

LAND USE

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Amended in part by Resolution 2010-26
Amended in part by Resolution 2012-31 on September 10, 2012

PURPOSE

The Land Use Chapter is the heart of the General Plan because it contains the goals and policies for the appropriate use of every parcel of land within the City limits and within the City's Sphere of Influence. Land use designations and standards for development are established for residential and commercial uses, public facilities and public utilities, and for the protection of natural areas. The Land Use Map and the tables herein establish standards of population density and building intensity. The goals, policies, and programs in this chapter seek to ensure that development in Lafayette is not only harmonious with the City's natural environment and compatible with its existing neighborhoods, but that future development can be accommodated with existing and planned infrastructure.

This Chapter covers these major policy areas:

- Natural and Scenic Lands
- Residential Land Uses
- Commercial Land Uses
- Public Facilities
- Sphere of Influence
- Interjurisdictional Coordination
- Growth Management and Infrastructure
- Cultural Resources

This Chapter also contains guidelines to help Lafayette preserve and strengthen its distinctive community identity and small town character by :

- preserving scenic views of the surrounding hillsides and ridgelines;
- shaping development such that it is harmonious with the immediate natural and built environment;
- maintaining the quality of the residential neighborhoods;
- encouraging distinctive development Downtown;
- better defining the entries to the city;
- preserving and enhancing buildings and sites with historical or architectural significance;

and

- preserving areas with environmental, scenic or recreational significance as open space.

THE LAFAYETTE PLANNING AREA

The City's Sphere of Influence, prescribed by the Local Agency Formation Commission (LAFCO), is identical with the City limits with two exceptions. There are approximately 130 acres of land west of Taylor Boulevard near the northeast corner of the City and about 200 acres south of Highway 24 and east of Pleasant Hill Road. The former area contains some existing large-lot residential development and approximately 44 acres of vacant land with limited residential development potential. The latter area consists mainly of existing residential development located just east of the current City Limits. The City's Sphere of Influence is consistent with the Urban Limit Line defined in the Contra Costa County General Plan. The acreage of each land use designation is presented in Table 1 below. Over 75 percent of the land in Lafayette is designated for single family residential uses. Commercial uses account for less than 3 percent of land and are concentrated along the Mt. Diablo Boulevard corridor. Fifteen percent of land in Lafayette is devoted to open space.

TABLE 1 - ACREAGE BY LAND USE DESIGNATION

Land Use Designation	Within City	Percent	Sphere of Influence	Percent
Rural Residential	1,629.2	17.4	42.1	12.2
Low Density Single Family Residential	3,630.1	38.8	117.6	34.0
Medium Density Single Family Residential	2,057.0	22.0	186.1	53.8
Low Density Multifamily Residential	53.7	0.6		
High Density Multifamily Residential	58.7	0.6		
West End	38.8	0.4		
East End	82.3	0.9		
Downtown Core (Retail and Plaza)	79.3	0.9		
Multifamily Residential/Office	43.4	0.5		
Public Utilities	21.9	0.2		
Community Facilities and Civic Uses	129.0	1.4		
Parkland	82.5	0.9		
Open Space	1449.4	15.5		
TOTAL	9,355.3	100	345.8	100

SOURCE: CITY OF LAFAYETTE, 2001

POPULATION GROWTH TRENDS AND PROJECTIONS

Population Growth Trends

The City of Lafayette was incorporated in 1968. The City's population has increased steadily since the 1960's, with the greatest increase occurring in the decade between 1960 and 1970, largely due to annexations along Reliez Valley Road and in the Springhill Road area. Table 2 indicates that the City's population has increased very gradually since 1980. This is because most of the buildable land in Lafayette had been developed by 1980. Population increased by 1,302 persons (5.4%) between 1980 and 1990, as compared with a 3,519 - person increase (17.2%) between 1970 and 1980.

TABLE 2 - POPULATION GROWTH 1960-1995

Year	1960	1970	1980	1990	1995
Population	7,114	20,484	24,003	25,305	25,500

SOURCE: *PROJECTIONS '94*, *PROJECTIONS '98*, ABAG AND THE U.S. 1990 CENSUS. PROJECTIONS APPLY TO THE CITY AND ITS SPHERE OF INFLUENCE.

Population Projections

Table 3 shows population projections for the City of Lafayette, prepared by the Association of Bay Area Governments (ABAG). The projections indicate that the City's total population is expected to increase by less than five percent during the periods 2000-2005 and 2005-2010.

TABLE 3 - POPULATION PROJECTIONS 2000-2025

	2000	2005	2010	2015	2020	2025
Population	26,144	27,300	27,900	28,400	29,100	29,700

SOURCE: *PROJECTIONS '02*, ABAG. PROJECTIONS APPLY TO THE CITY AND ITS SPHERE OF INFLUENCE.

For the same periods, Contra Costa County's population is slated to increase by 7% and 6% respectively.

HOUSING AND JOBS

Lafayette has historically been a residential community with most employed residents working in other communities. At the time of incorporation, most residents traveled west to jobs in Oakland and San Francisco. With the rapid development of employment centers stretching from Concord to Pleasanton and the Silicon Valley, more residents now travel to the east and south to their jobs than ever before.

Job growth in Lafayette has roughly paralleled the increase in population and employed residents. Office developments completed during the 1980s and more recent expansion of retail space have been the primary sources of new jobs. Due to its land use patterns, the City remains an exporter of employees.

TABLE 4 - EMPLOYMENT, JOBS, AND POPULATION 1980-2000

	1980	1990	2000
Employed Residents	12,014	13,703	14,220
Jobs	8,116	9,340	9,530
Jobs/Employed Resident	0.68	0.68	0.67
Population	24,003	25,305	26,144
Jobs/Resident	0.34	0.37	0.37

SOURCE: PROJECTIONS '98 AND '02 ABAG. PROJECTIONS APPLY TO THE CITY AND ITS SPHERE OF INFLUENCE

These numbers do not reflect that many of the jobs in Lafayette are not filled by Lafayette residents and that more residents are spending many of their working hours at home using computer and telecommunications technologies.

While Lafayette has relatively little area designated for commercial activities, much of it is subject to renewal with more intensive uses that will create more jobs. Furthermore, the City's proximity to both the Oakland and Diablo Valley employment and population centers, coupled with its access to BART will enable businesses to attract employees commensurate with the anticipated increase in population.

TABLE 5 - EMPLOYMENT, JOBS, AND POPULATION PROJECTIONS 2000 to 2015

	2000	2005	2010	2015
Employed Residents	14,220	14,900	15,900	16,500
Jobs	9,530	9,710	10,290	10,520
Jobs/Employed Resident	0.67	0.65	0.65	0.64
Population	26,144	27,300	27,900	28,400
Jobs/Resident	0.37	0.36	0.37	0.37

SOURCE: PROJECTIONS '02, ABAG. PROJECTIONS APPLY TO THE CITY AND ITS SPHERE OF INFLUENCE

LAND USE MAP

There is a Land Use Map (Map I-1) that is part of this Plan. It is necessary to refer to this map and the text of the Plan, along with the Zoning Ordinance, to determine how a parcel of land may be developed.

Maximum densities and Floor Area Ratios (FAR's) described in this chapter can only be achieved after complying with the goals, policies and programs of this General Plan. In addition, the zoning and subdivision ordinances contain measures that may limit the density of any parcel of land in the City below the density specified in the General Plan.

Other maps that show the locations of public facilities, environmentally sensitive areas, potential geotechnical and flood hazards, the street system, parkland and trails are an integral part of the General Plan. Such maps should be consulted in order to obtain a complete interpretation of the Plan’s goals, policies and programs applicable to a given area or parcel of land.

DEVELOPMENT POTENTIAL

There is relatively little land in the City where additional development can occur. Most of the remaining vacant or underdeveloped land is located in environmentally constrained areas characterized by steep hillsides, oak woodlands, and unstable soil conditions; this land is designated Rural Residential on the Land Use Map. The majority of new single-family residential construction will be on infill lots scattered throughout the City's existing residential neighborhoods and in mixed-use developments located Downtown. A description of Lafayette's residential buildout potential is presented in the *Housing Chapter*. (The “Additional Housing Units” shown in Table 6 include both single-family and multi-family residential units.)

Downtown Lafayette has vacant and underutilized parcels, which have the potential to accommodate a mixture of commercial and residential uses. Table 6 presents the projected General Plan buildout for all parcels. This projected buildout is less than the maximum potential allowed by base zoning standards (height and yard requirements), since it reflects overall development constraints, such as undersized parcels, underutilized parcels, parking and open space standards and topographic limitations.

TABLE 6 - GENRAL PLAN BUILD OUT

Existing Commercial Space s.f.	Additional Commercial Space s.f.	Commercial Build out (total s.f.)	Existing Housing Units	Additional Housing Units	Residential Buildout (Total units)
2,400,000	380,000	2,680,000	9,842	1,026	10,868

SOURCE: COMMUNITY DEVELOPMENT DEPARTMENT, 2002, PROJECTIONS 98, ABAG, US CENSUS 2000

LAND USES

Fourteen Land Use Designations are established by this Plan under the following four headings.

Natural and Scenic Land Uses

Open Space

Parkland

Rural Residential

Rural Residential-5

Residential Land Uses

Low Density Single Family Residential

Medium Density Single Family Residential

Low Density Multifamily Residential

High Density Multifamily Residential

Commercial and Office Land Uses

Downtown Core (includes the Downtown
Retail and Plaza districts)

West End Commercial

East End Commercial

Other Land Uses

Public Utilities

Community Facilities and Civic Use

Multifamily Residential/Office

The General Plan establishes Land Use Designations both within the City limits and within the City's Sphere of Influence as defined by the Local Agency Formation Commission (LAFCO)¹. The Sphere of Influence represents the probable ultimate physical boundary of the City. The designations defined below are shown on *Map I-1: Land Use Map*.

Population Density and Building Intensity

State law requires general plans to establish standards of population density and building intensity. Estimates for population in these land use categories are based on an average household of 2.6 persons, except for the High-Density Multifamily Residential designation, which is based on an average of 2.1 persons per household. If there is a discrepancy between dwelling units per acre and persons per acre, the number of dwelling units per acre shall govern.

¹ Local Area Formation Commission. Refer to the Glossary for an explanation of this Commission.

TABLE 7 - RESIDENTIAL POPULATION DENSITY AND BUILDING INTENSITY

Land Uses	Maximum Population Density	Maximum Building Intensity
Rural Residential	0.26 persons per acre	0.1 dwelling units/acre
Rural Residential-5	0.52 persons per acre	0.2 dwelling units/acre
Residential Land Uses		
▪ Low Density Single-Family Residential	5 persons per acre	2 dwelling units/acre
▪ Medium Density Single-Family Residential	16 persons per acre	6 dwelling units/acre
▪ Low Density Multifamily Residential	44 persons per acre	17 dwelling units/acre
▪ High Density Multifamily Residential	73 persons per acre	35 dwelling units/acre
Administrative/Professional Office/ Multifamily Residential	73 persons per acre	35 dwelling units/acre

NOTE: This table does not reflect the actual population density or building intensity for existing developed parcels, rather it illustrates the maximum potential for vacant and underdeveloped parcels.

NATURAL AND SCENIC LANDS

Natural and Scenic Lands include the land use designations which preserve the natural environment through the protection of open space, parklands, ridgelines, hillsides and riparian corridors. Development is to be allowed only in areas designated Rural Residential and only when it is subordinate to and supportive of the preservation of natural conditions.

These land use designations will enable the City to meet the goals, policies and programs outlined in the Open Space and Conservation Chapter. The general location of these lands is indicated on Map III-1: *Hillside Overlay Area*.

Natural and Scenic Land Uses

Open Space: This designation applies to areas of land which are essentially unimproved and used for the preservation of natural resources and habitats, agriculture, passive outdoor recreation, visual amenities such as view corridors and scenic vistas, or the maintenance of public health and safety. Development is limited to 400 square feet per parcel. Only structures that support the use, such as shelters and storage sheds, are allowed.

Parkland: This designation applies to existing and proposed active and passive parks. Allowed structures are shelters, restrooms, storage sheds, and other ancillary structures needed to accommodate a public use or to provide for the maintenance of the land and recreational facilities. The maximum floor area ratio (FAR) shall not exceed 0.01.

Rural Residential: This designation is intended to retain hillsides in as nearly a natural condition as is feasible while allowing residential development which is subordinate to and supportive of preserving scenic views and the natural hillside character of the area. Houses shall be sited, designed and of such a size so as to blend into the natural environment and have minimal impacts on it. Visibility of any development shall be kept to a minimum. Development density shall not exceed 0.1 dwelling units per acre.

Rural Residential-5: At the time of the adoption of this General Plan, there were no properties in this land use designation. This abstract category is in place to accommodate properties whose land use designations may be changed at a future date from Rural Residential to Rural Residential-5. As with the Rural Residential classification, this designation is intended to retain hillsides in as nearly a natural condition as is feasible while allowing residential development, which is subordinate to and supportive of preserving scenic views and the natural hillside character of the area. Houses shall be sited, designed and of such a size so as to blend into the natural environment and have minimal impacts on it. Visibility of any development shall be kept to a minimum. Development density shall not exceed 0.2 dwelling units per acre.

RESIDENTIAL NEIGHBORHOODS

Lafayette is primarily a residential community and it is the City's residential neighborhoods that largely define its character. Residential development is located on either side of the Mt. Diablo Boulevard corridor, along valley floors and on the surrounding hillsides. These neighborhoods present a diverse visual environment, offering a variety of housing types, and architecture that is sensitive to the hilly landscape.

A long-standing priority of the community has been to ensure that development remains harmonious with the existing natural and built environment. Carefully regulating development on hillsides and ridgelines protects the public safety and maintains the scenic beauty and character of the community. Formal review of residential development is essential to ensure that it is attractive and respects the surrounding neighborhood. The City has adopted, and periodically updates *Residential Design Review Guidelines*. These guidelines establish standards for residential development that protect public health, safety and general welfare by regulating development in sensitive environmental areas and by protecting natural features. Additional programs are included in this plan to protect scenic views and ensure that new development is compatible with the surrounding neighborhood.

The goals, policies and programs of this General Plan continue the community's tradition of working with developers and architects to create attractive residential neighborhoods.

Residential Land Uses

Low Density Single Family Residential: Designates areas suitable for single-family dwellings at densities up to 2.0 dwelling units per acre.

Medium Density Single Family Residential: Designates areas suitable for single-family dwellings at densities up to 6.0 dwelling units per acre.

Low Density Multifamily Residential: Designates areas suitable for single-family, duplex and multifamily dwellings at densities up to 17 dwelling units per acre.

High Density Multifamily Residential: Designates areas suitable for residential development at a density up to 35 dwelling units per acre.

Senior Housing Overlay District: Designate areas suitable for senior residential development at a density up to 45 units per acre. The senior housing overlay district

classification may be superimposed only on the parcels within the boundaries of the Redevelopment area (Map I-4) with the exception of parcels within the MRP zoning district. (*Reso. 2010-26, 2010*)

Goal LU-1 Protect the character and patterns of development of residential neighborhoods.

Policy LU-1.1 Scale: Development shall be compatible with the scale and pattern of existing neighborhoods.

Program LU-1.1.1: Adopt new triggers for design review to ensure that the visual bulk of structures is compatible with the scale and physical setting of neighboring homes.

Program LU-1.1.2: Adopt regulations to address the height, bulk, and scale of single-family development. Such regulations would apply to additions that substantially alter the existing appearance or size of a structure.

Program LU-1.1.3: Establish a mechanism for adopting neighborhood development standards in order to ensure that new development is compatible with existing neighborhoods.

Program LU-1.1.4: Enact a City subdivision ordinance that reflects local conditions and standards.

Policy LU-1.2 Design: Development should respect the architectural character of the neighborhood.

Program LU-1.2.1: Development shall be considered in context with nearby structures in the design review process.

Policy LU-1.3 Privacy: Development shall respect the privacy of neighbors.

Program LU-1.3.1: Review and update development regulations on privacy.

Policy LU-1.4 Property Maintenance and Nuisance: Require that properties are well-maintained and nuisances are abated.

Program LU-1.4.1: Fund a full time Code Enforcement Officer.

Program LU-1.4.2: Consider adopting a property maintenance ordinance.

Goal LU-2 Ensure that development respects the natural environment of Lafayette. Preserve the scenic quality of ridgelines, hills, creek areas, and trees.

Appropriate site planning provides for the preservation of visual and functional open space in conjunction with overall site development. Clustering buildings on a site allows development to occur on the most buildable portions of lots, minimizing grading for building sites and roads.

Density remains the same as could be feasibly developed under the zoning regulations which apply to the property at the time an application is made.

Refer to the Open Space and Conservation Chapter for additional goals, policies and programs to preserve ridgelines, hills, creek areas and trees.

Policy LU-2.1 Density of Hillside Development: Land use densities should not adversely affect the significant natural features of hill areas.

Program LU-2.1.1: Implement the slope/density regulations and limitations on slopes required by the Zoning Ordinance.

Policy LU-2.2 Cluster Development: Preserve important visual and functional open space by requiring development to be clustered on the most buildable portions of lots, minimizing grading for building sites and roads.

Program LU-2.2.1: Require design review for the development of sites in the hillside overlay area in order to provide greater environmental protection and open space preservation.

Policy LU-2.3 Preservation of Views: Structures in the hillside overlay area shall be sited and designed to be substantially concealed when viewed from below from publicly owned property. The hillsides and ridgelines should appear essentially undeveloped, to the maximum extent feasible.

Program LU-2.3.1: Require design review approval of all projects in the hillside overlay area as shown on Map III-1 *Hillside Overlay Area*. The approval body shall focus on retaining the natural features and character of hill areas.

Goal LU-3: Encourage well-designed residential development.

Policy LU-3.1 Design: Development should be characterized by good functional design.

Program LU-3.1.1: Require design review for residential development that exceeds established thresholds, is in the hillside overlay area, or raises privacy or neighborhood compatibility concerns.

Program LU-3.1.2: Apply the City's *Residential Design Guidelines* to ensure quality design.

Program LU-3.1.3: Periodically review, update and distribute the *Residential Design Guidelines*.

Program LU-3.1.4: Prepare and distribute design guidelines for multi-family residential development.

Goal LU-4: Ensure that the semi-rural character of the community is protected by appropriate infrastructure design.

Policy LU-4.1 Infrastructure Design: Public and private infrastructure should reinforce the semi-rural qualities of residential neighborhoods.

Program LU-4.1.1: Minimize the installation of streetlights and sidewalks except where required for public safety.

Program LU-4.1.2: Require design review of infrastructure projects, including circulation, parks, government-sponsored projects, and telecommunications facilities.

Program LU-4.1.3: Design roads in hillside areas to be as unobtrusive as possible.

Program LU-4.1.4: Underground all utilities when feasible.

Goal LU-5: Preserve and enhance the open space, scenic viewsheds, and semi-rural qualities around the residential entryways to Lafayette.

Lafayette's Residential Entryways should be distinctive and attractive, establish a positive image of the community and reflect the semi-rural residential character of the community. These Residential Entryways include: Acalanes Road, Mt. Diablo Boulevard from Acalanes Road to Risa Road, El Nido Ranch Road, Glorietta Boulevard, Happy Valley Road, Moraga Road, Olympic Boulevard, Pleasant Hill Road, Reliez Valley Road, St. Mary's Road, and Taylor Boulevard. Refer to Map I-2.

Policy LU-5.1 Residential Entryways: Residential entryways to the City should be distinctive and attractive features of the City's landscape.

Program LU-5.1.1: Install aesthetically pleasing City identification signs at Acalanes Road, Happy Valley Road, Moraga Road, St. Mary's Road, Reliez Valley Road, Pleasant Hill Road, and Olympic Boulevard.

Program LU-5.1.2: Prepare a specific plan for the following entryways and establish appropriate design guidelines: Acalanes Road, Mt. Diablo Boulevard from Acalanes Road to Risa Road, and Pleasant Hill Road. Consider preserving the northwest corner of Pleasant Hill Road and Highway 24 in as natural a state as possible. These plans should seek to:

- 1) Incorporate design features that create a semi-rural atmosphere,
- 2) preserve prominent views by limiting the height of development, where necessary,
- 3) provide distinctive native landscaping, and
- 4) increase setbacks from the street.

Goal LU-6: Assure that the Land Use Map and other General Plan standards are applied consistent with applicable laws including the California and U.S. Constitutions.

Policy LU-6.1 Appropriate Density: Assure that areas formerly designated at a greater maximum number of dwelling units per acre that are now designated “Rural Residential” by the General Plan have the opportunity to seek a density consistent with the California and U.S. Constitutions.

Program LU-6.1.1 Adopt an administrative procedure that provides for a review of appropriate density at the request of persons owning property in areas designated “Rural Residential” and limited to a maximum density of 0.1 dwelling units per acre.

Program LU-6.1.2: Prior to redesignating any property to Rural Residential-5, a CEQA review will be required to determine if development of the property would result in additional site specific or cumulative impacts not assessed in the EIR prepared for the General Plan. All proposed redesignations shall comply with CEQA prior to approval.

COMMERCIAL LAND USES

In 2012, Lafayette adopted its first Downtown Specific Plan. Built on the foundation of the General Plan, the specific plan provides a detailed land use and design framework to guide private development and public investment in the downtown. The General Plan orders that a number of downtown planning tasks be completed, including the creation of three distinctive areas – Downtown Core, East End, and West End. It also demands that the City establish urban design guidelines, provide public parking and other amenities, and encourage housing in the downtown. Finally, it calls for the updating of the specific plans completed more than 20 years ago. The Downtown Specific Plan represents the completion of these tasks.

The Downtown Specific Plan was developed through a five-year process designed to maximize public input and participation. It articulates a vision to preserve and enhance the small town character while guiding change that will occur over the next 20 years.

Following is the primary vision statement of the Downtown Specific Plan.

- ◆ Create a downtown, with small town character and a sustainable quality of life that includes a central core, pedestrian relationships between services, and is a place where residents can congregate, shop, enjoy cultural activities, conduct their civic affairs, and savor the beauty and ambience of a small town.
- ◆ Encourage the evolution of a distinctive Lafayette character that is informal with variations in architectural styles, massing, and setbacks while maintaining scenic views to surrounding hills and maximizing the enjoyment of its natural environment.

- ◆ Reinforce downtown as the city’s center for business, civic and cultural activities with land use, circulation and design policies that retain the focus of the downtown as a retail center and multifamily residential neighborhood.
- ◆ Encourage economic activity beneficial to the community and support, enhance and maintain the community.

The objectives of the Downtown Specific Plan are to:

- ◆ Foster, create, and nurture a sustainable downtown that provides options for getting around, including increasing opportunities for walking and bicycling and for a variety of housing while preserving our natural resources.
- ◆ Preserve the small town character through a district based strategy while guiding development to enhance this character.
- ◆ Guide public investment allocating scarce resources to create maximum effect.
- ◆ Provide quality housing choices for all ages and income levels.
- ◆ Enhance transportation options to improve downtown circulation..
- ◆ Foster a healthy business environment through careful planning, guided private development, and public investment.
- ◆ Provide additional parking opportunities for customers and employees.
- ◆ Develop community amenities and facilities to complement the downtown.
- ◆ Protect and enhance the downtown’s natural resources.
- ◆ Nurture a culture of good building and sensitive site design.

The Downtown Specific Plan uses districts to describe and plan the downtown. Lafayette has a linear downtown – stretching over two miles along Mount Diablo Boulevard – and areas have their own distinctive characters. The Downtown Specific Plan envisions districts whose different physical characteristics and land uses complement each other while providing variety and texture to the entire downtown. There are four downtown commercial districts – West End, Downtown Retail, Plaza, and East End, and three Downtown Residential Neighborhoods – Mountain View Drive / West Road, Brook Street / Hough Avenue, and Carol Lane. The Downtown Retail and Plaza Districts form the Downtown Core.

For more detailed information on the Downtown, refer to the Lafayette Downtown Specific Plan.

Downtown Lafayette is the City's commercial, civic and cultural center. The primary goal for the downtown is to establish a distinct, convenient, attractive, and safe commercial area that serves and complements the residential neighborhoods of the City, while enhancing its tax base.

Downtown Lafayette extends along the Mt. Diablo Boulevard corridor from Risa Road on the west to Pleasant Hill Road on the east. Three distinct areas comprise this commercial area as illustrated on Map I-3: *Downtown*: the Downtown Core, East End Commercial and West End Commercial. Commercial uses are confined to these areas.

Downtown Lafayette is characterized by one and two story buildings along Mt. Diablo Boulevard, with some taller buildings behind. They set the scale and illustrate what is desirable downtown. The City seeks to avoid tower-like buildings typical of larger cities that dwarf pedestrians, reduce visible sky, limit scenic views and produce long, wide shadows. The building height regulations for the commercial areas are intended to produce a Mt. Diablo Boulevard facade that is generally consistent with the roofline of existing buildings in the Downtown.

The Downtown Core is the City's primary retail center and its most pedestrian-friendly commercial district. Recent public and private projects have enhanced the visual attractiveness of the core, taking advantage of quaint side-street areas, such as Lafayette Circle and Golden Gate Way, or accentuating pedestrian-only zones, such as Lafayette Plaza and the Town Center creek plaza. An assortment of successful retail establishments mark the Downtown Core as a vibrant place for shopping, dining and socializing.

The West End has witnessed a different growth pattern, where office buildings, restaurants and related services predominate. Multi-family residential buildings are also found here. Most uses are located directly along Mt. Diablo Boulevard, with little off-street development. Two major exceptions are the Oak Hill West office complex and the Hillside Inn, both setback to the north of Mt. Diablo Boulevard.

The East End is the least focused of the city's three commercial areas, although it does serve as the City's auto-oriented commercial corridor. Auto service establishments and drive-through restaurants are found here, with other retail, office and specialty services mixed in. Some of these uses – notably auto repair and heavy commercial such as lumber yards – have ebbed in recent years, as they have consolidated into larger, more regionally-centered locations. The City's premier lodging facility – the Park Hotel – is found in the East End, as is the Lafayette Cemetery.

The main concepts underlying the policies for the downtown are:

- Establish a Downtown Core area along both sides of Mt. Diablo Boulevard bounded by Mountain View Drive, Highway 24 and First Street, as indicated in Map I-3 *Downtown*. The Downtown Core represents the focus for Lafayette's commercial and cultural life. The policies and programs of this chapter capitalize on the BART Station. They encourage a mixture of retail, office, commercial and residential uses to meet business, service, shopping and dining needs of the community and visitors alike. The Downtown Core should be a pedestrian-friendly and safe environment, both day and night, where residents of the downtown and the community at large can shop, eat and enjoy cultural events.

- Strengthen the West End Commercial Area by continuing the mix of office and office-related service activities. Restaurants, business services, office support activities, lodging and electronic-commerce related uses and improvements are emphasized. Multi-family residential use is also supported in this area.
- Improve the appearance and function of the East End Commercial Area by supporting the consolidation and redevelopment of under-performing properties. Identify design policies and improvement opportunities to upgrade the appearance of the corridor.
- Continue to encourage multifamily residential uses downtown.
- Establish urban design guidelines to improve the appearance of future development downtown. The guidelines should address the location and design of buildings and parking areas, protection of scenic views, signage, landscaping, pedestrian access, public open space and related amenities.
- Provide additional public amenities Downtown, such as distinctive lighting, public parking, open space and pedestrian paths.
- Implement limited circulation changes to accommodate traffic on Mt. Diablo Boulevard and Moraga Road. *Refer to the Circulation Chapter for goals, policies and programs regarding circulation in the downtown.*
- Increase retail sales tax revenues by capturing a greater percentage of the regional market and by encouraging people to stop in Lafayette for shopping, personal services, and entertainment.
- Increase the property tax base through infrastructure improvements and renewed private and public investment Downtown.
- Preserve and enhance historic sites and structures.

The City also adopted a Redevelopment Plan in 1995 covering approximately 294 acres in the City's commercial areas. The boundary of the Redevelopment Agency is indicated in Map I-4. The objectives of the Redevelopment Agency are to:

- Carry out improvements to enhance the appearance and function of the downtown.
- Improve the City's infrastructure, such as roads, storm drainage, lighting, parking, pedestrian paths and parks.
- Implement the City's housing policies.
- Improve the economic health of the City's commercial areas.

Commercial and Office Land Uses

Downtown Core: This designation is intended to accommodate a mix of uses in a pedestrian-friendly environment. The Downtown Core, which includes the Downtown Retail and Plaza districts, is the center of Lafayette and a place where the community can shop, eat and enjoy cultural events. The maximum height is 35 feet with the ability to increase the height to 45 feet only if the City Council is able to make the strict findings to grant an exception to the 35-foot height limit. The maximum number of stories is three.

The exception is Plaza Way where the maximum height is 35 feet and two stories. The maximum density for multi-family residential uses is 35 units per acre.

West End: This designation is intended to accommodate primarily office and other uses that complement the adjacent Downtown Core. The maximum height is 35 feet with the ability to increase the height limit to 45 feet only if the City Council is able to make the strict findings to grant an exception to the 35-foot height limit. The maximum number of stories is three. Refer to pages --- for design review and height findings. The maximum density for multi-family residential uses is 35 units per acre.

East End: This designation is intended to accommodate a variety of supplies and services (commercial, auto-oriented, and auto-service uses) of a scale that may not be appropriate in the other districts. Uses that are essential to Lafayette's economy and serve both community and regional needs will be encouraged. The maximum height is 35 feet with the ability to increase the height limit to 45 feet only if the City Council is able to make the strict findings to grant an exception to the 35-foot height limit. The maximum number of stories is three. The exception is Brown Avenue between Mount Diablo Boulevard and Deer Hill Road where the maximum height is 35 feet and two stories. The maximum density for multi-family residential uses is 35 units per acre.

For more information on height, refer to Goal 3 and its policies and programs in the Downtown Specific Plan.

Administrative/Professional Office/Multifamily Residential: This designation provides for a mixture of professional office and multifamily residential uses adjacent to Downtown that are close to public transit, shopping, and public facilities. The height limit in the Multifamily Residential/Office designation is 35 feet. The maximum density for multi-family residential uses is 35 units per acre. The maximum floor area ratio (FAR) for commercial uses shall not exceed 0.4.

OTHER LAND USES

Public Utilities: This designation includes public utility facilities, transformer stations, transportation facilities, water treatment plants and related easements. The maximum floor area ratio (FAR) shall not exceed .25.

Community Facilities and Civic Uses: This designation includes public buildings and facilities including public libraries, City offices, fire and police stations, schools, religious institutions, and community recreation facilities. The maximum floor area ratio (FAR) shall not exceed .75.

Eastern Deer Hill Road Specific Planning Area: This designation includes two zones: (1) north of Deer Hill Road where not adjacent to Pleasant Hill Road is Rural Residential (up to 0.1 du/acre) and Single Family Residential (up to 2 du/acre); and (2) adjacent to Pleasant Hill Road, and south of Deer Hill Road is Administrative Professional Office (0.4 FAR, residential up to 35 du/acre).

Goal LU-7 Encourage Downtown development which is attractive and enhances Lafayette's community identity and small town character.

- Policy LU-7.1 Design: Ensure that site planning, architecture, color, materials and landscaping contribute to the community identity and small town character.
- Program LU-7.1.1: Require design review approval of commercial development proposals to ensure high-quality, cohesive, and compatible building and site design.
- Program LU-7.1.2: Develop and maintain *Commercial Design Guidelines*.
- Program LU-7.1.3: Encourage cooperation among business and property owners in parking lot design to minimize driveways, optimize parking, and facilitate more integrated site planning.
- Program LU-7.1.4: Provide accessible open space in commercial development.
- Program LU-7.1.5: Provide pedestrian amenities such as benches, bike racks, public art.
- Policy LU-7.2 Lighting: Use lighting to develop a sense of security and enhance architecture. Lighting should not overpower the surrounding environment.
- Program LU-7.2.1: Establish lighting design guidelines as part of the *Commercial Design Guidelines*.
- Policy LU-7.3 Public Spaces: Enhance the appearance of the downtown with well-designed public spaces.
- Program LU-7.3.1: Implement the *Downtown Street Improvement Master Plan*.
- Program LU-7.3.2: Include in the City's Capital Improvement Program an implementation schedule for the *Downtown Street Improvement Master Plan*.
- Policy LU-7.4 Signs: Ensure that signs contribute to the attractiveness of downtown.
- Program LU-7.4.1: Implement and enforce the regulations, restrictions and criteria set forth in the Sign Ordinance for private signs.
- Program LU-7.4.2: Develop and implement an integrated sign program for public signs in the Downtown.
- Policy LU-7.5 Commercial Entryways: Commercial entryways to the City should be distinctive and attractive and should convey a positive image of the community.
- Entryways are the visual doorways to the community. They make a powerful impression on residents and visitors alike. The commercial entryways are at the city's central freeway off-ramps at Oak Hill Road and First Street, the Lafayette BART station and the east end of Mt. Diablo Boulevard. Map I-2 Entryways shows the location of Lafayette's entryways. They should be distinctive and attractive, establishing a positive image of the community.*
- Program LU-7.5.1: Establish and implement entryway designs which convey the qualities of the community.

Policy LU-7.6 Creek Restoration: Preserve and reclaim the creeks in the downtown area; Happy Valley Creek as a primary visual corridor from the BART Station to Mt. Diablo Boulevard, and Lafayette Creek as a local visual corridor, south of Golden Gate Way.

Policy LU-7.7 Scenic Views: Preserve scenic views of Mt. Diablo and hillsides from Downtown Lafayette.

While it is not possible to entirely prevent some blockage of scenic views downtown, it is important to preserve views of the surrounding hillsides and ridges from Mt. Diablo Boulevard. Scenic views can be preserved by maintaining a variety of building heights, providing open view corridors between buildings, and utilizing setbacks and building height limits.

Program LU-7.7.1: Utilize Map I-5: *Scenic View Corridors* as a guide to protecting and enhancing scenic views in the development process.

Program LU-7.7.2: The impact on view corridors shall be carefully evaluated when reviewing development proposals for buildings and signs.

Goal LU-8 Enhance commercial vitality and encourage a variety of businesses Downtown.

Policy LU 8.1 Commercial Uses: Permit a range of retail and commercial uses Downtown, while distinguishing between appropriate land uses for the Downtown Core and the East End and West End Commercial areas.

Program LU-8.1.1: Consider revisions to the zoning regulations or creation of specific plans to permit a wider range of retail, commercial and office uses in the West End Commercial and East End Commercial land use designations.

Policy LU-8.2 Parking Facilities: Seek to increase the availability of off-street parking throughout the downtown.

Parking facilities occupy a significant proportion of the city's commercial areas. The economic vitality of the Downtown depends on having well located, off-street public parking facilities.

Parking often uses 40 percent or more of the ground floor area in commercial districts. Parking facilities should not dominate the landscape Downtown, but should be unobtrusive and blend with the surrounding buildings. Design guidelines can reduce the visual impact and improve the effectiveness of parking facilities.

Program LU-8.2.1: Encourage shared parking, parking lot consolidation, and common driveways and access ways.

Program LU-8.2.2: Encourage public/private partnerships to provide public parking throughout the downtown.

Program LU-8.2.3: Encourage the establishment of parking assessment districts in the Downtown.

Policy LU-8.3 Mixed Uses: Support mixed-use developments in the Downtown that do not conflict with the primarily retail focus of this area.

Program LU-8.3.1: Develop incentives to promote retention and development of residential units in buildings Downtown.

Program LU-8.3.2: Develop additional findings relating to noise, privacy, light and glare for new commercial development near existing residential units to make sure that the quality of life for residents is maintained.

Refer to the Housing Chapter for policies and programs, which ensure that existing residences are not converted to non-residential uses in commercial areas.

Goal LU-9 **Maintain the Downtown as a convenient and safe commercial area, which enhances the tax base and serves the shopping and business needs of the local region.**

Policy LU-9.1 Benefit the Local Economy: Encourage commercial, retail, mixed use, and office development which benefits the local economy, generates employment for Lafayette residents, and provides goods and services needed by the community.

Policy LU-9.2 Redevelopment Agency: Use the City's Redevelopment Plan to attain General Plan goals and policies.

Program LU-9.2.1: Implement the *Redevelopment Plan*.

Policy LU-9.3 Community Involvement: Encourage Lafayette residents and business people to participate in implementation of the Redevelopment Plan.

Program LU 9.3.1: Facilitate community participation in the evaluation and prioritization of redevelopment projects and in the monitoring of their implementation.

Policy LU-9.4 Rehabilitate Commercial Buildings: Rehabilitate and retrofit existing commercial buildings to meet current market needs and building code requirements.

Program LU-9.4.1: Consider implementing an "adaptive reuse" grant and loan program for the rehabilitation and retrofit of existing commercial structures to meet contemporary market needs and the goals and policies of the General Plan.

Redevelopment funds could be used to finance such a program. A combination of low-interest loans and grants could be made available for this purpose.

Policy LU-9.5 Economic Vitality: Protect and enhance the economic vitality of Lafayette's commercial areas.

Program LU-9.5.1: Work with the Lafayette Chamber of Commerce and local businesses to determine the level of interest in establishing a Business Improvement District that would provide funding for a variety of improvements to benefit Downtown businesses.

Goal LU-10 Downtown Core: Encourage a concentration of pedestrian friendly retail uses and improve the appearance and identity of the Downtown Core.

The Downtown Core is the “heart” of the community; a pedestrian friendly and safe environment where the community can shop, eat and enjoy cultural events. It is also the historic center of Lafayette. This central business district consists of attractive, well-constructed buildings offering desired services and retail outlets in a convenient and safe environment for pedestrian shoppers. Adequate public parking, both on- and off-street, is provided, relieving the parking burden placed on individual property owners. The scale and feel of the core is that of the traditional small town “Main Street”.

The Core area provides a wide variety of retail and personal services establishments at a scale that is attractive to the pedestrian shopper. Residential and offices uses are not permitted on the ground floor of buildings along Mount Diablo Boulevard in the Downtown Retail district and along Plaza Way in the Plaza district. Examples of permitted uses are clothing stores, gourmet food shops, stationers, galleries, restaurants, and civic and cultural uses.

Policy LU-10.1 Downtown Core Amenities: Downtown Core amenities shall have a distinctive appearance and shall be pedestrian-friendly.

Program LU-10.1.1: Implement the “Small Town Downtown” program which is designed to enhance the small town character of the downtown.

Program LU-10.1.2: Actively pursue funding to implement the *Downtown Street Improvement Master Plan*. Funding sources could include grants, redevelopment funds, and a business assessment district.

Policy LU-10.2 Building Height: Regulate building height in the Downtown Core to preserve its scale and identity.

Policy LU-10.3 Building Frontage: Site planning in the Downtown Core fosters a pedestrian friendly environment through zero or reduced front setbacks and access to the rear through alleyways, paseos, small plazas.

Program LU-10.3.1: Consider revisions to the Zoning Ordinance requiring the siting of buildings in the Downtown Core to be adjacent to the sidewalk with parking at the rear or side.

Policy LU-10.4 Ground-Floor Uses: Provide a pedestrian-friendly retail environment through the exclusive use of retail on the ground floor.

Program LU-10.4.1: Continue the Zoning Ordinance provisions to preserve the ground floor of buildings fronting Mt. Diablo Boulevard for pedestrian-oriented retail and other related commercial uses.

The Downtown Core should be the location for commercial, retail and multifamily residential uses, preferably developed with a mix of uses on a given site. Ground floor space fronting arterials such as Mt. Diablo Boulevard should be kept in retail uses to encourage a lively, interesting and pedestrian-friendly atmosphere. Such retail uses would include specialty retail stores and restaurants, rather than office or residential uses.

Goal LU-11 East End Commercial: Improve the function, identity and appearance of the East End Commercial Area.

The East End district, like the West End, contains a variety of service businesses, retail uses, apartments and offices. The eastern Mt. Diablo Boulevard corridor has developed with auto-dependent commercial uses. However, there is no singular identity to the East End, where auto repair garages, fast food restaurants, and a car wash share frontage with retail stores, office buildings, a hotel and cemetery. Further, the district appears ready for private redevelopment as many properties are underutilized and many buildings are old.

Previous goals and policies for the East End distinguished the area from the Downtown Core. However, the goals were not fulfilled through the adoption of specific zoning regulations. This General Plan calls for a focused planning effort for the East End. The purpose of this program is to establish a vision for the future of the East End that supports the City's overall community vision, as well as its goals for the Downtown Core.

Policy LU 11.1 Long-Range Vision: A long-range vision for the East End Commercial Area will guide the establishment of zoning regulations and the review of site-specific development projects.

Program LU-11.1.1: Develop a long-range plan that establishes a vision for the future of the East End Commercial Area, based on the community's overall vision for Lafayette, its vision for the Downtown Core, and on future trends in commercial, retail and auto-oriented land use activities.

Program LU 11.1.2: Modify zoning regulations for the East End Commercial Area to implement a long-range plan.

Policy LU-11.2 Street Design of the East End: Consider changes to the street design to improve the safety, appearance, and operation of Mt. Diablo Boulevard within the East End Commercial area.

Program LU-11.2.1: Consider modifying Mt. Diablo Boulevard between Carol Lane to Pleasant Hill Road to control traffic speeds, provide additional public parking and to facilitate bicycle and pedestrian circulation.

Program LU-11.2.2: Enhance the aesthetic quality and design of the streetscape by providing landscaped medians or planting strips with trees, specialty lighting fixtures, sign and other design features which mitigate the adverse aesthetic impact associated with a wide street design.

Policy LU-11.3 Residential Uses: Preserve the existing multi-family residential uses in this area, where practicable.

See the Housing Chapter for additional goals and policies on the preservation of residential uses in the Downtown Core Area.

Goal LU-12 West End Commercial: Strengthen the West End Commercial area as an office commercial district with related support services.

The West End Commercial district, between Risa Road and Mountain View Drive, contains a variety of businesses, retail uses, apartments and offices that are of a use or scale that may not be appropriate in the Core yet are essential to the City's economy and serve both community and regional needs. The West End has an office population that can support personal services and restaurants. Additional office use is encouraged as well. While several new office buildings have been developed over the last 20 years, there are still parcels which may be redeveloped. Residential units should be preserved, where practicable.

Policy LU-12.1 Office Uses: Continue to encourage office uses that are well designed. Ensure that commercial uses remain compatible with nearby residential uses.

DEER HILL ROAD CORRIDOR

Deer Hill Road, a major arterial in Lafayette, runs parallel to Hwy 24 from Pleasant Hill Road to Happy Valley Road. As stated in the Circulation Element, the primary traffic generator along this arterial is the BART station and its attendant parking lots. Both the freeway and Deer Hill Road serve as dividing lines between the Downtown to the south and the semi rural single-family residential neighborhoods to the north. The development allowed under current zoning along the Deer Hill Road corridor must be consistent with Lafayette's semi-rural community identity.

Eastern Deer Hill Road (from Elizabeth Street east to Pleasant Hill Road)

This area, particularly the triangular shaped parcel south of Deer Hill Road, is the most significant undeveloped property in the community because of its high visibility, its location as an entryway to the community, and its proximity to major thoroughfares as well as regional open space. For these reasons, any development that occurs should be consistent with the semi-rural character of the community. This area deserves a careful and detailed analysis of all the opportunities and constraints that will form the basis of future land use decisions. It is therefore

recommended that a specific plan be prepared for this area immediately following the adoption of the General Plan. (See Map I-1)

Goal LU-13: Ensure that the Eastern Deer Hill Road area near the intersection of Pleasant Hill Road is developed, where development is appropriate, in a manner consistent with Lafayette’s community identity.

Policy LU-13.1 Preserve and enhance the semi rural single-family residential character north of Deer Hill Road where not adjacent to Pleasant Hill Road.

Policy LU-13.2 Consider options for development south of Deer Hill Road and north of Deer Hill Road where adjacent to Pleasant Hill Road.

Program LU-13.2.2: Prepare through a community planning process an Eastern Deer Hill Road Specific Plan that includes the following requirements:

- a) Protect and enhance the rural character of the area north of Deer Hill Road where not adjacent to Pleasant Hill Road.
- b) Preserve prominent views.
- c) Include development standards that maintain the semi-rural character of the area and the community.
- d) Utilize the property south of Deer Hill Road to help communicate the image of Lafayette as a semi-rural community.

Remainder of Deer Hill Road Corridor (from Elizabeth Street west to Happy Valley Road)

Due to the proximity to the Downtown and the BART station, this section of Deer Hill Road and the single-family neighborhood that lies north of Deer Hill Road are constantly faced with development pressures to utilize the infill areas more intensively than currently planned or zoned. It is specific intent of the community to restrict commercial and multifamily uses to the south side of the freeway, which in this area is the terminus of the Downtown to the south, in order to protect the single-family residential neighborhoods that lie north of the freeway.

Goal LU 14: Protect the single-family residential neighborhoods north of Hwy 24 from commercial and multi family development.

Policy LU-14.1 Continue to maintain the freeway as the dividing line separating the Downtown from the semi rural, single-family residential areas to the north.

Program LU-14.1.1 Consistent with the community’s identity, allow only those uses on Deer Hill Road that are permitted by right, or with a use permit, in the single-family residential zoning districts.

PUBLIC FACILITIES

Public facilities such as the roadway system, storm drain and flood control facilities, and telecommunications equipment are integral parts of the City's infrastructure, which may pose a significant visual impact. Public facilities should be designed to be unobtrusive and blend harmoniously with their surroundings. They should be constructed with generous amount of

landscaping and screening. Appropriate locations for such facilities should be identified in plans, which are reviewed by the Design Review Commission.

Goal LU-15 Construct capital improvement projects in a manner harmonious with the character of surrounding areas.

Policy LU-15.1 Review Capital and Public Improvements: Review capital and public improvements to ensure that they are designed and built in a manner sensitive to the surrounding area.

Program LU-15.1.1: Establish a formal procedure to ensure that capital improvements are reviewed for their impacts on surrounding areas.

Program LU-15.1.2: Include the following requirements in design review guidelines for residential, commercial, and public improvements:

- a) criteria for evaluating the visual and aesthetic impacts of capital improvements and the City's Capital Improvement Plan (CIP); and
- b) require capital improvement projects to protect landforms and provide adequate landscaping to mitigate the visual impacts on surrounding areas;
- c) retain significant plants and trees and the natural landscape to the maximum feasible extent;
- d) locate structures, such as retaining walls, light fixtures and utility facilities to preserve visual quality along the roadway.

Policy LU-15.2 Inter-Agency Coordination: Work with agencies who carry out capital improvements in the City to ensure that they are aware of, and comply with, the city's aesthetic standards and review procedures.

Goal LU-16 Ensure that public utilities and telecommunications facilities are constructed in a visually unobtrusive manner.

Policy LU-16.1 Overhead Power Lines: Require the installation of underground utility lines wherever feasible. Underground existing utility lines as funding becomes available.

Program LU-16.1.1: Continue to require developers to underground utility lines on building sites.

Program LU-16.1.2: Continue to pursue funding sources to underground existing utilities along Mt. Diablo Boulevard, Moraga Road, St. Mary's Road and other arterials and collectors.

Policy LU-16.2 Telecommunications Equipment: Ensure that telecommunications antennae and equipment are sited and constructed to be harmonious with the surrounding area with minimal visual impacts.

Program LU-16.2.1: Continue to enforce, and revise as needed, performance criteria in the Zoning Ordinance regarding the location and design of

telecommunications facilities, antennae, equipment, satellite dishes, and signage to minimize their visual impacts. Require that telecommunications equipment and facilities do not encroach on scenic viewsheds.

SPHERE OF INFLUENCE

State law provides for the establishment of Spheres of Influence to indicate the area that may be annexed to a City and for which urban services could be provided if they are available. Spheres of Influence ensure that urban development takes place in an orderly manner, and that conservation and development policies are recognized in areas that may eventually be a part of a city. The Sphere of Influence boundary is functionally related to the conservation and development goals of the City. Policies regarding sphere of influence extensions and annexations are included to ensure that future development occurs in a fiscally sound manner and that “leapfrog development” does not occur.

Goal LU 17 Establish and maintain clear limits to the future growth of Lafayette.

Policy LU-17.1 Boundaries of the Sphere of Influence: Maintain Lafayette’s Sphere of Influence boundaries as shown on Map I-7.

Policy LU-17.2 Demonstrate Net Benefit Prior to Annexation: Approve annexations only after determining that a net benefit to the City and other districts will result. Consider the costs of providing public services, improvements and possible liabilities for at least a five year period including transportation, police, fire, parks, sewage treatment and disposal, water, flood control, and schools.

Program LU-17.2.1: Require that annexations meet all of the following criteria:

- a) Areas to be annexed must be able to be served by existing City services or by services provided by other districts or agencies, or by environmentally and economically feasible extensions to these services, to be paid for by the proposed area of annexation. Findings to support annexations must be made indicating that infrastructure to support the area is available including transportation, water, fire, waste water treatment, schools, and other necessary public services and facilities.
- c) A specific development plan, including maps and text, must be prepared for the proposed annexation, showing how the proposed development contributes to the attainment of General Plan goals and policies.
- d) The proposed development must be consistent with the proper land use designation and meet all other requirements of the General Plan.

Program LU-17.2.2: Require a fiscal impact analysis of the proposed annexation at the applicant's cost, if deemed appropriate. The fiscal impact analysis shall take a minimum five year perspective.

Policy LU-17.3 Annexations to Sanitary District: Consider, on a case-by-case basis, supporting the connection of existing structures both within and outside City limits, but

within the Sphere of Influence to the Contra Costa Sanitary District, if the City determines it necessary for the public health and safety.

Policy LU-17.4 Coordination with the County: Coordinate with Contra Costa County to develop comprehensive land use policies for the Sphere of Influence.

Program LU-17.4.1: Request that Contra Costa County and other applicable agencies refer all projects that are proposed within the Lafayette Sphere of Influence to the City for review and comment prior to taking action.

Program LU-17.4.2: Request that Contra Costa County adopt land use policies consistent with the Lafayette General Plan within the Sphere of Influence.

INTERJURISDICTIONAL COORDINATION

Development review and environmental protection in Lafayette involve various agencies in addition to the City of Lafayette. These include Contra Costa County, the Contra Costa Transportation Authority (CCTA), the Association of Bay Area Governments (ABAG), the Metropolitan Transportation Commission (MTC), the Bay Area Regional Water Quality District, the Bay Area Air Quality Management District, the East Bay Regional Parks District, the East Bay Municipal Utilities District (EBMUD), Contra Costa County Transit Agency (CCCTA), Contra Costa Sanitary District, Central Contra Costa Solid Waste District, and other special service districts. Planning among jurisdictions is often necessary to avoid land use conflicts and to address the allocation of public services.

Goal LU-18 Coordinate with other jurisdictions to protect and restore environmental resources and to provide public services.

Policy LU-18.1 Interjurisdictional Participation: Participate in interjurisdictional planning.

Program LU-18.1.1: Consider the regional implications of land use decisions when reviewing development proposals and revisions to the Zoning Ordinance or the General Plan.

Program LU-18.1.2: Work with other public entities to ensure that development in their jurisdictions does not adversely impact Lafayette's ability to achieve its General Plan goals.

Policy LU-18.2 Coordination of Public Services: Coordinate water supply, flood control, wastewater and solid waste disposal, soil conservation, and open space preservation with other jurisdictions to create the greatest public benefit and the least degree of environmental impact.

Program LU-18.2.1: Periodically review level of service standards with the districts providing water supply, flood control, wastewater and solid waste disposal, soil conservation, and open space preservation.

Refer to the Growth Management and Infrastructure Section for a discussion of levels of service for public services.

Program LU-18.2.2: Monitor growth and infrastructure capacity through project review under CEQA and through coordination with provider agencies.

Program LU-18.2.3: Consider infrastructure and service capacity when reviewing development proposals.

Policy LU-18.3 Regional Transportation Efforts. Participate in regional transportation planning efforts.

Refer to the Circulation Chapter for policies and programs related to the City's participation in regional transportation planning. Refer to the Growth Management and Infrastructure section regarding specific policies and programs of the Growth Management Plan.

GROWTH MANAGEMENT AND INFRASTRUCTURE

The goals, policies and programs in this section are consistent with the requirements of Contra Costa's Transportation Sales Tax Expenditure Plan ("Measure J"), approved by Contra Costa County voters in 2004, and with Government Code §65303. (*Reso. 2009-021, 2009*)

Growth management is a concept that allows for a rate of growth that can be supported by the City's infrastructure and does not diminish the community's quality of life and identity. This General Plan establishes policies and standards for traffic levels of service and performance standards for fire, police, parks, sanitary facilities, water and flood control in order to implement a comprehensive long-range method of matching the demand for public facilities generated by new development with plans, capital improvements and development mitigation programs. (*Reso. 2009-021, 2009*)

Lafayette has several constraints to meeting these standards. The most significant constraint is the large volumes of through-traffic on Lafayette's streets, especially Mt. Diablo Boulevard, Moraga Road, and Pleasant Hill Road north of Highway 24. Another significant constraint is that the City provides a limited range of services. Lafayette depends on separate jurisdictions for most of its essential services including: potable water supply from the East Bay Municipal Utility District; wastewater treatment from the Contra Costa County Sanitary District; and fire protection from the Contra Costa County Fire Protection District. The City contracts with the Contra Costa County Sheriff's office for police services. The City maintains ongoing communication with provider agencies for all services.

This section establishes the goals, policies and programs needed to support the land uses identified in this General Plan. The *Safety Chapter* contains goals, policies and programs dealing with fire and police protection and emergency services.

See Chapter VIII Growth Management for a complete compilation of goals, policies and programs relating to growth management from this and other chapters.

Goal LU-19 **Maintain the existing infrastructure essential to the public health and safety of the community.**

Policy LU-19.1 Capital Improvement Program: Maintain and update the five-year Capital Improvement Program (CIP).

Program LU-19.1.1: Implement the five-year Capital Improvement Program.

Program LU-19.1.2: Conduct Planning Commission review of CIP annually to ensure consistency with the General Plan.

Program LU-19.1.3: Continue the practice of including in the CIP a multi-year budget for projects including specific pavement management projects, an annual allowance for discretionary projects, and a fund for emergencies.

Program LU-19.1.4: Evaluate projects for the CIP using the following criteria: compliance with the General Plan; potential threat to health and safety; financial liability; protection of investment; cost of future maintenance; and visual impacts on the surrounding area. Other criteria may be added as needed to prioritize projects.

Program LU-19.1.5: Coordinate the timing of City capital improvement projects and those of other agencies (e.g. CalTrans, the East Bay Municipal Utility District, the Central Contra Costa Sanitary District, and the Contra Costa County Fire Protection District) to optimize resources and minimize the impacts on residents.

Program: LU-19.1.6: Plan for adequate staff to implement the program.

Policy LU-19.2 Finance Capital Improvements: Provide public facilities to meet the needs generated by new development within Lafayette through continued planning and budgeting for public facilities and coordination with other agencies for public services the City does not provide.

Program LU-19.2.1: Evaluate the operating and maintenance costs of infrastructure improvements needed to support development.

Program LU-19.2.2: Provide information on development applications to other service-providing agencies, to enable them to assess the appropriate fair share impact fees. Request that the County require proof of payment of these fees before issuing a building permit.

Program LU-19.2.3: Implement the City's pavement management program to maintain Lafayette's roadways.

Program LU-19.2.4: Require new developments to pay their "fair share" of capital improvements and the cost of public services to maintain adequate levels of service. New development that creates incremental demand that exceeds the capacity of existing infrastructure shall be considered only through the development agreement process.

Program LU-19.2.5: Maintain development and mitigation fees at a level adequate to finance infrastructure costs. Periodically review the City's fee structure to determine that it accurately reflects the actual cost of providing services, and recommend the appropriate revisions to the City Council.

Adequate public facilities and services should be provided for new development, either through a development agreement or payment of a "fair

share" of providing such facilities. In order to make reasonable provision for new facilities, the City of Lafayette shall establish public facility impact fees in cooperation with applicable districts. Impact fees may vary by location, according to the cost of improvements needed in the vicinity and the proportional share of the cost to be applied to the development.

Such fees will be established consistent with State law to implement the goals and policies of the General Plan, and may include charges for drainage improvements, traffic and roadway improvements and other capital improvements such as parks, trails and public facilities.

Goal LU-20 Match the demand for public facilities and infrastructure generated by new development with the capacity of existing facilities, capital improvement programs and development mitigation programs.²

Policy LU-20.1 Traffic Service Standards: Consider the level of service (LOS) goals and standards set forth in the *Circulation Chapter* when evaluating development proposals.

*Refer to the Circulation Chapter for additional policies and programs regarding traffic LOS standards, goals, and mitigation programs.
(Reso. 2009-021, 2009)*

Policy LU-20.2 Schools: Coordinate planning with the Lafayette School District and the Acalanes Union High School District so that Lafayette's school-aged children are well-served by the school system.

Program LU-20.2.1: Maintain close communications with the school district on development review and land use issues.

Program LU-20.2.2: To the degree allowed by State law, the City will require up to the maximum mitigation allowable for new development if the Districts can show in writing that developer mitigation fees are insufficient to provide adequate school housing and facilities.

Policy LU-20.3 Child and Family Day Care: Work with public and private day care providers to provide programs for child care and family day care.

Program LU-20.3.1: Revise the Zoning Ordinance to permit childcare facilities, subject to a conditional use permit with findings that address issues such as neighborhood compatibility, traffic, safety, and noise, as allowed by State law.

Policy LU-20.4 Fire: Review all development projects for their impacts on standards for fire service specified in the General Plan: fire stations three miles apart in urban areas, six miles apart in rural areas, with a five-minute response time. Require fair share payments and/or mitigation measures to ensure that these standards or their equivalent are maintained.

² These programs form part of the Growth Management Program.

Program LU-20.4.1: Work with the Contra Costa County Fire Protection District to improve fire prevention and protection services.

Program LU-20.4.2: Encourage the Contra Costa County Fire Protection District, including paramedic services, to improve its response time for Lafayette, particularly in the urban/wildland fire interface zones.

(Reso. 2009-021, 2009)

Refer to the Safety Chapter for additional policies and programs on Fire Services.

Program LU-20.4.3: Consider alternatives and efficiency measures to the public safety delivery system so that response times meet service level standards.

Policy LU-20.5 Police: Strive to maintain a three-minute response time for all life-threatening calls and those involving criminal misconduct.

Program LU-20.5.1: Consider alternatives and efficiency measures to ensure adequate police service.

Program LU-20.5.2: Review all development proposals for their impacts on ability to achieve standards for police service specified in the General Plan and require fair share payments and/or mitigation measures to ensure that these standards or their equivalent are maintained.

Policy LU-20.6 Sewage Treatment and Disposal: Coordinate planning with the Central Contra Costa Sanitary District for the continued availability of adequate sewage collection, treatment, and disposal facilities to meet the needs of future development. The standard for review shall be the capability to transport and treat residential and non-residential waste, as indicated by the Central Contra Costa Sanitary District.

Policy LU-20.7 Water: Coordinate planning with the East Bay Municipal Utility District (EBMUD) to ensure the availability of an adequate potable water supply to meet the needs of the future population. The standard for development review shall be the capacity to provide sufficient water to all residents and businesses in the City, as indicated by EBMUD.

Program LU-20.7.1: Ensure that service agreements are in place that establish a level of service in accordance with this Plan and the EBMUD where development is proposed on lots that do not have principal frontage on an existing water main.

Program LU-20.7.2: Require developers to enter into agreements in accordance with the regulations and ordinances of the EBMUD and pay for the cost of potable and appropriate non-potable water infrastructure required for each project. *(Reso. 2009-021, 2009)*

Program LU-20.7.3: Require fair share payments and/or mitigation measures to ensure that these standards or their equivalent are maintained.

Program LU-20.7.4: Do not approve new development if EBMUD cannot assure an adequate supply of water.

Program LU-20.7.5: Request EBMUD to complete a water supply assessment when required by Sections 10910 to 10915 of the California Water Code and Section 15155 of the California Environmental Quality Act Guidelines.

(Reso. 2009-021, 2009)

Program LU-20.7.6: Require that proposed developments located outside of EBMUD's current service area contact the Contra Costa Local Formation Commission to apply for annexation. In addition, areas outside of EBMUD's current annexed service area require approval by the U.S. Bureau of Reclamation prior to providing water service to any development.

(Reso. 2009-021, 2009)

Program LU-20.7.7: Where a new main is necessary, require project sponsors to submit copies of all known information regarding soil and groundwater quality within or adjacent to the proposed project boundaries. When contamination exists, require a specific written remediation plan establishing the methodology, planning, and design of all necessary systems for the removal, treatment, and disposal of contaminated soil and groundwater within a construction area for pipelines and services. *(Reso. 2009-021, 2009)*

Program LU-20.7.8: Make project sponsors aware of the water efficiency requirements of the EBMUD Water Service Regulations and local codes early in the design development process. Request that project applicants meet with EBMUD staff to discuss water efficient technology and best management practice applicable to their project. *(Reso. 2009-021, 2009)*

Program LU-20.7.9: Require project sponsors of new or redevelopment projects within the City, where a new main is required, to coordinate and consult with EBMUD regarding the feasibility of providing recycled water for appropriate non-potable purposes per EBMUD's policy 8.01.

(Reso. 2009-021, 2009)

EBMUD adopted a Water Supply Management Program in 1993. This program recognized that there may be supply limitations to the future expansion of EBMUD's service area. In the event of a threatened or actual water shortage, the District will give first priority to existing water customers within its existing service area.

Several of the District's supply lines need to be rebuilt and seismically strengthened. The rehabilitation of EBMUD's delivery system is being addressed by the District's Capital Improvement Program.

EBMUD has developed an extensive recycled water and water conservation program. The District recommends certain types of landscaping for new and existing development which require minimal water. It is up to local jurisdictions, however, to implement water conservation regulations. Refer to the Open Space and Conservation Chapter for policies regarding water conservation and the Growth Management Section of this Chapter for policies

*regarding the coordination of future development with water supply.
(Reso. 2009-021, 2009)*

- Policy LU-20.8 Parks: Apply the maximum standard for parks to new development.
Refer to the Parks, Trails and Recreation Chapter for policies and programs regarding parks, trails and recreational facilities.
- Policy LU-20.9 Solid Waste: Review all development projects for their impacts on the City's goals contained in the *Source Reduction and Recycling Element and Household Hazardous Waste Element*³. Require fair share payments and/or mitigation measures to ensure that these standards are not jeopardized.
Program LU-20.9.1: Require that appropriate solid waste disposal and recycling facilities are provided for all development projects.
Program LU-20.9.2: Require new development to show how it can meet state mandated recycling goals.
- Policy LU-20.10 Buildout Projections: Use the buildout projections for Lafayette and the region to establish goals for environmental protection and community character and to provide the basis for all public facilities planning.
Refer to Table 6 for buildout data.
- Policy LU-20.11 City Administrative Services: Provide general government administration services as comprehensively and efficiently as possible. Consider environmental impacts in selecting locations for City services.
- Policy LU-20.12 Growth Management Implementation: Review development projects for conformance with adopted performance standards and require mitigation measures where necessary to maintain adopted standards. Capital improvements shall be in place at the time of project implementation when necessary to maintain adopted performance standards.
- Policy LU-20.13 Capital Improvement Program: Ensure that the Capital Improvement Program identifies capital projects necessary to maintain levels of performance as well as funding sources for all phases of intended projects.
- Policy LU-20.14 Storm Drainage: Require new development to mitigate its impact on the storm drainage system.
Refer to the Safety Chapter for additional policies and programs regarding flood control.
- Goal LU-21 Encourage the availability of high-quality telecommunications services to Lafayette's citizens, schools, government and businesses.**

³ This element is not a part of the General Plan but a separately adopted plan.

Policy LU-21.1 Telecommunications: Provide improved telecommunications infrastructure.

Program LU-21.1.1: Develop a plan for improving the telecommunications infrastructure linking the community together.

Program LU-21.1.2: Encourage and facilitate public/private partnerships and networks to improve the City's telecommunications infrastructure.

Program LU-21.1.3: Establish standards for telecommunications infrastructure in the public right-of-way and for private development.

CULTURAL RESOURCES: ARCHAEOLOGICAL, ARCHITECTURAL AND HISTORIC RESOURCES; PUBLIC ART

Archeological, Architectural and Historic Resources

The first known inhabitants of the Lafayette area were the Costanoan or Ohlone Indians. Numerous prehistoric archaeological sites have been identified along Lafayette's creeks, on terraces adjacent to watercourses and on ridge tops. Prehistoric sites are capable of yielding a variety of information about the first inhabitants of the area. Such sites may include locations of cultural, social or economic importance and may also have spiritual significance to the ancestors of these peoples or to living Native Americans.

The first European settlers were Franciscan priests, originating from Spain who established missions in the area. The granting of a Mexican land grant for Rancho Acalanes took place in 1834, and the first settlements in Lafayette were built fourteen years later.

There are several recorded archaeological sites in the Lafayette Planning Area. There is a high probability of additional, yet unrecorded sites located on undeveloped land. Identification and protection of these resources is provided by the policies and programs below and by the California Environmental Quality Act.

The City has designated several sites and buildings as historic landmarks. Changes to these properties must be approved by the City to ensure that the historical features are not adversely affected. The Lafayette Historical Society documented the history of these buildings and sites and published a pictorial history entitled *La Fayette: From Rancho to Suburb*, which has contributed to safeguarding the City's cultural heritage.

Six properties have been designated as historical landmarks:

- Lafayette Plaza, bordered by Moraga Road, Golden Gate Way, Plaza Way and Mt. Diablo Boulevard
- The Way Side Inn, on Golden Gate Way
- The former Pioneer Store on Plaza Way
- Town Hall Theater on the southeast corner of Moraga Road and School Street
- A portion of Lafayette United Methodist Church, on Moraga Road, known as the Old Lafayette Grammar School
- A stone plaque on Happy Valley Road marking the site of the first settlement in Lafayette

In addition, the Guide to Historical Lafayette lists another nine properties with significance in the community⁴.

Goal LU-22 Preserve archaeological and historic resources.

Policy LU-22.1 Preserve Archaeological Resources: Protect archaeological resources.

Program LU-22.1.1: Require that areas found to contain significant historic or prehistoric artifacts be examined by a qualified consulting archaeologist.

Program LU-22.1.2: Continue to refer projects to Sonoma State University's Northwest Archaeological Resource Center.

Program LU-22.1.3: Seek funding for the restoration and preservation of archaeological and historical resources.

The California Environmental Quality Act (CEQA) requires evaluation of any archaeological resource on the site of a development project. Unique resources, as defined by State law, should be protected, either by physical measures or by locating development away from the site.

Program LU-22.1.4: The Community Development Department should work with local colleges and universities to develop an archaeological sensitivity map for Lafayette.

Program LU-22.1.5: All development applications within mapped archaeological sensitivity areas shall require a records search to be conducted. If that records search recommends a survey of the site, the applicant shall be required to have a search done by a qualified professional archaeologist. In the absence of this map, development applications within 200 feet of a stream shall be required to have a records search and, if necessary, a field survey conducted.

Program LU-22.1.6: When a site has been identified as having value as an archaeological resource, development shall be situated or designed to avoid impact on archaeological resources. This may be accomplished in any of the following ways.

- a. Siting improvements to completely avoid the archaeological site.

⁴ The Guide to Historical Lafayette lists the following properties as significant:

1. James Bickerstaff home site (3615 Mt. Diablo Blvd.
2. Indian burial grounds site (Oakland Avenue/Lafayette Circle)
3. Garrett Building (3565 Mt. Diablo Blvd.
4. Small red frame building (995 Hough/Lafayette Circle)
5. Elam Brown house site (985 Hough)
6. Second schoolhouse (3535 Mt. Diablo Blvd.
7. Grist mill wheel (Elam Brown Plaza)
8. Geils building (3531 Plaza Way)
9. Lafayette Cemetery

- b. Incorporating the site into a park or dedicated open space, or by deeding the site into a permanent conservation easement.
- c. “Capping” the site (i.e. covering the site with a layer of undisturbed soil) may be appropriate after the site has been thoroughly studied by a professional archaeologist and a report written on the resources found on the site.

In the event that the site cannot be feasibly developed by avoidance of the resource, it can be developed if the site is completely studied by a professional archaeologist and that archaeologist determines that the site is not unique. The archaeologist will prepare a complete report on the site and its resources prior to any development being allowed.

Program LU-22.1.7: In the event archaeological resources are uncovered on any construction project in the City, all work must be halted and an evaluation undertaken by a qualified archaeologist.

Policy LU-22.2 Historic Buildings, Sites and Districts: Identify, recognize and protect sites, buildings, structures and districts with significant cultural, aesthetic and social characteristics which are part of Lafayette's heritage.

Program LU-22.2.1: Update and continue to implement the Zoning Ordinance requirements regarding buildings with historic and cultural significance.

Program LU-22.2.2: Establish incentives for preservation and restoration of historic buildings and sites. Consider the following incentives: interest-free or reduced interest loans for rehabilitation consistent with the original character of the building; tax incentives for the preservation of historic structures, including the use of Mills Act preservation contracts; reduced processing fees and awards and grants for preservation and protection of historic buildings and those with cultural significance; use of the State Historic Building Code where applicable.

Public Art

Art in public spaces, parks, and around buildings brings beauty, a sense of place and a human quality to urban areas. Public sculptures can become landmarks treasured by the community. Public art does not have to be large or monumental in size. Murals, fountains, and small sculptures have been used successfully to soften and beautify urban spaces. Public art and sculpture should feature local artists and thereby reflect the cultural life of the community.

Public art can be sponsored by the City or private donors. Developers can be encouraged to include artwork with new buildings and expansions. Lafayette Plaza is a possible location for permanent sculptures, as well as for temporary art exhibits. Changing public art periodically both draws people Downtown and permits a wider variety of ideas and tastes to be exhibited.

Goal LU-23 Support Public Art

Policy LU-23.1 Public Art: Promote public art that reflects the cultural life of the community.

Program LU-23.1.1: Research mechanisms for funding public art.

Policy LU-23.2 Public Art: Encourage the provision of public art in public places and parks.

Program LU-23.2.1: Consider designating a group to:

- 1) Guide the acquisition and exhibition of public art
- 2) Encourage the exhibition of local artists
- 3) Promote other arts programs

Program LU-23.2.2: Consider implementing an ongoing sculpture exhibit in Lafayette Plaza, with special emphasis allowed for local artists.