



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

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OBJECTIVE STANDARDS WORKING GROUP

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Wednesday, January 26, 2022
Special Meeting Agenda - 6:00 pm
Virtual meeting only - no public attendance
Only items on the agenda may be acted upon. Open Forum is available for anyone wishing to speak on an item not listed on the agenda. Each speaker may be limited to three minutes.

DUE TO THE COVID-19 PANDEMIC, THIS IS A VIRTUAL MEETING USING THE “ZOOM WEBINAR” PLATFORM. MEMBERS OF THE PUBLIC WANTING TO ATTEND THIS MEETING AND SPEAK ON AN AGENDA ITEM CAN FIND OUT HOW TO DO SO BY REFERENCING THE COUNTY’S TELECONFERENCING GUIDELINES POSTED ON-LINE AT:

<http://acgov.org/cda/planning/documents/TeleconferencingGuidelinesforPublicHearings.pdf>

AT THE NOTICED DATE AND TIME LISTED ABOVE THE ZOOM WEBINAR IS ACCESSIBLE AT THIS WEB ADDRESS:

<https://us02web.zoom.us/j/85311288136>

BY PHONE ONLY: 1 (669) 900-9128 or 1 (346) 248-7799 **WEBINAR ID#** 853 1128 8136

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1. Call to Order
2. Introduction of Land Use Consultant – The M-Group
3. Introduction of Objective Standards Background Information and intended Updates
4. Adjournment

Please notify Rodrigo Orduña at (510) 670-5400 or at rodrigo.orduna@acgov.org if you will not be able to attend the meeting or if you have any questions prior to the meeting.

Next Meeting:
To Be Determined



MEMORANDUM

Date: January 5, 2022

To: Rodrigo Orduna

From: M-Group

Subject: **MATERIALS FOR OBJECTIVE STANDARDS WORKING GROUP**

In preparation for the working group's first meeting, the consultant team has developed an overview of the policy, design, and development issues for discussion with the Objective Standards Working Group. At Working Group Meeting #1, we will have a discussion of the preliminary issues in advance of developing preliminary Objective Standards.

- ***Preliminary Issues***

This document provides a series of design and development issues for discussion for with the working group. These issues, organized by design topics, have been developed based on design guidance identified in a variety of Alameda County planning documents.

As background materials, we are also providing the following documents for working group members as they prepare for meeting #1.

- ***Background Source Material***

This document contains a compilation of 428 existing subjective guidelines from Alameda County planning documents and organizes each standard into design topics. Those existing design guidance statements were used to develop the Preliminary Issues.

- ***Glossary of Terms and Definitions***

This a collection of design and development terms that working group members may find useful for discussions and as the Objective Standards are developed.

Alameda County
Objective Design Standards
Preliminary Issues
January 5, 2022

This document provides preliminary issues to be considered in the development of objective development standards for unincorporated areas of Alameda County. The issues are drawn from design guidance policies, programs and statements contained in existing Alameda County documents.

The information below is a resource for Objective Standard Working Group members to use during a discussion with the consultant team and County staff during Meeting #1. Following Meeting #1, the consultant team will begin developing draft objective standards for review by Working Group members in advance of Meeting #2.

SITE DESIGN

Building Placement

1. Neighborhood Compatibility

The **Intent** of the objective design standards for neighborhood compatibility are to:

- Provide transitions between buildings of substantially different height or mass on adjacent properties. (see Glossary of Terms and Definitions)
- Locate and orient buildings to provide adequate privacy, lighting, and air circulation.
- Provide appropriate distance between nuisances and incompatible uses on adjacent properties.

2. Building Location

The **Intent** of the objective design standards for the building location are to:

- Reinforce a relationship between buildings and the sidewalk or public right-of-way. This will frame the public realm, maintain a pedestrian scale, and support mixed-use commercial uses (where appropriate).
- Orient buildings along streets and common open spaces.

3. Lot Coverage

The **Intent** of lot coverage objective design standards are to limit the bulk and size of buildings and ensure adequate on-site open area for outdoor use. (see Glossary of Terms and Definitions)

4. Setbacks

The **Intent** of objective design standards for setbacks are to provide distance between buildings or between a building and the street. They provide adequate privacy, separation of incompatible uses, open space, sunlight, and protection of natural resources.

Access

1. Vehicular Access

The **Intent** of the objective design standards for vehicular access are to:

- Minimize size and define the number of curb cuts allowed on individual parcels; this will maintain continuous a pedestrian environment and streetscape, minimize conflicts with pedestrians, and maximize on-street parking and other curb uses.
- Maximize use of shared driveways, consolidated entrances to parking areas, connections between adjacent parking lots, and ensure ongoing easements to maintain these arrangements.
- Locate entrances and exits to parking areas away from major streets and as parcel sizes and street network permit.
- Provide access to sites that is safe and functional for vehicles, pedestrians, and bicyclists.
- Design streets and driveways that are not oversized, and support the pedestrian environment.

2. Loading

The **Intent** of the objective design standards for loading are to:

- Provide access on sites for typical loading and vehicle movement.
- Minimize the visibility of loading areas through site design, landscaping, and screening.

3. Pedestrian Access

The **Intent** of the objective design standards for pedestrian access are to:

- Provide sidewalks or walkways that connect public sidewalks or driveways to building or unit entrances.
- Provide walkways that connect parking areas at the side or rear of buildings to entrances while maintaining a primary building entrance on the front façade.
- Provide walkways that facilitate pedestrian access between adjacent parking lots and uses.
- Ensure pedestrian facilities are sized correctly and are convenient, safe, attractive, and accessible for persons with disabilities.

4. Paving

The **Intent** of the objective design standards for paving are to:

- Use decorative or pervious paving to enhance the visual appearance of projects, especially close to street edges or in areas that can function as outdoor courtyards.
- Use decorative paving or other paving treatments to act as a traffic calming measure at identified priority locations.

Landscaping and Screening

1. Landscaping

The **Intent** of the objective design standards for landscaping are to:

- Provide LID (low impact design) stormwater strategies where a property fronts a street.
- Define appropriate planting types both for hardiness and climate.
- Provide landscape and site furnishings along streets and within lots and projects.

2. Parking Area Landscaping

The **Intent** of the objective design standards for parking area landscaping are to:

- Provide shading in parking areas to reduce heat gain.
- Provide landscaping to improve the visual appearance of parking areas.

3. Fences, Gates, and Walls

The **Intent** of the objective design standards for fences, gates, and walls are to:

- Define if gates are necessary, and if they are to ensure they are set back, to reduce visual impact from the street or public view.
- Locate fences and walls to define private and public spaces and provide privacy and sound attenuation.
- Require masonry for the construction of sound attenuation, to separate commercial and residential uses, and where walls could be damaged by vehicles.
- Define materials, heights, and design treatments that are compatible with the surrounding area.
- Define entry features to residential properties, such as archways.

4. Screening

The **Intent** of the objective design standards for screening are to better define materials that enclose project refuse and recycling areas.

Open Space (On-Site)

1. Common Open Space

The **Intent** of the objective design standards for common open space are to:

- Provide light, air, and privacy to residential units.
- Provide space that encourages social interaction between residents and for personal relaxation.
- Provide a range of age-appropriate outdoor amenities for residents.

2. Private Open Space

The **Intent** of the objective design standards for private open space are to provide and define useable space for exclusive outdoor use by a single residential unit.

3. Grading

The **Intent** of the objective design standards for grading are to define limitations upon development on sites with steeper grades. (see Glossary of Terms and Definitions)

4. Stormwater Management

The **Intent** of the objective design standards for stormwater management are to incorporate stormwater management facilities into landscaped areas and other low impact development and site design measures.

Parking Location and Design

1. Parking Location

The **Intent** of the objective design standards for parking location are to:

- Locate parking areas to the side or rear of buildings, not between buildings and the sidewalk.
- Minimize prominence of parking areas and entrances in front of buildings.
- Minimize visibility of parking areas from the street.

2. Parking Structures

The **Intent** of the objective design standards for parking structures are to limit the extent that garages and their entries and doors can dominate front facades.

3. Surface Parking

The **Intent** of the objective design standards for surface parking are to:

- Break up parking into multiple smaller areas to limit large, uninterrupted areas of parking, especially along the street.
- Provide screening or landscaping between parking and sidewalks or public areas. (see Glossary of Terms and Definitions)
- Separate parking areas from buildings with landscaped areas, pedestrian walkways, or both.

4. Bicycle Parking and Storage

The **Intent** of the objective design standards for bicycle parking and storage are to:

- Provide secure and accessible bike storage for residential developments.
- Provide short-term bicycle parking near commercial building entrances of mixed-use development.

Other Site Elements

1. Utility and Service Areas

The **Intent** of the objective design standards for utility and services areas are to:

- Provide centralized (shared) garbage, recycling, and compost facilities that are located within the building for multi-family developments.
- Provide decentralized or centralized garbage, recycling, and compost facilities depending upon project type.
- Ensure the number of garbage, recycling, and compost facilities on a site is tied to the project type or number of dwelling units.
- Minimize the visibility, from public right-of-way, of utility and service areas are not included within a residential building.
- Provide bulk storage areas in garages or units so residents are not encouraged to store items in outdoor spaces or garage areas.

2. Lighting

The **Intent** of the objective design standards for lighting are to provide adequate lighting along pedestrian routes and in courtyards for safety and nighttime activities.

BUILDING DESIGN

Building Height

The **Intent** of objective design standards for building height are to create appropriate transitions of the height and scale of buildings.

Massing and Scale

The **Intent** of objective design standards for massing and scale are to minimize the bulk of buildings, avoid massive “box-like” structures, and provide transitions in scale between buildings. (see Glossary of Terms and Definitions)

Roof Design

The **Intent** of objective design standards for the roof design is to provide articulation to the building, provide variety in roof forms, and prevent “box-like” appearances of buildings.

Façade Design

1. Façade Design Strategies

The **Intent** of the objective design standards for the building façade design are to:

- Articulate facades with decorative architectural treatment that creates an attractive appearance and enhances the neighborhood.
- Prevent blank wall facades that contain minimal or no architectural treatment.
- Establish a base, middle, and top of the building through articulation that reduces the overall mass of the structure. (see Glossary of Terms and Definitions)
- Reduce the appearance of massive structures along long facades with varying design treatment along the length of the façade.
- Design facades to engage pedestrians at the pedestrian scale with decorative treatment, transparency, windows, and openings along the ground floor.
- Include architectural elements that provide shade and weather protection for pedestrians.

2. Projections

The **Intent** of the objective design standards for building projections are to enhance the façade plane with substantive changes and articulation. (see Glossary of Terms and Definitions)

3. Fenestration

The **Intent** of the objective design standards for fenestration are to:

- Enhance the façade with windows, openings, and transparency.
- Ensure quality materials and consistency with architectural style of building.

4. Entrances

The **Intent** of the objective design standards for entrances are to enhance the façade along the ground floor and to provide clear access to the building.

5. Building Materials

The **Intent** of the objective design standards for building materials are to enhance the façade and incorporate durable, quality materials.

**Objective Design Standards
Glossary of Terms and Definitions**

January 5, 2022

Articulation. Architectural features that add complexity and interest to a façade. These can include features or treatments, such as windows, balconies, columns, entrances, openings, changes in building materials, or other adjustments to a building façade.



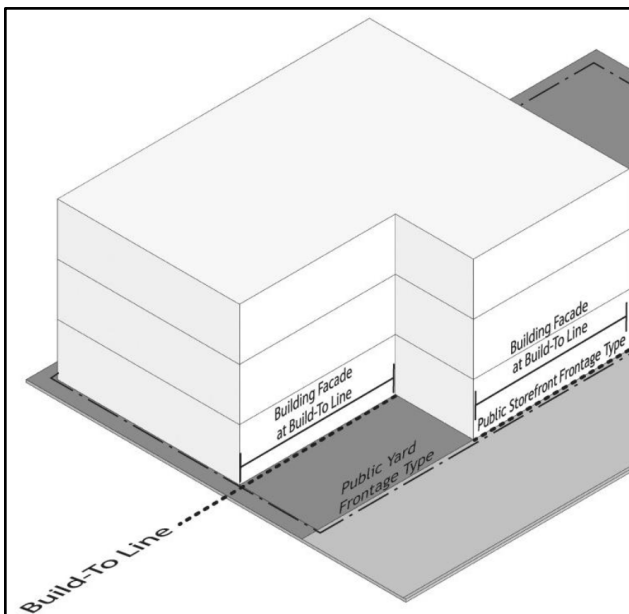
Image Source: Town of Chapel Hill, North Carolina Ephesus Fordham District Design Guidelines

Base (of building). The bottom portion of a building, including the ground floor level, that forms the primary pedestrian interface along the building.



Blank Façade or Wall. Any portion of a building façade that does not have windows or doors.

Build-to Line. A designated building setback or required location for a building façade.



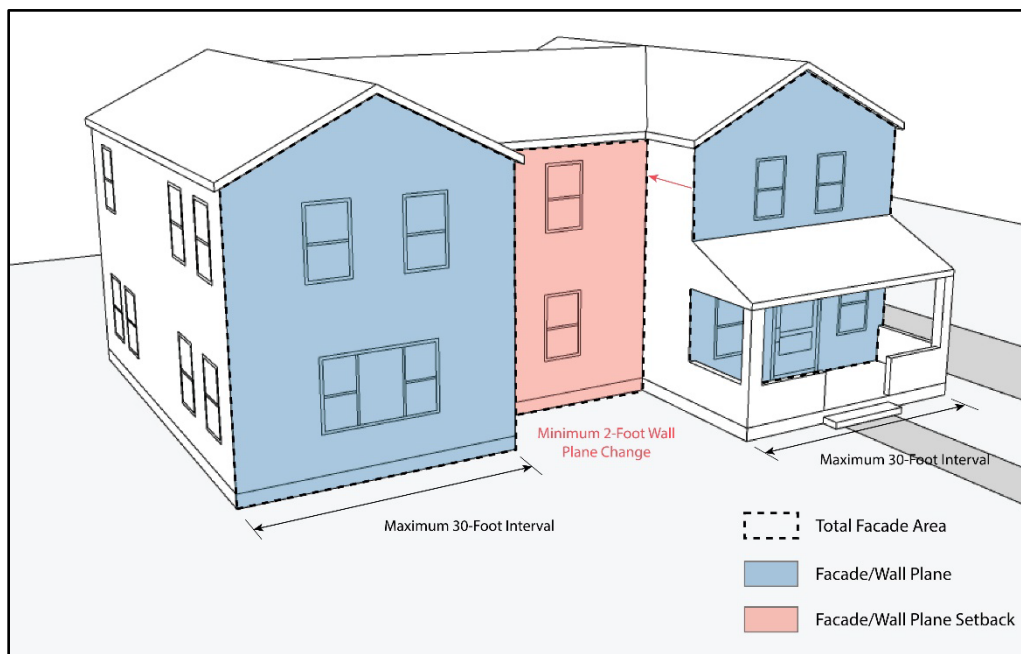
Common Open Space. Outdoor spaces for use by all tenants and visitors of a development. This may include courtyards, patios, seating areas, and other amenity spaces.

Compatibility.

- The characteristics of different uses or activities that allow them to be located near each other harmoniously. Some elements that can reinforce compatibility include similarities in the intensity of occupancy (dwelling units per acre), floor area ratio, pedestrian or vehicular circulation, and synergistic land uses, such as residential and retail uses.
- The characteristics of differing design features when located near each other in harmony, such as scale, height, materials, and fenestration.

Façade. The exterior wall of a building exposed to public view.

Façade Plane Change. Setbacks or variations in a building's façade.



Fenestration. Window and door openings on a building façade. Fenestration is generally transparent and provides greater detail and interest on a façade.



Floor Area Ratio. The ratio of gross floor area to the net lot area.

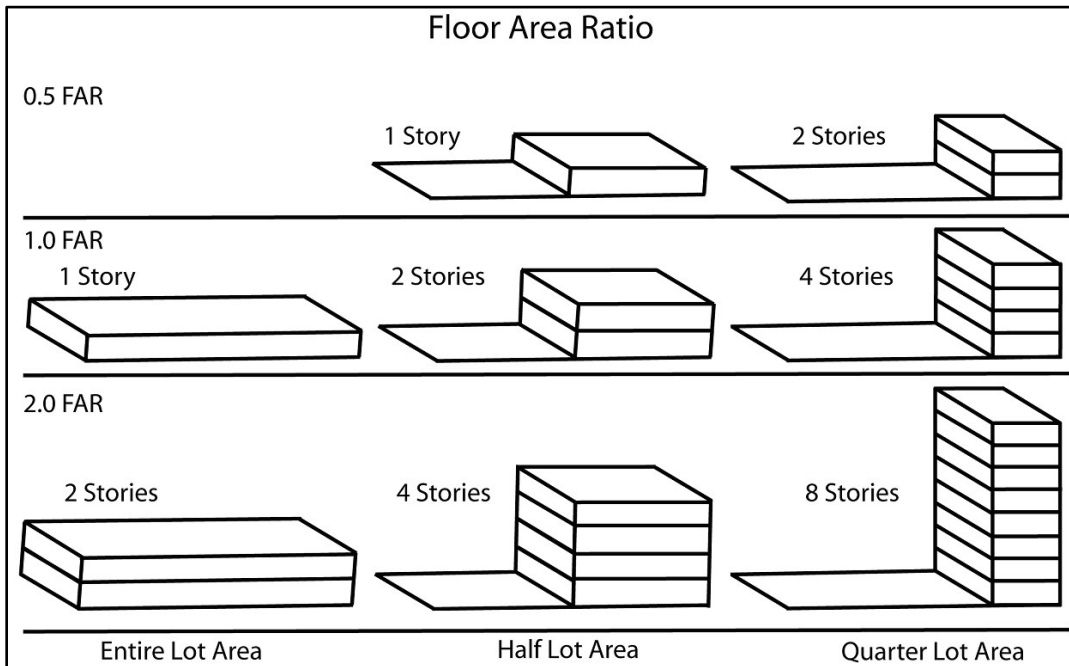


Image Source: theconstructor.org

Frontage (building). The building façade facing a street or public open space.

Frontage (site). The width of the site or lot along a street or public open space.

Grade (finished) means the lowest point of ground elevation of the finished surface of the site after any construction or grading activities.

Grade (natural) means the ground elevation of undisturbed soil as measured from a known fixed reference height benchmark.

Lot Coverage. The percentage of lot area that is covered by the footprints of a building, including accessory structures.

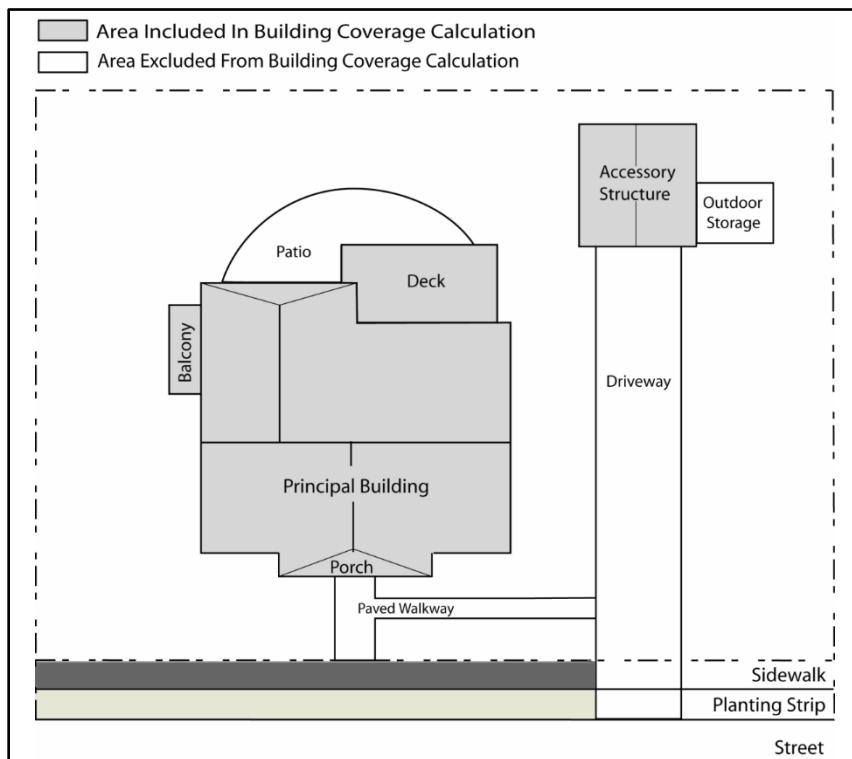


Image Source: City of Fayetteville, North Carolina Unified Development Ordinance

Mass. The three-dimensional form or bulk of a building.

Mixed Use (and vertical mixed use). A building or district which combines different land uses. Vertical mixed use refers to a mix of uses on different floors in a single building.

Objective Standard. Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. (provide state code #)

Private Open Space. Space that is for use by a single unit's residents or a single business's workers or customers. This may include areas such as balconies or enclosed outdoor dining areas.

Projections. An architectural feature that protrudes or extends from the wall plane of a building. These may include features such as balconies, canopies, awnings, and columns.

Proportion. The ratio or relative size of two or more dimensions. This term may refer to the ratio of the width of a street to the height of the building, the ratio of the width to the height of architectural features (such as doors or windows), or other site and building design elements.

Public Open Space. Publicly owned parks, plazas, and other spaces used for passive and recreational activities.

Public Realm. The area outside a building accessible or visible to the public, including public right-of-way, sidewalk easement, and publicly accessible open space.

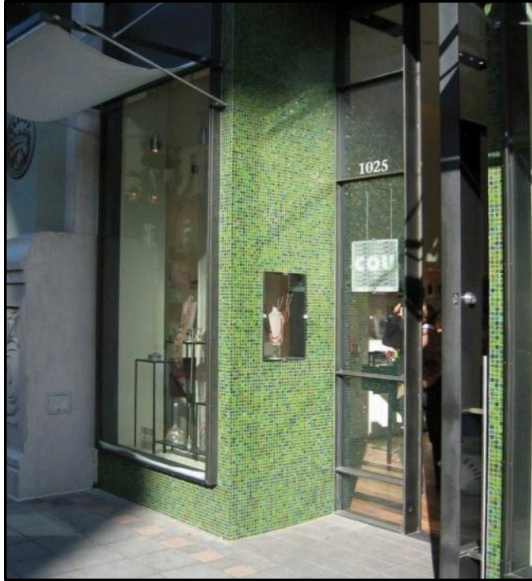
Ratio of Solid to Void. The proportions between the total area of a wall surface and the area of "voids" on a building façade. Voids may include features such as windows, doors, and arches.

Rhythm and Pattern. The reoccurring arrangement of materials, architectural styles, shapes, and spacing of buildings. The use of repeating design elements can create a rhythm or pattern on an individual building or groups of adjacent buildings.

Scale. The apparent size of a building or architectural feature in relation to the size of a human being, adjacent building, architectural feature, or other site and building design element.



Homes with a compatible scale and massing.



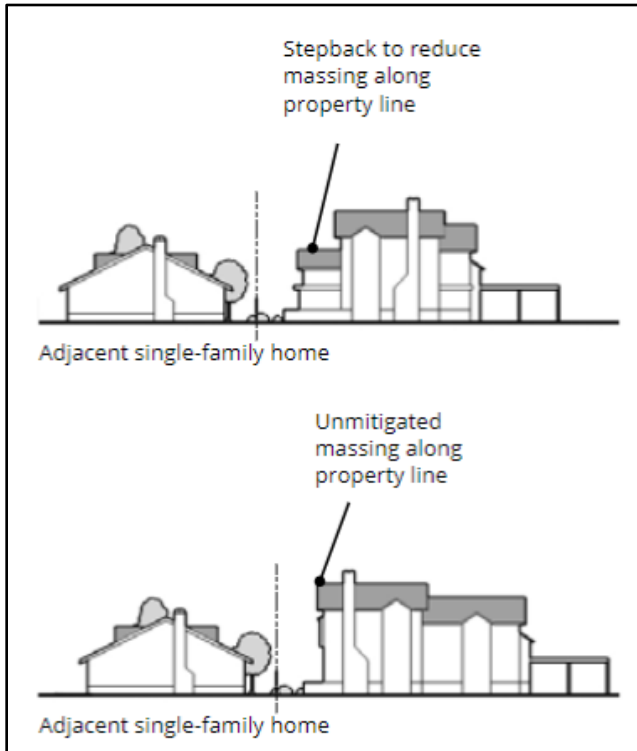
Complex and tactile building materials and building articulation provide a human-scale.

Screening. A method of visually shielding or obscuring an abutting or nearby structure, utility, service area, or other uses. This may be achieved with fencing, walls, berms, or densely planted vegetation.



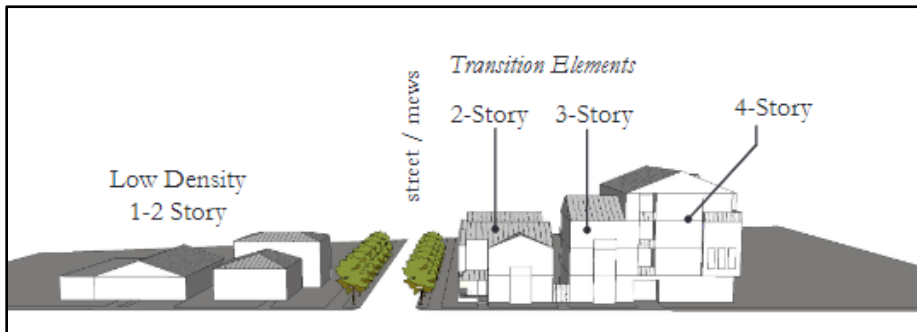
Setback Line. A standard in the Zoning code that locates a building or structure at a minimum distance (setback) from a street or lot line.

Stepback (upper level). A standard for locating the upper floor(s) of a building above the ground floor a minimum distance from a ground floor façade. This technique is often used to mitigate a building's mass.



Subjective Guideline. A design guideline that is not measurable and is subject to personal interpretation.

Transitions. A gradual change in development height, mass, or building placement. (diagram probably smaller, too pixelated; also, can we find a better image? if this one, does it need a source?)



Transparency. Openings in the façade (see Fenestration) that allow a pedestrian to view interior activity or retail merchandise from the street.

View Corridor. The line or range of vision from an observation point to a viewpoint, often used in determining the extent of scenic easements.

Sources used in compiling this glossary include:

- Chapter 17.04 – Definitions, in the Alameda County Code of Ordinances
- City Design Glossary, The Mayors’ Institute on City Design
- Glossary of Land Use and Planning Terms, Institute for Local Government
- San Jose Citywide Design Standards and Guidelines Glossary
- Sec. 29.10.3020 – Definitions, in the Town of Los Gatos Code of Ordinances

Issue Number	Topic Area	Sub-Topic	Focus	Development Applicability	Background Document	Document Guideline, Goal, or Policy	Pursue/Not Pursue?	Page Reference	Potential Solutions or Improvements	Notes
1	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	2014 Residential Design Guidelines	Allowed...or where development is immediately adjacent to the BART station or intensive commercial development.	No	2-5		Specific to Castro Valley CBD Land Use Group D' add by Phil
2	Building Design	Massing and Scale	Massing	Townhomes	2014 Residential Design Guidelines	Exceptions may be approved by Staff if buildings are designed with many different setbacks (instead of a long flat wall), changes in roof form or height, and major recesses (notches) along the length of the building, which successfully break up the massing of the building.	No	2-50		Obj Stds should apply to townhomes because they are multi-unit developments and could be condos or rental
3	Site Design	Building Placement	Neighborhood Compatibility	Townhomes	2014 Residential Design Guidelines	Windows, entry door, and other elements must be incorporated to create an attractive street appearance that is compatible with the surrounding neighborhood.	Yes	2-50		Obj Stds should apply to townhomes because they are multi-unit developments and could be condos or rental
4	Building Design	Façade Design and Articulation	Entrances	Townhomes	2014 Residential Design Guidelines	Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry may be approved by Staff. See Figure 2.4-11.	Yes	2-50		Obj Stds should apply to townhomes because they are multi-unit developments and could be condos or rental
5	Site Design	Access	Vehicular Access	Townhomes	2014 Residential Design Guidelines	Fire Department may consider this exception if the rearmost corner of the rear-most building is within 150' of the curb and alternative means and methods are incorporated to meet Fire Code safety objectives.	No	2-52		This is a Fire Code issue that should be determined by the Fire Department.
6	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Townhomes	2014 Residential Design Guidelines	Gates across driveways shall be set back a minimum of 20 feet behind the property line, or greater depending on location in State Responsibility Fire Area and street travel speed.	No	2-52		The first half of this is already objective. The State Responsibility Fire Area may have objective requirements for different locations and travel speeds.
7	Site Design	Parking Location and Design	Parking Location	Townhomes	2014 Residential Design Guidelines	Space along the public street frontage of a building site can be counted towards guest parking requirements. However, guest spaces may be required to be on the building site if there is existing parking congestion, as defined by the Planning Director, on the street. A parking study may be required to determine existing parking congestion. Driveway aprons may be counted for the required guest parking.	No	2-52		This is a discretionary review process that is dependent on possible parking study requirements. This is difficult to make objective since it is a site-specific issue.
8	Site Design	Access	Vehicular Access	Townhomes	2014 Residential Design Guidelines	Staff may approve exception for building sites with width less than 80 feet, provided that the percentage of minimum decorative driveway paving exception is met.	No	2-53		This is a discretionary statement for exceptions and is difficult to make subjective since it is a site-specific issue.
9	Site Design	Building Placement	Setbacks	Residential	2014 Residential Design Guidelines	Several setbacks for upper floors depend upon presence of "primary windows" there is no definition for what makes a window "primary"	Yes	2-56		There are references to setbacks being larger for facades with primary windows throughout the document but there is no definition.
10	Building Design	Building Height	Building Height	Residential	2014 Residential Design Guidelines	In CVCBD, all buildings with heights greater than two stories or thirty feet must demonstrate through the Site Development Review process that they frame or complement, rather than block, view corridors and that they enhance, rather than obscure, significant topographic features or adjacent development.	No	2-63		This is something that may be addressed in the CVCBD Plan update. Will coordinate with the updated plan.
11	Building Design	Massing and Scale	Massing	Residential	2014 Residential Design Guidelines	Exceptions may be approved by Staff if buildings are designed with many different setbacks (instead of a long flat wall), changes in roof form or height, and major recesses (notches) along the length of the building, which successfully break up the massing of the building. Parking podiums may be continuous.	Yes	2-64		This issue lists design strategies that could be incorporated to meet other guidelines.
12	Building Design	Façade Design and Articulation	Entrances	Residential	2014 Residential Design Guidelines	Windows, entry door, and other elements must be incorporated to create an attractive street appearance that is compatible with the surrounding neighborhood.	Yes	2-64		This issue lists specific design elements that can be considered and made objective.
13	Building Design	Façade Design and Articulation	Entrances	Residential	2014 Residential Design Guidelines	Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry may be approved by Staff.	Yes	2-65		This issue lists specific design element(s) that can be considered and made objective.
14	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	2014 Residential Design Guidelines	These setbacks shall apply for any wall containing living room or other primary room windows.	No	2-66		This is already objective.
15	Building Design	Building Height	Building Height	Residential	2014 Residential Design Guidelines	Staff may approve up to 25 feet for higher density development on busy streets.	No	2-67		Density bonuses are already addressed in zoning code Section 17.106.040
16	site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential	2014 Residential Design Guidelines	Gates are strongly discouraged...or greater depending on location in State Responsibility Fire Area and street travel speed.	No	2-67		Similar to issue #7
17	site Design	Parking Location and Design	Parking Location	Residential	2014 Residential Design Guidelines	Parking reduction may be not allowed if there is existing parking congestion, as defined by the Planning Director, on the street. A parking study may be required to determine existing parking congestion.	No	2-68		This is a discretionary review process that is dependent on possible parking study requirements. This is difficult to make objective since it is a site-specific issue.
18	Site Design	Building Placement	Setbacks	Residential	2014 Residential Design Guidelines	These setbacks shall apply for any wall containing living room or if they are close to common usable open space and the common usable open space exceeds the minimum required.	No	2-69		This is already objective.
19	Building Design	Massing and Scale	Massing	Residential	2014 Residential Design Guidelines	– The property proposed for development is a regularly shaped parcel (generally rectangular, with a low width:depth ratio, generally 1:2 or lower) at least 20,000 square feet in area, and does not leave an isolated parcel which cannot meet these requirements; and	No	2-70		This is stating a condition and isn't a guideline.
20	Site Design	Building Placement	Neighborhood Compatibility	Residential	2014 Residential Design Guidelines	– It has been determined on the basis of an initial study that there will be no adverse impacts on surrounding development, including but not limited to traffic visual, noise, privacy, or others, or that such impacts can be mitigated to an acceptable level and such mitigation measures are incorporated into the project through a mitigated negative declaration or environmental impact report.	No	2-70		This is stating a condition and isn't a guideline.

Objective Standards Background Source Material

21	Site Design	Building Placement	Neighborhood Compatibility	Residential	2014 Residential Design Guidelines	Design projects to respect the development pattern of the neighborhood and complement the neighborhood character valued by the community.	No	3-3		General guideline with no specific design element to develop a standard for.
22	Site Design	Building Placement	Neighborhood Compatibility	Residential	2014 Residential Design Guidelines	Design projects to enhance the appearance of and contribute positively to the existing visual context of the neighborhood	No	3-3		General guideline with no specific design element to develop a standard for.
23	Site Design	Building Placement	Building Location	Residential	2014 Residential Design Guidelines	Locate and orient buildings to respect the need for privacy, light, and air of surrounding structures	Yes	3-3		This issue lists specific design element(s) that can be considered and made objective.
24	Building Design	Building Height	Building Height	Residential	2014 Residential Design Guidelines	Design buildings to be respectful of adjacent buildings, and create transitions of appropriate height and scale.	Yes	3-4	Require a setback plane along shared property lines where different maximum building heights are	This issue lists specific design element(s) that can be considered and made objective.
25	Building Design	Building Height	Building Height	Residential	2014 Residential Design Guidelines	Locate the taller portions of residential projects away from adjoining properties, in order to provide height transitions between taller and lower buildings, and to maximize light, air, and privacy for units.	Yes	3-4	Same as issue #4.	Same as Issue Number 117 This issue lists specific design element(s) that can be considered and made objective.
26	Building Design	Building Height	Building Height	Residential	2014 Residential Design Guidelines	In low and medium density residential zones, reduce the visual and shadow impact of upper stories by using one or more of the following design strategies: • Locate upper stories in the center of the property, • Step back the upper stories from the stories below, • Tuck the upper stories inside a pitched roof, • Use pitched roofs with dormer windows for upper story rooms	Yes	3-4	Potential solutions are included in the existing guideline. Make the suggested design strategies objective by requiring a minimum dimension for upper story setbacks and a setback plane for locating upper stories in the center of the property. The design	This issue lists specific design element(s) that can be considered and made objective.
27	Building Design	Building Height	Building Height	Residential	2014 Residential Design Guidelines	In areas where the prevailing development is single-story, step back the upper stories along the public street frontage to maintain compatibility with the single-story character.	Yes	3-5	Similar to issue #4, except a setback plane would also be required from the front property line to maintain the	This issue lists specific design element(s) that can be considered and made objective.
28	Building Design	Building Height	Building Height	Residential	2014 Residential Design Guidelines	In hillside areas, design buildings to step down the hillside, following the slope of the land, rather than having tall down-slope walls that are highly visible from surrounding properties and which are not consistent in scale with existing neighborhoods.	Yes	3-5	Require buildings to stepdown along a stepdown plane that is the same average slope as the terrain on the property.	This issue lists specific design element(s) that can be considered and made objective.
29	Building Design	Massing and Scale	Massing	Residential	2014 Residential Design Guidelines	Design residential projects to avoid large box-like forms with continuous unrelieved surfaces.	Yes	3-6	Provide a minimum recess dimension in the building façade per a certain amount of linear feet along the front property line. Provide setbacks along the front building façade for a required minimum dimension. Provide façade articulation strategies	Same as Issue Number 118 This issue lists specific building design characteristics to avoid. Objective standards can be made to prevent this.
30	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	2014 Residential Design Guidelines	Include articulation at a minimum along the public and private street frontage, and project side and rear yards, such that the bulk as seen from existing neighbors is reduced. (See Building Articulation.)	Yes	3-6	Similar to issue #9. Provide façade articulation strategies such as balconies, facade projections, changes in building materials across the facade, and other definable features.	This issue lists specific design element(s) that can be considered and made objective.
31	Building Design	Massing and Scale	Massing	Residential	2014 Residential Design Guidelines	Minimize the bulk of the buildings by limiting building length, or designing buildings with two or more of the following special features to break up building bulk, including: • Horizontal and vertical setbacks and setbacks (instead of a long flat wall), • Changes in roof form and height, • Major full-height recesses (typically at least 10 feet deep) along the length of the building that successfully break the building into smaller discrete masses.	Yes	3-6	Similar to issue #4 Make the design strategies objective by providing a maximum building length. Establish the minimum setback and height recess dimension. Provide a setback plane measured from the	Same as Issue Number 120 This issue lists specific design element(s) that can be considered and made objective.
32	Building Design	Massing and Scale	Massing	Residential	2014 Residential Design Guidelines	Ground level parking podiums and lobbies can be continuous without a break if the above guidelines are met.	Yes	3-6		Same as Issue Number 121 The guidelines above list specific design element(s) that can be considered and made objective
33	Site Design	Building Placement	Setbacks	Residential	2014 Residential Design Guidelines	Design front yard setbacks to provide a pedestrian scale and enhance the street, with setback dimensions that are generally consistent with the other buildings on the block.	Yes	3-7		This issue lists specific design element(s) that can be considered and made objective.
34	Site Design	Landscaping and Screening	Landscaping	Residential	2014 Residential Design Guidelines	Maximize front yard landscaping, through the following strategies: • Limit paved areas to those which are necessary for auto circulation and pedestrian access to the front door. • Use narrow paved wheel strips instead of wide paved driveways. • Narrow driveways at the street and widen them closer to the garage entrance. • Provide walkways to front doors that are no more than four feet wide. Incorporate landscaping into the walkway (if feasible given handicapped access needs.) • Use permeable paving for pedestrian walkways. • Use permeable paving for driveway aprons.	Yes	3-7		This issue lists specific design element(s) that can be considered and made objective.

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35	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	2014 Residential Design Guidelines	Design the street-facing façade to orient towards the public street, or private street if lot does not abut public street. Incorporate a front porch, front door, primary living space windows, building articulation elements (such as cornices, brackets, overhangs, shutters, window boxes, etc.), and extensive front yard landscaping to create an attractive street appearance that enhances the surrounding neighborhood.	Yes	3-8		This issue lists specific design element(s) that can be considered and made objective.
36	Building Design	Façade Design and Articulation	Entrances	Residential	2014 Residential Design Guidelines	Locate the primary front entrance of residential units to face public, or private streets if lot does not abut public street. • Where it is not feasible to locate the front door facing the street due to topography or other physical constraints, provide a trellis or landscaped courtyard entry to signal the route to the entry. Use accent landscaping and special landscape elements, such as feature planting, including free-standing columns or trellises with vines for vertical accent, to give visual expression to site circulation, especially at entrances and exits.	Yes	3-8		This issue lists specific design element(s) that can be considered and made objective.
37	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	2014 Residential Design Guidelines	In areas where the prevailing character is single-family detached development, design the public street facing facade to “read” like single unit structures. Examples include shifting the units in section, varying the design treatment for individual units, and incorporating individual unit entrances along the facade.	Yes	3-8		This issue lists specific design element(s) that can be considered and made objective.
38	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	2014 Residential Design Guidelines	Design projects with a consistent design integrity, exhibited by all building components including, but not limited to, building mass and articulation, roof forms, windows (proportion and design), building materials, facade details (doors and entrances), fencing, and landscaping.	Yes	3-9		Same as Issue Number 135 This issue lists specific design element(s) that can be considered and made objective.
39	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	2014 Residential Design Guidelines	Avoid combining structural and decorative characteristics from different architectural styles into a single building.	No	3-9		This issue is regarding architectural styles, which would be difficult to list all possible styles and design elements as objective standards.
40	Building Design	Façade Design and Articulation	Building Materials	Residential	2014 Residential Design Guidelines	Use building materials that convey a sense of durability and permanence. Use high quality materials that will last for the life of the building. Install materials so that building facades do not stain or deteriorate quickly.	Yes	3-10		This issue lists specific design element(s) that can be considered and made objective.
41	Building Design	Façade Design and Articulation	Building Materials	Residential	2014 Residential Design Guidelines	Use the highest quality and most durable materials at the base of buildings, because those can be most impacted by landscaping, people, and automobiles.	Yes	3-10		This issue lists specific design element(s) that can be considered and made objective.
42	Building Design	Façade Design and Articulation	Building Materials	Residential	2014 Residential Design Guidelines	Use exterior siding materials such as stucco, wood siding, masonry, tile, wood shingles, metal panels, and glass panels. Scored plywood and aluminum siding are not desirable. For mixed-use (residential/commercial) or contemporary architectural styles, exceptions that require design review and public hearings may be appropriate.	Yes	3-10		This issue lists specific design element(s) that can be considered and made objective.
43	Building Design	Façade Design and Articulation	Building Materials	Residential	2014 Residential Design Guidelines	Use a complementary palette of materials on all four sides of buildings. Use building materials of similar durability and quality throughout the project.	Yes	3-10		This issue lists specific design element(s) that can be considered and made objective.
44	Building Design	Façade Design and Articulation	Building Materials	Residential	2014 Residential Design Guidelines	Locate material changes at interior corners as a return at least six feet from the external corners or other logical terminations; and not at external corners.	Yes	3-10		This issue lists specific design element(s) that can be considered and made objective.
45	Building Design	Façade Design and Articulation	Building Color	Residential	2014 Residential Design Guidelines	Select a coordinated palette of complimentary colors, rather than a patchwork of competing colors.	No	3-10		Same as Issue Number 148 Building color is difficult to make objective
46	Building Design	Façade Design and Articulation	Building Color	Residential	2014 Residential Design Guidelines	Use bright and/or dark colors only as accent colors on trim.	No	3-10		Same as Issue Number 149 Building color is difficult to make objective
47	Building Design	Façade Design and Articulation	Building Color	Residential	2014 Residential Design Guidelines	Do not use fluorescent or neon colors.	No	3-10		Same as Issue Number 150 Building color is difficult to make objective
48	Building Design	Façade Design and Articulation	Building Color	Residential	2014 Residential Design Guidelines	Select a set of colors that is compatible with the surrounding neighborhood visible from the subject property.	No	3-10		Building color is difficult to make objective
49	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	2014 Residential Design Guidelines	Design doorways, columns, overhangs, and other architectural elements to be substantial in depth, in order to create shadow and architectural relief. Incorporate at least three of the following features, consistent in design style, that provide articulation and design interest consistently throughout the project: • Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses; • Pitched / variegated roof forms; • Roof overhangs at least 18 inches deep; • Variety in use of materials, especially at ground level stories, for detailing at porches / entry areas, paneling at bays or at special parts of the building; • Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a channel or projection; and/or • Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building.	Yes	3-11		This issue lists specific design element(s) that can be considered and made objective.

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50	Building Design	Façade Design and Articulation	Projections	Residential	2014 Residential Design Guidelines	Incorporate projections and recesses throughout the façade design to add architectural interest and a visual play of light and shadow. Examples include: bay windows, chimneys, front porches, balconies, overhangs, brackets, and cornices.	Yes	3-12		Same as Issue Number 161 This issue lists specific design element(s) that can be considered and made objective.
51	Building Design	Façade Design and Articulation	Projections	Residential	2014 Residential Design Guidelines	Incorporate building projections that enhance the design and articulation of the building. These may project into required front, side, and rear yards up to the limits allowed in the development standards.	Yes	3-12		Same as Issue Number 162 This issue lists specific design element(s) that can be considered and made objective.
52	Building Design	Roof Design	Roof Form	Residential	2014 Residential Design Guidelines	Incorporate variable roof forms into the building designs, to the extent necessary to avoid a boxy appearance of residential buildings. This may be accomplished by changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.	Yes	3-12		Same as Issue Number 163 This issue lists specific design element(s) that can be considered and made objective.
53	Building Design	Roof Design	Roof Form	Residential	2014 Residential Design Guidelines	Design roof forms such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units.	Yes	3-12		Same as Issue Number 164 This issue lists specific design element(s) that can be considered and made objective.
54	Building Design	Façade Design and Articulation	Fenestration	Residential	2014 Residential Design Guidelines	Design window patterns and proportions to enhance all facades of the building and add architectural interest. Differentiate window designs (size, proportion) to reflect the different components of residential units, (for example entrances, living areas, stairways, and bedrooms) while ensuring harmony within that variety.	Yes	3-13		Same as Issue Number 167 This issue lists specific design element(s) that can be considered and made objective.
55	Building Design	Façade Design and Articulation	Fenestration	Residential	2014 Residential Design Guidelines	Design windows recesses, window trim and other window elements to be substantial in depth to create shadows and add architectural interest. Incorporate at least one of the following window features throughout the project: • Minimum depth of at least two inches from glass to exterior of trim; • Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); • Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design, and not appear "tacked-on."	Yes	3-13		This issue lists specific design element(s) that can be considered and made objective.
56	Building Design	Façade Design and Articulation	Entrances	Residential	2014 Residential Design Guidelines	Emphasize building entrances with special architectural and landscape treatments.	Yes	3-14		This issue lists specific design element(s) that can be considered and made objective.
57	Building Design	Façade Design and Articulation	Entrances	Residential	2014 Residential Design Guidelines	Design building entrances so that they are not over-scaled relative to the size of the buildings, such that they exaggerate the scale of the structure.	Yes	3-14		This issue lists specific design element(s) that can be considered and made objective.
58	Building Design	Massing and Scale	Massing	Residential	2014 Residential Design Guidelines	Design additions to existing buildings with consideration for the overall form of the resulting building; additions must not mix styles or introduce incongruous design motifs to an existing building.	Yes	3-15		Same as Issue Number 171 This issue lists specific design element(s) that can be considered and made objective.
59	Building Design	Massing and Scale	Massing	Residential	2014 Residential Design Guidelines	Design additions to have similar massing volumes consistent with the original building with second story additions articulated such that not all exterior faces of the second story walls are directly above the first story walls.	Yes	3-15		This issue lists specific design element(s) that can be considered and made objective.
60	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	2014 Residential Design Guidelines	Design remodeling projects and additions such that the exterior appearance of the building demonstrates design integrity in the following ways: • Use complementary materials for exterior facades; • Use window types that are similar in size, shape and proportion of the windows on the original building; • Use consistent roof materials and roof forms.	Yes	3-15		This issue lists specific design element(s) that can be considered and made objective.
61	Building Design	Façade Design and Articulation	Fenestration	Residential	2014 Residential Design Guidelines	Do not close, move or enlarge exterior openings for doors and windows without consideration for the overall composition of the building, including all other remaining exterior openings.	Yes	3-15		Same as Issue Number 170 This issue lists specific design element(s) that can be considered and made objective.
62	Building Design	Façade Design and Articulation	Building Materials	Residential	2014 Residential Design Guidelines	Do not remove or cover high quality original finish materials and ornamentation integral to the design integrity of the building with new incompatible materials.	Yes	3-15		Same as Issue Number 172 This issue lists specific design element(s) that can be considered and made objective.
63	Building Design	Façade Design and Articulation	Fenestration	Residential	2014 Residential Design Guidelines	Design new windows and doors to match existing window, door and hardware materials, except when the existing materials are of low quality, in which case they all shall be replaced with high-quality materials.	Yes	3-15		Same as Issue Number 174 This issue lists specific design element(s) that can be considered and made objective.
64	Site Design	Open Space	Common Open Space	Residential	2014 Residential Design Guidelines	Provide adequate light, air, and privacy for residential units in the project, as well as residential units in adjoining buildings.	Yes	3-16		Same as Issue Number 177 This issue lists specific design element(s) that can be considered and made objective.
65	Site Design	Building Placement	Setbacks	Residential	2014 Residential Design Guidelines	Provide rear setbacks that have sufficient depth to create usable open space areas that can accommodate chairs and tables, outdoor grills, gardening, and other outdoor activities.	Yes	3-16		This issue lists specific design element(s) that can be considered and made objective.
66	site Design	Building Placement	Neighborhood Compatibility	Residential	2014 Residential Design Guidelines	Incorporate lower building heights and greater side and rear yard setbacks for portions of projects that are adjacent to lower density residential zones.	Yes	3-16		This issue lists specific design element(s) that can be considered and made objective.

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67	Site Design	Building Placement	Setbacks	Residential	2014 Residential Design Guidelines	Provide distance between buildings on the same project site that is adequate to ensure light, air and privacy for adjacent residential units and to minimize shadows on open space.	Yes	3-16		Same as Issue Number 178 This issue lists specific design element(s) that can be considered and made objective.
68	Site Design	Building Placement	Neighborhood Compatibility	Residential	2014 Residential Design Guidelines	Use design strategies to protect privacy, such as offsetting windows of adjacent units, locating minor windows above eye level, and using opaque glass for minor windows.	Yes	3-16		Same as Issue Number 179 This issue lists specific design element(s) that can be considered and made objective.
69	Site Design	Access	Vehicular Access	Residential	2014 Residential Design Guidelines	Minimize the number of curb cuts, to minimize interruptions in the sidewalk and maximize front yard landscaping.	Yes	3-17		This issue lists specific design element(s) that can be considered and made objective.
70	Site Design	Access	Vehicular Access	Residential	2014 Residential Design Guidelines	Space curb cuts so as to preserve on-street parking and minimize paving.	Yes	3-17		This issue lists specific design element(s) that can be considered and made objective.
71	Site Design	Access	Vehicular Access	Residential	2014 Residential Design Guidelines	Maximize the use of shared access driveways when driveways are closer than 50 feet apart; if a project's access driveway is adjacent to an existing access driveway, a landscaping buffer of at least 5 feet in width must be provided between the access driveways.	Yes	3-17		This issue lists specific design element(s) that can be considered and made objective.
72	Site Design	Access	Vehicular Access	Residential	2014 Residential Design Guidelines	Design private driveways, private streets, and public streets according to the Engineering Design Guidelines for Unincorporated Alameda County.	No	3-17		This issue references existing standards in the Engineering Design Guidelines.
73	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential	2014 Residential Design Guidelines	Gates for townhouse housing or for single family detached "gated communities" are strongly discouraged.	Yes	3-17		This issue lists specific design element(s) that can be considered and made objective.
74	Site Design	Parking Location and Design	Parking Location	Residential	2014 Residential Design Guidelines	Locate parking to the side or rear of buildings, or underneath buildings and avoid land intensive surface parking lots. Typical design solutions for Alameda County lots are shown below: • Side Parking • Rear Yard Parking • Below Grade Parking • Tuck Under Parking • Parking Wrapped with Living Space	Yes	3-18		Same as Issue Number 186 This issue lists specific design element(s) that can be considered and made objective.
75	Site Design	Parking Location and Design	Parking Location	Residential	2014 Residential Design Guidelines	Do not locate parking between the building and the street or access driveway. Landscaped front yards along the street need to be preserved to create an attractive neighborhood appearance.	Yes	3-18		This issue lists specific design element(s) that can be considered and made objective.
76	Site Design	Parking Location and Design	Parking Location	Residential	2014 Residential Design Guidelines	In ACBD RC districts, accommodate resident parking on-site interior to or at the back of the site where it is not visible to the street, and/or by garage space in the building where no more than one garage door is visible to the street. Apartment type buildings built over exposed parking spaces are not permitted.	Yes	3-18		Same as Issue Number 188 This issue lists specific design element(s) that can be considered and made objective.
77	Site Design	Parking Location and Design	Parking Location	Residential	2014 Residential Design Guidelines	Minimize the prominence of driveways and parking garages within the front façade and the front yard.	Yes	3-18		This issue lists specific design element(s) that can be considered and made objective.
78	Site Design	Parking Location and Design	Parking Location	Residential	2014 Residential Design Guidelines	Locate garage entrances and driveways to the side of the property instead of at the center.	Yes	3-19		This issue lists specific design element(s) that can be considered and made objective.
79	Site Design	Parking Location and Design	Surface Parking	Residential	2014 Residential Design Guidelines	Disperse contiguously paved parking areas throughout the project in smaller segmented parking areas, rather than creating large parking lots.	No	3-19		Same as Issue Number 187 This issue lists specific design element(s) that can be considered and made objective.
80	Site Design	Parking Location and Design	Parking Structures	Residential	2014 Residential Design Guidelines	Reduce the prominence of garage doors through one or more of the following strategies: • Locate the garage door behind the front porch and/or living space, relative to the front lot line; • Design the second floor to overhang beyond the garage door. • Locate the garage to the side of building rather than at the center. • Three-car garages for single-family houses: • For garages with three or more non-tandem parked cars, the area of the front wall(s) of garages(s) should not be more than 25% of the cumulative exterior front walls of a two story single-family residential building; no more than 50% of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of a three-car garage must be separated from the remaining garage front wall by at least two feet. Three story single-family residential buildings should be no more than 20% of the cumulative exterior front walls to be the area of the front wall of the garage.	Yes	3-19		This issue lists specific design element(s) that can be considered and made objective.
81	Site Design	Landscaping and Screening	Landscaping	Residential	2014 Residential Design Guidelines	Provide new or repaired improvements in the public right-of-way along the lot frontage, including sidewalks, street trees, curbs, and gutters, following the Alameda County Engineering Design Guidelines and CVCBD Specific Plan (when applicable).	No	3-20		This issue references existing standards in the Engineering Design Guidelines and CVCBD Specific Plan Update.
82	Site Design	Access	Pedestrian Access	Residential	2014 Residential Design Guidelines	Provide sidewalks within residential projects, connecting from the street or driveway to building or unit entrances.	Yes	3-20		Same as Issue Number 196 This issue lists specific design element(s) that can be considered and made objective.
83	Site Design	Access	Pedestrian Access	Residential	2014 Residential Design Guidelines	Provide walkways delineated with decorative paving for projects where sidewalks are not required.	Yes	3-20		This issue lists specific design element(s) that can be considered and made objective.

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84	Site Design	Access	Paving	Residential	2014 Residential Design Guidelines	Incorporate decorative, pervious paving into paved and landscaped areas in order to enhance the appearance of the project, reduce the visual impact of paved surfaces and act as a traffic calming measure. Decorative paving includes: brick, stamped colored concrete, stone blocks or pavers, interlocking colored pavers, grasscrete, and other comparable materials.	Yes	3-20		Same as Issue Number 198 This issue lists specific design element(s) that can be considered and made objective.
85	Site Design	Access	Paving	Residential	2014 Residential Design Guidelines	Locate decorative paving in the following priority locations: • The first 20 feet of the driveway closest to the street; • A four-foot wide pedestrian path along the length of the driveway, if no sidewalk is provided; • Parking maneuvering areas; • Parking aprons; and • Parking areas or fire turnarounds that can also occasionally function as outdoor courtyards.	Yes	3-21		Same as Issue Number 199 This issue lists specific design element(s) that can be considered and made objective.
86	Site Design	Parking Location and Design	Bicycle Parking and Storage	Residential	2014 Residential Design Guidelines	Provide accessible and secure on-site bicycle parking/storage facilities	Yes	3-21		This issue lists specific design element(s) that can be considered and made objective.
87	Site Design	Access	Transit Shelters	Residential	2014 Residential Design Guidelines	If the provision of a transit shelter is required, provide transit shelter that enhances the streetscape and that offers adequate seating and shade.	No	3-21		Same as Issue Number 202 Transit shelters are typically off site and in the public right-of-way.
88	Site Design	Landscaping and Screening	Landscaping	Residential	2014 Residential Design Guidelines	Incorporate landscaping in order to create an attractive visual outlook for residential units, create usable open space, maximize stormwater infiltration, and provide privacy for adjacent residential units.	Yes	3-22		Same as Issue Number 203 This issue lists specific design element(s) that can be considered and made objective.
89	Site Design	Landscaping and Screening	Landscaping	Residential	2014 Residential Design Guidelines	Design site landscaping treatments to be attractive, with a consistent design integrity throughout the project.	Yes	3-22		Same as Issue Number 204 This issue lists specific design element(s) that can be considered and made objective.
90	Site Design	Landscaping and Screening	Landscaping	Residential	2014 Residential Design Guidelines	Design front yard areas to be compatible with streetscape improvements on the adjacent public right(s)-of-way.	Yes	3-22		This issue lists specific design element(s) that can be considered and made objective.
91	Site Design	Landscaping and Screening	Landscaping	Residential	2014 Residential Design Guidelines	Front and street-side yard landscaping shall be primarily of living plant materials; rock materials or other inorganic material shall be minimized.	Yes	3-22		This issue lists specific design element(s) that can be considered and made objective.
92	Site Design	Landscaping and Screening	Landscaping	Residential	2014 Residential Design Guidelines	Provide site landscaping in the following priority areas: • Along the edge of streets and driveways • Along the property perimeter • Between buildings and driveways • Between buildings and parking • Within common open space areas	Yes	3-22		Same as Issue Number 206 This issue lists specific design element(s) that can be considered and made objective.
93	Site Design	Landscaping and Screening	Landscaping	Residential	2014 Residential Design Guidelines	Do not reduce the amount of existing landscaping on site.	No	3-23		Same as Issue Number 207 This may be difficult for redeveloping a site and could be addressed in a minimum open space/landscaping requirement.
94	Site Design	Landscaping and Screening	Landscaping	Residential	2014 Residential Design Guidelines	Provide landscaping to comply with the State's Water Efficiency Landscape Ordinance (AB-1881), as amended, and as incorporated into the local Alameda County WELO ordinance.	Yes	3-23		Same as Issue Number 214 This issue lists specific design element(s) that can be considered and made objective.
95	Site Design	Landscaping and Screening	Landscaping	Residential	2014 Residential Design Guidelines	Select landscaping materials that meet the following criteria: • Hardy enough to withstand close contact with pedestrians and vehicles • Sized large enough at the planting stage to take root and survive into maturity • Non-invasive plants that are not listed by the Invasive Species Council of California (ICSS) in the "invasive species list and scorecard of California", as amended.	Yes	3-23		Same as Issue Number 215 This issue lists specific design element(s) that can be considered and made objective.
96	Site Design	Landscaping and Screening	Landscaping	Residential	2014 Residential Design Guidelines	Landscape areas requiring higher water usage for maintenance are encouraged to be located in small courtyards and other kinds of intensively used areas.	Yes	3-23		Same as Issue Number 216 This issue lists specific design element(s) that can be considered and made objective.
97	Site Design	Landscaping and Screening	Parking Area Landscaping	Residential	2014 Residential Design Guidelines	Landscape parking lots, driveways, and other auto circulation areas in order to improve the visual appearance of circulation and parking areas from residential units, from the common areas of the project, and from adjacent properties.	Yes	3-24		This issue lists specific design element(s) that can be considered and made objective.
98	Site Design	Landscaping and Screening	Parking Area Landscaping	Residential	2014 Residential Design Guidelines	Incorporate trees, landscape islands, shrubs, and groundcover throughout parking areas, consistent with required standards.	Yes	3-24		This issue lists specific design element(s) that can be considered and made objective.
99	Site Design	Landscaping and Screening	Parking Area Landscaping	Residential	2014 Residential Design Guidelines	Shade paved surfaces to the maximum extent feasible in order to reduce heat gain and other environmental effects.	Yes	3-24		This issue lists specific design element(s) that can be considered and made objective.
100	Site Design	Open Space	Stormwater Management	Residential	2014 Residential Design Guidelines	Incorporate best management practices for stormwater management, per Alameda County requirements under the Clean Water Act permit (Municipal Regional Stormwater Permit of October 14, 2009) and per the Alameda County Engineering Design Guidelines.	Yes	3-24		This issue lists specific design element(s) that can be considered and made objective.
101	Site Design	Open Space	Stormwater Management	Residential	2014 Residential Design Guidelines	Design landscaped areas to serve as stormwater management areas as well as visual amenities.	Yes	3-24		This issue lists specific design element(s) that can be considered and made objective.

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102	Site Design	Open Space	Stormwater Management	Residential	2014 Residential Design Guidelines	Innovative stormwater management practices are encouraged; integrate stormwater management facilities, such as Site Design, Treatment, Source Control, and Hydromodification Management measures, in combination with Low Impact Development, into the site landscaping per the requirements of the Municipal Regional Permit (MRP). Use of mechanical management systems are generally not allowed.	Yes	3-24		This issue lists specific design element(s) that can be considered and made objective.
103	Site Design	Open Space	Common Open Space	Residential	2014 Residential Design Guidelines	Provide both common open space and private open space for residents' recreation and relaxation. • Design common open space as a space where people can interact, host guests, and also enjoy some time alone in the fresh air. • Design private open space for the exclusive use of household members to eat outside, garden, enjoy the fresh air, grill outdoors, etc.	Yes	3-25		This issue lists specific design element(s) that can be considered and made objective.
104	Site Design	Open Space	Stormwater Management	Residential	2014 Residential Design Guidelines	Provide usable open space that may have a dual function for stormwater treatment and incorporates strategies such as grassy swales, vegetated swales, flow through planters, rain gardens, etc.	Yes	3-25		This issue lists specific design element(s) that can be considered and made objective.
105	Site Design	Open Space	Common Open Space	Residential	2014 Residential Design Guidelines	Design common open space(s) to be a shared open space for use by all residents.	Yes	3-25		Same as Issue Number 221 This issue lists specific design element(s) that can be considered and made objective.
106	Site Design	Open Space	Common Open Space	Residential	2014 Residential Design Guidelines	Include seating areas and other passive recreation facilities.	Yes	3-25		This issue lists specific design element(s) that can be considered and made objective.
107	Site Design	Open Space	Common Open Space	Residential	2014 Residential Design Guidelines	Locate common open space(s) in a central location that serves all the units, not at an extreme edge of the property. Common open space can be on the ground, or in courtyards above the ground level.	Yes	3-26		Same as Issue Number 222 This issue lists specific design element(s) that can be considered and made objective.
108	Site Design	Landscaping and Screening	Landscaping	Residential	2014 Residential Design Guidelines	Include landscaping with trees, shrubs, and groundcover. If the space is not located on the ground, include extensive pots and planter boxes that accommodate trees, shrubs, and groundcover. See Site Landscaping Materials section for appropriate materials.	Yes	3-26		Same as Issue Number 224 This issue lists specific design element(s) that can be considered and made objective.
109	Site Design	Open Space	Common Open Space	Residential	2014 Residential Design Guidelines	Include children's play areas in one of the common open spaces, unless the size and layout of the units are targeted exclusively towards empty-nesters, singles, and seniors.	No	3-26		Same as Issue Number 225 It may be a little excessive or impractical to require children's play areas for each development.
110	Site Design	Open Space	Private Open Space (For Individual Units)	Residential	2014 Residential Design Guidelines	Design private open space to be used exclusively by a single unit.	Yes	3-26		Same as Issue Number 226 This issue lists specific design element(s) that can be considered and made objective.
111	Site Design	Open Space	Private Open Space (For Individual Units)	Residential	2014 Residential Design Guidelines	Locate private open space in patios, balconies, decks, or other outdoor spaces attached to individual units.	Yes	3-26		Same as Issue Number 227 This issue lists specific design element(s) that can be considered and made objective.
112	Site Design	Open Space	Private Open Space (For Individual Units)	Residential	2014 Residential Design Guidelines	Dimension private open space so there is room for a table and chairs where residents can sit outside.	Yes	3-26		Same as Issue Number 228 This issue lists specific design element(s) that can be considered and made objective.
113	Site Design	Open Space	Private Open Space (For Individual Units)	Residential	2014 Residential Design Guidelines	Provide landscaped areas that provide opportunities for planting and/or gardening in ground level spaces.	Yes	3-26		This issue lists specific design element(s) that can be considered and made objective.
114	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential	2014 Residential Design Guidelines	Design fences and walls to be an attractive part of the project, with materials and designs that are compatible with the exterior building materials and demonstrate integrated design integrity in the project as a whole.	Yes	3-27		Same as Issue Number 229 This issue lists specific design element(s) that can be considered and made objective.
115	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential	2014 Residential Design Guidelines	Locate fences or walls on the property to define private open space and common open space areas, protect privacy and buffer residents from noise sources.	Yes	3-27		Same as Issue Number 230 This issue lists specific design element(s) that can be considered and made objective.
116	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential	2014 Residential Design Guidelines	Use masonry materials for sound reduction purposes.	Yes	3-27		Same as Issue Number 231 This issue lists specific design element(s) that can be considered and made objective.
117	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential	2014 Residential Design Guidelines	Gates for townhouse housing or for single family detached "gated communities" are strongly discouraged.	Yes	3-27		This issue lists specific design element(s) that can be considered and made objective.
118	Site Design	Other Site Elements	Utility and Service Areas	Residential	2014 Residential Design Guidelines	Within Multi-family housing "flats", locate ancillary facilities such as trash receptacles and utility meters within buildings, not along the front street facing façade, to the maximum extent feasible. Where ancillary facilities absolutely cannot be incorporated into a building, locate them in freestanding, completely enclosed structures designed to be compatible with the architecture of the rest of the development.	Yes	3-28		Same as Issue Number 234 This issue lists specific design element(s) that can be considered and made objective.
119	Site Design	Access	Loading	Residential	2014 Residential Design Guidelines	Design streets and driveways to accommodate vehicles commonly used for moving residents' belongings.	Yes	3-28		Same as Issue Number 235 This issue lists specific design element(s) that can be considered and made objective.
120	Site Design	Landscaping and Screening	Screening	Residential	2014 Residential Design Guidelines	Minimize the visibility of loading areas in multi-family residential complexes, and screen them with screen walls, landscaping, and other devices.	Yes	3-28		Same as Issue Number 236 This issue lists specific design element(s) that can be considered and made objective.
121	Site Design	Other Site Elements	Utility and Service Areas	Residential	2014 Residential Design Guidelines	Provide on-site facilities for trash storage and for recyclable materials.	Yes	3-29		Same as Issue Number 237 This issue lists specific design element(s) that can be considered and made objective.
122	Site Design	Other Site Elements	Utility and Service Areas	Residential	2014 Residential Design Guidelines	In general, decentralized bins are to be provided for each unit within detached single family and townhome development; and centralized enclosures are to be installed within complexes for multi-family "flats".	Yes	3-29		This issue lists specific design element(s) that can be considered and made objective.
123	Site Design	Other Site Elements	Utility and Service Areas	Residential	2014 Residential Design Guidelines	In coordination with applicable collection services and Alameda County, provide centralized garbage, recycling, and/or compost dumpsters inside covered trash enclosures for multi-family residential complexes.	Yes	3-29		This issue lists specific design element(s) that can be considered and made objective.
124	Site Design	Landscaping and Screening	Screening	Residential	2014 Residential Design Guidelines	Build covered garbage, recycling, and/or compost enclosures to comply with the Municipal regional Permit (MRP), with durable materials such as stone, concrete block, steel, or heavy timber.	Yes	3-29		This issue lists specific design element(s) that can be considered and made objective.

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125	Site Design	Other Site Elements	Utility and Service Areas	Residential	2014 Residential Design Guidelines	Decentralized garbage, recycling, and/or compost bins should be located behind a fence or otherwise not visible from the public or private roadway.	Yes	3-29		This issue lists specific design element(s) that can be considered and made objective.
126	Site Design	Other Site Elements	Utility and Service Areas	Residential	2014 Residential Design Guidelines	Locate electrical panels to minimize their visibility from the street, in locations such as side yard walls, and/or behind landscaped areas. Integrate them into the design of residential buildings to the maximum extent feasible.	Yes	3-29		This issue lists specific design element(s) that can be considered and made objective.
127	Site Design	Other Site Elements	Utility and Service Areas	Residential	2014 Residential Design Guidelines	Minimize the visibility of utilities connections from the public street.	Yes	3-29		Same as Issue Number 241 This issue lists specific design element(s) that can be considered and made objective.
128	Site Design	Other Site Elements	Utility and Service Areas	Residential	2014 Residential Design Guidelines	Provide bulk storage areas in garages or in residential units, so that people use their garages for auto parking and avoid outdoor storage of large household goods.	Yes	3-29		Same as Issue Number 242 This issue lists specific design element(s) that can be considered and made objective.
129	Site Design	Building Placement	Building Location	Residential Mixed-Use	2014 Residential Design Guidelines	See Notes	Yes			Residential Mixed Use includes developments with free standing commercial buildings and residential buildings. So, if a project includes these separate buildings does that mean that the standards and guidelines for the commercial building also have to be objective?
130	Site Design	Parking Location and Design	Parking Location	Residential Mixed-Use	2014 Residential Design Guidelines	Allowed where a development is substantially composed of units aimed at the elderly or handicapped, where units are mostly studios or one bedroom units, where the parcel is large enough that higher density development can successfully occur, where surface parking is minimized through parking structures, underground parking, etc, or where development is immediately adjacent to the BART station or intensive commercial development.	No	4-4		This issue is a general guideline with no design element(s) to develop a standard for.
131	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Exceptions to the minimum ground floor retail requirement may be approved by Staff for long deep lots...	No	4-15		This issue is a general statement for staff exceptions.
132	Building Design	Massing and Scale	Massing	Residential Mixed-Use	2014 Residential Design Guidelines	In CVCBD, all buildings with heights greater than two stories or thirty feet must demonstrate through the Site Development Review process that they frame or complement, rather than block, view corridors and that they enhance, rather than obscure, significant topographic features or adjacent development.	No	4-16		This applies to the CVCBD and may be addressed in the Specific Plan Update
133	Building Design	Massing and Scale	Massing	Residential Mixed-Use	2014 Residential Design Guidelines	Exceptions may be approved by Staff if buildings are designed with many different setbacks (instead of a long flat wall), changes in roof form or height, and major recesses (notches) along the length of the building, which successfully break up the massing of the building. Parking podiums may be continuous.	Yes	4-16		This issue lists specific design element(s) that can be considered and made objective.
134	Building Design	Massing and Scale	Massing	Residential Mixed-Use	2014 Residential Design Guidelines	A minimum frontage of 50 percent may be acceptable in ACBD-TC.	Yes	4-17		This issue lists specific design element(s) that can be considered and made objective.
135	Building Design	Building Height	Building Height	Residential Mixed-Use	2014 Residential Design Guidelines	Minimum height for commercial buildings at or near the street frontage shall be 25 feet, measured to the top of the façade.	Yes	4-17		This issue lists specific design element(s) that can be considered and made objective.
136	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential Mixed-Use	2014 Residential Design Guidelines	Gates are strongly discouraged.	Yes	4-20		This issue lists specific design element(s) that can be considered and made objective.
137	Site Design	Access	Vehicular Access	Residential Mixed-Use	2014 Residential Design Guidelines	...greater depending on location in State Responsibility Fire Area and street travel speed.	No	4-20		This is a general statement with no design element(s) to develop a standard for.
138	Site Design	Parking Location and Design	Parking Location	Residential Mixed-Use	2014 Residential Design Guidelines	Reduced parking may not be allowed if there is existing parking congestion, as defined by the Planning Director, on the street. A parking study may be required to determine existing parking congestion.	No	4-21		This issue is a general statement for staff exceptions.
139	Site Design	Parking Location and Design	Parking Location	Residential Mixed-Use	2014 Residential Design Guidelines	...based on the accessibility of parking to business patrons and residential visitors and based on peak hours of commercial business operations.	No	4-22		This issue is a general statement.
140	Site Design	Open Space	Private Open Space (For Individual Units)	Residential Mixed-Use	2014 Residential Design Guidelines	Up to 20 percent of units may not be required to provide private usable open space if they are close to common usable open space and the common usable open space exceeds the minimum required.	Yes	4-23		This issue lists specific design element(s) that can be considered and made objective.
141	Site Design	Access	Vehicular Access	Residential Mixed-Use	2014 Residential Design Guidelines	Design projects to enhance the visual appearance of the street and district in which they are located.	No	5-3		This is a general statement with no design element(s) to develop a standard for.
142	Site Design	Building Placement	Neighborhood Compatibility	Residential Mixed-Use	2014 Residential Design Guidelines	Locate and orient buildings to respect the need for privacy, light, and air of surrounding structures, especially adjoining low and medium density residential development.	Yes	5-3		This issue lists specific design element(s) that can be considered and made objective.
143	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Locate active commercial uses on the ground floor adjacent to the sidewalk, including retail, restaurant, and personal service uses.	No	5-4		This issue is regarding ground floor uses and may be difficult to determine where to require ground floor commercial uses.
144	Building Design	Façade Design and Articulation	Entrances	Residential Mixed-Use	2014 Residential Design Guidelines	Provide continuous storefront windows, open air store frontages, and frequent, highly visible entrances for ground floor commercial uses adjacent to the street and sidewalk.	Yes	5-4		This issue lists specific design element(s) that can be considered and made objective.
145	Site Design	Building Placement	Building Location	Residential Mixed-Use	2014 Residential Design Guidelines	In ACBD-TC and ACBD-TA, locate buildings at or near the property line. Ground floor street frontage space is to be predominantly for active, pedestrian-oriented uses.	Yes	5-4		This issue lists specific design element(s) that can be considered and made objective.
146	Site Design	Building Placement	Building Location	Residential Mixed-Use	2014 Residential Design Guidelines	In the ACBD, the residential component of mixed-use development adjacent to residential property shall be located to be functionally a part of the residential area. For example, primary access to the residential units shall be from the residential street, and residential units shall have view access to the adjacent residential neighborhood	Yes	5-4		This issue lists specific design element(s) that can be considered and made objective.
147	Building Design	Building Height	Building Height	Residential Mixed-Use	2014 Residential Design Guidelines	Locate the taller portions of residential projects away from adjoining residential properties, in order to provide height transitions between taller and lower buildings, and to maximize light, air, and privacy for units.	Yes	5-5		Same as Issue Number 5 This issue lists specific design element(s) that can be considered and made objective.

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148	Building Design	Building Height	Building Height	Residential Mixed-Use	2014 Residential Design Guidelines	For projects adjacent to low and medium density residential zones, reduce the visual and shadow impact of upper stories by using one or more of the following design strategies: <ul style="list-style-type: none"> • Locate upper floors in the center of the property at least 30 feet away from adjacent properties, • Step back the top one or two stories from the stories below. • Tuck the top story inside a pitched roof, • Use pitched roofs with dormer windows for top story rooms. 	Yes	5-5		This issue lists specific design element(s) that can be considered and made objective.
149	Building Design	Massing and Scale	Massing	Residential Mixed-Use	2014 Residential Design Guidelines	Design residential projects to avoid large box-like forms with continuous unrelieved surfaces.	Yes	5-6		Same as Issue Number 9 This issue identifies a design characteristic to avoid and there are possibilities for objective standards that can achieve this.
150	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Include articulation in the project, such that the bulk as seen from existing neighbors is reduced. (See Building Articulation.)	Yes	5-6		This issue lists specific design element(s) that can be considered and made objective.
151	Building Design	Massing and Scale	Massing	Residential Mixed-Use	2014 Residential Design Guidelines	Minimize the bulk of the buildings by limiting building length, or designing buildings with two or more of the following special features to break up building bulk, including: <ul style="list-style-type: none"> • Horizontal and vertical setbacks and stepbacks (instead of a long flat wall); • Changes in roof form and height; • Major full-height recesses (typically at least 10 feet deep) along the length of the building that successfully break the building into smaller discrete masses. 	Yes	5-6		Same as Issue Number 11 This issue lists specific design element(s) that can be considered and made objective.
152	Site Design	Parking Location and Design	Parking Structures	Residential Mixed-Use	2014 Residential Design Guidelines	Ground level parking podiums and lobbies can be continuous without a break if the above guidelines are met.	Yes	5-6		Same as Issue Number 12 See notes in Issue Number 12.
153	Building Design	Massing and Scale	Massing	Residential Mixed-Use	2014 Residential Design Guidelines	Provide visual orientation from the major commercial arterials through graduated heights and/ or varied setbacks or architectural elements such as towers to mark entries or corners to reduce the scale of larger buildings and to provide visual orientation from the major commercial arterials	Yes	5-6		This issue lists specific design element(s) that can be considered and made objective.
154	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Locate active uses on the ground floor, and provide continuous storefront windows and frequent, highly-visible entries	No	5-7		It may be difficult to determine where to require ground floor uses.
155	Site Design	Building Placement	Building Location	Residential Mixed-Use	2014 Residential Design Guidelines	Locate buildings close to the sidewalk, to enclose the public realm of the street and sidewalk, and locate shops and restaurants next to the pedestrian sidewalk. Wider setbacks are appropriate to allow for the following: <ul style="list-style-type: none"> • Wider sidewalks where they are narrow; • Building entrances and facade articulation; • Outdoor cafes; • Plazas or other high activity public areas. 	Yes	5-7		This issue lists specific design element(s) that can be considered and made objective.
156	Site Design	Building Placement	Setbacks	Residential Mixed-Use	2014 Residential Design Guidelines	Design setback areas to be used for public entry, gathering and outdoor commercial activity. Design them predominantly with hardscape, and provide shade and places to sit. They also may be appropriate places to locate pedestrian conveniences such as public telephones, trash receptacles, bicycle racks and newspaper dispensers	Yes	5-7		This issue lists specific design element(s) that can be considered and made objective.
157	Site Design	Parking Location and Design	Parking Location	Residential Mixed-Use	2014 Residential Design Guidelines	Minimize the visibility of parking from the street and sidewalk, especially at corners. Locate parking to the side or rear of buildings, or underground.	Yes	5-7		This issue lists specific design element(s) that can be considered and made objective.
158	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	In areas where building frontage is allowed to be set back from the street, provide a substantial landscape zone between the sidewalk and the parking area to ensure that the visual definition of the street edge is maintained. Recommended design elements, in addition to tree planting, include low walls, raised planters, and small commercial use buildings or kiosk structures.	Yes	5-8		This issue lists specific design element(s) that can be considered and made objective.
159	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	In CVCBD, when a property located along Castro Valley Boulevard, Redwood Road, or Lake Chabot Road is not built out to the front property line, and where a landscape setback exists or is created, provide a second row of the designated street trees as part of the site landscaping.	No	5-8		This issue can be covered in the CVCBD Specific Plan Update
160	Site Design	Building Placement	Building Location	Residential Mixed-Use	2014 Residential Design Guidelines	Arrange buildings located off of the street, such as at the rear edge of the site, in related groups or organized around plazas or internal circulation nodes. In addition, the site design needs to indicate a direct response to adjacent development in order to facilitate pedestrian and vehicular movement between sites and building.	Yes	5-8		This issue lists specific design element(s) that can be considered and made objective.
161	Building Design	Façade Design and Articulation	Entrances	Residential Mixed-Use	2014 Residential Design Guidelines	Emphasize building entrances with special architectural and landscape treatments. Low quality trim materials, such as anodized aluminum, are not permitted for window and door trim.	Yes	5-9		This issue lists specific design element(s) that can be considered and made objective.
162	Building Design	Façade Design and Articulation	Entrances	Residential Mixed-Use	2014 Residential Design Guidelines	Locate all customer entries and entryways to be directly visible from the public sidewalk, and accessible from public and private walkways. Corner buildings are encouraged to have corner entries.	Yes	5-9		This issue lists specific design element(s) that can be considered and made objective.
163	Site Design	Access	Pedestrian Access	Residential Mixed-Use	2014 Residential Design Guidelines	Provide a pedestrian walkway from the public sidewalk to the entry frontage of buildings set back from the street edge.	Yes	5-9		This issue lists specific design element(s) that can be considered and made objective.
164	Building Design	Façade Design and Articulation	Entrances	Residential Mixed-Use	2014 Residential Design Guidelines	Design public street facing residential facades with individual entries, such as steps, porches, and paths from living units to the street help to break down the scale of multi-unit buildings.	Yes	5-9		This issue lists specific design element(s) that can be considered and made objective.
165	Site Design	Access	Pedestrian Access	Residential Mixed-Use	2014 Residential Design Guidelines	Provide attractive rear and side access to businesses where there is parking at the rear or side of the site, but in all cases, there must be a principal entry that is strong and visible from the public sidewalk.	Yes	5-9		This issue lists specific design element(s) that can be considered and made objective.

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166	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Design projects with a consistent design integrity, exhibited by all building components including, but not limited to, building mass and articulation, roof forms, windows (proportion and design), building materials, facade details (doors and entrances), fencing, and landscaping.	Yes	5-10		Same as Issue Number 18 This issue lists specific design element(s) that can be considered and made objective.
167	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Design publicly-visible exterior facades, or building walls to be substantial, permanent, and integral to the entire building.	Yes	5-10		This issue lists specific design element(s) that can be considered and made objective.
168	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Organize facade areas to provide: <ul style="list-style-type: none"> • Horizontal emphasis through recesses, ornamentation and other types of decorative detail; • Pedestrian orientation through overhangs, eaves, awnings, display windows and architectural ornamentation; and • Harmonious composition through use of complementary combinations of materials and colors. 	Yes	5-10		This issue lists specific design element(s) that can be considered and made objective.
169	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Design commercial building facades fronting on sidewalks to consist of storefronts that include a preponderance of clear glass display windows and entry doors, that provide visibility into the ground floor lease space. <ul style="list-style-type: none"> • In some circumstances, such as when building security would be placed at risk or when a side or rear wall of a building is adjacent to or near the street, shallow display windows, containing merchandise or artworks, are encouraged. • Ground floor office uses are discouraged, per the Land Use Element of the Specific Plans, but, where present, must be designed and maintained as storefront spaces. 	Yes	5-10		This issue lists specific design element(s) that can be considered and made objective.
170	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Include architectural elements providing shade and weather protection for pedestrians, such as overhangs and arcades.	Yes	5-10		This issue lists specific design element(s) that can be considered and made objective.
171	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	2014 Residential Design Guidelines	Use building materials that convey a sense of durability and permanence. Use high quality materials that will last for the life of the building. Install materials so that building facades do not stain or deteriorate quickly.	Yes	5-11		This issue lists specific design element(s) that can be considered and made objective.
172	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	2014 Residential Design Guidelines	Use the highest quality and most durable materials at the ground floor of buildings, because those can be most impacted by landscaping, people, and automobiles. Ground floor exterior materials must be tile, stone, brick, glass, concrete, and other highly durable materials. Do not use stucco or EIFS in the first three feet above sidewalk level.	Yes	5-11		This issue lists specific design element(s) that can be considered and made objective.
173	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	2014 Residential Design Guidelines	Use exterior siding materials such as stucco, wood siding, masonry, tile, wood shingles, metal panels, and glass panels. Do not use scored plywood, aluminum siding, or shake or wood shingles.	Yes	5-11		This issue lists specific design element(s) that can be considered and made objective.
174	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	2014 Residential Design Guidelines	Use a complementary palette of materials on all four sides of buildings. Use building materials of similar durability and quality throughout the project.	Yes	5-11		This issue lists specific design element(s) that can be considered and made objective.
175	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	2014 Residential Design Guidelines	Locate material changes at interior corners as a return at least six feet from the external corners or other logical terminations; and not at external corners.	Yes	5-11		This issue lists specific design element(s) that can be considered and made objective.
176	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	2014 Residential Design Guidelines	Use secondary materials (such as ceramic tile, terra cotta, or wood millwork) applied to the primary finish material that are complementary to the primary material and compatible with the overall building design. Do not use false stone, plastic, aluminum, or plywood.	Yes	5-11		This issue lists specific design element(s) that can be considered and made objective.
177	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	2014 Residential Design Guidelines	Finish any blank building walls adjacent to and visible from residential properties with quality materials; and maintain them free of any signs or graffiti.	Yes	5-11		This issue lists specific design element(s) that can be considered and made objective.
178	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	2014 Residential Design Guidelines	Where they are visible from the street or adjacent to pedestrian walkways, design the blank sides and backs of buildings to provide visual interest by making use of such elements as recesses, bays, covered walkways, or shallow display windows. Highly textured materials that provide contrasts of shade and light or murals are other appropriate design solutions for otherwise blank walls that are visible to adjacent uses. (Murals are considered public art and would require a public hearing.	Yes	5-11		This issue lists specific design element(s) that can be considered and made objective.
179	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	2014 Residential Design Guidelines	Select a coordinated palette of complimentary colors, rather than a patchwork of competing colors.	No	5-12		Same as Issue Number 25 See Issue Number 25 Note
180	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	2014 Residential Design Guidelines	Use bright and/or dark colors only as accent colors.	No	5-12		Same as Issue Number 26 See Issue Number 26 Note
181	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	2014 Residential Design Guidelines	Do not use fluorescent or neon colors.	No	5-12		Same as Issue Number 27 See Issue Number 27 Note
182	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	2014 Residential Design Guidelines	Integral color exterior building materials are preferred, whenever possible, for new buildings or for exterior remodellings, and such materials should not be painted, with the exception of integral color stucco or comparable materials, which may require long term repainting. Wood siding is a traditional exterior building material, which does require painting for weather protection, as do certain other materials over time.	No	5-12		Building color is difficult to make objective
183	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	2014 Residential Design Guidelines	Use exterior paint schemes for that are compatible or harmonious with other colors within any particular business district.	No	5-12		Building color is difficult to make objective
184	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	2014 Residential Design Guidelines	Use predominant building colors that are generally light in tone. (This does not restrict the color palette to any one color range, such as earth tones.) Avoid Corporate colors not consistent with this or other guidelines on color. Darker colors may be used for trim.	No	5-12		Building color is difficult to make objective
185	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	2014 Residential Design Guidelines	Use muted colors for large areas such as building walls.	No	5-12		Building color is difficult to make objective

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186	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	2014 Residential Design Guidelines	Wood siding and trim may be left natural and stained to be light in tone.	No	5-12		Building color is difficult to make objective
187	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	2014 Residential Design Guidelines	Use a consistent color scheme for a building's entire facade and all visible sides.	No	5-12		Building color is difficult to make objective
188	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	2014 Residential Design Guidelines	Use a color scheme that is compatible with the colors of adjacent buildings, unless the colors of adjacent buildings strongly diverge from these Design Guidelines. In such a case, the Guidelines shall prevail.	No	5-12		Building color is difficult to make objective
189	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	2014 Residential Design Guidelines	Wherever possible, limit the number of colors appearing on the building exterior to no more than three colors or tones of the same color, including trim and accent colors.	No	5-12		Building color is difficult to make objective
190	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Use architectural detailing, including the use of color, that complements and embellishes principal design features, materials and colors of a building façade.	No	5-12		Building color is difficult to make objective
191	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Design window recesses, window trim, door ways, columns, overhangs and other architectural elements to be substantial in depth, in order to create shadow and architectural relief. Incorporate at least three and typically four of the following features that provide articulation and design interest, on all sides of buildings: <ul style="list-style-type: none"> • Minimum depth of at least two inches from glass to exterior of trim or wall edge around windows; • Decorative trim elements that add detail and articulation, such as window and door surrounds with at least a two-inch depth; or deeply recessed windows (more than two inches). They must be designed as an integral part of the design, and not appear "tacked on;" • Pitched / variegated roof forms; • Roof overhangs at least 18 inches deep; • Variety in use of materials, especially at ground level stories, for detailing at building entrances or other special parts of the building; • Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a channel or projection; and/or • Railings with a design pattern in wood, metal, or stone. 	Yes	5-13		This issue lists specific design element(s) that can be considered and made objective.
192	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Incorporate projections and recesses throughout the façade design to add architectural interest and a visual play of light and shadow. Examples include: bay windows, chimneys, front porches, balconies, overhangs, brackets, and cornices.	Yes	5-14		Same as Issue Number 30 This issue lists specific design element(s) that can be considered and made objective.
193	Building Design	Façade Design and Articulation	Projections	Residential Mixed-Use	2014 Residential Design Guidelines	Incorporate building projections that enhance the design and articulation of the building. These may project into required front, side, and rear yards up to the limits allowed in the development standards.	Yes	5-14		Same as Issue Number 31 This issue lists specific design element(s) that can be considered and made objective.
194	Building Design	Roof Design	Roof Form	Residential Mixed-Use	2014 Residential Design Guidelines	Incorporate variable roof forms into the building designs, to the extent necessary to avoid a boxy appearance of buildings. This may be accomplished by changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.	Yes	5-14		Same as Issue Number 32 This issue lists specific design element(s) that can be considered and made objective.
195	Building Design	Roof Design	Roof Form	Residential Mixed-Use	2014 Residential Design Guidelines	Design roof forms such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units.	Yes	5-14		Same as Issue Number 33 This issue lists specific design element(s) that can be considered and made objective.
196	Building Design	Roof Design	Roof Form	Residential Mixed-Use	2014 Residential Design Guidelines	Design roof elements to have a functional integrity that is part of the overall building design. Do not use false roof forms, such as those used for purely decorative or advertising purposes. Do not use mansard roofs on any building with a height less than four stories.	Yes	5-14		This issue lists specific design element(s) that can be considered and made objective.
197	Building Design	Roof Design	Roof Form	Residential Mixed-Use	2014 Residential Design Guidelines	Call visual attention to corners and entries using architectural features such as tower elements.	No	5-14		This is a general statement with no design element(s) to develop a standard for.
198	Building Design	Façade Design and Articulation	Fenestration	Residential Mixed-Use	2014 Residential Design Guidelines	Design window patterns and proportions to enhance all facades of the building and add architectural interest. Differentiate window designs (size, proportion) to reflect the different components of residential units, for example entrances, living areas, stairways, and bedrooms, while ensuring harmony within that variety.	Yes	5-15		Same as Issue Number 34 This issue lists specific design element(s) that can be considered and made objective.
199	Building Design	Façade Design and Articulation	Fenestration	Residential Mixed-Use	2014 Residential Design Guidelines	Design the locations and proportions of all window openings with consideration for the overall composition of the building façade.	Yes	5-15		This issue lists specific design element(s) that can be considered and made objective.
200	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Design remodels and additions to conserve the design integrity and character of the existing building.	No	5-15		This is a general statement with no design element(s) to develop a standard for.
201	Building Design	Façade Design and Articulation	Fenestration	Residential Mixed-Use	2014 Residential Design Guidelines	Do not close, move or enlarge exterior openings for doors and windows without consideration for the overall composition of the building, including all other remaining exterior openings.	Yes	5-15		Same as Issue Number 41 This issue lists specific design element(s) that can be considered and made objective.
202	Building Design	Massing and Scale	Massing	Residential Mixed-Use	2014 Residential Design Guidelines	Design additions to existing buildings with consideration for the overall form of the resulting building or complex buildings; additions must not mix styles or introduce incongruous design motifs to an existing building or building complex.	Yes	5-15		Same as Issue Number 38 This issue lists specific design element(s) that can be considered and made objective.
203	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	2014 Residential Design Guidelines	Do not remove or cover high quality original finish materials and ornamentation integral to the design integrity of the building with new incompatible materials.	Yes	5-15		Same as Issue Number 42 This issue lists specific design element(s) that can be considered and made objective.
204	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	2014 Residential Design Guidelines	Use materials to fill openings or to repair damage to the existing building that match existing exterior materials.	Yes	5-15		This issue lists specific design element(s) that can be considered and made objective.

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205	Building Design	Façade Design and Articulation	Fenestration	Residential Mixed-Use	2014 Residential Design Guidelines	Design new windows and doors to match existing window, door and hardware materials, except when the existing materials are of low quality, in which case they all shall be replaced with wood or high-quality metal materials.	Yes	5-15		Same as Issue Number 43 This issue lists specific design element(s) that can be considered and made objective.
206	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Design elements added to the exterior of buildings, including windows and doors, security hardware, fire escapes, utility boxes, and screens of any kind, to be compatible with the existing design detail and composition of the building facade.	Yes	5-15		This issue lists specific design element(s) that can be considered and made objective.
207	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	2014 Residential Design Guidelines	Use exterior paint colors that conform to the Design Guidelines.	No	5-15		Building color is difficult to make objective
208	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Provide adequate light, air, and privacy for residential units in the project, as well as for residential units on adjoining properties	Yes	5-16		Same as Issue Number 44 This issue lists specific design element(s) that can be considered and made objective.
209	Site Design	Building Placement	Neighborhood Compatibility	Residential Mixed-Use	2014 Residential Design Guidelines	Provide distance between buildings on the same project site that is adequate to ensure light, air and privacy for adjacent residential units and to minimize shadows on open space.	Yes	5-16		Same as Issue Number 47 This issue lists specific design element(s) that can be considered and made objective.
210	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	2014 Residential Design Guidelines	Use design strategies to protect privacy, such as: offsetting windows of adjacent units; locating minor windows above eye level, and using opaque glass for minor windows.	Yes	5-16		Same as Issue Number 48 This issue lists specific design element(s) that can be considered and made objective.
211	Site Design	Access	Vehicular Access	Residential Mixed-Use	2014 Residential Design Guidelines	Minimize the number of entrances and exits to parking areas, in order to minimize conflicts with pedestrians, reduce congestion at street intersections, and preserve existing on-street parking.	Yes	5-17		This issue lists specific design element(s) that can be considered and made objective.
212	Site Design	Access	Vehicular Access	Residential Mixed-Use	2014 Residential Design Guidelines	Locate entries and exits to allow direct, through movement among individual parking areas where possible.	Yes	5-17		This issue lists specific design element(s) that can be considered and made objective.
213	Site Design	Access	Vehicular Access	Residential Mixed-Use	2014 Residential Design Guidelines	In the CVCBD, provide access to rear parking areas predominantly from side and rear streets; direct access from Castro Valley Boulevard and other major arterials is discouraged.	No	5-17		This is applicable to the CVCBD and can be addressed in Specific Plan Update.
214	Site Design	Access	Vehicular Access	Residential Mixed-Use	2014 Residential Design Guidelines	Minimize the number of entrances and exits to parking areas in order to minimize conflicts with pedestrians and reduce congestion at street intersections.	Yes	5-17		This issue lists specific design element(s) that can be considered and made objective.
215	Site Design	Access	Vehicular Access	Residential Mixed-Use	2014 Residential Design Guidelines	Share parking areas and/or parking entrances/ exits between adjacent properties to the maximum extent feasible. Place covenants on deeds to ensure continued shared use.	Yes	5-17		This issue lists specific design element(s) that can be considered and made objective.
216	Site Design	Access	Vehicular Access	Residential Mixed-Use	2014 Residential Design Guidelines	Design vehicular circulation to allow through movement between adjacent parking areas.	Yes	5-17		This issue lists specific design element(s) that can be considered and made objective.
217	Site Design	Parking Location and Design	Surface Parking	Residential Mixed-Use	2014 Residential Design Guidelines	Locate parking to the rear or side of buildings, underneath buildings, or underground and avoid land intensive surface parking lots. Recommended parking locations include the following: • Interior Side Parking • Rear Yard Parking • Partial Below Grade Parking • Below Grade Parking • Tuck Under Parking • Parking Wrapped with Living Space	Yes	5-18		Same as Issue Number 54 This issue lists specific design element(s) that can be considered and made objective.
218	Site Design	Parking Location and Design	Surface Parking	Residential Mixed-Use	2014 Residential Design Guidelines	Disperse contiguously paved areas throughout the project in smaller segmented parking areas rather than creating land intensive surface parking lots	No	5-18		Same as Issue Number 59 This issue lists specific design element(s) that can be considered and made objective.
219	Site Design	Parking Location and Design	Surface Parking	Residential Mixed-Use	2014 Residential Design Guidelines	Do not locate parking between buildings and the street. • Parking areas between the building edge and the sidewalk are not allowed. Buildings may be located behind other buildings that are located at the street edge, with on-site parking provided between the two sets of buildings. • In the ACBD TA, locate all parking areas behind street frontage buildings and ground floor use areas. • In ACBD RC, locate parking areas are to be interior to or at the back of the site where it is not visible to the street, and/or by garage space in the building where no more than one garage door is visible to the street. Apartment type buildings built over exposed parking spaces are not permitted.	Yes	5-18		Same as Issue Number 56 This issue lists specific design element(s) that can be considered and made objective.
220	Site Design	Access	Vehicular Access	Residential Mixed-Use	2014 Residential Design Guidelines	Locate garage entrances and driveways to the side of the property instead of at the center.	Yes	5-18		This issue lists specific design element(s) that can be considered and made objective.
221	Site Design	Parking Location and Design	Surface Parking	Residential Mixed-Use	2014 Residential Design Guidelines	Screen parking areas from view from the pedestrian sidewalk.	Yes	5-18		This issue lists specific design element(s) that can be considered and made objective.
222	Site Design	Parking Location and Design	Surface Parking	Residential Mixed-Use	2014 Residential Design Guidelines	Separate parking areas from buildings by at least a raised concrete walkway or a landscaped area, preferably both. Parking spaces must not directly abut buildings.	Yes	5-18		This issue lists specific design element(s) that can be considered and made objective.
223	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Provide new or repaired improvements in the public right-of-way along the lot frontage, including sidewalks, street trees, curbs, and gutters, following the Specific Plans and the Alameda County Engineering Design Guidelines.	No	5-19		This references the existing Specific Plan and Alameda County Engineering Requirements

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224	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Provide street trees along the street frontage that enhance the visual appearance of the street and provide shade for pedestrians, but do not block the visibility of commercial signs. • In CVCBD, when a property located along Castro Valley Boulevard, Redwood Road, or Lake Chabot Road is not built out to the front property line, and where a landscape setback exists or is created, provide a second row of the designated street trees as part of the site landscaping. • In CVCBD, space trees planted adjacent to the sidewalk area to the established street tree pattern, creating a double row of street trees that provide an arcaded shade canopy for the sidewalk area	No	5-19		This is applicable to the CVCBD and can be addressed in Specific Plan Update.
225	Site Design	Building Placement	Building Location	Residential Mixed-Use	2014 Residential Design Guidelines	Locate buildings to be contiguous wherever possible, and make accommodations for pedestrian circulation between adjacent businesses and sites	Yes	5-19		This issue lists specific design element(s) that can be considered and made objective.
226	Site Design	Access	Pedestrian Access	Residential Mixed-Use	2014 Residential Design Guidelines	Where new parking areas are to be located adjacent to existing parking areas on an adjoining site or sites, provide pedestrian walkways that connect the two areas	Yes	5-19		This issue lists specific design element(s) that can be considered and made objective.
227	Site Design	Access	Pedestrian Access	Residential Mixed-Use	2014 Residential Design Guidelines	Provide sidewalks within residential projects, connecting from the street or driveway to unit entrances.	Yes	5-19		Same as Issue Number 62 This issue lists specific design element(s) that can be considered and made objective.
228	Site Design	Access	Pedestrian Access	Residential Mixed-Use	2014 Residential Design Guidelines	In CVCBD, provide pedestrian walkways with landscape amenities from within parking areas to permit and encourage direct access to Castro Valley Boulevard, Redwood Road, or Lake Chabot Road, to shop entries, and to other pedestrian oriented uses and destinations.	No	5-19		This is applicable to the CVCBD and can be addressed in Specific Plan Update.
229	Site Design	Access	Paving	Residential Mixed-Use	2014 Residential Design Guidelines	Incorporate decorative pervious paving into paved and landscaped areas in order to enhance the appearance of the project, reduce the visual impact of paved surfaces and act as a traffic calming measure. Decorative paving includes: brick, patterned colored concrete (stamped, not just scored), stone blocks or pavers, interlocking colored pavers, grasscrete, and other comparable materials.	Yes	5-20		Same as Issue Number 64 This issue lists specific design element(s) that can be considered and made objective.
230	Site Design	Access	Paving	Residential Mixed-Use	2014 Residential Design Guidelines	Locate decorative paving in the following priority locations: • The first 20 feet of the driveway closest to the street; • Parking areas; • Parking areas or fire turnarounds that can also occasionally function as outdoor courtyards.	Yes	5-20		Same as Issue Number 65 This issue lists specific design element(s) that can be considered and made objective.
231	Site Design	Parking Location and Design	Bicycle Parking and Storage	Residential Mixed-Use	2014 Residential Design Guidelines	Provide short-term bike parking in parking areas and other locations near commercial building entrances.	Yes	5-20		This issue lists specific design element(s) that can be considered and made objective.
232	Site Design	Parking Location and Design	Bicycle Parking and Storage	Residential Mixed-Use	2014 Residential Design Guidelines	Provide accessible and secure on-site bicycle parking/storage facilities in each residential building per Climate Action Plan.	Yes	5-20		This issue lists specific design element(s) that can be considered and made objective.
233	Site Design	Access	Transit Shelters	Residential Mixed-Use	2014 Residential Design Guidelines	If the provision of a transit shelter is required, provide transit shelter that enhances the streetscape and that offers adequate seating and shade.	No	5-20		Same as Issue Number 67 See note in Issue Number 67
234	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Incorporate landscaping in order to create an attractive visual outlook for residential units, create usable open space, maximize stormwater infiltration, and provide privacy for adjacent residential units. Provide at least the minimum percentage of site landscaping required.	Yes	5-21		Same as Issue Number 68 This issue lists specific design element(s) that can be considered and made objective.
235	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Design site landscape treatments to be attractive, with a consistent design integrity throughout the project.	Yes	5-21		Same as Issue Number 69 This issue lists specific design element(s) that can be considered and made objective.
236	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Front and street-side yard landscaping shall be primarily of living plant material. Rock material other inorganic materials shall be minimized.	Yes	5-21		This issue lists specific design element(s) that can be considered and made objective.
237	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Provide site landscaping in the following priority areas: • Between commercial and residential buildings • In areas that are visible from the primary living areas of residential units • Within common open space areas • Along the edge of driveways • Along the property perimeter • Between buildings and driveways • Between buildings and parking	Yes	5-22		Same as Issue Number 72 This issue lists specific design element(s) that can be considered and made objective.
238	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Do not reduce the amount of existing landscaping on site.	No	5-22		Same as Issue Number 73 See note in Issue Number 73
239	Site Design	Landscaping and Screening	Parking Area Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Landscape parking lots, driveways, and other auto circulation areas in order to improve the visual appearance of circulation and parking areas from residential units, from the common areas of the project, and from adjacent properties.	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
240	Site Design	Landscaping and Screening	Parking Area Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Incorporate trees, landscape islands, shrubs, and groundcover throughout parking areas, consistent with required standards.	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
241	Site Design	Landscaping and Screening	Parking Area Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Shade paved surfaces to the maximum extent feasible in order to reduce heat gain and other environmental effects.	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
242	Site Design	Open Space	Stormwater Management	Residential Mixed-Use	2014 Residential Design Guidelines	Incorporate best management practices for stormwater management, per Alameda County requirements under the Clean Water Act permit (Municipal Regional Stormwater Permit of October 14, 2009) and per the Alameda County Engineering Design Guidelines.	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
243	Site Design	Open Space	Stormwater Management	Residential Mixed-Use	2014 Residential Design Guidelines	Design any landscaped areas serving as stormwater management areas to be visually appealing / aesthetic.	Yes	5-23		This issue lists specific design element(s) that can be considered and made objective.
244	Site Design	Open Space	Stormwater Management	Residential Mixed-Use	2014 Residential Design Guidelines	Integrate stormwater management facilities into the site landscaping. Innovative stormwater management practices are encouraged. Use of mechanical management systems are generally not allowed	Yes	5-23		This issue lists specific design element(s) that can be considered and made objective.

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245	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Provide landscaping to comply with the State's Water Efficient Landscape Ordinance (AB-1881), as amended, or as incorporated into Alameda County WELO Ordinance.	Yes	5-23		Same as Issue Number 74 This issue lists specific design element(s) that can be considered and made objective.
246	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Select landscaping materials that meet the following criteria: • Hardy enough to withstand close contact with pedestrians and vehicles. • Non-invasive plants that are not listed by the Invasive Species Council of California (ISCC) in the "Invasive Species List and Scorecard of California", as amended.	Yes	5-23		Same as Issue Number 75 This issue lists specific design element(s) that can be considered and made objective.
247	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Landscape areas requiring higher water usage for maintenance are encouraged to be located in small courtyards and other kinds of intensively used areas.	Yes	5-23		Same as Issue Number 76 This issue lists specific design element(s) that can be considered and made objective.
248	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Use fast growing, long lived species that will achieve the desired size and form at maturity without extensive pruning or training once they have been established.	No	5-23		The County may have a preferred plant species that can be used for new development.
249	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Use accent landscaping and special landscape elements, such as feature planting, including freestanding columns or trellises with vines for vertical accent, to give visual expression to site circulation, especially at entrances and exits.	Yes	5-23		This issue lists specific design element(s) that can be considered and made objective.
250	Site Design	Open Space	Common Open Space	Residential Mixed-Use	2014 Residential Design Guidelines	Provide both common open space and private open space for residents' recreation and relaxation. • Design common open space as a space where people can interact, host guests, and also enjoy some time alone in the fresh air. • Design private open space for the exclusive use household members to eat outside, garden, enjoy the fresh air, and grill outdoors.	Yes	5-24		This issue lists specific design element(s) that can be considered and made objective.
251	Site Design	Open Space	Stormwater Management	Residential Mixed-Use	2014 Residential Design Guidelines	Provide usable open space that may have a dual function for stormwater treatment and incorporates strategies such as grassy swales, vegetated swales, flow through planters, rain gardens, etc.	Yes	5-24		This issue lists specific design element(s) that can be considered and made objective.
252	Site Design	Open Space	Common Open Space	Residential Mixed-Use	2014 Residential Design Guidelines	Design common open space(s) to be a shared open space for use by all residents.	Yes	5-24		Same as Issue Number 85 This issue lists specific design element(s) that can be considered and made objective.
253	Site Design	Open Space	Common Open Space	Residential Mixed-Use	2014 Residential Design Guidelines	Locate common open space(s) in a central location that serves all the units, not at an extreme edge of the property. Common open space can be on the ground, or in courtyards above the ground level.	Yes	5-24		Same as Issue Number 87 This issue lists specific design element(s) that can be considered and made objective.
254	Site Design	Open Space	Common Open Space	Residential Mixed-Use	2014 Residential Design Guidelines	Include seating areas and other passive recreation facilities.	Yes	5-24		This issue lists specific design element(s) that can be considered and made objective.
255	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Include landscaping with trees, shrubs, and groundcover. If the space is not located on the ground, include extensive pots and planter boxes that accommodate trees, shrubs, and groundcover. See Site Landscaping Materials section for appropriate materials.	Yes	5-25		Same as Issue Number 88 This issue lists specific design element(s) that can be considered and made objective.
256	Site Design	Open Space	Common Open Space	Residential Mixed-Use	2014 Residential Design Guidelines	Include children's play areas in one of the common open spaces, unless the size and layout of the units are targeted exclusively towards empty-nesters, singles, and seniors.	No	5-25		Same as Issue Number 89 See note in Issue Number 89
257	Site Design	Open Space	Private Open Space (For Individual Units)	Residential Mixed-Use	2014 Residential Design Guidelines	Design private open space to be used exclusively by a single unit.	Yes	5-25		Same as Issue Number 90 This issue lists specific design element(s) that can be considered and made objective.
258	Site Design	Open Space	Private Open Space (For Individual Units)	Residential Mixed-Use	2014 Residential Design Guidelines	Locate private open space in patios, balconies, decks, or other outdoor spaces attached to individual units.	Yes	5-25		Same as Issue Number 91 This issue lists specific design element(s) that can be considered and made objective.
259	Site Design	Open Space	Private Open Space (For Individual Units)	Residential Mixed-Use	2014 Residential Design Guidelines	Dimension private open space so there is room for a table and chairs where residents can sit outside.	Yes	5-25		Same as Issue Number 92 This issue lists specific design element(s) that can be considered and made objective.
260	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential Mixed-Use	2014 Residential Design Guidelines	Design fences and walls to be an attractive part of the project, with materials and designs that are compatible with the exterior building materials and demonstrate integrated design integrity in the project as a whole.	Yes	5-26		Same as Issue Number 94 This issue lists specific design element(s) that can be considered and made objective.
261	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential Mixed-Use	2014 Residential Design Guidelines	Locate fences or walls on the property to define private open space and common open space areas, protect privacy, and buffer residents from noise sources	Yes	5-26		Same as Issue Number 95 This issue lists specific design element(s) that can be considered and made objective.
262	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential Mixed-Use	2014 Residential Design Guidelines	Use masonry materials for sound reduction purposes.	Yes	5-26		Same as Issue Number 96 This issue lists specific design element(s) that can be considered and made objective.
263	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential Mixed-Use	2014 Residential Design Guidelines	Build fences and walls using masonry materials, and include a top or cap. Wood fences are acceptable in situations where it is not separating commercial and residential uses, and it is not likely to be damaged by automobile or truck traffic.	Yes	5-26		This issue lists specific design element(s) that can be considered and made objective.
264	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential Mixed-Use	2014 Residential Design Guidelines	Chain link or chain link with slats is not permitted.	Yes	5-26		This issue lists specific design element(s) that can be considered and made objective.
265	Site Design	Other Site Elements	Utility and Service Areas	Residential Mixed-Use	2014 Residential Design Guidelines	Locate ancillary facilities within buildings, not along the street facing facade, to the maximum extent feasible. Where ancillary facilities such as trash receptacles and utility meters absolutely cannot be incorporated into a building, locate them at the rear of the site in freestanding, completely enclosed structures designed to be compatible with the architecture of the rest of the development	Yes	5-27		Same as Issue Number 98 This issue lists specific design element(s) that can be considered and made objective.
266	Site Design	Access	Loading	Residential Mixed-Use	2014 Residential Design Guidelines	Design streets and driveways to accommodate vehicles commonly used for moving residents' belongings.	Yes	5-27		Same as Issue Number 99 This issue lists specific design element(s) that can be considered and made objective.

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267	Site Design	Access	Loading	Residential Mixed-Use	2014 Residential Design Guidelines	Minimize the visibility of loading areas in mixed use residential complexes, and screen them with screen walls, landscaping, and other devices.	Yes	5-27	Same as Issue Number 100 This issue lists specific design element(s) that can be considered and made objective.
268	Site Design	Other Site Elements	Utility and Service Areas	Residential Mixed-Use	2014 Residential Design Guidelines	Provide on-site facilities for trash storage and for recyclable materials.	Yes	5-27	Same as Issue Number 101 This issue lists specific design element(s) that can be considered and made objective.
269	Site Design	Other Site Elements	Utility and Service Areas	Residential Mixed-Use	2014 Residential Design Guidelines	Provide trash areas within buildings, or centralized garbage dumpsters inside trash enclosures.	Yes	5-27	This issue lists specific design element(s) that can be considered and made objective.
270	Site Design	Other Site Elements	Utility and Service Areas	Residential Mixed-Use	2014 Residential Design Guidelines	Build covered trash enclosures with durable materials such as stone, concrete block, steel, and heavy timber.	Yes	5-27	This issue lists specific design element(s) that can be considered and made objective.
271	Site Design	Other Site Elements	Utility and Service Areas	Residential Mixed-Use	2014 Residential Design Guidelines	Locate electrical panels to minimize their visibility from the street, in locations such as side yard walls, and/or behind landscaped areas. Integrate them into the design of residential buildings to the maximum extent feasible.	Yes	5-27	This issue lists specific design element(s) that can be considered and made objective.
272	Site Design	Other Site Elements	Utility and Service Areas	Residential Mixed-Use	2014 Residential Design Guidelines	Minimize the visibility of utilities connections from the public street.	Yes	5-27	Same as Issue Number 107 This issue lists specific design element(s) that can be considered and made objective.
273	Site Design	Other Site Elements	Utility and Service Areas	Residential Mixed-Use	2014 Residential Design Guidelines	Provide bulk storage areas in garages or in residential buildings so people do not store bulk goods on outdoor balconies or patios that are visible to other residents.	Yes	5-27	Same as Issue Number 108 This issue lists specific design element(s) that can be considered and made objective.
274	Site Design	Open Space	Stormwater Management	Residential Mixed-Use	2014 Residential Design Guidelines	the project must exhibit an overarching intent to reduce water quality impacts of development. Site Design Measures in combination with Low Impact Development must be integrated into development projects wherever feasible and practicable.	No	5-28	This is a general statement with no design element(s) to develop a standard for.
275	Site Design	Parking Location and Design	Bicycle Parking and Storage	Residential Mixed-Use	2014 Residential Design Guidelines	...and shall be accessible without moving another bicycle.	Yes	6-3	This issue lists specific design element(s) that can be considered and made objective.
276	Site Design	Other Site Elements	Utility and Service Areas	Residential Mixed-Use	2014 Residential Design Guidelines	Solid waste and recycling areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve.	Yes	6-7	This issue lists specific design element(s) that can be considered and made objective.
277	Site Design	Other Site Elements	Utility and Service Areas	Residential Mixed-Use	2014 Residential Design Guidelines	with decorated exterior-surface finish compatible to the main structure(s).	Yes	6-7	This issue lists specific design element(s) that can be considered and made objective.
278	Site Design	Landscaping and Screening	Parking Area Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Landscaped areas shall be well-distributed throughout the parking lot area.	Yes	6-7	This issue lists specific design element(s) that can be considered and made objective.
279	Site Design	Landscaping and Screening	Parking Area Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Trees shall be distributed relatively evenly throughout the parking area.	Yes	6-8	This issue lists specific design element(s) that can be considered and made objective.
280	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Planting shall include trees and the width shall be 6-10 feet, dependent upon the effectiveness of the landscaping and wall in providing the sidewalk and parking area.	Yes	6-8	This issue lists specific design element(s) that can be considered and made objective.
281	Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	2014 Residential Design Guidelines	Existing or proposed setback areas, including the edge between the sidewalk and the parking street are to receive special landscape design treatment that is compatible with and complementary to adjacent streetscape improvements.	Yes	6-9	This issue lists specific design element(s) that can be considered and made objective.
282	Site Design	Building Placement	Building Location	Commercial	Fairview Specific Plan	Residential uses are discouraged on these properties in order to maintain opportunities for businesses serving Fairview residents.	No	3-12	Added by Phil This is a general statement with no design element(s) to develop a standard for.
283	Site Design	Building Placement	Building Location	Residential	Fairview Specific Plan	Developable site area excludes: 4. Other portions of the lot that may be unserviceable or unbuildable.	No	3-16	Added by Phil This is a general statement with no design element(s) to develop a standard for.
284	Building Design	Massing and Scale	Massing	Residential	Fairview Specific Plan	(b) Minimizing Bulk. Tall downhill facades shall be avoided by stepping structures with the natural terrain or cutting into the hillside to reduce the effective visual bulk. Graduated heights and/or varied setbacks, as well as architectural elements shall be encouraged to reduce the scale of the buildings.	Yes	3-26	This issue lists specific design element(s) that can be considered and made objective.
285	Site Design	Open Space	Grading	Residential	Fairview Specific Plan	(c) Constrained Sites. Natural and man-made slopes of 30% gradient or greater should not be developed or altered. Exceptions may be granted for road construction if it is the only feasible access to a site, modifications of minor terrain features, and custom designed homes and lots that otherwise conform to the intent of these policies.	Yes	3-26	Added by Phil This issue lists specific design element(s) that can be considered and made objective.
286	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	Ashland and Cherryland Business District Specific Plan	Protects and enhances property values by encouraging high quality and aesthetically pleasing development.	No	6-10	This is a general statement with no design element(s) to develop a standard for.
287	Building Design	Façade Design and Articulation	Building Materials	Residential	Ashland and Cherryland Business District Specific Plan	Exemplifies the high quality materials and design practices	No	6-10	This is a general statement with no design element(s) to develop a standard for.
288	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	Ashland and Cherryland Business District Specific Plan	Allows for and encourages individual identity for specific structures and uses.	No	6-10	This is a general statement with no design element(s) to develop a standard for.
289	Site Design	Building Placement	Neighborhood Compatibility	Residential	Ashland and Cherryland Business District Specific Plan	d. The project is a catalyst for additional investment and development within the Plan Area. Factors used to determine catalyst status include, but are not limited to, housing type, uses that can result in further economic development, high quality site planning and architectural design, and that are sizeable and prominent such projects that they can improve the quality of the immediate and surrounding built environment.	No	6-10	This is a general statement with no design element(s) to develop a standard for.
290	Site Design	Building Placement	Neighborhood Compatibility	Residential	Ashland and Cherryland Business District Specific Plan	1. The design shall provide for internal compatibility between the residential and non-residential uses on the site.	No	6-31	This issue lists specific design element(s) that can be considered and made objective.
291	Site Design	Building Placement	Neighborhood Compatibility	Residential	Ashland and Cherryland Business District Specific Plan	2. Potential glare, noise, odors, traffic and other potential nuisance conditions for residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.	Yes	6-31	This issue lists specific design element(s) that can be considered and made objective.

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292	Site Design	Building Placement	Neighborhood Compatibility	Residential	Ashland and Cherryland Business District Specific Plan	3. The design shall take into consideration existing and potential future uses on adjacent properties and shall include specific design features to minimize potential impacts, with specific consideration provided to adjacent residential properties.	Yes	6-31	This issue lists specific design element(s) that can be considered and made objective.
293	Site Design	Building Placement	Neighborhood Compatibility	Residential	Ashland and Cherryland Business District Specific Plan	4. The design shall ensure that the residential units are of a residential character, and that appropriate privacy between residential units and other uses on the site, or neighboring sites, is provided.	Yes	6-31	This issue lists specific design element(s) that can be considered and made objective.
294	Site Design	Access	Pedestrian Access	Residential	Ashland and Cherryland Business District Specific Plan	5. Site planning and building design shall provide for convenient pedestrian access separate from access provided for nonresidential uses on the site.	Yes	6-31	This issue lists specific design element(s) that can be considered and made objective.
295	Site Design	Building Placement	Neighborhood Compatibility	Residential	Ashland and Cherryland Business District Specific Plan	6. Site planning and building design shall be compatible with and enhance the adjacent and surrounding residential neighborhood in terms of building design, color, exterior materials, landscaping, lighting, roof styles, scale, and signage.	No	6-31	Compatibility is difficult to achieve with objective standards for the listed design elements.
296	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential	Ashland and Cherryland Business District Specific Plan	Wall/fence height should not interfere with pedestrian access or visibility	Yes	6-38	This issue lists specific design element(s) that can be considered and made objective.
297	Site Design	Landscaping and Screening	Landscaping	Residential	Ashland and Cherryland Business District Specific Plan	Landscaping is limited to plants, bushes, or hedges not exceeding 3 feet of height at maturity and plants shall not block views of the building façade or entrance.	Yes	6-39	This issue lists specific design element(s) that can be considered and made objective.
298	Site Design	Parking Location and Design	Surface Parking	Residential	Ashland and Cherryland Business District Specific Plan	Parking Courts shall be designed to provide for safe vehicular and pedestrian access within the intended physical environment.	Yes	6-40	This issue lists specific design element(s) that can be considered and made objective.
299	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential	Ashland and Cherryland Business District Specific Plan	When walls are used, the materials and design shall be compatible with the architectural style of the building.	Yes	6-40	This issue lists specific design element(s) that can be considered and made objective.
300	Building Design	Façade Design and Articulation	Entrances	Residential	Ashland and Cherryland Business District Specific Plan	Stoops shall be of such dimensions to allow for adequate access to the ground floor of the building.	Yes	6-41	This issue lists specific design element(s) that can be considered and made objective.
301	Building Design	Façade Design and Articulation	Entrances	Residential	Ashland and Cherryland Business District Specific Plan	Usable porch dominates the building face	Yes	6-41	This issue lists specific design element(s) that can be considered and made objective.
302	Site Design	Access	Pedestrian Access	Residential	Ashland and Cherryland Business District Specific Plan	3. The modification does not impede pedestrian flow and safety and promotes a continuous sidewalk with minimal auto-pedestrian conflicts;	Yes	6-50	This issue lists specific design element(s) that can be considered and made objective.
303	Site Design	Access	Vehicular Access	Residential	Ashland and Cherryland Business District Specific Plan	4. The modification utilizes shared driveways to the greatest extent possible, with minimal curb cuts/driveways/entryways;	Yes	6-50	This issue lists specific design element(s) that can be considered and made objective.
304	Site Design	Parking Location and Design	Surface Parking	Residential	Ashland and Cherryland Business District Specific Plan	6. Parking, or parking access, is not the dominant visual feature from the public right of way;	Yes	6-50	This issue lists specific design element(s) that can be considered and made objective.
305	Site Design	Access	Vehicular Access	Residential	Ashland and Cherryland Business District Specific Plan	7. Driveway width is no wider than necessary to accommodate vehicle access to the site; and	Yes	6-50	This issue lists specific design element(s) that can be considered and made objective.
306	Site Design	Access	Vehicular Access	Residential	Ashland and Cherryland Business District Specific Plan	8. The modification maintains the character of a pedestrian friendly street.	No	6-50	This is a general statement with no design element(s) to develop a standard for.
307	Site Design	Other Site Elements	Viewsheds	Residential	Castro Valley General Plan	Protect and enhance the hillsides, canyons, and creeks that are the foundation of Castro Valley's natural setting and visual character as well as the views of these resources from public streets, parks, trails, and other community facilities.	Yes	5-5	A standard could be made for preserving specific natural features or prohibiting certain design element(s) along these features
308	Site Design	Building Placement	Neighborhood Compatibility	Residential	Castro Valley General Plan	Creative Site Design. Only allow residential development on or near hillsides, canyons, and creeks when such development employs creative site design, landscaping, and architecture that blend with the characteristics of each location and surroundings, and offer superior design solutions.	No	5-5	This is a general statement with no design element(s) to develop a standard for.
309	Site Design	Other Site Elements	Viewsheds	Residential	Castro Valley General Plan	Require Visual Impact Analysis. Require visual impact analysis During the development review process for public and private projects to ensure protection of views to natural areas from public streets, parks, trails, and community facilities.	No	5-6	This is a statement for visual impact analysis.
310	Site Design	Building Placement	Building Location	Residential	Castro Valley General Plan	Cluster Development. Encourage planned unit developments that cluster lots and preserve large areas of open space for new subdivisions in hillside, creek, and canyon areas and in areas with significant biological resources.	No	5-6	This issue appears to be regarding Single-Family Subdivisions
311	Site Design	Open Space	Stormwater Management	Residential	Castro Valley General Plan	Cull Canyon Lake. Maintain water levels in Cull Canyon Lake, when economically feasible, in order to preserve its role as an important visual resource.	No	5-6	This is a general statement with no design element(s) to develop a standard for.
312	Site Design	Building Placement	Neighborhood Compatibility	Residential	Castro Valley General Plan	Neighborhood Character. Ensure that new residential development is consistent with the desired community character, protects sensitive biological resources, and is not subject to undue natural hazards.	No	5-8	This is a general statement with no design element(s) to develop a standard for.
313	Site Design	Other Site Elements	Lot Area	Residential	Castro Valley General Plan	Lot Sizes. Lot sizes shall be consistent with the desired character of the area.	No	5-8	Minimum lot sizes in existing zoning code?
314	Site Design	Other Site Elements	Lot Area	Hillside Residential	Castro Valley General Plan	Require lot sizes to be between 5,000 and 10,000 square feet in Hillside Residential Districts. Establish a sliding scale of lot sizes based on slope.	No	5-19	Minimum lot sizes in existing zoning code?
315	Building Design	Building Height	Building Height	Hillside Residential	Castro Valley General Plan	Develop new height limits and a new methodology for calculating height appropriate for hillside lots. The revisions need to take into account upslope and downslope conditions, and provide a new way of measuring height that relates height limits to the contours of the land. Require buildings to step down following the slope of the lot.	Yes	5-19	This issue lists specific design element(s) that can be considered and made objective.
316	Site Design	Building Placement	Lot Coverage	Hillside Residential	Castro Valley General Plan	Establish lot coverage limits and/or consider floor area ratio or daylight planes to limit the bulk and size of a house based on the size of the lot.	Yes	5-19	This issue lists specific design element(s) that can be considered and made objective.
317	Site Design	Building Placement	Setbacks	Hillside Residential	Castro Valley General Plan	Establish provisions that allow exceptions to front yard setbacks on steep upslope lots.	No	5-19	This issue lists specific design element(s) that can be considered and made objective.
318	Site Design	Landscaping and Screening	Landscaping	Hillside Residential	Castro Valley General Plan	Establish minimum landscaping requirements.	Yes	5-19	This issue lists specific design element(s) that can be considered and made objective.
319	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Hillside Residential	Castro Valley General Plan	Develop standards and guidelines to ensure that entrances, fences, and walls are designed to reflect the prevailing character of neighborhoods, especially in areas that have retained their rural character. Standards could include requiring fences to be lower in height and/or more open.	Yes	5-19	This issue lists specific design element(s) that can be considered and made objective.

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320	Building Design	Façade Design and Articulation	Entrances	Hillside Residential	Castro Valley General Plan	Entrances could be required to be proportionate to the scale of the façade (e.g. less than 2/3 of the building height) so as to not be monumental in scale or appearance.	Yes	5-19		This issue lists specific design element(s) that can be considered and made objective.
321	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Hillside Residential	Castro Valley General Plan	Establish height limits for retaining walls of 4-6 feet, and establish a minimum distance separation between retaining walls. Allow exceptions in special circumstances for driveways where greater retaining wall heights are absolutely necessary to meet driveway slope and front yard standards.	Yes	5-19		This issue lists specific design element(s) that can be considered and made objective.
322	Site Design	Other Site Elements	Lot Area	Environmentally Sensitive Areas	Castro Valley General Plan	Creating smaller lots clustered together with permanent open space designations for steep slopes and environmentally sensitive areas;	No	5-20		This issue seems to be directed towards Single-Family subdivisions
323	Building Design	Façade Design and Articulation	Façade Design Strategies	Environmentally Sensitive Areas	Castro Valley General Plan	Creative building designs within a planned unit development; and/or	No	5-20		This is a general statement with no design element(s) to develop a standard for.
324	Site Design	Building Placement	Building Location	Environmentally Sensitive Areas	Castro Valley General Plan	Reduction in development intensity up to 75 percent of the maximum permitted.	No	5-20		Why/where would this reduction be allowed?
325	Site Design	Building Placement	Lot Coverage	Single Family R-1	Castro Valley General Plan	Establish lot coverage limits and consider floor area ratio or daylight planes to limit the bulk and size of a house based on the size of the lot.	No	5-20		This is applicable to Single Family Development
326	Site Design	Parking Location and Design	Parking Structures	Single Family R-1	Castro Valley General Plan	Limit the extent to which garages dominate the façade; they should occupy no more than 50 percent of the width of the street facing façade. Establish special design and location requirements for three-car garages.	No	5-20		This is applicable to Single Family Development
327	Site Design	Landscaping and Screening	Landscaping	Single Family R-1	Castro Valley General Plan	Limit the percentage of paving on a parcel, and establish minimum standards for site landscaping.	No	5-20		This is applicable to Single Family Development
328	Site Design	Other Site Elements	Lot Area	Small Lot Single Family (RSL)	Castro Valley General Plan	Minimum lot sizes such that net density is between 8 and 17 units per acre;	No	5-21		This issue is applicable for Small Lot Single Family
329	Site Design	Building Placement	Building Location	Small Lot Single Family (RSL)	Castro Valley General Plan	Maximum lot coverage;	No	5-21		This is applicable to Single Family Development
330	Site Design	Parking Location and Design	Parking Structures	Small Lot Single Family (RSL)	Castro Valley General Plan	Limits on the extent to which garages dominate the facades;	No	5-21		This is applicable to Single Family Development
331	Site Design	Open Space	Common Open Space	Small Lot Single Family (RSL)	Castro Valley General Plan	Size and location of private and common open space;	No	5-21		This is applicable to Single Family Development
332	Site Design	Landscaping and Screening	Landscaping	Small Lot Single Family (RSL)	Castro Valley General Plan	Minimum site landscaping; and	No	5-21		This is applicable to Single Family Development
333	Building Design	Façade Design and Articulation	Façade Design Strategies	Small Lot Single Family (RSL)	Castro Valley General Plan	Design of building facades that face streets.	No	5-21		This is applicable to Single Family Development
334	Site Design	Parking Location and Design	Parking Location	Townhouse and Rowhouse (RSL, RLM, RMX)	Castro Valley General Plan	Parking requirements, including ratios for guest parking and reductions for transit proximity;	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
335	Site Design	Parking Location and Design	Parking Structures	Townhouse and Rowhouse (RSL, RLM, RMX)	Castro Valley General Plan	Location of front entrances and garages;	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
336	Site Design	Building Placement	Building Location	Townhouse and Rowhouse (RSL, RLM, RMX)	Castro Valley General Plan	Lot coverage;	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
337	Building Design	Building Height	Building Height	Townhouse and Rowhouse (RSL, RLM, RMX)	Castro Valley General Plan	Building height;	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
338	Site Design	Building Placement	Neighborhood Compatibility	Townhouse and Rowhouse (RSL, RLM, RMX)	Castro Valley General Plan	Height and setback transitions to adjacent lower density residential;	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
339	Site Design	Building Placement	Setbacks	Townhouse and Rowhouse (RSL, RLM, RMX)	Castro Valley General Plan	Front, rear, and side setbacks;	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
340	Building Design	Façade Design and Articulation	Façade Design Strategies	Townhouse and Rowhouse (RSL, RLM, RMX)	Castro Valley General Plan	Design of building facades facing the street;	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
341	Site Design	Building Placement	Building Location	Townhouse and Rowhouse (RSL, RLM, RMX)	Castro Valley General Plan	Minimum distances between buildings;	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
342	Site Design	Open Space	Common Open Space	Townhouse and Rowhouse (RSL, RLM, RMX)	Castro Valley General Plan	Size and location of private and common open space; and	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
343	Site Design	Landscaping and Screening	Parking Area Landscaping	Townhouse and Rowhouse (RSL, RLM, RMX)	Castro Valley General Plan	Landscaping requirements in driveway areas and at unit entrances.	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
344	Site Design	Parking Location and Design	Parking Location	Multifamily (RLM, RM, RMX)	Castro Valley General Plan	Limiting garages and parking areas fronting the street;	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
345	Building Design	Massing and Scale	Massing	Multifamily (RLM, RM, RMX)	Castro Valley General Plan	Design strategies to avoid a "box-like" appearance;	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
346	Site Design	Landscaping and Screening	Parking Area Landscaping	Multifamily (RLM, RM, RMX)	Castro Valley General Plan	Adequate landscaping in parking areas and at unit entrances;	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
347	Site Design	Building Placement	Setbacks	Multifamily (RLM, RM, RMX)	Castro Valley General Plan	Side yard setbacks for taller buildings with primary windows facing the side yard;	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
348	Site Design	Open Space	Common Open Space	Multifamily (RLM, RM, RMX)	Castro Valley General Plan	Size and location of private and common open space; and	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
349	Site Design	Other Site Elements	Utility and Service Areas	Multifamily (RLM, RM, RMX)	Castro Valley General Plan	Requirements for inclusion of personal storage space within units.	Yes	5-22		This issue lists specific design element(s) that can be considered and made objective.
350	Site Design	Landscaping and Screening	Landscaping	Residential	Castro Valley General Plan	Development Standards for Front Yard Paving and Planting. Amend the Zoning Ordinance to limit the amount of front yard paving to that required for a driveway and walkway to the entrance in residential districts. Require that at least 50 percent of the front yard be landscaped.	Yes	5-23		This issue lists specific design element(s) that can be considered and made objective.
351	Site Design	Building Placement	Building Location	Residential	Castro Valley General Plan	Development on Long, Deep Lots. Continue to allow development at the rear of deep lots and establish special standards for subdivisions and buildings on long deep lots, typically those deeper than 135 feet where new lots are created without frontage on a public street.	No	5-23		Minimum lot sizes in existing zoning code?
352	Site Design	Building Placement	Neighborhood Compatibility	Residential	Castro Valley General Plan	Special setbacks, height limits, and/or daylight planes to ensure adequate privacy for adjoining properties.	Yes	5-23		This issue lists specific design element(s) that can be considered and made objective.
353	Site Design	Building Placement	Neighborhood Compatibility	Downtown and Commercial (Residential Mixed-Use)	Castro Valley General Plan	Development in neighborhood commercial areas shall be designed to be compatible with the surrounding residential area and minimize impacts on adjoining residential properties, with respect to height, bulk, building massing, architectural design, building orientation, parking location, signage, and other features.	Yes	5-31		This issue lists specific design element(s) that can be considered and made objective.
354	Site Design	Building Placement	Setbacks	Downtown and Commercial (Residential Mixed-Use)	Castro Valley General Plan	Building setbacks and relationship to the street;	Yes	5-32		This issue lists specific design element(s) that can be considered and made objective.

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355	Site Design	Landscaping and Screening	Landscaping	Downtown and Commercial (Residential Mixed-Use)	Castro Valley General Plan	Front yard landscaping and street landscaping to create an attractive and livable environment for residents;	Yes	5-32		This issue lists specific design element(s) that can be considered and made objective.
356	Site Design	Building Placement	Setbacks	Downtown and Commercial (Residential Mixed-Use)	Castro Valley General Plan	Side and rear setbacks to provide adequate light, air, and ventilation to units;	Yes	5-32		This issue lists specific design element(s) that can be considered and made objective.
357	Building Design	Façade Design and Articulation	Façade Design Strategies	Downtown and Commercial (Residential Mixed-Use)	Castro Valley General Plan	Building design - articulation, quality materials;	Yes	5-32		This issue lists specific design element(s) that can be considered and made objective.
358	Site Design	Building Placement	Neighborhood Compatibility	Downtown and Commercial (Residential Mixed-Use)	Castro Valley General Plan	Privacy for any ground floor residential units;	Yes	5-32		This issue lists specific design element(s) that can be considered and made objective.
359	Site Design	Building Placement	Setbacks	Downtown and Commercial (Residential Mixed-Use)	Castro Valley General Plan	Adequate setbacks and insulation to minimize noise;	Yes	5-32		This issue lists specific design element(s) that can be considered and made objective.
360	Site Design	Parking Location and Design	Parking Location	Downtown and Commercial (Residential Mixed-Use)	Castro Valley General Plan	Location of parking; and	Yes	5-32		This issue lists specific design element(s) that can be considered and made objective.
361	Building Design	Building Height	Building Height	Downtown and Commercial (Residential Mixed-Use)	Castro Valley General Plan	Height and setback transitions to adjacent lower density residential.	Yes	5-32		This issue lists specific design element(s) that can be considered and made objective.
362	Building Design	Façade Design and Articulation	Façade Design Strategies	Downtown and Commercial (Residential Mixed-Use)	Castro Valley General Plan	Façade Improvement Program. Continue to support and enhance the County's Façade Improvement Program. Encourage participation from Castro Valley property owners, so that older building facades are renovated and the overall appearance of the Central Business District is improved.	No	5-33		This is for the Façade Improvement Program
363	Site Design	Landscaping and Screening	Parking Area Landscaping	All Development	Castro Valley General Plan	Street and Parking Lot Landscaping. Require street and parking lot landscaping as a condition of approval for new construction, alterations, or changes of use that are subject to discretionary review.	Yes	5-39		This issue lists specific design element(s) that can be considered and made objective.
364	Site Design	Building Placement	Neighborhood Compatibility	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Minimize impacts of new development on existing single family houses through appropriate landscaping, sound walls, height set backs and other features.	Yes	13		This issue lists specific design element(s) that can be considered and made objective.
365	Site Design	Access	Pedestrian Access	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Create visually consistent pedestrian network to unify the Plan Area with common paving, crossing and signage elements.	Yes	13		This issue lists specific design element(s) that can be considered and made objective.
366	Site Design	Access	Pedestrian Access	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Provide safe pedestrian access from parking and transit to stores.	Yes	14		This issue lists specific design element(s) that can be considered and made objective.
367	Site Design	Access	Pedestrian Access	Hesperian Boulevard San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Provide safe pedestrian crossing linking the Plan Area on both sides of Hesperian Boulevard.	Yes	14		This issue lists specific design element(s) that can be considered and made objective.
368	Site Design	Other Site Elements	Lighting	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Provide lighting along pedestrian routes for safe circulation during evening hours.	Yes	14		This issue lists specific design element(s) that can be considered and made objective.
369	Site Design	Parking Location and Design	Bicycle Parking and Storage	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Provide amenities for bicyclists including secure and attractive bicycle racks close to stores and public spaces.	Yes	14		This issue lists specific design element(s) that can be considered and made objective.
370	Site Design	Access	Pedestrian Access	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Provide benches, trees, fountains, lighting and other amenities along pathways and sidewalks. Provide sufficient width to accommodate these amenities.	Yes	14		This issue lists specific design element(s) that can be considered and made objective.
371	Site Design	Open Space	Common Open Space	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Create small, well landscaped public plazas and patios that encourage outdoor use and facilitate convenient connections to pedestrian ways and commercial uses.	Yes	14		This issue lists specific design element(s) that can be considered and made objective.
372	Site Design	Access	Pedestrian Access	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Make all pedestrian amenities safe, convenient and accessible to persons with disabilities.	Yes	14		This issue lists specific design element(s) that can be considered and made objective.
373	Site Design	Access	Transit Shelters	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Integrate and provide convenient public transit links to the Plan Area.	No	14		This issue is related to public transit and is typically off site.
374	Site Design	Landscaping and Screening	Landscaping	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Provide a significant tree planting along Hesperian Boulevard.	Yes	14		This issue lists specific design element(s) that can be considered and made objective.
375	Site Design	Access	Pedestrian Access	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Make public sidewalk specifications and amenities visually and functionally compatible with those of private, interior walkways.	Yes	14		This issue lists specific design element(s) that can be considered and made objective.
376	Site Design	Parking Location and Design	Surface Parking	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Provide adequate grade level parking near retail stores and safe auto circulation throughout the site.	Yes	15		This issue lists specific design element(s) that can be considered and made objective.
377	Site Design	Access	Pedestrian Access	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Provide parking to serve persons with special needs. Accommodate convenient and safe separation of pedestrian circulation.	Yes	15		This issue lists specific design element(s) that can be considered and made objective.
378	Site Design	Parking Location and Design	Surface Parking	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Provide shared-use (non-exclusive) parking areas that can serve a variety of users during different times of the day.	Yes	15		This issue lists specific design element(s) that can be considered and made objective.
379	Site Design	Parking Location and Design	Surface Parking	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Prevent large expanses of parking by breaking up areas with landscaping and architectural treatment.	Yes	15		This issue lists specific design element(s) that can be considered and made objective.
380	Site Design	Parking Location and Design	Surface Parking	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Encourage the development of attractive, safe parking structures to meet long-term parking needs.	No	15		This is a general statement with no design element(s) to develop a standard for.
381	Building Design	Façade Design and Articulation	Building Materials	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Maintain a coherent overall image in the Plan Area with carefully selected architectural style and materials.	No	17		This is a general statement with no design element(s) to develop a standard for.
382	Building Design	Façade Design and Articulation	Façade Design Strategies	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Apply architectural styles that suit the needs of individual buildings and land uses but also fit into the overall image of the Plan Area.	No	17		This is a general statement with no design element(s) to develop a standard for.
383	Building Design	Façade Design and Articulation	Façade Design Strategies	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Use a distinct but flexible architectural style during the initial development phase which successive development can adapt or relate to.	No	17		This is a general statement with no design element(s) to develop a standard for.
384	Building Design	Façade Design and Articulation	Façade Design Strategies	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Articulate individual stores or store groups by varying design elements such as the roof line, facade, color, or other features.	Yes	17		This issue lists specific design element(s) that can be considered and made objective.
385	Building Design	Façade Design and Articulation	Façade Design Strategies	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Create visual interest through a careful balance of regularity (such as consistent bay widths, cornice lines, etc.) and variety of architectural elements (such as special doors, materials, window frames, etc.)	Yes	17		This issue lists specific design element(s) that can be considered and made objective.
386	Site Design	Building Placement	Building Location	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Orient buildings to provide sufficient solar access for outdoor spaces.	Yes	17		This issue lists specific design element(s) that can be considered and made objective.
387	Building Design	Façade Design and Articulation	Façade Design Strategies	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Recognize that special places such as corners, plazas and locations facing public spaces are opportunities for special architecture that can deviate somewhat from established patterns.	No	17		This is a general statement with no design element(s) to develop a standard for.
388	Building Design	Façade Design and Articulation	Façade Design Strategies	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Minimize blank walls facing public areas through the use of windows, other architectural elements, landscaping, murals or other artwork.	Yes	17		This issue lists specific design element(s) that can be considered and made objective.

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389	Building Design	Massing and Scale	Massing	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Reduce the appearance of mass through such features as articulated bays, height variation, placement of windows and other architectural elements.	Yes	17		This issue lists specific design element(s) that can be considered and made objective.
390	Building Design	Façade Design and Articulation	Façade Design Strategies	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Consider an architectural style reflective of San Lorenzo's historical legacy.	No	17		This is a general statement with no design element(s) to develop a standard for.
391	Building Design	Building Height	Building Height	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Notwithstanding the 50-foot height limit, the height of new buildings should vary, with two and three-story buildings encouraged where appropriate throughout the plan area.	Yes	17		This issue lists specific design element(s) that can be considered and made objective.
392	Site Design	Building Placement	Setbacks	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Buildings should be situated to front onto streets. This can be achieved by having minimal or no setbacks, active street level uses, facades with a human scale and texture, and sensitivity to sightlines.	Yes	18		This issue lists specific design element(s) that can be considered and made objective.
393	Site Design	Building Placement	Building Location	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Corners sites and sites at the end of visual axes are opportunities for special buildings. Corners should be defined by buildings or by landscaping at open spaces.	Yes	18		This issue lists specific design element(s) that can be considered and made objective.
394	Site Design	Access	Vehicular Access	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Streets are structured open spaces of a city. Interior streets should be defined by built edges, landscape, lighting structures and other similar devices.	Yes	18		This issue lists specific design element(s) that can be considered and made objective.
395	Site Design	Access	Vehicular Access	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	The street right of way should be a function of the combined issues of pedestrian scale, traffic volumes, parking, landscape and the height-to-width ratio of the street volume.	Yes	18		This issue lists specific design element(s) that can be considered and made objective.
396	Site Design	Access	Pedestrian Access	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Interior streets should have a minimum sidewalk width of 12' and should be on both sides of streets. The typical street should have 1 traffic lane in each direction, in addition to parallel or diagonal parking. Crosswalks should be provided at all intersections. Streets should be adequately lit at night with fixtures sensitive to the pedestrian scale and the tree planting pattern.	Yes	18		This issue lists specific design element(s) that can be considered and made objective.
397	Site Design	Open Space	Common Open Space	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Built space, landscape, lighting structures and other devices should be used to create strongly defined edges and a sense of enclosure for urban open spaces.	Yes	19		This issue lists specific design element(s) that can be considered and made objective.
398	Site Design	Open Space	Common Open Space	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Open spaces can be in the form of plazas, streets, sidewalks, alleys, courtyards and parks. A variety of people-oriented uses should be placed at the edges of open space to infuse it with people and activity.	Yes	19		This issue lists specific design element(s) that can be considered and made objective.
399	Site Design	Parking Location and Design	Surface Parking	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Parallel and diagonal parking on streets should be used to support adjacent building programs and buffer pedestrians from traffic. This applies to existing and new interior streets.	Yes	19		This issue lists specific design element(s) that can be considered and made objective.
400	Site Design	Landscaping and Screening	Parking Area Landscaping	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Parking areas should have a design treatment that minimizes overall perceived lot size and improves appearance with the help of materials, landscape, lighting and other features.	Yes	19		This issue lists specific design element(s) that can be considered and made objective.
401	Site Design	Parking Location and Design	Parking Location	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Parking areas should be tucked into the site and have a minimal presence on the street. If abutting a public area, the presence should be minimized with green buffers, screens and other devices.	Yes	19		This issue lists specific design element(s) that can be considered and made objective.
402	Site Design	Parking Location and Design	Surface Parking	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Parking areas should be divided and broken into smaller lots to reinforce the building and block size, and pedestrian scale.	Yes	19		This issue lists specific design element(s) that can be considered and made objective.
403	Site Design	Other Site Elements	Signage	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Building signage should be sensitive to the scale, material and style of the building. Signage should not block sightlines, a significant area of glazing, or a significant amount of natural light into a building or onto a public area space.	No	20		Signage is covered in the sign code with existing standards.
404	Site Design	Other Site Elements	Signage	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Signage should be on windows, awnings or canopies, on the sign band or overhanging on the sidewalk. Window signs should not exceed 10% of the area of the window opening. Awning or canopy signs should only be applied to vertical surfaces which are parallel to the storefront. Letter height in the sign band may be up to 18" subject to agency review. Signs overhanging the sidewalk should be at least 8' clear above the sidewalk.	No	20		Signage is covered in the sign code with existing standards.
405	Site Design	Other Site Elements	Signage	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Signs should not extend above commercial floors (onto residential floors) on mixed use buildings.	No	20		Signage is covered in the sign code with existing standards.
406	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Storefronts should be designed to ensure appropriate scale, character and continuity and to enhance presence on the street with show windows, entrances, signage, lighting and other similar devices.	Yes	20		This issue lists specific design element(s) that can be considered and made objective.
407	Building Design	Façade Design and Articulation	Fenestration	Residential Mixed-Use San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Smaller storefronts should be at least 75% glazing which should be non-reflective, untinted or lightly tinted.	Yes	21		This issue lists specific design element(s) that can be considered and made objective.
408	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	At least 50% of the storefront should be within 2' of the building or property line and any recessed portion may be set back no more than 10'.	Yes	21		This issue lists specific design element(s) that can be considered and made objective.
409	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Blank facades facing public areas should be avoided. The facades should be broken up by varying the façade plan, expressing structural bays, changing wall opening rhythm and articulation, change in materials, change in bulk, and other architectural devices.	Yes	21		This issue lists specific design element(s) that can be considered and made objective.
410	Site Design	Access	Pedestrian Access	All Development San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Sidewalks should be a minimum of 8' wide. Sidewalks with edge activities, such as storefronts, shall have more generous widths (12' minimum from the building to the face of curb.) Portland cement concrete should be used throughout the plan area with an attractive standard pattern and color. Minor deviation in color, pattern or material is allowed to denote special features e.g., store entrances, courtyard activity, waiting areas, etc. Large expanses of hard-to-match custom paving materials should be avoided, to allow for easy repairs and maintenance to underground services and sidewalks. The same standards should apply to both interior sidewalks and publicly maintained sidewalks.	Yes	22		This issue lists specific design element(s) that can be considered and made objective.
411	Site Design	Landscaping and Screening	Landscaping	Hesperian Boulevard San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Plan a continuous single (and where applicable) double, canopy of large shade trees along Hesperian Boulevard, including the median. Shown are 3 possible sections based on area specific conditions.	Yes	23		This issue lists specific design element(s) that can be considered and made objective.

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412	Building Design	Façade Design and Articulation	Façade Design Strategies	Hesperian Boulevard San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Situate entrances east of Hesperian to align and focus on major interior features such as the library. Frame and accentuate these with the help of built form and/or trees and landscape, lighting fixtures and other devices.	Yes	23		This issue lists specific design element(s) that can be considered and made objective.
413	Site Design	Building Placement	Setbacks	Hesperian Boulevard San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Development west of Hesperian should have minimal or no setbacks with parking ideally at the rear of the parcel. Avoid large expanses of parking on Hesperian in all parcels.	Yes	23		This issue lists specific design element(s) that can be considered and made objective.
414	Site Design	Building Placement	Building Location	Hesperian Boulevard San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Aim for continuous development in the theater block. Develop and fill in the "missing teeth" to give an active street frontage.	Yes	23		This issue lists specific design element(s) that can be considered and made objective.
415	Site Design	Open Space	Common Open Space	Hesperian Boulevard San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Set up a "permeable wall" of development in between the village green and Hesperian with the help of courtyards and streets to emphasize the civic buildings with view corridors.	Yes	23		This issue lists specific design element(s) that can be considered and made objective.
416	Site Design	Access	Transit Shelters	Hesperian Boulevard San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Allow room for visible, comfortable and architecturally distinctive bus waiting areas.	No	23		This issue applies to Transit Shelters, which are typically off site and in the public right-of-way.
417	Site Design	Access	Pedestrian Access	Hesperian Boulevard San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Sidewalk widths should support the above design aims including large trees, landscape buffers and bus shelters.	Yes	23		This issue lists specific design element(s) that can be considered and made objective.
418	Site Design	Open Space	Common Open Space	Courtyards San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Space between new development with an opening of 35'-50' and interior of 50'-80' should be reserved to incorporate courtyards.	Yes	24		This issue lists specific design element(s) that can be considered and made objective.
419	Site Design	Open Space	Common Open Space	Courtyards San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Courtyard should be centered on view corridors to important civic buildings.	Yes	24		This issue lists specific design element(s) that can be considered and made objective.
420	Site Design	Open Space	Common Open Space	Courtyards San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	The courtyards should allow pedestrian public thoroughfares to the civic area except on special occasions when they can be closed off.	Yes	24		This issue lists specific design element(s) that can be considered and made objective.
421	Site Design	Open Space	Common Open Space	Courtyards San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	The courtyard area is fundamentally public space. It is not exclusively for patrons of adjacent business except for special events.	Yes	24		This issue lists specific design element(s) that can be considered and made objective.
422	Site Design	Open Space	Common Open Space	Courtyards San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Shading devices should be coupled with building bulk should keep 25%-50% of the court in shade at noon.	Yes	24		This issue lists specific design element(s) that can be considered and made objective.
423	Site Design	Open Space	Common Open Space	Courtyards San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	The courts can be covered partially to provide shade and scale to the space. The cover e.g. glass vault, trellis, tensile structure, etc., should be of a transparent material which does not block more than 30% of natural light. The height of this structure should equal or be higher than the top of the parapet wall of the enclosing structure. The design should emphasize the view corridor and support courtyard activities.	Yes	24		This issue lists specific design element(s) that can be considered and made objective.
424	Site Design	Landscaping and Screening	Landscaping	Courtyards San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Trees and other landscape features are encouraged in the courtyard but shall not occupy more than 10% of the area.	Yes	24		This issue lists specific design element(s) that can be considered and made objective.
425	Building Design	Façade Design and Articulation	Signage	Courtyards San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Tenants should have a presence through signage, entries and show windows on Hesperian, the civic area and the courtyard itself.	No	25		This issue lists specific design element(s) that can be considered and made objective.
426	Site Design	Other Site Elements	Lighting	Courtyards San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	The courtyards should have adequate lighting to support evening and night activities. Lighting has the potential to draw attention to the courtyards.	Yes	25		This issue lists specific design element(s) that can be considered and made objective.
427	Building Design	Façade Design and Articulation	Façade Design Strategies	Courtyards San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	Bland facades facing the courtyard should be avoided.	Yes	25		This issue notes a specific design characteristic that should be avoided and can be achieved with an objective standard.
428	Site Design	Access	Pedestrian Access	Courtyards San Lorenzo Village Center	San Lorenzo Village Center Specific Plan	The entrance to the courtyard should be emphasized both on Hesperian Boulevard and civic area by providing bulbouts to the sidewalk. Further emphasis should be provided by architecturally moulding the corner, providing light fixtures, hard and soft landscape features and/or knee walls for seating, the opaque height of which is to be no more than 2'-6" and total height no more than 3'-6"	Yes	25		This issue lists specific design element(s) that can be considered and made objective.

FAIRVIEW SPECIFIC PLAN GUIDELINES REPEATED FROM 2014 RESIDENTIAL DESIGN GUIDELINES

	Site Design	Building Placement	Neighborhood Compatibility		Fairview Specific Plan	Development must respect the natural landscape and visual character of the community	No	2-11		This is a guiding principle can be removed from table
	Site Design	Building Placement	Neighborhood Compatibility		Fairview Specific Plan	New development should be consistent with community character, protect, sensitive biological resources, and minimize exposure to natural hazards.	No	3-5		These are policy statements can be removed from the table
	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	Fairview Specific Plan	Review applications for alterations, additions, and infill development to ensure that they enhance the character and quality of neighborhoods. New residential construction should demonstrate a high level of craftsmanship, with exterior materials and façade designs that enhance the appearance of each neighborhood. Infill projects with repetitive facades and identical home designs are discouraged.	No	3-6		These are policy statements can be removed from the table
	Site Design	Landscaping and Screening	Fences, Gates, and Walls	Residential	Fairview Specific Plan	Ensure that fences and walls are designed to reflect the prevailing character of neighborhoods, especially in rural residential and agricultural areas.	No	3-6		These are policy statements can be removed from the table
	Site Design	Landscaping and Screening	Landscaping	Residential	Fairview Specific Plan	Residential development on or near hillsides, canyons or creeks should employ creative site design, landscape and architecture that protect the natural characteristics of each location.	No	3-8		These are policy statements can be removed from the table
	Site Design	Building Placement	Neighborhood Compatibility	Commercial	Fairview Specific Plan	Civic uses and community facilities should comply with zoning standards and be compatible with the scale and character of surrounding development.	No	3-9		These are policy statements can be removed from the table
	Site Design	Building Placement	Neighborhood Compatibility	Residential	Fairview Specific Plan	Respect the development pattern of the neighborhood and complement the neighborhood character valued by the community	No	3-33		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Site Design	Building Placement	Neighborhood Compatibility	Residential	Fairview Specific Plan	Enhance the appearance of, and contribute positively to, the existing visual context of the neighborhood	No	3-33		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.

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	Site Design	Building Placement	Neighborhood Compatibility	Residential	<i>Fairview Specific Plan</i>	Locate and orient buildings to respect the need for privacy, light, and air of surrounding structures	No	3-33		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Site Design	Building Placement	Neighborhood Compatibility	Residential	<i>Fairview Specific Plan</i>	Design buildings to be respectful of adjacent buildings and create transitions of appropriate height and scale	No	3-33		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Site Design	Building Placement	Neighborhood Compatibility	Residential	<i>Fairview Specific Plan</i>	Locate the taller portions of residential projects away from adjoining properties	No	3-33		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Site Design	Building Placement	Neighborhood Compatibility	Residential	<i>Fairview Specific Plan</i>	Reduce visual and shadow impacts by locating upper stories in the center of the property, stepping back the upper stories from below, or tucking upper stories inside a pitched roof, or pitched roof with dormer windows	No	3-33		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Site Design	Building Placement	Neighborhood Compatibility	Residential	<i>Fairview Specific Plan</i>	In areas where the prevailing development is single story, step back the upper stories along the street frontage to maintain compatibility	No	3-33		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	<i>Fairview Specific Plan</i>	Avoid large box-like building forms with continuous unrelieved surfaces	No	3-33		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	<i>Fairview Specific Plan</i>	Articulate the façade and limit building length to reduce perceived bulk and mass	No	3-33		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Site Design	Building Placement	Setbacks	Residential	<i>Fairview Specific Plan</i>	Design front yard setbacks to enhance the street, with setback dimensions that are generally consistent with the other buildings on the block.	No	3-34		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Site Design	Building Placement	Building Location	Residential	<i>Fairview Specific Plan</i>	Homes on corner lots should be oriented in a manner that is consistent with the other homes on the block. On rectangular lots, the narrower dimension is generally considered the "front" of the lot.	No	3-34		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Site Design	Landscaping and Screening	Parking Area Landscaping	Residential	<i>Fairview Specific Plan</i>	Limit the paving of front yard areas to the minimum necessary for parking and driveways	No	3-34		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Site Design	Landscaping and Screening	Landscaping	Residential	<i>Fairview Specific Plan</i>	Incorporate landscaping to create an attractive visual outlook, create usable open space, maximize stormwater infiltration, and provide privacy	No	3-34		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	<i>Fairview Specific Plan</i>	Avoid combining structural and decorative characteristics from different architectural styles into a single building	No	3-34		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Building Design	Façade Design and Articulation	Building Materials	Residential	<i>Fairview Specific Plan</i>	Use building materials that convey a sense of durability and permanence	No	3-34		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	<i>Fairview Specific Plan</i>	Design doorways, columns, overhangs, and other architectural elements to be substantial in depth, in order to create shadow and architectural relief	No	3-34		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Building Design	Roof Design	Roof Form	Residential	<i>Fairview Specific Plan</i>	Incorporate variable roof forms into building design to avoid a boxy appearance	No	3-34		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Building Design	Massing and Scale	Massing	Residential	<i>Fairview Specific Plan</i>	Design additions to existing buildings with consideration for the overall form of the resulting building; additions should not mix styles or introduce incongruous design motifs	No	3-34		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential	<i>Fairview Specific Plan</i>	Minimize the prominence of garage doors as an element of the front façade	No	3-34		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Site Design	Building Placement	Neighborhood Compatibility	Residential	<i>Fairview Specific Plan</i>	Use design strategies to protect privacy, such as offsetting windows of adjacent units, locations minor windows above eye level, and using opaque glass for minor windows	No	3-34		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.
	Site Design	Landscaping and Screening	Landscaping	Residential	<i>Fairview Specific Plan</i>	Design fences and walls to be an attractive part of a residence, with materials and designs that are compatible with exterior building materials.	No	3-34		These are all design guidelines from the Alameda County Residential Design Guidelines and should be addressed as part of that review. Fairview SP says they apply to Single Family. So, we don't need to objectify in relation to the SP.

CASTRO VALLEY CENTRAL BUSINESS DISTRICT SPECIFIC PLAN (To be updated concordantly with updates to the plan document)

Site Design	Building Placement	Setbacks	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Where there is an established context of more traditional, Main Street type development (continuous building frontage and commercial storefronts located at the sidewalk edge), or where a large site is being developed, new buildings are to have minimal setbacks from the front property line (0 to approximately 5 feet), as determined by existing locations of building frontage on adjacent properties unless a plaza or other public area is located in the front setback area.	No	117		
Building Design	Façade Design and Articulation	Fenestration	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Maximum use of street frontage is encouraged, specifically by locating active uses on the ground floor, and by providing continuous storefront windows and frequent, highly-visible entries.	No	119		
Site Design	Access	Pedestrian Access	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Buildings are to be contiguous where possible and accommodation made for pedestrian circulation between adjacent businesses and sites.	No	119		
Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Existing or proposed setback areas, including the edge between the sidewalk and the parking street (1.2) are to receive special landscape design treatment that is compatible with and complementary to adjacent streetscape improvements.	No	120		
Site Design	Access	Pedestrian Access	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Attractive rear and side access to businesses should be provided where there is parking at the rear of side of the sites, but in all cases, there must be a principal entry that is strong and visible from the public sidewalk.	No	120		
Site Design	Parking Location and Design	Surface Parking	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	New development on larger sites is encouraged to locate maximum building frontage and minimum parking frontage along the street, especially at corners.	No	120		Is this applicable? The document does not define low intensity, automobile-oriented land uses.....On page 129/223, there is a map that delineates an automobile-oriented subarea. "The following guidelines for site design are applicable in those subareas identified primarily for lower intensity, automobile-oriented land uses, as illustrated above in Figure 27:"....
Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Where building frontage is set back from the street, a substantial landscape zone between the sidewalk and the parking area shall be provided and designed to ensure that the visual definition of the street is maintained. Recommended design elements, in addition to tree planting, include low walls, raised planters, and small commercial use buildings or kiosk structures.	No	120		Is this applicable? The document does not define low intensity, automobile-oriented land uses.....On page 129/223, there is a map that delineates an Automobile-oriented subarea. "The following guidelines for site design are applicable in those subareas identified primarily for lower intensity, automobile-oriented land uses, as illustrated above in Figure 27:"....
Site Design	Building Placement	Building Location	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Buildings located off of the street, such as at the rear edge of the site, shall be arranged in related groups or organized around plazas or internal circulation nodes. In addition, the site design needs to indicate a direct response to adjacent development in order to facilitate pedestrian and vehicular movement between sites and buildings.	No	120		Is this applicable? The document does not define low intensity, automobile-oriented land uses.....On page 129/223, there is a map that delineates an Automobile-oriented subarea. "The following guidelines for site design are applicable in those subareas identified primarily for lower intensity, automobile-oriented land uses, as illustrated above in Figure 27:"....
Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Complexes of buildings within a site shall manifest a common design integrity, including consistent landscape treatment which is compatible with streetscape improvements on the adjacent public right(s)-of-way.	No	120		Is this applicable? The document does not define low intensity, automobile-oriented land uses.....On page 129/223, there is a map that delineates an automobile-oriented subarea. "The following guidelines for site design are applicable in those subareas identified primarily for lower intensity, automobile-oriented land uses, as illustrated above in Figure 27:"....
Site Design	Parking Location and Design	Surface Parking	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Parking areas shall be served by a minimum number of entrances and exits in order to minimize conflicts with pedestrians and reduce congestion at street intersections. Where possible, entries and exits shall be located to allow direct, through movement among individual parking areas. To the extent possible, parking areas for individual properties, including entries and exits, shall be shared with adjacent properties and covenants shall be placed on deeds to ensure continued shared use.	No	122		
Site Design	Parking Location and Design	Surface Parking	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Separate pedestrian walkways with landscape amenities shall be provided from within parking areas to permit and encourage direct access to Castro Valley Boulevard, Redwood Road, or Lake Chabot Road, to shop entries, and to other pedestrian-oriented uses and destinations.	No	122		
Site Design	Parking Location and Design	Surface Parking	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Where new parking areas are to be located adjacent to existing parking areas on an adjoining site or sites, pedestrian walkways shall be provided which connect the two areas. Similarly, vehicular circulation shall be designed to allow through movement between adjacent parking areas. Aggregated parking is strongly encouraged.	No	122		

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Site Design	Access	Pedestrian Access	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Un-numbered figure with caption " Pedestrian amenities for Pedestrian Sidewalk Parking areas" - image is not specific about what is a pedestrian amenity	No	122		
Site Design	Access	Pedestrian Access	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Un-numbered figure with caption " Pedestrian walkways in Parking areas" - image is not clear what it is and how to interpret it	No	122		
Site Design	Parking Location and Design	Surface Parking	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Access to rear parking areas shall be predominantly from side and rear streets; direct access from Castro Valley Boulevard and other major arterials is discouraged.	No	123		
Site Design	Parking Location and Design	Bicycle Parking and Storage	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Provision shall be made for securing bicycles at parking areas.	No	124		
Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Planting in the Central Business District shall consist predominately of those species identified as drought tolerant or typically found in arid California landscapes; landscape areas requiring higher water usage for maintenance shall be restricted to small courtyards and other kinds of intensively used areas.	No	124		
Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	All planting programs shall use fast growing, long lived species that will achieve the desired size and form at maturity without extensive pruning or training once they have been established. A maintenance plan shall be included as part of the landscape plan.	No	124		
Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Screening trees are usually smaller in size than shade or delineator trees. Both round and erect forms are appropriate. Low branching is important if sufficient planting space is available. Higher branching trees can be used effectively if they are combined with low shrubs, fences or walls. Evergreen trees afford year round screening and can be used where their dense, low cover does not create a concern for safety. The canopy shadow of screening trees tends to block reflected light and glare from cars, thereby giving the illusion of screening even when parked cars are directly visible to passersby. Examples of low branching choices include Strawberry Tree (Arbutus unedo) and African Sumac (Rims lancea); examples of higher branching trees include native oaks (quercus spp.) and Brazilian pepper (Schinus terebinthifolius); and examples of ever-green trees include pines (pious spp.) and cypress (cupressus spp.).	No	124		
Site Design	Landscaping and Screening	Landscaping	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Accent landscaping and special landscape elements, such as feature planting, including free-standing columns or trellises with vines for vertical accent, shall be used to give visual expression to site circulation, especially at entrances and exits.	No	125		
Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Building designs shall be encouraged to include architectural elements providing shade and weather protection for pedestrians, such as overhangs and arcades.	No	126		
Building Design	Massing and Scale	Massing	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Graduated heights and/or varied setbacks, as well as architectural elements such as towers to mark entries or corners, shall be encouraged to reduce the scale of larger buildings and to provide visual orientation from the major commercial arterials.	No	126		
Building Design	Building Height	Building Height	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	All buildings with heights greater than two stories or thirty feet must demonstrate through the Site Development Review process that they frame or complement, rather than block, view corridors and that they enhance, rather than obscure, significant topographic features or adjacent development.	No	127		
Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Facade areas shall be organized so as to provide: a) horizontal emphasis through recesses, ornamentation and other types of decorative detail; b) pedestrian orientation through overhangs, eaves, awnings, display windows and architectural ornamentation; and c) harmonious composition through use of complementary combinations of materials and colors.	No	127		
Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Publicly-visible exterior facades, or building walls, shall appear substantial, permanent, and integral to the entire building.	No	127		
Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Where they are visible from the street or adjacent to pedestrian walkways, the blank sides and backs of buildings, shall be designed to provide visual interest by making use of such elements as recesses, bays, covered walkways, or shallow display windows. Highly textured materials that provide contrasts of shade and light or murals are other appropriate design solutions for otherwise blank walls that are visible to adjacent uses. Murals are considered public art and would require citizen review through the Municipal Advisory Council.	No	127		
Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Un- numbered figure titled: "-Shallow display windows" - image does not provide dimensions or greater detail from above / related standard	No	127		
Building Design	Façade Design and Articulation	Entrances	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Entries and entryways shall be visually prominent to pedestrians and must be directly accessible from public and private walkways.	No	128		

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Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Building facades fronting on sidewalks, both public and private, shall consist of storefronts that include a preponderance of clear glass display windows. Ground floor office uses are discouraged, as discussed in the Land Use Element, but, where present, must be designed and maintained as storefront spaces.	No	128		
Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Un- numbered figure titled: "Visible ground floor space" - image does not provide dimensions or greater detail from above / related standard	No	127		
Building Design	Roof Design	Roof Form	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Roof elements shall have a functional integrity that is part of the overall building design. False roof forms, such as those used for purely decorative or advertising purposes (for example, the all too familiar pseudo-mansard), are not permitted.	No	128		
Building Design	Roof Design	Roof Form	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Parapets serve the desirable function of hiding flat and low-pitched rooflines and roof-mounted equipment. Parapets shall not have arbitrary shapes or forms or be used only to create a larger sign area for a building, rather they shall be designed proportionate to and in keeping with the overall form and architectural style of the building.	No	128		
Building Design	Roof Design	Roof Form	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Tower elements or other functional architectural features, with appropriate roof features, that call visual attention to corners and entries are encouraged as noted above in the guideline on Building Scale, Mass and Height.	No	128		
Building Design	Façade Design and Articulation	Fenestration	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	1. Exterior openings for doors and windows shall not be closed, moved, or enlarged without consideration for the overall composition of the building, including all other remaining exterior openings.	No	129		this is under a section called "rehabilitation and remodeling". Should these be included ahere?
Building Design	Massing and Scale	Massing	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	2. Additions to existing buildings shall be designed with consideration for the overall form of the resulting building or complex of buildings; additions must not mix styles or introduce incongruous design motifs to an existing building or building complex.	No	129		this is under a section called "rehabilitation and remodeling". Should these be included ahere?
Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	3. Original finish materials and ornamentation integral to the design integrity of the building shall not be removed or covered with a new material.	No	129		this is under a section called "rehabilitation and remodeling". Should these be included ahere?
Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	5. Materials for new windows and doors shall match existing window, door and hardware materials, except when the existing materials are of low quality, in which case they all shall be replaced with wood or high-quality metal materials. All glass in renovated buildings is to be clear for ground floor areas, and no less than 75% transparent for upper-story windows.	No	129		this is under a section called "rehabilitation and remodeling". Should these be included ahere?
Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	6. Any elements added to the exterior of buildings, including windows and doors, security hardware, fire escapes, utility boxes, and screens of any kind, shall be custom designed or adapted to be compatible with the existing design detail and composition of the building facade.	No	129		this is under a section called "rehabilitation and remodeling". Should these be included ahere?
Building Design	Façade Design and Articulation	Signage	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	1.1 A mounted wall sign shall be subservient to and consistent with the design of the building façade and business it serves; particularly in terms of size, location, materials, and colors. Sign size, measured by area, shall not be disproportionate to the individual building facade or storefront, regardless of frontage ratios. Zoning Ordinance frontage ratios may be followed provided the sign area fits the building architecture. "Fit" is defined to mean that the building must remain visually more important than the total sign area that is added to it.	No	130		
Building Design	Façade Design and Articulation	Signage	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	1.2 All signs shall be designed with provision for maintenance. Maintenance of signs shall be enforced through the County zoning enforcement officer.	No	130		
Building Design	Façade Design and Articulation	Signage	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	1.3 Signs shall not break the roofline of buildings, with the exception of tall, vertical fin signs, or other signs clearly integral to the architecture of a building.	No	130		
Building Design	Façade Design and Articulation	Signage	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	1.4 Signs shall not cover architectural elements, such as windows, parapets, and ornamental detail, but rather are to be located within flat, well-defined areas.	No	130		
Building Design	Façade Design and Articulation	Signage	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Where a building or group of related buildings has two or more business tenants, each with an individual store-front, business identification signs shall be designed at a similar scale and with similar or complementary materials, colors, and lettering according to a comprehensive sign program enforced as part of the lease agreement. Such sign programs are required as part of Site Development Review and, typically but not necessarily, are more restrictive than the Plan design guidelines for signs.	No	131		

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	Building Design	Façade Design and Articulation	Signage	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Where they are needed or desired, low profile directory signs listing individual tenants may be used when located within surface parking areas, on buildings a major entries, or along common pedestrian circulation routes. Where used, directory signs shall be designed as part of the comprehensive sign program for multi-tenant developments.	No	131		
	Building Design	Façade Design and Articulation	Signage	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Where necessary to provide information for site circulation, free standing signs may be used to identify entries, exists, on-see parking areas, and other such components of a commercial development. Signage shall be reviewed as part of the overall sign program and shall not include commercial messages or logos.	No	131		
	Building Design	Façade Design and Articulation	Signage	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	Sign colors shall be compatible with building colors. The use of more than a total of three (3) colors on a sign, or use of florescent colors, is not allowed.	No	131		
	Building Design	Façade Design and Articulation	Signage	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	The principal review criterion for graphic design is legibility. The use of ornate or multiple typographic design for signs is discourage, as is Gothic or other difficult-to-read typography.	No	131		
	Building Design	Façade Design and Articulation	Signage	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	1.14 Projecting or vertical fin signs are particularly desirable within the more intensive, pedestrian-oriented areas. These types of signs should be located near entries as a way of further directing pedestrian access to storefronts.	No	132		
	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	2.2 The awning form shall be designed to be compatible with the overall composition of the building; awning forms that also do not provide sun and weather protection shall not be approved.	No	132		
	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	2.4 Awning colors shall be compatible with buildings colors.	No	133		Building color is difficult to make objective
	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	1. Decorative or accent facade materials, such as those used on storefronts, shall be complementary to primary materials used on exterior surfaces of the building. The application of false stone work, lava rock, plastic, aluminum, or wood panelling to cover over storefronts or building facades is prohibited.	No	133		
	Building Design	Façade Design and Articulation	Façade Design Strategies	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	2. Contiguous storefronts in a building shall use the same building materials, style, and scale of architectural ornamentation.	No	133		
	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	3. Similar or compatible building materials shall be used on all floor levels and all elevations of a given building.	No	133		
	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	4. Predominant building colors should generally be light in tone, but are not necessarily restricted to any one color range, such as earth tones. Corporate colors not consistent with this or other guidelines on color shall not be used. Darker colors may be used for trim.	No	133		Building color is difficult to make objective
	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	5. Muted colors are encouraged for large areas such as building walls.	No	133		Building color is difficult to make objective
	Building Design	Façade Design and Articulation	Building Materials	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	6. Wood siding and trim may be left natural and stained to be light in tone.	No	133		
	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	7. The color scheme for a building's entire facade and all visible sides shall be consistent.	No	133		Building color is difficult to make objective
	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	8. The color scheme for a particular building shall be compatible with the colors of adjacent buildings, unless the colors adjacent buildings strongly diverge from of these Design Guidelines. In such a case, the Guidelines shall prevail.	No	133		Building color is difficult to make objective
	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	9. Wherever possible, the number of colors appearing on the building exterior should be limited to no more than three colors or tones of the same color, including trim and accent colors.	No	134		Building color is difficult to make objective
	Building Design	Façade Design and Articulation	Building Color	Residential Mixed-Use	Castro Valley Central Business District Specific Plan	10. Architectural detailing, including the use of color, shall complement and embellish principal design features, materials and colors of a building facade.	No	134		Building color is difficult to make objective