaller building.



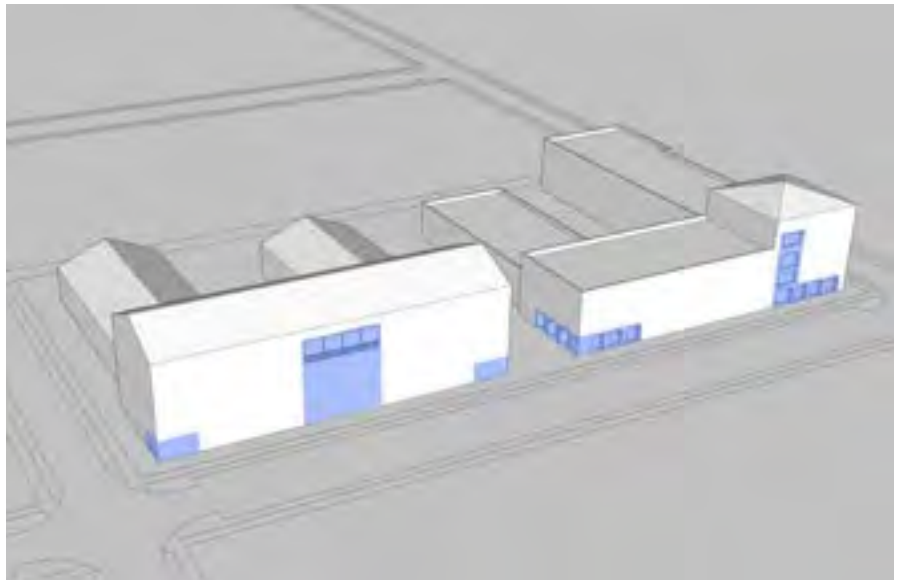
3. Architectural Projections

Append or project façade elements such as balconies, bay windows, cantilevered rooms, and/or awnings.



4. Architectural Recessions

Recess architectural elements or spaces - such as recessed porches, covered passages, recessed balconies, and windows - into the plane of the façade.



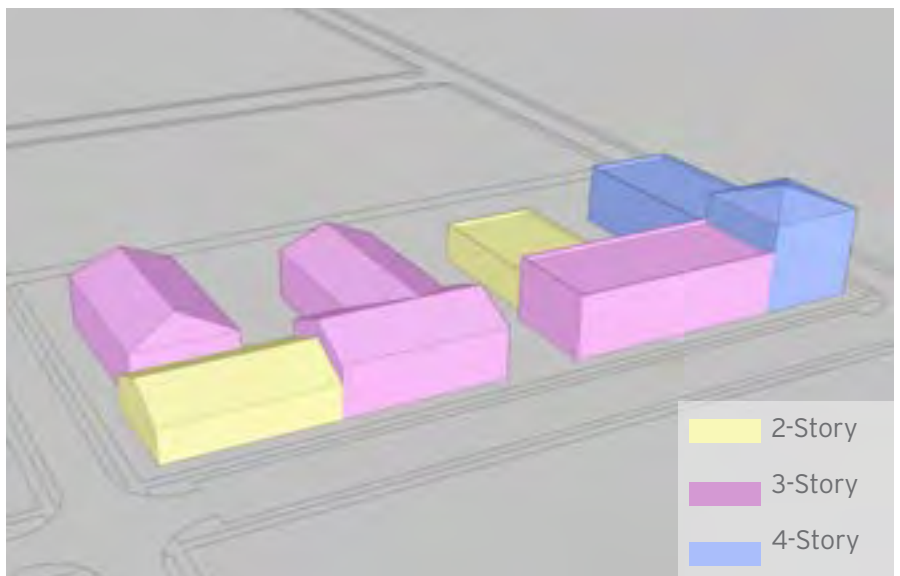
5. Façade Differentiation

Design the façade to appear as though it is composed of two (2) or three (3) distinct “buildings” with differing material and/or color combinations on each “building.”



6. Height Averaging

Up to thirty percent (30%) of the building footprint area may be one story/ten feet (10'-0") taller than the maximum height allowed in a given zone, provided an equal amount of building footprint area is one story/ten feet (10'-0") shorter than the maximum allowed height.



7. Floor Level Articulation

Articulate the façade to express the building's floor levels as base, middle, and top by:

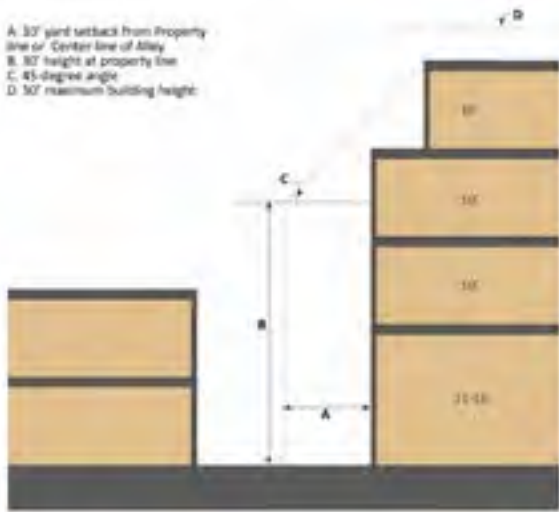
- Providing a substantial horizontal articulation of the façade at the top of the first story such as a cornice, belt course, or other such architectural element which is appropriate to the style of the building.
- Provide articulation at the parapet (for buildings with flat roofs) or below the eave (for buildings with sloped roofs) that marks the top of the building with a cornice, color change, or material change.
- For buildings or portions of buildings which are three (3) stories in height or taller, provide articulation for the top story of the building. This may be accomplished by a color change, material change, a cornice/belt course at the bottom of the uppermost story.



4.3 Transition to Residential Districts

In any zone where mixed-use or multi-family buildings are permitted, new structures should not extend above a plane starting at thirty feet (30'-0") in height directly above the parcel line abutting any residentially-zoned parcel, or where there is an alley, the centerline of the alley, and from that point, extending in at a 45-degree angle from vertical toward the interior of the site, up to the maximum building height (see Illustration). The thirty feet (30'-0") height measurement shall be taken from the same reference grade as determined for the subject site.

A. 30' yard setback from property line or Center line of Alley
B. 30' height at property line
C. 45-degree angle
D. 50' maximum building height



Illustrative Diagram

4.4 Materials, Color Variation, and Architectural Styles

In addition to the articulation and massing strategies, building façades may employ the following material, color, and architectural style techniques:

A. Variety of Materials and Colors

Utilize different materials and colors to divide building façades into vertical and/or horizontal increments and/or to emphasize certain architectural elements or features.

B. Diversity of Architectural Styles

Employ a variety of architectural styles in order to give large buildings the appearance they are comprised of multiple, smaller, attached, village-scale "buildings." See Section 6 (Architectural Standards).



Building Designed with Variety of Height and Massing



Large Building Made to Look Like Two Separate Buildings

5

FRONTAGE TYPES

5.1 Standards and Guidelines

A building's frontage is the interface between the public realm and private development. The successful design of this interface significantly contributes to the realization of an active and engaging urban environment.

Buildings have ground-floor frontages that are human-scaled, provide visual interest, and access to ground-floor uses. This section provides a palette of prototypical frontage types that if united will satisfy the objective standards for frontages. Standards include dimensional criteria, criteria for openings, as well as criteria for the ground plane immediately adjacent to the frontage, such as minimum glazing (see Figure 3-1).

These standards are applicable to multi-family and mixed-use buildings that face public streets, parks or plazas.

Intent:

In order for applications to be approved, each application should meet the following criteria as applicable:

- Creates or maintains a pedestrian oriented streetscape,
- Generates a transition from the public streetscape to each building and its site.

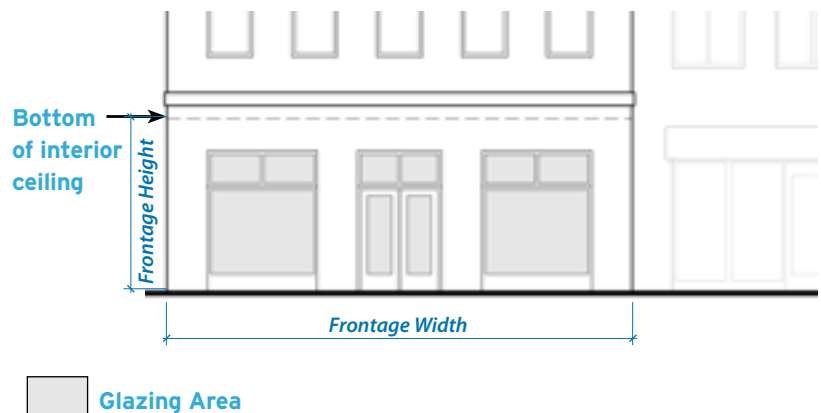


Figure 3-1 : Minimum Frontage Glazing Diagram

The frontage glazing area should be measured from the finished floor to the bottom of ceiling of the ground floor.

5.2 Explanation of Standards

A. Intent Statement

This statement describes the building-to-street relationship that each frontage type is meant to achieve.

B. Entries

These standards address entries at the block fronts, not those that are internal to the site.

C. Dimensions

Specific dimensions of features like massing, entry height, openings, and setbacks are delineated here.

D. Paving and Landscaping

This standard addresses the area between the property line and building face.

E. Additional Standards and Guidelines

These standards and guidelines provide additional direction in shaping the appropriate building-to-street relationship. They address glazing at the ground floor, frontages, and entries.



Storefront Illustrative Photo



Storefront Illustrative Section

Ground floor uses open directly to the sidewalk.

5.3 Stoop

A. Intent Statement

Stoops are elevated entry stairs, placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks and may be covered.

B. Entries

1. Stoops should correspond directly with the building entrance to which they provide access.
2. The exterior stairs may be perpendicular or parallel to the adjacent sidewalk.

C. Dimensions

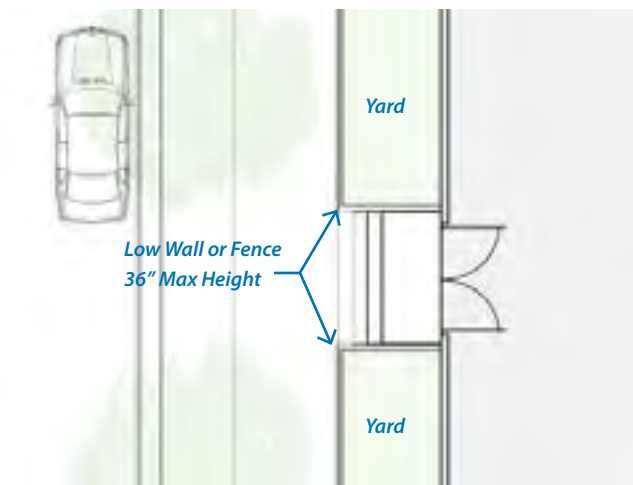
1. Stoop Width: four to ten feet (4'-0" to 10'-0")
2. Stoop Depth: four to ten feet (4'-0" to 10'-0")
3. Height: from above finished grade twelve to forty-eight inches (12" to 48")

D. Paving and Landscaping

1. Yards should be landscaped with native or adaptive landscaping should be at grade or in raised planters.
2. Walks should be paved.

E. Additional Standards and Guidelines

1. Stoops may encroach into any required front yard setbacks.
2. Awnings, canopies, and shed roofs may cover Stoops.



Plan Diagram



Stoop Illustrative Photo



Stoop Conceptual Diagram

5.4 Fence and Hedge

A. Intent Statement

Fence and hedge frontages provide a green buffer for residential ground-floor uses at heavily-trafficked thoroughfares. The fence and hedge frontages provide privacy.

B. Entries

Entries should be recessed behind fence and an optional hedge. There should be a break for pedestrian access at least every two-hundred feet (200 ft.) But can be frequent if serving row houses.

C. Dimensions

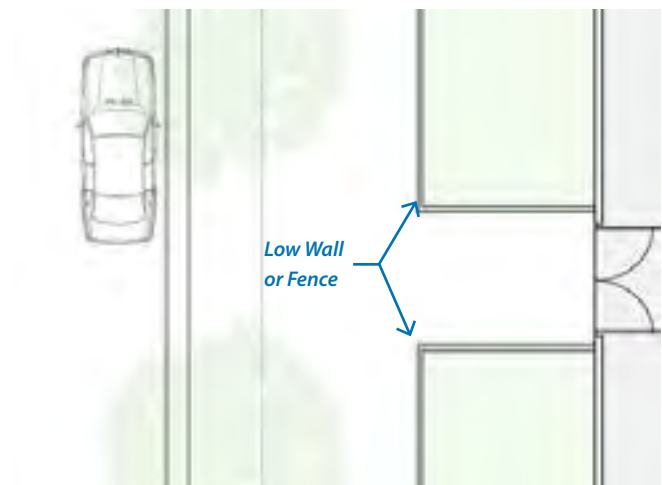
Fence and hedges should be no taller than forty-inches (40") tall measured from the sidewalk grade.

D. Paving and Landscaping

1. Yards should be landscaped with native or adaptive landscaping or hardscape.
2. Walks should be paved.

E. Additional Standards and Guidelines

1. If used, hedge should be thick enough to obscure the fence.
2. Fence tops should not be visible above hedge upon maturation of landscaping.
3. Fences should be metal, wood or vinyl. Chainlink fencing not allowed.



Fence and Hedge Conceptual Plan



Fence and Hedge Illustrative Photo



Fence and Hedge Conceptual Diagram

5.5 Front Porch

A. Intent Statement

A roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and the building. Porches may be provided on buildings that are set back from the primary and/or side street property lines and may encroach into the front yard and side street yard.

B. Entries

Porches may be accessed directly from the adjacent sidewalk along the primary and/or side street.

C. Dimensions

1. Porches should be a minimum of six feet (6'-0") in depth.
2. Porches should be a minimum of twelve feet (12'-0") in width.
3. Ceiling height on porches should be a minimum of eight feet (8'-0") and a maximum of twelve feet (12'-0").
4. The height of a fence, hedge, or wall above adjacent finished grade should be a maximum of forty-inches (40").

D. Paving and Landscaping

1. Yards should be landscaped with native or adaptive landscaping.
2. Walks should be paved.

E. Additional Standards and Guidelines

1. Porch materials and design shall be compatible with the design of the rest of the building.
2. Porches may be enclosed with insect screens if recessed from the exterior wall plane and if visibility is maintained from the sidewalk.



Front Porch Illustrative Photo



Front Porch Conceptual Diagram

5.6 Raised Commercial Terrace

A. Intent Statement

Raised terraces provide outdoor dining and seating for ground floor commercial uses. They are to accommodate grade changes between the adjacent sidewalk and the finished floor. Raised commercial terraces are appropriate frontages for mixed-use buildings on sloping sites.

B. Entries

Terraces may be accessed from the building or directly from the adjacent sidewalk.

C. Dimensions

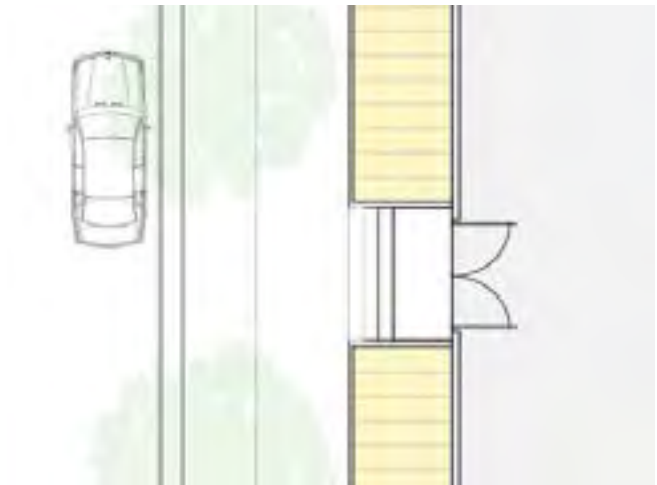
1. Terraces may be raised up to three feet (3'-0") above the adjacent sidewalk.
2. Terraces should be at least seven feet (7'-0") deep.
3. Terraces may be recessed from the frontage line up to eight feet (8'-0").
4. The terrace frontage should be designed to be subdivided into thirty-foot (30-foot) bays for commercial leasing flexibility and functionality.

D. Paving and Landscaping

N/A

E. Additional Standards and Guidelines

1. Terraces should be clearly delineated with permeable fencing, low walls or landscaping.
2. Terraces must be setback a minimum of thirteen feet (13'-0") from the curb to accommodate the pedestrian right-of-way and street trees.
3. Awnings, Signs, etc. should be located at least ten feet (10'-0") above the terrace.



Commercial Terrace Conceptual Plan



Commercial Terrace Illustrative Photo



Commercial Terrace Conceptual Diagram

5.7 Shopfront

A. Intent Statement

Shopfronts provide direct access to ground-floor spaces that are located adjacent to the sidewalk. Shopfronts are typically associated with retail uses but may accommodate other uses. Where space available, shopfront frontages may provide outdoor seating areas and outdoor displays. Shopfronts are appropriate frontages for mixed-use buildings.

B. Entries

Entries should be set at the adjacent sidewalk or within an alcove that is adjacent to a sidewalk.

C. Dimensions

1. Shopfronts should be between twelve to twenty-five ft (12'-0" to 25'-0") high, measured from the finished floor to the bottom of the ceiling of the shopfront space.
2. Shopfront spaces should be set no more than twelve inches (0'-12") above the adjacent sidewalk at the primary entrance.

D. Paving and Landscaping

The area between the property line and the building face should be paved.

E. Furnishing Zone

1. Where permitted, outdoor seating may be provided in front setbacks.
2. Product displays (e.g. flowers, food, merchandise displays) are encouraged near shopfront entries.

F. Additional Standards and Guidelines

1. At least sixty percent (60%) of the shopfront façade area at the ground floor should be glazed. Glazing should be transparent and clear; opaque, highly reflective, and dark tinting are not permitted. The sill height of a storefront window should be no more than thirty inches (0'-30") high measured from the adjacent finished sidewalk.
2. The maximum length of blank walls facing the street is limited to fifteen horizontal feet (15') for any one stretch.



Shopfront Illustrative Photo



Shopfront Conceptual Diagram

5.8 Industrial Shop

A. Intent Statement

Industrial shop frontages are intended for urban or industrial settings where large street-facing openings are needed or desired. Industrial shops may be elevated from the sidewalk. Industrial shop frontages are appropriate frontage for the flex-loft building. They may be applicable to other mixed-use buildings with staff approval.

B. Entries

Industrial shops may be accessed from the building or directly from the adjacent sidewalk.

C. Dimensions

1. Industrial shops may be raised up to three feet (3'-0") above the adjacent sidewalk.
2. Industrial shops should be at least seven feet (7'-0") deep.
3. Industrial shops may be recessed from the frontage line up to eight feet (8'-0").

D. Paving and Landscaping

Industrial shops on grade with the sidewalk should be hardscaped with a paving palette consistent with the overall streetscape.

E. Furnishing Zone

Outdoor furniture should be durable.

F. Additional Standards and Guidelines

1. The industrial shop must be setback sufficiently from the curb to accommodate the pedestrian right-of-way and street trees.
2. Awnings, Signs, etc. should be located at least eight feet (8'-0") above the ground floor level.



Industrial Shop Illustrative Photo



Industrial Shop Conceptual Diagram

5.9 Forecourt

A. Intent Statement

A forecourt is a public space formed by a recess in the façade of a building. The forecourt is typically at grade but may be raised from the sidewalk per ADA accessibility standards.

B. Entries

Ground-floor units in multi-family buildings with corridors may have the primary entry from a corridor accessible from a common building lobby, directly from the sidewalk via a forecourt, or both. However, at least one building entry should be accessible from the forecourt.

C. Dimensions

1. In no case should the forecourt be deeper than forty feet (40'-0").
2. Forecourts should not have height that exceeds the width by more than twenty-five percent (25%). A forty-foot (40'-0") wide forecourt can have a height of fifty-feet (50'-0").

D. Paving and Landscaping

3. Forecourts may be further defined by low walls or landscape between the sidewalk and adjacent property line.
4. Forecourts may be landscaped or paved. Landscaping includes: lawn, grasses, small shrubs, and accent trees that allow views of the building facade.

E. Furnishing Zone

Loose furniture is permitted in forecourt.

F. Additional Standards and Guidelines

All building edges surrounding the courtyard should have windows.



Forecourt Illustrative Photo



Forecourt Illustrative Section

6

ARCHITECTURAL STANDARDS

6.1 Standards and Guidelines

The architectural standards and guidelines of this section are in addition to the section given and apply to all multifamily developments in Rancho Cordova. They address the composition of buildings as well as functional aspects of building, parking, and outdoor space design. The goal of this section is to ensure that development consistent with the goal of creating a human-scale mixed-use environment in which each individual building furthers the overall vision.

The images in this section are for illustrative purposes, only provided to illustrate intent.

6.2 Roof Guidelines

1. When used, “cool roofs” should be designed using white or other lightly colored surface to reflect the sun and reduce building temperatures and need for cooling.
2. Roof forms and materials that complement the character of the building design should be used.
3. The roof edge should be defined with a parapet, cornice, overhang, or some other architectural element.
4. Green roofs should be considered for their ability to treat stormwater, as well as to provide a visual amenity.
5. Rooftop mechanical equipment should be clustered away from the edge of the building and behind/within an enclosure that is architecturally compatible with other on-site development in terms of colors, materials, and architectural styles so as not to be visible from the street and improve building appearance from surrounding taller buildings.
6. Rooftop equipment not within an enclosure should be painted to match the rooftop, if feasible.
7. Unenclosed shade structures, and similar amenities should be considered to encourage rooftop use and to provide visual relief. Shade structures should not exceed 16 feet in height from the roof deck floor level and do not count as a Story.
8. Rooftop amenities such as swimming pools are permitted; rooftop amenities do not count as a Story.



Illustrative Photo
Apartment complex with a variety of rooflines.



Illustrative Photo
Roof form and materials complement the architectural character of the building.

6.3 Colors and Materials

1. Changes of exterior color, texture, or material should be accompanied by changes in plane so that buildings appear substantial and integral.
2. Color and material changes at the outside of corners of a building or plane change that give a thin veneer, or faux stone appearance, should be avoided.
3. Materials that have demonstrated their durability in similar climates, sustainably manufactured, harvested, and/or sourced should be considered.
5. Residential and/or hotel entries for pedestrians may be accessed from courtyards, which provide additional richness to the streetscape experience.
6. Special paving and landscaping should be included at entrances to enhance the overall building design.

6.4 Entrances

1. The Primary Entrance to buildings should be oriented to the Street front, or courtyard, rather than to the parking lot, Alley, or interior of lot.
2. Where side or rear building entrances are provided, they should always be accompanied by a front, street-facing entrance.
3. On corner lots with one retail frontage, residential lobby entries should be located on the Side Street of the two Streets, where practical, to allow uninterrupted retail on the Primary Street.
4. Residential entries should be well marked and easy to find. Entry doors should be recessed to articulate the entrance, add depth to the façade, and ensure that doors do not swing into the Sidewalk.



Illustrative Photo
Complementary colors and materials enhance the building mass.



Illustrative Photo
Easily-identifiable pedestrian entries to buildings, whether to shopfronts or residences, promote walkability and enhance the streetscape.

6.5 Shopfronts

1. Shopfronts may have special paving to differentiate the building entrance, but should be designed with primary consideration of the public right-of-way.
2. Shopfronts should provide large windows and window display boxes along ground floor commercial spaces to activate the Street and allow pedestrians to view the merchandise for sale, restaurant interiors, dance classes, art galleries, artists at work, etc.
3. Where multiple retail tenants occupy one building, the same height of awnings across an entire building should be maintained. Building or Shopfront entries along the ground floor should be at regular intervals if feasible. Ideally, Shopfronts should be designed to be subdivided at 30 foot intervals for commercial leasing flexibility and functionality and to create a fine-grained rhythm along the Street.
4. Shopfronts should avoid blank walls on large tenant spaces by lining Street Frontage with smaller, in-line retail shops on either side of a prominent entry for the large tenant.
5. A transition between Shopfronts with a defined edge treatment, such as a change in plane, column, or a vertical trim element between Shopfronts should be provided.
6. Multiple entrances should be incorporated for large stores along a Street front whose length spans the width of more than two typical shops (2 X 30 ft), or which front on more than one Street, to enliven the Street by providing more access opportunities.
7. Rather than shadow window box displays, at least 65% of a retail Frontage should include transparent glazing and at least 70% of the glazing should allow views into the store.
8. The base below windows should be between 18-30 inches in height to protect glazing from foot traffic while maintaining the characteristic of height and openness of the glazing.
9. Transoms should be incorporated above entry doors to accommodate business addresses.
10. Doors and entryways to stores should be recessed to articulate the entrance, add depth to the façade, and ensure that doors do not swing into the Sidewalk.
11. Commercial grade entry doors with clear glazing framed in metal or wood should be used.
12. Shopfronts should use awnings, canopies, architectural lighting, and pedestrian signage to articulate shop entrances.
13. Shopfront materials and colors that complement the overall building and adjoining Shopfronts should be selected.



Illustrative Photo

Architecturally-consistent detailing from signage and lighting fixtures to colors and materials enhance the character of the streetscape.

6.6 Encroachments and Projections

The following are the permitted encroachments and/or projections into the public right-of-way and/or setback as indicated:

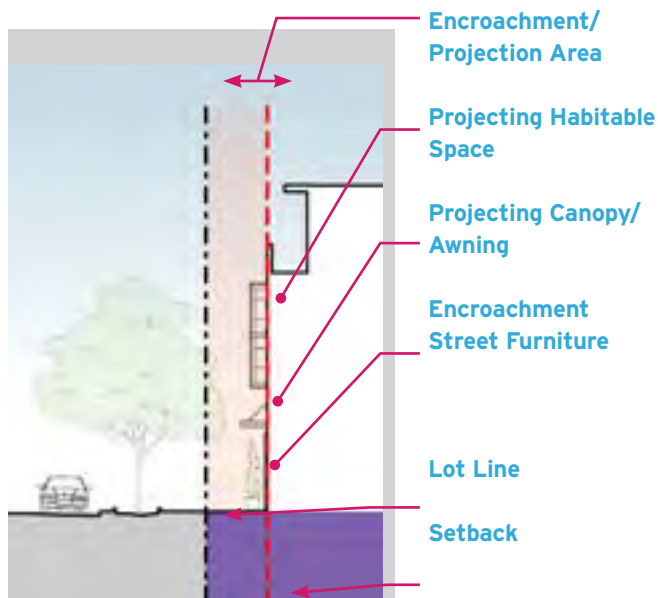
1. Awnings

- Awnings may project up to eight feet (8'-0") or thirty-three percent (33%) of the distance between the building face and the curb, whichever is less, with the exception of a canopy projecting over the primary entrance of a multi-family residential lobby of no greater than eight feet (8'-0") in width, which may project to the curb line. Support for the canopy's structure in the form of two posts no greater than four inches (0'-4") in diameter may be provided at least two feet (2'-0") from the back of the curb.
- Each awning should conform to a storefront.
- Minimum vertical clearance for awnings and canopies should be eight feet (8'-0") if it is removable or retractable and twelve feet (12'-0") if it is fixed or permanent.
- Awnings should not obscure storefront signage.
- Canvas and high-quality fabric should be used, rather than vinyl or other materials.

- Upper floor awnings should cover no more than one window opening.

2. Canopies

- The canopy is a flat, metal awning that extends perpendicular from the building and parallel to the sidewalk. The canopy's frame is connected to the wall and spanned by a variety of materials, including metal lattice, glass, and metal slats. On facades facing west, canopies may also be perpendicular to the sidewalk to screen the late-day sun.
- Canopies should be of a simple form, made of metal and/or glass.
- Canopies should be supported either from below by metal brackets, or from above by rods, wires, or chains that affix to the wall.
- Canopies may extend across multiple storefronts.
- Canopies should be positioned so that signage is not obstructed.
- Canopies should be coordinated with the overall design of the building; all canopies on a single building shall be consistent in their design, color, and material.



Illustrative Diagram

The encroachment/projection area is dependent on building type and setback requirements.



Illustrative Photo

Contemporary metal canopy over retail space.

6.6 Encroachments and Projections, Continued

3. Encroaching Habitable Spaces, includes Balconies, Bay Windows and Cantilevered Rooms

a. Balconies

1. Balconies are encouraged on buildings facing major public spaces such as parks, playgrounds, and plazas.
2. Balconies are permitted on internal courtyard spaces.
3. Recessed balconies should be used occasionally, so as not to be a dominant accoutrement.
4. Residential balconies should be designed to have a minimum occupiable depth of at least five feet (5'-0") and may encroach into the front yard setback up to eight feet (8'-0") from a building face, but should not encroach within two feet (2'-0") from the lot line.
5. Balcony railings should be as transparent as feasible.

b. Bay Windows

1. Bay windows should be a maximum of ten feet (10'-0") wide and shall have a height that is equal to or greater than their width.

2. Bay windows should be placed a minimum of two feet (2'-0") from any building corner and a minimum of three feet (3'-0") from any other bay window.
3. Bay windows should consist of at least seventy-five percent (75%) transparent fenestration.
4. Bay windows may project up to four feet (4'-0") from the building face but should not extend over the lot line, unless noted otherwise per a building type's standards.

c. Cantilevered Rooms

1. Cantilevered Room should be a maximum of twenty feet (20'-0") wide.
2. Cantilevered Rooms should be placed a minimum of ten feet (10'-0") from any other Cantilevered Room.
3. Cantilevered rooms of traditional style buildings shall be supported by brackets, extended beams, or other elements.
4. Minimum vertical clearance of cantilevered rooms above the ground floor should be twenty-one feet (21'-0") from the sidewalk grade on shopfront and ten feet (10'-0") on other frontage types.



Illustrative Photo
Balconies add variety, amenity, and architectural character.



Illustrative Photo
Bay windows added to the exterior wall.

6.7 Passageways

1. Common walkways should be introduced to increase access within and across the blocks.
2. Common walkways may be open or roofed, and may go between or through buildings, to courtyards, parking areas or public open spaces.



Illustrative Photo
 Window overlooking public area.



Illustrative Photo
 Passageways increase connectivity and promote walkability.

6.8 Windows

1. Windows should overlook public areas to allow for increased safety.
2. Highly-reflective, mirrored, heavily-tinted and opaque glazing should not be utilized (except that opaque glazing may be used as spandrel glass). Window glazing should be transparent with clear or limited UV tint so as to provide views to and from the inside of the building and the street. Windows into bathrooms are exempt.
3. Outer surface of window frames facing the public realm set within masonry, stucco or simulated masonry or stucco walls should be recessed from the wall or trim surface by at least two inches (0'-2").
4. Regardless of architectural style, windows should be located in such a way so as to help avoid blank walls.
5. If exterior shutters are used, they should be sized and mounted appropriately to fit the window.
6. Windows and related architectural treatments should be designed, arranged and sized to be appropriate in style, scale, proportion and purpose to the overall architectural form.
7. Upper-story windows should be designed to be operable. Typically, upper-story windows should be smaller than ground floor windows.
8. Lintels, transoms, sills, shutters, trim detailing and mullions should be considered to enhance window elements.

6.9 Exterior Stairways

Exterior staircases should share compatibility with the architectural style of the building to which they are attached.

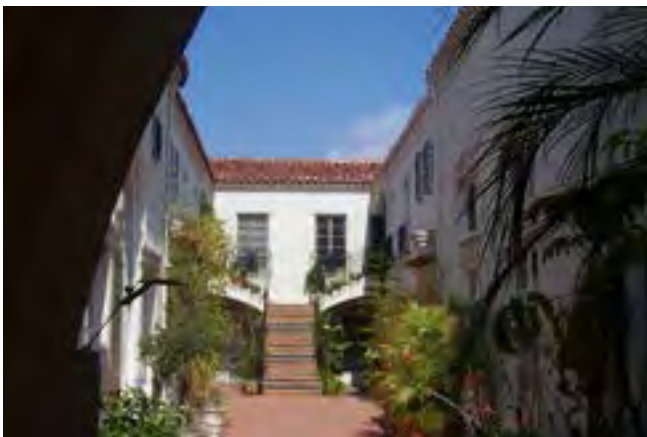
6.10 Private Open Space

1. Proposed developments should incorporate site amenities such as linear planting beds or seat walls, street furniture, enhanced paving surfaces, public art, lighting, etc., where appropriate.
2. Plant species should be selected based on their suitability for an urban environment, for their cleanliness, and for their ability to survive in a healthy state despite constrained growing conditions. Ease of maintenance should also be considered.
3. The majority of plant materials should consist of drought tolerant and/or native plants with minimum water requirements.
4. Turf should only be utilized where it is to be used for recreational uses. Turf should not be located in continuous planters or in front Street or side Street setback areas between the sidewalk and building facade as shown in "landscaped areas" within the frontage standards.
5. The use of canopy trees for shading and cooling is encouraged where appropriate, particularly in publicly accessible open spaces and plazas, to mitigate the urban heat island effect. Where canopy trees are used, site design should provide sufficiently sized tree pits or planting beds and appropriate planting medium to provide for healthy tree growth.
6. Artificial trees, shrubs, turf and plants should not be used as landscape within the public right of way, any parking area, or within an open space area directly visible to from the public right of way.



Illustrative Diagram

Interior courtyards and shared open spaces should be activated with entries and windows.



Illustrative Diagram

Interior courtyards and shared open spaces should be activated with entries and windows.



Illustrative Diagram

Interior courtyard activated with entries and windows.

ITEM 3.3.

ATTACHMENT 8

7. Decorative water features shall use re-circulating water and, where available, shall use recycled water
8. Landscaped areas are important components Water Quality Management Plans (WQMPs). These areas should be designed to:
 - a. Consider the full range of Best Management Practice (BMP) alternatives for addressing drainage, infiltration, and stormwater quality for the site, including drainage from roofs, plazas, courtyards, and any surface parking areas.
 - b. Utilize Low Impact Development (LID) design principles and practices to address infiltration of runoff through the use of:
 1. Pervious surfaces in lieu of impermeable surfaces in plazas, courtyards, and surface parking areas where technically feasible.
 2. Landscaped areas integrated into the drainage design where runoff can be directed into planters with subsurface features to further enhance storage or towards permeable surfaces
- where technically feasible is strongly recommended.
3. Do not include Surface infiltration basins unless:
 - a. They are accommodated within an active or passive park or open space that can be closed during flood events.
 - b. They are not visible from a street or public open space and they are in addition to the required on-site open space.
9. Landscaped areas are important components Water
10. Outdoor dining areas should have special paving and/or a row of planters or bollards, or permeable fence to delineate the dining space.
11. Interior courtyards should include seating and planting areas. Low walls and steps may be used as alternative forms of seating.
12. Interior courtyard landscaping should include shade trees or shading devices, where space permits.



Illustrative Diagram
Landscaped bioswale.



Illustrative Diagram
Outdoor dining area divided from public walking space with railings.

6.11 Ventilation

1. Air ventilation from outdoors is encouraged to improve indoor air quality for occupant comfort and wellbeing.
2. Windows, vents, and courtyards should be placed and oriented to enhance cross-ventilation and cooling.
3. Operable transom windows are highly encouraged.



Illustrative Diagram

Operable transom windows enhance ventilation.

6.12 Garden Walls, Perimeter Walls, Hedges, and Fences

1.

Garden walls, perimeter walls, hedges, and fences may be used to define the edge between adjoining private properties. Walls, hedges, and fences facing the public Street should also comply with the Frontage Type standards (see Section 3.4).
2.

No fence, wall, or hedge should exceed forty-inches (40”) in height in front yards and street facing side yards or six feet (6’-0”) in height in rear yards.
3.

Garden walls, perimeter walls, hedges, and fences should be built at least eighteen inches (0’-18”) from the lot line, to allow room for footings and planting.
4.

Walls and fences should not be used at shopfronts, except where they are necessary to accommodate grade changes.
5.

Solid perimeter walls should be constructed of high quality enduring construction materials such as masonry or ornamental metal. Concrete block and interlocking concrete pavers (such as keystone) are not permitted when visible from the street.
6.

No plastic or vinyl fencing should be permitted in front yards or street facing side yards.
7.

No chainlink fencing allowed.
8.

In general, fences, walls, and hedges should complement the architecture of the building that they enclose and be compatible with the land use intensity. For example, residential uses should incorporate a softer texture of enclosure such as wood fences and landscaped hedges, whereas commercial buildings should use masonry or concrete walls.
9.

Walls and fences should be architecturally enhanced and complemented by adjoining landscaping. Tiered planting should be provided adjacent to perimeter walls to soften their appearance from surrounding areas.



Illustrative Photo
Fences and walls should be architecturally complementary to the buildings it encloses.



Illustrative Photo
Fences and walls should be architecturally complementary to the buildings it encloses.

6.13 Retaining Walls

1. Individual wall should exceed four feet (4'-0") in height in front yards. Retaining wall height is defined as the vertical distance from the finished grade on the high side to the finished grade on the low side of the wall.
2. An individual wall in or along a street-facing yard should not exceed six feet (6'-0").
3. Retaining walls should be masonry, stone, or finished concrete when they are visible from the street. Concrete block and interlocking concrete pavers (such as keystone) should not be used when visible from the street.
4. Wall heights can be up to six feet (6'-0") in areas that do not have street frontage. This standard does not include perimeter walls.
5. Retaining walls may be placed on the lot line. Fencing up to three feet (3'-0") in height may be placed on top of the wall, and does not factor into the overall height of the retaining wall.
6. Down-turned or up-turned foundations do not qualify as retaining walls.
7. Where multiple retaining walls are proposed in a series, the combined retaining heights should not exceed the individual wall heights described above.
8. Project developer(s) should make reasonable efforts to minimize retaining wall usage and height.



Illustrative Photo

Front yard retaining walls should not exceed three feet (3'-0")

6.14 Parking Area Standards

1. Surface parking areas.
 - a. Surface parking areas with two (2) rows of parking or fewer should be landscaped with a minimum of one tree per twenty (20) spaces with a minimum of one landscaped island (between spaces) for every ten (10) spaces.
 - b. Surface parking areas with more than two (2) rows of parking should include a landscaped median for every other row of parking that extends the entire length of the row. The landscaped median should be planted with shade trees at least every forty-five feet (45'-0") and include a common walkway for access to and from the parked vehicles. Where landscaped medians are present, landscaped islands should also be placed a minimum of every fifteen (15) spaces.
 - c. Surface parking areas covered in solar panels are allowed to achieve fifty percent (50%) of the shade canopy requirement.
2. When unrequired parking spaces are provided, at least five percent (5%) of parking spaces should be equipped for charging of electric vehicles, with signage limiting the use of those spaces to electric vehicles only. An electrical conduit should also be installed at the time of construction to facilitate the future installation of EV charging stations to at least ten percent (10%) of parking spaces.
3. Permeable surfaces for parking and maneuvering areas are encouraged. Stormwater requirements may identify the need for permeable surfaces. Permitted permeable surfaces include: pervious concrete and pervious pavers.
4. Parking areas should be accessed from alleys, where feasible. Where alleys do not exist, parking areas may be accessed from side streets or narrow driveways that are perpendicular to the street.
5. See Section 8 for approved shade trees.



Illustrative Photo
Street trees spaced throughout parking lot.

6.15 Service and Auxiliary Equipment

1. Service, utility, and mechanical functions, including retail loading, should be located in alleys whenever present. When alleys are not present, service, utility and mechanical functions should be placed behind buildings and provisions for access should be made.
2. Service, utility, and mechanical equipment that is visible from the street should be screened from view with landscaping or enclosures. Backflow preventers and fire standpipes, along with utility box transformers should be screened.
3. All screening devices should be compatible with the architecture, materials and colors of adjacent buildings.
4. Trash areas that are visible from public streets or adjacent properties should be enclosed by walls. Trash area entrances should be enclosed by a door.
5. Service enclosures and retail loading areas should be sited to minimize nuisance to adjacent properties.
6. Roof vent penetrations and mechanical equipment should be located at least ten feet (10'-0") from any exterior building face.



Illustrative Photo

Trash enclosures and utilities should be screened from view.



Illustrative Photo

Trash enclosures and utilities should be screened from view.

6.16 Architectural Lighting

1. Lighting should encourage a pedestrian-friendly environment and enhance both community safety and business exposure.
2. Lighting on buildings should be oriented to pedestrians in terms of scale, design, and location.
3. All exterior lighting should use full cutoff luminaires and be directed toward the areas to be lit to limit spill-over onto off-site uses.
4. Light quality should not be harsh, glaring, blinking or shed beyond lot lines.
5. Building lighting may include low-level exterior lights adjacent to buildings and along pathways for security and wayfinding purposes and low-level accent lighting features and landscape elements.
6. Alleys should have lights mounted on outbuildings or garages.
7. Lights should use LED and other technologies to maximize energy efficiency.
8. High-pressure sodium lights are prohibited.



Illustrative Photo

Lighting should be architecturally compatible.

7

ARCHITECTURAL STYLES

7.1 Intent

The City of Rancho Cordova has determined that a stylistic framework is necessary in order to express architectural objectives and to establish clear guidelines in order to provide the City and future applicants a basis for proposing and reviewing development proposals. These guidelines are not intended as a style manual but rather as a framework that appropriately represents the salient characteristics of various architectural styles for design exploration and application in projects. It is expected that the City will use them through a ministerial approval process, and if needed, assisted by a consulting architect versed in these matters.

Five architectural styles have been identified as relevant to the greater Sacramento area's history and deserving of continued use and interpretation:

- Main Street Commercial
- Mediterranean
- Craftsmen
- Art Deco
- California Contemporary

The above styles are described in terms that assist the user of these guidelines to understand their historic precedence and prepare contemporary designs in these historic styles. Each style is described, differentiated from the others, through nine subjects. These describe their prevalent language of composition, technique, materiality and detail for the user to apply to new designs: base, primary walls, roof-wall connections, roof, drainage, openings, attached elements, massing, and site definition and landscape.

Additional styles may be proposed by project applicants, however those styles will be evaluated on a case-by-case basis.



Main Street Commercial Illustrative Photo

7.2 Main Street Commercial

The Main Street Commercial style is derived from the late nineteenth and early twentieth century mixed-use architecture that characterized the downtowns of small cities and towns throughout California. Basically, a decorated rectangular masonry (or stucco) box in form, buildings are mixed-use with commercial ground floors.

Multi-story façades are typically divided into base, middle and top (tri-partite) with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper level windows are typically punched openings, often grouped in twos or threes by piers, pilasters or other façade elements, creating a repetitive bay structure directly relating to the ground floor openings, which enriches the rhythm of the façade. A moderately pronounced cornice is typical.



Main Street Commercial Illustrative Photo

1. Base

- a. Multi-story buildings: ground floor is the base and is articulated by large storefront windows facing the primary street and, in some cases, walls or columns of different materials form upper floors.
- b. Architectural elements other than walls are setback within the wall, may have their own material connection to the ground, such as tile, wood, and/or cast iron.



Storefront with Cast Iron Columns



Large Windows Ground Floor

2. Primary Walls

- a. The primary walls, usually composed of brick, or stucco- comprise the main body of the building's tripartite façade structure. The masonry-work can be very plain or highly decorative. Cementitious Fiberboard panels (e.g.: Hardie Board) is a possible contemporary alternative
- b. Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.



Decorative Brick



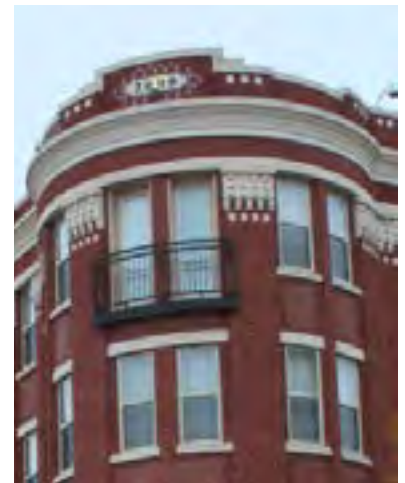
Single Plane

3. Roof-Wall Connections

The roof-wall connection is the top of the façades tripartite elevational composition. This top, articulated as a substantial cornice, can be formed with the same material as the rest of the wall or fashioned of complimentary materials.



Cornice



Parapet and Cornice

4. Roof

- a. Both flat and sloped roofs are used.
 - i. For flat roofs, parapets are articulated as an explicit exterior wall making a visual transition to the sky through plain or elaborate profiles.
 - ii. Sloped roofs are clad in tile, metal, or shingles (asphalt, concrete, or photo-voltaic).
- b. Roofs may be accessible and be used as balconies or terraces.



Flat Roof with Detailed Parapet



Parapet with Signage

5. Drainage

- a. Rainwater may be diverted away from public sidewalks in several ways:
 - i. downspouts on the back-side or alley-side of the building,
 - ii. internal drain pipes embedded within the buildings walls (visible only on rear),
 - iii. awnings or canopies.



Awnings at Commercial Frontage



Drainage on Side of Building

6. Openings

- a. Ground floor windows and doors are large and expensive, typically with a transom. Heavy-piers between openings are typical and a strong horizontal element such as a heavy cornice, cloth canopies, or flat awnings tied back to the façade, separate the base from the middle or body of the building.
- b. The residential level above the retail level is characterized by punched openings what bays of 2-3 windows between vertical piers of pilasters that extend down to the retail level. At times the vertical piers can run between the windows to further articulate the façade. Upper floor windows are typically double-hung (two lites), vertically, and grouped with a rhythm relating to the major storefront openings below.



Double-Hang Upper Windows



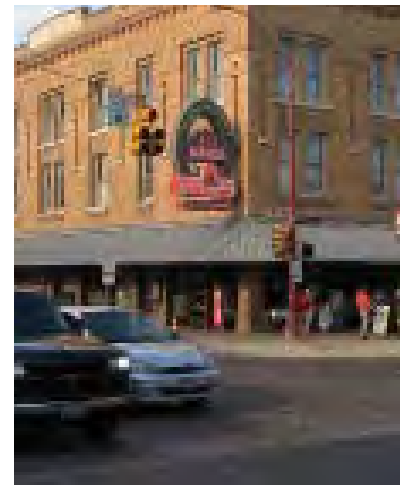
Ground Floor Storefront Windows

7. Attached Elements

Awnings, canopies, and second (2nd) floor balconies may extend into the public right-of-way (where zoning permits). Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.



Canopy Frontage



Awnings at Ground Floor Retail

8. Massing

Main Street Commercial buildings tend to be square or rectangular boxes. However, subtle variations in height can add interest to a façade, emphasize important architectural features such as a building entrance, or can accentuate a corner condition.



Two-Story Commercial Block



Articulated Corner Block

9. Site Definition and Landscape

- Planting on ground floor street-facing façades is not permitted. Potted trees and plants are permitted.
- Landscape, however, is to be in interval courtyards and street-facing forecourts.



Commercial Frontage



Commercial Frontage with Seating



Mediterranean Illustrative Photo

7.3 Mediterranean

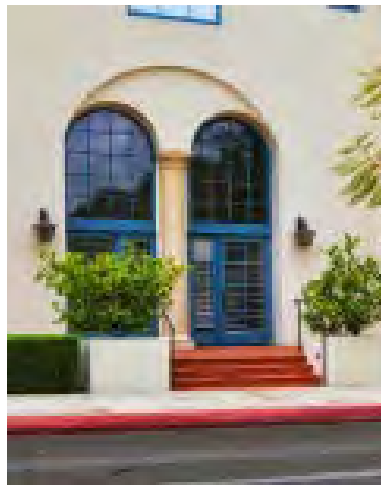
Derived from the adobe structures of the Spanish Missions, and showcased in the California pavilion at the World's Columbian Exposition of 1893, and adopted by several railroad companies for their train stations and hotels, it quickly became a fixed style of California, widely used on both institutional and residential buildings. Walls often have significant depth and any attempt to imitate these, especially in features such as arcades, will help the authenticity of the language. The Mission style is a mature and complex architectural language. Its heritage is so extensive, that when applied, it evokes a heightened sense of urbanity, and an intimate relationship with nature. Key characteristics of the style include white or light-colored stucco walls, sloped red tile roofs with exposed rafter ends, shaped parapets, and extensive balconies often with ornate metal rails. Building composition is flexible, with both asymmetrical, picturesque arrangements and ordered, symmetrical ones appropriate to the style. The use of arched openings, either unframed on windows, or in ground floor arcades at entries or adjacent to open space, is common. Building façade compositions can be symmetrical but are generally asymmetrical in terms of window size, location, and alignment.



Mediterranean Illustrative Photo

1. Base

- a. Exterior walls reach the ground with an expression of weight, with or without a base.
- b. An explicit element of base is described either as a painted band of traditional colors or an applied band of stone or cast concrete.
- c. Elements setback within the wall may have their own material connection to the ground, such as tile, plaster or concrete.



Raised Ground Floor and Stoop



Painted Base with Recess

2. Primary Walls

- a. Expressed as single-plane expanses of plaster wall.
- b. May be articulated by traditional moldings or applied ornament of stone or cast concrete to describe the vertical divisions into the base, body and top.
- c. Control joints allowed.
- d. Columns are relatively abstract with minimal articulation on the capital and base.



Single Plane Composition



Appliqué at Cornice

3. Roof-Wall Connections

- a. Exterior walls will transition into roof form by one of three devices:
 - i. a projected wooden eave with exposed wooden rafters,
 - ii. a plaster molding or,
 - iii. a tile cap.
- b. Foam moldings are permitted only on the second (2nd) floor or above and should not be used in occupied or high-use areas such as doorway trim or facing balconies.



Expressed Rafters, Broad Eave



Clay Tile with No Eave

4. Roof

- May be pitched at a 3:12 ratio and finished in clay or concrete tile with overhanging eaves typically supported by brackets attached to the façade.
- Flat roofs are allowed and should be articulated as an explicit exterior wall (tile may be multi-color randomly placed) visual transition to the sky. May be accessible and used as balconies or terraces.
- No birdstops allowed at end condition: must be mortar filled,



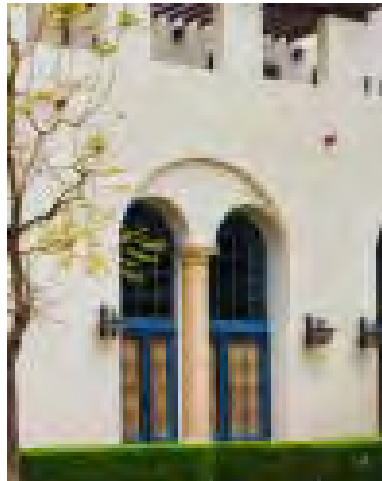
Sloped Tile Roof



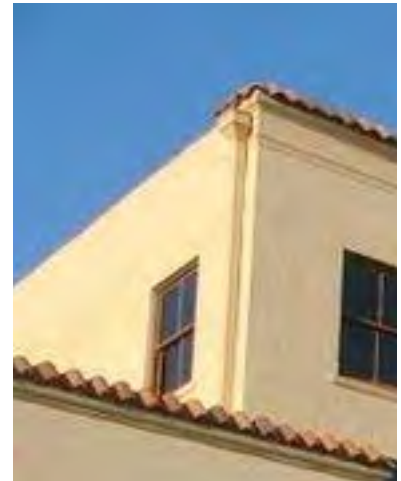
Parapet with Flat Roof

5. Drainage

- May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
- Flat roofs may be drained by use of trumpet scuppers. Such roofs draining internally to the roof will need tile or ceramic scuppers on exterior walls.
- Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.



Projecting Scuppers



Scupper and Downspout

6. Openings

- Windows are generally punched openings with little to no surround. Deep-set (min three inch (0'-3") plaster return) and combined with deeper balcony, loggia, and arcade elements to generate complex building-wide vertical or horizontal compositions.
- Such compositions can be symmetrical overall, locally symmetrical or, asymmetrical.
- There is high ratio of wall to window, meaning that the windows are read as "punched."
- Shutters are the aggregate size of the associated opening.



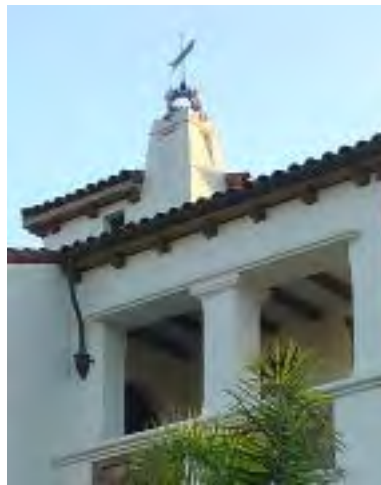
Large Ground Floor Windows



Trimmed Major Openings

7. Attached Elements

- All allowable urban frontages in the project area can be expressed in terms particular to this architecture.
- A number of architectural elements such as balconies, stairs, and chimneys can encroach beyond the primary exterior surface of buildings and into their setbacks. Balconies can either be supported by bracketing or can be entirely metal in construction.



Integral Chimney



Balcony Overextending Sidewalk

8. Massing

- Volumetric compositions can be of a single primary volume offset by a variety of lesser ones. Also possible are compositions that are expressed in a single volume.
- It is common and desirable to articulate building corners on corner lots. Various scales of tower elements are employed as either habitable spaces or as a means of ventilation. They can either protrude above the general building mass or can be engaged to a wall.
- Such designs can be devised at the geometric corner or adjacent to it.



Stepped Back Upper Floor



Vertical Articulation of Corner

9. Site Definition and Landscape

- Buildings typically collect surrounding public and private space into walled precincts consistent with their use. Forecourts, garden walls, and zaguans are common.
- The landscape of gardens and courtyards heightens the spatial character of each such enclosed exterior room.



Outdoor Gathering Areas



Fountain as Central Garden Focus



Craftsman Illustrative Photo

7.4 Craftsman

This style was initiated in the Midwest and applied throughout California. It carries strong Asian and Swiss influences and was most popular from 1900 to 1920. Historically, such craftsman structures were composed of horizontal, single- and two-story volumes. In contemporary times, one or two- additional rooms were added often by integrating the top floor within the volume of the roof. Good examples of Craftsman buildings for larger scaled 3-5 story buildings can be found in historical hotels, California courtyard multifamily housing and mountain / national park resorts.

In its most simple form, it is a wood box surrounded by various attached elements, such as roof dormers or expressive downspouts. Walls are typically horizontally placed wood siding, shingles or board-and-batten (often in a combination of two or three) with a foundation base and piers in river stone, brick or stucco. Rafter tails, decorative brackets, and porch columns are exposed, smooth, woodwork. Windows and doors are vertical in proportion, trimmed in wood. Roofs are composed of shallow sloped gabled forms, and made of wood or asphalt shingles with broad overhangs and eaves.



Craftsman Illustrative Photo

1. Base

- a. Craftsman houses invariably rest upon a base of concrete, stone, or brick.
- b. Stone is largest at the bottom and smallest at the top reflecting the natural stacking of the material.
- c. The lower floor may be stucco (20-30 fine sand finish) with the upper floor(s) clad in wood or shingle siding.



Masonry and Stone Base



Concrete Base

2. Primary Walls

- a. Walls should show no more than two (2) materials along any vertical section of the building, with no more than ninety percent (90%) of the total wall surface in one material.
- b. Piers are a minimum of 6"x6" if wood posts, and 18"x18" if stone or stucco.
- c. Stone is largest at the bottom and smallest at the top.



Painted Siding



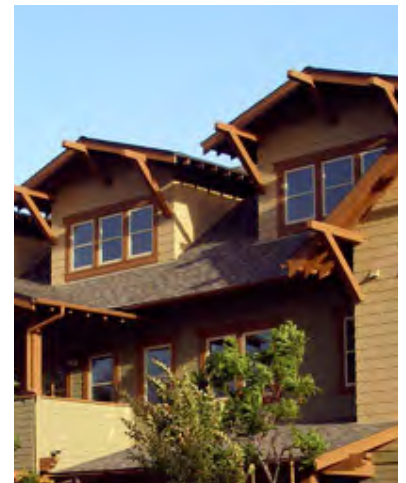
Painted Shingles Over Siding

3. Roof-Wall Connections

- a. Wide eaves with exposed rafters.
- b. Wood braces may be used.
- c. Min three feet (3'-0") overhang.
- d. Decorative, spaced boards to vent attics.



Brace and Exposed Rafters



Structural Elements as Decoration

ITEM 3.3.

ATTACHMENT 8

4. Roof

- Principal gables are between 3:12 and 4:12, and shed slopes are less than the principal slope (between 2:12 and 6:12).
- Dormers may be used to provide light and air to rooms in the attic space.
- Heavy timber throughout in lookouts and brackets (6x8 min).
- Clad in asphalt shingles.
- Brackets are typically used to support the gable ends of roofs.



Bracketing a Roof Gable



Dormer with Pitched Roof

5. Drainage

- May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
- Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.
- Downspouts are painted or copper and typically round or square.



Downspout



Gutter and Downspout

6. Openings

- Window openings should be oriented vertically, although several windows may abut to form a horizontal overall opening.
- Window lites may be divided into equal increments or be divided on a portion of a window (such as the upper portion of a double-hung or casement window).



Paired Openings Composed Horizontally



Vertical Openings

7. Attached Elements

- Porches, chimneys, and trellises can encroach beyond the primary exterior surface of buildings and into their setbacks.
- Tapered, square columns.
- Deep porches to block sun and provide shade to interiors.



Front Porch



Porte-Cochere

8. Massing

- Buildings in the Craftsman Style are characterized by low sloping extended roof eaves supported by wood bracket details, low wide roof angles, exposed roof rafters, gabled or sloped roof dormers and tapered panel columns with stone bases.
- Top floor is always subsumed in roof with dormers.
- A large gable roof with dormers to break up massing is typical. Dormers may have shed or flat roofs, or gable ends.



Upper Story Concealed in Roof



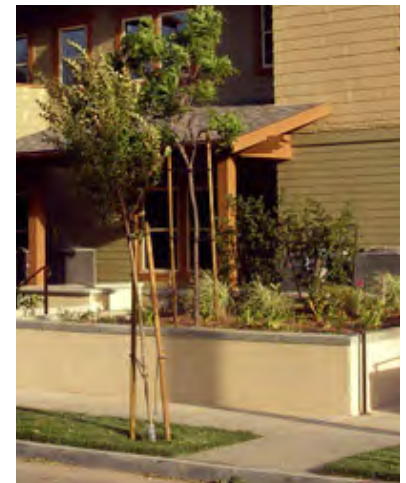
Projected Upper Story

9. Site Definition and Landscape

- Buildings typically face a front yard.
- Garden walls of rounded stone and/or clinker brick, brick are common.
- Trellis and other woodwork define outdoor porches and patios.



Trellis as Entry



Natural Elements with Garden Wall



Art Deco Illustrative Photo

7.5 Art Deco

Art Deco emerged in the US in the 1930s and 40s, and was the first widely popular modern style, spreading through large cities and small towns alike. The style made a major impact on commercial, institutional, and large-scale residential building throughout California. The Art Deco style is characterized by volumes that step back at upper floors, long pilasters that run the entire height of the building, flat roofs, smooth lines, geometric shapes, and streamlined forms. Windows typically are located between the pilasters and, between floors, are often separated by decorated transom panels. Although towers may have roofs clad in metal.

Decorative features, such as infill panels, entry doors or canopies, incorporate strong geometric motifs, sometimes inspired by native architecture, and are often made of contrasting materials, such as metal or ceramic tile. The more exuberant versions of the style incorporate aggressive geometries of chevrons or ziggurats in façade design, while a more streamlined version, sometimes referred to as Arte Moderne, utilizes more sedate compositions with a horizontal emphasis. For Frisco Square, the use of the Art Deco should be limited to prime corner locations, while Arte Moderne can be applied in prime corner as well as all other locations including mid-block applications.



Art Deco Illustrative Photo

1. Base

- a. Exterior walls are supported on a base composed of stone, cast concrete, glazed terra cotta tile, or glazed ceramic tile (bathroom tile is not permitted).
- b. The entire ground floor height may be articulated as the base of the building.



Masonry Base and Monolithic Wall



Ground Floor as Base

2. Primary Walls

- a. Façades are typically articulated with smooth wall surfaces of stucco, brick or tile, and given vertical or horizontal emphasis through exaggerated piers or horizontal bands.
- b. Pilasters running the entire height of the building should be included as part of the façade design.
- c. Windows should be located between the pilasters.



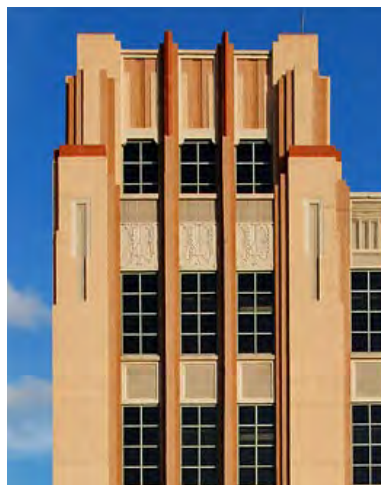
Stone



Glazed Terra Cotta

3. Roof-Wall Connections

- a. Exterior walls should extend beyond the roof level and form a parapet that is configured in one of three ways:
 - i. pilasters that continue beyond height of interstitial walls,
 - ii. walls that continue beyond height of the pilasters,
 - iii. wall and pilaster that reach to same height.
- b. Decorated metal, ceramic tile, or glazed terra cotta transoms may be incorporated as part of parapet.



Column Extensions with Metal Panels



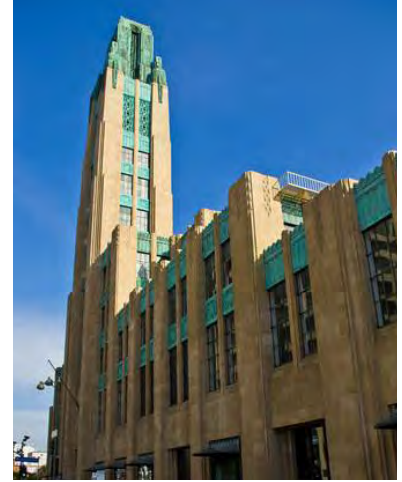
Undulating Parapet

4. Roof

- In most cases, roofs should be flat with the exterior walls extending beyond the roofline to form parapet walls.
- Cornice lines are generally simple bands with little to no articulation.



Flat Roof



Decorative Cap

5. Drainage

- To preserve the stylized lines of the Art Deco façades, roof drainage should be located within walls of the building itself and therefore not visible on the façade.
- Where external scuppers and downspouts are utilized, they should be located on the side or rear façades.



Gutter and Downspout



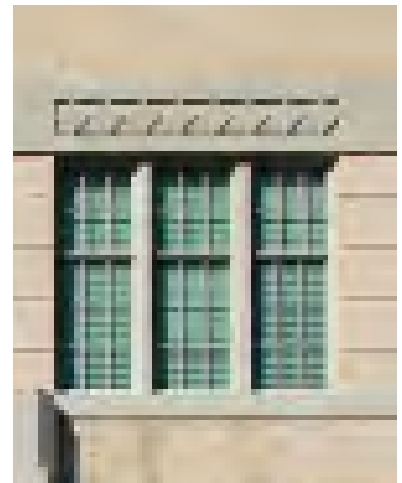
Scupper and Downspout on Side

6. Openings

- Windows are typically grouped to provide large areas of glazing. They can be punched openings or long horizontal bands of ribbon windows.
- Windows should be multi-paned and vertical in orientation. Horizontally proportioned picture windows are also permitted. Both casement and hung windows are acceptable.
- On the ground floor of mixed-use buildings, long, horizontal elements should be used in the design of the storefronts.
- Corner windows are typical, emphasizing horizontal and vertical readings.
- Finely crafted, metal window grates are permitted and metal or tile transom panels between windows on consecutive floors are encouraged. Sill and head band material can contrast main building massing material for emphasis.
- Residential entry doors should have large-pane glazing or large panels with horizontal proportions.
- Doors should have a decorative surround.



Residential Entry Door



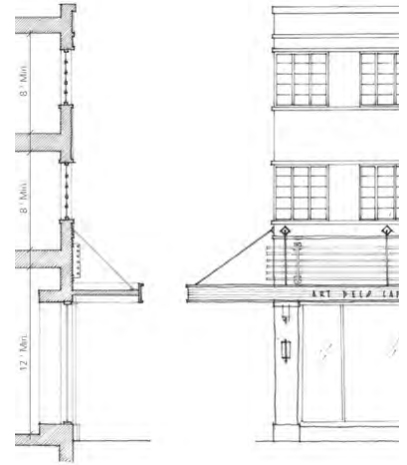
Recessed Double-Hung with Decorative Transoms

7. Attached Elements

- Architectural elements such as balconies and awnings must be designed and assembled of finely crafted metal, and may encroach into the building's setbacks.
- For the ground floor of mixed-use buildings, a projecting canopy should be provided over retail storefronts.
- Decorative features, such as infill panels, entry doors or canopies, incorporate strong geometric motifs, sometimes inspired by native architecture, and are often made of contrasting materials such as metal or ceramic tile.
 - The most exuberant versions of the style incorporate aggressive geometries of chevrons or ziggurats in façade design.
 - A more streamlined version, sometimes referred to as Arte Moderne, utilizes more sedate compositions with a horizontal emphasis.



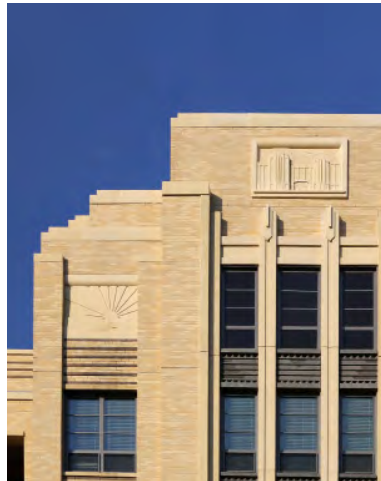
Decorative Metal Awning



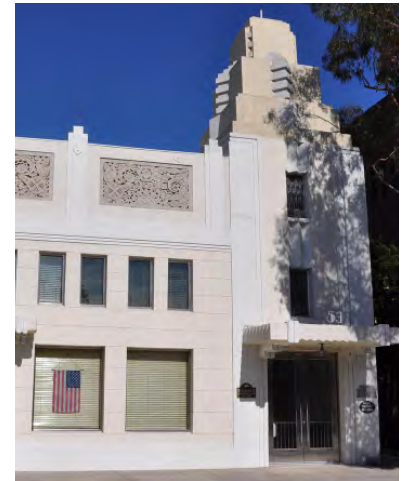
Illustrative of Mixed-Use Façade

8. Massing

- Building façades have horizontal emphasis characterized by uninterrupted bands between levels.
- Upper stories should have step backs, particularly for buildings over 3-stories.
- Building corners can be squared with corner windows or rounded with windows around entire curve.
- Towers are allowed at building corners and should rise above the roof cornice.



Stepped-Back Volumes



Higher Volume at Entrance

9. Site Definition and Landscape

- Buildings may be situated in a zero-setback urban condition.
- Buildings may also utilize the following frontages: front yard, porch, forecourt, arcade or storefront.



Porches



Awnings on Ground Floor



California Contemporary Illustrative Photo

7.6 California Contemporary

The California Contemporary style reinterprets the modernist tradition with a local and eclectic flair. The style tends to emphasize massing over structural articulation and is characterized by interlocking volumes of different colors and materials, rather than repetitive, “cookie-cutter” façades and/or large, unarticulated building volumes. The style is typified by flat roofs, asymmetrical and streamlined building composition, repetitive building elements articulated as abstract planes or forms, and expanses of glass that allow integration between interior and exterior spaces. The use of industrial materials such as glass, concrete and fiberglass in combination with natural materials is common.

Given its abstract nature, the California Contemporary style relies heavily on the use of the façade diagram of “*parti*” (point of departure) or a set of major decisions about the overall organization of the building mass as a formative element. The process for multifamily or mixed-use buildings in Rancho Cordova should begin with the *parti* which shall include the following specific formal elements: an asymmetric composition with a horizontal emphasis balanced with vertical feature(s);

- a subdivision of the overall building form into discrete and distinguishable masses;
- the articulation of the exterior surface into planes with a visible layering of elements, and;
- expanses of glass.

Unique façade features and individual volumes may be highlighted with a bright or contrasting color. Despite its use of an abstract vocabulary, buildings shall be articulated with a human scale. A base and middle shall be established; a cap or attic story may be clearly articulated or implied through modest upper level adjustments such as a taller parapet.



California Contemporary Illustrative Photo

1. Base

- Exterior walls reach the ground with or without a base.
- Where present, the base is articulated as a band of stone, concrete block, cast concrete, or corrugated metal.
- The entire ground floor height may be articulated as the base.



No Base with Glass Infill Panels



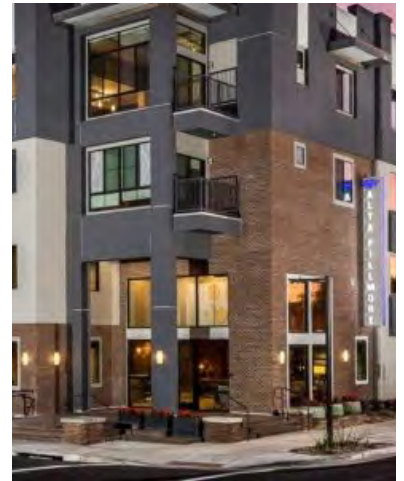
Residential Ground Floor Stoops

2. Primary Walls

- Buildings in the California Contemporary Style are characterized by planar surfaces and intersecting volumes with regulating panel seam details. No flat surfaces are without some sort of trim detail. Windows on flat surfaces must be recessed to create a shadow line or have a bracket surround detail to create a shadow line.
- Walls and volumes are expressed as single-plane expanses of wood, cementitious, or metal siding, plaster or stucco, corrugated metal, or cast concrete. These various materials may be used in conjunction with one another.



Painted Cement Siding



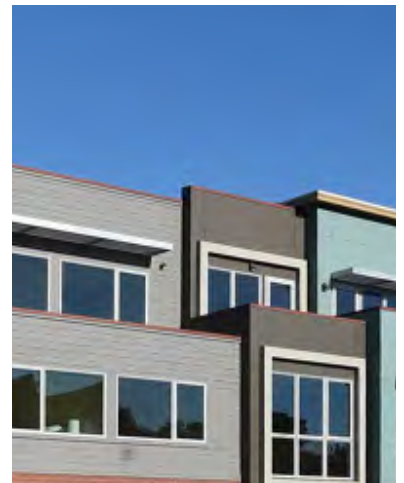
Brick Walls for Accent

3. Roof-Wall Connections

- The parapet of flat-roofed volumes may be articulated in a variety of ways: with a cornice, without a cornice, with a receding cornice.
- Sloped roofs may or may not have overhangs. For roofs with sloped overhangs, exposed rafters are encouraged.
- Wood braces may be used.



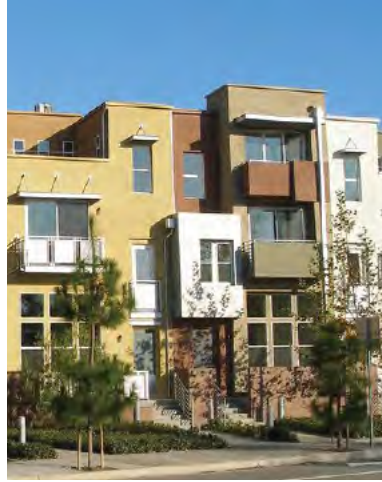
Roof Articulated with Raised Metal Overhangs



Simple Pattern Beneath Parapet with Cornice

4. Roof

Roofs may be sloped, barrel shaped, flat, or a combination thereof. Sloped roofs should be clad in metal or tile.



Flat Roof



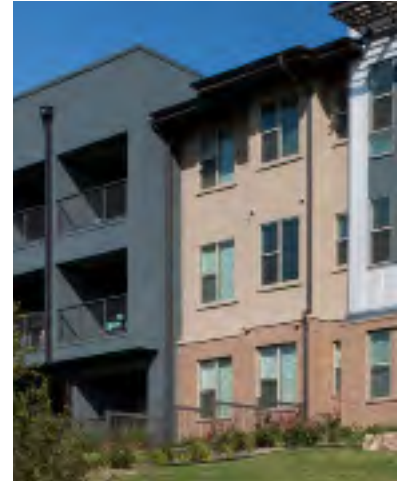
Overhangs

5. Drainage

- Downspouts may be utilized as decorative vertical elements and façade accents.
- Scuppers may be used to provide shadowed effects on flat façade surfaces.
- Drainage components should be metal.



Scupper and Downspout



Scupper and Downspout

6. Openings

- Window openings may be either framed or unframed.
- Windows should be multi-paned and be vertical in orientation.



Windows Spanning Multiple Floors



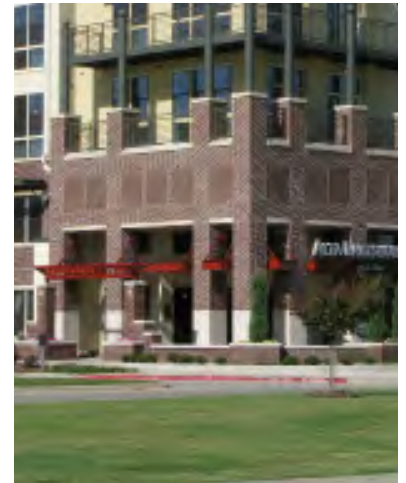
Openings Punched in Mass Wall

7. Attached Elements

- Architectural elements (balconies, trellises, awnings, and bay windows) must be designed and assembled of finely-crafted metal or wood. These elements may encroach into the building's setbacks.
- Arcades and galleries may also extend into the front setback.



Balconies



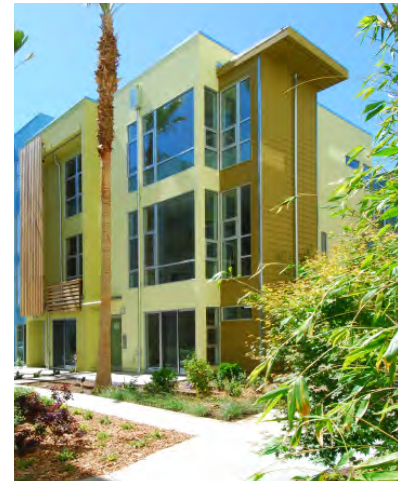
Metal Awnings

8. Massing

- In order to avoid monolithic buildings of the same continuous height, buildings should be composed of interlocking volumes of differing heights and widths. However, there should be a clearly articulated hierarchy of form and depth in façade through a variety of elements. This can be done through a:
 - Clear layering of façade components
 - Simple material palette with organized façade composition, depth and shadow
 - Strong architectural parti/simple or clear articulation of massing/façade relief
 - Use of simple material in unique way to create a façade interest



Upper Floors Step Back



Layering of Façade Components

9. Site Definition and Landscape

Buildings may be situated in a zero-setback, urban condition where landscaping is limited to planted pots or planters.



Raised Planter



Dooryards

8

APPROVED TREES

8.1 Intent

The following pages list shade trees that are approved for parking lots in the City of Rancho Cordova. You will need to submit a tree planting plan for review by the City Arborist. When planting, you must adhere to the minimum distances noted below. If you use a tree not on the list, you will be required to go through a more in depth review with the city.

8.2 Types of Trees

A. Mulga *acacia aneura*

- a. Evergreen
- b. Mature Height: Fifteen to Twenty Feet (15'-0" to 20'-0")
- c. Mature Width: Fifteen to Twenty Feet (15'-0" to 20'-0")
- d. Growth Rate: FAST
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Five Feet (5'-0")
- g. Min. Dist. from Building Foundation: Ten Feet (10'-0")
- h. Maintenance: LOW
- i. Tolerates clay soil. Yellow flowers in spring.
- j. Suitable Planting Under High Voltage Wires
- k. Suitable Planting in Strips



B. Trident Maple *acer buergerianum*

- a. Deciduous
- b. Mature Height: Thirty to Forty Feet (30'-0" to 40'-0")
- c. Mature Width: Twenty to Thirty Feet (20'-0" to 30'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Ten Feet (10'-0")
- h. Maintenance: LOW
- i. Rounded canopy. Turns red in fall.
- j. Suitable Planting in Strips



C. Hedge Maple *acer campestre*

- a. Evergreen
- b. Mature Height: Thirty to Forty Feet (30'-0" to 40'-0")
- c. Mature Width: Twenty-Five to Thirty-Five Feet (25'-0" to 35'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Ten Feet (10'-0")
- h. Maintenance: LOW
- i. Rounded canopy. Turns yellow to red in fall.
- j. Suitable Planting in Strips

**D. Columnar Hornbeam** *carpinus betulu 'fastigiata'*

- a. Deciduous
- b. Mature Height: Forty Feet (40'-0")
- c. Mature Width: Twenty Feet (20'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Develops dense, upright form.
- j. Suitable Planting in Strips



ITEM 3.3.

E. American Yellow Wood *cladrastis kentukea*

- a. Deciduous
- b. Mature Height: Thirty to Fifty Feet (30'-0" to 50'-0")
- c. Mature Width: Thirty to Fifty Feet (30'-0" to 50'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Twenty Feet (20'-0")
- h. Maintenance: LOW
- i. Develops a broad, oval crown. Pendulous clusters of white flowers in spring.



F. Washington Hawthorn *crataegus phaenopyrum*

- a. Deciduous
- b. Mature Height: Twenty to Twenty-Five Feet (20'-0" to 25'-0")
- c. Mature Width: Twenty to Twenty-Five Feet (20'-0" to 25'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Five Feet (5'-0")
- g. Min. Dist. from Building Foundation: Six Feet (6'-0")
- h. Maintenance: LOW
- i. White spring blossoms. Thorns on branches. Bright red berries in winter.
- j. Suitable Planting Under High Voltage Wires



G. Autumn Gold Ginkgo *ginkgo biloba* 'autumn gold'

- a. Deciduous
- b. Mature Height: Fifty Feet (50'-0")
- c. Mature Width: Twenty-Five to Thirty-Five Feet (25'-0" to 35'-0")
- d. Growth Rate: SLOW
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: MODERATE TO LOW
- i. Fruitless variety. Slow growing. Good Commercial frontage tree.



H. Goldrain Tree *koelreuteria paniculata*

- a. Deciduous
- b. Mature Height: Thirty to Forty Feet (30'-0" to 40'-0")
- c. Mature Width: Twenty-Five to Forty Feet (25'-0" to 40'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: LOW
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: MODERATE TO LOW
- i. Rounded umbrella shape. Yellow flowers in summer followed by yellow then brown seed capsules. Drought tolerant. Good parking lot tree.
- j. Suitable Planting in Strips



I. Crape Myrtle *lagerstroemia indica*

- a. Deciduous
- b. Mature Height: Twenty-Five to Thirty Feet (25'-0" to 30'-0")
- c. Mature Width: Twenty-Five Feet (25'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Four Feet (4'-0")
- g. Min. Dist. from Building Foundation: Six Feet (6'-0")
- h. Maintenance: MODERATE TO LOW
- i. Commonly used single or multi-trunk tree. Blooms in summer. Several named varieties have flower colors from white, pink, purple, and red. Susceptible to aphids and sooty mold.
- j. Suitable Planting in Strips



J. Saratoga Laurel *larurus 'saratoga'*

- a. Evergreen
- b. Mature Height: Forty Feet (40'-0")
- c. Mature Width: Fifteen to Thirty Feet (15'-0" to 30'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: MODERATE TO LOW
- i. Rounded leaves are aromatic and can be used in cooking.
- j. Suitable Planting in Strips



K. Galaxy Magnolia *magnolia hybrid 'galaxy'*

- a. Deciduous
- b. Mature Height: Thirty Feet (30'-0")
- c. Mature Width: Fifteen to Twenty Feet (15'-0" to 20'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Ten Feet (10'-0")
- h. Maintenance: LOW
- i. Single trunk, more columnar than saucer magnolia. Reddish purple flowers appear in spring before leafing out.
- j. Suitable Planting in Strips

**L. Chinese Pistache** *pistacia chinensis*

- a. Deciduous
- b. Mature Height: Thirty to Forty Feet (30'-0" to 40'-0")
- c. Mature Width: Thirty to Forty Feet (30'-0" to 40'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: MODERATE TO LOW
- i. Full round canopy. Leaves turn brilliant yellow, orange, and red in fall. Drought tolerant. Good for parking lot shade trees.
- j. Suitable Planting in Strips



ITEM 3.3.

M. Chestnut Leaf Oak *quercus castaneifolia*

- a. Deciduous
- b. Mature Height: Sixty to Eighty-Five Feet (60'-0" to 85'-0")
- c. Mature Width: Thirty-Five to Seventy Feet (35'-0" to 70'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Good commercial frontage tree.

**N. Forest Green Hungarian Oak** *quercus frainetto 'forest green'*

- a. Deciduous
- b. Mature Height: Fifty Feet (50'-0")
- c. Mature Width: Fifty Feet (50'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Good commercial frontage tree.



O. Valley Oak *quercus lobata*

- a. Deciduous
- b. Mature Height: Fifty to Seventy Feet (50'-0" to 70'-0")
- c. Mature Width: Fifty Feet (50'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Native to California valleys, Sierra Nevada foothills and inland coast ranges. Broad rounded canopy. Tolerates heat and seasonal drought. Good commercial frontage tree.

**P. Willow Oak** *quercus phellos*

- a. Deciduous
- b. Mature Height: Fifty to Ninety Feet (50'-0" to 90'-0")
- c. Mature Width: Forty to Fifty Feet (40'-0" to 50'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Yellow to red fall color. Good commercial frontage tree.



ITEM 3.3.

ATTACHMENT 8

Q. Red Oak *quercus rubra*

- a. Deciduous
- b. Mature Height: Sixty to Seventy Feet (60'-0" to 70'-0")
- c. Mature Width: Fifty to Seventy Feet (50'-0" to 70'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Deep orange to red fall color.

**R. Shumard Oak** *quercus shumardii*

- a. Deciduous
- b. Mature Height: Sixty to Seventy Feet (60'-0" to 70'-0")
- c. Mature Width: Forty to Fifty Feet (40'-0" TO 50'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Yellow, orange, or red fall color. Good commercial frontage tree.



T. Cork Oak *quercus suber*

- a. Evergreen
- b. Mature Height: Fifty to Sixty Feet (50'-0" to 60'-0")
- c. Mature Width: Fifty to Seventy Feet (50'-0" to 70'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Twenty Feet (20'-0")
- h. Maintenance: LOW
- i. Tolerates many soils but needs good drainage. Tolerates drought when established. Good commercial frontage tree.

**U. Southern Live Oak** *quercus virginiana*

- a. Evergreen
- b. Mature Height: Forty to Eighty Feet (40'-0" to 80'-0")
- c. Mature Width: Forty to Eighty Feet (40'-0" to 80'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Native to eastern US. Adaptable to many soil types. Good commercial frontage tree.



V. Interior Live Oak *quercus wislizeni*

- a. Evergreen
- b. Mature Height: Fifty to Seventy-Five Feet (50'-0" to 75'-0")
- c. Mature Width: Forty to Eighty Feet (40'-0" to 80'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Native to central California foothills. Good commercial frontage tree.

W. Village Green Zelkova *zelkova serrate* 'village green'

- a. Deciduous
- b. Mature Height: Fifty to Sixty Feet (50'-0" to 60'-0")
- c. Mature Width: Forty-Five to Fifty Feet (45'-0" TO 50'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Upright vase shape. Red fall color. Good commercial frontage tree.



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Chapter 23.719

PARKING AND LOADING

Sections:

- 23.719.010 Purpose.
- 23.719.020 Applicability.
- 23.719.030 Permit requirements.
- 23.719.040 Calculations.
- 23.719.050 Use and general requirements for parking lots.
- 23.719.060 Requirements for off-street parking spaces.
- 23.719.070 Vehicle parking requirements.
- 23.719.080 Reductions and exceptions to minimum parking requirements.
- 23.719.090 Design standards for surface parking lots.
- 23.719.100 Design standards for parking structures.
- 23.719.110 Bicycle parking requirements.
- 23.719.120 Design standards for bicycle parking facilities.
- 23.719.130 Standards for off-street parking for private residences.
- 23.719.140 Trip reduction requirements.
- 23.719.150 Off-street loading requirements.

23.719.160 Electric vehicle parking.**23.719.010 Purpose.**

This chapter establishes standards for the amount, location, and development of motor vehicle parking, bicycle parking, and on-site loading areas. The purpose of the standards is to provide for safe vehicular parking, circulation, and loading requirements supportive of a variety of uses in an increasingly pedestrian, bicycle-friendly, and transit-oriented community. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.010)].

23.719.020 Applicability.

Off-street parking and loading provisions of this chapter shall apply as follows:

A. New Development. For all buildings or structures erected and all uses of land established after the effective date of the ordinance codified in this title, parking for vehicles and bicycles and loading facilities shall be provided as required by this chapter.

B. Change in Use. When the use of any building, structure, or premises is changed, resulting in an increase of more than 10 percent in the required number of off-street parking spaces, additional off-street parking shall be provided consistent with Table 23.719-1 (Required Minimum Vehicle Ratios) and required bicycle parking, and the parking lot design shall comply with the requirements of this code.

C. Change of Occupancy. Where a new business license is required, additional parking spaces shall be provided if the new occupancy would result in an increase of more than 10 percent in the required number of off-street parking spaces. The director or his/her designee shall review the parking requirements of the proposed use and must approve the parking plan before a new business license is issued.

D. Modification to Existing Structures. Whenever an existing building or structure is modified such that it creates an increase of more than 10 percent in the number of off-street parking spaces required, additional off-street parking spaces shall be provided in accordance with the requirements of this chapter. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.020)].

23.719.030 Permit requirements.

New parking lots and modifications or expansions to existing parking lots require the following permits:

A. Building Permit. New parking lot design and modifications to existing parking lots in conjunction with a substantial change in use to an existing structure shall be reviewed in conjunction with the building permit and any other land use or development permit required for the project.

B. Zoning Certification. Modification or improvement to an existing parking lot that impacts the parking space layout, configuration, number of stalls, landscape planters, etc., shall require zoning certification as provided in Chapter 23.113 RCMC (Zoning Certification) to authorize the change as consistent with the zoning code.

C. Exempt Activities. Parking lot improvements listed below shall be considered minor in nature in that they do not alter the number or configuration of parking stalls. Such improvements shall be exempt from permit requirements.

1. Repairing any defects in the surface of the parking area, including holes and cracks.
2. Resurfacing, slurry coating, and restriping of a parking area with identical delineation of parking spaces.
3. Repairing or replacing in the same location damaged planters and curbs.
4. Working in landscape areas, including sprinkler line repair, replacement of landscape materials, or refurbishment. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.030)].

23.719.040 Calculations.

A. If the calculation for parking needs results in the requirement for a fraction of a parking space, the value shall be rounded to the nearest whole number as provided in RCMC 23.107.020 (Rules of interpretation).

B. Seating capacity shall be based upon the actual number of seats or one seat per 18 inches of bench or pew length and one seat per 24 inches of booth length for dining. For other areas where seating is not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.040)].

23.719.050 Use and general requirements for parking lots.

A. All vehicular parking areas shall be maintained by the owner of the property, ~~such as being~~ kept free of garbage and debris, and free of damage to asphalt, concrete surface, landscape areas, ~~and or~~ curbing.

B. Required off-street parking spaces and parking areas shall be used only for parking operable vehicles of residents, employers, employees, customers, and visitors as appropriate to the allowed uses of the applicable zone.

C. Required off-street parking spaces shall not be used for the storage of vehicles or materials, or for the parking of trucks used in conducting business. Parking spaces not needed to meet minimum requirements may be used for alternative uses subject to the provisions of this title (e.g., temporary use permit, permanent or semi-permanent display of merchandise).

D. No sales, storage, repair work, dismantling, or servicing of any kind shall be permitted in parking spaces without necessary permits for such use.

E. All required off-street parking shall be kept clear of temporary or permanent obstructions.

F. Existing parking shall not be reduced below the requirements of this section.

G. Living, sleeping, or housekeeping in any vehicle, trailer, or vessel is prohibited.

H. For residential tenant and guest parking, the spaces must be marked ~~pursuant to~~ the required minimum standards for tenant and guest parking. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.060). Formerly 23.719.060].

23.719.060 Requirements for off-street parking spaces.

A. Required off-street parking spaces shall not be located within any required front yard or required street side yard setback of any parcel (see RCMC 23.719.130 (Standards for off-street parking for private residences) for additional allowances and requirements).

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B. Parking may not occur within any required clear vision triangle area on a corner lot.

C. Parking spaces shall not preclude direct and free access to stairways, walkways, elevators, any pedestrian accessway, or fire safety equipment. Such access shall be a clear minimum width of 44 inches, no part of which shall be within a parking space. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.070). Formerly 23.719.070].

23.719.070 Vehicle parking requirements.

A. Minimum Requirements. Minimum vehicle and parking space requirements are listed in Table 23.719-1 (Required Minimum Vehicle Ratios). Where there is more than one parking ratio listed in the table, the greater of the two applies.

B. For the purpose of calculating parking ratios in all districts, the following types of parking are considered outdoor storage and are not considered parking:

1. Fleet vehicle parking.
2. Parking for vehicles that are for sale, lease, or rent.

C. Parking areas that exceed minimum vehicle parking requirements are subject to the following requirements:

1. All projects that exceed the minimum parking requirement by more than 125 percent shall demonstrate how the property can be developed in the future to utilize the additional parking areas for structures, landscaping, plazas, or other active use.

2. The number of vehicle spaces provided shall not exceed 150 percent of the minimum parking ratio.

32. In the downtown district, the number of vehicle parking spaces provided shall not exceed ~~125~~ 150 percent of the minimum parking ratio. Where no parking is required, the maximum parking allowance is two spaces.

Comment [NP1]: Should make this different if parking maximum is instituted. Lower to 125%, if city-wide is 150%

D. Similar Use. For a use not listed in Table 23.719-1 (Required Minimum Vehicle Ratios), the required vehicle shall be the same as for the most similar use listed, as determined by the director.

E. Compact Car Spaces.

1. Up to 25 percent of the required number of parking spaces may be sized for compact cars.
2. Compact car parking spaces shall be at least eight feet in width and 16 feet in length, and shall be clearly marked "COMPACT CARS ONLY," "COMPACT," or "C."
3. Compact car spaces shall be distributed throughout the parking lot.
4. Where an entire section of the parking lot is restricted to compact parking with an angle of 90 degrees, the aisle width may be reduced from the standard 25 feet to 21 feet. Such compact sections should be located so as to minimize the distance from the parking lot section to the appropriate building or activity.

F. Disabled Parking. All off-street parking areas of multifamily, mixed use, and nonresidential properties must comply with the requirements of the Disabled Access Regulations, California Building Code, Title 24.

G. Tandem parking may be used in apartment and condominium developments.

H. Mechanical or automated parking may be used in apartment and condominium developments.

~~G. Exceptions. Exceptions to minimum parking space standards shall be permitted in accordance with RCMC 23.719.080 (Reductions and exceptions to minimum parking requirements).~~

Table 23.719-1: Required Minimum Vehicle Ratios

Land Use Category	Vehicle Parking Spaces
Residential Uses	
Adult Day Care Home	None beyond single-family
Caretaker Housing	1/bedroom
Dwelling, Multifamily	
Studio and one-bedroom units	1.5/unit 1/-unit
Two- and three-bedroom units	2/unit 2-per/unit
Four- or more bedroom units	2/unit 2-per/unit
+ Guest parking	0.6/unit 0.2/unit
Accessory Dwelling Unit ¹¹	1/unit
Junior Accessory Dwelling Unit	No minimum
Dwelling, Single-Family ^{1,2}	2/unit
Dwelling, Two-Family ^{1,2}	2/unit
Family Day Care Home, Large	1 additional
Family Day Care Home, Small	No minimum
Dormitories	1 space/3 occupants
Group Residential	None beyond single-family
Guest House	0 additional
Home Occupations ³	1 additional
Live-Work Facility	2/unit (plus 0.25/unit for guests)
Manufactured Home	2/unit
Mobile Home	2/unit
Mobile Home Park	2/unit
Residential Care Home	1 space per employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Senior Independent Living Facility	0.5/unit (plus 0.1 per unit for guests)
Agriculture, Resource, and Open Space Uses	
Equestrian Facility	1/4 stables
Recreation, Education, and Public Assembly Uses	
Cemeteries, Mausoleums	1/4 seats ⁵
Clubs, Lodges, and Private Meeting Halls	1/3 seats ⁵

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Land Use Category	Vehicle Parking Spaces
Community Centers/Civic Uses	4/1,000 sf
Community Garden	1/5,000 sf lot area ⁴
Correctional Institution	Parking Study Required
Golf Courses ⁶	10/hole
Indoor Amusement/Entertainment Facility	4/1,000 sf
Indoor Fitness and Sports Facility	4/1,000 sf
Libraries and Museums	3/1,000 sf
Outdoor Commercial Recreation	2/1,000 sf ⁷ or 1/4 seats or person capacity, whichever is greater
Parks and Public Plazas (less than 10 acres)	No minimum
Parks (10 acres or larger)	5% of total site area ^{4,7}
Public Safety Facility	4/1,000 sf
Recreational Vehicle Parks	1.5/site
Religious Institutions	0.3/seat
Resource-Related Recreation	1/10,000 sf land area, minimum 4 spaces
Schools, Public	
Preschool facilities and kindergartens	1/employee plus 1 per classroom, or 1/3 seats in assembly area, whichever is greater
Elementary or middle schools	1/employee plus 1 per classroom, or 1/3 seats in assembly area, whichever is greater
High schools	1/employee plus 1/3 students in 11th and 12th grades; or 1/3 seats in main auditorium
Colleges	1 space/employee + 1 space/2 students; or 1/3 seats in largest assembly area
Commercial schools	1 space/employee + 1 space/2 students; or 1/3 seats in largest assembly area
Stadiums/Arenas	Special review of parking required
Theaters and Auditoriums	0.3/seat ¹⁰
Utility, Transportation, and Communication Use Listings	
Airport	Parking Study Required
Broadcasting and Recording Studios	3.2/1,000 sf
Heliports	1/landing pad
Park and Ride Facility	N/A
Parking Facility	N/A
Telecommunication Facility	0.5/1 employee
Utility Facilities and Infrastructure	0.5/1 employee
Retail, Service, and Office Uses	
Adult Day Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8

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Land Use Category	Vehicle Parking Spaces
	persons at facility capacity
Alcoholic Beverage Sales	3.6/1,000 sf
Ambulance Service	3.2/1,000 sf
Animal Sales and Grooming	3.6/1,000 sf
Art, Antique, Collectable	3.6/1,000 sf
Artisan Shops	3.6/1,000 sf
Banks and Financial Services	3.2/4,000 sf 3/1,000 sf
Bars and Nightclubs	1 per 3 fixed seats, or 1/50 sf of net floor area of assembly space
Bed and Breakfast Inns	1/room
Building Materials Stores and Yards	1/1,000 sf
Business Support Services	3.2/1,000 sf
Call Centers	6/1,000 sf 5/1,000 sf
Child Day Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Convenience Stores	3.6/1,000 sf
Drive-In and Drive-Through Sales and Service (not including restaurants)	1 space/2 employees during period of greatest employment
Equipment Sales and Rental ⁸	1/250 sf interior sales area, plus 1/1,000 sf exterior display area
Furniture, Furnishings, and Appliance Stores	1/1,000 sf
Garden Center/Plant Nursery	1/300 sf retail sales area, plus 1/1,000 sf exterior display area
Grocery Stores/Supermarket	3.5/1,000 sf
Home Improvement Supplies	2.5/4,000 sf 2/1,000 sf
Hotels and Motels	1/room
Kennels, Commercial	3.2/1,000 sf
Maintenance and Repair, Small Equipment	3.2/1,000 sf
Medical Services, General	3.9/1,000 sf
Medical Services, Extended Care	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Medical Services, Hospitals ⁹	2/bed or 2/1,000 sf
Mortuaries and Funeral Homes ⁵	1/3 seats
Neighborhood Market	3/1,000 sf
Offices, Business and Professional	3/1,000 sf
Offices, Accessory	3/1,000 sf
Personal Services	3.2/1,000 sf

Comment [NP2]: With 150% max., you could go as high as 7.5/1,000 sf

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Land Use Category	Vehicle Parking Spaces
Residential Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Restaurants	1/3 seats
Retail, Accessory	3.6/1,000 sf
Retail, General	3.6/1,000 sf
Retail, Warehouse Club	3.6/1,000 sf
Veterinary Facility	3.2/1,000 sf
Regional Shopping Center	5.5/1,000 sf
Tasting Room ¹²	1 space/300 sf
Automobile and Vehicle Uses	
Auto and Vehicle Dismantling	43 spaces, plus 1 space/employee
Auto and Vehicle Sales and Rental	2.5/1,000 sf, plus 1 space per rental vehicle
Auto and Vehicle Sales, Wholesale	1/1,000 sf, minimum 2 spaces
Auto and Vehicle Storage	1/2,000 sf, plus 1 space/company-operated vehicle
Vehicle Auto Parts Sales	3.6/1,000 sf
Car Washing and Detailing	3 spaces minimum + 2 per bay
Service Stations	3 spaces minimum + 2 per bay
Vehicle Services	2 per service bay
Industrial, Manufacturing, and Processing Uses	
Agricultural Products Processing	1.6/1,000 sf, plus 1 space/company-operated vehicle
Manufacturing	1.6/1,000 sf, plus 1 space/company-operated vehicle <u>1/2,000 sf, plus 1 space/company-operated vehicle</u>
Office (as accessory to a use in this category)	2.7/1,000 sf
Printing and Publishing	1/1,000 sf, plus 1 space/company-operated vehicle
Recycling Facility, Processing	1/200 sf office space, plus 1 space/employee
Recycling Facility, Scrap and Dismantling Facility	1/1,000 sf, plus 1 space/company-operated vehicle
Research and Development	3/1,000 sf <u>2.5/1,000 sf</u>
Storage, Personal Storage Facility	1/2,000 sf, plus 1 space/company-operated vehicle
Storage, Warehouse	0.5/1,000 sf, plus 1 space/company-operated vehicle
Wholesaling and Distribution	0.5/1,000 sf, plus 1 space/company-operated vehicle
Special Regulated Uses	
Card Rooms	1/2 seats in play area
Check Cashing Businesses	3.6/1,000 sf
Massage Parlor	3.2/1,000 sf
Pawnshops	3.6/1,000 sf

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Land Use Category	Vehicle Parking Spaces
Recycling Facility, Collection Facility	3.2/1,000 sf
Sexually Oriented Businesses	1/3 fixed seats or 4/1,000 sf, whichever is greater
Smoke Shops	3.6/1,000 sf
Tattoo Parlors	3.6/1,000 sf
Thrift Store	3.6/1,000 sf

Notes:

1. See RCMC 23.719.130.
2. Parking may be reduced to one space per unit for residential units for low or moderate income subsidized homeownership units.
3. Additional parking for home occupations is not required to be covered or enclosed and may occur within the front or street-side yard setback on a driveway or other paved surface.
4. On-street parking space adjacent to park property may be credited toward parking requirement.
5. Applies to seating in main or largest assembly area only.
6. Clubhouse calculated as retail and provided in addition to required spaces for golf courses. Additional parking not required for accessory uses (e.g., driving ranges, putting greens, maintenance shops, equipment storage).
7. Parking based on area of active recreation only.
8. Indoor and outdoor merchandise display areas.
9. Calculate associated medical office facilities as medical services, general.
10. If fixed seating is not used, then parking shall be provided at a ratio of one space/30 square feet of floor area in the assembly hall(s).
11. Parking requirements shall be in compliance with Government Code Section 65852.2. No additional parking shall be required for an accessory dwelling unit if: the unit is located within one-half mile of public transit, the unit is located within an architecturally and historically significant district; the unit is part of the existing primary residence or an existing accessory structure; or there is a car share vehicle located within one block of the unit.
12. Required parking spaces for adjacent uses can be counted towards the required parking for a tasting room as long as the hours of operations for the use do not overlap with the tasting room hours.

[Ord. 3-2019 § 5 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.080). Formerly 23.719.080].

23.719.080 Reductions and exceptions to minimum parking requirements.

The following are exceptions or reductions to minimum parking requirements that are available:

A. Parking District Waiver. Minimum off-street parking requirements may be waived for properties that have access to public parking facilities. The waiver may be granted by the director.

B. Parking Reduction. Parking may be reduced by the approval authority according to the following provisions. Total parking reductions may not exceed 20 percent of required parking:

1. Reduction for Special Motor Vehicles. Up to five percent of the off-street parking may be provided by smaller parking spaces for special or alternative motor vehicles (e.g., golf carts, motorcycles, motorized scooters).
2. Reduction for Secure Bicycle Parking. Developments which provide additional secure bicycle parking facilities over and above the minimum requirement may reduce their parking requirement by one vehicle space for every two additional bicycle spaces provided.
3. Reduction for Parking Near Major Transit Stops (e.g., light rail stations, BRT stations, or significant bus facilities). Parking requirements may be reduced by 25 percent within one-half mile or 40-50 percent when within one-quarter mile of a major transit stop.
4. Reduction for Existing Uses to Enable Property Enhancements. Parking requirements for existing nonresidential development may be reduced by up to 10 percent if spaces are replaced with either or both of the following:
 - a. Landscaping.

Comment [NP3]: Sacramento's TOD ordinance allows reductions up to 100% within ¼ mile and 50% within ½ mile. In a more suburban context, perhaps this is more appropriate.

b. On-site pedestrian plazas, seating areas, shelters, bicycle racks, and/or walkways.

5. Shower/Locker Facilities. Developments with 100 or more employees may reduce their parking requirement by providing shower and clothing locker facilities for bicycle-commuting employees. Maximum reduction: five percent of required parking.

6. Preferred Carpool/Vanpool Parking Spaces. Office or industrial developments which guarantee preferred parking spaces (e.g., covered, shaded, or near building entrance) to employees who participate regularly in a carpool or vanpool may reduce their parking requirement by one vehicle space for every one space which is marked and reserved for carpools/vanpools at a preferred location. Maximum reduction: five percent of required parking.

C. Joint Vehicle Parking Lot or Structure. Required parking for two or more freestanding uses on adjacent or nearby sites may be satisfied by the use of a joint vehicle parking facility to the extent that it can be shown by the owners or operators that the demand for parking in the joint facility does not materially overlay (e.g., uses primarily of a daytime versus a nighttime or weekday versus weekend nature); and provided, that such right of joint use is evidenced by a deed, lease, contract, or similar written instrument upholding such joint use. In this situation, the size of the joint parking lot shall be at least as large as the number of vehicle parking spaces required by the largest user.

D. Parking in Mixed-Use Projects. In mixed-use projects with residential, office and/or commercial components it is assumed that some parking spaces will be shared due to the difference in peak parking demand and required motor vehicle parking may be reduced according to the following formula:

1. Calculation of the minimum vehicular parking for the portion of the building occupied by the primary is based on 100 percent of the floor area.

2. Calculation of the minimum vehicular parking for the portion of the building occupied by secondary or subsequent uses may be calculated at 80 percent of the floor area.

E. Available parking in public or common parking lots and structures.

F. Additional parking reductions may be permitted as part of an adjustment process. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.100). Formerly 23.719.090].

23.719.090 Design standards for surface parking lots.

A. All vehicular parking spaces shall be on the same lot as the main structure they serve, on an abutting lot, or within 1,000 feet, subject to the following requirements:

1. There is a safe, direct, attractive, lighted, and convenient pedestrian route between the vehicle parking area and the use being served.

2. There is an assurance in the form of deed, lease, contract, or other similar document that the required spaces will continue to be available for off-street parking use according to the required standards.

B. Special Requirement for Parking in Downtown District.

1. ~~Auto-Vehicle~~ parking lots shall be located behind or beside buildings on one or both sides.

2. ~~Auto-Vehicle~~ parking and maneuvering areas (including any permitted drive-through service lanes) shall not be located between the street and the building facade with the primary entrance.

3. ~~Auto-Vehicle~~ parking and maneuvering areas located to the side of a building cannot occupy more than 50 percent of the site's frontage onto an arterial or collector roadway. When a site has more than one frontage on an arterial or collector roadway, then the ~~vehicle~~~~auto~~ parking lot located to the side of a building may occupy more than 50 percent of the site's frontage on the secondary street.

4. ~~Auto-Vehicle~~ parking and maneuvering areas on corner lots shall not be located adjacent to intersections.

C. Parking Lot Design.

1. Surfacing and Striping. Areas used for parking and maneuvering of vehicles shall be paved with a minimum of two-inch asphalt, concrete, or equivalent surface. All parking areas shall be appropriately striped, marked, and signed.
2. Curb Cuts/Access Points. Street access points shall be the minimum necessary to provide access while not inhibiting the safe circulation and carrying capacity of the street. Curb cuts must comply with city street improvement standards.
3. Driveways/Driveway Approach Width and Grade. The minimum driveway width shall comply with public improvement and fire safety standards.
4. Back-Out Parking. With the exception of duplexes and single-family residences, all parking areas shall be designed so that vehicles are not permitted to back out of the parking area onto a public street.
5. Driveway/Drive Aisle Width. Driveways shall have a minimum paved width of 20 feet for two-way circulation and 14 feet for one-way circulation or according to Table 23.719-2 (Angle Parking Space and Drive Aisle Dimensions), wherever is greater. Driveways shall not occupy a yard setback or buffer except to pass through the yard in order to connect directly to a public street or as necessary for shared driveways and internal access between uses on abutting lots.
6. See RCMC 23.910.030 for drive-in and drive-through sales and services design standards.
7. Turnaround Areas. Parking spaces shall be provided with adequate drive aisles or turnaround areas so that all vehicles may enter the street in a forward manner.
8. Setback Restrictions for Parking Spaces and Drive Aisles. Parking areas including spaces, aisles, and turnaround and maneuvering areas shall not occupy the required setbacks.
9. Connect Parking Lots. ~~Auto-Vehicle~~ parking areas shall be designed to connect with ~~vehicle~~~~auto~~ parking areas on adjacent sites to eliminate the necessity of utilizing the public right-of-way for cross movements. Joint or shared access, internal circulation, or parking is encouraged with adjacent uses.
10. Minimum Clearance. Driveways, aisles, turnaround areas, and ramps shall have a minimum vertical clearance of 12 feet for the entire length and width, but such clearance may be reduced in parking structures.
11. Drainage. Adequate drainage shall be provided to dispose of the runoff generated by the impervious surface area of the parking area. Provision shall be made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way, and abutting private property.
12. Clear Vision Area. See RCMC 23.731.060 (Height measurement) for driveway clearance vision area requirements.
13. Service and Loading Areas. Service and loading areas shall not be located on the frontage of a light rail station or adjacent street.

D. Parking Space Dimensions and Aisle Standards for Surface Parking Lots.

1. All surface parking lots shall be designed in accordance with city standards for stalls and aisles as set forth in Tables 23.719-2 (Angle Parking Space and Drive Aisle Dimensions) and 23.719-3 (Parallel Parking Space and Drive Aisle Dimensions) and Figures 23.719-1 (Angle Parking Space and Drive Aisle Dimensions) and 23.719-2 (Parallel Parking Space and Drive Aisle Dimensions).

Table 23.719-2: Angle Parking Space and Drive Aisle Dimensions

Angle	Stall Width a	Stall to Curb b	Aisle c	Two Rows + Aisle d
90°	9'-0"	19'-0"	25'-0"***	63'-0"
	9'-6"	19'-0"	24'-8"***	62'-6"
	10'-0"	19'-0"	24'-0"***	62'-0"
60°	9'-0"	21'-0"	20'-0"***	62'-0"
	9'-0"	21'-0"	19'-0"*	61'-0"
	9'-6"	21'-3"	18'-6"*	61'-0"
	10'-0"	21'-6"	18'-0"*	61'-0"
45°	9'-0"	19'-10"	20'-0"***	59'-8"
	9'-0"	19'-10"	16'-4"*	56'-0"
	9'-6"	20'-2"	15'-2"*	55'-6"
	10'-0"	20'-6"	14'-0"*	55'-0"

* One-way aisle.

** Two-way aisle.

Figure 23.719-1: Angle Parking Space and Drive Aisle Dimensions

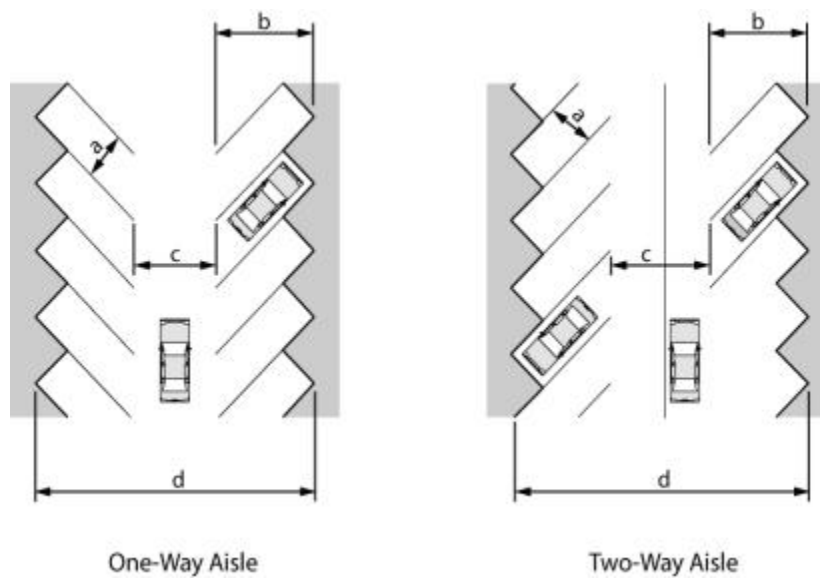
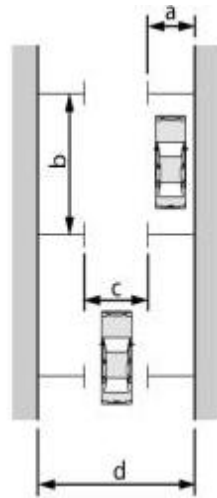


Table 23.719-3: Parallel Parking Space and Drive Aisle Dimensions

Stall Width a	Stall Length b	Aisle c	Two Rows + Aisle d
9'-0"	24'-0"	12'-0"*	30'
9'-6"	24'-0"	12'-0"*	31'
10'-0"	24'-0"	12'-0"*	32'

*One-way

Figure 23.719-2: Parallel Parking Space and Drive Aisle Dimensions



E. A minimum of 75 percent of vehicle parking stalls shall be of standard size (the remainder may be compact). See RCMC 23.719.070(E) (Compact Car Spaces).

F. Landscaping of Parking Lots. See RCMC 23.716.070 (Parking lot landscape).

G. Pedestrian Circulation/Walkways. Pedestrian circulation/walkways shall be designed to the requirements specified in RCMC 23.722.050 (Standards for on-site pedestrian pathways).

H. Vehicular Overhang.

1. Vehicular overhang is permitted, provided no vehicle shall overhang into a sidewalk which would reduce the unencumbered width of a sidewalk to less than four feet.
2. A vehicle is permitted to overhang into a landscaped area by two feet; provided, that the required landscaped area is extended by two feet.
3. The overhang shall not count as part of the parking space dimension.

I. Lighting of Parking Lot. See Chapter 23.725 RCMC (Outdoor Lighting). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.110). Formerly 23.719.100].

23.719.100 Design standards for parking structures.

A. Ground Floor Active Use. For all new multi-level parking structures, a minimum of 50 percent of the total ground floor street frontage, excluding driveway entrances and exits, stairwells, elevators, and centralized payment booths, shall be designed to accommodate commercial, retail, office, or residential floor space.

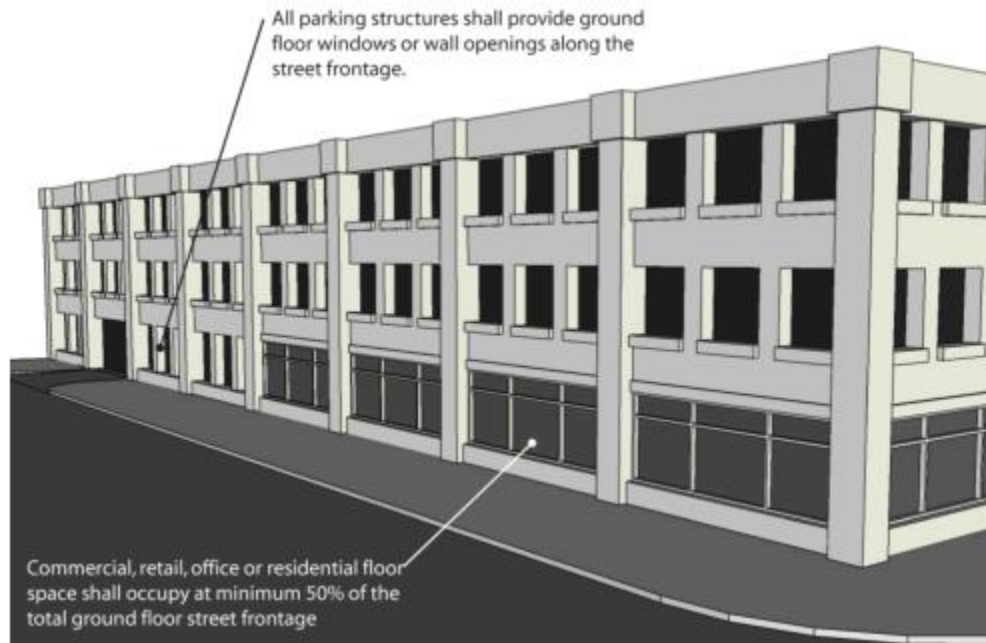
B. Ground Floor Facades. Blank, flat walls are prohibited on all parking structure facades that face public rights-of-way. The following are acceptable methods to avoid blank, flat walls. One or more of these methods shall be incorporated along the entire facade:

1. Street-facing ground floor active uses (see subsection (A) of this section, Ground Floor Active Use).
2. Ground floor windows, doors, or display areas.
3. A repeating pattern of color change, texture change, and material change, each of which should be integral parts of the structure and not superficially applied trim, graphics, or paint.
4. The use of reveals, projecting ribs, or offsets which should be no less than 12 inches in width. All elements should repeat at intervals of 30 feet or less.

C. Lighting. Metal halide lighting shall be used for all parking structures, with uplighting being the preferred method of lighting. This allows for a more even lighting distribution across the floor and field of vision for users, accurate color rendition, and protection from lighting elements.

D. All parking structures are subject to design review as described in Chapter 23.140 RCMC (Minor Design Review) or Chapter 23.141 RCMC (Major Design Review).

Figure 23.719-3: Parking Structure Design Requirements



[Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.120). Formerly 23.719.110].

23.719.110 Bicycle parking requirements.

A. Short-Term Bicycle Parking. If a land use or project is anticipated to generate visitor traffic, the project must provide permanently anchored bicycle racks within 100 feet of the visitors' entrance. To enhance security and visibility the bicycle racks shall be readily visible to passersby. The bicycle capacity of the racks must equal an amount equivalent to 10 percent of all required motorized vehicle parking. There shall be a minimum of one rack with capacity for two bicycles.

B. Long-Term Bicycle Parking. Buildings with over 10 tenant-occupants (e.g., multifamily tenants, owners, employees) shall provide secure bicycle parking for five percent of required motorized vehicle spaces for employees/residents, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and include one or a combination of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles.
2. Lockable bicycle rooms with permanently anchored racks.
3. Lockable, permanently anchored bicycle lockers.
4. In the case of residential development a standard garage is sufficient, if available. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A). Formerly 23.719.115].

23.719.120 Design standards for bicycle parking facilities.

All developments shall meet the following minimum requirements for bicycle parking and design. The purpose of these design standards is to ensure that bicycle parking is visible from the buildings served, is convenient to cyclists, and provides sufficient security from theft and damage.

A. Minimum Required Bicycle Parking. Minimum required bicycle parking spaces are required as designated in RCMC 23.719.110 (Bicycle parking requirements).

B. Bicycle Parking Location and Access.

1. Use. Areas set aside for required bicycle parking must be clearly reserved for bicycle parking only.
2. Lighting. See RCMC 23.725.060 (General lighting standards).
3. Location.
 - a. Outdoor bicycle parking should be located within 100 feet, or as close as possible to the primary building entrance, without impeding pedestrian circulation or emergency access.
 - b. Bicycle parking must be visible from within on-site buildings or the street.
 - c. Bicycle parking may be located within a building if access is readily available from an outdoor entrance.
 - d. Bicycle parking is prohibited within 100 feet of a trash or recycling enclosure.
4. Amenities. Bicycle parking areas are encouraged to include a bench and bicycle rack screened with 30- to 36-inch shrubs from any parked cars or arterial streets.
5. Pedestrian Conflicts. Bicycle parking and bicycle racks shall be located to avoid conflicts with pedestrian movement and accessibility requirements.

C. Covered Bicycle Parking Spaces for All Uses. All required employee bicycle parking spaces and 50 percent of all visitor bicycle parking must be sheltered from precipitation by means such as roof extensions, overhangs, awnings, arcades, carports, roofed enclosures, lockers, or indoor bicycle rooms. These may be Class I parking spaces (e.g., bike lockers) or other suitable alternative.

D. Bicycle Parking for Residential Uses. When required, 25 percent of all bicycle parking for residential uses shall be provided as Class I facilities (locker, bike room, etc.).

Figure 23.719-4: Acceptable Covered Bicycle Parking Options (Bicycle Parking Near Entry Door, Freestanding Bicycle Parking Enclosure, and Indoor Bicycle Room)



Bicycle Parking Near Entry



Freestanding Bicycle Parking Enclosure



Indoor Bicycle Room

E. Bicycle Rack Types and Dimensions.

1. Security. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a rack upon which the bicycle can be locked. Bicycle parking racks, shelters, or lockers must be securely anchored to the ground or to a structure. Bicycle racks must hold bicycles securely by the means of the frame. The frame must be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels.

Figure 23.719-5a: Acceptable Bicycle Rack Options



Bicycle Racks That Support Both Sides of a Bicycle Bicycle Lockers Sheltered Parking

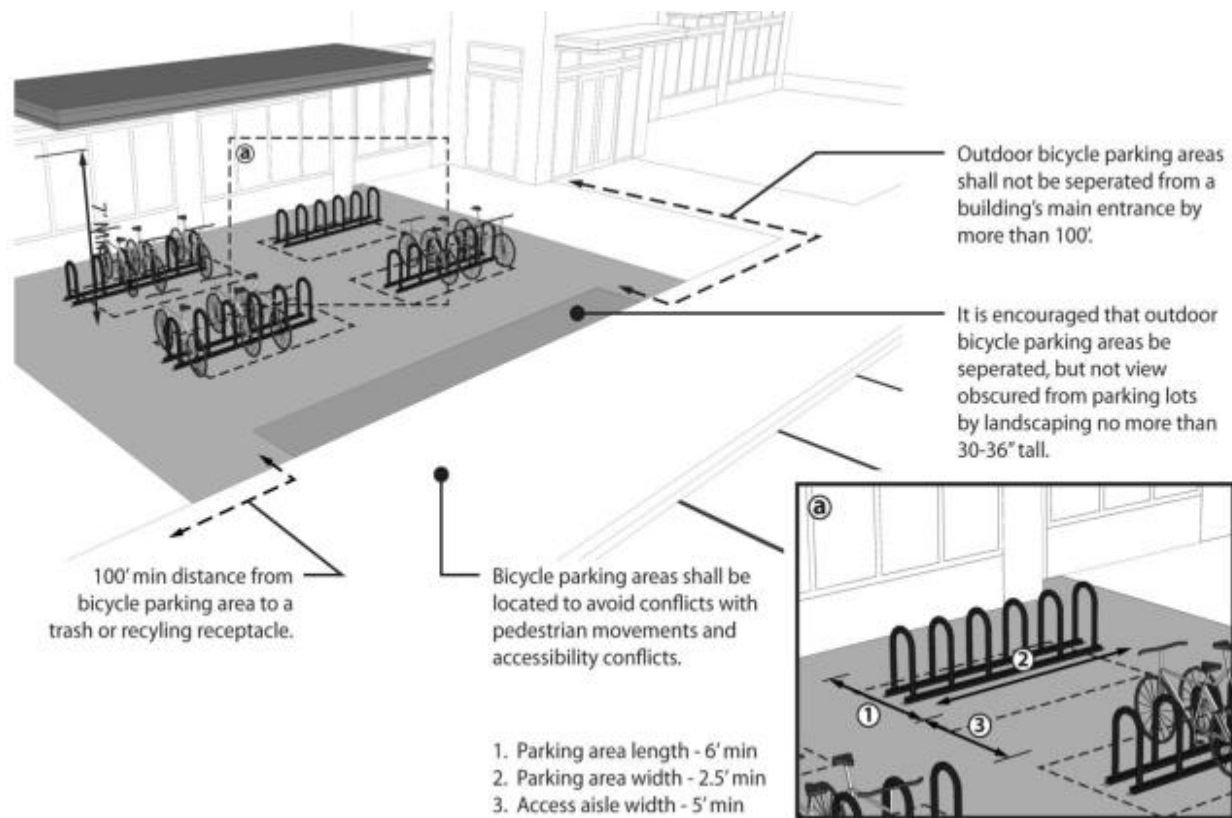
2. Unique artistic design facilities are encouraged. The racks/facilities should be easily identified as a bike rack.

Figure 23.719-5b: Artistic Bike Rack Design Options



3. Standards. Bicycle parking shall be at least one and one-half feet wide by six feet long for a single bicycle parking space or two and one-half feet wide by six feet long for two paired bicycle racks (as pictured in Figure 23.719-6) and, when covered, provide a minimum vertical clearance of seven feet. An access aisle of at least five feet wide shall be provided and maintained beside or between each row of bicycle parking. Each required bicycle space must be accessible without moving another bicycle. Bicycle parking spaces required by this chapter may not be rented or leased.

Figure 23.719-6: Bicycle Parking Area Design Requirements



F. Paving and surfacing of bicycle parking areas shall be surfaced with hard surfacing of at least two inches minimum (i.e., pavers, asphalt, concrete, or similar material). This surface must be designed to maintain a well-drained condition.

G. Exemptions. The following uses are exempt from bicycle parking requirements:

1. Temporary uses.
2. Agriculture.
3. Mini-storage facilities.
4. Home occupations. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.130)].

23.719.130 Standards for off-street parking for private residences.

Off-street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:

A. Any vehicle, trailer, or vessel which is inoperable or vehicles that are Certified as Non-Operation or Planned Non-Operation Certified with the Department of Motor Vehicles shall be stored entirely within an enclosed structure, where it is not visible from the street or other public or private property and shall not be parked or stored in any yard within a residential zoning district or neighborhood.

B. Unless specifically permitted by this code, required off-street parking spaces shall not be located within any required front yard or required street side yard setback of any parcel. Required parking must be provided within a fully enclosed garage or carport (see RCMC 23.734.040, Development standards).

C. Parking in excess of the required parking (e.g., driveways) may be provided within the front and street side yard setback, as follows:

1. Vehicle parking (including driveways) within the front yard area or as seen by the public street in residential areas shall be provided on a lasting, durable surface (e.g., concrete, asphalt, or similar material). Permeable paving materials, such as paver stones, pervious concrete, or interlocking grids with gravel, are permitted as an alternative to a standard asphalt or concrete surface. Use of grasscrete, ribbon drive (Hollywood strips) or other acceptable alternatives as determined by the director may be allowed for purposes of a driving surface that leads to a legal parking area outside of the front yard area or as seen by the public street. No parking is allowed on these features within the front yard area or as seen by the public street.

2. Parking areas shall not exceed the maximum impervious surface allowed on a parcel (e.g., impervious surface in front yards is limited to 40 percent coverage).

3. Parking may not occur within any required clear vision triangle area on a corner lot.

D. Each parking space shall be at least eight and one-half feet wide by 18 feet deep.

E. Tandem (end-to-end) parking is allowed to meet the minimum off-street parking requirements.

F. Required parking may be provided in the rear yard only when an alley is available for access.

G. The minimum driveway width is 10 feet. Driveway pavement shall be five feet from the side property line in order to provide an area of landscaping between adjacent lots. Deviations from these standards may be allowed through site plan and architecture review for small-lot single-family developments at the time of master home plan review where these standards cannot be attained due to design. Remaining unpaved portion shall be landscaped, irrigated, and maintained. See Figure 23.716-2 (Nonpervious Surface Limits in Single-Family and Two-Family Residential Zones).

H. The use of structures, temporary canopies, tarps, and other similar types of covering for vehicles is strictly prohibited within the front setback.

I. Commercial vehicles shall not be parked on residential property.

J. Parking of RVs, trailers, and vessels shall conform with the following additional regulations:

1. Parking on a lasting, durable surface (e.g., concrete, asphalt, grasscrete, or permeable paving material) is required.

2. Parking within the clear vision area is prohibited. [Ord. 15-2018 § 4 (Exh. A); Ord. 7-2018 § 3; Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.140)].

23.719.140 Trip reduction requirements.

A. Applicability. The provisions of this chapter shall apply to all major development projects defined as follows:

1. Any commercial, industrial, institutional, or other use which is expected to employ 200 or more persons, as determined by either actual employee projections or equivalent development size.

2. Any existing facility or development which increases its gross floor area and, after such increase, exceeds the minimum equivalent development size.

3. The director may, if projected traffic conditions warrant, apply the provisions of this section to developments smaller than those specified.

B. Exempt Projects. Notwithstanding any other provisions of this code, the following uses and activities shall be specifically exempt from the provisions of this section:

1. Development projects expected to employ fewer than 200 persons.

2. Temporary construction activities on any affected project, including activities performed by engineers, architects, contractors, subcontractors, and construction workers.

C. Equivalent Development Size. For the purpose of this section, the standards listed in Table 23.719-4 (Equivalent Development Size) shall be considered equivalent to the 200-employee threshold.

Table 23.719-4: Equivalent Development Size

Type of Use	Minimum Development Size (in square feet) Equivalent to 200 Employees
Office (excluding medical)	50,000
Industrial Office Park (MP)	60,000
Hospital and Medical Offices	80,000
Commercial	100,000
Light Industrial (M-1)	95,000
Heavy Industrial (M-2)	130,000
Mixed or Multiple Uses	1

Notes:

1. The minimum development size for mixed- or multiple-use developments shall be calculated based on the employment equivalent of the square footage or areas devoted to each type of use.

D. Passenger Loading Areas. Parking areas for major development projects shall designate a passenger loading area or areas for embarking and disembarking passengers from ridesharing vehicles. Such passenger loading areas shall be located at the point(s) of primary pedestrian access from the parking area to the adjacent building(s) and shall be designed in such a manner that vehicles waiting in the loading area do not impede vehicular circulation in the parking area. The passenger loading areas shall be designed as a turn-out as indicated by Figure 23.719-7 and shall be large enough to accommodate the number of waiting vehicles equivalent to one-half percent of the required parking for the project. See Figure 23.719-7 (Passenger Loading Areas).

Figure 23.719-7: Passenger Loading Areas



E. Preferential Parking Spaces for Carpool and Vanpool Vehicles. All major development projects shall reserve and designate at least 10 percent of the employee parking spaces for the project for ridesharing vehicles by marking such spaces "Carpool/Vanpool Only." The number of preferential parking spaces must be increased above 10 percent of

the employee parking as necessary to accommodate all legitimate carpools and vanpools. Such spaces shall be located near the building entrance(s), covered, shaded, or in some other obvious way be determined as preferential. For purposes of this section, the factors listed in Table 23.719-5 (Employee Parking Ratios) shall be used to determine the number of employee parking spaces.

Table 23.719-5: Employee Parking Ratios

Type of Use	Percentage of Total Parking Devoted to Employee Parking
Office (excluding medical)	70%
Hospital and Medical Office	50%
Commercial	30%
Industrial	70%

F. Shower and Locker Facilities. All development projects above the minimum development size threshold shall provide shower and locker facilities for use by employees or tenants who commute to the site by bicycle or walking. Such facilities shall be clearly indicated on all development/improvement plans. One shower and eight lockers with minimum dimensions of 12 inches by 18 inches by 36 inches shall be provided for each 200 employees or fraction thereof, based on the equivalent development size data. The shower and locker facilities must be located convenient to one another and should be located near the employee bicycle parking facilities whenever possible. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.150)].

23.719.150 Off-street loading requirements.

A. Purpose of Loading Area Requirements. The purpose of these regulations is to provide the number, size, location, and screening requirements for loading areas in mixed-use, commercial, and industrial uses. The intent of these regulations is to minimize disruptions of traffic flow by freight-carrying vehicles blocking the public right-of-way and to minimize impacts to vehicular and pedestrian conflicts.

B. When Loading Regulations Apply. This regulation applies to all nonresidential development in mixed-use commercial and industrial districts, whether or not a permit or other approval is required for the development. Buildings smaller than 8,000 square feet in size are exempt from the requirements of this section.

C. General Loading Area Requirements.

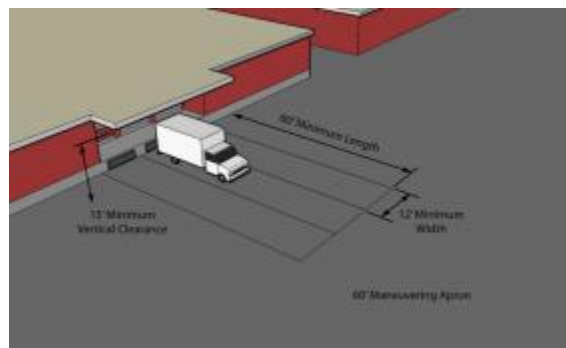
1. The number of required loading spaces is based on the use of the building and the building size minus any residential component square footage.
2. Where two or more uses are located on the same premises, the number of loading area spaces required is the sum of the spaces required for each use.
3. The provision for maintenance of off-street loading facilities is a continuing obligation of the property owner.
4. Loading and maneuvering areas shall be hard-surfaced unless a permeable surface is required to reduce surface runoff, as determined by the director.
5. Parking of passenger vehicles may be allowed in off-street loading areas subject to specific time limits to prevent conflicts with off-street loading activities. If parking is allowed, the parking time limits shall be clearly posted. These parking spaces shall not count toward meeting the general parking requirements.
6. Off-Street Loading Standards.

a. Each required off-street loading space in an industrial area shall have a minimum length of 60 feet, a minimum width of 12 feet, and a minimum vertical clearance of 15 feet inside dimensions. Off-street loading spaces in industrial zones shall also provide a 60-foot maneuvering apron in addition to the minimum length of the loading space. These requirements apply to all off-street loading spaces in industrial zones including at-grade and depressed loading docks.

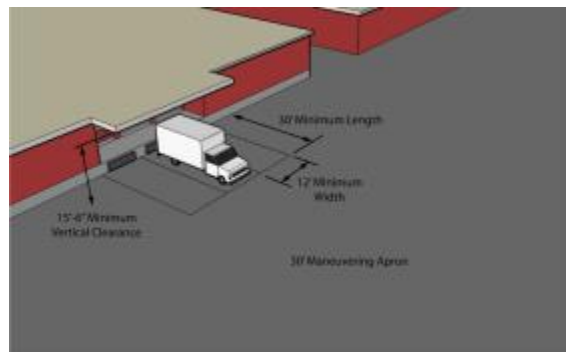
b. Each required off-street loading space, other than in industrial zones, shall have a minimum length of 30 feet, a minimum width of 12 feet, and a minimum vertical clearance of 14.5 feet inside dimensions. Off-street loading spaces shall also provide a 30-foot maneuvering apron in addition to the minimum length of the loading space. These requirements apply to all off-street loading spaces including at-grade and depressed docks.

7. Loading areas must comply with the setback and perimeter landscaping and screening standards. When parking areas are prohibited or not allowed between a building and a street, loading areas are also not allowed.

Figure 23.719-8: Typical Loading Area



Off-Street Loading Spaces in an Industrial Area



Off-Street Loading Spaces in a Nonindustrial Area

8. For uses not specifically mentioned, the requirements for off-street loading facilities shall be the same as the closest approximate use as determined by the director.

D. Location of Required Loading Facilities.

1. The off-street loading facilities, including the required maneuvering apron, in all cases, shall be on the same lot or parcel of land as the structure they are intended to serve.
2. The off-street loading facilities shall be designed and located so that loading vehicles do not encroach upon required setbacks, driveways, or required parking spaces during maneuvering and loading activities.

3. No loading space, including the required maneuvering apron, shall be located so that a vehicle using such loading space projects into any public street or any adjoining property except in the case of a reciprocal access agreement or similar mechanism.
4. Loading spaces shall be provided with access to an alley when alley access is available.
5. Bays and doors shall be located in a manner that would preclude any possibility for trucks to back into bays from arterial streets. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.160)].

23.719.160 Electric Vehicle Parking Spaces.

A. Applicability.

The California Green Building Standards Code (CALGreen) requires that new construction and major alterations include adding “EV Capable” parking spaces which have electrical panel capacity, a dedicated branch circuit and a raceway to the EV parking spot to support future installation of charging stations. All new construction and qualifying additions or alterations must comply with CALGreen, Title 24, Part 11.

B. Parking Requirements and Location of Electric Vehicle Spaces.

1. As part of the Minor and Major Design Review process, the City shall require that parking facilities be provided to accommodate electric or other alternative fuel vehicles.
2. The location of the electrical outlets shall be specified on building plans, and proper installation shall be verified by the Building Division prior to issuance of a Certificate of Occupancy.
3. Electric vehicle ready charging infrastructure shall be provided in multi-family housing developments and non-residential developments according to the standards outlined by CALGreen.
4. Electric vehicle charging stations may be provided in any area designed for the parking or loading of vehicles.
5. Where electric vehicle recharging stations are provided, they shall follow the space requirements and development standards outlined in CALGreen.
6. Parking spaces with electric vehicle charging shall be counted as a standard parking space for the purposes of providing required parking per this Code.

C. Exemptions

1. Electric vehicle charging stations shall not apply to temporary parking lots.
2. Other exemptions may be granted by the Director, where the Director determines that compliance with the requirements of this Section is technically infeasible.

Zoning Code and Design Guidelines Update

June 29, 2021

MEETING AGENDA

- Housing Related Amendments
- Multi-Family Design Guidelines
- Parking Related Amendments
- Next Steps

PURPOSE OF ZONING CODE UPDATE

- Address recent changes in State housing legislation
- Streamline processes for developers and homeowners for housing projects
- Update and modernize City's Zoning Code
- Reference new Multi-Family Design Guidelines in the Zoning Code

Zoning Code Update

Housing Related Amendments

Zoning Code Housing Amendments

- Overview of changes required by state law:
 - Accessory Dwelling Units (AB 68)
 - Housing Density Bonuses and Incentives (AB 2345)
 - Processing of Applications for Multi-Family projects (SB 330)
 - Multi-Family Design Review (SB 35)

State Mandate Amendments

- Accessory Dwelling Units – Updates to Chapter 23.901 (per AB 68)
- Housing Density Bonus – Updates to Chapter 23.710 (per AB 2345)
- Streamlined Review and Processing of Housing – Updates to Chapter 23.104, Chapter 23.110, Chapter 23.137, Chapter 23.141 (Per SB 330)



Multi-Family Residential Design Review

- SB 35 requires an expedited, streamlined review for projects that meet certain criteria, including:
 - Development of two or more attached residential units
 - Projects that provide 50% affordable housing
 - Additional locational and other requirements
- Chapter 23.137 Multi-Family Streamlined Design Review Permit establishes procedures for review (new)
- Chapter 23.707 establishes Multi-Family Objective Design Standards for such reviews (new)

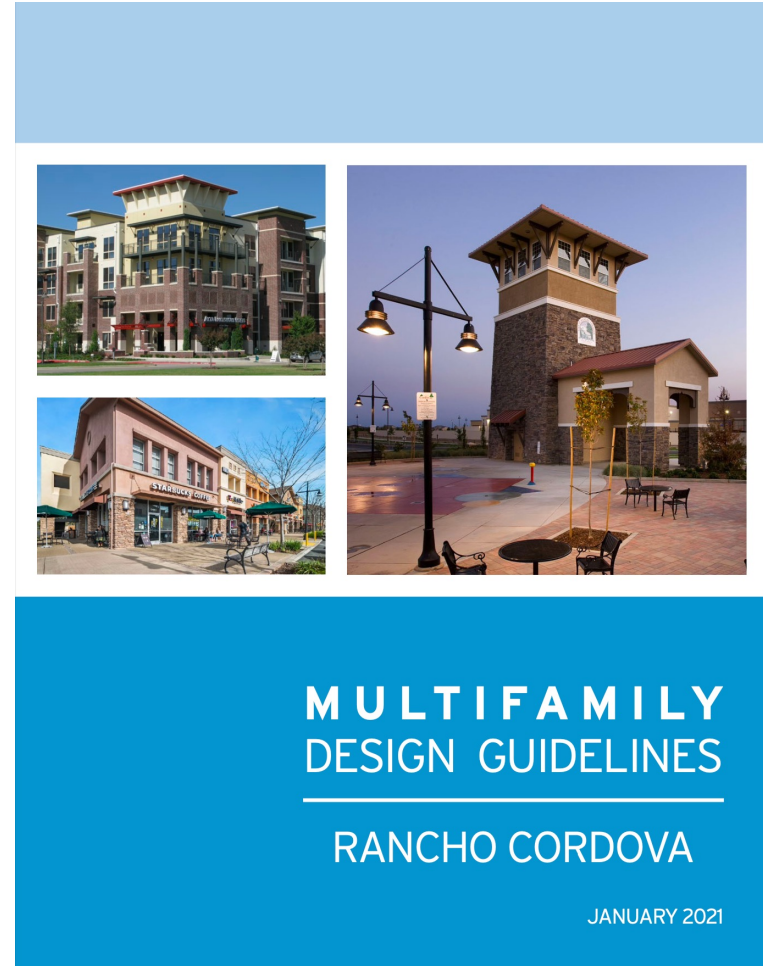
Multi-Family Residential Design Review

- Multi-Family Objective Design Standards address the following topic areas:
 - Site design and compatibility with existing context
 - Building design and materials
 - Building massing
 - Open space and landscaping
 - Accessory building elements such as walls, fencing, and refuse screening



Multi-Family Residential Design Review

- Expedited Review for Multi-Family Projects
 - Multi-Family not qualifying under SB 35 can still receive expedited review
 - Project must have substantial conformance with new Multi-Family Design Guidelines for ministerial review
 - Chapter 23.137 procedures apply
- Multi-Family not in substantial conformance subject to Major Design Review process, but will still be reviewed under the new Multi-Family Design Guidelines



Housing Amendments Summary

- Several amendments are prescribed by State law and limit flexibility
 - Review Streamlining
 - Accessory Dwelling Units
 - SB 35 Expedited Reviews
- Maintain some local control through Multi-Family Objective Design Standards
- Multi-Family Design Guidelines

Multi-Family Design Guidelines

Final Draft Document



MULTIFAMILY DESIGN GUIDELINES

RANCHO CORDOVA

Table of Contents

1. Introduction
2. Site Planning
3. Building Type Standards
4. Building Articulation and Massing Standards
5. Frontage Types
6. Architectural Standards
7. Architectural Styles
8. Approved Trees

- Goal 1: Streamline approval of mixed-use building and multi-family housing through a set of objective design guidelines that can be approved at the staff level,
- Goal 2: Elevate, improve, and in some cases, maintain architectural variety, integrity, and quality.
- Goal 3: Create human-scale development that contributes to pedestrian-oriented streets and boulevards.
- Goal 4: Create interest and break up the overall mass of larger buildings.
- Goal 5: Animate building edges on the ground floor to create an inviting public realm and a pedestrian-friendly environment.
- Goal 6: Orient building façades to frame the streets and other public spaces.
- Goal 7: Provide for graceful transitions between larger-scale format of multi-family structures and smaller scale single family housing.
- Goal 8: Enhance and highlight architectural building features.



Row House



Flex / Loft



Small Multi-Family Dwelling



Courtyard Building



Residential Block



Mixed-Use Block

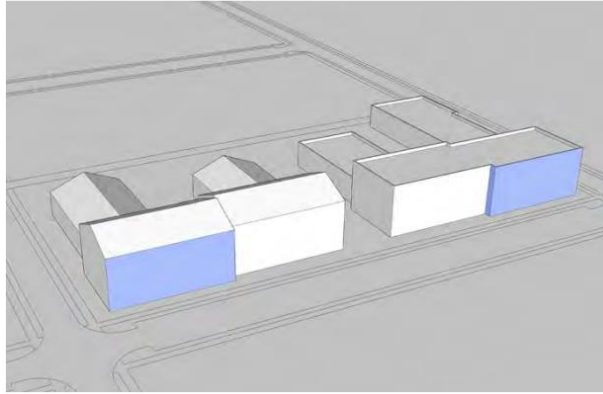


Small Mixed-Use Building

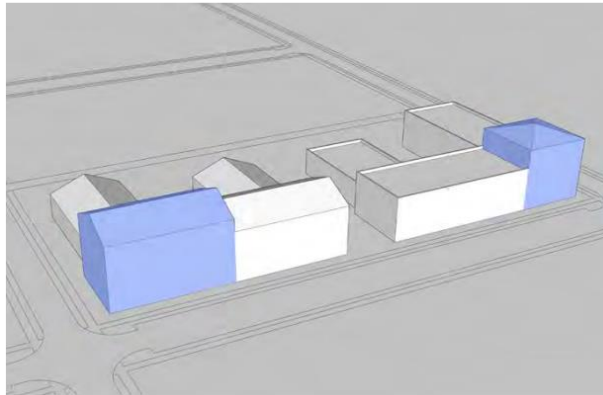
ITEM 3.3. Building Articulation and Massing Standards

ATTACHMENT 10

Horizontal Articulation



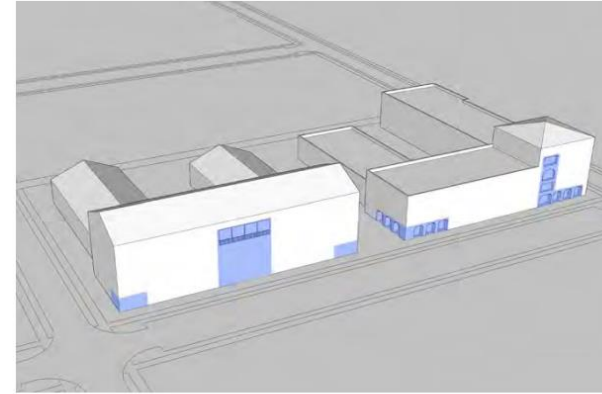
Vertical Articulation



Architectural Projections



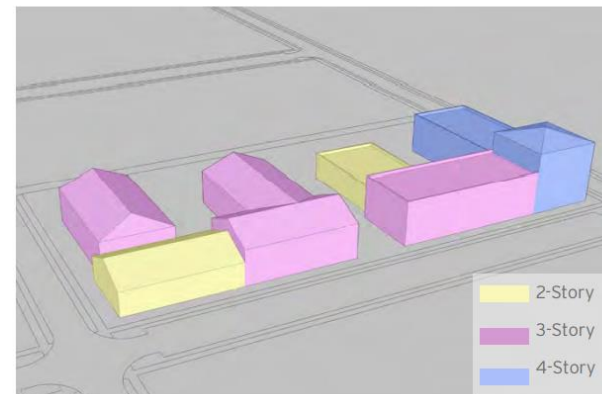
Architectural Recessions



Façade Differentiation



Height Averaging



ITEM 3.3. Frontage Types

ATTACHMENT 10



Stoop



Fence and Hedge



Front Porch



Forecourt



Raised Commercial Terrace



Shop Front



Industrial Shop

ITEM 3.3. Architectural Standards

ATTACHMENT 10



Roof Forms, and Heights



Materials and Texture



Entrances



Shopfronts



Balconies



Bay Windows



Canopies and Awnings



Parkways / Planting Strips

ITEM 3.3. Architectural Styles

ATTACHMENT 10



Main Street Commercial



Craftsman



Mediterranean / Spanish Mission



Art Deco



California Contemporary

ITEM 3.3. Incorporation of Council's Feedback

ATTACHMENT 10

- Curated building images to be more in scale to the context of Rancho Cordova
- Narrowed the range of preapproved architectural styles to local vernacular
- Allows additional styles that are well-defined – minimizing the chance of perpetuating unattractive structures
- Clearly defines balconies and other private and public open spaces/
- Provides an approval process that requires projects to substantially conform with the goals and guidelines.

Zoning Code Update

Parking Amendments

Parking Chapter Amendments Overview

- Parking Research and Analysis
 - Conducted research on parking policies and regulations being implemented in Northern California and Sacramento region
 - Meetings with stakeholders
 - Approximately a dozen parking strategies were reviewed for adjusting the City's parking regulations

Parking Strategies Reviewed

- Charging for on-street parking in certain areas of the City
- Eliminating all minimum parking space requirements for off-street parking
- Reduce minimum parking space requirements for residential uses
- Reduce minimum parking space requirements for non-residential uses (commercial, office and industrial uses)
- Establish maximum parking space requirements for all uses Citywide
- Require a parking cash-out program for employers in the City
- Establish congestion pricing for parking
- Provide parking reductions for new development near transit or has rideshare access
- Use of in-lieu parking fees
- Unbundling of parking fees from rental leases
- Provide universal transit passes to employees in the City

Parking Strategies Reviewed

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- Provide universal transit passes to employees in the City

Parking Chapter Amendments

- Chapter 23.719 Parking and Loading Revisions
 - Minor adjustments to parking standards for residential and non-residential uses
 - Reduced minimum parking for multi-family residential
 - Revised parking requirements within the vicinity of a major transit stop
 - Established parking caps citywide (cannot exceed 150% of the minimum required citywide; cannot exceed 125% of minimum in Downtown Planning Area)

Parking Chapter Amendments

- Chapter 23.719 Parking and Loading Revisions
 - New guidance on electric vehicle charging stations
 - Standards to meet State building codes
 - References CalGreen requirements and standards



Parking Chapter Amendments Summary

- Scope of amendments are relatively narrow
- Changes represent minor adjustments to existing standards.
- Is Council interested in a continued exploration of revised parking standards and regulations?

THANK YOU

2021 ZONING CODE AND
DESIGN GUIDELINES UPDATE