

EXHIBIT A: PROPOSED CODE CHANGES

12-16-2015

- A. Pedestrian Connectivity: (See Attachment B: Legislative Language Proposed)
For both Multi-Family and Mixed-Use:
1. Allow for projects that can in other ways still provide connectivity
 2. Ensure the requirements match established patterns nearby
 3. Exempt projects that are limited by physical or similar constraints.
 4. Only require connectivity along front-street facing facades.
 5. Confirm previously promised exemptions and flexibility language
 6. Commercial connectivity in mixed use- should be determined by the retail/commercial tenant needs and not predetermined by code
- B. Façade Design Requirements: (See Attachment B: Legislative Language Proposed)
Multi-Family – Urban Areas & Mixed Use
1. Ensure Façade design requirements apply only along front-street facing facades.
 2. Ensure the requirements match established patterns nearby
 3. Exempt projects limited by Title 24, structural or architectural needs.
 4. Delete sections that restrict window depth and prescribe façade alignment
 5. Reduce setback for stairs and hallways to 20 feet, to match high performing projects already built.
 6. Confirm previously promised exemptions and flexibility language
 7. Revise Building Height and Length Articulation to include requirements that are buildable
- C. By Right Processing: Add a status statement that clarifies that projects that meet Code Requirements are approved “By Right” as asserted by City Staff and Mayor, can be fast tracked through the approval process, and will Not require discretionary approvals.
- D. Appeals: Add section in the Code that allows “any member from the public” can appeal a “Discretionary Permit” directly to the Council, to provide an opportunity for a public discussion and review of the project, amongst the elected officials.

ATTACHMENT B: LEGISLATIVE LANGUAGE

MULTI-FAMILY

Article 10, Section 15-1004: Pedestrian Connectivity

2a. Common Area Sidewalk Connections. ~~Where consistent with the nearby established patterns:~~ Common entrances into lobbies or internal pedestrian paths shall be provided at the rates prescribed below. When providing access to a structure, such entrances shall be protected by a portico, canopy, or alcove ~~or a combination of these. of no less than four feet in depth.~~ ~~Exceptions shall be provided for projects that provide connectivity, or are limited in site design as a result of sound or buffer area restrictions.~~

b. Residential Unit Sidewalk Connections. Direct entrances into individual ground-floor dwelling units which are adjacent to streets shall be provided at the rates prescribes below. Such entrances shall be protected by a portico, canopy, or alcove ~~or a combination of these. of no less than four feet in depth.~~ ~~Exceptions shall be provided for projects that provide connectivity, are limited in site design as a result of sound or buffer area restrictions, or if allowing the units to face away from the street would not be inconsistent with the pattern established by nearby existing uses.~~

c. External Connections to Adjacent Development. ~~(iv): Exceptions shall be provided for projects that provide connectivity.~~

3. Pedestrian access as described above shall only be required along the front façade of the building.

15-1005 Façade Design Development Standards Appropriate façade design shall be provided at the preference of the applicant by either the Flexibility Option or the Certainty Option, ~~and shall only be required along the front street facing façade of the building were consistent with the nearby established patterns~~ as follows

B1. Building Length Articulation. At least one projection or recess at least six inches in depth will be provided for every 50 horizontal feet of wall. ~~Such projections and recesses may be grouped rather than evenly spaced in 50 foot modules.~~

2. Building Materials and Finishes. Materials shall present a durable and attractive appearance through one of the following methods: a. High quality materials and finishes; or b. At least two ~~cladding~~ materials; or c. At least three exterior colors.

3. Window Design. a. Glazing Ratio: ~~Exceptions shall be made where structural restrictions, Title 24 rules, or a project's architectural style is consistent with a different glazing percentage.~~

b. Vertical Proportion. On upper stories, the percentage of all window openings specified below shall have a vertical proportion, in which their height exceeds their width by 25 percent or more. ~~Openings divided by muntins or other elements of two inches or more in width shall constitute separate openings.~~ i. In the Priority Areas. At least ~~50~~ 30 percent. ii. Outside of the Priority Areas. At least 30 percent.

c. Window Depth. ~~Section was deleted for Other Areas, apply deletion to Priority Areas.~~

4. Façade Alignment. ~~Section was deleted for Other Areas, apply deletion to Priority Areas.~~

5. External Stairs, Corridors, and Hallways. External stairs, corridors, and hallways that are located within ~~30~~ 20 feet of a public street must be architecturally integrated into the building design. ~~Ensure section is deleted for Other Areas, as previously provided.~~

6. Facade Elements. ~~Delete Table 15-1105-E~~

MIXED USE

Article 11, Section 15-1104: Pedestrian Connectivity

2.a. Common Area Sidewalk Connections. ~~Where consistent with the nearby established patterns:~~ Common entrances into lobbies or internal pedestrian paths shall be provided at a rate of no less than one per 400 feet of linear street frontage. When providing access to a structure, such entrances shall be protected by a portico, canopy, or alcove ~~or a combination of these. of no less than four feet in depth.~~ When providing access to a structure such entrances shall also feature an architectural element which clearly distinguishes them from entrances into individual dwellings. ~~Exceptions shall be provided for projects that provide connectivity, or are limited in site design as a result of sound or buffer area restrictions.~~

b. Residential Unit Sidewalk Connections. Direct entrances into individual ground-floor dwelling units which are adjacent to streets shall be provided at a rate of no less than one per 100 feet of linear street frontage. Such entrances shall be protected by a portico, canopy, or alcove ~~or a combination of these. of no less than four feet in depth.~~ ~~Exceptions shall be provided for projects that provide connectivity, are limited in site design as a result of sound or buffer area restrictions, or if allowing the units to face away from the street would not be inconsistent with the pattern established by nearby existing uses.~~

c. Commercial Sidewalk Connections. **Delete Section**

d. External Connections to Adjacent Development. Pedestrian walkways shall connect the project site to adjacent Residential, Commercial, Mixed Use, and Office districts at a frequency of no less than one per 600 feet. Projects may be excepted from this requirement in the following situations: i. An interconnected street network with short blocks and sidewalks exists in the surrounding area; or ii. The project site is less than one acre in size; or iii. The adjacent properties are developed and there are no possible connection points via breaks in the perimeter wall/fence. **Exceptions shall be provided for projects that provide connectivity.**

e. Pedestrian access as described above shall only be required along the front façade of the building.

15-1105 Façade Design Development Standards Appropriate façade design shall be provided at the preference of the applicant by either the Flexibility Option or the Certainty Option, **and shall only be required along the front street facing façade of the building were consistent with the nearby established patterns** as follows:

B. Certainty Option.

1. Building Length Articulation. At least one projection or recess at least six inches in depth shall be provided for every 50 horizontal feet of wall. **Such projections and recesses may be grouped rather than evenly spaced in 50 foot modules.**

2. Building Height Articulation. In order to maintain a human scale for multi-story buildings, the height of façades shall be broken into smaller increments as follows: a. Ground Floor. A substantial horizontal articulation of the façade shall be applied at the top of the first story. This element **shall be consistent with architectural proportions of the building design** ~~shall be no less than 18 inches tall, and should project from the adjacent wall plane.~~ It shall be designed as a cornice, belt course, or a similar architectural element which is appropriate to the style of the building. **Balconies or similar architectural features shall meet this requirement.**

C. Building Materials and Finishes. Materials shall present a durable and attractive appearance through one of the following methods: 1. High quality materials and finishes; or 2. At least two ~~cladding~~ materials; or 3. At least three exterior colors.

D. Window Design.

1. Glazing Ratio. Upper floor street-facing façades, and residential portions of ground floor street-facing façades, shall have an overall wall composition of at least 15 percent glazing, but not more than 70 percent glazing. **Exceptions shall be made where structural restrictions, Title 24 rules, or a project's architectural style is consistent with a different glazing percentage.**

2. Ground Floor Commercial Transparency. For ground floor street-facing façades on portions of a structure occupied by commercial uses, exterior walls facing a front or street-side lot line shall include windows, doors, or other openings with transparent glazing for at least 50 percent of the building wall area ~~located between 2.5 and seven feet above the level of the sidewalk.~~ Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep. The Review Authority may waive or reduce this requirement if doing so is necessary to satisfy State or local energy efficiency requirements. **Exceptions shall be made where structural restrictions, or a project's architectural style is consistent with a different transparency percentage.**

3. Vertical Proportion. On upper stories, at least ~~50~~ **30** percent of all window openings shall have a vertical proportion, in which their height exceeds their width by 25 percent or more. ~~Openings divided by muntins or other elements of two inches or more in width shall constitute separate openings.~~

4. Window Depth. **Delete Section**

E. Façade Alignment **Delete Section** 1. Vertical Alignment. **Delete Section** ; 2. Horizontal Alignment. **Delete Section** ; 3. External Stairs, Corridors, **Delete Section as previously provided by City.**

F. Façade Elements. Development shall incorporate a minimum of one of the following Façade Elements into front ~~and-or~~ street ~~facing side~~ building façades. **Delete Table Table 15-1105-E**

SIDEWALK STANDARDS

15-1104-G - **Entire sidewalk section needs to be comparable to the existing Public Works Standards, including requirements for 12 foot sidewalks, which should be revised.**

THE LEDE



Lede

Doesn't meet the requirements:

- Window Vertical Proportions: It doesn't have 50% of the windows taller than wide, and
- Window Depth: It doesn't have trim, per requirements, all around the window, and is not recessed.

1612 Fulton



1612 Fulton

Doesn't meet the requirements:

- Window Vertical Proportions: It doesn't have 50% of the windows taller than wide, and
- Window Depth: It doesn't have trim, per requirements, all around the window, and is not recessed.

2017
SAN JOAQUIN VALLEY
BLUEPRINT AWARD RECIPIENT



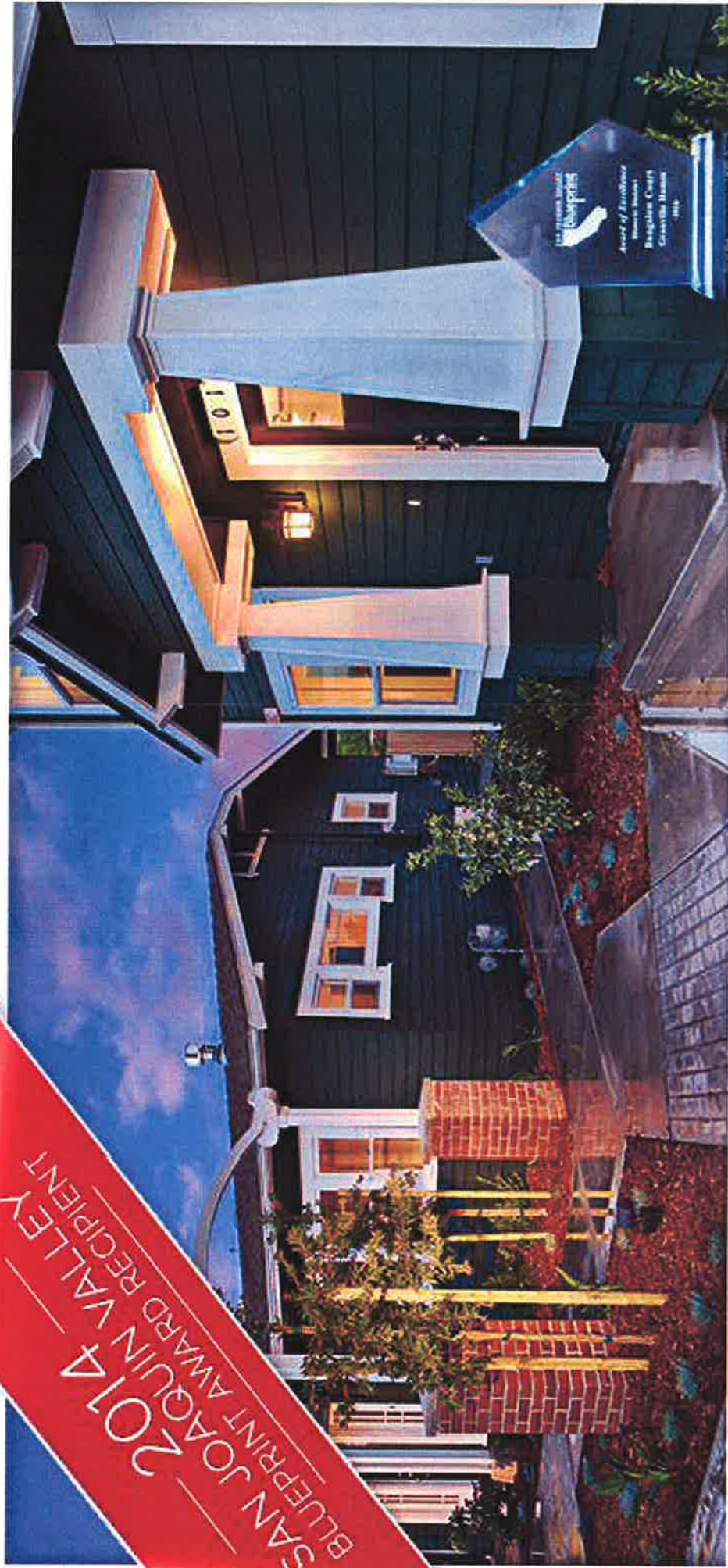
2015
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2014
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2014
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San Joaquin Valley
Blueprint
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Homeowner: [Name]
Builder: [Name]
Granville House
2014

2012
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2013
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Blueprint
Award of Excellence
Mixed Use Project
Granville Homes
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