CITY OF CORNING
PLANNING COMMISSION AGENDA

TUESDAY, MAY 17, 2016
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021

A. CALL TO ORDER: 6:30 p.m.

B. ROLL CALL:

Commissioners:	**Barron**
	Poisson
	Mesker
	Hatley
Chairman:	**Robertson**

C. MINUTES:

1. **Waive the reading and approve the Minutes of the April 19, 2016 Planning Commission Meeting with any necessary corrections.**

D. BUSINESS FROM THE FLOOR: If there is anyone in the audience wishing to speak on items not already set on the Agenda, please come to the podium, and briefly identify the matter you wish to have placed on the Agenda. The Commission will then determine if such matter will be placed on the Agenda for this meeting, scheduled for a subsequent meeting, or recommend other appropriate action. If the matter is placed on tonight's Agenda, you will have the opportunity later in the meeting to return to the podium to discuss the issue. The law prohibits the Commission from taking formal action on the issue, however unless it is placed on the Agenda for a later meeting so that interested members of the public will have a chance to appear and speak on the subject.

E. PUBLIC HEARINGS AND MEETINGS: Any person may speak on items scheduled for hearing at the time the Chairman declares the Hearing open. **ALL LEGAL NOTICES PUBLISHED IN ACCORDANCE WITH LAW.**

F. REGULAR AGENDA:

2. **Study Matter 2016-1: Multi-Family Residential Design Guidelines; Discuss Residential Design Guidelines for Multi-Family Residential Units.**

G. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:

H. ADJOURNMENT:

POSTED: THURSDAY, APRIL 14, 2016

CITY OF CORNING
PLANNING COMMISSION MINUTES
TUESDAY, APRIL 19, 2016
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021

A. CALL TO ORDER: 6:30 p.m.

B. ROLL CALL:

Commissioners:	**Barron**
	Poisson
	Mesker
	Hatley
Chairman:	**Robertson**

All members of the Planning Commission were present.

C. MINUTES:

1. **Waive the reading and approve the Minutes of the March 15, 2016 Planning Commission Meeting with any necessary corrections.**

Chairperson Robertson stated a correction to the vote on Item E-2; Commissioner Mesker should not have been listed as voting on Item E-2 as he abstained.

Commissioner Poisson moved to approve the Minutes as corrected and Commissioner Hatley seconded the motion. **Ayes: Robertson, Barron, Poisson, Mesker and Hatley. Opposed/Abstain/Absent: None. Motion was approved by a 5-0 vote.**

D. BUSINESS FROM THE FLOOR:

Planning Consultant John Stoufer introduced the City's new Building Official, Dan Redding.

E. PUBLIC HEARINGS AND MEETINGS: Any person may speak on items scheduled for hearing at the time the Chairman declares the Hearing open. **ALL LEGAL NOTICES PUBLISHED IN ACCORDANCE WITH LAW.**

2. **Rezone 2016-03, Ordinance No. 667: Rezone approximately 12 acres to include the AH, Alternative Housing Combining District with the existing zoning designations pursuant to Implementation Measure's LU-(1) & (2) from the City of Corning 2014-2034 General Plan. The AH Combining District will allow by right the construction of Emergency Shelters, Transitional Housing, and Supportive Housing as defined in Section 17.46.040 of the Corning Municipal Code. The parcels proposed for zoning C3-CBDZ-AH are located along the east side of Barham Avenue at the northeast corner of the Barham Avenue Corning Road Intersection. APN's: 69-260-48, 49, 50, 51 & 52.**

Chairperson Robertson introduced this item by title and opened the Public Hearing at 6:33 p.m. Planning Consultant John Stoufer briefed the Commission on this item informing them that all parcels listed were owned by Mrs. Williiams (her daughter was present) and she has sent an email stating her opposition. Mr. Stoufer also informed the Commission of the letters or calls received in opposition to the proposed designation for this site. Mr. Stoufer announced that some of the neighbors are present to state their opposition.

Bartels Restaurant owner was present and stated his opposition and belief that there must be a better location for this zoning designation. He also stated that the Corning Police Department does a great job. Another audience member stated that the site doesn't provide the required services to serve the needs associated with transitional housing; this should be considered when considering a site. Tamera Williams thanked John and the Commission. With no other comments, Commissioner Barron moved to close the Public Hearing at 6:43 p.m. and Commissioner Hatley seconded the motion. **Ayes: Robertson, Barron, Poisson, Mesker and Hatley. Opposed/Abstain/Absent: None. Motion was approved by a 5-0 vote.**

Commissioner Posson moved to Deny Rezone 2016-03 and Ordinance 667. Commissioner Hatley seconded the motion. **Ayes: Robertson, Barron, Poisson, Mesker and Hatley. Opposed/Abstain/Absent: None. Motion was approved by a 5-0 vote.**

3. **Rezone 2016-04, Ordinance No. 668: Rezone approximately 9.5 acres from R-1 to R-4-AH. The R-4 represents Multiple Family Housing and the AH, Alternative Housing Combining District will allow by right the construction of Emergency Shelters, Transitional Housing, and Supportive Housing as defined in Section 17.46.040 of the Corning Municipal Code. The parcels proposed for zoning R-4-AH are located along the north side of Blackburn Avenue at the northwest corner of the Blackburn Avenue/Hwy. 99W Intersection.**

Chairperson Robertson introduced this item by title and opened the public hearing at 6:44 p.m. Planning Consultant John Stoufer briefed the Commission on the proposed subject property for rezoning to R4-AH.

Mr. Stoufer announced that property owners within 500 feet have been notified, as has Bell Carter. The Corning High School was not notified. Mr. Stoufer stated that Bell Carter operations would provide somewhat of a buffer zone and announced that Mr. Claussen, the person purchasing this property, does not oppose the rezone and stated he intends to plant an olive orchard at this location and in the future possibly get into olive oil processing, however due to the zoning he would be required to obtain a Use Permit. Mr. Claussen explained how this endeavor could provide jobs and drive traffic through the City's main street.

With no further discussion, Commission Mesker moved to close the Public Hearing at 6:51 p.m. Commissioner Hatley seconded the motion. **Ayes: Robertson, Barron, Poisson, Mesker and Hatley. Opposed/Abstain/Absent: None. Motion was approved by a 5-0 vote.**

Commissioner Barron moved to recommend that the City Council adopt the four (4) Factual Subfindings and Legal Findings as presented in the Staff Report and approve and adopt Rezone 2016-04 and recommend for approval Ordinance 668. Commissioner Hatley seconded the motion. **Ayes: Robertson, Barron, Poisson, Mesker and Hatley. Opposed/Abstain/Absent: None. Motion was approved by a 5-0 vote.**

F. REGULAR AGENDA: None.

G. ITEMS PLACED ON THE AGENDA FROM THE FLOOR: None.

H. ADJOURNMENT: 6:58 p.m.

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Lisa M. Linnet, City Clerk

ITEM NO. F-2
STUDY SESSION 2016-1, DISCUSS DESIGN GUIDELINES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN STOUFER; PLANNING CONSULTANT

BACKGROUND:
With the adoption of the 2014-2034 General Plan additional lands within the City were designated Multi-Family Residential (MFR). These lands will eventually be zoned R-3 or R-4 permitting the establishment of Multi-Family Residential Units. To assure quality development of these lands the Commission and staff have discussed amending the Corning Municipal Code to require "Design Guidelines" for multi-family residential units.

Attached is a copy of design guidelines from the City of Antioch in the Bay Area. Please review these guidelines so that we can discuss the type of "Design Guidelines" the Commission would recommend to the City Council for adoption.

ACTION:
Provide direction to staff for the development of a possible Ordinance.

6.2 multi-family residential

6.2.1 Introduction

The multi-family design guidelines are intended to foster quality developments and to provide a pleasant residential environment within the context of higher density. Multi-family buildings in Antioch shall contribute to the sense of community by carefully relating to the scale and form of adjacent properties, and by designing street frontages that create architectural and landscape interest for the pedestrian and neighboring residents. As defined for purposes of this section, multi-family includes all "attached" dwelling units, including townhouses and apartment complexes.

6.2.2 Design objectives

The design guidelines for multi-family developments are based on the following objectives.

A. Establish distinctive multi-family residential architectural designs that support high quality development.

B. Provide attractive, functional, and convenient site arrangements.

C. Identify landscape materials and designs that enhance the appearance of multi-family housing developments and contribute to the overall quality of the community.

D. Provide amenities appropriate for different age groups of multi-family residential developments as appropriate.

E. Use crime prevention techniques to enhance safety and security within multi-family residential developments such as:

- Avoid long, dead-end drive aisles.
- Off-street parking shall be located interior to the site, and be designed to minimize visual disruption of the overall project design.
- Pathway lighting is a safety feature and shall be used to light all pathways and open areas including pathways from the parking lot to the building's entrance.
- No parking shall be located between a building and a public street.

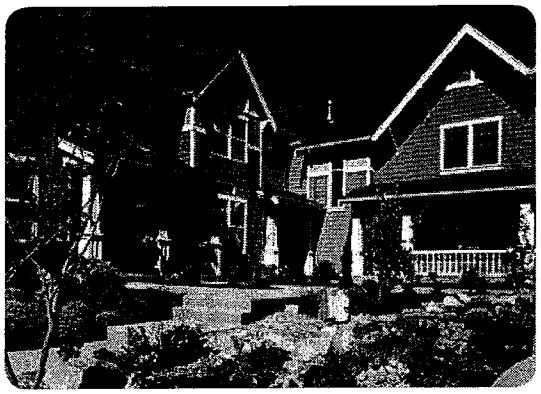

Figure 6.2.1 The design of this project allows residents to monitor the courtyard

6.2.3 Site Planning

A. Building Siting and Massing

1. Views, particularly of the San Joaquin River and Mount Diablo, mature trees, and similar natural amenities unique to the site shall be preserved and incorporated into development proposals whenever possible.
2. Clustering of multi-family units shall be a consistent site-planning element. Large projects shall be broken up into groups of structures.
3. Buildings shall be generally oriented

to the street with varying setbacks to provide visual interest and varying shadow patterns.

4. Developments shall relate directly to the adjacent street, and present an attractive and interesting facade to passersby as in figure 6.2.2.

Figure 6.2.2 These townhouses are oriented to the street

5. Buildings shall be oriented to promote privacy to the greatest extent possible.

6. Multi-family residential development shall respect existing development in the immediate area.

B. Circulation

1. Principal vehicular access into multi-family projects shall be through an entry drive.

2. All site entrances shall be visible from a public street and well lighted.

3. The main site entry design shall incorporate patterned or colored concrete.

4. Special accents, such as monument, public art, ornamental features, decoration, special textured paving, flowering accents, walls, shrubs, and the use of specimen trees, shall be used to generate visual interest at entries.

Figure 6.2.3 A n entry sign located at the project entrance is an integral part of a wayfinding system

5. Entry drives shall have sidewalks on both sides.

6. All entry drive locations shall be coordinated with existing or planned median openings.

7. Where possible, all multi-family projects shall incorporate pedestrian connections to adjoining residential, commercial projects, and other compatible land use facilities.

8. Cross circulation between vehicles and pedestrians shall be minimized. A continuous, clearly marked walkway shall be provided from the parking areas to main entrances of buildings.

9. Walkways shall be located to minimize the impact of pedestrians on the privacy of nearby residences or private open space. Avoid siting a walkway directly against a building. A landscaped planting area between

walkways and building facades is strongly encouraged.

Figure 6.2.4 a front walkway landscaped so it does not impact the privacy of residents

C. Parking

1. Multi-family parking areas shall be divided into a series of connected smaller parking courts.
2. Parking areas shall be located within the development's interior and not along street frontages. Carports and tuck-under parking shall not be visible from a public street.
3. Adverse visual impacts of parking areas and garages on the residential character of the street, including blank walls, garage doors, parking facilities, and driveway openings along street frontages, shall be minimized.
4. Carports, detached garages, and accessory structures shall be designed as an integral part of the architecture of projects. They shall be similar in material, color, and detail to the principal buildings of a development. Prefabricated metal carports are prohibited.
5. Parking courts shall be treated as an important public space whose character is clearly and coherently delineated by landscaping, lighting, building massing, and pedestrian/ vehicular circulation.

Figure 6.2.5 A well-designed parking court that incorporates landscaping into the circulation pattern

6. Where garages are utilized, garage doors shall not appear flush with the exterior wall.

6.2.4 Architecture

A. Character Defining Elements

1. While there is no required architectural "style" for multi-family residential structures in Antioch, regional styles such as Craftsman, Spanish Colonial Revival, Mission Revival, and Victorian are encouraged. The primary focus shall be on constructing a high-quality residential environment.
2. Architectural elements such as bays, bay windows, recessed or projecting balconies, verandas, balconies, porches and other elements that add visual interest, scale and character to

the neighborhood are encouraged.

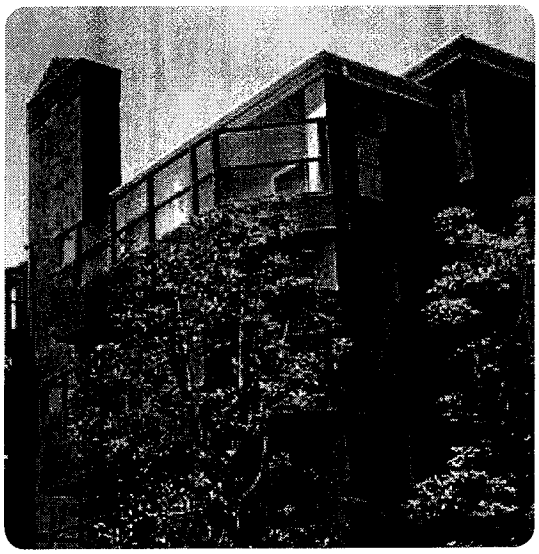

Figure 6.2.6 Balconies can be used to effectively break up the building facade

B. Building Height, Scale and Articulation

1. The maximum number of attached units per building shall be 8. Buildings with 3, 4, 5, and 6 units per structure shall be mixed throughout the project.

Figure 6.2.7 A tri-plex uses changes in color and facade to create the appearance of different buildings

2. Building heights shall be varied to give the appearance of a collection of smaller structures.
3. In some cases, upper stories shall be stepped back to reduce the scale of facades that face the street, common space, and adjacent residential structures.
4. Buildings containing 3 or more attached dwellings in a row shall incorporate at least one of the following:
   a. Each dwelling unit shall have at least one architectural projection not less than 2 feet from the wall plane and not less than 8 feet wide.

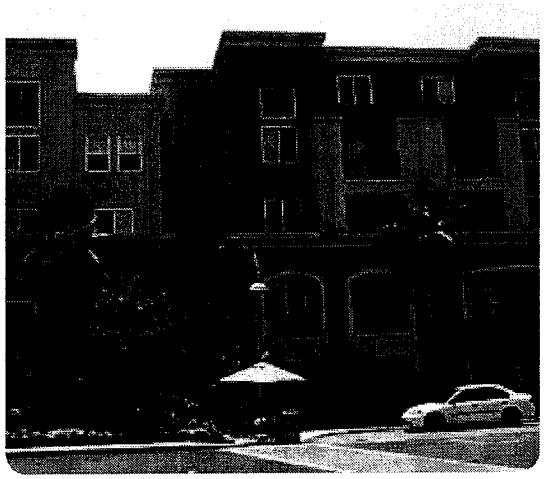

Figure 6.2.8 Modern designs incorporate a variety of projections to vary the facade

   b. Projections shall extend the full height of single story buildings, at least one-half the height of two-story buildings, and two-thirds the height of a three-story building; or

c. A change in wall plane of at least 3 feet for at least 12 feet for each two units.

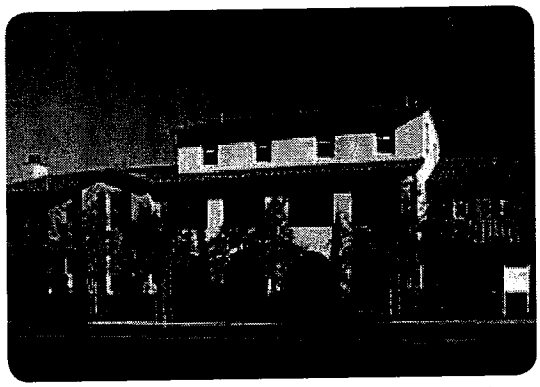

Figure 6.2.xx Projections and wall plane changes 9 to the style, create interest and break up the monotony of of a multi-family structure

5. The perceived height and bulk of multi-story buildings shall be reduced by dividing the building mass into smaller-scale components and adding details such as projecting eaves, dormers and balconies. The use of awnings, moldings, pilasters and comparable architectural embellishments are also encouraged.

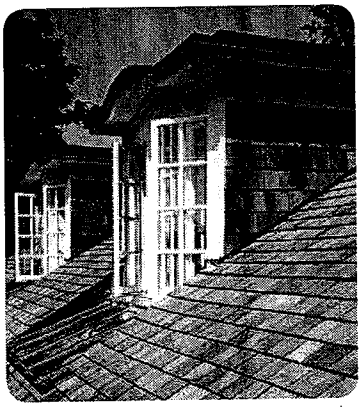

Figure 6.2.10 An example of a dormer window

6. All building elevations shall be considered in the evaluation of any new construction, additions or alterations. Side and rear views of a building shall not be minimized because of their orientation away from the public right-of-way. The same or compatible design features shall be continued or repeated upon all elevations of a building.

7. Arcades and other types of overhangs shall be used to provide human scale to the interface between the facade and sidewalk.

8. Building facades that enclose stairwells shall include residential-type windows to reduce the visual bulk of the stairwell and enhance safety. Building facades enclosing elevator shafts shall use architectural treatments to reduce visual mass.

9. All mechanical equipment, whether mounted on the roof or the ground, shall either be suitably screened or placed in locations that are not viewed from residences, common areas, or the street. All screening devices shall be compatible with the architecture and color of the adjacent buildings.

C. Entryways

1. Courtyard doors or gates used at multifamily building entries shall be attractively designed as an important architectural feature of the building or complex.

2. Strongly delineate the separation between public and private space with paving, building materials, grade separations, or with physical barriers

such as landscaping, fences, walls, screens, or building enclosures.

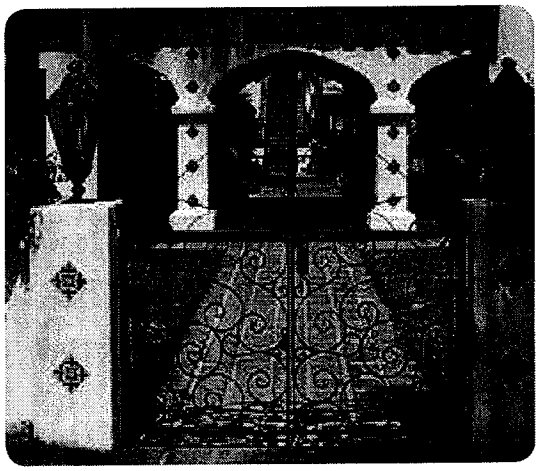

Figure 6.2.11 A courtyard gate complements the theme of the complex

3. Each entry to a dwelling unit shall be emphasized and differentiated through architectural elements such as porches, stoops, roof canopies, and detailing. Opportunities shall be provided for residents to personalize their entry by providing ground level space or a wide ledge for potted plants.

Figure 6.2.12 Individual dwelling units can be personalized through planters

D. Stairways

1. Not more than four second floor dwelling units shall be served by a single flight of exterior stairs. Where appropriate for the architectural style, the stairway design shall be open to allow views for natural surveillance.

2. Stairways shall be constructed of durable material that is compatible with the design of the primary structure. Prefabricated metal stairs are strongly discouraged but may be considered on a case by case basis.

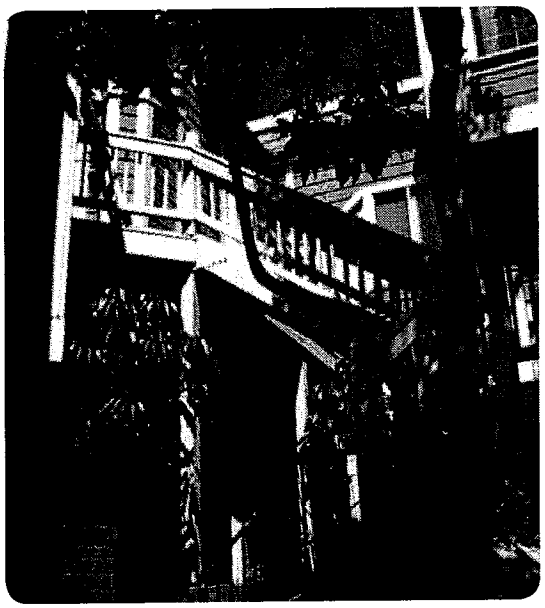

Figure 6.2.13 stairs should be integral to the architecture of the structure

E. Building Materials

1. The development's dwelling units, community facilities, and parking structures shall be unified by a consistent use of building materials, textures, and colors. Exterior columns or supports for site elements, such as trellises and

porches, shall utilize materials and colors that are compatible with the entire project.

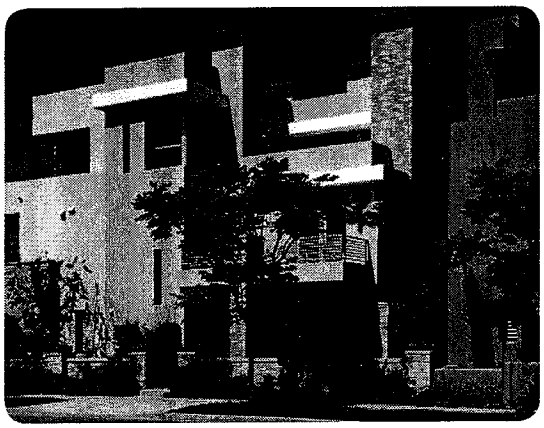

Figure 6.2.14 This project has variety while maintaining similar building materials, textures, and colors

2. Building materials shall be durable, require low maintenance, and relate a sense of quality and permanence. Frequent changes in materials shall be avoided.

3. Inappropriate materials for exterior applications include:

   a. Plastics/plastic laminates;

   b. Asphalt shingles;

   c. Corrugated fiberglass, metal or plastic;

   d. Rock veneers or unrealistic imitation rock;

   e. Plywood or similar wood;

   f. Highly reflective materials;

   g. Unfinished concrete; and

   h. Unfinished metal, aluminum or similar material.

F. Roofs

1. Rooflines shall be segmented and varied within an overall horizontal context. Varying heights are encouraged.

Figure 6.2.15 An example of variation in rooflines for interest

2. Combinations of one, one-and-a-half, and two story units are encouraged to create variation and visual interest.

3. Use of vertical elements such as towers may be used to accent the predominant horizontal massing and provide visual interest.

4. Full hipped or gabled roofs covering the entire building are preferred over mansard roofs and segments of pitched roofs applied at the building's edge.

5. Roofs shall reflect a residential appearance through pitch and use of materials.

6. Roof pitch for a porch may be slightly lower than that of the main building.

7. Carport roofs visible from buildings or streets shall incorporate roof slope and materials to match adjacent buildings. Flat carport roofs are prohibited.

G. Colors

1. Color is an important element in establishing a structure's character and architectural style. The predominant color of the building and accessory structures shall be a muted, non-garish tone.

2. Color shall be used as an important accent in the project's appearance. More than one predominant paint color is encouraged. Compatible accent colors shall be used to enhance important architectural elements and details.

3. Bright or intense colors shall be used very sparingly, and shall typically be reserved for more refined or delicate detailing.

4. Materials such as brick and stone shall be left in their natural colors.

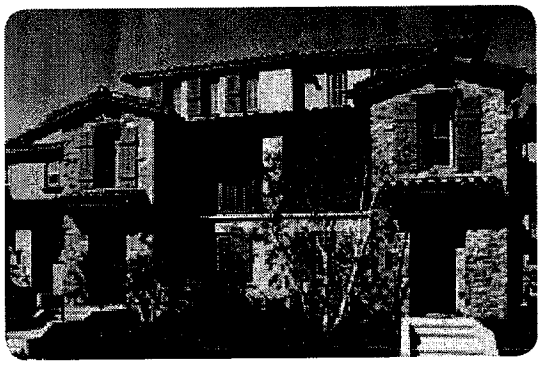

Figure 6.2.16 The stone on this building retains its natural color and complements the colors of the structure

6.2.6 Landscaping

A. Introduction

Landscaping for multi-family projects can be used to define and accent specific areas (e.g., building entrances, parking lots), define the edges of various land uses, provide a transition between neighboring properties (buffering), and screen storage areas. Landscaping shall be used as a unifying element within a project and to ensure compatibility with surrounding projects.

Figure 6.2.17 Landscaping within a multi-family project adds color and interest

1. Landscaped areas shall generally incorporate plantings utilizing a three-tier system: (1) grasses and ground covers, (2) shrubs and vines, and (3) trees.

2. New landscaping shall complement existing landscape materials, location, and massing on adjacent established developments where appropriate.

3. The following planting design concepts are encouraged within each project:

   a. Specimen trees (48 inch box or more) in informal groupings or rows at major focal points;

   b. Use of planting to create shadow and patterns against walls;

   c. Use of planting to soften building lines and emphasize the positive features of the site;

d. Use of flowering vines on walls, arbors, or trellises;

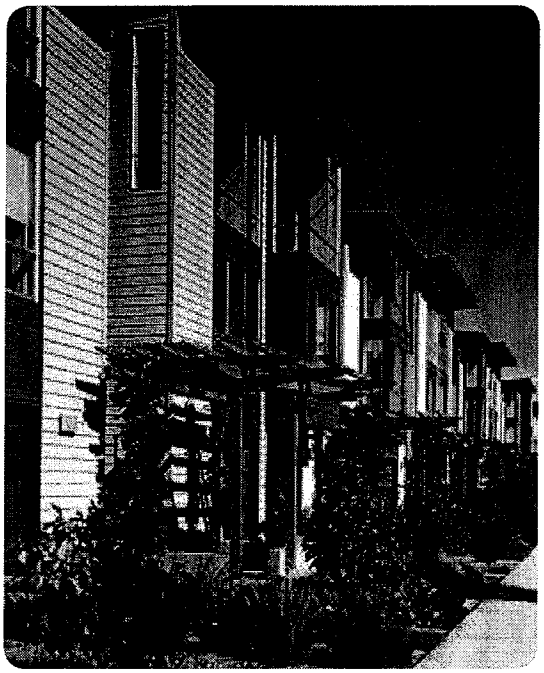

Figure 6.2.18 An example of vines on a trellis

e. Trees to create canopy and shade, especially in parking areas and passive open space areas; and

f. Berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.

4. Landscaping around the building perimeter is encouraged.

5. Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces and the use of curbs. Concrete step areas shall be provided in landscape planters adjacent to parking spaces.

6. Vines and climbing plants on powder-coated metal trellises and perimeter walls are encouraged.

7. Gravel, bark, or Astroturf is not allowed as a substitute for plant materials.

8. Landscaping shall emphasize water-efficient plants.

B. Landscaping at Site Entries and Entry Statements

Vehicular entries provide a good opportunity to introduce and identify multi-family projects. The vehicular entry zone in a multi-family development is the area between the public street and the project's internal circulation system.

Figure 6.2.19 Plants, paving, and structures welcome residents and visitors into this project

1. The vehicular entry zone shall be treated with special landscape elements that will give individual identity to the project (i.e. special paving, graphic signage, specialty lighting, specimen trees, flowering plants).

2. Textured paving, stamped concrete or rough textured concrete may be used to delineate site entries.

C. Landscaped Area Spacing and Size

1. Plant materials shall be placed so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees or large shrubs shall not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities. Trees and large shrubs shall be placed as follows:

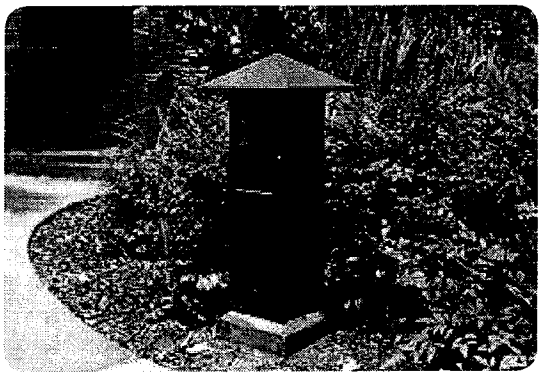

Figure 6.2.20 The landscaping here still allows the light to work effectively

a. A minimum of 8 feet between the center of trees and the edge of the driveway, 6 feet from a water meter, gas meter, and sewer laterals.

b. A minimum of 25 feet between the center of trees and the beginning of curb returns at intersections.

c. A minimum of 15 feet between the center of trees and large shrubs to utility poles and street lights; and

d. A minimum of 8 feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.

D. Plant Maintenance and Irrigation

1. All young trees shall be securely staked with double staking and/or guy-wires. Root barriers shall be required for any tree placed within 10 feet of pavement or other situations where roots could disrupt adjacent paving/curb surfaces.

2. Automatic sprinkler controllers shall be installed to ensure that landscaped areas will be watered properly. Backflow preventors and anti-siphon valves shall be provided in accordance with current codes.

3. Sprinkler heads and risers shall be protected from car bumpers. "Pop-up" heads shall be used near curbs and sidewalks. The landscape irrigation system shall be designed to prevent run-off and overspray.

Figure 6.2.21 An example of a pop-up sprinkler

4. All irrigation systems shall be designed to reduce vandalism by placing controls in appropriate enclosures.

6.2.6 Lighting

A. Street lighting shall be installed inside the project on both sides of the street using a minimum 70 watt HPSV.

B. All lighting in parking areas shall be arranged to provide safety and security for residents and visitors but prevent direct glare of illumination onto adjacent units.

C. Pedestrian-scaled lighting shall be located along all pedestrian routes of travel within multi-family communities.

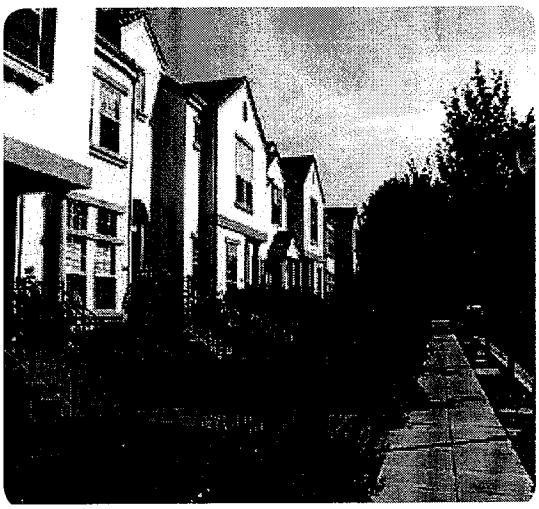

Figure 6.2.22 Pedestrian scaled lighting improves the safety of multi-family areas

6.2.7 Walls and Fences

Walls and fences provide security and privacy in addition to screening unsightly views. They can be utilized with landscaping to enhance and buffer the appearance of development. The following guidelines apply to walls and fences in multi-family residential development.

A. The design of walls and fences, as well as the materials used, shall be consistent with the overall development's design. Fence and wall

Figure 6.2.23 This fence color is consistent with overall project design

color shall be compatible with the development and adjacent properties. Paint color used on fences shall be common colors readily purchased and kept readily available on the development's premises.

B. Visually penetrable materials (e.g., wrought iron or tubular steel) shall be used in areas of high activity (i.e., pools, playgrounds) and areas adjacent to street frontage.

C. Wall design and selection of materials shall consider maintenance issues, especially graffiti removal and long-term maintenance. Decorative capstones on stucco walls are required to help prevent water damage from rainfall and moisture.

D. Perimeter walls shall incorporate various textures, staggered setbacks, and variations in height in conjunction with landscaping to provide visual interest and to soften the appearance of perimeter walls. Chain link fencing is not permitted.

E. Screen walls, sound walls and retaining walls

height shall be determined by site features and location, such as proximity to noise generators and privacy issues.

F. The proportion, scale, and form of the walls adjacent to homes shall be consistent with the building's design.

G. Long continuous perimeter walls are discouraged. Perimeter walls shall incorporate wall inserts and or decorative colums or pilasters to provide relief. The maximum unbroken length of a perimeter wall shall be 100 feet.

H. The colors, materials and appearance of walls and fences shall complement the architecture of the buildings. Fencing, where screening is not specifically required, shall be of decorative iron or similar material.

6.2.8 Multi Family Storage

A. Adequate private storage space shall be provided for all multi-family units.

B. A minimum of 250 cu feet of lockable, enclosed storage space shall be located in a garage, carport, storage building or in an enclosed storage space that is accessed from the rear of the unit. Exterior closets on balconies may also be used if not visible from the public right of way

C. Multi-family storage must be in addition to designated utility area.

6.2.9 Trash and Storage Facilities

Trash enclosures and storage facilities shall be located in nonconspicuous areas, well screened with landscaping, and fortified so as to protect adjacent uses from noise and odors.

A. Trash enclosure locations shall be accessible for trash collection but shall not block circulation or driveways. Trash enclosures shall be located inside parking courts or at the end of parking bays.

Figure 6.2.24 An example of an appropriate trash enclosure

B. Architectural screening elements shall be constructed of the same materials and finishes as the primary building. Gates shall be solid metal painted to match adjacent building design.

C. Trash enclosures shall be adequately screened on three sides with landscaping.

D. All trash enclosures shall be covered.

E. Trash enclosures shall be sized to accommodate both recycling and trash containers.

F. The trash enclosure pad shall be designed to drain to a pervious surface through indirect soil infiltration in accordance with the Contra Costa Clean Water Program Stormwater C.3 Guidebook, which can be referenced from the following website link: http://cccleanwater.org/construction/nd.php#Guidebook

6.2.10 Community Facilities and Open Space

A. Residents of housing projects shall have access to community facilities and useable open space, whether common or private, for recreation and social activities.

B. All support buildings within multi-family residential projects (i.e., laundry facilities, recreation buildings, and sales/lease offices) shall be compatible in architectural design with the rest of the complex.

C. The design and orientation of open space areas shall be sheltered from the noise and traffic of adjacent streets or other incompatible uses.

D. Buildings shall be oriented to create courtyards and open space areas, thus increasing the area's aesthetic appeal. Community features such as plazas, interactive water features, and community gardens shall be included whenever possible.

Figure 6.2.25 A community garden provides a chance for residents to interact

E. Community facilities and open spaces shall be conveniently located for the majority of units.

Figure 6.2.26 Community open space is convenient for most units

F. Open space areas shall take advantage of prevailing breezes and direction of the sun to provide natural lighting and ventilation for open spaces.

G. Community facilities and open spaces shall be contiguous to the units they serve and be screened from public view.

H. Children's play areas shall be visible from as many units as possible.

Figure 6.2.27 A playground visually accessible but secure

I. In large developments, separate, but not necessarily segregated, play areas or informal outdoor spaces shall be provided for different age groups for safety reasons. Small developments may combine play areas (e.g., a tot lot incorporated into a larger activity area for older children).

J. Seating areas shall be provided in areas where adults can supervise children's play and also where school-age children can sit. Seating location shall consider comfort factors, including sun orientation, shade, and wind.

K. Mailboxes shall be located in highly visible, heavy use areas for convenience, to allow for casual social interaction, and to promote safety.

L. A trash and recycling receptacle shall be located adjacent to the mailboxes.