CITY OF HAYWARD

AGENDA REPORT

Meeting Date: 11/17/05

Agenda Item: 3

TO: Planning Commission

FROM: Dyana Anderly, AICP, Project Planner

SUBJECT: Amendment of Design Guidelines for Stonebrae Country Club – YCS Investments, Applicant

RECOMMENDATION:

It is recommended that the Planning Commission recommend that the City Council find that the project is categorically exempt from CEQA [Sec. 15305] and adopt the proposed amended Design Guidelines for development of Stonebrae County Club with changes thereto recommended by staff.

DISCUSSION:

During a work session on November 10, 2005, the Planning Commission discussed the proposed Stonebrae Design Guidelines. A copy of the staff report prepared for the session is attached as Attachment A. Members of the Planning Commission were generally supportive of the type of development that could occur if subject to the proposed Design Guidelines. They were also firm in their position that the ultimate authority over the Design Guidelines or changes to the Design Guidelines should lie with the City. Some discussion centered on the type and location of accessory structures in the rear yards and, particularly, how they might be viewed by their neighbors. Staff is in agreement that the Stonebrae setting is unique and that the Design Guidelines for development should be reflective of quality design. From this viewpoint, staff is offering the following recommended changes to the proposed Stonebrae Design Guidelines.

Authority

Staff recommends that the language of the proposed Design Guidelines be amended to the extent that the ultimate discretion and implementation of the Design Guidelines falls to the City, including any amendments.

Rear Yards

The proposed Design Guidelines call for a minimum 20-foot deep rear yard where lots back onto Fairview Avenue and open space. They also support a 15-foot deep rear yard on all lots that are 6,000 square feet or less. For "Village A" the smaller lots are interior lots that will not be viewed from off site. Because it is not known at this time if smaller lots in future stages of development will face sensitive areas, staff would include a footnote to the Product Type Summary Table (page 3 – 3)

that requires a minimum 20-foot deep rear yard for all lots that face sensitive areas. Staff also supports a minimum of 15 feet of relatively flat rear yard area, rather than the proposed 15-foot average setback on relatively flat rear yards. A minimum 15-foot setback would allow space for a modest patio, a small play area, and some planting, regardless of any slope. The resulting footprint of the house might be slightly smaller than anticipated by the developer, but still very adequate.

Accessory Structures in Rear Yards

Planning Commissioners expressed concern about locating some types of accessory structures in rear yards where they would be visible from neighbors. While there was limited discussion about the typically more attractive accessory structures, such as gazebos, some Planning Commissioners addressed the notion of prohibiting or limiting the placement of more utilitarian accessory structures, such as sheds. As currently addressed in the proposed Design Guidelines, accessory structures must be designed to be consistent with the style, finish level and materials of the house. This would preclude the use of pre-fabricated sheet-metal or plastic sheds often offered at home improvement stores. The design review committee of the homeowners association is also charged with the responsibility of reviewing the design of these structures. The City would review the accessory structures only when a building permit is required, i.e., when the structures is more than 120 square feet. Staff would suggested that the Design Guidelines be amended to further address this issue by requiring a 10-foot setback from neighboring side and rear yard fences and by requiring screening with the use of landscaping around utilitarian accessory structures.

Front Yards

The applicant proposes a minimum 15-foot front yard setback, except when there are side-loaded garages (which have an option to be used for a den/office/bedroom), which are proposed to be located as close as 10 feet from the front property line, or 10 feet from the inside edge of the sidewalk where one occurs. The proposed Design Guidelines also indicate that the homes subject to the 15-foot setback would be staggered so that not all homes would be located as close as 15 feet from the front property line. Staff is supportive of the 15-foot minimum front yard setback as long as it is clear that only some of the homes (a maximum of 30 percent) would be located this close to the front property line and that some of the homes would be situated 18 or 20 feet from the front property line. It should be noted that other front yard setbacks would be as close as 10 feet to the front property line (see below).

With respect to the proposal for a 10-foot front yard setback for side-loaded garages, staff supports this request for two reasons: (1) Three-car garages are considered an important component of higher-end housing. Establishing three-car garages on lots that are less than 70 feet wide, as is the case in the Stonebrae development, leaves few options for incorporating these garages into the design of the homes in an attractive way. A combination side-loaded garage and front-loaded garage provides an alternative to all garages being either tandem garages or three-car garages all facing the street. It is anticipated that approximately 30 percent of the homes in Village A would have the combination side- and front-loaded garages. The side-loaded garages can be designed so as to appear as part of the habitable space of the home as viewed from much of the street, and the variety provided by this option can lend interest to the streetscape. (2) The Stonebrae golf course setting is unique in Hayward and is somewhat isolated from the rest of the community both by its location and with security gates. Although the City has shied away from allowing garages that consume a considerable amount of the front facade, the focus of many of the homes in Stonebrae is away from the street and towards views of the Bay and rolling hills.

Because the proposed Design Guidelines would apply to all housing in the Stonebrae Development, staff is reluctant to support the combination front- and side-loaded garages in development phases subsequent to Village A without either a maximum percentage of homes that would be able to include this option or some further discretionary review over this alternative as applied to future development proposals. For example, there may be opportunities in subsequent phases of development to set back side-loaded garages much further from the front property line than 10 feet or to explore other options due to the width and depth of those lots and depending upon topography. For this reason, staff recommends limiting the 10-foot front yard setback for side-loaded garages to Village A only. If this recommendation is supported, subsequent phases of development would be required to conform to a 15-foot front yard setback. The Design Guidelines would have to be re-visited to further reduce this setback.

Building Materials

The proposed Design Guidelines include a provision for architectural composition asphalt shingle roofs with 40-year guarantees for some of the housing styles. Staff views this material as second best to tile both in terms of life span and appearance. Therefore, in keeping with the notion of top quality design, staff recommends deleting composition asphalt shingles as an optional building material.

The proposed Design Guidelines allow for the use of "high quality cement fiber board products" as an acceptable substitution for wood as an "integral, not dominant, aspect of the façade." It has been staff's observation that this material does not provide the same architectural definition that is found in real wood or other wood-appearing products. Therefore, staff recommends eliminating the use of these products as an optional building material or further limiting the use of these products beyond what is being considered in the proposed Design Guidelines.

Fences/Walls

The current Design Guidelines do not discuss fences/walls along the side street of corner lots; rather, interior good-neighbor fences are discussed only in terms of maintaining flexibility. In keeping with the notion of quality design and materials, staff recommends adding a design guideline calling for the construction of attractive masonry walls along side street yards. This is consistent with the fencing/wall plan found in the Dublin housing development, which was portrayed as similar to that being proposed for Hayward.

Building Additions

There is no mention in the proposed design guidelines about the location of additions to homes, such as patio covers, trellises, and sunrooms. The Zoning Ordinance allows one-story additions to homes as close as 10 feet to the rear property line. As typically applied throughout Hayward, there would still be 10 feet of open property remaining between the addition and the rear property line. However, in the case of the Stonebrae development, rear yards would be only 15 feet deep without any additions. Therefore, staff recommends that the proposed Design Guidelines be amended to require that there be at least 10 feet of open property between the addition and the rear property line, and to the bottom of a slope, if there is one. This would limit building additions to no more than 5 feet in depth in many instances.

Processing

With the current proposal, it is anticipated that with more complete design guidelines that receive the endorsement of the City Council, site plan review will not be imposed unless the Planning Director finds that the spirit of the design guidelines are not met. Staff is supportive of streamlining the development review process.

Environmental Review

It is recommended that the Planning Commission recommend that the City Council find that the project is categorically exempt from CEQA [Sec. 15305], *"Minor Alternations in Land Use Limitations."*

Public Comments

Members of the public who spoke at the work session were the property owner to the east of the Stonebrae development and residents of the Prominence subdivision located off Fairview Avenue to the west of the Stonebrae development. They expressed concern about the visual impact of the project on their properties and the loss of privacy and property values. Some of their concerns centered on the re-location of reservoirs, the height and appearance of the embankment along Fairview Avenue, and the rear yard setbacks from the houses to the rear property lines along Fairview Avenue. It was pointed out that all rear yard setbacks for houses on lots backing onto Fairview Avenue would be at least 20 feet and that there would be further consideration of placement of accessory structures. (Specific landscaping concerns and height of project had been addressed separately in a previous neighborhood meeting and is an on-going discussion outside the Design Guidelines, and the location of the reservoirs was addressed with the final map at a previous hearing.)

Prepared by:

Dyana Anderly

Dyana Anderly, AICP
Project Planner

Attachment:

A. Staff Report for Planning Commission Work Session of November 10, 2005

CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 11/10/05
AGENDA ITEM
WORK SESSION ITEM 1

TO: Planning Commission

FROM: Planning Manager

SUBJECT: Amendment of Design Guidelines for Stonebrae Country Club – YCS Investments, Applicant

RECOMMENDATION:

It is recommended that the Planning Commission review and comment upon this report.

DISCUSSION:

In October 2002, the City Council adopted design guidelines for the development of the then-named Blue Rock Country Club. Excluded from these guidelines were the custom home lots and "Village C." (Village C was designed to provide for zero lot-line homes arranged around cul-de-sacs.) The design guidelines for these latter developments were to come at a later date as development of those lots became more imminent. A copy of the design guidelines then considered is attached as Exhibit A, as well as guidelines that were added by City Council.

The Council's approval of the then Blue Rock Country Club design guidelines in 2002 did not provide for any reduced setbacks, fences in front yards, or garages that constitute more than 50 percent of the façade of a home, which is a City design guideline. However, the applicant's viewpoint is that, although the City's standards may be appropriate for conventional housing developments, they do not allow for the more creative approach to development associated with the country club atmosphere that is desired for the Stonebrae Country Club and the current housing market. In keeping with up-scale development, the applicant envisions relatively large homes (some over 5,000 square feet) on comparatively small lots and where the development potential of the lots is constrained by steep slopes in the rear yard. In order to meet their objectives, the applicant is seeking to modify the development standards as they relate to setbacks, lot coverage, and garages that constitute more than 50 percent of the façade of a home.

A copy of the proposed "Stonebrae Design Guidelines" is attached as Exhibit B. This plan is intended to set the tone of an "orchard" setting rather than the oak woodland setting envisioned in the previous design guidelines for Blue Rock Country Club. The first phase of development, which

will occur within "Village A" this coming year, as well as subsequent phases, would be subject to these design guidelines.

The proposed design guidelines provide for oversight of development proposals by both the City and a private "development review committee" (Stonebrae staff). This would add a review layer between the City and the builder. The Planning Commission will note that the Preface to the design guidelines as well as language on pages 4 – 2 and 4 - 10 allow for the "Master Developer" (Stonebrae) to modify plans at any time or to require design modifications or additions that are not contained within the guidelines. Staff strongly recommends that any modifications to plans, additions, or design guidelines require approval by the City. Guidelines on pages 2 – 4 and 2 – 17 would allow changes to the City-approved landscape plant list or landscape plan without City approval, and staff strongly recommends against this approach also. The applicant agrees to making the changes recommended by staff regarding project oversight.

The discussion below relates to the major changes between the previously approved design guidelines the City's standards and the design guidelines currently being considered for the Stonebrae Country Club.

The City of Hayward Zoning Ordinance requires 20-foot-deep front and rear yards and side yards that are at least 10 percent of the lot width. The Zoning Ordinance also limits the coverage of a lot by structures to no more than 40 percent in the Single-Family Residential zoning district. The applicant is seeking the following modifications in order to meet their objectives.

Rear Yards

The applicant is requesting to situate homes as close as 15 feet to the rear property line. Also, they would like to interpret this to mean that the *average* rear yard setback would be at least 15 feet. Therefore, one may assume that some portions of the rear yard could be substantially less. Given the limited space available for development, the applicant indicates that potential buyers would prefer that square footage be within the dwelling itself rather than in the rear yard. In order to promote privacy, the proposed design guidelines discourage "back-to-back lots with similar shapes, elevations and 15' rear yard." If 15-foot deep rear yards are supported, staff suggests that the design guidelines should go further and consider window placement if such situations arise so as to preserve privacy to the extent possible. Staff would also recommend that the 15-foot setback be a minimum, not an average setback and that the setback be from the rear property line or from the bottom of a slope in a rear yard, whichever would provide at least 15 feet of usable rear yard space. With the difference in grade between back-to-back lots within Village A, the reduced rear yard setback would likely not be a privacy issue for many of the homes.

There is no mention in the proposed design guidelines about the location of additions to homes, such as patio covers, trellises, or sunrooms. The Zoning Ordinance allows one-story additions to homes as close as 10 feet to the rear property line, and staff would support maintaining this standard as long as 10 feet of usable space remained between the accessory structure and the rear property line.

Front Yards

The applicant proposes to locate many of the homes 15 feet from the front property line, or 15 feet from the inside edge of the sidewalk where a sidewalk exists. If this setback is supported, staff suggests that there be a requirement to stagger the front yard setback so as to provide some relief to the streetscape.

The applicant also proposes to locate side-loaded garages (which have an option to be used for a den/office/bedroom) 10 feet from the front property line, or 10 feet from the inside edge of the sidewalk where one occurs. It should be pointed out that no trees can be planted within the first 4 feet of the front property line because that area is encumbered with utilities. As a result, much of the typical front yard area which is dedicated to landscaping would be encumbered with a structure and paving and the various possibilities of front yard trees would be limited by size. All front-loaded garages would be set back at least 20 feet in order to allow vehicles to park in the driveway without hanging over into the street. For side-loaded garages, the design guidelines support enhancing the street sides of the garages so that they would appear to be part of the habitable space. The applicant indicates that future home buyers would prefer that square footage be within the dwelling rather than within a relatively un-used front yard.

Lot Coverage

The Zoning Ordinance limits lot coverage to 40 percent, and the proposed design guidelines allow for 45 percent coverage. In staff's opinion, this difference will not be visually appreciable.

Garages

The City's Design Guidelines state, *"Limit garage to less than 50% of structure frontage in order to maintain living spaces overlooking street."* This guideline serves several purposes: By providing living space that faces the street, it is easier for residents to keep an eye on activities that occur in the front of the house and on the street. This allows for supervision of children who play in the front yard, provides for a visual connection between the residents and the community, and it also allows residents to view activities occurring within the neighborhood that bear watching. In addition, in the eyes of many, limiting the amount of garage space along the street presents a more attractive streetscape.

The applicant stresses that the Stonebrae Country Club differs from other housing developments in Hayward and, as such, should not be held to the same standard as other housing developments. The applicant indicates that, because Stonebrae Country Club is a gated community, it will not be subject to some of the criminal activity found in un-gated communities, thus obviating the need to keep eyes on the street. They also point out that the major focus of many of the homes is not toward the street but toward the views of the Bay and rolling hills. With regard to aesthetics, the applicant indicates that the homes will be attractive and that the buyers prefer the ability to park three cars within a garage. They indicate that a side-loaded garage paired with a front-loaded garage results in a more attractive streetscape than a front-loaded three-car garage. In 2002 the City Council declined to support a similar proposal.

Architecture

The proposed design guidelines call for styles of housing found in the early 20th century, such as Spanish Colonial Revival, Italian Revival, Monterey, Arts and Crafts, Prairie, and East Bay Classic. The proposed design guidelines list the architectural elements found in each of these architectural styles and encourage incorporation of them into the homes. It is expected that not all of the elements will be found in each of the homes of a specific architectural style; rather, enough of the elements will be incorporated so as to provide the essence of the style.

The proposed design guidelines include a provision for architectural composition asphalt shingle roofs with 40-year guarantees. Although this product has a long life-span, it is less likely to be found in higher-end housing because tile roofs are viewed by many as more pleasing aesthetically and typically have life-time guarantees. (See page 4 – 8)

The proposed design guidelines anticipate that the height of some of the elements of custom homes may exceed 30 feet. If this occurs, the design guidelines recognize the need for discretionary review to ensure that there will not be a negative visual impact associated with the added height. In such instances, site plan review will be imposed.

The current design guidelines for Stonebrae require the use of natural stone. The proposed design guidelines allow for natural appearing faux stone.

The proposed design guidelines allow for the use of "high quality cement fiber board products" as an acceptable substitution for wood as an "integral, not dominant, aspect of the façade." (See page 4 – 9.) It has been staff's observation that this material does not provide the same architectural definition that is found in real wood or other wood-appearing products. For example, shingled walls composed of this product appear more flat that when actual shingles are applied. For this reason, staff would recommend further limiting the use of this product.

Light colors, including white and off-white, are typically associated with some of the proposed architectural styles, especially in the Spanish Colonial Revival, the Monterey and the Italian Revival. The proposed design guidelines attempt to soften the impact of the lighter colors by suggesting off-white colors rather than stark white. (See pages D-1 and D-2). The Environmental Impact Report for the Blue Rock Country Club states,

> *...the effectiveness of the project controls on building design, including height, perceived mass, shape, roof profile, materials, and colors, and the project controls on landscaping (plant types and patterns) will be critical in reducing the visual effects of the project. Failure to adopt and/or fully implement design controls for the ridge crest and hillside face would result in a noticeable project contribution to the cumulative visual impacts of urban development in the Hayward Hills.*

For this reason, staff would recommend the use of more contemporary (subdued colors) rather than historically accurate colors on the building walls where they could be viewed from off-site.

Fences/Walls

The current design guidelines prohibit fences and walls within front yards, and the proposed design guidelines would allow courtyards in front yards surrounded by "low" walls and fences with taller gates or arbors. This approach would provide for more usable yard area because of its relative privacy. However, if this proposal is supported, there would be limited space to plant street trees. If supported, in staff's opinion walls should not exceed 3 feet high and there should be a setback between the front property line or sidewalk in order to provide plantings between the street and the wall. (Refer to page 2 – 14.)

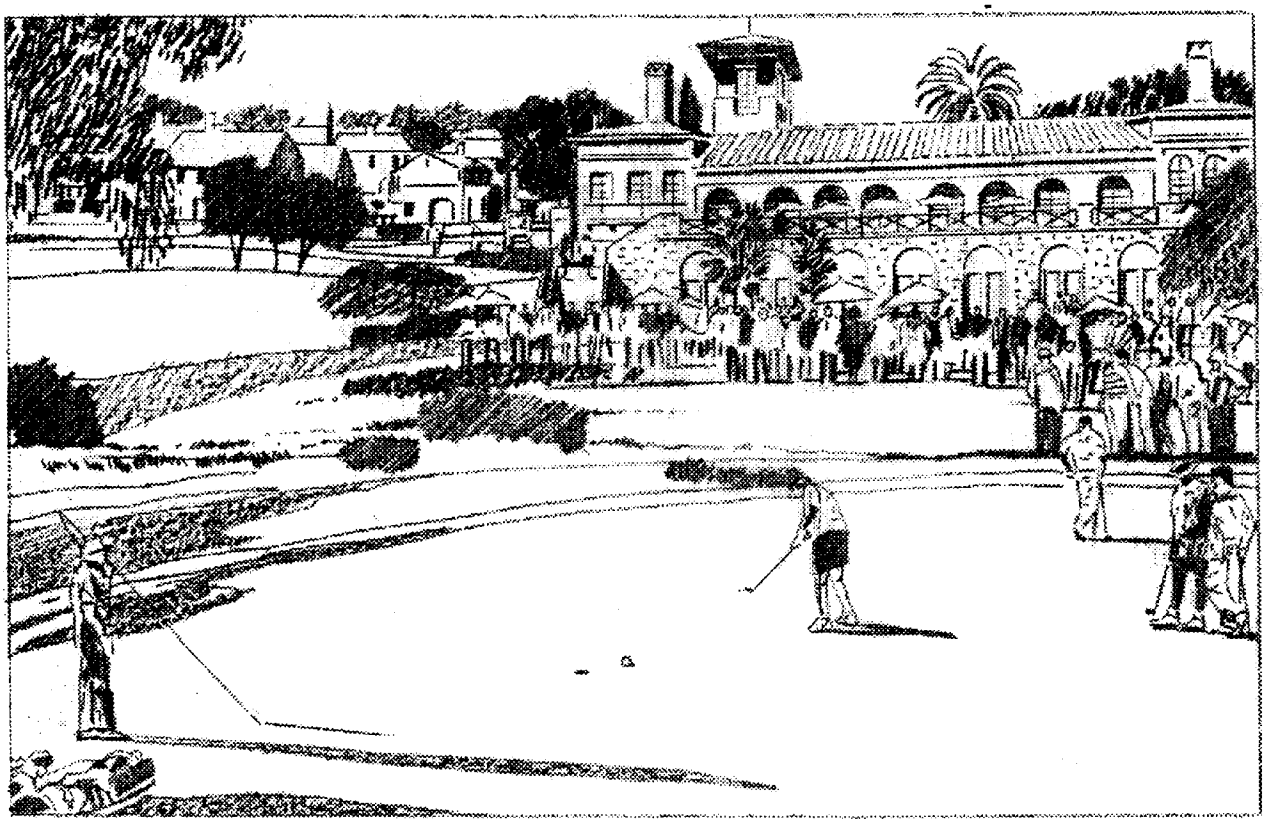
With the current proposal, it is anticipated that with more complete design guidelines that receive the endorsement of the City Council, site plan will not be imposed unless the Planning Director finds that the spirit of the design guidelines are not met.

Prepared by:

Dyana Anderly

Dyana Anderly, AICP

A. Blue Rock Country Club Design Guidelines
B. Proposed Stonebrae Design Guidelines



Blue Rock Country Club

Hayward, California

Draft Preliminary Design Guidelines

October 24, 1997

Prepared for:

Hayward 1900 Incorporated

Prepared by:

Bryan Grunwald Associates
Fee Munson Ebert
San Francisco, CA

ATTACHMENT A

Table of Contents

I. Introduction 2
- *PURPOSE* 2
- *CONTENTS* 2
- *AUTHORITY* 2
- *AMENDMENT PROVISIONS* 2
- *PROJECT DESCRIPTION* 4
- *PROJECT GOALS* 5
- *DESIGN PHILOSOPHY* 6
- *ORGANIZATION OF GUIDELINES* 7

II. Site Planning Guidelines 8
- *SITE DESIGN* 8
- *GRADING* 9
- *CIRCULATION* 10
- *SIGNAGE* 11
- *LIGHTING* 11

III. Lot and Streetscape Guidelines 13
- *LOT DEVELOPMENT STANDARDS* 13
- *STREETSCAPE DESIGN* 13

IV. Architectural Guidelines 15
- *BLUE ROCK COUNTRY CLUB STYLE* 15
- *GENERAL ARCHITECTURAL ELEMENTS AND GUIDELINES* 15
- *AUXILIARY STRUCTURES* 16

V. Landscaping Guidelines 18
- *MEDIANS AND TRAFFIC CALMING CIRCLES* 18
- *FRONT YARD LANDSCAPING AND RESIDENTIAL STREETSCAPES* 19
- *HARDSCAPE: DRIVEWAYS AND WALKWAYS* 19
- *INTERNAL SLOPE BANKS* 19
- *FENCES AND WALLS* 20

VI. Appendix: Planting Recommendations

List of Exhibits

Exhibit 1. Illustrative Development Plan

Exhibit 2. View of Transition Between Regional Park, Golf and Residential Housing

Exhibit 3. Landform Grading Techniques

Exhibit 4. View of Typical Neighborhood Street

Exhibit 5. "Dark Sky" Lighting Concepts

Exhibit 6. Lot Development Standards

Exhibit 7. Typical Front Yard Setbacks

Exhibit 8. Streetscape Rules

Exhibit 9. Application of Architectural and Streetscape Guidelines

Exhibit 10. Typical Streetscape, Plan and Elevation

Exhibit 11. Typical Housing Elevation (example of Mediterranean style)

Exhibit 12. Rear Yard Landscaping for Typical Uphill/Downhill Lot

Exhibit 13. Conceptual Fence Types

Exhibit 14. Landscaping for Typical Uphill/Downhill with Entry Road Section

I. Introduction

PURPOSE

These design guidelines will assure the quality of the planned Blue Rock Country Club (BRCC) throughout its construction. Implementation of the guidelines will minimize grading, visual and other impacts associated with new construction. The goal is to create a vibrant, lively community focused upon recreational amenities in harmony with the views and other natural amenities of the site.

CONTENTS

This document first addresses the project goals and design philosophy that underlay the guidelines. Second, it focuses upon the specific standards for site planning, architecture/street scape design and landscaping. This is consistent with the anticipated phases of construction. The major site improvements, i.e., roads (except neighborhood roads), road monuments and signage, tennis club, golf course and golf course clubhouse, and backbone infrastructure, will be constructed initially by the master developer, possibly as a partner with a golf course operator/owner/builder. The master developer or others will be responsible for the neighborhoods, including streets, individual lot grading, homebuilding, and open space.

Specific design concepts for the major site improvements are included in the Preliminary Development Plan, date June 20, 1997 and on file with the Community and Economic Development Department of the City of Hayward. They will be further elaborated upon through the Precise Plan.

AUTHORITY

The guidelines will be administered by an Architectural Design Committee, to be established through the Blue Rock Country Club Codes, Covenants and Restrictions (CC&R's). The Committee will review and approve the development of neighborhoods or individual home sites and homes. These guidelines do not supersede the police powers of the City of Hayward and are generally consistent with the Hayward General Plan, current City of Hayward Design Guidelines, City of Hayward Hillside Design and Urban/Wildland Interface Guidelines, Walpert Ridge Specific Plan (July 25, 1995), and applicable sections of the City's Municipal Code, all as amended by the City in connection with approval of the BRCC.

AMENDMENT PROVISIONS

These preliminary design guidelines are submitted with the Preliminary Development Plan in compliance with the requirements of the Community and Economic Development Director pursuant to Sec. 10-1.464 of the Hayward Municipal Code. These preliminary Design Guidelines may be revised and reissued as part of the Precise Development Plan process as set forth in Sec. 10-1.470 of the Municipal Code. The Final Design Guidelines may be modified from time to time in accordance with procedure set forth in Sec. 10-1.471 of the Municipal Code.

PROJECT DESCRIPTION

The BRCC site is composed of approximately 1,635 acres of ridge top land situated on Walpert Ridge in Hayward California. Much of the site has views of both the San Francisco Bay to the west and the Diablo Range to the east. Natural amenities of the site are its oak woodlands, rock outcrops, steep undulating terrain and wildlife corridors. Another amenity of the site is the location of significant East Bay Regional Park District lands along the west and southern boundaries.

Hayward 1900 proposes 650 dwelling units on a site containing 1,558 acres owned by Hayward 1900, 57 acres of adjacent property owned by the Roman Catholic Bishop of Oakland and 20 acres of adjacent property owned by the East Bay Regional Park District. Additional facilities planned for the site include a 18-hole golf course, golf clubhouse and restaurant, and tennis and swim club (see Exhibit 1). Building sites will accommodate both gracious homes for the move-up market, and smaller units to accommodate first home buyers, seniors and empty nesters.

Open Space

Substantial open space will be preserved as part of the plan. Approximately 1,000 acres or 65% of the site is proposed to be dedicated to the East Bay Regional Park District or other public agency, as well as trail connections to Garin Regional Park and Dry Creek/Pioneer Regional Park. This will enable the Park District to expand existing surrounding park units and to extend the Bay Area Ridge Trail. The entire southern portion of the site and substantial areas of the northwest portion of the site will become permanent open space. This open space will preserve significant oak woodlands, riparian areas, wildlife corridors and provide a recreational resource for the City of Hayward. In addition, nearly 390 acres, or 23% of the site, will be in other open space: the golf course, private open space, and public park use within the joint school and park site near the project entrance. Overall, 88% of the site will be devoted to open space and recreational uses.

Residential Uses

The project is planned for 650 single family dwelling units of varying types and lot sizes ranging from 5,000 square feet to approximately 12,000 square feet. These homes will be clustered into distinct neighborhoods, each with homes of various lot sizes and product types.

Golf Course

The 18-hole golf championship golf course will provide a significant recreational amenity, internal open space, transition to adjacent open space, and wildfire fuel break. Included with the golf course is a practice range, golf clubhouse, and golf course maintenance facility and two to three lakes for the dual use of water storage and golf play hazard. Nine golf holes surround residential development in the northern portion of the site while the remaining nine holes follow ridges and dip among the upper drainages in the central portion of the site. The golf course clubhouse is located south of the residential areas at the terminus of the main entry drive, a wide landscaped boulevard. The clubhouse contains approximately 34,000 square feet and includes a restaurant, meeting rooms, pro-shop, locker rooms, and golf cart storage. Also, a 210-space parking lot lies east of the clubhouse.

Tennis and Swim Club

The Tennis and Swim Club is located adjacent to residential area "G." The club will have an outdoor swimming pool and up to eight tennis courts. Inside the structure will be a small restaurant, locker rooms, meeting room, and convenience store for residents. The center is served by a 70 space parking lot with 26 overflow parking spaces provided for events.

School and Neighborhood Park Site

An approximately 11.3 acre site near the entrance to the property at Fairview Avenue will be dedicated upon construction of a new public elementary school. Approximately 5 acres of this site will accommodate active playing fields, including two soccer fields and other family oriented recreation opportunities.

PROJECT GOALS

Below, the overall project goals and design philosophy are outlined. These goals have been integrated into the overall master plan design for the site and they are also expressed in these design guidelines.

1. Create a high quality, private golf course, recreation, and residential community.

2. Maximize open space on the project site to expand East Bay Regional Park District lands and allow for the extension of the Bay Area Ridge Trail.

3. Cluster residential development to create a neighborhood focus and minimize development impacts on the greater site.

4. Maximize homeowner views from the site without creating off-site impacts of views of development.

5. Use the golf course to buffer and smooth the transition between residential areas, preserved open space, transmission line corridors, and wildland interface.

6. Conserve to the greatest extent possible existing sensitive environmental areas including riparian zones, wetlands, native rocky knolls, oak woodlands, and the Alameda Whipsnake habitat.

7. Create a hierarchical circulation system to serve the needs of vehicular, pedestrian, service, and emergency access traffic.

8. Create distinct neighborhoods each with an individual identity.

9. Provide diversity in architectural style and lot and housing size, within a unified whole. Create a lively and varied community similar to other golf course country clubs.

10. Create "landmark" architecture for the golf clubhouse and tennis and swim clubhouse.

11. Ensure that project lighting creates a night "dark sky" to minimize off-site lighting impacts and to enhance the residents' experience of a rural country club.

12. Minimize infrastructure requirements including road length, sewer and storm drains, sewer pumps, and other infrastructure. Minimize visual impact of structures.

DESIGN PHILOSOPHY

The project goals inform the design philosophy:

1. Extend open space values in the form of views for both homeowners and users of the site's pedestrian, street and recreational facilities.

2. Create a feeling of open space throughout the development --and particularly near the entry-- through integration of the golf course and natural appearing landscape. Use grading and landscaping to smooth the transition between the surrounding open space, the golf course and the homes.

3. Create centrally located and accessible community public open space.

4. Create neighborhood identity by providing signature entrances from the Entry Road.

5. Minimize street grades to promote traffic safety as well as provide for the needs of mobility challenged individuals.

6. Streets should be slightly curving and varying in elevation to maximize visual exposure of street scape and internal community features.

7. Minimize unusable side-lot slope banks through application of contour grading with the existing topography where feasible.

8. Restore oak woodlands and riparian areas within the golf course and at storm water detention basins where feasible.

9. Minimize the impact of residential garages and create overall street facade diversity by varying unit types, unit setbacks, building massing, roof lines, garage placement and orientation, entry locations, and overall architectural treatments.

10. Provide a consistent landscape texture and strong street program along residential streets.

11. Ensure that all ancillary architectural features (walls, fences, monuments, signage, and structures outside the homes) are architecturally linked to the community.

12. Site above ground utilities structures, such as water tanks, away from residences. Screen structures from view through earth berming and tree planting. Blend structures into the surrounding homes and open space through compatible architecture, discrete color and low reflectivity paint.

ORGANIZATION OF GUIDELINES

The design guidelines are organized into four major sections: Site Planning; Lots and Streetscape; Architectural Style; and Landscape. Each section outlines the major design issues followed by specific guidelines. Within these sections, diagrams and sketches illustrate the overall impact of the design guidelines.

II. Site Planning Guidelines

The Preliminary Development Plan establishes the overall site planning of residential, circulation, recreation, and open space uses on the site. This section addresses specific site planning issues within each neighborhood including grading, circulation or the layout of streets, signage, lighting and lot standards. The standards address footprint, volume and setback requirements for homes in each lot size.

SITE DESIGN

The siting of a house is a critical and important design decision. The site plan concept developed for each homeowner should reflect functional needs, but also be sensitive to the site's unique characteristics and inherent design opportunities. The open vistas of BRCC will mean that many residences will be seen from a number of different on site angles and views. The three-dimensional character of each home and neighborhood should be carefully studied in the arrangement and distribution of lots.

Each BRCC neighborhood will accommodate from 60 to 160 lots. Each neighborhood will include roughly two to three different lot widths, each translating into two or more home types of different sizes and layouts (except for neighborhood "G", which has one lot width). Thus each neighborhood has a minimum of four different housing types which create variety and diversity within each neighborhood. Varying garage locations, entry configurations, and architectural treatments will add further diversity. This is described in the Lot and Streetscape Guidelines.

The lot layout for each neighborhood considers general site design principles and several unique characteristics of the Walpert Ridge site, as summarized below.

Guidelines for Lot Siting

1. Each neighborhood should have at least two different lot widths (except "G").

2. Smaller lots should front the golf course, other recreational amenity or open space.

3. View lots that are close to the ridge line and may be visible off-site should be larger and have significant roof line and roof scape variation.

GRADING

The Architectural Design Committee should review grading plans for each neighborhood. Recommendations will be based upon individual lot locations, terrain, soil conditions, drainage, cuts and fills, and other conditions that bear upon the grading design.

General guidelines regarding site grading are as follows:

- Maintain the general character of the site with housing pads and roads following general site contours. Graded slopes should reinforce the overall visual character of the site and be consistent with the characteristics of the surrounding hills.
- Grading design should take advantage of existing views and vistas for the maximum number of view lots.
- The transition of golf course, entry road, and residential lot grading should be as seamless as possible. Use landform grading and landscaping for this transition (See Exhibit 3).
- Use the neighborhood entry roads to take up significant grade.
- Preserve significant natural features including trees, rock outcroppings where possible. Where it is impossible to save rock outcroppings, native rock should be salvaged and reconstructed in graded common landscape areas or the golf environment. Oaks and other native species will be planted around the reconstructed rock outcrops.
- Re-contour graded slopes with undulating slopes and rounded tops and toes in highly visible golf course and common area landscapes.
- Blend existing and new grades with a strong landscape program to retain and blend with the natural beauty of the BRCC site.

Specific Grading Guidelines

In accordance with the above general principles, the following specific guidelines have been developed. All earthwork should adhere to the following:

1. Grading plans should clearly show existing trees and rock outcroppings that are protected in the graded area. Protective fences for trees to remain, any proposed tree removals, rock or wall removals must also be accurately identified. No grading is allowed within the dripline of trees to be saved.

2. Minimize the "engineered" look of typical manufactured slopes in highly visible locations, such as between the golf course and adjacent homes and open space, at the project perimeter, and in other common area landscapes. Create natural flowing contours that mirror the natural environment, using the landform grading techniques shown in Exhibit 3. Slopes should undulate. Tops and toes of slopes should be rounded in all areas except rear of lot slopes. The smooth flowing contours should have varied gradients between 2:1 and 5:1 with most being 3:1 or flatter.

3. Vegetation pockets should be used to enhance the character of graded slopes and create a more naturalistic condition. Newly graded swales should have "drifts" of vegetation that mimic natural slope vegetation.

4. Natural drainage swales should be designed for surface runoff of irrigation water. Riparian vegetation may be used to stabilize swale areas where water may concentrate.

5. Prior to commencing grading operations topsoil and rock boulders should be stockpiled on site for potential reuse, as required. Finish grades should be compacted, reasonably smooth, sloped to ensure positive drainage and free of abrupt grade changes.

6. Rocky knolls should be reconstructed using native on-site stone in key visual areas such as the golf course, project entry, and neighborhood entries (see Exhibit 3).

7. Design residential lots to minimize exposed side lot slopes. Transitional side slopes between lots and between lot pads and streets should not exceed 3:1. Average grades of 3:1 or less should be maintained on all slopes, except where infeasible.

8. Streets should exhibit a curve with at least a minimal radius. The grade for loaded streets should be 8 - 10%, with greater slopes on non-loaded or side streets.

9. No graded "V" ditch benches should be visible from residential areas or entry roads.

CIRCULATION

Circulation within each neighborhood consists of neighborhood streets, pedestrian ways, and emergency vehicle access. Neighborhood streets are the life blood of the "village" character of each neighborhood (see Exhibit 4). General street design concepts appear below.

- Neighborhood streets must comfortably accommodate vehicular, pedestrian, bicycle, and golf cart traffic. In key pedestrian areas and along long street segments, traffic calming measures such as turning circles, raised textured paving platforms, etc. should be employed.

- Within each neighborhood, street and pedestrian connectors should distribute traffic flow throughout the neighborhood.

- Curving streets, a strong street tree program, and street orientation to site amenities will create a pleasing pattern.

SIGNAGE

Signage within the residential development will be limited. Street name blades, directories, and other signage will have consistent materials, colors, and typography. Specific guidelines include:

1. Monument Signage - In general, the only locations of monument signage will be at the main gate on the Entry Road, entries to community buildings and entries to neighborhoods.

2. Directional Signage - This includes street name blades, typography, directories, and incidental way finding signage. The specific designs will be developed for the Precise Plan.

3. Residential Signage:

   A. Residential identification signing should be limited to a total maximum surface area of 144 square inches. It should be limited to the street name and number.

   B. Simplicity in the design of signage is preferred. Signs must be securely affixed to posts, not more than 3'-0" above grade and structures, or some other solid element. Mailbox, newspaper, and address numbers for each lot should be integrated into a single architectural unit.

LIGHTING

The street, signage and building illumination will maximize the "dark sky" setting of the site. This will enhance night views by limiting ambient light interference. A detailed lighting plan will be submitted as part of the Precise Plan. General guidelines include:

- Street and Pedestrian Way Lights - Generally, street and pedestrian way lights will be limited to intersection locations where necessary.

- Signage Lighting - In order to maximize the "dark sky," directional and monument signage will have discrete spot lighting only (see Exhibit 5).

- Residential Signage - Exterior lighting will be limited to building entries, mailbox pylons, and ornamental landscape lighting.

- Community Building Lighting - Exterior community building lighting will be limited to entry areas, limited deck areas, and distinct architectural features.

III. Lot and Streetscape Guidelines

LOT DEVELOPMENT STANDARDS

The minimum lot standards for residential neighborhoods ensure that homes on even the smallest lots will be appropriately designed (See Exhibit 6). Based on the site plan, most lots in each size category will exceed the minimum size. This is due to slopes, siting conditions and larger "fan" shaped lots on curving streets and cul-de-sacs. Due to variations that may occur during construction, the Architectural Design Committee may approve specific deviations to these setbacks, for the benefit of a specific home site or adjacent home sites.

The standards establish frontage, setback and other parameters for corner, mid block and cul de sac conditions. Flexibility in front yard setbacks will greatly enhance street quality (See Exhibit 7). Because cul de sac lots have smaller street frontages, they have a fan shape to provide both a buildable area and the specified lot size. Corner lots are slightly wider to maintain privacy.

Lot coverage by the ground floor or building "footprint" is limited to 45% of the lot area, in keeping with the "village" look of BRCC. The maximum floor area ratio (FAR) of .6 restricts the home size to 60% of the lot size. To build to the maximum FAR will require two stories. Similar to other master planned communities, BRCC anticipates offer two or more home floor plans per lot size. Each plan will vary in square footage and number of stories to meet the needs of different families. This will create additional variety on each street. The "Streetscape" guidelines below further define how the architecture will change from home to home to ensure a quality environment.

STREETSCAPE DESIGN

General Principles

- To enhance the overall street scape, individual homes should relate to each other. There should be adequate differences in massing, architectural treatment and roof lines to engage one's interest along every street.

- To activate the street, the front elevation should emphasize the living areas behind it.

- Front yard landscaping, and such street "furniture" as mailbox light and plantings should complement the homes.

- Homes should have a consistent scale and proportion.

The following rules address the facade of the streetscape or street as a whole. A combination of setbacks, garage openings and architectural treatments will ensure adequate variety at the street level (See Exhibit 8). The perspective in Exhibit 9 shows the resulting lively environment at the golf course interface. Exhibit 10 illustrates the streetscape created by applying the following rules to the smaller lots (5,000-6,000 square feet), which will typically focus upon the golf course, other recreational amenity or a site feature.

IV. Architectural Guidelines

BLUE ROCK COUNTRY CLUB STYLE

In an amenity oriented community such as Blue Rock, the successful execution of two design elements is of paramount importance. The first is a common design theme that unifies the amenity features, such as the golf clubhouse and entry gatehouse, and "sets the stage" for the homes. The second is a translation of this theme into a rich fabric of streetscapes and homes that provides variety within a unified whole.

The Blue Rock Country Club will establish a design theme that recalls its origins in California's rich history and the site. Rather than adhering strictly to one architectural style, the amenity features and individual homes will harmonize a range of style variants and building massing into a "Blue Rock style." This will incorporate the influences of Spanish Mediterranean, Craftsman, and California old ranch architecture, among others. Site references in the amenity buildings and landscaping will include the use of rock as a building and wall base and as a landscape feature. The following guidelines focus upon the massing, volume and streetscape design for Blue Rock.

GENERAL ARCHITECTURAL ELEMENTS AND GUIDELINES

Form

Careful building massing, proportions and scale will be essential to the Blue Rock style. Simple materials, such as stucco and tile, combined with elegant details will provide a range of architectural solutions. Courtyards and patios will build strong indoor-outdoor relationships that take advantage of the Blue Rock views and setting. Exhibit 11 illustrates a potential elevation.

Roofs

Potential roof forms include:

- A variety of roof forms, materials and protruding elements to create lively facades.
- Large wall openings to be protected by overhangs.
- Roof pitch generally not to exceed 4 to 12, with 2 in 12 over balcony or accent feature.

Walls

- Windows, balconies, overhangs, arches and other features will break up large walls.
- Stucco or ornamental plaster are preferred materials.
- Front facade detail must wrap around the side wall by at least two feet.
- Building color should be subtle, and in warm or complimentary tones.
- To increase facade interest, minimum wall offsets and widths should be 2 feet.

Windows and Doors

Windows and doors play a large role in determining the character of a home. In Blue Rock, they will contribute to the sense of an inviting and exciting environment. Windows will capture the outdoor amenities, such as views of the golf course and other open spaces. Doors and associated porches and trellises will encourage neighborliness on the small quiet streets of this private community.

In the Blue Rock style, windows and doors will receive special detailing or ornamentation that will contrast with the surrounding wall texture. Detail treatments range from the use of tile, material or color accents to architectural features such as pediments, moldings and small roofs.

- Exterior openings should be recessed to express wall thickness and may have special trim or raised surround accents.
- Windows should be multi lite except in limited cases.
- Doors should have trim or other ornamentation.
- Balcony rails should be wrought iron or wood.
- Awnings are appropriate for sun control.

AUXILIARY STRUCTURES

All auxiliary structures or other home improvements must be carefully designed to fit with the architectural mass, style and roofscape scale of the main residence. Auxiliary structures are defined as, but not limited to, the following:

1. Detached garages that are not considered a part of the main residence
2. Sheds and storage facilities
3. Trellis or roofed shade structures
4. Greenhouses and lattice houses
5. Privacy fences

Development criteria and requirements for approval by the Architectural Design Committee for

auxiliary structures should be consistent with the design concepts of these architectural guidelines. Additionally, all auxiliary structures should be located and designed to respect the views and other special conditions of adjacent properties.

Remodeling and Additions

Remodeling and additions to existing improvements are required to meet the same criteria as new construction. All criteria concerning aesthetics, color, site location, wind, sun, landscape, grading and excavation, roofs, height limits, solar collectors, setbacks, lighting, etc., will be of significant concern to the Architectural Design Committee. Approval from the Architectural Design Committee is required for this work, as it is for new construction.

Pools, Therapy Pools and Spas

The size, shape, and siting of swimming pools must be carefully considered to achieve compatibility with the surrounding natural and man-made elements. The placement, mass and architecture of pool and equipment enclosures must relate to the house. The location of swimming pools, lap pools, therapy pools and spas (including hot tubs) should consider:

1. Indoor/outdoor relationships
2. Set backs
3. Wind
4. Sun
5. Terrain

V. Landscaping Guidelines

Much of the indigenous landscape character of the site --the rolling ridge top meadows, oak woodland studded valleys, coastal scrub on steeper hillsides and riparian drainages-- will remain as part of the 1,000 acre open space preservation. In addition, the common areas and the golf course will blend with and transition between the preserved open space and the residential areas. Inside the residential "villages," landscaping will be more detailed, smaller scale and formally ordered in keeping with the homes.

The golf course will have a natural oak woodland type landscape that mimics the surrounding hills. The major streetscapes of the Entry Road and the road to the Swim and Tennis Club will have informal background plantings of trees and shrubs. All streets will have trees to provide shade, greenery and structure. Some streets will have a combination of faster growing trees such as Sycamores and Raywood Ash alternating with slower growing Oaks. This will create a positive short term appearance and eventually, majestic native trees.

In addition to the project philosophy expressed in this document, the Preliminary Development Application addresses grading and landscape concepts for Blue Rock. The design guidelines detailed here focus upon residential neighborhood landscape issues including:

- Traffic calming circles
- Front Yard Landscaping and Residential Streetscapes
- Hardscape: driveways and walkways
- Internal slope banks
- Fences and walls

Below, each residential landscape component is discussed, and design guidelines are given. Section V, Appendix, provides planting recommendations for each landscape area.

MEDIANS AND TRAFFIC CALMING CIRCLES

Most intersections of internal neighborhood streets have traffic calming circles which will be planted in low growing shrubs, groundcover, and perennials. Traffic calming circles may contain a sculptural element that does not interfere with traffic visibility.

FRONT YARD LANDSCAPING AND RESIDENTIAL STREETSCAPES

The neighborhood streets will provide consistent street and front yard landscaping through enactment of the Blue Rock CC&R's. These landscapes will be low maintenance yet provide diversity in color, texture, massing, and variety of plant materials to complement the architecture of the homes and each home's entry.

General guidelines for front yard landscapes are:

1. Street trees will be planted an average of 40' apart, approximately one to two trees for lots of 80' width or less, and two to three trees for larger lots. Street trees should be deciduous and higher branching varieties. Street trees will be selected for ability to withstand heat, wind, and other environmental stresses.

2. Outside of canopy street areas, low growing shrub and perennial massing should border walks, low entry walls and entry divider strips. Property lines and areas away from building foundations should have medium growing shrubs.

3. Where appropriate, each yard should have a small/medium size ornamental tree.

HARDSCAPE: DRIVEWAYS AND WALKWAYS

Driveways front every home and are a critical visual element of the project. Other hardscape areas include patios and walkways at entry areas. Hardscape should be minimal and complement the landscape and natural contours of the site. Colors should be light beige, salmon or other tones that blend with natural vegetation. The texture of the hardscape will affect how well it relates to buildings and landscape. Careful consideration should be given to quality, quantity, design, and interfacing with surrounding landscaping and adjacent structures. Guidelines include:

1. Driveways and walkways should define meaningful spaces within the streetscape.

2. All common car courts or driveways which are also the access point for home entry should have enriched paving material with scoring patterns sensitive to the home's architectural style.

3. In some areas, such as parks and pedestrian connectors, soft surfaced walkways such as pea gravel or decomposed granite may be used.

Internal Slope Banks

Slope banks will be in the rear of many internal lots, going up or down a hill. These slope banks absorb the grade transition between lot levels and create off-site views for the uphill lots. These slope banks lie within the lot lines of the downhill lot, yet will appear as shared open space (see Exhibit 12). The general landscape of these areas will be natural appearing and low maintenance, requiring only periodic irrigation. Landscape guidelines are as follows:

1. Internal slope banks should be planted in random shrub massing interspersed with longer growing grasses, wild flowers, and perennials. Plant materials should not interfere with views from upper lots, nor should they be close enough to "V"drainage structures to obstruct drainage.

2. Irrigation requirements of these slopes should be low to medium such that daily watering is not necessary.

FENCES AND WALLS

Walls and fences are an integral part of the architectural form of the Blue Rock Country Club style. The walls may be opaque for privacy or perforated for air movement and light. The materials may be plaster and tile. The surfaces will be simple, and broken occasionally by columns, pilasters, gates and iron grates. Walls and fences will be closely integrated with other landscape features such as pergolas, arcades and patios. They will provide support and contrast for a wide variety of shrubs and vines.

Fences and walls within neighborhoods will provide both rear yard privacy and transparency to maintain views of Blue Rock and its surroundings. They will be an extension of the residences that smooths the transition between the massing of the homes and the natural forms of the site. General guidelines follow:

- Walls and fences should be designed to be compatible with the total surrounding environment and should not block views.

- Where possible, long unbroken lines of fences or walls should be avoided. Planting material, offsets and recesses will soften their appearance.

- The relationship of a wall or fence to sloping terrain must be carefully considered. Major walls and fences should be stepped to better relate to sloping topography.

- Fences and walls generally should relate to the architecture of the residence in terms of style,

color, materials and detailing. Particularly important are those fences and walls that will be viewed by adjacent lot owners and visitors to BRCC. Fences, walls, and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as security/privacy elements.

- Walls and fences should be designed to be compatible with the total surrounding environment and should tie in with the design theme for lighting, address plaques, etc.

- All fences and walls must be approved by the Architectural Design Committee. Walls and fences must also adhere to the other project and relevant City documents cited earlier.

Several different types of fences and walls are anticipated for each neighborhood:
- Front yard and street yard Walls
- Interior Side yard Fences
- Rear yard Transparent "Green" Fences (for lots with rear uphill slopes)
- Rear yard Transparent View Fences (lots above uphill slope and lots on open space and golf course)
- Decorative Walls at Entries, along Main Roadways, and for Monument Signage

The typical locations of these features within neighborhoods are shown on Exhibit 12. Exhibit 13 indicates elevations of the different types of fences and walls that surround lots. Actual designs of fences and walls will be included in the final Precise Plan submission.

Specific Fence and Wall Guidelines

Specific fence guidelines for individual lots are given below:

1. The front yard, street yard, and side street walls abutting common areas should be of the same design, including material and color, as the home. This will require that back-to-back homes on side streets and abutting open space be of similar materials and color. These fence segments should not exceed 5' in height, except as may be modified by the state code for swimming pool enclosures. They should be set back 5' from the front facade or the entry.

2. Side yard fences not visible from streets may be wood "Good Neighbor" fences. Side lot fences should present a solid wall of treated wood no greater than 6' in height. These fences should terminate at the Side yard divider wall which attaches to the house.

3. Internal back-to-back lots in which the rear yard faces an uphill slope should have "Green" fences as the rear yard fence. A "Green" fence has transparent fence material (wrought iron or

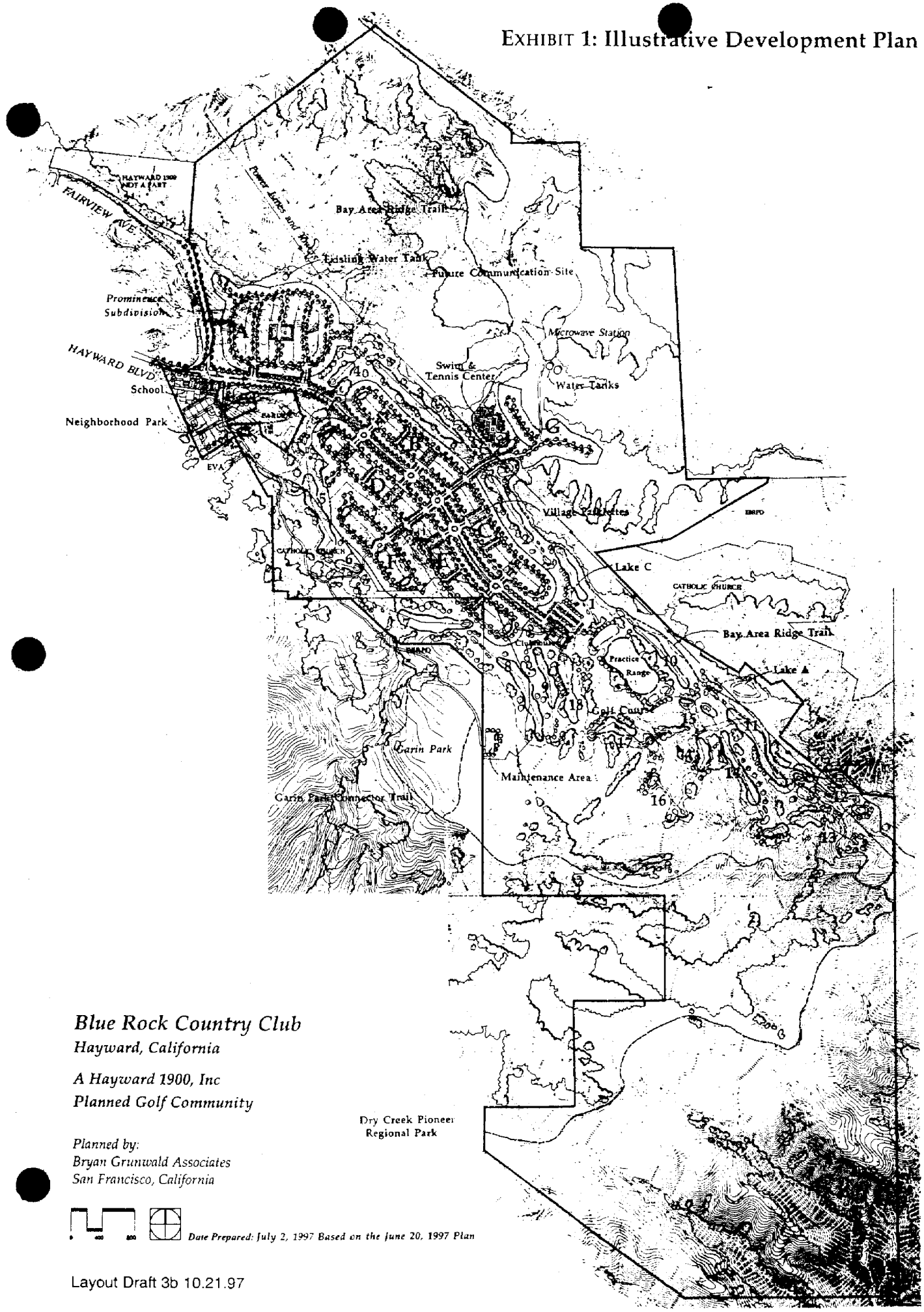
stiff wire and wood frame) bordered by equally spaced espalier shrubs and vines which ultimately cover the fence. This gives the rear yard fence a green appearance which blends into the planted rear yard slope. These green fences shall not be higher than 5 feet, except as provided above.

4. Rear lot fences with views over slopes or adjacent to the golf course or open space should be of transparent design to enhance homeowner views. Materials should be of wrought iron or, in limited cases, wood and wire, and should not exceed 5' in height, except as provided above. This fence should have a solid architectural element at the property lines where the side yard fences attach.

5. Side yard property line fences will be prohibited in the rear yard slope bank zone. This will allow for easier access to the slopes for maintenance.

6. Decorative walls at entries, along main roadways, and for monument signage should be native or native-appearing stone no higher than 4,' except as noted above. Exhibit 14 shows the relationship between residential neighborhoods that are on either side of the main entry road. Where necessary for privacy, a stone wall would run along the downhill side of the Entry Road; there would be no specific fencing material within the Entry Road right-of-way on the uphill side of the street. Specific locations and designs for decorative and monument signage walls will be submitted with the Precise Plan.

EXHIBIT 1: Illustrative Development Plan



Blue Rock Country Club
Hayward, California

A Hayward 1900, Inc
Planned Golf Community

Planned by:
Bryan Grunwald Associates
San Francisco, California

Date Prepared: July 2, 1997 Based on the June 20, 1997 Plan

Layout Draft 3b 10.21.97

EXHIBIT 2. View of Transition Between Regional Park, Golf Course and Residential Housing

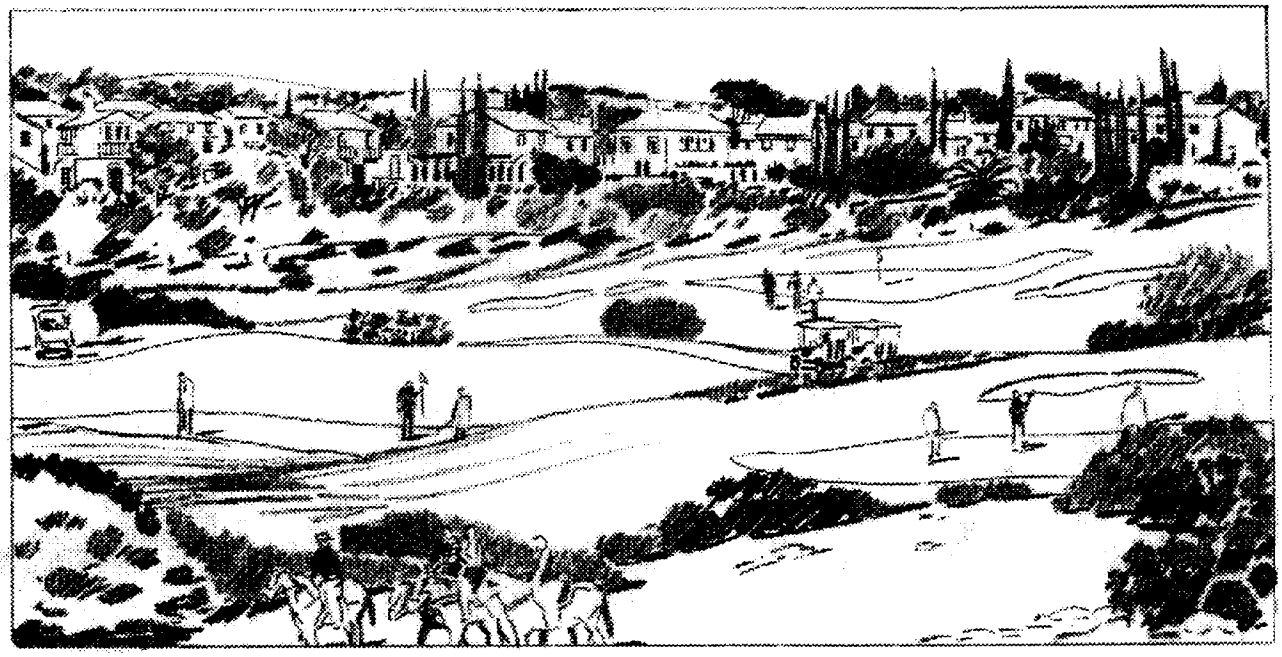


EXHIBIT 3. Landform Grading Techniques

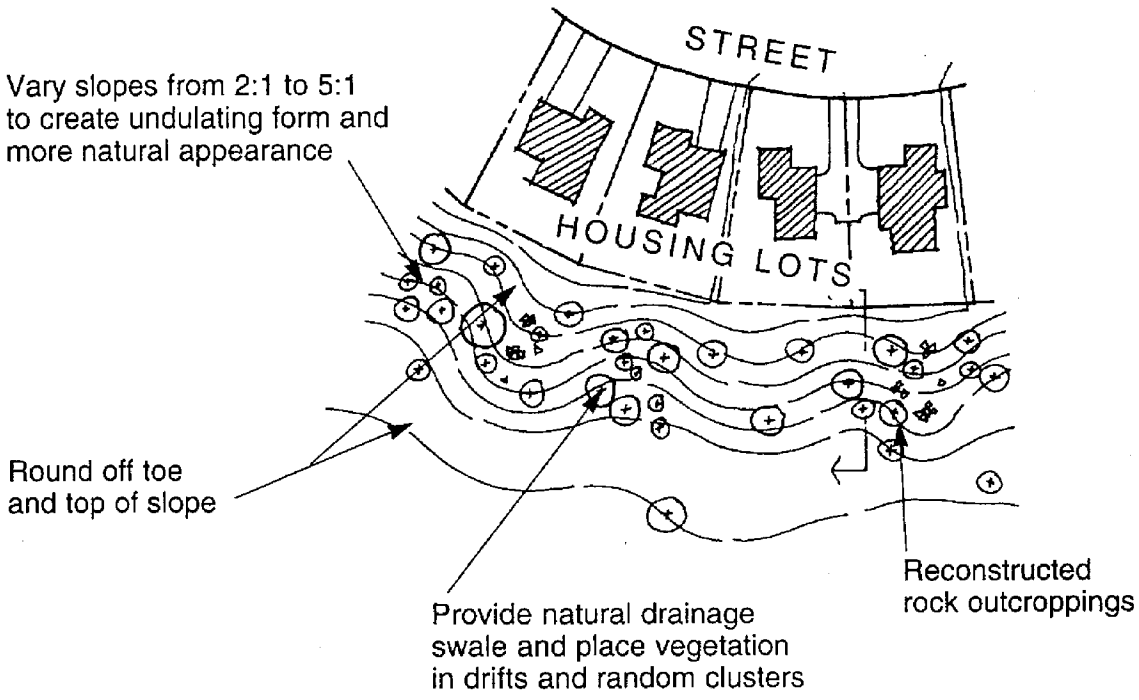


EXHIBIT 4. View of Typical Neighborhood Street

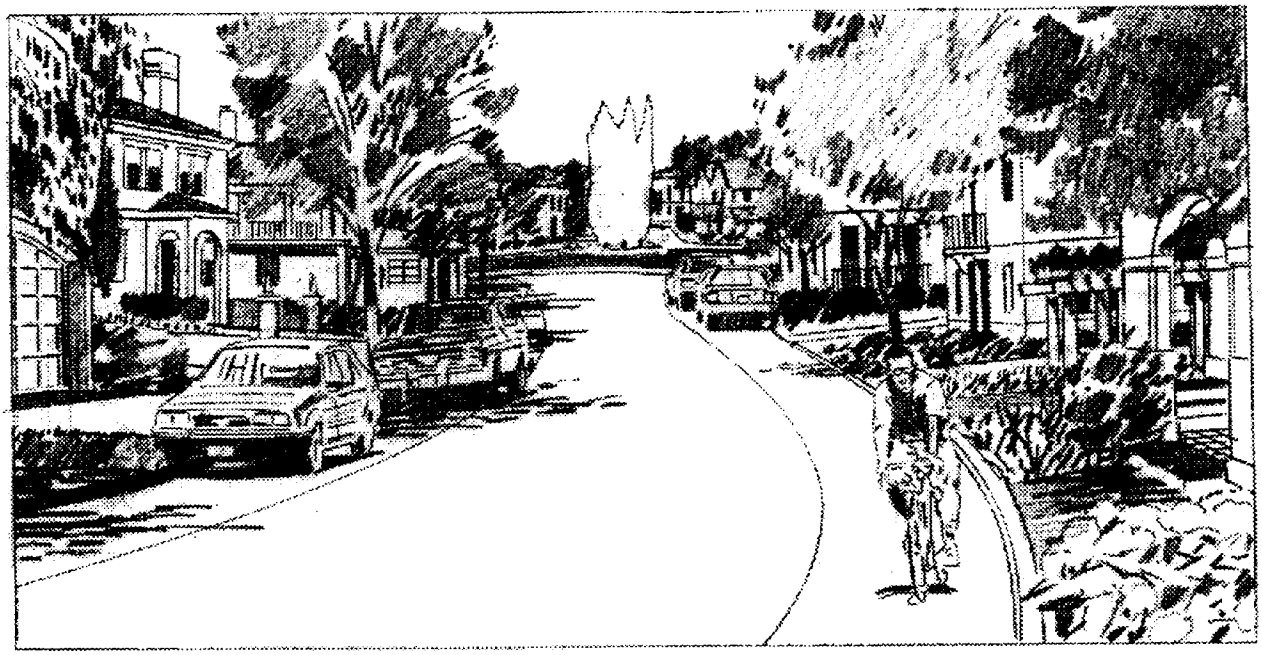


EXHIBIT 5. "Dark Sky" Lighting Concepts

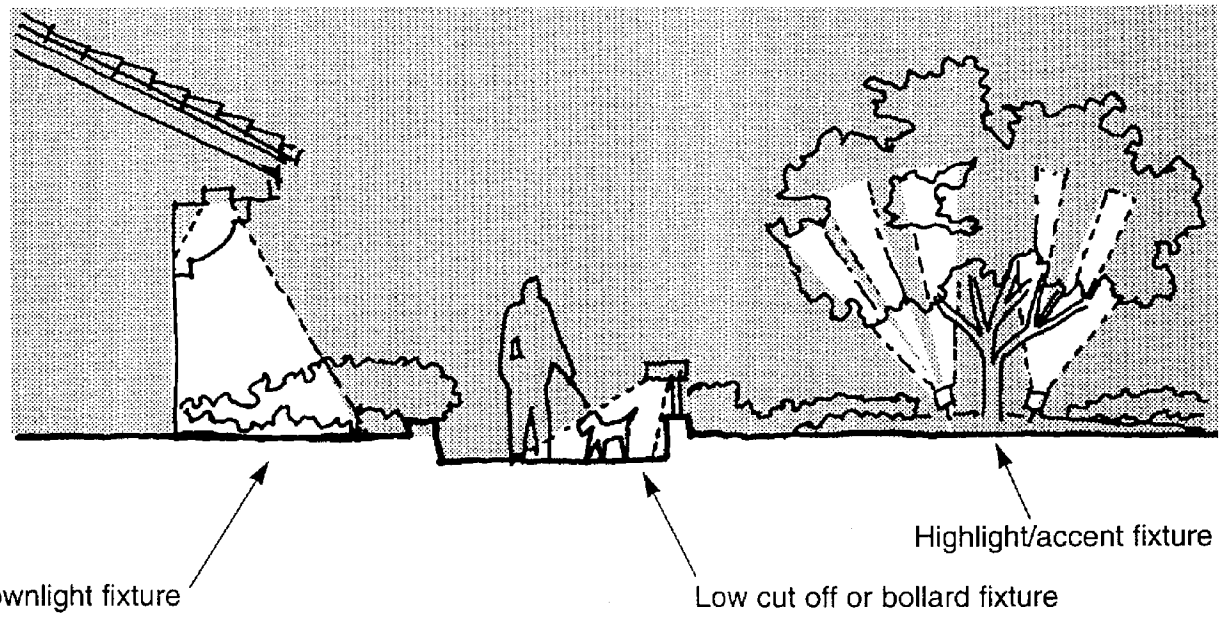


EXHIBIT 6. Lot Development Standards

Lot Requirements

a.	Minimum Lot Size (sf)[1]	5,000	6,000	7,000	8,000	10,000
b.	Min Cul de Sac Frontage (Frontage)	35'	35'	35'	35'	60'
c.	Min Lot Width (Frontage)	50'	60'	70'	80'	90'
d.	Avg. Lot Width on Corner Lots	55'	65'	75'	85'	90'
e.	Max % lot Coverage[2]	45%	45%	45%	45%	45%
f.	Max Dwelling "Footprint" (sf)	2,250	2,700	3,150	3,600	4,500
g.	Max Floor Area Ratio[3]	.6	.6	.6	.6	.6
h.	Max Dwelling Size (sf)	3,000	3,600	4,200	4,800	6,000
i.	Min. Lot Depth	90'	90'	90'	90'	100'
j.	Min. Front Yard	20' [4]	20' [4]	20' [4]	20' [4]	20'
k.	Min. Side Yard [5/6]	0'(15')[5]	5'	[6]	[6]	
l.	Min. Side Street Yard	10'	10'	10'	10'	15'
m.	Min. Rear Yard	15' [4]	15' [4]	15' [4]	15' [4]	20'
n.	Min. Wildland Interface Rear Yard	30'	30'	30'	30'	30'
o.	Max. Building Height	30'	30'	30'	30'	30'
p.	% Garage Door of Front Lot Width	50%	50%	50%	50%	50%

4 Most lots will exceed the minimum size due to site and layout conditions.

2 This is the maximum ground floor size. Actual sizes will vary depending on the floor plan. Two plans per lot size are anticipated.

3 This is the maximum number of square feet per home. To achieve it would require two stories. See also note 2 above and lot an streetscape guidelines regarding variety, lot and home.

4 Minimum front and rear yard setback is 20' except that one story elements can encroach 5' in the front or rear yard for a maximum of 50% of the front elevation width. This promotes facade variety and diminishes garage doors. See exhibit 1, Typical Housing Setback Section.

5 Zero lot line allowable on 5,000 sq. ft. lots, provided sideyard is minimum of 15'.

6 Lots 7,000 sq. ft. or greater shall have yard minimum of 10% of lot width.

GENERAL NOTES

1. The Architectural Design Committee will evaluate each neighborhood and home based upon a combination of the Lot Standards and the Streetscape Rules (Exhibit 7)

EXHIBIT 7. Typical Front Yard Setbacks

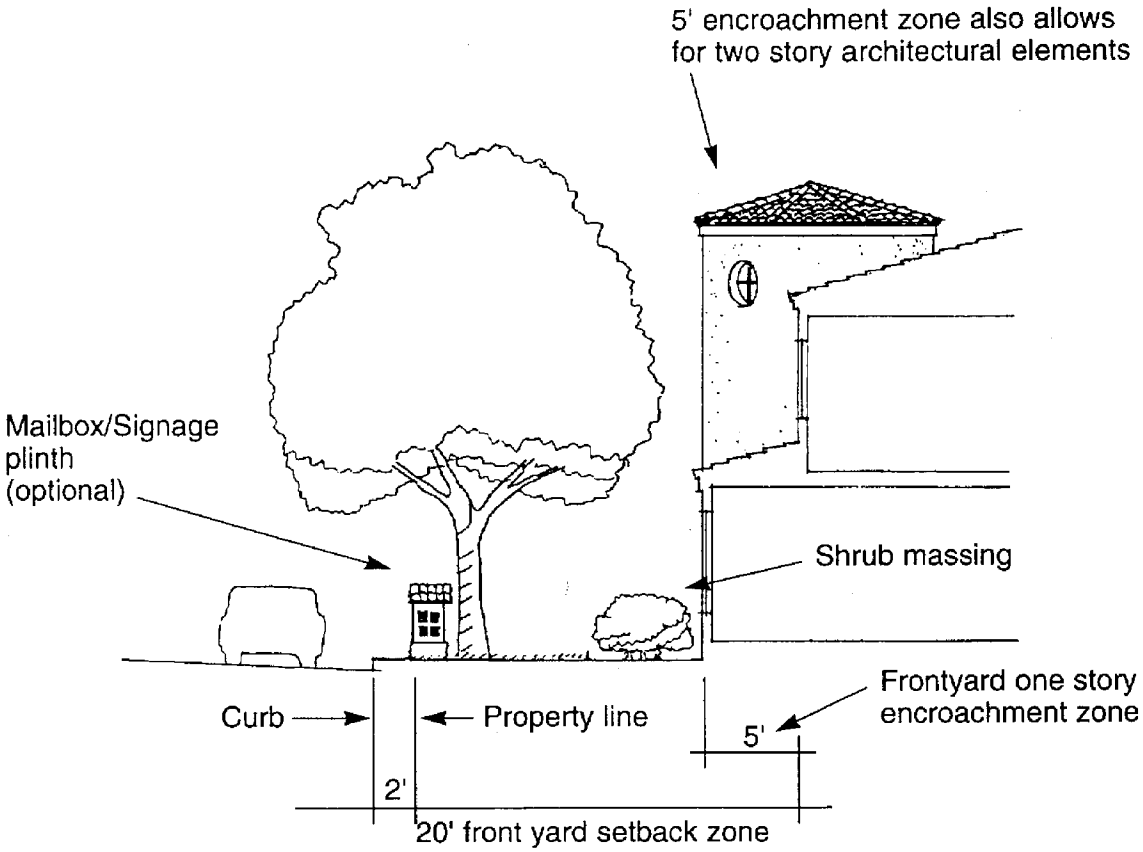


EXHIBIT 8. Streetscape Rules

Rule 1: Maximize variation of architectural character.

Standard 1a:
No two identical houses will be adjacent to each other without architectural variation.

Standard 1b:
No street elevations may consist of single continuous flat walls.

Rule 2: Living space should dominate the character of the street front facade, with the garage subordinate.

Standard 2a:
Maximum garage frontage is 50% of lot width.

Standard 2b:
Front loading garage doors should be recessed by 2 feet minimum or provide an applied overhang such as a trellis or similar structure to provide a shadow line.

Standard 2c:
Allow a garage in the rear yard setback area, provided that the required rear yard area is not reduced by more than 40%. Rear yard detached garages are not allowed in uphill lots or lots fronting the golf course.

Standard 2d:
Flush garage doors are prohibited, unless shadowed by a second story overhang. All garage doors visible from the street must include detail such as panels, hardware, texture, etc.

Standard 2e:
Single story homes with three car garages should have at least one offset. When possible, use two single car garage doors instead of one double door.

Rule 3: The home's entrance should be visible from the street.

Standard 3a:
All units should have the front door or side entrance porch visible from the street.

Rule 4: Enhance articulation of front, rear and side street facades.

Standard 4a:
Allow reduction in front yard setbacks to 15 feet for one story living space, porches and two story architectural elements, e.g., towers, provided that the required front yard area is not reduced by more than 15 percent (see Exhibit 7).

Standard 4b:
Require the use of at least one of the following elements to provide front facade diversity:

- Porches
- Balconies
- Loggias
- Pergolas
- Trellises
- Bay windows
- Window boxes

Standard 4c:
Allow reduction of required rear yard setbacks to 15 feet for one story uses, provided that the rear yard is not reduced by 20 percent.

Rule 5: Provide variation of roof scape and building massing

Standard 5a:
All roofs should be pitched. Gable-ended, hip, and shed roofs are permitted. Flat roofs are prohibited except where specifically permitted by the Architectural Design Committee.

Standard 5b:
Every block should exhibit variation of roof scape including a mixture of one story, "superstory" or 1 ½ story which may include a loft or two story elevations.

Standard 5c:
Allow building coverage to be 45 percent of the lot size for all lot sizes in order to facilitate Standard 5b above.

Standard 5d:
Require the use of one of the following elements to provide roofscape diversity as viewed from the street:

- Towers
- Chimneys
- Gable ends

EXHIBIT 9. Application of Architectural and Streetscape Guidelines

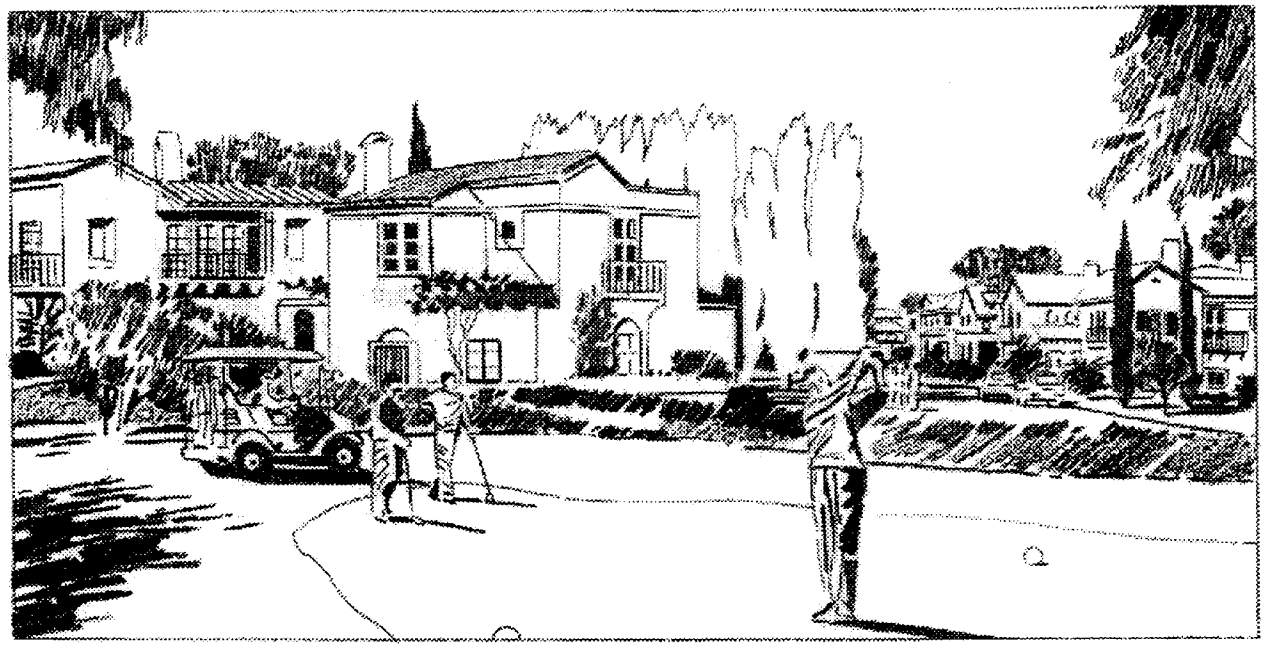
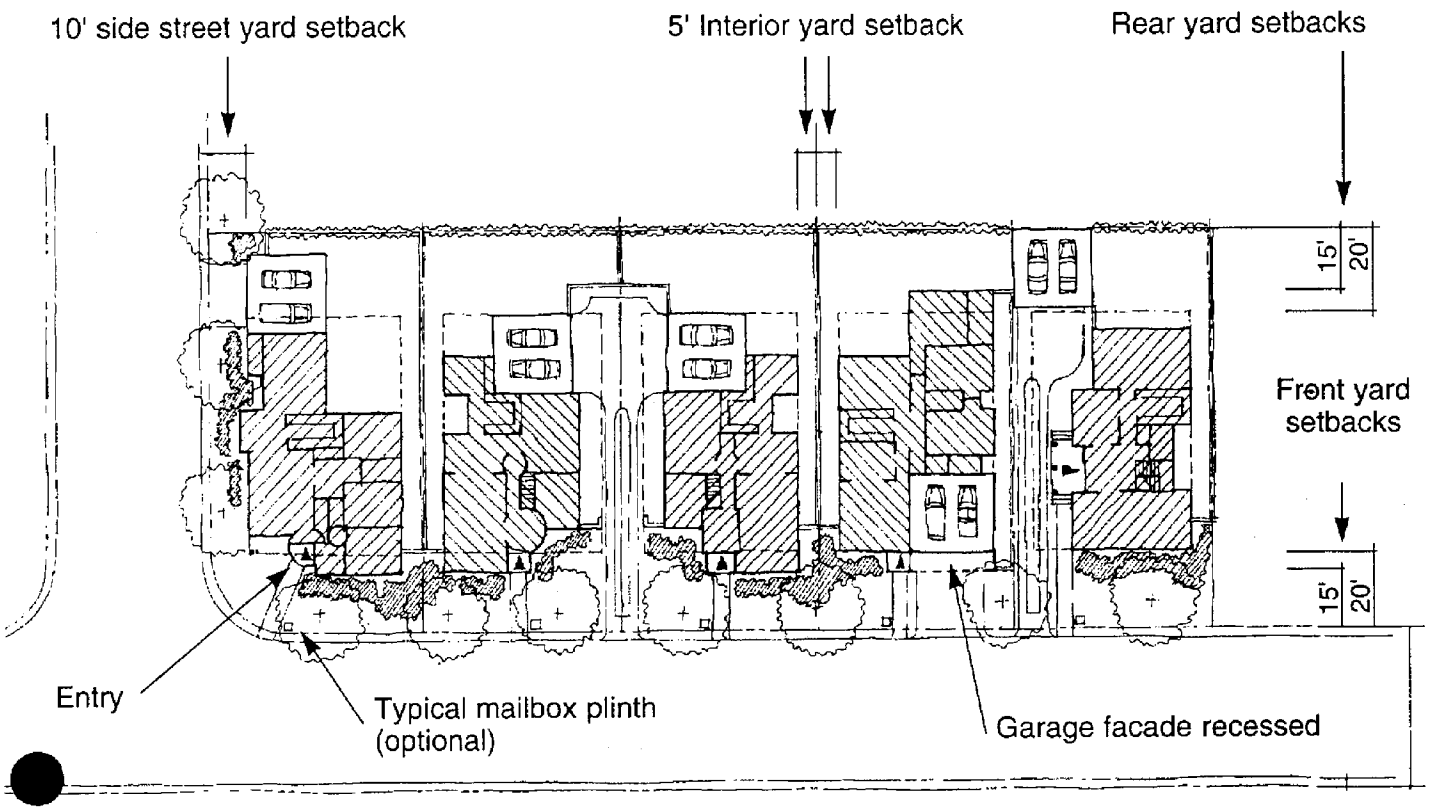


EXHIBIT 10. Typical Streetscape, Plan and Elevation



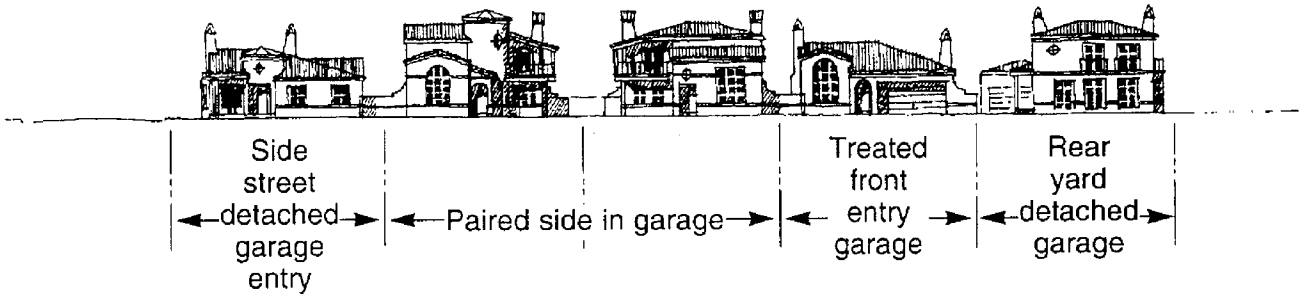


EXHIBIT 11. Typical Housing Elevation *(example of Mediterranean style)*

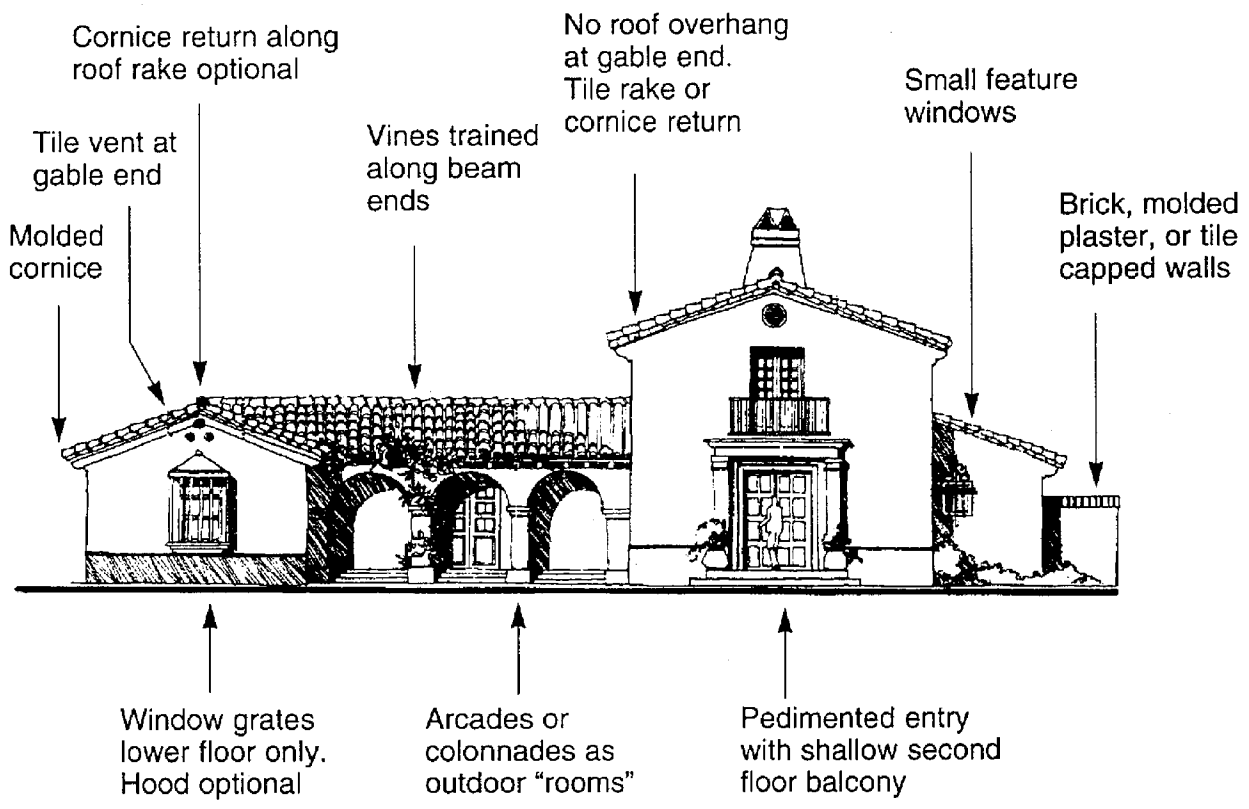


EXHIBIT 12: Rear Yard Landscaping for Typical Uphill/Downhill Lots

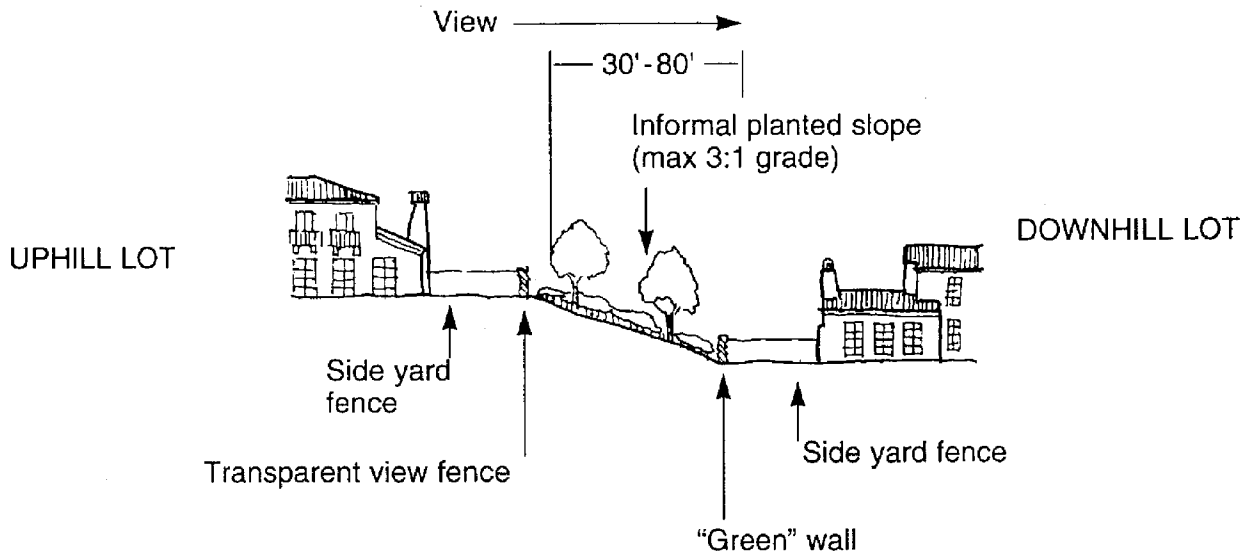


EXHIBIT 14 : Rear Yard Landscaping for Typical Uphill/Downhill Lots along Entry Road

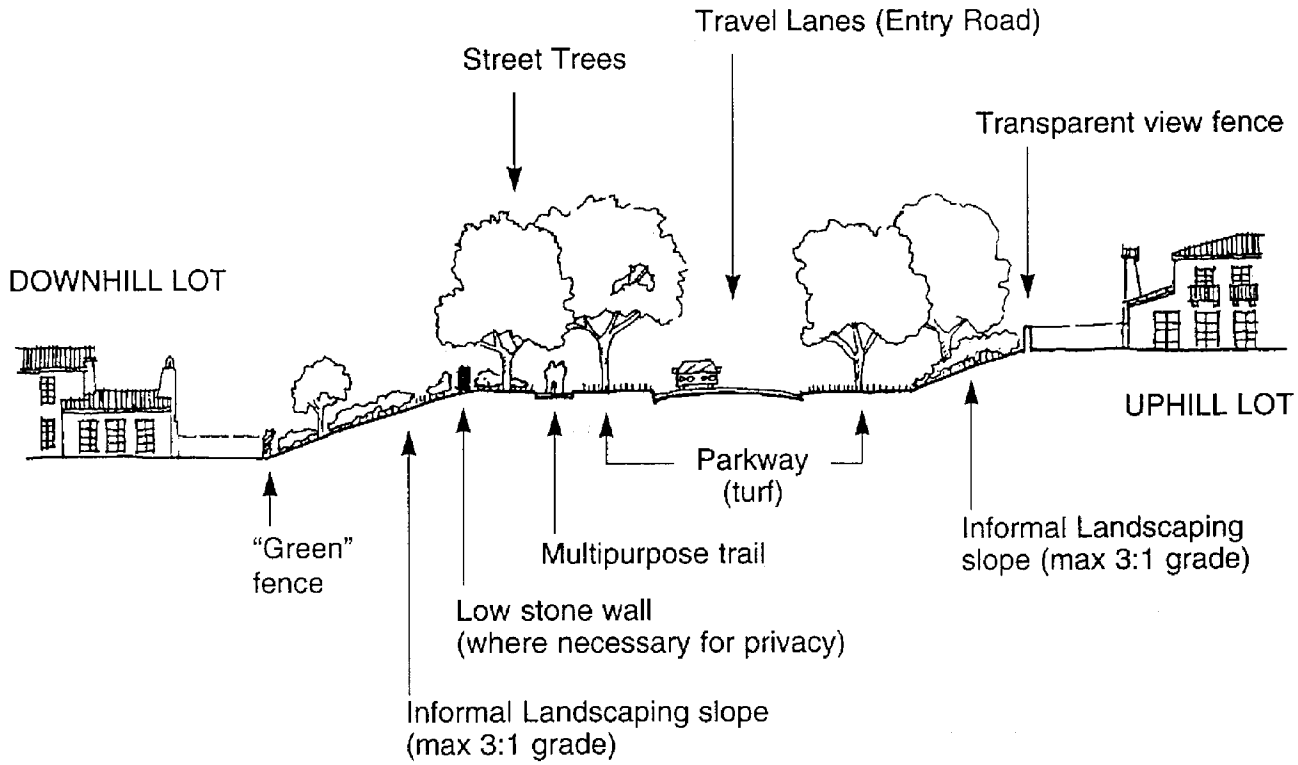
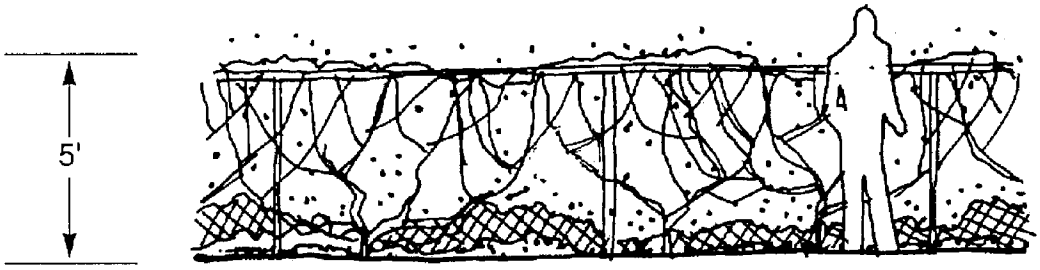
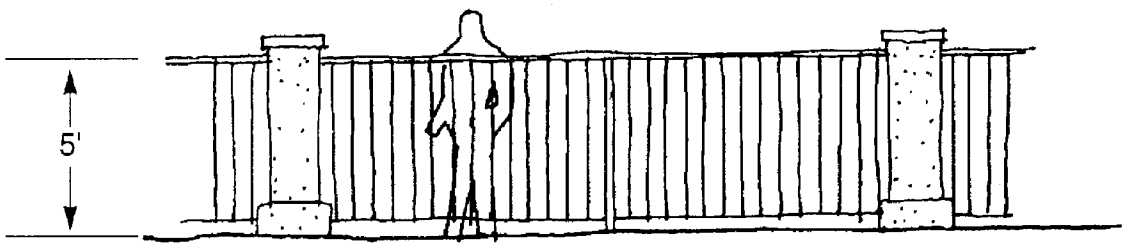


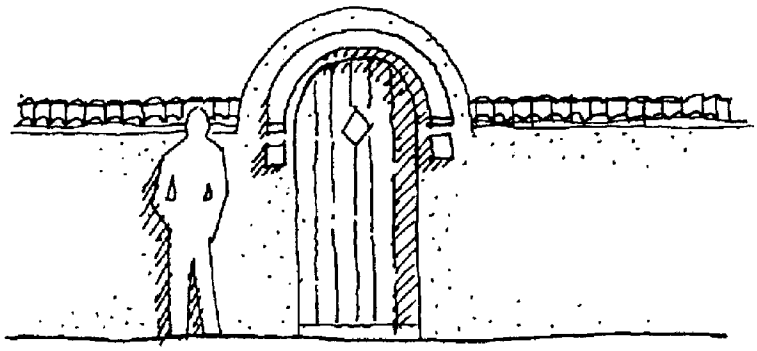
EXHIBIT 13: Conceptual Wall Types



"Green Fence"
(Espaliered shrubs on wire fence)



Transparent View Fence
(Wrought Iron)



Sideyard Divider Wall
(solid plaster)

VI. Appendix

Project Planting Recommendations

KEY

AREA	LANDSCAPE TREATMENT
FRONT YARD RESIDENTIAL LANDSCAPE	H
GOLF COURSE & GOLF COURSE TRANSITION AREAS	I
PERMANENTLY IRRIGATED SLOPES	II
TEMPORARILY IRRIGATED SLOPES	III
NON-IRRIGATED SLOPES (BLEND W/NATURAL SLOPES)	IV
PRESERVED EXISTING VEGETATION	NA
ENTRY AREA LANDSCAPE	V
INTERNAL PARK LANDSCAPES	V
STREET TREES	VI

Note: Design Guidelines are applicable to areas in bold. NA = not applicable.

BOTANICAL NAME *Common name*	H	I	II	III	IV	V	VI	COMMENTS:
TREES								
Aesculus californica *California Buckeye*		X	X	X	X			Dry Slopes
Albizia julibrissin *Silk Tree*						X	X	Best in heat
Alnus cordata *Italian Alder*	X	X	X					Full sun, wind
Alnus rhombifolia *White Alder*			X					Heat, wind tolerant
Arbutus manziesii *Madrone*				X	X			Needs fast drainage
Brachychiton acerifolius *Flame Tree*							X	Zones 16-21
Calocedrus decurrens *Incense Cedar*		X				X		Poor soil, heat OK
Celtis spp. *Hackberry*						X	X	Takes heat, wind good for street/lawn
Cercis occidentalis *Western Redbud*	X			X	X			Good for dry banks
Citrus spp. *Citrus*	X					X	X	Moist soil, fast drainage
Cupressus sempervirens *Italian Cypress*	X					X		Zones 8-15 best
Cupressus macrocarpa *Monterey Cypress*								Zone 17
Fraxinus holotricha *Ash*						X	X	
Fraxinus oxycarpa *Raywood Ash*		X					X	Sun, wind OK
Heteromeles arbutofolia *Toyon*			X	X	X			Full sun/part shade
Jacaranda mimosifolia *Jacaranda*						X	X	Sandy soil best
Koelreuteria paniculata *Goldenrain tree*		X					X	Street, lawn tree in difficult soils and climates; heat, wind
Lagerstroemia indica hybrid *Crape Myrtle*	X					X	X	Mildew problem in zones 15-17
Leptospermum laevigatum *Australian Tea Tree*						X	X	Well-drained soil
Magnolia grandiflora *Southern Magnolia*						X	X	W/o wind, heat OK

TREES, continued

BOTANICAL NAME *Common name*	H	I	II	III	IV	V	VI	COMMENTS:
Olea europea *European Olive*	X	X				X	X	
Phoenix canariensis *Canary Island Date Palm*						X	X	Big spaces
Pinus eldarica *Calabrian Pine*		X	X	X	X			Heat, wind, any soil
Pinus pinea *Italian Stone Pine*			X	X		X		Not good in desert heat and wind
Pistacia chinensis *Chinese Pistache*	X					X		Reliable for St./lawn
Platanus acerifola *London Plane Tree*		X				X	X	Most soils OK
Platanus racemosa *California Sycamore*			X	X				Heat/wind tolerant
Populus fremontii *Fremont Cottonwood*			X	X	X			Little water
Prunus C. 'krauter vesuvius' *Purple-Leaf Plum*	X	X				X	X	
Pyrus calleryana *Flowering Pear*	X					X	X	
Quercus agrifolila *Coast Live Oak*		X	X	X	X		X	
Quercus dumosa *Scrub Oak*			X	X	X			Rocky soil OK
Quercus ilex *Holly Oak*							X	Wind tolerant
Quercus lobata *Valley Oak*		X	X	X	X	X		High heat tolerated best in deep soils
Rhus lancea *African Sumac*		X				X	X	Heat, poor soils OK
Salix babylonica *Weeping WIllow*		X						Any soil, lots of H2O
Schinus molle *California Pepper*		X	X	X				Any soil, not in lawn
Sequoia sempervirens *Coast Redwood*			X			X		Full sun, not too hot
Tipuana tipu *Tipu Tree*							X	Most soils, good street/lawn
Liriodendron tulipifera *Tulip Tree*						X	X	Needs room, rich, acid soil
Umbellularia californica *California Bay*			X	X		X		Best in deep soil

BOTANICAL NAME *Common name*	H	I	II	III	IV	V	VI	COMMENTS:
SHRUBS								
Acanthus mollis *Bear's Breech*						X		Needs some shade
Agapanthus africanus *Lily-of-the-Nile*	X					X		Best in loomy soils
Arctostaphylos uva-ursi *Bearberry*	X		X	X				
Atriplex semibaccata *Australian Saltbush*				X	X			Fire resistant
Baccharis pilularis *Coyote Bush*			X	X	X			
Berberis spp. *Barberry*								OK in hard climates
Buxus microphylla *Boxwood*	X					X		For edging, hedging
Ceanothus *California Lilac*	X		X	X				
Cistus parvifolia *Rockrose*			X	X	X			
Dietes bicolor *Fortnight Lily*	X		X	X				Sunlight, good soil
Echium fastuosum *Pride of Madeira*								Poor soil, dry spot
Heteromeles arbutifolia *Toyon*			X	X	X			Drought tolerant, but thrives in water
Iris hybrids *California Iris*	X					X		Good drainage
Lupinus spp. *Lupine*				X	X			
Ochna serrulata *Mickey Mouse Plant*				X		X		Drought tolerant
Pittosporum tobira *Tobira*			X					Drought tolerant
Plumbago capensis *Cape Plumbago*	X		X			X		
Podocarpus macrophyllus *Yew Pine*						X		
Raphiolepis indica *India Hawthorn*						X		
Rhamnus californica *Coffeeberry*				X	X			Drought tolerant
Rhus integrifolia *Lemonade Berry*	X				X			

BOTANICAL NAME *Common name*	H	I	II	III	IV	V	VI	COMMENTS:
SHRUBS, continued								
Rosa banksiae *Climbing Rose*	X					X		
Trachelospermum jasminoides *Star Jasmine*	X					X		Entry gardens,walk edging
Umbellularia californica *California Bay*			X	X	X			
Wisteria floribunda *Wisteria*	X					X		Most soils OK, but needs good water
Xylosma congestum *Xylosma*	X					X		Heat tolerant, full sun, most soils OK
PERRENIALS								
Hemerocallis spp. *Daylily*	X					X		Tough, any soil, sun
Lavandula vera *Lavender*	X		X					Full sun, loose soil hedge or edging
Mimulus spp. *Monkey Flower*	X				X			
Phormium tenax *New Zealand Flax*						X		
Romneya coulteri *Matilija Poppy*	X		X					Full sun, tolerates soils, incl. gravel
GROUND COVERS								
Ceanothus spp. *Ceanothus*		X	X	X				
Cistus spp. *Rockrose*			X	X				Dry soil, sun, good in fire hazard area
Clematis armandii *Clematis*	X		X					Vine great on fences, walls; keep roots shaded and cool
Lantana spp.	X		X					Full sun, any soil

BOTANICAL NAME *Common name*	H	I	II	III	IV	V	VI	COMMENTS:
GRASSES								
Agropyron magellanicum Blue Wheat Grass	X							Well-drained soil
Carex comans *Bronze New Zealand Hair Sedge*	X		X					
Carex testacea *Orange Colored*	X							Moist, rocky soil, full sun ok
Elymus tritichoids *Beardless Wild Rye*	X	X	X	X				Invasive nature, tolerates drought
Festuca californica *California Fescue*		X	X	X				Best in fertile soil
Koeleria macrantha *June Grass*	X		X					Rocky soils, tough
Miscanthus sinesis spp.								
Pennisetum orientale *Fountain Grass*	X	X	X	X				Prefers moist soil,full sun
TURFGRASSES / SLOPE GRASSES								
Festuca arundinacea *Tall Fescue*		X				X		Hardy, poor soil
Festuca rubra *Fine, Chewings Fescue*		X	X					Golf roughs
Festuca ovina *Hard Fescue*		X	X	X				Golf roughs,slope control good looking
Festuca spp. *Zorro fescue*				X	X			
Lolium prerenne *Perennial Ryegrass*		X				X		Golf fairways, tees
Poa pratensis *Kentucky Bluegrass*		X				X		Golf fairways, rough, tees
Agrostis palustris *Creeping Bentgrass*		X						Golf greens

Addendum to Blue Rock Country Club

1. Where feasible, some of the garages should not face the street.

2. Fences should be prohibited within front yard setback areas.

3. Fencing visible from the street, the golf course or open space must be landscaped to avoid long stretches of bare fences or walls.

4. The design of accessory structures must be compatible with the architecture of the home, including material and color selections.

5. Roof forms should be well organized and demonstrate the same character on all sides of the residence.

6. All roof structures such as attic vents, plumbing vents, gutters, etc., shall be painted to match the roof colors and be positioned behind the roof crown.

7. A raised deck and its supports should incorporate materials which relate to the residence such as brick, stucco or stone. If wood posts are used, they should be a minimum of 6 inches by 8 inches with base and capital detailing.

8. Masonry or stone facing used as a veneer material on the front of a residence should return around a corner to a logical point of termination such as an inside corner.

9. Artificial/synthetic stonework or masonry is prohibited.

10. Palm, Eucalyptus and Cypress trees are prohibited.

CONDITIONS RELATING TO DESIGN

allowing space for recycling containers in each area where garbage containers are required and 2) provides for "grasscycling" or composting of green waste generated from the golf course operations.

177. A Site Plan Review application shall be submitted for the proposed residential building designs to the Planning Commission and City Council for review and approval. Said submittal shall adhere to the City of Hayward Design Guidelines and Design and Performance Standards for single-family housing and commercial buildings and shall include the following information and additional design and performance standards:

a. A consistent architectural design, including coordination of the building materials, colors, and architectural detailing, shall be used in each sub-neighborhood. Each sub-neighborhood shall include at least four different floor plan models and each model shall include at least three different exterior elevations;

b. House models shall utilize stepped or transitional front elevations wherever it is consistent with the architectural style, with alternating roof lines and forms, enhanced architectural features, featured entries and windows visible from the street, and decorative siding materials, entry doors and windows. Side and rear elevations visible from a street or public area shall also include decorative design elements. The relationship between the rooflines and walls shall be designed to avoid severe massing;

c. Building exteriors shall utilize high quality durable materials;

d. Each dwelling unit garage shall be equipped with a sectional (roll-up) garage door and an automatic garage door opening mechanism;

e. Gas stub-outs shall be provided on all fireplaces in project residences.

f. The minimum unobstructed interior dimension of garages shall be 20 feet by 20 feet, which shall be made available for parking two vehicles;

g. The minimum length of front yard on-site driveway aprons shall be 20 feet;

h. Front yard driveway aprons and walkways that utilize a decorative concrete surface finish, such as exposed aggregate or other quality finish, are encouraged;

i. The maximum curb cut for a garage driveway shall be 20 feet;

j. The maximum width of on-site driveway aprons shall be 18 feet for two-car garages;

k. The width of garages shall not exceed 50 percent of the width of the structure frontage, in order to maintain living spaces overlooking the street. Three-car

garages shall make one of the spaces a tandem space, unless otherwise allowed in the Site Plan Review process;

l. Garage doors shall be designed in such a way to reduce their dominant appearance;

m. Window sash shall be enameled aluminum or other approved type, and shall have the color and type tied to the architecture of the proposed dwelling units;

n. Roofing material shall be decorative architectural concrete or clay tile or barrel shingles or slate shingles;

o. Any building elevation, which is void of windows or door openings, shall be enhanced with architectural features;

p. Above ground utility meters shall be located within the side yard of each of the dwelling units and shall be screened by plant material or other approved material and shall provide sufficient distance for reader access;

q. An exterior hose bib connection shall be provided in the front and rear yards of each dwelling unit;

r. A licensed architect shall be used to design the homes;

s. Color renderings shall be prepared for each exterior building elevation and for selected street elevations;

t. Dwellings on individual lots shall be sited in such a way as to preserve existing lot features, such as significant trees and rock outcroppings, to the extent feasible;

u. On sloping lots, dwellings shall be set into the slopes to reduce the height and bulk of the structures and to avoid skirt walls that exceed 8 feet measured from the adjacent finish grade to the first floor elevation;

v. Colors and materials for dwellings and structures shall blend with the materials, vegetation, colors, and values found in the natural setting. Bright or harshly contrasting colors for walls and trim shall be avoided. Highly reflective roof and wall materials shall be prohibited. Plans shall avoid the use of "highly reflective roof or wall materials" and "bright or harshly contrasting colors for walls and trim";

w. Southwest facing homes, the maintenance building and the golf clubhouse elevations shall avoid large, visible wall surfaces and shall be articulated to step back building heights along the southeast elevation;

x. Entries shall be highlighted with a covered entry, porch or veranda;

y. Elements such as bay windows, columns, porches, window boxes, shutters, chimneys, window and door trim shall be used to highlight special areas within each elevation;

z. Whenever possible, windows and elevated decks and patios shall be placed to minimize impacts on the privacy of adjacent residences;

aa. Site plans shall minimize the area of new impermeable surfaces and channel runoff through the slowest route to the extent possible.

bb. The project design shall encourage a self-policing and a safe atmosphere by use of design features in buildings, landscaping, circulation and recreational facilities; such design shall be reviewed and approved by the City's Police Department.

cc. Those improvements, except fences, that are placed on slopes, or within 10 feet of the tops of slopes, shall be approved for construction by a registered geotechnical engineer or certified engineering geologist.

dd. The use of solar collectors for space and water heating to reduce natural gas consumption on the site is encouraged.

ee. The developer shall consider solar exposure and wind conditions in the orientation of buildings and consider shadow patterns when siting building on lots, and establish building setbacks that will minimize shading of adjacent buildings.

ff. The applicant/developer shall install energy-efficient appliances (i.e., freestanding stoves, refrigerators, etc.) and install flow-restrictors on sinks and showers to conserve water.

gg. The applicant/developer shall minimize the total amount of concrete and asphalt paving. These areas collect and re-radiate heat from the sun. Ground cover and trees, in place of paved areas, cool the air in summer and shield structures from wind, thus reducing heating requirements in the winter.

hh. Light-colored architectural treatments on interior surfaces to reflect more light, reducing lighting requirements and increasing apparent light is encouraged. Consider using skylights to reduce or eliminate the need for lighting. For exterior lighting, use low-sodium lamps that require less energy than other types of outdoor lighting.

ii. For the dwellings with highly visible rear elevations, particularly abutting Hayward Boulevard and the proposed school/park site and along the western perimeter of the development, the rear elevations shall be designed with sufficient wall and roof offsets to avoid large flat wall surfaces and uniform rooflines.

Variations in building setbacks and rear elevations shall also be implemented to minimize, to the extent possible, the uniform and linear appearance of dwellings along the ridgeline.

jj. Landscape plans shall also include the front and street side yard areas of each lot visible from a public street. All rear yards abutting Hayward Boulevard, Fairview Avenue, and entry/ridge road shall include a minimum of two 24"-box trees, spaced 20 feet on-center unless the City Landscape Architect determines that there are sufficient screening street trees within the adjacent road parkways. For dwellings located along Hayward Boulevard, Fairview Avenue, the proposed school/park site, and the western perimeter of the development, landscaping shall be installed in the adjacent common area and/or within the private rear yards prior to certificate of occupancy to buffer the view of the dwellings. Trees and shrubs shall have forms that blend with the surrounding native vegetation shall be emphasized.

kk. Residential units and landscaping shall incorporate water conservation measures.

ll. Runoff from impervious surfaces such as patios and driveways should be directed away from natural areas and waterways that could be negatively affected by overwatering and toxic substances.

mm. To the extent possible the applicant/developer shall avoid placing structures, utilities and fences on or near the top of slopes or in the shallow subsurface of slopes. For buildings, utilities and fences that are on or near the tops of slopes or in the shallow subsurface of slopes, or within 10 feet of the tops of slopes, a registered geotechnical engineer or certified engineering geologist shall approve the construction details. Potential measures for stabilizing structures affected by the impacts of creep could include extending foundations to below the creep zone, removal and replacement of creeping soils with non-expansive soils, or stabilization of creeping soil with lime-treatment or installation of geofabric.

nn. Topographic separation, i.e. berms, setbacks and special grading techniques shall be utilized to reduce flooding potential from the 1285 reservoir on proposed nearby homes.

oo. No habitable building shall be constructed within 150-feet of the P.G.&E. transmission line easement.

pp. For homes on streets 32-feet-wide, a minimum of three on-site parking spaces shall be provided on each lot, located behind the required front and sideyard setbacks.

178. For the lots within the development that border Hayward Boulevard and Fairview Avenue, unless a noise analysis confirms that noise levels will not exceed the interior standards contained in the City's Noise Element, sound walls and mechanical ventilation

of dwellings that provides alternative to opening windows for ventilation will be required.

179. Staging for construction equipment shall be within the confines of the development area.

180. The applicant/developer shall submit a construction Best Management Practice (BMP) program for review and approval by the City Engineer prior to the issuance of any building or grading permits. These BMPs shall be implemented by the general contractor and all' subcontractors and suppliers of material and equipment. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMPs will result in the issuance of correction notices, citations or a project stop work order.

181. Prior to the issuance of the first building permit, the applicant/developer shall pay $600,000 for acquiring a Type III wildland/interface fire engine or similar vehicle approved by the City's Fire Chief, and for modifications to Fire Station No. 5 to house the new vehicle. The developer may request reimbursement from other developers for the amount which exceeds his/her fair share allocation, through the establishment of a benefit district or through reimbursement if a previous developer has deposited funds, which the City shall not reasonably deny.

182. Fuel dispensing areas at the golf course maintenance yard must be paved with concrete extending a minimum of 8'- 0 from the face of the fuel dispenser and a minimum of 4'- 0 from the nose of the pump island. Fuel dispensing areas must be graded and constructed to prevent "runon" or runoff from the area. Fuel dispensing facilities must have canopies; canopy roof downspouts must be routed to prevent drainage flow through the fuel dispensing area. The golf course maintenance facility must have a spill cleanup plan. The fuel dispensing area must be dry swept routinely. Dispensing equipment must be inspected routinely for proper functioning and leak prevention. Fuel dispensing facilities must have canopies; canopy roof downspouts must be routed to prevent drainage flow through the fuel dispensing area. The facility must have a spill cleanup plan. The fuel dispensing area must be dry swept routinely. Dispensing equipment must be inspected routinely for proper functioning and leak prevention.

183. Vehicle/Equipment Washes: No vehicle or equipment washing activity associated with the golf course maintenance facility shall discharge to the storm drain system. Wash areas should be limited to areas that drain to an approved collection system. This wash area must be covered and designed to prevent "runon" and runoff from the area. A sign must be posted indicating the designated wash area. The collection system is subject to the review, approval, and conditions of the City Engineer

PRIOR TO CONSTRUCTION WITH COMBUSTIBLE MATERIALS

184. Prior to the construction of any structures on the site, the initial treatment of any adjoining fuel management zones shall be completed in accordance with the Walpert Ridge Specific Plan guidelines and the recommendations of the Fire Management Plan for