

POLICIES TO BE ADDED TO THE GENERAL PLAN REGARDING SARANAP

(this is a draft intended to prompt discussion at the 10-16-18 community meeting)

POLICIES FOR THE SARANAP AREA

- 3-114. The undeveloped hillside south of Olympic Boulevard and west of Tice Valley Boulevard is designated for Single-Family Residential-Medium Density development along the base of the hill along Olympic, with the remainder of the site designated as Agricultural Lands and Open Space, to reflect the steep, unbuildable slopes. [This policy is currently in the General Plan]
- 3-115. General Plan amendments that would change single-family residential land use designations to other urban designations shall be strongly discouraged.
- 3-116. Pedestrian and bicycle infrastructure in the Saranap area shall be evaluated and improved where feasible, particularly along the full length of Boulevard Way.
- 3-117. A location shall be designated for a neighborhood park or other community facility/space that may include a playground, lawn areas, dog run/park, picnic area, exercise equipment, and community garden. Future development projects shall contribute their fair share towards its establishment.
- 3-118. Impacts to public views of Mt. Diablo shall be minimized.

Boulevard Way Mixed-Use Corridor

The following policies are applicable to the area designated on Figure 3-4:

- 3-119. Mixed-use projects are encouraged over single-use (i.e., commercial or residential) projects, and should consist of neighborhood-serving commercial uses and multiple-family dwellings.
- 3-120. Roof heights exceeding 50 feet, or architectural features (such as parapets) exceeding 55 feet, shall be discouraged.
- 3-121. Projects with a density exceeding 40 units per net acre shall be discouraged. This threshold does not include density bonuses awarded pursuant to State law.

- 3-122. Each building's scale, massing, architectural style, materials, and signage shall be harmonious with its surroundings and contribute to a visually pleasing streetscape.
- 3-123. The Boulevard Way right-of-way, from its intersection with Saranap Avenue east to the City of Walnut Creek border, shall be reconfigured and enhanced as follows:
- Reduce width to two lanes;
 - Install diagonal parking and Class II or Class III bicycle facilities along both sides;
 - Install traffic-calming devices and crosswalks where appropriate;
 - Install parklets;
 - Widen sidewalks;
 - Install street trees, landscaping, decorative streetlights, street furniture, water features, public artwork, and other appropriate amenities.