

POLICIES AND IMPLEMENTATION MEASURES TO BE ADDED TO THE GENERAL PLAN REGARDING SARANAP

(this is a draft intended to prompt discussion at the 3-19-19 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~~Existing single-family residential land use designations ~~to other urban designations~~ shall not be ~~strongly discouraged~~changed. The five properties fronting the east side of Palana Court, currently designated Single-Family Residential-High Density, are exempt from this policy.
- 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~~In general, public views of Mt. Diablo and surrounding scenic ridges shall be ~~minimized~~maintained. This policy shall not restrict development that complies with existing General Plan and zoning designations.

Boulevard Way Mixed-Use Corridor

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

- 3-119. Mixed-use projects, particularly those including affordable housing, 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 50-40 feet, or architectural features (such as parapets) exceeding 55-45 feet, shall be discouraged. Exceptions will be considered to allow building heights over 45 feet for mixed-use (residential

and commercial) projects that also qualify for a density bonus pursuant to State law.

- 3-121. Projects with a density exceeding ~~40~~35 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, including protecting public views and the open appearance of Boulevard Way and Saranap Avenue.
- 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.

IMPLEMENTATION MEASURES FOR THE BOULEVARD WAY MIXED-USE CORRIDOR

3-ap. Adopt an ordinance or other appropriate instrument to guide future development in a manner consistent with the vision of the Saranap community.

The adopted zoning instrument shall at minimum include the following:

- (a) Provisions to encourage landscape buffers and setbacks from Boulevard Way and Saranap Avenue.
- (b) Provisions to avoid the creation of an urban canyon environment, such as standardized "step back" requirements for the upper floors (third story and above) of multi-story buildings along Boulevard Way and Saranap Avenue.

(c) Provisions to encourage construction of street and sidewalk amenities of a consistent character that fosters a cohesive "district" look, including, but not limited to, the following:

- a. Reduction of Boulevard Way to a width of two lanes;
- b. Installation of diagonal parking and Class II or Class III bicycle facilities along Boulevard Way;
- c. Installation of traffic-calming devices and crosswalks where appropriate;
- d. Installation of parklets;
- e. Widening of sidewalks;
- f. Installation of street trees, landscaping, decorative street lights, street furniture, enhanced pavement, loading spaces, parking meters, water features, public artwork, and other appropriate amenities;

(d) Incentives to encourage developments proposing on-site affordable units.