

BEFORE THE CITY COUNCIL OF THE CITY OF LAFAYETTE

IN THE MATTER OF:

An Ordinance of the City Council of the City of Lafayette approving: (1) a Zoning Text Amendment ("ZT02-14") to amend Chapter 6-2, Article 5 "Design Review" of the Lafayette Municipal Code to (a) establish Downtown Design Findings, (b) Establish Building Height Exception findings for the downtown, (c) define "Development", (d) modify the definition of "Gross Floor Area", (e) eliminate finding 6-275(a)(1) LMC, and (f) make other minor clarifications, and (2) certify an addendum to the Downtown Specific Plan Final Environmental Impact Report ("ZT02-14")

Ordinance 629

The City Council of the City of Lafayette does ordain as follows:

Section 1. Findings. The City Council finds the following:

WHEREAS, the City proposes a Zoning Text Amendment ZT02-14 to amend Chapter 6-2, Article 5 "Design Review" of the Lafayette Municipal Code ("LMC") by: (a) establishing Downtown Design Findings, (b) establishing Building Height Exception findings for the downtown, (c) defining "Development", (d) modifying the definition of "Gross Floor Area", (e) eliminating finding 6-275(a)(1) LMC, and (f) making other minor clarifications.

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") the City determined with certainty that an Addendum to the Downtown Specific Plan Final Environmental Impact Report should be prepared pursuant to CEQA Guidelines Sections 15162 and 15164 since the Zoning Text Amendment and Downtown Design Guidelines would not result in any new or substantially greater significant impacts, as documented in the analysis contained in the Addendum.

WHEREAS, on April 21, 2014, the Planning Commission of the City of Lafayette conducted a duly noticed public hearing pursuant to Government Code section 65854, at which time all persons wishing to testify in connection with ZT02-14 were heard and ZT02-14 was fully studied and the Planning Commission adopted Resolution 2014-06 forwarding a recommendation of approval to the City Council;

WHEREAS, on August 18, 2014, the Planning Commission of the City of Lafayette conducted a duly noticed public hearing pursuant to Government Code section 65854, at which time all persons wishing to testify in connection with the Guidelines were heard and the matter was fully studied and the Planning Commission forwarded a recommendation of approval to the City Council;

WHEREAS, on May 12, 2014, June 9, 2014, June 23, 2014, July 14, 2014, August 11, 2014, and September 8, 2014, the City Council of the City of Lafayette conducted a duly noticed public hearing pursuant to Government Code section 65854, at which time all persons wishing to testify in connection with application ZT02-14 were heard and the matter was fully studied; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF LAFAYETTE CITY COUNCIL THAT:

**Section 2. CEQA.** An Addendum to the Downtown Specific Plan Final Environmental Impact Report has been prepared for the zoning text amendment in accordance with the California Environmental Quality Act and the State CEQA Guidelines and the City Council hereby certifies the Addendum attached hereto as Exhibit "B" and incorporated herein by reference. This Addendum finds that the proposed Project would not result in any new or substantially greater significant impacts than those which were identified and assessed in the DSP EIR. This Addendum also demonstrates that the Downtown Specific Plan policies and programs that are listed as mitigation measures for each of the defined impacts of the Downtown Specific Plan would, at a program level of analysis, continue to reduce the impact to a less than significant level and will continue to be implemented as part of this Project. Consequently, and as per California Environmental Quality Act ("CEQA") Guidelines sections 15162 and 15164, a subsequent EIR is not required for the Project and the City may adopt this Addendum in fulfillment of its obligations under CEQA.

**Section 3. Notice of Determination.** The City Council directs staff to prepare and file a Notice of Determination no more than five (5) working days after adoption of this Ordinance.

**Section 4. Zoning Text Amendment Findings.** Pursuant to Lafayette Municipal Code Section 6-213 and based on the record before the City Council and all written and oral evidence presented to the Council, the City Council hereby makes and adopts the following findings:

- A. The Amendment is compatible with the General Plan and all elements therein, as outlined in the table comparing the Downtown Design Guidelines to the Downtown Specific Plan and the General Plan, as described in Exhibit "C" attached hereto and incorporated herein by reference. Specifically, the Zoning Text Amendment and the Downtown Design Guidelines serve to implement the following General Plan Goals, Policies, and Programs:
1. Goal LU-7 Encourage Downtown development which is attractive and enhances Lafayette's community identity and small town character.
  2. Policy LU-7.1: Design: Ensure that site planning, architecture, color, materials and landscaping contribute to the community identity and small town character.
  3. Program LU-7.1.1: Require design review approval of commercial development proposals to ensure high-quality, cohesive, and compatible building and site design.
  4. Program LU-7.1.2: Develop and maintain Commercial Design Guidelines.
  5. 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.
  6. Program LU-7.1.4: Provide accessible open space in commercial development.
  7. Program LU-7.1.5: Provide pedestrian amenities such as benches, bike racks, public art.
  8. Policy LU-7.2 Lighting: Use lighting to develop a sense of security and enhance

architecture. Lighting should not overpower the surrounding environment.

9. Program LU-7.2.1 Establish lighting design guidelines as part of the Commercial Design Guidelines.
10. Policy LU-7.3 Public Spaces: Enhance the appearance of the downtown with well-designed public spaces.
11. 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.
12. 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.
13. Policy LU 10.1 Downtown Core Amenities: Downtown Core amenities shall have a distinctive appearance and shall be pedestrian-friendly.
14. Policy LU 10.2 Building Height: Regulate building height in the Downtown Core to preserve its scale and identity.
15. 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.
16. 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.

17. 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.

B. The Amendment is compatible with the uses authorized in, and the regulations prescribed for, the zoning districts for which it is proposed and with the regulations for other zoning districts.

C. There is community need to amend Chapter 6-2, Article 5 "Design Review" of the Lafayette Municipal Code to provide clarity and resolve inconsistencies and to establish a criteria and findings to evaluate development within the four downtown commercial districts.

**Section 5. Adoption of Amendment.** Based on the record before the City Council, all written and oral evidence presented to the City Council, and the findings made in this Ordinance, the City Council hereby approves ZT02-14 amending Chapter 6-2, Article 5 "Design Review" of the Lafayette Municipal Code, as described in Exhibit "A" attached hereto and incorporated herein by reference.

**Section 6. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be unconstitutional, invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective. To this end the provisions of this Ordinance are declared to be severable.

**Section 7. Public Records.** The location and custodian of the documents and any other material which constitute the record of proceedings upon which the City Council based its decision is as follows: City Clerk, City of Lafayette, 3675 Mt. Diablo Blvd. #210, Lafayette, California 94549.

**Section 8. Publication.** The City Clerk shall either (a) have this Ordinance published in a newspaper of general circulation once within fifteen (15) days after its adoption, including the names of the city council members voting for and against its passage, or (b) have a summary of this Ordinance published twice in a newspaper of general circulation, once five (5) days before its adoption and again within fifteen (15) days after adoption, including the names of the city council members who voted for and against its passage.

**Section 9. Effective Date.** This Ordinance becomes effective thirty (30) days after its adoption.

**Section 10. Certification.** The City Clerk shall certify to the adoption of this Ordinance.

**PASSED AND ADOPTED** by the City Council of the City of Lafayette at a regular meeting on September 8, 2014, by the following vote:

**AYES:** Tatzin, B. Andersson, M. Anderson, Reilly  
**NOES:** None  
**ABSENT:** Mitchell  
**ABSTAIN:** None

**ATTEST:**

**APPROVED:**

  
Joanne Robbins, City Clerk

  
Don Tatzin, Mayor

**Attachments**

- A. Amendments to Chapter 6-2, Article 5 "Design Review" of the Lafayette Municipal Code [Strike-through and underlined version]
- B. Addendum to the Downtown Specific Plan Final Environmental Impact Report
- C. Table Comparing the Downtown Design Guidelines with the Downtown Specific Plan and General Plan

**EXHIBIT "A"**

**AMENDMENTS TO CHAPTER 6-2, ARTICLE 5 "DESIGN REVIEW"  
OF THE CITY OF LAFAYETTE MUNICIPAL CODE**

[Strike-through and underlined version beginning on following page]

**Chapter 6-2 "Applications and Permits"**  
**Article 5 "Design Review" of the Lafayette Municipal Code**

6-270 Findings and Purpose.

(A) The City Council finds that:

- (1) The appearance of open space, buildings and structures has a material and substantial relationship to property values and the taxable value of property in the City and to the health, safety and general welfare of the City;
- (2) Neighborhoods can and will deteriorate because of poor planning, neglect of property design standards and the existence of buildings and structures unsuitable to and incompatible with the character of the neighborhood and the community. This has resulted in poor design, the lowering of property values, the discouraging of maintenance and improvement of surrounding properties, and has impaired the public health, safety and welfare;
- (3) It is the policy of the City to prevent deterioration and to preserve and enhance the property values, the visual character of the community and the public health, safety and welfare of its citizens;
- (4) The quality of life and stable property values are enhanced by good quality design; and
- (5) This article is adopted under the appropriate provisions of the Planning and Zoning Law of the State of California, Government Code Section 65000 et seq.

(B) The purpose of this article is to:

- (1) Improve the general standards of orderly development of the City through design review of individual buildings and structures and their environs;
- (2) Establish standards and policies that will promote and enhance good design, site relationships and other aesthetic considerations in the City;
- (3) Provide for the review of the design of proposed projects for which design review is required; and
- (4) Accelerate and streamline the design review process in the City and provide a mechanism for design review at the early stages of a project, with the goal that every application be successful, and consistent with City standards.

6-271 Definitions—Applicability.

(Aa) "Design review," means review of the aesthetic elements of a project including site and building design.

~~(Bb) "Development," under this article, means new construction, additions, or alterations to the gross floor area or building height.~~

(CB) "Gross floor area," under this article, means the total horizontal area in square feet of each floor ~~within the exterior walls of all buildings structures with at least three walls and a roof on a parcel, including habitable and non-habitable areas, garages and carports~~ as measured at the exterior face of the enclosing walls.

~~(DC) "Minor," under this article, means defined. In this section, "minor" when used to describe the extent of a change or addition that is permitted upon an approval means a small-scale change or addition of minor impact, as determined by the Planning Director Zoning Administrator that is consistent with and conforms to the findings set forth in Section 6-275.~~

(D) "Project," under this article, means new construction, additions, or alterations to the gross floor area or building height.

(E) "Zoning Administrator," means the Planning Director or their designated representative.

6-272 Applicability and General Requirements.

(A~~E~~e) This article applies to:

- (1) Multi-Family: Development Projects or any change that alters the physical appearance of any building or site ~~New construction, exterior remodeling, or any change to a structure or facility which affects the exterior appearance, and which occurs in~~ within the a multiple-family residential or commercial zoning land use districts ~~(site plan and building elevations applications);~~
- (2) Downtown: Development Projects or any change that alters the physical appearance of any building or site and its relationship to the street which occurs within the four downtown commercial zoning districts;
- ~~(2) A project or construction for which design review is required as a condition of approval;~~
- ~~(3) Any other projects for which design review is required; and~~
- (43) Exceeding 6,000- Square Feet: Development Projects which occur within the ~~New~~ single-family residential zoning districts ~~construction which and exceeds 6,000 square feet in gross floor area; or an addition to an existing residence which will~~



increase its gross floor area to over 6,000 square feet and which occurs in a single-family residential district.

(4) Exceeding 17 -Feet: Development Projects which occur within the single-family residential zoning districts and exceed 17 feet in height;

(5) Condition of Approval: Development Projects for which design review is required as a condition of approval; and

(6) Change of Conditions: Projects that seek a change to the approved building or site design pursuant to the design review permit.

(B) A person proposing a project or construction for which design review is required shall comply with the requirements of this article. If design review is required, no permit may be issued or ~~city~~ City approval granted unless the applicant has complied with this article.

#### 6-273 Required information.

An application for which design review is required by this article shall be accompanied by copies (in a quantity specified by the planning director) of site plans, diagrams, photographs, materials or other presentation material as may be necessary for complete review and consideration of the proposed plan. The application shall include information set forth in a policy adopted by the ~~Design Review committee~~ Commission and additional information which may be reasonably required by the ~~planning director~~ Zoning Administrator.

#### 6-274 Evaluation.

The ~~reviewing body~~ hearing authority shall consider the following aspects of a design review plan, to the extent they are applicable:

- (A) Height, mass, lot coverage, setback and relationship of structures;
- (B) Site plan, including orientation and location of structures to one another and to open spaces and topography; definition of vehicular and pedestrian areas;
- (C) Design of special features such as walls, screens, fences, street furniture, signs, lighting; concealment and sound protection of equipment (mechanical, electrical, solar energy), utilities and other exterior appurtenances;
- (D) Continuity of design in the composition of structures and the use of materials and colors;
- (E) Design relationship of the proposed plan to neighboring properties and structures;

- (F) Landscaping plan, including the preservation of existing trees, the size and hardiness of trees and plants, the plans for irrigation and maintenance, and the degree to which landscaping complements the structure(s) and terrain; all in accordance with the guidelines in "Trees for Lafayette";
- (G) Drainage systems;
- (H) Use of passive or active solar energy;
- (I) Adequacy of traffic circulation and parking.

6-275 ~~Specific~~ Design Review Findings required.

(Aa) Residential Design Review Findings.

In granting ~~final~~ approval for projects which occur in single-family and multiple-family residential zoning districts as outlined in Section 6-27412(DA)(1 and 3-6) under this article, the reviewing hearing body authority must shall make all the following findings:

~~(1) Every provision of this chapter is complied with;~~

(12) The approval of the plan is in the best interest of the public health, safety and general welfare;

(23) General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety and similar elements have been designed to provide a desirable environment for the development;

(34) General architectural considerations, including the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements have been incorporated in order to ensure the compatibility of this development with its design concept and the character of adjacent buildings; and

(45) General landscape considerations, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas and similar elements have been considered to ensure visual relief, to complement buildings and structures and to provide an attractive environment for the enjoyment of the public.

(bB) Single-Family Residential Findings – Exceeding 6,000 Square Feet.

In addition to the findings required in Section 6-275(aA) subsection (a) of this section, the ~~hearing body~~ authority shall make the following findings ~~must be made for projects which occur in a new single-family residential zoning districts and e-exceeding 6,000~~

square feet in gross floor area as outlined in Section 6-2742(DA)(3) ~~or an addition to an existing residence which will increase its gross floor area to over 6,000 square feet:~~

- (1) The house substantially complies with the ~~city's~~ Residential ~~d~~Design gGuidelines;
- (2) The house is so designed that its mass will not appear significantly out of scale with the existing neighborhood;
- (3) The house does not, because of its size, unduly impact, restrict or block significant views; and
- (4) ~~(4)~~—The house does not, because of its size, require removal of natural features, require excessive grading or cause the ~~unreasonable~~ unnecessary removal of a healthy tree(s).

(C) Single-Family Residential Findings – Exceeding 17-Feet in Height.

In addition to the findings required in Section 6-275(aA), the hearing body authority shall make the following findings for projects which occur in single-family residential zoning districts and exceeds 17 feet in height as outlined in Section 6-2742(DA)(4):

- (1) The structure substantially complies with the ~~city's~~ Residential dDesign gGuidelines;
- (2) The structure is so designed that it will appear compatible with the scale and style of the existing neighborhood and will not significantly detract from the established character of the neighborhood;
- (3) The structure is so designed that it does not appear too tall or massive in relation to surrounding structures or topography when viewed from off-site; and
- ~~(1)~~(4) The structure is so designed that it does not unreasonably reduce the privacy or views of adjacent properties.

(D) Downtown Design Review Findings.

The hearing body authority shall make the following findings for projects which occurs within the four downtown commercial zoning districts as outlined in Section 6-2742(DA)(2):

- (1) The project is ~~consistent~~ substantially complies with the ~~visions and goals of the~~ Downtown Design Guidelines.
- (2) The site design, including building placement, parking & circulation, landscape, and outdoor space, enhances the pedestrian experience, embraces and

preserves creeks and natural features-enjoyment of the natural environment, promotes connections, creates visual interest, and relates to the character of the surrounding development.

(3) The building design, including height and scale, architectural details, and amenities, provides diversity in building form, preserves views of surrounding hillsides and ridges as seen from Mt. Diablo Boulevard, creates an inviting environment for pedestrians, and relates to the character of the surrounding development.

(4) The project promotes a character relating to Lafayette that is informal with variations in architectural styles, massing, setbacks, and upper story step-backs.

(1)(5) The project, when adjacent to existing residential dwelling units, is designed to minimize impacts, including noise, privacy, light and glare.

(E) Height Exception Findings.

In addition to the findings required in Section 6-275(D), the City Council shall make the following findings to grant a building height exception to allow up to 45 feet in height for rare and exceptional projects which occur within the four downtown commercial zoning districts, excluding the Brown Avenue and the Plaza Way character areas. There is no exception to the three-story limit. The City Council will scrutinize the justifications on a project and site specific basis, considering the unique characteristics surrounding the project. Granting a height exception shall not be considered precedent setting.

(1) Site opportunities or project necessity:

a) The site has unique circumstances, such as topography, setbacks, or backdrops, that mitigate the apparent height when viewed from Mt. Diablo Boulevard without compromising the site's natural features; or

b) The project is rare and exceptional, designed to mitigate the apparent height, and requires a height exception is necessary to develop the project based on compelling reasons, other than solely economics, as to why the project cannot comply with the 35-foot height requirement.

AND

(1)(2) The project provides significant public benefits and amenities over and above nexus-based City requirements.

-(F) Design Review Denial.

The reviewing hearing body authority shall deny a design review project for design review plan if it cannot make all of these the required findings.

6-276 Reviewing Hearing body Authority.

(A) Planning Director Zoning Administrator.

(1) ~~The Zoning Administrator~~ planning director shall review projects for design review ~~if it finds that the proposal development projects are minor in nature.~~

~~(2) each application for design review.~~

~~(1) (2) Matters which may be approved directly by the planning director include the following:~~

~~(3) (A) Changes in exterior color; (B) Solar installations;~~

~~(C) Minor changes to the exterior surface;~~

~~(D) Minor landscaping;~~

~~(E) Parking lot modifications;~~

~~(F) Addition of minor ancillary structures (e.g., on roofs).~~

~~(G) A minor ground level addition, including a one-story accessory building, to an existing house containing more than 6,000 square feet in gross floor area that is not located within a sensitive resource area (see Section 6-2002).~~

~~(4) (2) The Zoning Administrator~~ planning director may refer a matter at its discretion to the Design Review Commission.

~~(5) (3) A decision of the Zoning Administrator~~ planning director is final unless appealed under Section 6-280.

(B) Design Review Commission.

(1) ~~The Design Review Commission~~ shall review projects for design review which are not minor.

+

~~(A) An exterior change to an existing building or parking lot;~~

~~(B) A plan for which design review is required as a condition of approval, except for those minor matters delegated to the planning director under subsection (a) of this section; and~~

~~(C) An application under Section 6-271(c)(4) for new single family residential construction which exceeds 6,000 square feet in gross floor area that is not located within a sensitive resource area (see Section 6-2002).~~

(2) The Design Review Commission may refer a matter at its discretion to the Planning Commission.

(3) A decision of the Design Review Commission is final unless appealed under Section 6-280.

(4) ~~The Design Review Commission may conduct study sessions for preliminary designs the aesthetic aspects of any application at the request of the applicant or upon referral from the planning commission as required by the or Zoning Administrator/planning director. When such a session is held, the Commission's role is to provide preliminary direction to the applicant and no action is taken. advisory, and it shall provide a written report to the planning commission.~~

(5) ~~When part of an application is otherwise before the Design Review Commission for decision, the Commission shall also review variances for height, setback and yards may be granted subject pursuant to the procedures and findings conforming to Section 6-214, specific findings necessary for variance, except for downtown projects in which the Planning Commission is the final hearing authority.~~

(C) Planning Commission.

~~The planning commission is the reviewing authority for all applications not covered by subsections (a) and (b) of this section.~~

(1) The Planning Commission shall review new buildings within the four downtown commercial zoning districts and projects referred to them by the Zoning Administrator or the Design Review Commission.

(2) The Planning Commission shall review, and forward a recommendation to the City Council, development projects which requires a height exception and are is within the four downtown commercial zoning districts.

(3) The Planning Commission may refer a matter at its discretion to the City Council.

(4) A decision of the Planning Commission is final unless appealed under Section 6-28033.

(D) City Council.

(1) The City Council shall review projects which require a height exception and are within the four downtown commercial zoning districts. The City Council will shall scrutinize the justifications on a project and site specific basis, considering the unique characteristics surrounding the proposal. Granting a height exception shall not be considered precedent setting.

(2) A decision of the City Council is final.

~~(d) "Minor" defined. In this section, "minor" when used to describe the extent of a change or addition that is permitted upon an approval means a change or addition that is consistent with and conforms to the findings set forth in Section 6-275-6-277 Notice.~~

~~Whenever an application is scheduled for review by the Design Review Commission or Planning Commission, the planning director Zoning Administrator shall send written notice at~~

least ten days in advance to the applicant and to any person who has filed a written request for notice in conformance with Section 6-211 and shall post at least three notices near the property which is the subject of the application.

6-278 Decision and ~~F~~Findings.

The ~~reviewing body~~ hearing authority making a final decision shall make findings and render its decision, and shall provide a written copy of the findings and decision to the applicant within ten days.

6-279 Conditions may be imposed.

- (A) The ~~reviewing body~~ hearing authority may impose conditions to the granting of design review approval if it finds that the proposed project or structure does not otherwise meet the applicable design review standards.
- (B) In addition to any other conditions which may reasonably be imposed, the ~~planning director~~ Zoning Administrator may require that a boundary survey by a licensed surveyor or engineer which confirms the substantial accuracy of the boundaries shown in the application shall be filed with the ~~planning director~~ Zoning Administrator before construction.

6-280 Appeal—Reconsideration.

- (A) Any person may appeal a decision made under this chapter. A decision by the ~~planning director~~ Zoning Administrator is appealable to the ~~Design Review Commission~~ tee. A decision of the ~~Design Review Commission~~ committee is appealable to the ~~Planning Commission~~ tee. A decision of the Planning Commission is appealable to the City Council. The procedures and time limits set forth in Article 3 of this chapter (Decisions and Appeal) apply.
- (B) Unless an application is denied without prejudice under Section 6-227 or is reconsidered under Section 6-237, no new application for design review substantially in the form of the application which was denied may be made within six months after the date of final denial.

6-281 Other ~~R~~regulations.

The ~~Planning Commission~~ tee may adopt additional policies and procedures to implement this article.

**EXHIBIT "B"**

**ADDENDUM TO THE DOWNTOWN SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT**

[Beginning on following page]



**ADDENDUM TO THE LAFAYETTE DOWNTOWN SPECIFIC PLAN  
FINAL ENVIRONMENTAL IMPACT REPORT FOR  
THE DOWNTOWN DESIGN GUIDELINES AND FINDINGS**

**State Clearing House No. 2009062056**

**Application: ZT02-14**

**Prepared March 18, 2014**

**Adopted City Council Resolution 2014-12 on September 8, 2014**

**Adopted Planning Commission Resolution 2014-06 on April 24, 2014**

**Prepared for: City of Lafayette  
3675 Mt. Diablo Blvd., Suite 210  
Lafayette, California 94549**

**Prepared by: Megan Canales, Planning Technician  
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## 1.0 Executive Summary

The City of Lafayette is proposing Downtown Design Guidelines (“DDGs”); and a Zoning Text Amendment creating new Design Review findings, and Building Height Exception findings (together, “Findings”) for downtown development. The DDGs and Findings were envisioned by the City’s General Plan (“GP”) and Downtown Specific Plan (“DSP”) in order to implement the goals, policies and programs of the GP and DSP as listed below:

General Plan: Goal LU-7, Policy LU-7.1, Programs LU-7.1.2, LU-7.1.3, LU-7.1.4, LU-7.1.5, Policy LU-7.2, Program LU-7.2.1, Policy LU-7.3, Policy LU-8.2.1, Program LU-8.3.2, Goal LU-10, Policies LU-10.1, LU-10.2 (this policy was included in the GP prior to the adoption of the DSP), LU-10.3, Goals LU-11, LU-12

Downtown Specific Plan: Programs 2.12.1, 2.18.1, 2.24.1, Goal 3, Policy 3.1, Program 3.1.1, Program 3.1.2, Policy 3.2, Goal 13, Program 13.1.2

The proposed DDGs and Findings analyzed in this Addendum (the “Project”) expand upon the goals, policies and programs as identified in the GP and DSP, providing tools, visual examples, and findings for how a project in the downtown can meet the community’s visions and goals. This Addendum assesses whether the impacts generated by the Downtown Design Guidelines and Findings would create any new or substantially greater significant impacts than were assessed in the Downtown Specific Plan EIR (“DSP EIR”) that was certified for the adopted Downtown Specific Plan in August 2010.

The implementation of the goals, policies, and programs of the GP and DSP through the DDGs and Findings do not alter the analyses or conclusions of the DSP EIR. The DSP EIR was a program EIR that determined whether the goals, policies, and programs of the Downtown Specific Plan would result in significant impacts to the environment, and suggested mitigation for the reduction of these impacts to the extent feasible. This Addendum finds that the proposed Project would not result in any new or substantially greater significant impacts than those which were identified and assessed in the DSP EIR. This Addendum also demonstrates that the Downtown Specific Plan policies and programs that are listed as mitigation measures for each of the defined impacts of the Downtown Specific Plan would, at a program level of analysis, continue to reduce the impact to a less than significant level and will continue to be implemented as part of this Project. Consequently, and as per California Environmental Quality Act (“CEQA”) Guidelines sections 15162 and 15164, a subsequent EIR is not required for the Project and the City Council may adopt this Addendum in fulfillment of its obligations under CEQA.

## 2.0 Project Overview

### 2.1 Purpose of the EIR Addendum

The Downtown Specific Plan builds on the General Plan and other policy documents to provide a detailed land use and design framework to guide private development and public investment in the

downtown. The DSP articulates a vision to preserve and enhance the small town character while guiding change that will occur over the next 20 years. The objective is to establish goals, policies, and implementation programs that are intended to manage and mitigate the impacts of the inevitable future growth and development within the downtown. The Downtown Design Guidelines and Findings build on the GP and DSP by implementing the goals, policies and programs identified therein which further protect and enhance the downtown. The DDGs and Findings provide greater detail and direction on how to meet the City's vision for downtown development, including tools and visual examples. The DDGs and Findings expand upon the framework established in the GP and DSP, painting a clearer picture for the decision makers and developers of the community's goals and visions. While the guidelines provide a set of tools for downtown development, they are not empirical standards or requirements. The Findings are the basis for the hearing body to approve or deny a project. Findings communicate the reasoning behind the hearing body's action, present the facts and policy considerations that contributed to the action, and ensure adherence to procedures and requirements.

## **2.2 Certified Downtown Specific Plan EIR**

The City certified the EIR for the Downtown Specific Plan in August 2010, prior to adopting the Downtown Specific Plan in September 2012. The DSP EIR concluded that, at a program level, the impacts of future development possible under the Downtown Specific Plan would all be reduced to a less than significant level given the policies and programs of the Downtown Specific Plan except for air quality impacts consistent with CAP Assumptions, traffic impacts further deteriorating the level of service, the cumulative traffic impact to Highway 24, and circulation impacts. No feasible mitigation measures were identified for these impacts, and the City approved a Statement of Overriding Considerations when adopting the Downtown Specific Plan to explain why it was being approved, despite this remaining significant and unavoidable impacts.

## **2.3 Project Description**

As envisioned by the GP and DSP, the City of Lafayette is proposing Downtown Design Guidelines to promote the informal character of the downtown and encourage variety in design, height, setbacks, upper story step-backs, and spacing between buildings. The DDGs are intended to provide ideas, stimulate thinking, and promote quality design. The City of Lafayette is also proposing a Zoning Text Amendment to establish Design Review findings and Building Height Exception findings for downtown development as anticipated by the DSP. The DDGs and Findings are intended to maintain and further implement the goals, policies and programs of the General Plan and Downtown Specific Plan. The DDGs and Findings, which are the subject of this Addendum were fully anticipated and accounted for by the DSP EIR. The DDGs and Findings are the complete articulation of the design-related goals, policies, and programs already included in the DSP EIR. Included in the Findings is the Height Exception that was previously set forth and analyzed in the DSP EIR. The DSP sets a height limit of 35 feet and three stories for most of the downtown and this exception would increase the height limit to 45 feet subject to certain findings by the City Council, which are set forth in the DSP and in the proposed Findings. The Height Exception Findings do not apply to areas in the downtown that have more restrictive height limitations, such as Plaza Way and Brown Avenue.

## 2.4 CEQA Requirements for an Addendum

If changes to a project or its circumstances occur or new information becomes available after adoption of an EIR or negative declaration, the lead agency may: (1) prepare a subsequent EIR if the criteria of State CEQA Guidelines section 15162(a) are met, (2) prepare an addendum, or (3) prepare no further documentation. (State CEQA Guidelines, §§ 15162(a), 15164(a).) When only some changes or additions are necessary and none of the conditions described in section 15162 calling for the preparation of a subsequent EIR have occurred, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines, § 15164(a).)

Under Section 15162, a subsequent EIR is required only when:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Thus, if the DDGs and Findings would not result in any of the circumstances listed in section 15162 (i.e., no new or substantially greater significant impacts), an addendum to the DSP EIR is appropriate.

## 3.0 Impact Analysis

According to the California Environmental Quality Act Guidelines Section 15164, an Addendum to a previously adopted EIR may be prepared if only some changes or additions are necessary and none of the conditions described in Section 15162 requiring the preparation of a subsequent EIR have occurred. The CEQA Guidelines require that a brief explanation be provided to support the findings that no subsequent EIR is needed for further discretionary approval. These findings are described below:

1. *Required Finding: No substantial changes are proposed for the project that require major revisions of the previous EIR due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

### **3.1 Aesthetics**

The Downtown Specific Plan EIR determined that implementation of the Specific Plan, including its design guidelines and findings, would not result in significant project or cumulative impacts related to aesthetics. The DDGs and Findings which are the subject of this Addendum were fully anticipated and accounted for by the DSP EIR. These DDGs and Findings are the complete articulation of the goals and policies included in the DSP EIR. These goals and policies which were included in the DSP EIR and which are being considered for adoption via this Addendum included the proposed Height Exception. The DDGs and Findings are intended to guide development in the DSP so that it contributes to the community's existing identity and small town character. To do so, the DDGs contain design guidelines against which development proposals will be evaluated, including building materials, landscaping, architectural design, massing, setbacks, and spacing, among other things. The Findings memorialize the community's goals and provide the basis for the hearing body to act on downtown development. The DDGs and Findings do not contain any new content which was not included in and/or anticipated by the GP or DSP and analyzed in the DSP EIR. Therefore, the Downtown Design Guidelines and Findings would not result in significant project or cumulative impacts related to aesthetics; therefore, no new mitigation measures are required, and an addendum is appropriate.

### **3.2 Air Quality/Greenhouse Gas Emissions**

The Guidelines and Findings do not propose any new development beyond that allowed in the existing DSP and analyzed in its EIR, and include only design guidelines for development proposed within the DSP. The DDGs and Findings would not increase population and employment at a greater rate than assumed when preparing the latest update to the Air Quality Plan, would not expose sensitive receptors to criteria pollutants, and would not result in any odors. Also, the "Building Design" section of the Guidelines encourages ground floor transparency that could allow for increased ventilation opportunities. Thus, no new or substantially greater significant impacts would result with regard to air quality because no additional construction, operational, or vehicular emissions would occur as a result of the DDGs and Findings.

Likewise, because they do not include any development proposals, but instead are intended to guide future development, the Downtown Design Guidelines and Findings would not result in significant project or cumulative impacts related to greenhouse gas emissions and, therefore, a subsequent EIR is not required for this impact.

### **3.3 Cultural & Historic Resources**

The Guidelines and Findings do not propose additional new development beyond that allowed in the existing DSP and instead are intended only to guide the design of developments proposed under the

DSP, and to maintain consistency with the policies set forth in General Plan, including Program LU-22.1.6 and Policy LU-22.2 . Additionally, the Plaza Way Character Area Vision encourages the preservation of the historic village character which begins on Plaza Way and extends down Golden Gate Way. The DDGs for this area speak to maintaining the historic character and complementing the surrounding structures. New development would be required to meet the vision and goals of the district pursuant to the Findings. Therefore, as anticipated in the DSP EIR, the proposed DDGs and Findings would not result in any new or substantially increased significant impacts with regard to cultural or historic resources, all previously identified mitigation measures would continue to be applied, and a subsequent EIR is not required.

### **3.4 Geology & Soils**

The Downtown Specific Plan EIR determined that development under the DSP would not result in any significant impacts with regard to geology and soils. The DDGs and Findings do not propose any additional development and are intended only to guide the design of the development already anticipated under the DSP. As such, the Downtown Design Guidelines and Findings would not result in any significant impacts to geology and soils; therefore, a subsequent EIR is not required.

### **3.5 Hazards & Hazardous Materials**

The Downtown Specific Plan EIR determined that development under the DSP would not result in any significant impacts with regard to hazards and hazardous materials. The DDGs and Findings do not propose any additional development and are intended only to guide the design of the development already anticipated under the DSP. The use or transport of hazardous materials would not occur as a result of the adoption and implementation of the DDGs or Findings and as such, the Downtown Design Guidelines and Findings would not result in any significant impacts to hazards and hazardous materials; therefore, a subsequent EIR is not required.

### **3.6 Hydrology, Drainage, & Water Quality**

The Downtown Specific Plan EIR determined that development under the DSP would not result in any significant impacts with regard to hydrology, drainage, and water quality. The DDGs and Findings do not propose any additional development and are intended only to guide the design of the development already anticipated under the DSP. As such, the Downtown Design Guidelines and Findings would not result in any significant impacts to hydrology, drainage or water quality; therefore, a subsequent EIR is not required.

### **3.7 Land Use & Planning**

The Downtown Specific Plan EIR determined that development under the DSP would not result in any significant impacts with regard to land use and planning. The DDGs and Findings do not propose any

additional development and are intended only to guide the design of the development already anticipated under the DSP. As such, the Downtown Design Guidelines and Findings would not result in any significant land use and planning impacts; therefore, a subsequent EIR is not required.

### **3.8 Noise**

The Downtown Specific Plan EIR determined that development under the DSP would not result in any significant impacts with regard to noise with implementation of mitigation measures. The DDGs and Findings do not propose any additional development and so would not include any additional construction or operational noise sources; the DDGs and Findings are intended only to guide the design of the development already anticipated under the DSP. In fact, the Guidelines further mitigate potential impacts by providing guidelines that speak to locating and designing outdoor space to minimize noise and privacy impacts when adjacent to residential uses, incorporating plantings into development to provide screening and establish an appropriate buffer, particularly when adjacent to residential properties. In addition, one of the required Findings is that projects adjacent to residential units be designed to minimize impacts, including noise, privacy, light and glare. Further, all previously-identified mitigation measures would continue to apply to development proposed under the DSP. Thus, no new or substantially greater significant impacts would result with regard to this impact, and a subsequent EIR is not required.

### **3.9 Population & Housing**

The Downtown Specific Plan EIR determined that development under the DSP would not result in any significant impacts with regard to population and housing with implementation of mitigation measures. The DDGs and Findings do not propose any additional development and so would not induce any population growth or divide or relocate an established community; the DDGs and Findings are intended only to guide the design of the development already anticipated under the DSP. Further, all previously-identified mitigation measures would continue to apply to development proposed under the DSP. Thus, no new or substantially greater significant impacts would result with regard to this impact, and a subsequent EIR is not required.

### **3.10 Public Services**

The Downtown Specific Plan EIR determined that development under the DSP would not result in any significant impacts with regard to public services with implementation of mitigation measures. The DDGs and Findings do not propose any additional development and are intended only to guide the design of the development already anticipated under the DSP. Further, all previously-identified mitigation measures would continue to apply to development proposed under the DSP, and thus would not add any additional strain to existing services. Thus, no new or substantially greater significant impacts would result with regard to this impact, and preparation of a subsequent EIR is not required.



### **3.11 Utilities and Service Systems**

The Downtown Specific Plan EIR determined that development under the DSP would not result in any significant impacts with regard to utilities and service systems. The DDGs and Findings do not propose any additional development and are intended only to guide the design of the development already anticipated under the DSP, and thus would not add any additional strain to existing systems. As such, the Downtown Design Guidelines and Findings would not result in any significant impacts; therefore, a subsequent EIR is not required.

### **3.12 Traffic & Transportation**

The Downtown Specific Plan EIR determined that development under the DSP would have significant and unavoidable traffic impacts even with implementation of mitigation measures. The DDGs and Findings do not propose any additional development and so would not result in any additional construction or operational vehicle traffic; the DDGs and Findings are intended only to guide the design of the development already anticipated under the DSP. Further, the Guidelines encourage minimizing the number of curb cuts, reducing the width of curb cuts, and locating driveways away from street corners to facilitate circulation. The DDGs also indicate that access driveways should be provided so that vehicles entering and exiting the parking lot are uninterrupted and speak to improving awareness of bicycles and pedestrians through signage, colored pavement, and striping and so would improve bicycle and pedestrian circulation and safety. All previously-identified mitigation measures would continue to apply to development proposed under the DSP. Thus, no new or substantially greater significant impacts would result with regard to this impact, and a subsequent EIR is not required.

### **3.13 Biological Resources**

The Downtown Specific Plan EIR determined that development under the DSP would not result in any significant impacts with regard to biological resources with implementation of mitigation measures. The DDGs and Findings do not propose any additional development and so would not disturb any species or habitat through construction or other activities; the DDGs and Findings are intended only to guide the design of the development already anticipated under the DSP. Further, all previously-identified mitigation measures would continue to apply to development proposed under the DSP. Thus, no new or substantially greater significant impacts would result with regard to this impact, and a subsequent EIR is not required.

2. *Required Finding: Substantial changes have not occurred with respect to the circumstances under which the project is undertaken, that would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

The physical and environmental circumstances under which the DDGs and Findings would be implemented have not substantially changed since the preparation of the DSP EIR. No substantial changes have occurred with respect to the circumstances under which the DDGs and Findings would be implemented that would require revisions of the DSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. *Required Finding: No new information has been provided that would indicate that the proposed project would result in one or more significant effects not discussed in the previous EIR.*

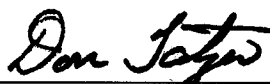
The DDGs and Findings do not propose any additional development and would only guide the design of the development already anticipated and analyzed within the DSP EIR. Furthermore, no new information exists that would indicate that the project would result in a new significant impact or an increase in the significance of a significant impact. Therefore, an addendum to the DSP EIR would be appropriate under this criteria.

## 4.0 Conclusion

Accordingly, and based on the findings and information contained in the DSP EIR, and the CEQA statute and State CEQA Guidelines, including sections 15162, 15164, and 15168, the Downtown Design Guidelines and Findings will not result in any additional effects on any environmental resources located on or near the Downtown Specific Plan area and the potential environmental effects of the Project have been adequately addressed in the DSP EIR, as modified by this Addendum. Therefore, pursuant to State CEQA Guidelines section 15164, the City Council hereby adopts this Addendum to the Downtown Specific Plan EIR.

Approved:

Signature:

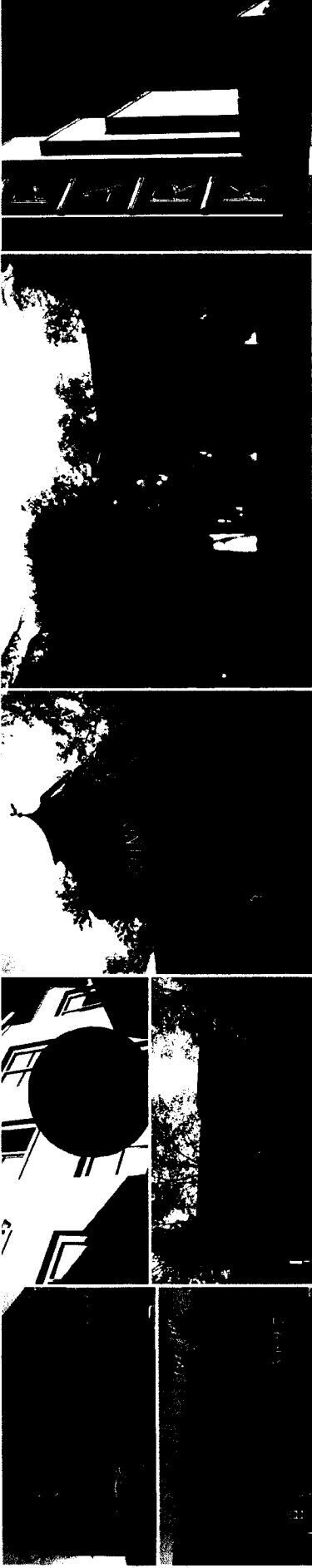


Don Tatzin, Mayor

Date: September 8, 2014

Attachments:

- City of Lafayette, Downtown Design Guidelines
- City of Lafayette, Downtown Design Findings and Building Height Exception Findings



# City of Lafayette

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## Downtown Design Guidelines

Adopted September 8, 2014



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# Introduction

## PURPOSE

The City Council adopted a strategic plan for the downtown, the Downtown Specific Plan, “DSP”, which calls for the development of the Downtown Design Guidelines, “Guidelines”. The Guidelines support the Downtown Specific Plan and the General Plan, and outline the City’s design objectives for downtown development. They will be used by designers, developers, planners, hearing bodies, and the public to gain a better understanding of the community’s vision for downtown development and to evaluate the merits of a project. The purpose of the Guidelines is to maintain and enhance the City’s informal, small-town character. The Guidelines hold values of the town, which include high quality design and construction and sensitivity to character and place.

## VISIONS, GOALS, AND GUIDELINES

The Downtown Design Guidelines are a set of design tools that guide downtown development. These tools promote the informal character of the downtown and encourage variety in design, height, setbacks, upper story step-backs, and spacing between buildings. The Guidelines are comprised of visions, goals, and guidelines that are organized into a downtown-wide section, and district-specific sections and their character areas. The visions describe unique characteristics for that district or area. The goals describe the desired performance that must be met for that specific topic area and are deliberately broad so that they can be achieved in a variety of ways. The guidelines describe possible design solutions to achieve the visions and goals. The guidelines are intended to provide ideas, stimulate thinking, and promote quality design. They are not empirical standards, but rather reflect how the community envisions development in the downtown, and balances the needs of the businesses, residents, and visitors. While not all guidelines can be implemented in any one design, a project must satisfy all of the applicable visions and goals.

## APPLICABILITY

The Guidelines apply to any project that would alter the physical appearance of any building or site and its relationship to the street within the four downtown commercial districts of the DSP. They do not apply to the public right-of-way, which is governed by the Downtown Street Improvement Master Plan “DSIMP,” nor do they apply to Downtown Neighborhoods I, II, and III, which will be governed by separate guidelines. The goals for each topic are intentionally broad so that they can be accomplished in multiple ways. This provides flexibility and allows the guidelines to apply to any project, large or small. The hearing body will ultimately determine substantial compliance with the Guidelines based on the location, scope, and nature of the project. The guidelines serve as a tool to satisfy the goals and vision; however, not all of the guidelines can be met for a particular project.

# Introduction

## PROCESS

The process for downtown development starts with a dialogue between the developer and the City before the design begins. The intent behind this early interaction is for clear communication of the City's goals and community's needs as they relate to the site specific opportunities and constraints. The goal is for collaborative construction of a project, rather than drastically modifying or denying the project after an application is filed. The next step in the process is a study session, which may be required based on the extent and scope of the project. A study session is an opportunity to receive feedback from the Design Review Commission on a preliminary design before much time and resources are invested in the project.

Once a formal application is submitted, the discretionary review process begins. The hearing bodies consist of the Zoning Administrator, Design Review Commission, Planning Commission, and City Council. The Zoning Administrator acts on small-scale downtown projects, the Planning Commission acts on new downtown projects, and the Design Review Commission acts on all other downtown projects. The City Council takes final action on Planning Commission appeals and building height exceptions.



## RELATIONSHIP TO OTHER PLANNING TOOLS

While the Guidelines are an essential tool for good development, they do not work alone. Together with the discretionary review process, Zoning Code, and findings, the community has the tools needed for successful downtown development.

- **Zoning Code** provides standards that all development must comply with, including use, setbacks, parking, and height.
- **Findings** are the basis for the hearing body to approve or deny a project. Findings communicate the reasoning behind the hearing body's action, present the facts and policy considerations that contributed to the action, ensure adherence to procedures and requirements, and serve as an essential element of defense if the action is challenged.
- **Discretionary Review Process** provides a forum for the evaluation of projects. Through this process, planners, hearing bodies, and the public provide input and direction to the applicant. The Guidelines and Zoning Code provide the criteria applied in the discretionary review process. The hearing body bases its decision on the required findings.

# Format of The Guidelines

**District**  
Identifies context.

SECTION	ALL DISTRICTS
Building Placement	
Outdoor Space	
Cracks & Landscapes	
Parking & Circulation	
Height & Scale	
Building Design	
Appearance	
Service & Utility	
WEST END	
DOWNTOWN RETAIL	
PLAZA	
EAST END	

**Side Bar**  
Highlights the applicable district and section.

## All Districts

### HEIGHT & SCALE

Goal: Heights and scale of buildings should enhance diversity in building form and relate to the character of surrounding development. Buildings on the blocks should have a two-story scale.

- Guidelines:
- Develop variation in the building form relative to the streetscape to avoid a monotonous height and scale.
  - Design large scale buildings with elements of different scale, changes in massing, and a variety of details, materials, and colors to avoid monolithic building form.
  - Provide upper story setbacks and varied building heights to:
    - provide diversity from adjacent and nearby developments
    - reduce the massing of the building
    - preserve views of surrounding hillside and ridges
  - Step-back second or third stories with enough dimension to allow for actual uses and related
  - Mitigate height and scale using topography and setbacks, such as hillside, freeway, trees, and existing development.



Guidelines 1 and 2

## Section

Indicates topics within each district.

## Goal

Written statements of desired performance within each section.

## Guidelines

Offer possible design solutions as ways of accomplishing the section's vision and goals.

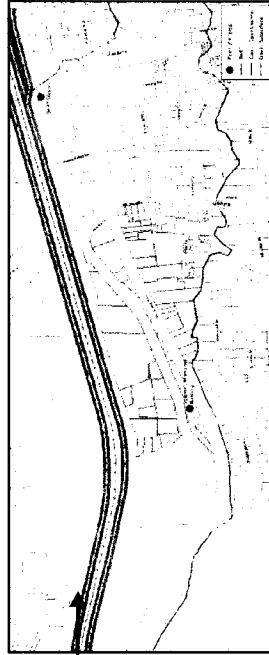
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## Map

Shows the boundaries of the district.

City of Lafayette

## West End District



### West End District Vision:

The West End district is primarily an office and commercial district, comprised of larger buildings. Development should be sited in an informal pattern with an emphasis on spacing between and around buildings and flexible parking configurations. The design intent is to maintain an open character with generous landscaped front and side setbacks. There should be an emphasis on native plants for landscaping as the area transitions from the downtown core to the more rural area to the west of the district. Safe and continuous pedestrian access is a priority as this district connects the downtown with the Lafayette Reservoir and is within walking distance to BART.

### West End District Zoning Standards:

- Height: 35 ft.
- Stories: 3
- Housing Density: 35 dwelling units per acre

## Illustration or Photograph

These visuals are illustrative in nature, demonstrating the noted guidelines.

## Vision

Describes the character of the district or area and sets forth broad directives for development.

## Standards

Identify the requirement for height, stories, and density, as stated in the Zoning Code and Downtown Specific Plan.

# Other Applicable Plans and Regulations

## RELATIONSHIP TO OTHER CODES AND PLANS

In addition to the Guidelines, development is informed by the General Plan, master plans and specific plans, and the Zoning Code, as described below. A project must comply with all applicable goals, policies, programs, guidelines, and standards in order to be approved.

- **General Plan** is a broad policy document that articulates the community's vision through goals, policies and programs. It is a long-range and comprehensive plan that coordinates all major components of the community's physical development. All other codes and regulations must be consistent with the General Plan.
- **Master Plans & Specific Plans** build on the General Plan to provide a more detailed framework to guide development based on a specified area and/or on specific topics. These plans are implemented through goals, policies, and programs.
- **Zoning Code** is the implementation tool that translates General Plan policies and programs into action by dividing the City into zoning districts and applying different development standards, including use, setbacks, parking, and height. The Zoning Code also outlines criteria, such as process and the required findings, that are applicable for a particular project.

## GENERAL PLAN

- General Plan

## MASTER PLANS & SPECIFIC PLANS

- Bikeways Master Plan
- Downtown Specific Plan
- Downtown Street Improvement Master Plan
- Environmental Strategy
- Parks and Recreational Facilities Master Plan
- Public Art Master Plan
- Trails Master Plan
- Trees for Lafayette
- Walkways Master Plans

## GUIDELINES

- Plaza Way Overlay Design Guidelines

## MUNICIPAL CODE / ZONING CODE

- Creek Setback Regulations
- Demolition in the Downtown
- Historic Landmarks
- Plaza Way Overlay
- Public Art Regulations
- Sign Regulations
- Stormwater Pollution Prevention Regulations
- Tree Protection Regulations
- Zoning District Development Standards

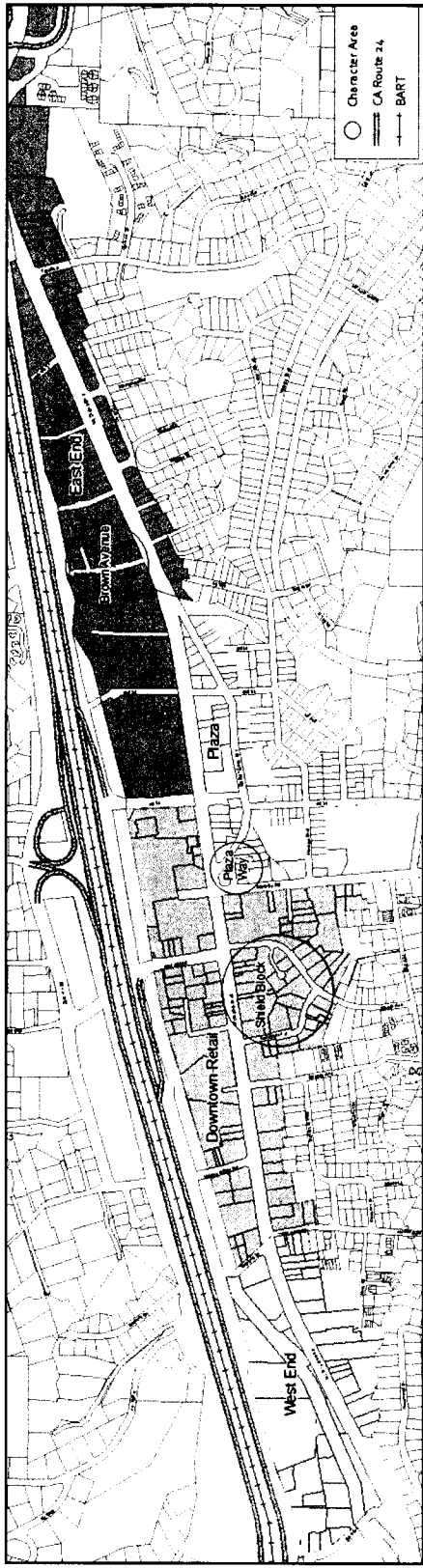
## FEDERAL, STATE, AND REGIONAL STANDARDS

- California Building Code
- California Environmental Quality Act (CEQA)
- California Water Efficient Landscape Ordinance
- Contra Costa County Flood Control District 50 Year Plan
- National Pollutant Discharge Elimination System Standards for the Treatment of Historic Properties
- Stormwater C.3 Guidebook



# Section 1: All Districts

# All Districts



## Downtown Vision – All Districts:

Lafayette has a linear downtown organized around Mt. Diablo Boulevard. The downtown is characterized by its small-town environment within a unique natural setting, including physical and visual access to creeks, hillsides, and ridgelines. The downtown character is informal with variations in architectural designs, building heights, setbacks, and spacing of buildings. The downtown provides a sense of place where the community can congregate, shop, dine, and enjoy cultural activities. Development should respond to the site's unique characteristics with custom design that weaves into the fabric of the downtown. It should also enhance the pedestrian experience and provide internal connections to improve the existing circulation network. Opportunities for public benefit and sustainable practices should be explored for each project.

The downtown is comprised of four downtown commercial districts, some of which contain character areas. Each district has unique qualities which defines its character. As such, specific guidelines are provided in the district and character areas that build on these qualities. Guidelines within the All Districts section apply to all projects; whereas district specific guidelines apply to development located within that district. In transitional areas, the hearing bodies may apply guidelines from neighboring districts as well.

- **West End** district is semi-rural in nature and represents the transition from the open hills to the downtown. Uses are largely offices and residential.
- **Downtown Retail** district is the pedestrian oriented center of the city with retail and shopping as the focal uses. The Shield Block Character Area, in the Downtown Retail District, is defined by a wooded setting with large established trees and a creek as a central feature.
- **Plaza** district is the cultural and civic focus of the community, fostering a hub of activities. The Plaza Way Character Area, in the Plaza District, is the historic center with uses that embrace the Lafayette Plaza.
- **East End** district provides a mix of uses with an emphasis on auto-services. The Brown Avenue Character Area, in the East End District, is a mixed use area with a residential character.

SECTION

ALL DISTRICTS

Building Placement

Outdoor Space

Creeks & Landscape

Parking & Circulation

Height & Scale

Building Design

Amenities

Service & Utility

WEST END

DOWNTOWN RETAIL

PLAZA

EAST END

# All Districts

## BUILDING PLACEMENT

### Goal:

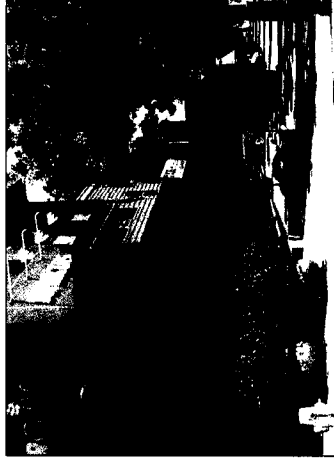
Building placement should be varied to create visual interest, allow views, complement the natural environment, and enhance Lafayette's informal and distinctive character.

### Guidelines:

1. Provide varied position and spacing between buildings to:
  - a. enhance Lafayette's informal character
  - b. enable diversity in look and feel
  - c. provide articulation in the building frontage
  - d. allow views of hillsides, ridges, and creek corridors
  - e. provide visual relief and openness
2. Locate buildings to provide a semi-public space to expand and promote use of the public realm.
3. Design corner lots by ensuring that the corner has an active use to draw the public into the block.
4. Locate buildings to enhance natural day lighting.



Guideline 1



Guideline 1



Guidelines 2 and 3

SECTION	
ALL DISTRICTS	
Building Placement	
Outdoor Space	
Creeks & Landscape	
Parking & Circulation	
Height & Scale	
Building Design	
Amenities	
Service & Utility	
WEST END	
DOWNTOWN RETAIL	
PLAZA	
EAST END	

# All Districts

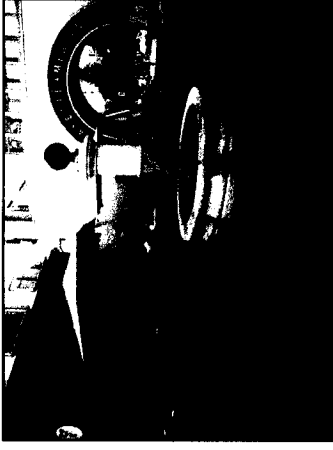
## OUTDOOR SPACE

### Goal:

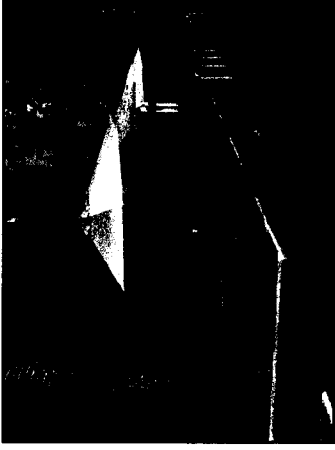
Outdoor space should foster social interaction and embrace natural features to enhance Lafayette's small-town character.

### Guidelines:

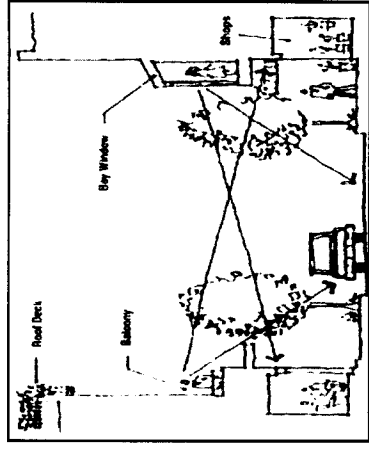
1. Activate and expand the public realm by linking outdoor spaces to existing assets such as courtyards, creeks, established trees, sidewalks, and the aqueduct path.
2. Incorporate upper story decks, balconies, and rooftop gardens to add vitality and eyes on the street.
3. Locate and design outdoor space to minimize noise and privacy impacts when adjacent to residential uses.
4. Reduce the impacts of paving by limiting its use, using permeable surfaces, and treating and filtering runoff.
5. Incorporate outdoor space with amenities for public use, such as pocket parks, play structures, and water features.



Guideline 1



Guideline 1



Guideline 2

SECTION

ALL DISTRICTS

Building Placement

Outdoor Space

Creeks & Landscape

Parking & Circulation

Height & Scale

Building Design

Amenities

Service & Utility

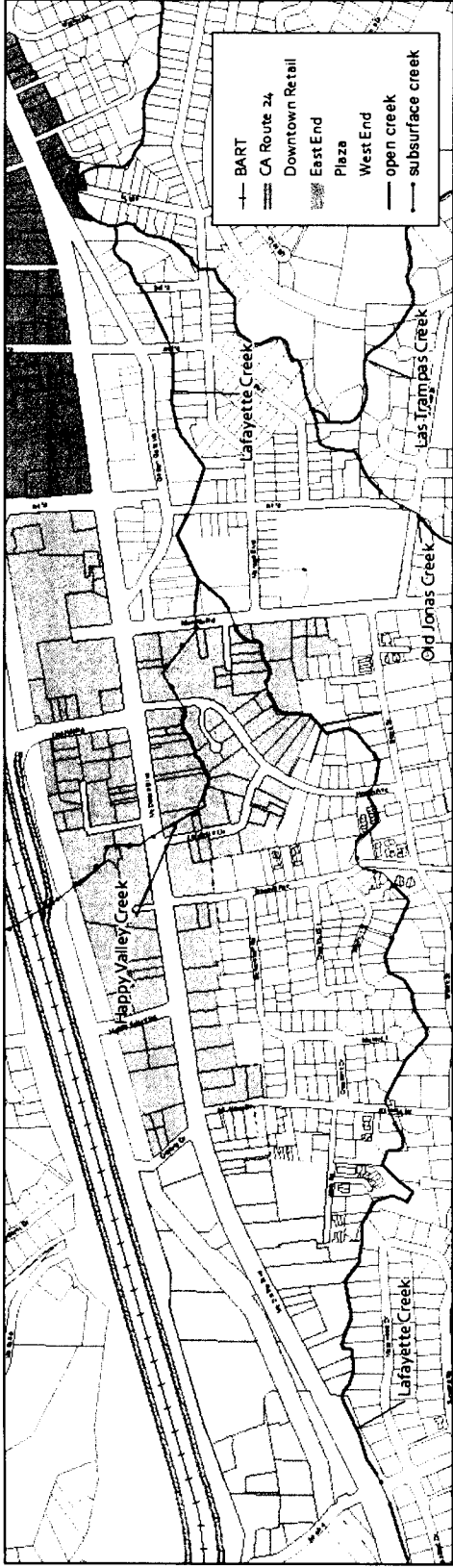
WEST END

DOWNTOWN RETAIL

PLAZA

EAST END

# All Districts



## CREEKS & LANDSCAPE

### Creeks

#### Goal:

Development design should embrace creeks and connect the public to them.

#### Guidelines:

1. Maintain and restore native riparian areas.
2. Provide views of the creek through window placement, decks, balconies, and outdoor spaces.
3. Orient development to take advantage of the creek for walkways, dining, and outdoor space.
4. Maintain an open character by deemphasizing property lines and reinforcing the continuity of the creek.
5. Transition landscaping toward and along the creek corridor for a consistent native riparian plant palette.
6. Provide public creek crossings to link neighborhoods to the downtown.



Guideline 2



Guideline 3

## SECTION

### ALL DISTRICTS

Building Placement

Outdoor Space

### Creeks & Landscape

Parking & Circulation

Height & Scale

Building Design

Amenities

Service & Utility

### WEST END

### DOWNTOWN RETAIL

### PLAZA

### EAST END

# All Districts

## CREEKS & LANDSCAPE (CONTINUED)

### *Landscaping*

#### **Goal:**

Landscaping should enhance the aesthetic quality and design of the downtown, create an inviting environment for pedestrians, and mitigate impacts related to noise, privacy, and environmental quality.

#### **Guidelines:**

7. Preserve downtown trees by designing development around existing trees and minimizing encroachment within the dripline of the trees.
8. Integrate plantings into development to:
  - a. provide screening and establish a buffer, particularly when adjacent to residential properties
  - b. enhance the pedestrian experience
  - c. visually break-up large paved areas
  - d. soften the built environment
  - e. mitigate freeway impacts
  - f. reinforce the visual identity of the districts and streets
9. Incorporate drainage features as part of the landscape design.
10. Minimize water usage by using drought tolerant plants and designing irrigation systems with hydrozones and moisture sensors.



Guidelines 7 and 8



Guideline 8



Guideline 9

SECTION

ALL DISTRICTS

Building Placement

Outdoor Space

Creeks & Landscaping

Parking & Circulation

Height & Scale

Building Design

Amenities

Service & Utility

WEST END

DOWNTOWN RETAIL

PLAZA

EAST END

# All Districts

## PARKING & CIRCULATION

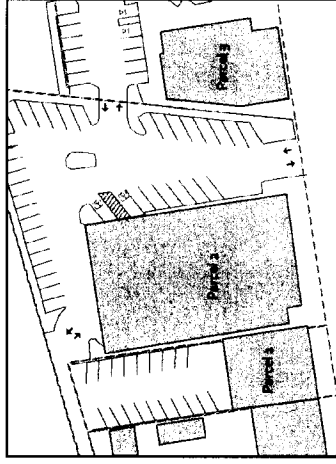
### **Motorized Vehicles**

#### **Goal:**

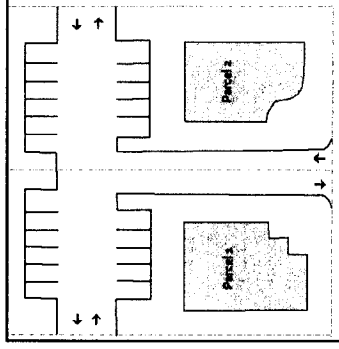
Parking and circulation should provide a continuous flow of motorized vehicles, enhancing safety, and maintaining the pedestrian and bicycling experience.

#### **Guidelines:**

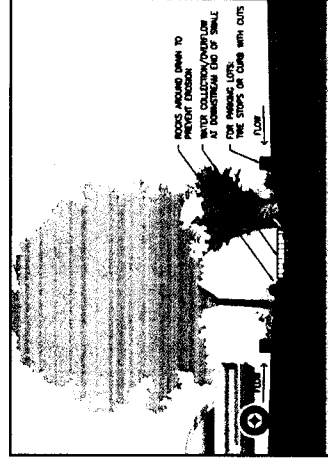
1. Improve parking facility efficiency through structured parking, lifts, and shared parking.
2. Limit interruptions and maximize on-street parking by:
  - a. minimizing the number of curb cuts through shared driveways with adjacent properties
  - b. reducing the width of curb cuts to the minimum needed for safe ingress and egress
  - c. locating driveways away from street corners and on secondary streets instead of primary streets
  - d. connecting and sharing parking lots
3. Design parking lots to avoid dead-end parking aisles and vehicles backing onto streets, pedestrian paths of travel, or main drive aisles.
4. Provide access driveways to allow smooth flow of vehicles entering and exiting the parking lot and minimize conflicts with vehicles and bicycles.
5. Incorporate dedicated passenger pick-up & drop-off points near building entries and outside the path of travel for an uninterrupted vehicular circulation.
6. Locate truck loading facilities on-site with access from secondary streets to minimize noise and traffic impacts to encourage consolidation of freight deliveries to increase efficiency and reduce congestion.
7. Incorporate lighting, surveillance, sight lines, or other measures to enhance personal safety.
8. Incorporate charging stations and other incentives to encourage the use of alternative fuel and low emission vehicles.
9. Reduce the impacts of paving by using permeable surfaces and treating and filtering runoff.
10. Design parking structures to relate to the development's architecture.



Guideline 2



Guideline 2 and 4



Guideline 9

SECTION
ALL DISTRICTS
Building Placement
Outdoor Space
Creeks & Landscape
Parking & Circulation
Height & Scale
Building Design
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Service & Utility
WEST END
DOWNTOWN RETAIL
PLAZA
EAST END

# All Districts

## PARKING & CIRCULATION (CONTINUED)

### *Bicycles*

#### **Goal:**

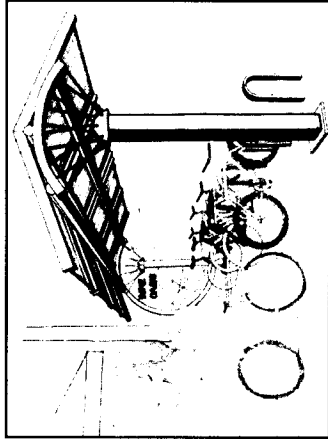
Bicycle parking & circulation should be easily accessible, convenient, safe, and visible to encourage bicycling in the downtown.

#### **Guidelines:**

11. Provide bicycle parking in well illuminated, secured, covered, and convenient areas. Short-term bicycle parking should be visible from building entrances.
12. Close gaps and develop links to the existing and planned bicycle network.
13. Provide on-site facilities, such as employee lockers, changing rooms, and showers.
14. Improve awareness and safety of bicycle circulation through concepts like signage, colored pavement, striping, rear-in angled parking, and traffic calming measures.



Guideline 11



Guideline 11

SECTION

ALL DISTRICTS

Building Placement

Outdoor Space

Creeks & Landscape

Parking & Circulation

Height & Scale

Building Design

Amenities

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WEST END

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# All Districts

## PARKING & CIRCULATION (CONTINUED)

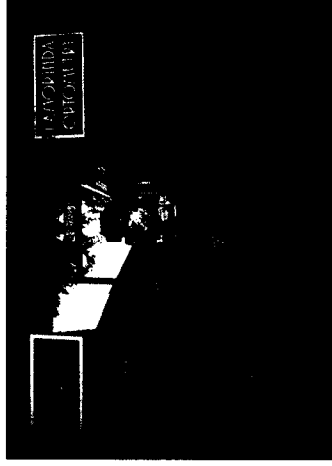
### *Pedestrians*

#### **Goal:**

Pedestrian circulation should be easily accessible, direct, safe, and aesthetically pleasing to encourage walking in the downtown.

#### **Guidelines**

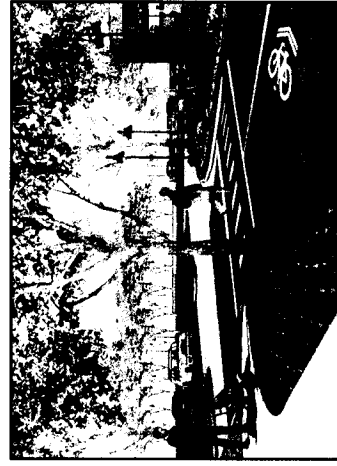
15. Integrate Americans with Disabilities Act, "ADA", improvements seamlessly into the project design.
16. Design walkways to allow unobstructed pedestrian circulation with dimension for added amenities.
17. Provide direct walkways which discourage shortcuts.
18. Incorporate dedicated pedestrian paths of travel between:
  - a. buildings
  - b. parked vehicles and building entries
  - c. the street and the building
19. Close gaps and develop links to natural features and the existing and planned pedestrian network through paths, trails, and walkways.
20. Create or improve pedestrian connections between neighborhoods and the downtown.
21. Improve pedestrian access to public services and transportation by providing connections, enhancing crosswalks, and installing way finding signage.
22. Provide low screening at parking lot edges adjacent to public streets for visual relief, and separation for pedestrians.
23. Improve safety where pedestrian and vehicle routes cross through:
  - a. reduced width and quantity of driveways
  - b. shortened crossing distance, such as curb extensions or bulb-outs
  - c. minimized width of drive aisles
  - d. reversed diagonal parking spaces
  - e. specialized pavement materials, such as textured or colored paving
  - f. enhanced striping and signage
  - g. improved lighting
  - h. increased visibility and sight distance



Guidelines 18 and 20



Guideline 22



Guideline 23

# All Districts

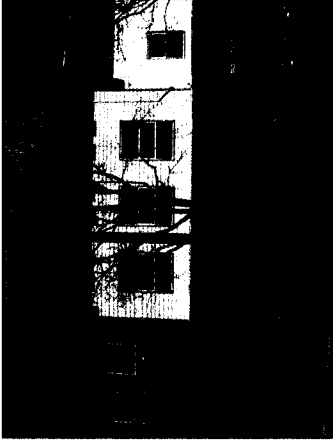
## HEIGHT & SCALE

### Goal:

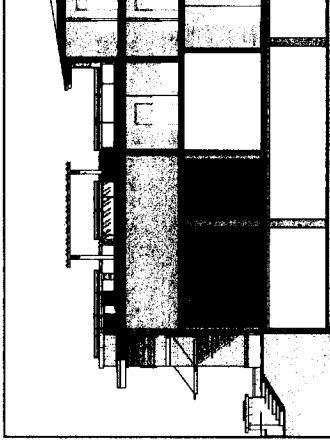
Height and scale of buildings should enhance diversity in building form and relate to the character of surrounding development. Buildings on Mt. Diablo Boulevard should have a two-story scale.

### Guidelines:

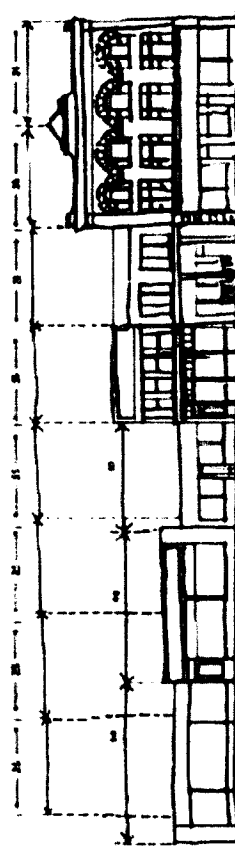
1. Develop variation in the building form relative to the streetscape to avoid a monotonous height and scale.
2. Design large scale buildings with elements of different sizes, changes in massing, and a variety of details, materials, and colors to avoid monolithic building form.
3. Provide upper story step-backs and varied building heights to:
  - a. provide diversity from adjacent and nearby developments
  - b. reduce the massing of the building
  - c. preserve views of surrounding hillsides and ridges
4. Step-back second or third stories with enough dimension to allow for actual uses and related amenities.
5. Mitigate height and scale using topography and backdrops, such as hillsides, freeway, trees, and existing development.



Guideline 1 and 2



Guideline 3 and 4



Guidelines 1 and 2

SECTION

ALL DISTRICTS

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Height & Scale

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Service & Utility

WEST END

DOWNTOWN RETAIL

PLAZA

EAST END

# All Districts

## BUILDING DESIGN

### Goal:

Building design should complement the diverse, informal small-town character.

### Guidelines:

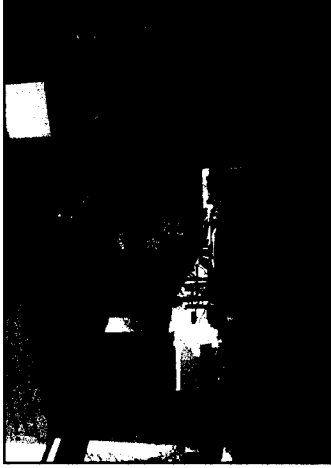
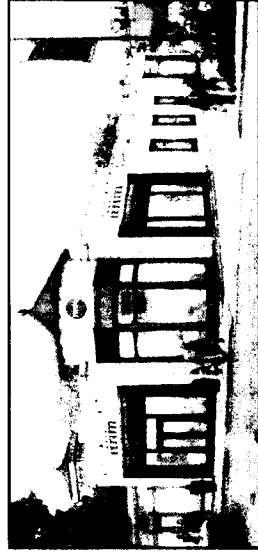
1. Design buildings to be adaptable to multiple uses and occupants for extended life-cycles.
2. Design additions that integrate well into the building design.
3. Maximize ground floor transparency to allow views of the use and activity within the building.
4. Clearly identify the primary entrance to a building.
5. Incorporate upper-story elements to create view opportunities to the street, such as windows, balconies, and terraces.
6. Design corner buildings to serve as an anchor to development with architectural features, such as taller elements, chamfered edges, and detailing.
7. Incorporate details and elements that complement the architectural style and bolster the overall character of the development.
8. Use an appropriate range of colors and durable materials in a direct and authentic manner.
9. Use materials to create a casual but distinctive quality and diverse palette relative to the downtown.
10. Avoid building design which uses a formulaic corporate theme in form or coloration.
11. Incorporate energy collectors into the building design to appear visually unobtrusive.
12. Design projects with a competent and coherent architectural style.
13. Provide frontages that open up at the ground level for more transparency and interaction between public and private space.
14. Design buildings with entrances and display windows facing the interior of the block, as well as the street, to foster interior pedestrian flow.

Before

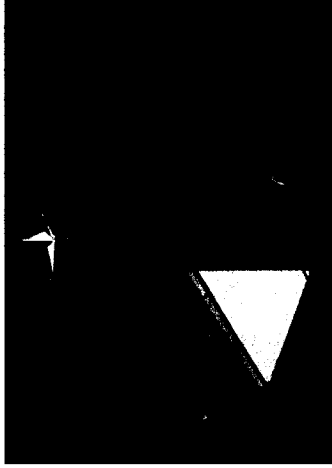


Guideline 6

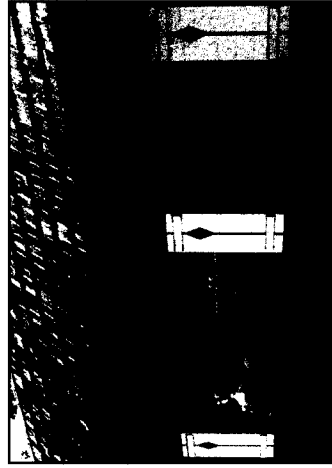
After



Guideline 3



Guideline 7



Guideline 8

## SECTION

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WEST END

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# All Districts

## AMENITIES

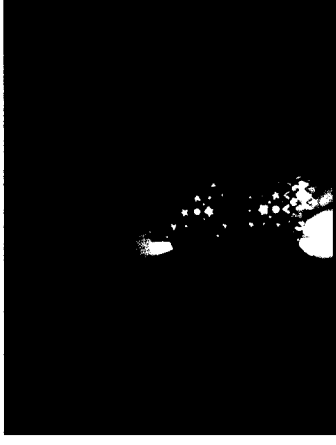
### Lighting

#### Goal:

Lighting should enhance safety, provide ambiance, and create a lively environment for pedestrians.

#### Guidelines:

1. Choose light fixtures that are in scale with and complement the architecture of the building.
2. Locate fixtures so that illumination is not obstructed by landscaping or structures.
3. Design lighting so that the orientation and intensity of illumination will not produce a glare or otherwise adversely affect nearby users.
4. Reduce lighting to minimize light pollution and energy consumption, while providing adequate illumination for safety.



Guideline 1

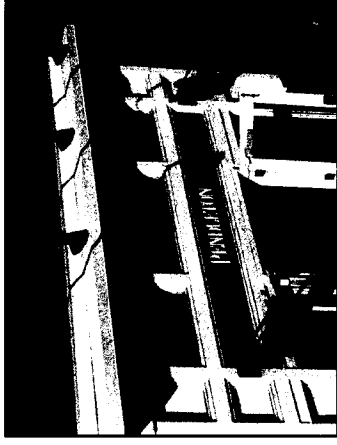
### Signage

#### Goal:

Signage should exhibit quality materials and variety that reflects the small-town character of Lafayette.

#### Guidelines:

5. Design signs with external illumination that complements the architectural character of the building or setting.
6. Prepare a master sign plan for all multi-tenant buildings and shopping centers to establish locations, dimensions, colors, materials, and illumination.
7. Coordinate signage and landscape elements to ensure appropriate visibility.
8. Provide pedestrian-oriented signage in areas of high pedestrian activity.
9. Scale signage appropriately so that it does not overpower its setting.
10. Design creative and unique signage which complements the building architecture.



Guidelines 5, 8, and 9

SECTION

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# All Districts

## AMENITIES (CONTINUED)

### *Public Art*

#### **Goal:**

Public art should contribute to the cultural experience and unique character of the community.

#### **Guidelines:**

11. Design public art to relate to its setting, be site specific, and be integral to the project.
12. Provide public art in visible and accessible locations to enhance ambiance and encourage congregation.

### *Furnishings*

#### **Goal:**

Furnishings should provide comfort, perform a function, and enhance the downtown vitality.

#### **Guidelines:**

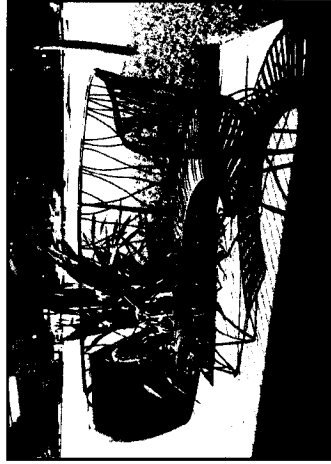
13. Provide furnishings, including trash and recycling receptacles, that complement the design and use of the building.
14. Consider furnishings as artistic elements to enhance the development's design concept.
15. Provide amenities that serve a range of users.



Guidelines 11 and 12



Guideline 11 and 12



Guidelines 13, and 14

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# All Districts

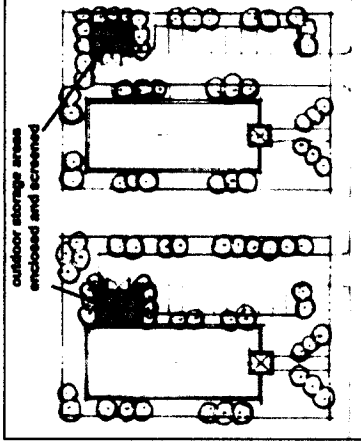
## SERVICE & UTILITY

### Goal:

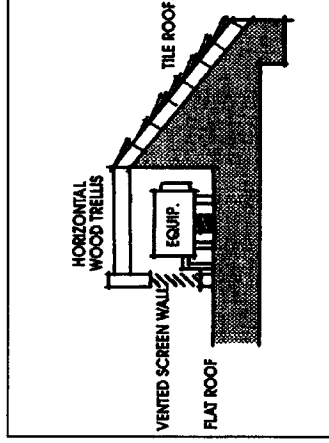
Service and utility areas should be sited and designed to minimize visual and physical impacts.

### Guidelines:

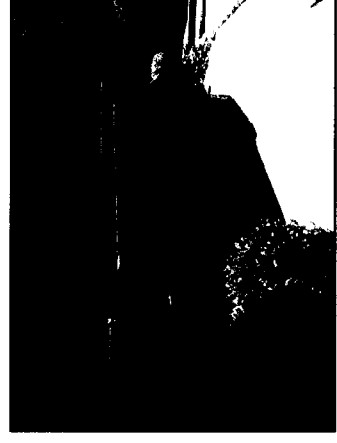
1. Locate service and utility areas internal to the building or underground. Otherwise, screen them from public view.
2. Incorporate architectural styles, colors and other elements from the building design to adequately screen service and utility areas.
3. Locate service and utility areas:
  - a. in a convenient and safe area,
  - b. to minimize conflicts and nuisances with other on-site and off-site uses, and
  - c. away from primary streets.
4. Cluster and consolidate service areas of adjacent businesses and properties together.



Guideline 1



Guideline 1



Guideline 2

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# Section 2: West End District

# West End District



## West End District Vision:

The West End district is primarily an office and commercial district, comprised of larger buildings. Development should be sited in an informal pattern with an emphasis on spacing between and around buildings and flexible parking configurations. The design intent is to maintain an open character with generous landscaped front and side setbacks. There should be an emphasis on native plants for landscaping as the area transitions from the downtown core to the more rural area to the west of the district. Safe and continuous pedestrian access is a priority as this district connects the downtown with the Lafayette Reservoir and is within walking distance to BART.

## West End District Zoning Standards:

- Height: 35 ft.
- Stories: 3
- Housing Density: 35 dwelling units per acre

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<b>PLAZA</b>	
<b>EAST END</b>	



# West End District

## West End District Guidelines:

### OUTDOOR SPACE

1. Incorporate outdoor space for use within complexes. When outdoor space is part of the public realm, it should relate to the natural environment.

### CREEKS & LANDSCAPE

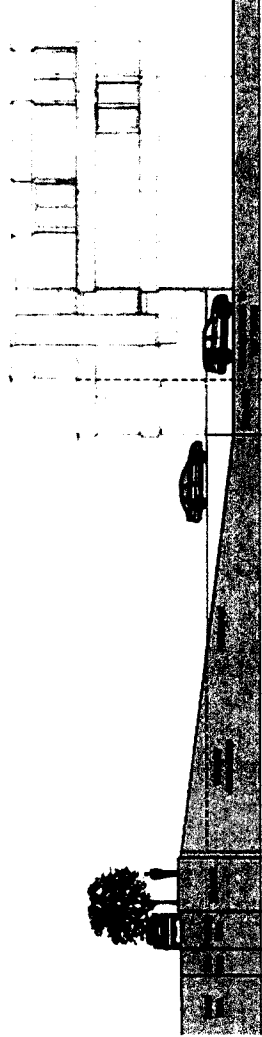
2. Emphasize use of native plants in a natural and informal manner to reflect the transition between the downtown core and the more rural area to the west of the district.
3. Provide generous landscaped areas in front of and between buildings so that the landscape reads as the connecting aspect of the district.

### PARKING & CIRCULATION

4. Screen vehicular parking from public vantage points with native plants.
5. Provide informal walkways with recognizable separation of pedestrians and vehicles.

### HEIGHT & SCALE

6. Use increased setbacks, spacing between buildings, topography, and substantial landscaping to allow buildings to appear two-story in scale.



Guideline 6



Guideline 1



Guidelines 2 and 3



Guideline 6

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# Section 3: Downtown Retail District

# Downtown Retail District



## Downtown Retail District Vision:

The Downtown Retail district is the “heart” of the downtown with a pedestrian ambience and an active set of uses. Buildings should be sited close to the sidewalk and close together, making a tightly knit downtown fabric. Parking should be integrated into or behind buildings to maximize an active retail frontage. Buildings should cluster around plazas, courtyards, connecting corridors, seating, and outdoor dining areas.

This district supports a high volume of pedestrian activity. Ground floor uses should maintain a human scale, attracting pedestrians through window displays and signage. Uses should spill into the sidewalk blurring the edge between the public and private realm to provide an attractive and vibrant downtown with public amenities. The design intent is to maintain the ambience of a small-town with people strolling, shopping, dining, gathering, working, and living in an interesting, vital, and lively environment. This district, along with the Plaza district, make up the core of the downtown

## Downtown Retail District Zoning Standards:

- Height: 35 ft.
- Stories: 3
- Housing Density: 35 dwelling units per acre

## SECTION

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Creeks & Landscape

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**DOWNTOWN RETAIL**

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# Downtown Retail District

## Downtown Retail District Guidelines:

### BUILDING PLACEMENT

1. Locate buildings close to the sidewalk and close together, establishing a continuum of frontages.
2. Provide variations in building placement along street edges to provide a less formal appearance, create visual interest, and allow for articulation.

### OUTDOOR SPACE

3. Design spaces in front of and between buildings to promote active uses and to create a variety of complementarity environments.
4. Allow transparency through outdoor space enclosures, when provided, to enliven the area.

### CREEKS & LANDSCAPE

5. Integrate landscape elements into the built environment to accommodate for high pedestrian activity.
6. Provide pathway connections and footbridge crossings at intervals along the Happy Valley and Lafayette creeks to improve access with the neighborhoods.

### PARKING & CIRCULATION

7. Integrate parking into or behind buildings to provide storefront continuity and maximize the pedestrian experience.
8. Pursue opportunities for shared parking and improved access to increase use of existing parking.

### HEIGHT & SCALE

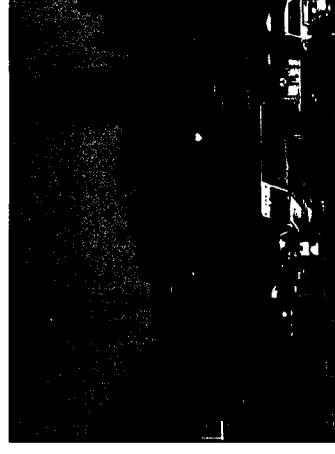
9. Provide a rhythm of narrow storefront bays for a human-scaled environment and to reduce the apparent building scale.
10. Visually step-back or setback taller development from Mt. Diablo Boulevard while still maintaining a building presence close to the sidewalk.



Guideline 1 and 9



Guideline 4 and 5



Guideline 10

SECTION

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Service & Utility

WEST END

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# Shield Block Character Area

## Shield Block Character Area Vision:

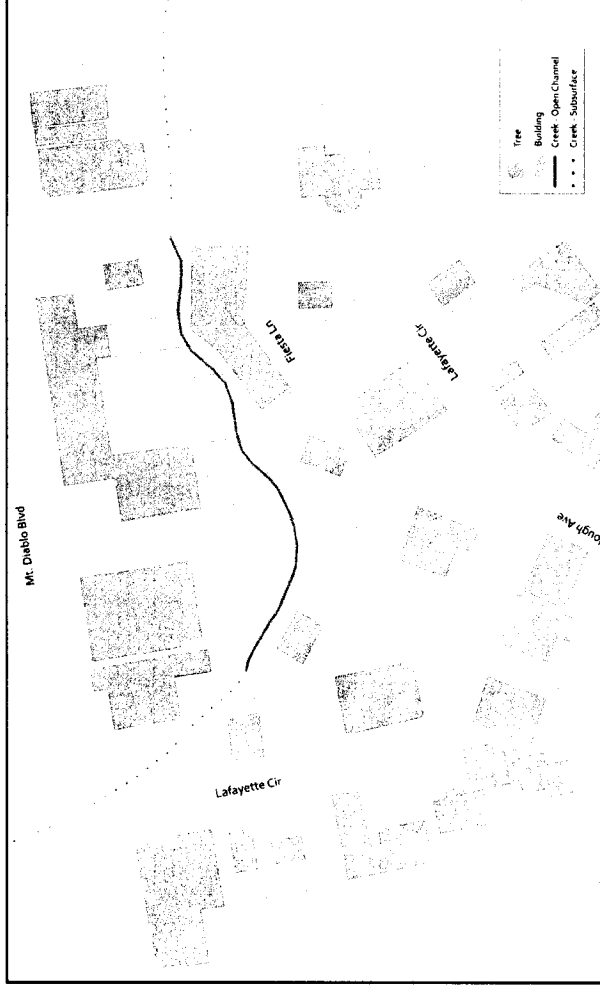
The Shield Block, as further described in the Downtown Specific Plan (DSP), is defined by a wooded setting, with large trees and the creek as the central core. This block is developed with low scale, older buildings, with retail and parking internal to the block, and meandering pedestrian passageways. Building placement should be loose and allow physical and visual access through properties. Emphasis should be placed on providing creekside walkways, passageways, creek crossings, and outdoor dining areas to enhance the natural setting. The design intent is to create an attractive area to entice people to shop, dine, and stroll. To further this concept, the DSP envisions a passive park adjacent to the creek (the Town Green), as a place for the public to gather, relax, and enjoy community events.

## Shield Block Character Area Zoning Standards:

- Height: 35 ft.
- Stories: 3
- Housing Density: 35 dwelling units per acre

## Shield Block Character Area Guidelines:

1. Provide low scale buildings sited close to the sidewalk to maintain the village scale.
2. Use natural materials to maintain the village character of the area, which includes wood and brick-clad buildings.
3. Provide shared parking, improved access, and connections between lots to increase use of existing parking, expand the pedestrian network, and maintain visual and physical access.
4. Retain the creek side setting and preserve the existing trees to reinforce the visual identity of the area.



Guidelines 1 and 2

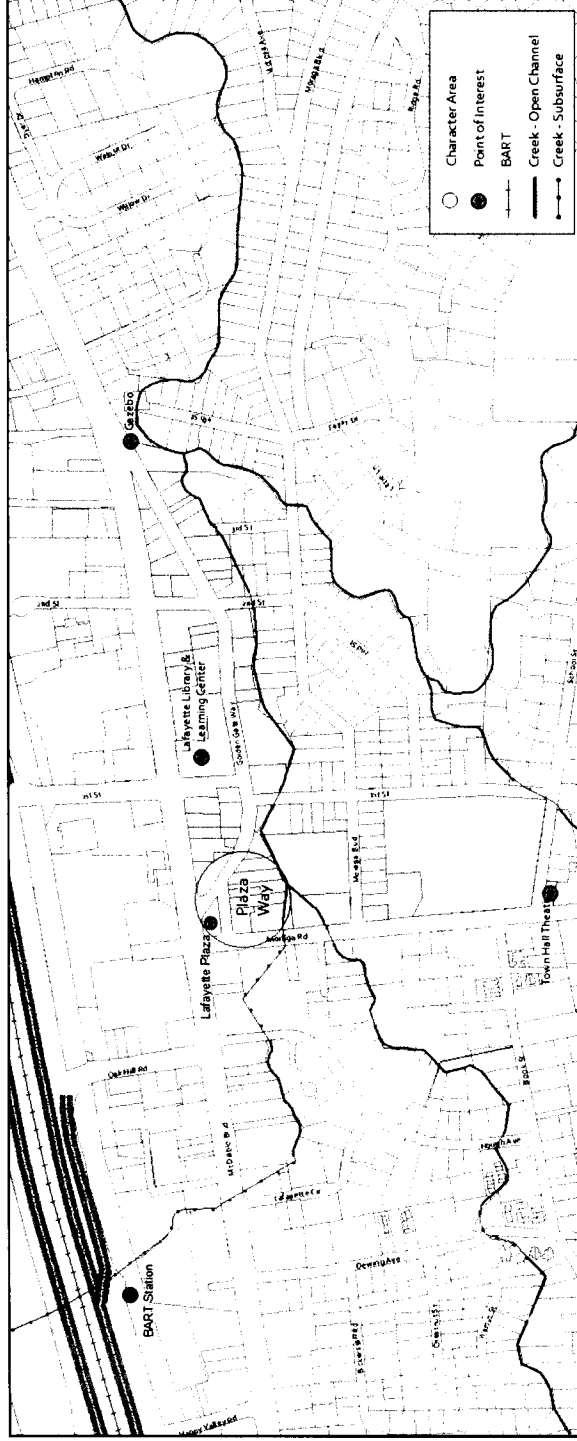


Guideline 2

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# Section 4: Plaza District

# Plaza District



## Plaza District Vision:

The Plaza district is the civic and cultural hub of the downtown with community activities revolving around Lafayette Plaza. A critical component of this district is uses that take advantage of these activities. Outdoor space should reinforce this district as the central community gathering space and take advantage of the proximity to the creek. Development should draw on the Lafayette Library and Learning Center as a cultural and educational asset and create a synergy of complementary uses. The Downtown Specific Plan (DSP) expanded on this concept by envisioning an active park southwest of the Library to complement the surrounding uses. This district, along with the Downtown Retail district, make up the core of the downtown.

The Plaza district, which is bordered by the Lafayette Creek, is defined by four distinct streets: Mt. Diablo Boulevard, Moraga Road, Plaza Way, and Golden Gate Way. Development along the south side of Mt. Diablo Boulevard should serve as the transition between the retail-based Downtown Retail district and the commercial-based East End district. Development along Moraga Road should be less concentrated with greater setbacks and a residential character to transition between the core of the downtown and the neighborhoods to the south. Development along Plaza Way and Golden Gate Way should be sited close to the sidewalk and close together, with parking behind buildings or underground to create a pedestrian-friendly environment and maximize an active retail frontage. Traffic on Golden Gate Way is slower paced, creating a more relaxed setting than the other streets.

## Plaza District Zoning Standards (except for Plaza Way Character Area):

- Height: 35 ft.
- Stories: 3
- Housing Density: 35 dwelling units per acre

Downtown Design Guidelines

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# Plaza District

## Plaza District Guidelines:

### BUILDING PLACEMENT

1. Locate buildings close to the sidewalk and close together, establishing a continuum of frontages.
2. Provide variations in building placement along street edges to provide articulation, an informal appearance, and visual interest.

### OUTDOOR SPACE

3. Connect outdoor spaces to expand the public realm, creating a community living room.
4. Provide adequate space for dining fronting the street or creek to create a vibrant pedestrian environment.

### CREEKS & LANDSCAPE

5. Integrate landscape elements to accommodate high pedestrian activity.
6. Enhance creek access.

### PARKING & CIRCULATION

7. Pursue opportunities for shared and connected parking to improve parking utilization to accommodate a variety of uses, events, and activities.
8. Integrate parking into or behind buildings to provide storefront continuity and maximize the pedestrian experience.
9. Develop connections to, along, and across Lafayette Creek to the extent feasible.

### HEIGHT & SCALE

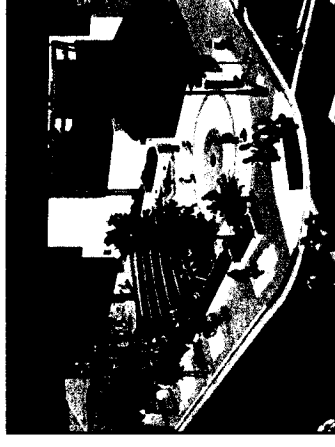
10. Provide a rhythm of narrow storefront bays for a human-scaled environment and to reduce the apparent building scale.



Guideline 1



Guideline 2



Guidelines 3 and 5

SECTION

ALL DISTRICTS

Building Placement

Outdoor Space

Creeks & Landscape

Parking & Circulation

Height & Scale

Building Design

Amenities

Service & Utility

WEST END

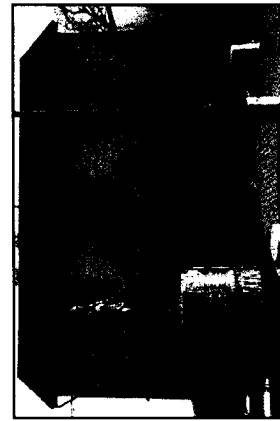
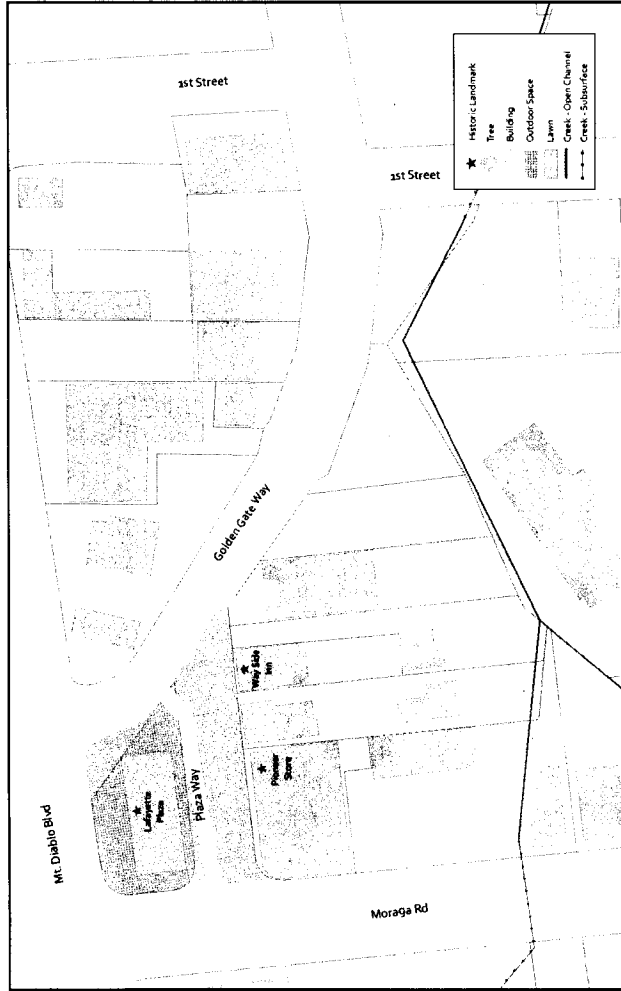
DOWNTOWN RETAIL

PLAZA

EAST END



# Plaza Way Character Area



Guideline 2 and 3



Guideline 4

## Plaza Way Character Area Vision:

Plaza Way, as further described in the Downtown Specific Plan (DSP), is the community's historic center. The design intent is to preserve and enhance the historic village character of the area which begins on Plaza Way and extends down Golden Gate Way. These narrow, slow-paced streets promote walking, bicycling and a relaxed pedestrian-friendly environment. Development should complement the historical buildings and take advantage of its relationship to the plaza and the creek. Buildings should be sited close to the sidewalk with variations in building height to create a vibrant pedestrian environment. In addition to the guidelines below, development in this character area must also comply with the Plaza Way Overlay Design Guidelines.

## Plaza Way Character Area Zoning Standards:

- Height: 35 ft.
- Stories: 2
- Housing Density: 35 dwelling units per acre

## Plaza Way Character Area Guidelines:

1. Design facades in a rhythmic pattern along the sidewalk to maintain continuity and relate to the existing context.
2. Provide authentic architectural detailing and decorative elements relating to the historic use of the buildings or surrounding development.
3. Limit materials and colors to simple patterns and applications to reclaim the historic development's simplicity.
4. Orient development toward the Lafayette Plaza to foster interaction with the public space.

SECTION	
ALL DISTRICTS	
Building Placement	
Outdoor Space	
Creeks & Landscape	
Parking & Circulation	
Height & Scale	
Building Design	
Amenities	
Service & Utility	
WEST END	
DOWNTOWN RETAIL	
PLAZA	
EAST END	

# Section 5: East End District

# East End District



## East End District Vision:

The East End district is primarily a commercial and auto-service district offering a variety of uses. The informal arrangement of buildings and variety in design is encouraged to avoid the district from developing into a strip commercial zone. Buildings can be singular in their context and designed to accommodate functional uses. The location and configuration of parking and loading facilities are flexible and can be provided in a variety of locations. Safe and continuous pedestrian access is a priority and should balance the needs of vehicles and pedestrians. Trees and landscape help to enhance the district's character and to mitigate the freeway. The area near the Lafayette Park Hotel is an opportunity for retail and restaurant uses to support visitor services. In addition, the Downtown Specific Plan (DSP) envisions a passive park adjacent to the Gazebo to serve as an amenity to the surrounding uses, including senior housing, regional trails, the bicycle network, and the creek.

## East End District Zoning Standards (except Brown Avenue Character Area):

- Height: 35 ft.
- Stories: 3
- Housing Density: 35 dwelling units per acre

<b>SECTION</b>
<b>ALL DISTRICTS</b>
Building Placement
Outdoor Space
Creeks & Landscape
Parking & Circulation
Height & Scale
Building Design
Amenities
Service & Utility
<b>WEST END</b>
<b>DOWNTOWN RETAIL</b>
<b>PLAZA</b>
<b>EAST END</b>

# East End District

## East End District Guidelines

### BUILDING PLACEMENT

1. Maintain an informal arrangement of buildings through varied setbacks and spacing.

### OUTDOOR SPACE

2. Consider locating outdoor space internal to the site to provide a visual or sound buffer from the street.

### CREEKS & LANDSCAPE

3. Mitigate freeway impacts by incorporating trees and dense vegetation.
4. Increase landscaping between the development and the street to improve aesthetics and the pedestrian experience.

### PARKING & CIRCULATION

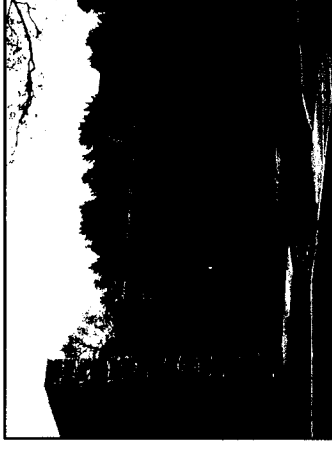
5. Provide continuous pedestrian circulation through:
  - a. Closing walkway gaps,
  - b. Delineating a walking route with striping where a traditional walkway would limit access to a business, or
  - c. Providing meandering, informal walkways with recognizable separation of pedestrians and vehicles

### HEIGHT & SCALE

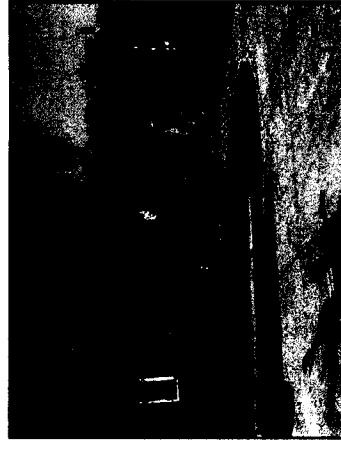
6. Use increased setbacks and backdrops, such as topography, the freeway, and existing development, to mitigate building height.



Guidelines 1 and 4



Guideline 2



Guideline 2

SECTION

ALL DISTRICTS

Building Placement

Outdoor Space

Creeks & Landscape

Parking & Circulation

Height & Scale

Building Design

Amenities

Service & Utility

WEST END

DOWNTOWN RETAIL

PLAZA

EAST END

# Brown Avenue Character Area

## Brown Avenue Character Area Vision:

Brown Avenue, as further described in the Downtown Specific Plan (DSP), is a mixed-use area with a small-scale residential character. This district is characterized by an eclectic mix of one and two-story buildings or clusters of buildings. The intent is to maintain the small-scale development, and encourage café style restaurants, boutique retail, small offices, and multi-family residential housing.

## Brown Avenue Character Area Zoning Standards:

- Height: 35 ft.
- Stories: 2
- Housing Density: 35 dwelling units per acre

## Brown Avenue Character Area Guidelines:

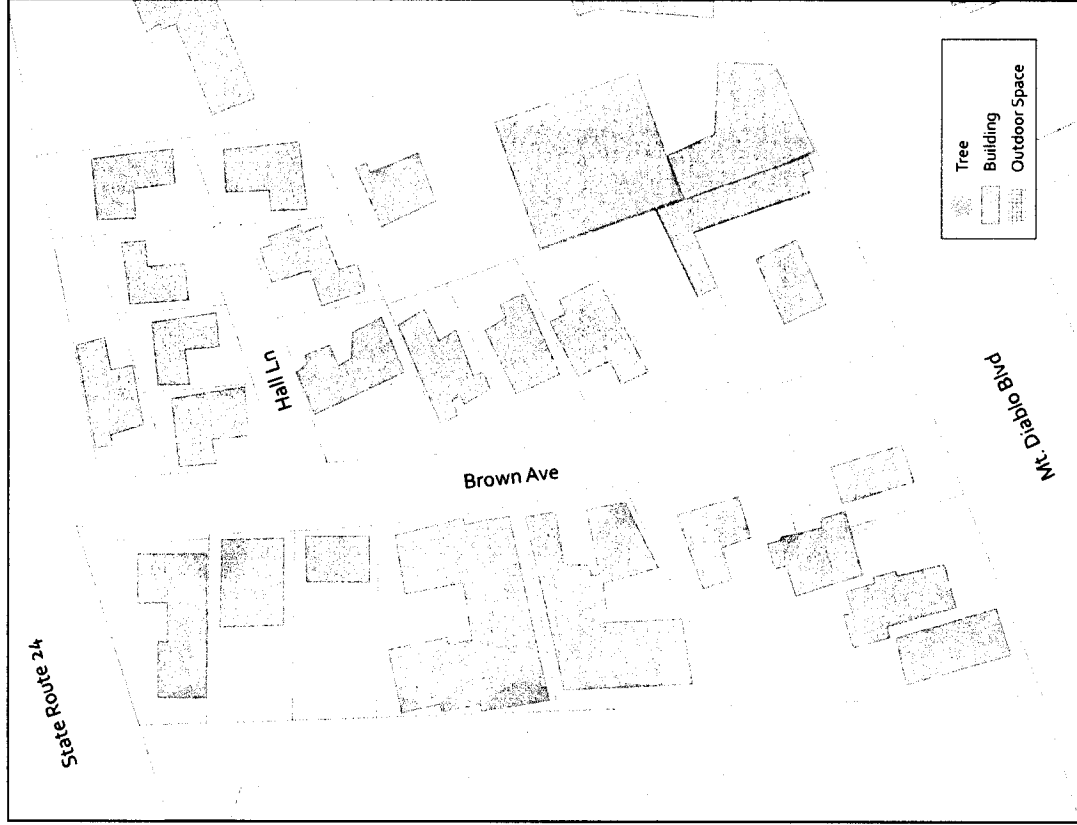
1. Maintain the appearance of buildings with residential character through small-scale development with entry porches, landscaped front yards, dormers, small windows, or pitched roofs.



Guideline 1



Guideline 1



<b>SECTION</b>	<b>ALL DISTRICTS</b>
	Building Placement
	Outdoor Space
	Creeks & Landscape
	Parking & Circulation
	Height & Scale
	Building Design
	Amenities
	Service & Utility
	<b>WEST END</b>
	<b>DOWNTOWN RETAIL</b>
	<b>PLAZA</b>
	<b>EAST END</b>

## Definitions

1. **Amenities** are features that provide comfort, convenience, or pleasure, such as benches, lighting, public art, signage, receptacles, and water fountains. They are important features in the downtown in that they blend the public and private realm, enhance the vitality of an area, create visual interest, and tie the building to the greater context.
2. **Connected parking** is a parking management tool through which property owners provide access between their parking lots. This tool reduces the number of driveways, improves circulation on and off-site, and better utilizes existing parking by making the parking lots more accessible.
3. **Public realm** is a public, semi-public, or private space that is physically or visually accessible from public space. This is important in the downtown in that it provides a sense of openness by expanding sidewalks or opening up views of hills or creeks.
4. **Riparian areas** are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.
5. **Semi-public space** is privately owned property that provides some physical or visual public access. This is often a transitional area between public and private spaces, and may have restricted access. The goal is to seamlessly blend the spaces and not to delineate property lines.
6. **Service and utility areas** are commodities or services provided by a public utility and include, but are not limited to: refuse/recycling enclosures, mechanical equipment, transformers, HVAC units, electrical and communication transformers/cabinets, wireless communications facilities, antennas, satellite dishes, backflow prevention/anti-siphon valves, pipes, meters, meter boxes, utility poles and wires, etc.

7. **Setback** is the horizontal separation required between lot lines and the nearest point of a building or structure.
8. **Shared parking** is a parking management tool through which adjacent or nearby property owners share their parking lots and reduce the number of parking spaces that each would provide on their individual properties. Typically the peak period of use is different for each businesses' use.
9. **Step-back** is when an upper floor is set back from the edge of the lower level to reduce its apparent mass and height.

# Acknowledgements and Credits

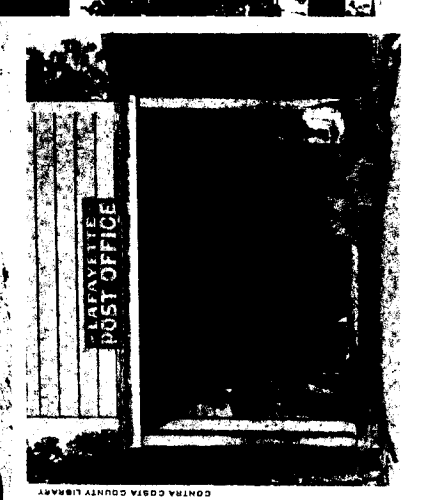
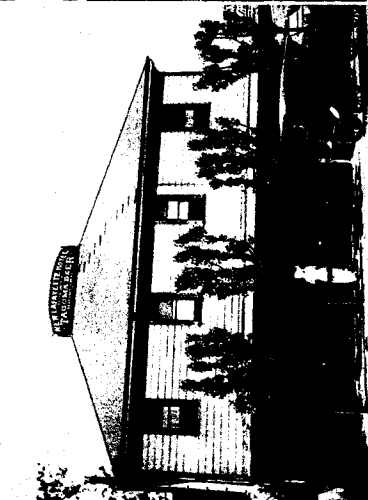
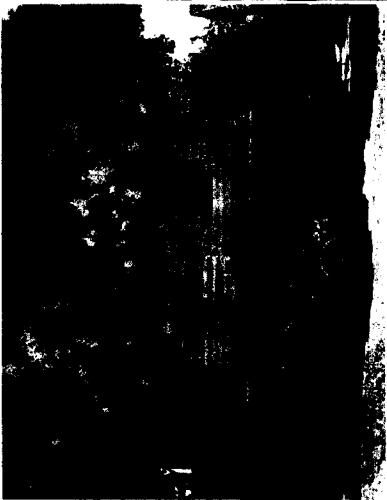
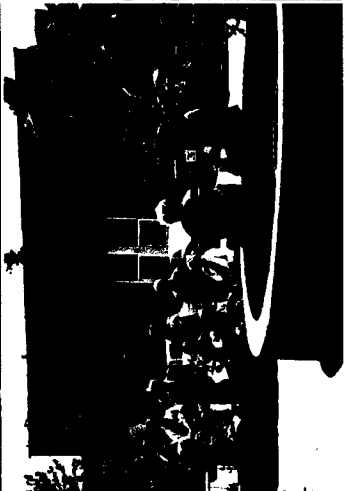
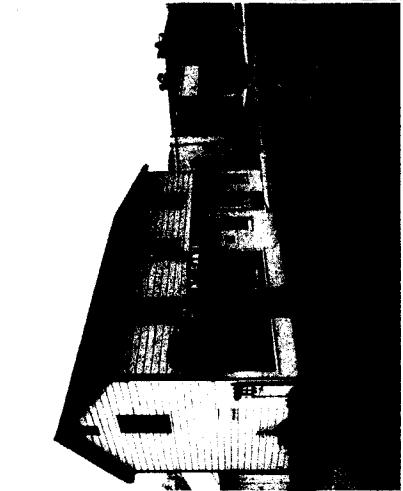
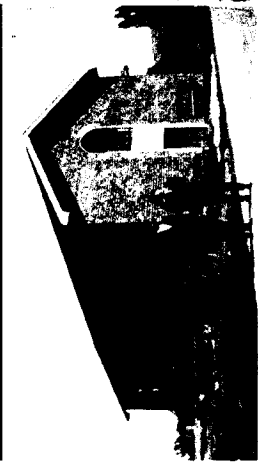
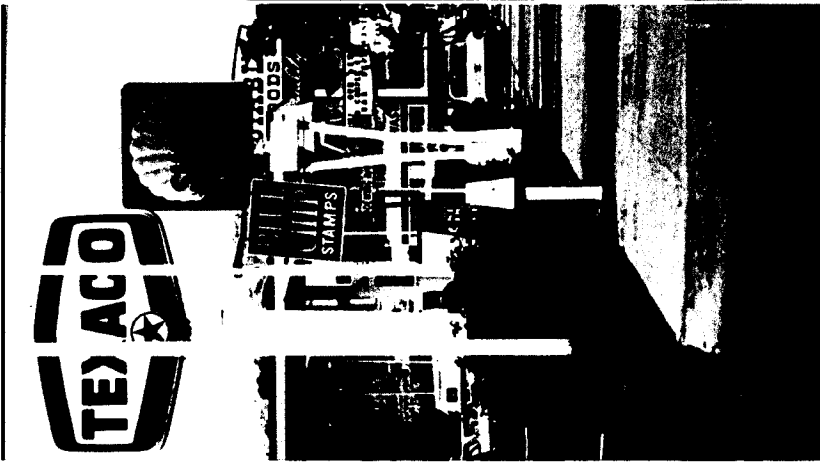
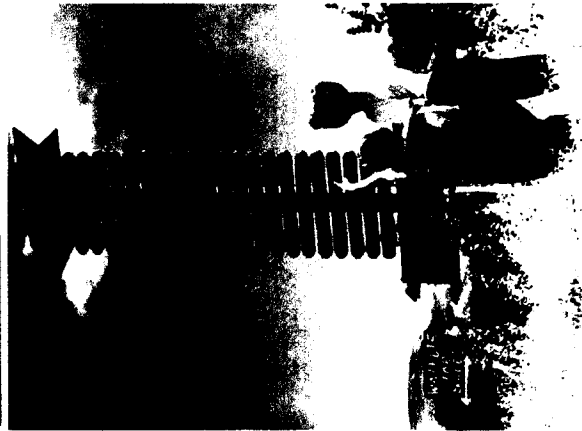
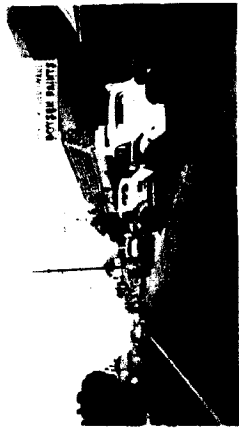
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## 6-275 Design Review Findings.

### (D) Downtown Design Review Findings.

The hearing authority shall make the following findings for projects which occurs within the four downtown commercial zoning districts as outlined in Section 6-272(A)(2):

- (1) The project substantially complies with the Downtown Design Guidelines.
- (2) The site design, including building placement, parking & circulation, landscape, and outdoor space, enhances the pedestrian experience, embraces and preserves creeks and natural features, promotes connections, creates visual interest, and relates to the character of the surrounding development.
- (3) The building design, including height and scale, architectural details, and amenities, provides diversity in building form, preserves views of surrounding hillsides and ridges as seen from Mt. Diablo Boulevard, creates an inviting environment for pedestrians, and relates to the character of the surrounding development.
- (4) The project promotes a character relating to Lafayette that is informal with variations in architectural styles, massing, setbacks, and upper story step-backs.
- (5) The project, when adjacent to existing residential dwelling units, is designed to minimize impacts, including noise, privacy, light and glare.

### (E) Height Exception Findings.

In addition to the findings required in Section 6-275(D), the City Council shall make the following findings to grant a building height exception to allow up to 45 feet in height for rare and exceptional projects which occur within the four downtown commercial zoning districts, excluding the Brown Avenue and the Plaza Way character areas. There is no exception to the three-story limit. The City Council will scrutinize the justifications on a project and site specific basis, considering the unique characteristics surrounding the project. Granting a height exception shall not be considered precedent setting.

- (1) Site opportunities or project necessity:
  - a) The site has unique circumstances, such as topography, setbacks, or backdrops, that mitigate the apparent height when viewed from Mt. Diablo Boulevard without compromising the site's natural features; **or**
  - b) The project is rare and exceptional, designed to mitigate the apparent height, and requires a height exception based on compelling reasons, other than solely economics, as to why the project cannot comply with the 35-foot height requirement.

AND

- (2) The project provides significant public benefits and amenities over and above nexus-based City requirements.

**EXHIBIT "C"**

**TABLE COMPARING THE DOWNTOWN DESIGN GUIDELINES  
WITH THE DOWNTOWN SPECIFIC PLAN AND GENERAL PLAN**

[Beginning on following page]

Downtown Specific Plan Excerpts on Downtown Design Guidelines

DSP Section	Pg.	Program, Policy, Goal	Direction	DDG Section/ Guideline	Pg.	DDG Excerpt - Vision, Goal, Guideline
1. SPECIFIC PLANS	17	BART Block	<p><b>BART Block:</b> The Plan was adopted in 1986, and it has guided the redevelopment of the Town Center project and adjacent areas between Oak Hill Road and Happy Valley Road north of Mount Diablo Boulevard since then. The Plan's development strategy and image for this area was to make it a downtown retail focal point, bolstered by office and residential uses. The location of the BART Station dictated that this is an area oriented to transportation. At the same time, the Plan's design standards were aimed at preserving views of hills from SR 24, BART Station and along the creek, creating variations in height, being pedestrian-oriented, providing open space, and relating to the existing built and natural environments. The Plan established a limit of three stories but allowed additional height above 35 feet in areas where additional height could be mitigated.</p>	<p>Downtown Retail</p> <p>Downtown Retail</p> <p>Downtown Retail</p> <p>Downtown Retail</p>	25	<p>The Downtown Retail district is the "heart" of the downtown with a pedestrian ambience and an active set of uses.</p> <p><b>Guideline 1D:</b> Visually or physically remove taller development from Mt. Diablo Boulevard while still maintaining a building presence close to the sidewalk.</p> <p><b>Guideline 3:</b> Design spaces in front of and between buildings to promote active uses and to create a variety of complementarity environments.</p> <p><b>Guideline 5:</b> Integrate landscape elements into the built environment to accommodate for high pedestrian activity.</p>
2. SPECIFIC PLANS	18	Shield Block / La Fiesta Center	<p><b>Shield Block / La Fiesta Center:</b> The Plan was adopted in 1988, and served as the guiding document for the redevelopment of La Fiesta Square and around Lafayette Circle. The Plan's intent was to provide an exceptionally attractive clustered retail shopping area to entice the pedestrian shopper and enhance the creekside setting as a focus and pedestrian amenity. In terms of urban design, ground floors were to be preserved for pedestrian oriented retail uses. Buildings were to relate well with existing buildings and natural features, and, where larger building forms were permitted, the forms were to be broken up to lessen the building mass. The Plan encouraged coordination among owners to provide interconnected parking areas. It supported the crossing of Happy Valley Creek within the Shield Block to provide access to the downtown from the neighborhoods.</p>	<p>Shield Block</p> <p>Shield Block</p> <p>Shield Block</p>	28	<p>The Shield Block character area is defined by a wooded setting with large scale trees and a creek as the central core. This block is developed with low scale, older buildings, with retail and parking internal to the block, and meandering pedestrian passageways. Building placement should be loose and allow physical and visual access through properties. Emphasis should be placed on providing creekside walkways, passageways, crossings, and outdoor dining areas to enhance the natural setting. The design intent is to create an attractive area to entice people to shop, dine, and stroll.</p> <p><b>Guideline 1:</b> Provide low scale buildings sited close to the sidewalk to maintain the village scale.</p> <p><b>Guideline 2:</b> Use natural materials to maintain the village character of the area, which includes wood and brick-clad buildings.</p> <p><b>Guideline 3:</b> Provide shared parking, improved access, and connections between lots to increase use of existing parking, expand the pedestrian network, and maintain visual and physical access.</p>
3. DOWNTOWN RETAIL DISTRICT	38	Downtown Retail - Shield Block <u>Program 2.12.1</u>	<p>The design guidelines will include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>Connecting pathways and footbridge crossings should be provided at intervals along the creek to provide access with the neighborhoods to the south.</li> <li>Sidewalk design should provide recognizable separation of pedestrians and vehicles but not dissolve an informal, random flow of the street edges which favor pedestrian orientation.</li> <li>Overhead utility lines should be undergrounded.</li> <li>Buildings should relate well to existing building and natural features of the area.</li> <li>Building clusters with courtyards, connecting corridors, seating, outdoor dining canopies and other pedestrian oriented architectural features should be encouraged.</li> <li>Larger buildings should be broken up to reduce the impact of mass.</li> <li>The use of natural materials, such as wood, brick, and shingles is preferred. Exterior colors should be used to create a casual, but distinctive quality.</li> <li>Buildings should have entrances and display windows facing the interior of the block as well as the street to foster interior pedestrian flow.</li> <li>For buildings along Mount Diablo Boulevard, there should be no setbacks or very limited setbacks. Plazas, recesses, arched or spaces that create wider sidewalks for cafes and other uses are encouraged.</li> <li>Developments along the creek will install Creekside landscaping emphasizing native and riparian species.</li> </ul>	<p>Downtown Retail</p> <p>All Districts</p> <p>All Districts</p> <p>Downtown Retail</p> <p>All Districts</p> <p>All Districts</p>	26	<p><b>Guideline 6:</b> Provide pathway connections and footbridge crossings at intervals along the Happy Valley and Lafayette creeks to improve access with the neighborhoods.</p> <p><b>Guideline 24:</b> Provide low screening at parking lot edges adjacent to public streets for visual relief, and separation for pedestrians.</p> <p><b>Guideline 1:</b> Activate and expand the public realm by linking outdoor spaces to existing assets such as courtyards, creeks, sidewalks, and the aqueduct path.</p> <p><b>Guideline 9:</b> Provide narrow bays and a rhythm of storefronts for a human-scaled environment and to reduce the apparent building scale.</p> <p><b>Guideline 5:</b> Transition landscaping toward and along the creek corridor for a consistent riparian plant palette.</p> <p><b>Guideline 2:</b> Locate buildings to provide a semi-public space to foster activity and expand the public realm.</p> <p><i>For additional guidelines see row 2 above.</i></p>
4. DOWNTOWN RETAIL DISTRICT	32	The Existing Context	<p>Reminiscent of a traditional downtown main street with more concentrated, easily accessible retail shopping and personal service central area</p>	<p>All Districts</p> <p>Downtown Retail</p>	8	<p>Downtown Retail district is the pedestrian oriented center of the city with retail and shopping as the focal uses.</p> <p>The Downtown Retail district is the "heart" of the downtown with a pedestrian ambience and an</p>

<i>DSP Section</i>	<i>Pg.</i>	<i>Program, Policy, Goal</i>	<i>Direction</i>	<i>DSP Section/ Guideline</i>	<i>Pg.</i>	<i>DSP Excerpt - Vision, Goal, Guideline</i>
5. DOWNTOWN RETAIL DISTRICT	35	What the DSP Proposes	<p>The district will:</p> <ul style="list-style-type: none"> <li>• Be Lafayette's primary retail center</li> <li>• Have a critical and compact mass and a more intimate feel</li> <li>• Emphasize pedestrian convenience and de-emphasize auto-oriented uses that detract from an overall atmosphere of convenience, comfort and safety for the pedestrian retail shopper</li> <li>• Be walkable</li> <li>• Take advantage of the BART station</li> <li>• Have new buildings close to the sidewalk</li> <li>• Have ground floor uses attracting the pedestrian shopper through attractive displays and signage</li> <li>• Have special paving treatments on sidewalks and crosswalks that distinguish this district from the rest of the downtown</li> <li>• Encourage development to incorporate, improve, and use the creekside setting</li> </ul>	<p>Downtown Retail</p> <p>Downtown Retail</p> <p>Downtown Retail</p> <p>Downtown Retail</p> <p>Downtown Retail</p> <p>Downtown Retail</p> <p>All Districts</p> <p>All Districts</p> <p>All Districts</p>	25	<p><b>DSP Excerpt - Vision, Goal, Guideline</b></p> <p>active set of uses.</p> <p>The design intent is to maintain the ambiance of a small-town downtown of people strolling, shopping, dining, gathering, working, and living in an interesting and vital downtown.</p> <p>Buildings should be sited close to the sidewalk and close together, making a tightly knit downtown fabric.</p> <p><u>Guideline 1:</u> Locate buildings close to the sidewalk and close together, establishing a continuum of frontages.</p> <p>This district supports a high volume of pedestrian activity.</p> <p>Parking should be integrated into or behind buildings to maximize an active retail frontage.</p> <p><u>Guideline 2:</u> Integrate parking into or behind buildings to provide storefront continuity and maximize the pedestrian experience.</p> <p>Ground floor uses should maintain a human scale, attracting pedestrians through window displays and signage.</p> <p><u>Guideline 3:</u> Maximize ground floor transparency to allow views of the use and activity within the building</p> <p><u>Guideline 4:</u> Provide views of the creek through window placement, decks, balconies, and outdoor spaces.</p> <p><u>Guideline 5:</u> Orient development to take advantage of the creek for walkways, dining, and outdoor space.</p>
6. DOWNTOWN RETAIL DISTRICT	36	What the DSP Proposes-Character	<p>The design intent is to maintain the ambiance of a small town downtown of people strolling, shopping, dining, gathering, working, and living in an interesting and vital downtown. This will be accomplished by using elements characteristic of this as well as other favorite downtowns, including:</p> <ul style="list-style-type: none"> <li>• Variations in building design and siting</li> <li>• Attractive retail storefronts at the sidewalk that entice shoppers</li> <li>• Restaurants with outdoor dining spaces</li> <li>• Community spaces, plazas</li> <li>• Quality signs</li> <li>• Street furniture</li> <li>• Passageways between buildings</li> <li>• Public art</li> <li>• Water features</li> <li>• Abundance of landscaping</li> <li>• Architectural design details</li> </ul>	<p>Downtown Retail</p> <p>Downtown Retail</p> <p>All Districts</p> <p>Downtown Retail</p> <p>Downtown Retail</p> <p>Downtown Retail</p> <p>All Districts</p>	25	<p>The design intent is to maintain the ambiance of a small-town downtown of people strolling, shopping, dining, gathering, working, and living in an interesting and vital downtown.</p> <p>Buildings should cluster around plazas, courtyards, connecting corridors, seating, and outdoor dining areas.</p> <p><u>Guideline 1:</u> Provide varied position and spacing between buildings to:</p> <ol style="list-style-type: none"> <li>enhance Lafayette's informal character</li> <li>enable diversity in look and feel</li> <li>provide articulation in the building frontage</li> <li>allow views of hillsides, ridges, and creek corridors</li> <li>provide visual relief and openness</li> </ol> <p><u>Guideline 2:</u> Provide variations in building placement along street edges to provide a less formal appearance, create visual interest, and allow for articulation.</p> <p><u>Guideline 3:</u> Allow transparency through outdoor space enclosures, when provided, to enliven the area.</p> <p><u>Guideline 4:</u> Design spaces in front of and between buildings to promote active uses and to create a variety of complementarity environments.</p> <p><u>Guideline 5:</u> Incorporate dedicated pedestrian paths of travel between:</p> <ol style="list-style-type: none"> <li>buildings</li> <li>parked vehicles and building entries</li> <li>the street and the building</li> </ol>

DSP Section	Pg.	Program, Policy, Goal	Direction	DDG Section/ Guideline	Pg.	DDG Excerpt - Vision, Goal, Guideline
7. DOWNTOWN RETAIL DISTRICT	38	Program 2.10.1	Provide a safe, attractive, and active pedestrian space with: <ul style="list-style-type: none"> <li>• Wider sidewalks</li> <li>• Benches on the sidewalk</li> <li>• Landscaping consistent with the Downtown Street Improvement Master Plan</li> <li>• Uses spilling out into the sidewalks blurring the edge between the public and private realms</li> <li>• Pedestrian crossings at conveniently spaced locations</li> <li>• Attractive signage</li> <li>• Public art</li> </ul>	Downtown Retail Downtown Retail All Districts All Districts All Districts All Districts All Districts All Districts	17 25 26 19 18 18 18 19 19	<p><b>DDG Excerpt - Vision, Goal, Guideline</b></p> <p><u>Guideline 7:</u> Incorporate details and elements that complement the architectural style and bolster the overall character of the development. <i>For guidelines on signs, street furniture, and public art see row 7 below.</i></p> <p>Uses should spill into the sidewalk blurring the edge between the public and private realm to provide an attractive and vibrant downtown with public amenities.</p> <p><u>Guideline 5:</u> Integrate landscape elements into the built environment to accommodate for high pedestrian activity.</p> <p>Furnishings should provide comfort, perform a function, and enhance the downtown vitality.</p> <p>Signage should exhibit quality and variety that reflects the small-town character of Lafayette.</p> <p><u>Guideline 5:</u> Design signs with external illumination that complements the architectural character of the building or setting.</p> <p><u>Guideline 8:</u> Provide pedestrian-oriented signage in areas of high pedestrian activity.</p> <p>Public art should contribute to the cultural experience and unique character of the community.</p> <p><u>Guideline 10:</u> Provide public art in visible and accessible locations to enhance the ambiance and encourage congregation.</p>
8. DOWNTOWN RETAIL DISTRICT	38	Policy 2.11	Downtown Retail - Parking. The location of parking will be away from the street to maximize the pedestrian experience.	Downtown Retail	27	<u>Guideline 7:</u> Integrate parking into or behind buildings to provide storefront continuity and maximize the pedestrian experience.
9. DOWNTOWN RETAIL DISTRICT	38	Program 2.11.1	Parking will be located at the rear of the building or above- or below-grade. Parking on the side of a building may be acceptable if its location does not disrupt the pedestrian experience of walking along an active retail frontage. The location of parking will be considered on a case-by-case basis to afford flexibility to address the needs of shoppers.	-	-	See row 8 above.
10. CIRCULATION	74	Getting Around- Pedestrians Program 7.2.5	Improve pedestrian access to the BART Station through better signing and improvements on Happy Valley Road, such as completing walkway gaps and enhanced pedestrian crosswalks.	All Districts All Districts	15 15	<p><u>Guideline 21:</u> Close gaps and develop links to the existing and planned pedestrian network, including paths, trails, and walkways.</p> <p><u>Guideline 23:</u> Improve pedestrian access to public services and transportation by providing connections, enhancing crosswalks, and installing way finding signage.</p>
11. CIRCULATION	75	Getting Around- Pedestrians Program 7.3.4	Assess the feasibility of a pedestrian connection between Brook Street and the Methodist Church parking lot using the private East Street.	All Districts All Districts	15 15	<p><u>Guideline 21:</u> Close gaps and develop links to the existing and planned pedestrian network, including paths, trails, and walkways.</p> <p><u>Guideline 22:</u> Create or improve pedestrian connections between neighborhoods and the downtown.</p>
12. CIRCULATION	85	Getting Around- Short Term Parking Program 11.2.2	Work with owners of adjacent properties to connect their parking lots. As a priority, contact the owners of properties fronting Mount Diablo Boulevard between Lafayette Circle West and Lafayette Circle East to determine their interest in connecting the lots to improve access and ease circulation.	Downtown Retail	27	<u>Guideline 8:</u> Explore opportunities for shared parking and improved access to increase use of existing parking.
13. PUBLIC REALM	90	Program 13.1.1	Provide new parks and other public spaces to enhance the sense of community and provide amenities supporting downtown uses.	All Districts All Districts	10 10	<p>Outdoor spaces should foster social interaction and embrace natural features to enhance Lafayette's small-town character.</p> <p><u>Guideline 1:</u> Activate and expand the public realm by linking outdoor spaces to existing assets such as courtyards, creeks, sidewalks, and the aqueduct path.</p> <p>See row 7 above for additional guidelines on supporting amenities downtown, such as furniture.</p>

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14. EAST END DISTRICT	45	East End District	An area offering 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	East End	34	<b>DDG Excerpt - Vision, Goal, Guideline</b> East End District Vision- The East End district is primarily a commercial and auto-service district offering a variety of uses.
15. EAST END DISTRICT	47	East End District	Brown Avenue will retain its mixed-use village character. The intent is to encourage this small area as a destination while still providing opportunities for living and working. This will be accomplished by maintaining small parcels with small scale development, and encouraging café style restaurants, boutique retail, and small offices.	Brown Ave	36	<b>Brown Avenue Character Area Vision-</b> Brown Avenue is a mixed-use area with a small-scale residential character. This district is characterized by an eclectic mix of one and two-story buildings or clusters of buildings. The intent is to maintain the small-scale development, and encourage café style restaurants, boutique retail, small offices, and multi-family residential housing.
16. EAST END DISTRICT	47	East End District	An area where an informal pattern development is encouraged. Buildings may locate at the street behind the required landscaped setbacks or set back further from the street.	East End	35	<b>Guideline 1-</b> Maintain an informal arrangement of buildings through varied setbacks and spacing.
17. EAST END DISTRICT	47	East End District	The informal arrangement of buildings and variety in design will be maintained to avoid the district from developing into a strip commercial zone.	East End	35	<b>Guideline 4-</b> Increase landscaping between the development and the street to improve aesthetics and the pedestrian experience.
18. EAST END DISTRICT	47	East End District	To mitigate the proximity of the freeway, an abundant use of trees will be required, especially at the eastern end near Pleasant Hill Road.	East End	35	<b>Guideline 6-</b> Use increased setbacks and backdrops, such as topography, the freeway, and existing development, to allow buildings to appear two-story in scale.
19. EAST END DISTRICT	47	East End District	The physical character will continue to be dominated by the freeway, hotel and cemetery. An abundance of trees and landscape will mitigate the freeway and continue and enhance the character established by the hotel and cemetery.	East End	34	<b>East End Vision-</b> The informal arrangement of buildings and variety in design is encouraged to avoid the district from developing into a strip commercial zone. <i>See row 16 above for additional guidelines.</i>
20. EAST END DISTRICT	47	East End District	Redevelopment of existing buildings near the hotel should complement it, rather than detract from it.	East End	35	<b>East End Vision-</b> Trees and landscape help to enhance the district's character and to mitigate the freeway. <b>Guideline 3-</b> Mitigate freeway impacts by incorporating trees and dense vegetation.
21. EAST END DISTRICT	47	East End District	The intent is to improve the streetscape of the district while maintaining physical and visual access to businesses.	East End	34	<b>East End Vision-</b> The area near the Lafayette Park Hotel is an opportunity for retail and restaurant uses to support visitor services. <i>See row 18 above for additional guidelines.</i>
22. EAST END DISTRICT	49	Policy 2.22	<b>East End - Pedestrian Experience-</b> While this district is more auto-oriented, safe and continuous pedestrian access is a priority.	East End	35	<b>Guideline 4-</b> Increase landscaping between the development and the street to improve aesthetics and the pedestrian experience.
23. EAST END DISTRICT	49	Program 2.22.1	Eliminate walkway gaps, and improve walkways so they are accessible to all people.	East End	34	<b>East End Vision-</b> Safe and continuous pedestrian access is a priority and should balance the needs of vehicles and pedestrians.
24. EAST END DISTRICT	49	Policy 2.23	<b>East End - Parking-</b> The location of parking will be informal; there is no "one size fits all" parking solution for this district.	East End	35	<b>Guideline 5-</b> Close walkway gaps to allow for continuous pedestrian circulation.
25. EAST END DISTRICT	49	Policy 2.24	<b>East End- Brown Avenue-</b> Maintain the mixed-use village character	East End	34	<b>East End Vision-</b> The location of parking is flexible and can be provided in a variety of locations.
26. EAST END DISTRICT	49	Program 2.23.2	Each development proposal will meet the following requirements: <ul style="list-style-type: none"> <li>Improve aesthetics by providing landscaping that reaches the street</li> <li>Provide safe ingress and egress from the property</li> </ul>	Brown Ave	36	<b>Brown Avenue Vision-</b> The intent is to maintain the small-scale development, and encourage café style restaurants, boutique retail, small offices, and multi-family residential housing.
				Brown Ave	36	<b>Guideline 1-</b> Maintain the residential character through small-scale development with entry porches, landscaped front yards, dormers, small windows, or pitched roofs.
				East End	35	<b>Guideline 3-</b> Mitigate freeway impacts by incorporating trees and dense vegetation.
				East End	35	<b>Guideline 4-</b> Increase landscaping between the development and the street to improve aesthetics and the pedestrian experience.

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27. EAST END DISTRICT	49	East End - Brown Ave. PROGRAM 2.24.1	The design guidelines will encourage small scale developments on small lots.	All Districts	13	Guideline 4: Provide access driveways to allow uninterrupted flow of vehicles entering and exiting the parking lot.
28. ECONOMICS	99	Priority 2	Enhance the aesthetics of the corridor and improve pedestrian and vehicular safety. Unlike in the West End and the Downtown Core, the East End has not seen public investment in infrastructure improvements in recent years.	Brown Ave	36	Guideline 1: Maintain the residential character through small-scale development with entry porches, landscaped front yards, dormers, small windows, or pitched roofs.
29. PUBLIC REALM	90	Streetscape	Improve the aesthetics of the corridor and improve pedestrian and vehicular safety. Unlike in the West End and the Downtown Core, the East End has not seen public investment in infrastructure improvements in recent years.	East End	35	Guideline 4 - Increase landscaping between the development and the street to improve aesthetics and the pedestrian experience. Guideline 5 - Close walkway gaps to allow for continuous pedestrian circulation. Median islands are addressed in DSIMP.
30. RELATIONSHIP WITH OTHER PLANS	15	General Plan concepts - Bullet 4	the separation of vehicular and pedestrian areas.	East End	35	Guideline 3 - Mitigate freeway impacts by incorporating trees and dense vegetation. Guideline 4 - Increase landscaping between the development and the street to improve aesthetics and the pedestrian experience.
31. RELATIONSHIP WITH OTHER PLANS	15	General Plan concepts - Bullet 6	Address the unique needs and functions of distinct commercial areas by establishing "character areas" with specific policies and programs for the Golden Gate Way, Brown Avenue, the Park Hotel, Plaza Way, the BART Block and Shield Block. The Downtown Core and surrounding commercial area should thrive as an integrated whole, each part supporting and encouraging the other.	Shield Block Plaza Way Brown Avenue East End	28 32 36 34	Entire page devoted to the Shield Block Character Area, Plaza Way Character Area, and Brown Avenue Character Area. East End District Vision - ...The area near the Lafayette Park Hotel is an opportunity for retail and restaurant uses to support visitor services. Contents throughout the guidelines
32. RELATIONSHIP WITH OTHER PLANS	20	Master Walkways Plan	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.	Building Placement Outdoor Space Parking & Circulation Creeks & Landscape Amenities	9 10 13-15 11-12 18-19	Guideline 9 - Pedestrian circulation should be easily accessible, direct, safe, and aesthetically pleasing to encourage walking in the downtown.
33. DOWNTOWN CHARACTER	2	Introduction	The Master Walkways Plan was adopted in 1999 and updated in 2008. Its purpose is: "...to define and set forth the methods, criteria and standards...to provide Lafayette with a system of walkways that will afford safe and efficient pedestrian movement along roads and streets having significant foot and vehicular traffic. The final result is intended to be an arrangement of walkways not only throughout the downtown area but also one that connects residential areas with public transportation, schools, community amenities, parks, city and regional trail systems, and the downtown." The DSP is consistent with the adopted Walkways Master Plan.	Building Placement Outdoor Space Plaza District Definitions Amenities	9 10 31 37	Guideline 9 - Locate buildings to provide a semi-public space to foster activity and expand the public realm. Guideline 1 - Activate and expand the public realm by linking outdoor spaces to existing assets such as courtyards, creeks, sidewalks, and the aqueduct path. Guideline 3 - Connect outdoor spaces to expand the public realm, creating a community living room. Definition 2 - Public realm is a public, semi-public, or private space that is physically or visually accessible from public space. This is important in the downtown in that it provides a sense of openness by expanding sidewalks or opening up views of hills or creeks. Public Art Goal - Public art should contribute to the cultural experience and unique character of the community. Guideline 9 - Design public art to relate to its setting and be integral to the project. Guideline 10 - Provide public art in visible and accessible locations to enhance the ambiance and encourage congregation.
34. LAND USE	26	Program 1.3.3.	Promote the expression of the arts as a civic use for the downtown and the community.	Parking & Circulation	15	Guideline 22 - Create or improve pedestrian connections between neighborhoods and the downtown.
35. DOWNTOWN RESIDENTIAL NEIGHBORHOOD	52	Policy 2.28.	Downtown Residential - Pedestrian Experience. Strengthen the pedestrian connections between the neighborhoods and the downtown to ensure safety and accessibility while maintaining the quiet, residential quality of these neighborhoods.	Parking & Circulation	15	



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36. VIEWS	54	Policy 2.29.	Preserve the scenic views of Mount Diablo and hillsides from the downtown.	Building Placement	9	<b>Building Placement Goal</b> – Building placement should be varied to create visual interest, allow views, complement the natural environment, and inform Lafayette’s distinctive character. <b>Guideline 1</b> - Provide varied position and spacing between buildings to: d. allow views of hillsides, ridges, and creek corridors <b>Guideline 3</b> - Provide upper story step-backs and varied building heights to: c. preserve views of surrounding hillsides <b>Guideline 5</b> - Incorporate upper-story elements to create view opportunities to the street, such as windows, balconies, and terraces.
37. DOWNTOWN CHARACTER	67	Policy 4.1.	Encourage the preservation of downtown historic resources by exploring appropriate and viable reuse.	Plaza Way	32	<b>Plaza Way Character Area Vision</b> - Plaza Way is the community’s historic center. The design intent is to preserve and enhance the historic village character of the area which begins on Plaza Way and extends down Golden Gate Way. These narrow, slow-paced streets promote walking, bicycling and a relaxed pedestrian-friendly environment. Development should complement the historical buildings and take advantage of its relationship to the plaza and the creek. Buildings should be sited close to the sidewalk with variations in building height to create a vibrant pedestrian environment. <b>Guideline 21</b> - Close gaps and develop links to the existing and planned pedestrian network, including paths, trails, and walkways.
38. ECONOMICS	99	Priority 3	Walkway and sidewalk gap closures throughout the downtown. Pedestrian safety and improved pedestrian circulation are key goals of the DSP.	Parking & Circulation	15	<b>Motorized Vehicle Goal</b> - Parking and circulation should provide a continuous flow, enhance safety, and maintain the pedestrian experience. <b>Guideline 2</b> - Increase on-street parking, facilitate internal circulation, and improve the pedestrian experience by: a. minimizing the number of curb cuts through shared driveways with adjacent properties b. reducing the width of curb cuts to the minimum needed for safe ingress and egress c. locating driveways away from street corners and on secondary streets instead of primary streets d. connecting and sharing parking lots <b>Guideline 3</b> - Design parking lots to avoid dead-end parking aisles and vehicles backing onto streets, pedestrian paths of travel, or main drive aisles. <b>Guideline 4</b> - Provide access driveways to allow uninterrupted flow of vehicles entering and exiting the parking lot. <b>Guideline 5</b> - Incorporate dedicated passenger pick-up & drop-off points near building entries and outside the path of travel for an uninterrupted vehicular circulation.
39. GETTING AROUND	71	Motorized Vehicles: What the DSP Proposes	An overriding goal of the DSP is to balance downtown vehicular circulation with alternative transportation options. This will be a challenge since, as demonstrated by the Final EIR, traffic congestion will continue in the downtown into the foreseeable future. While some of this congestion will be attributable to growth in the downtown and the rest of Lafayette, much will be from growth outside Lafayette. The aim then of the DSP is to mitigate future congestion where feasible through physical improvements and, more importantly, through offering more land use options and enhancing alternative transportation options.	Parking & Circulation	13	<b>Pedestrians Goal</b> - Pedestrian circulation should be easily accessible, direct, safe, and aesthetically pleasing to encourage walking in the downtown.
40. GETTING AROUND	73	Pedestrians: What the DSP Proposes	Most of the elements exist for a highly walkable downtown: desirable destinations, relatively flat terrain, and good walkway coverage. Opportunities for pedestrian connections through or between properties can shorten walking distances. Connections to regional and Lafayette trails ensure that these are a practical part of the pedestrian and bicycle opportunities. These all create the type of casual and back road atmosphere that is important to the community. That said, adjacent high speed and high volume traffic, super-blocks with few protected crossings, gaps in the walkway network, and limited enhancements, such as wide walkways, wide intersection corners, street furniture, and other amenities, often limit walkability. The aim of the DSP is to encourage walking as an alternative to vehicular travel by improving pedestrian facilities; therefore, the DSP incorporates by reference the adopted Master Walkways Plan and Trails Master Plan.	Parking & Circulation	15	<b>Guidelines 18</b> - Design walkways to allow unobstructed pedestrian circulation and space for amenities. <b>Guideline 17</b> - Integrate Americans with Disabilities Act, “ADA”, improvements seamlessly into the project design. <b>Guideline 21</b> - Close gaps and develop links to the existing and planned pedestrian network, including paths, trails, and walkways. <b>Guideline 25</b> - Improve safety where pedestrian and vehicle routes cross by way of: b. shortened crossing distance, such as curb extensions e. specialized pavement materials, such as textured or colored paving f. enhanced striping and signage g. improved lighting
41. GETTING AROUND	74	Pedestrian safety Program 7.2.6	Develop and utilize design guidelines for walkways and multiuse paths to accommodate all users.	Parking & Circulation	15	
42. GETTING AROUND	74	Program 7.2.1	Eliminate walkway gaps and improve walkways so they are accessible to all people.	Parking & Circulation	15	
43. GETTING AROUND	74	Program 7.2.2	Improve and increase north-south pedestrian crossings on Mount Diablo Boulevard using crosswalk enhancements, such as: • Special pavement materials • Enhanced striping and signage • Brighter street lighting • Pedestrian refuge islands and curb bulbs • In-pavement flashers	Parking & Circulation	15	

DSP Section	Pg.	Program, Policy, Goal	Direction	DDG Section/ Guideline	Pg.	DDG Excerpt - Vision, Goal, Guideline
			<ul style="list-style-type: none"> <li>Provide marked crosswalks, particularly along "super-blocks", to facilitate pedestrian circulation</li> </ul>			
44. GETTING AROUND	74	<u>Program 7.2.3</u>	Identify site planning opportunities prior to and during the development review process to minimize walking distances for pedestrians.	Parking & Circulation	15	Guideline 19 - Provide direct walkways which discourage shortcuts.
45. GETTING AROUND	74	<u>Program 7.2.4</u>	Identify where ADA-compliant improvements, including adequate walkway width, ramps and benches, should be made to serve nearby uses, such as senior housing.	Parking & Circulation	15	Guideline 17 - Integrate Americans with Disabilities Act, "ADA", improvements seamlessly into the project design.
46. GETTING AROUND	75	Walkway network <u>Program 7.3.1</u>	Develop guidelines for walkways addressing various types of pedestrian environments to include the following: <ul style="list-style-type: none"> <li>Driveway / walkway intersection crossings</li> <li>Entry routes from street to development</li> <li>Alternatives to walkways, such as delineating a walking route with striping where a traditional walkway would limit access to a business</li> <li>Improvements should be made as part of adjacent private development</li> <li>Meandering walkways where appropriate and practical</li> </ul>	Parking & Circulation	13	Guideline 2 - Increase on-street parking, facilitate internal circulation, and improve the pedestrian experience by: <ol style="list-style-type: none"> <li>minimizing the number of curb cuts through shared driveways with adjacent properties</li> <li>reducing the width of curb cuts to the minimum needed for safe ingress and egress</li> <li>locating driveways away from street corners and on secondary streets instead of primary streets</li> <li>connecting and sharing parking lots</li> </ol>
47. GETTING AROUND	75	<u>Program 7.3.3</u>	Develop connections between properties and streets and in between properties to shorten pedestrian and bicycle travel by considering internal pathways through new development sites and connections to adjacent developments.	Parking & Circulation	15	Guideline 4 - Provide access driveways to allow uninterrupted flow of vehicles entering and exiting the parking lot. Guideline 19 - Provide direct walkways which discourage shortcuts. Guideline 22 - Create or improve pedestrian connections between neighborhoods and the downtown.
48. GETTING AROUND	78	<u>Policy 8.2</u>	Amend the Zoning Ordinance to require ample, visible, and secure bicycle parking in all public facilities and community spaces, and new development for short-term and long-term parking needs.	Parking & Circulation	14	Guideline 13 - Provide bicycle parking in well illuminated, secured, covered, and convenient areas. Short-term bicycle parking should be visible from building entrances.
49. GETTING AROUND	78	<u>Program 8.2.1</u>	Promote end-of-trip support facilities, such as lockers, changing rooms, and showers, based on the size and type of new development.	Parking & Circulation	14	Guideline 15 - Provide on-site facilities, such as employee lockers, changing rooms, and showers.
50. GETTING AROUND	78	<u>Program 8.2.2</u>	Develop connections between properties and streets to shorten pedestrian and bicycle travel by considering internal pathways through new development sites.	Parking & Circulation	15	Guideline 19 - Provide direct walkways which discourage shortcuts.
51. GETTING AROUND	80	<u>Program 9.2.1</u>	Incorporate transit supportive infrastructure, such as benches, trash receptacles, and all-weather pavement at stops.	Amenities	19	Guideline 11 - Provide furnishings, including trash and recycling receptacles, that complement the design
52. GETTING AROUND	87	<u>Program 11.7.2</u>	Amend the Zoning Ordinance to include standards for charging stations in new development.	Parking & Circulation	13	Guideline 8 - Incorporate charging stations and other incentives to encourage the use of alternative fuel and low emission vehicles.
53. OVERVIEW	6	DSP Objectives	<p>The downtown will continue to change over the next 20 years whether or not a plan is adopted; the point of the DSP is to guide these changes in a way that benefits the community and sustains its quality of life. The DSP thus seeks to amplify the General Plan's goals by providing a detailed land use and design framework. The DSP's objectives are to:</p> <ul style="list-style-type: none"> <li>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.</li> <li>Preserve the small town character through a district-based strategy while guiding development to enhance this character.</li> <li>Guide public investment allocating scarce resources to create maximum effect.</li> <li>Provide quality housing choices for all ages and income levels.</li> <li>Enhance transportation options to improve downtown circulation.</li> <li>Foster a healthy business environment through careful planning, guided private development, and public investment.</li> <li>Provide additional parking opportunities for customers and employees.</li> <li>Develop community amenities and facilities to complement the downtown.</li> <li>Protect and enhance the downtown's natural resources.</li> <li>Nurture a culture of good building and sensitive site design.</li> </ul>	All Districts	8	Downtown Vision - All Districts: Lafayette has a linear downtown organized around Mt. Diablo Boulevard. The downtown is characterized by its small-town environment within a unique natural setting, including physical and visual access to creeks, hillsides, and ridgelines. The downtown character is informal with variations in architectural designs, building heights, setbacks, and spacing of buildings. The downtown provides a sense of place where the community can congregate, shop, dine, and enjoy cultural activities. Development should respond to the site's unique characteristics with custom design that weaves into the fabric of the downtown. It should also enhance the pedestrian experience and provide internal connections to improve the existing circulation network. Opportunities for public benefit and sustainable practices should be explored for each project.
54. OVERVIEW	8	What is a Specific Plan?	A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development, from the type, location and intensity of uses to the design and capacity of infrastructure, from the resources used to finance public improvements to the design guidelines of a subdivision.	Relationship to Other Codes & Plans	6	General Plan is a broad policy document that articulates the community's vision through goals, policies and programs. It is a long-range and comprehensive plan that coordinates all major components of the community's physical development. All other codes and regulations must be consistent with the General Plan. Master Plans & Specific Plans build on the General Plan to provide a more detailed framework to guide development based on a specified area and/or on specific topics. These plans are

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55. OVERVIEW	9	How to Use the DSP	Design Review: Process, Guiding Principles, Findings, and Downtown Design Guidelines: Both the General Plan and DSP envision design guidelines to form future development. To establish the foundation for these guidelines, the DSP includes design guiding principles and the framework for design review findings and building height exception findings.	Purpose Guidelines Applicability Process Relationship to Other Planning Tools Relationship to Other Codes & Plans	3 4 6	Implemented through goals, policies, and programs. Zoning Code is the implementation tool that translates General Plan policies and programs into action by dividing the City into zoning districts and applying different development standards, including use, setbacks, parking, and height. The Zoning Code also outlines criteria, such as process and the required findings, that are applicable for a particular project. Entire "Introduction" Section of the DDGs.
56. PUBLIC REALM	89	Streetscape	Create a more unified visual image for the downtown by strengthening and enhancing its appearance, usefulness, safety and amenities through unified plantings of trees and other plants, special paving on sidewalks and crosswalks, pedestrian lighting, and coordinated street furniture.	Creeks & Landscape Parking & Circulation Amenities	12 15 18	Guideline 8 - Integrate plantings into development to: f. reinforce the visual identity of the districts and streets Guideline 25 - Improve safety where pedestrian and vehicle routes cross by way of: e. specialized pavement materials, such as textured or colored paving Lighting Goal - Lighting should enhance safety, provide ambience, and create a lively environment for pedestrians. Guideline 12 - Consider furnishings as artistic elements to enhance the development's design concept.
57. PUBLIC REALM	89	Streetscape	Reinforce the visual identity of the individual sub-districts and streets of downtown Lafayette.	Shield Block Plaza Way Brown Avenue	28 32 36	Entire page devoted to the Shield Block Character Area, Plaza Way Character Area, and Brown Avenue Character Area.
58. PUBLIC REALM	90	Streetscape	Select plants and other materials suitable for Lafayette relative to climate, durability, ease of long-term maintenance, visual compatibility, and water conservation.	Creeks & Landscape	11	Guideline 1 - Maintain and restore native riparian habitat Guideline 5 - Transition landscaping toward and along the creek corridor for a consistent riparian plant palette. Guideline 10 - Minimize water usage by using drought tolerant plants and designing irrigation systems with hydrozones and moisture sensors.
59. PARKS AND OTHER SPACES	92	Program 13.1.2	Program 13.1.2. Include standards in the design guidelines that encourage the development of public spaces and connections.	Outdoor Space	10	Guideline 1 - Activate and expand the public realm by linking outdoor spaces to existing assets such as courtyards, creeks, sidewalks, and the aqueduct path.
60. PARKS AND OTHER SPACES	92	Policy 13.1	Create a network of parks, public spaces, paths, and trails to provide connectivity, gathering places, and recreational opportunities in the downtown.	Parking & Circ.	15	Guideline 21: Close gaps and develop links to the existing and planned pedestrian network, including paths, trails, and walkways. Guideline 22: Create or improve pedestrian connections between neighborhoods and the downtown.
61. TREES	93	Policy 14.1	Through the development process, preserve significant and existing trees, and require additional trees and landscaping materials which are water-conserving and suited to Lafayette's climates.	Creek & Landscape West End	12 23	Guideline 7: Design development around existing trees and minimize encroachment within the dripline of the trees. Guideline 10: Minimize water usage by using drought tolerant plants and designing irrigation systems with hydrozones and moisture sensors. Guideline 2: Emphasize use of native plants in a natural and informal manner to reflect the transition between the downtown core and the more rural area to the west of the district.
62. CREEKS	95	Program 15.1.1	Evaluate projects within and adjacent to the creek corridors on the following priorities (in priority order): • Flood protection • Preservation of riparian habitat • Visual access • Opportunities for education about the creek's riparian resources	Creek & Landscape	11	Guideline 1: Maintain and restore native riparian habitat. Guideline 2: Provide views of the creek through window placement, decks, balconies, and outdoor spaces. Guideline 3: Orient development to take advantage of the creek for walkways, dining, and outdoor space. Guideline 4: Maintain an open character by deemphasizing property lines.

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63. PUBLIC ART	96	Program 16.1.2	<ul style="list-style-type: none"> <li>Physical access to the top of creek banks</li> </ul>	Amenities	19	<p><b>Guideline 5:</b> Transition landscaping toward and along the creek corridor for a consistent riparian plant palette.</p> <p><b>Guideline 6:</b> Provide public creek crossings to link neighborhoods to the downtown.</p>
64. VISION STATEMENT	3	Vision Statement	<p>Introduce interactive public art in downtown parks and community spaces, particularly artworks that can be used by children for play.</p> <p><i>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 ambiance of this small town.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>Encourage economic activity beneficial to the community and support, enhance and maintain the community.</i></p>	All Districts	8	<p><b>Downtown Vision – All Districts:</b></p> <p>Lafayette has a linear downtown organized around Mt. Diablo Boulevard. The downtown is characterized by its small-town environment within a unique natural setting, including physical and visual access to creeks, hillsides, and ridgelines. The downtown character is informal with variations in architectural designs, building heights, setbacks, and spacing of buildings. The downtown provides a sense of place where the community can congregate, shop, dine, and enjoy cultural activities. Development should respond to the site's unique characteristics with custom design that weaves into the fabric of the downtown. It should also enhance the pedestrian experience and provide internal connections to improve the existing circulation network. Opportunities for public benefit and sustainable practices should be explored for each project.</p>
65. CONTEXT	18	Specific Plans - Plaza Park	<p><b>Plaza Park:</b> The Plan was adopted in 1987, and ultimately it became the basis for the redevelopment of the Lafayette Plaza area in 2000-2001. The Plan's intent was to retain the Plaza area as the symbolic center of Lafayette with a public park supported by adjacent retail and entertainment facilities. It offered an opportunity to focus and highlight the historical significance of the buildings and the small-scale village character in the area. The Plan recognized that the creek edges provide opportunities as walkway corridors or as sites through which redevelopment could provide for landscaped public amenities. In terms of urban design, the height, design and architectural treatment of all the buildings along the edges of the streets was to be presented to complement the pedestrian scale and historical character of the area.</p> <p>The design guidelines will include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>Focus and highlight the historical significance of the buildings in the area.</li> <li>Opportunities for walkways along the creek should be considered.</li> <li>The natural character, including the trees and shrubbery, near the creek should be preserved and enhanced.</li> <li>The small scale village and historic character around the Plaza should be preserved through the design and architecture of the buildings.</li> <li>Variations in building height are desired.</li> </ul> <p>The intent for Plaza Way / Golden Gate Way is an intimate pedestrian-friendly, mixed-use area with a higher intensity of development than the rest of the Plaza District. The Library, with its small site, community spaces, off-street parking, and public art sets an example for new development.</p> <p>Emphasize pedestrian convenience and de-emphasize auto-oriented uses</p>	Plaza Way Character Area	32	<p><b>Plaza Way Character Area Vision:</b></p> <p>Plaza Way is the community's historic center. The design intent is to preserve and enhance the historic village character of the area which begins on Plaza Way and extends down Golden Gate Way. These narrow, slow-paced streets promote walking, bicycling and a relaxed pedestrian-friendly environment. Development should complement the historical buildings and take advantage of its relationship to the plaza and the creek. Buildings should be sited close to the sidewalk with variations in building height to create a vibrant pedestrian environment.</p>
66. DOWNTOWN CHARACTER	52	Plaza – Plaza Way Program 3.18.1	<p>The design guidelines will include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>Focus and highlight the historical significance of the buildings in the area.</li> <li>Opportunities for walkways along the creek should be considered.</li> <li>The natural character, including the trees and shrubbery, near the creek should be preserved and enhanced.</li> <li>The small scale village and historic character around the Plaza should be preserved through the design and architecture of the buildings.</li> <li>Variations in building height are desired.</li> </ul> <p>The intent for Plaza Way / Golden Gate Way is an intimate pedestrian-friendly, mixed-use area with a higher intensity of development than the rest of the Plaza District. The Library, with its small site, community spaces, off-street parking, and public art sets an example for new development.</p> <p>Emphasize pedestrian convenience and de-emphasize auto-oriented uses</p>	Plaza Way Character Area	32	<p><b>Guideline 1:</b> Design facades in a rhythmic pattern along the sidewalk to maintain continuity and relate to the existing context.</p> <p><b>Guideline 2:</b> Provide authentic architectural detailing and decorative elements relating to the historic use of the buildings or surrounding development.</p> <p><b>Guideline 3:</b> Limit materials and colors to simple patterns and applications to reclaim the historic development's simplicity.</p> <p><b>Guideline 4:</b> Orient development toward the Lafayette Plaza to foster interaction with the area.</p> <p>See Plaza Way Character Area Vision above.</p>
67. PLAZA DISTRICT	42	Character	<p>The intent for Plaza Way / Golden Gate Way is an intimate pedestrian-friendly, mixed-use area with a higher intensity of development than the rest of the Plaza District. The Library, with its small site, community spaces, off-street parking, and public art sets an example for new development.</p> <p>Emphasize pedestrian convenience and de-emphasize auto-oriented uses</p>	Plaza Way Character Area	32	<p><b>Guideline 5:</b> Integrate parking into or behind buildings to provide storefront continuity and maximize the pedestrian experience.</p> <p><b>Guideline 1:</b> Locate buildings close to the sidewalk and close together, establishing a continuum of frontages.</p> <p><b>Plaza District Vision:</b></p> <p>Development along the south side of Mt. Diablo Boulevard should serve as the transition between the retail-based Downtown Retail district and the commercial-based East End district. Development along Moraga Road should be less concentrated with greater setbacks and a residential character to transition between the core of the downtown and the neighborhoods to the south.</p>
68. PLAZA DISTRICT	41	What the DSP Proposes - Plaza	<p>The historic character of buildings along Plaza Way and the theater facade will be considered in new development.</p>	Plaza District	31	<p><b>Guideline 2:</b> Provide authentic architectural detailing and decorative elements relating to the historic use of the buildings or surrounding development.</p>
69. PLAZA DISTRICT	41	What the DSP Proposes - Plaza	<p>The historic character of buildings along Plaza Way and the theater facade will be considered in new development.</p>	Plaza District	31	<p><b>Guideline 2:</b> Provide authentic architectural detailing and decorative elements relating to the historic use of the buildings or surrounding development.</p>
70. PLAZA DISTRICT	42	Character	<p>The historic character of buildings along Plaza Way and the theater facade will be considered in new development.</p>	Plaza District	30	<p><b>Guideline 2:</b> Provide authentic architectural detailing and decorative elements relating to the historic use of the buildings or surrounding development.</p>
71. PLAZA DISTRICT	42	Character	<p>The historic character of buildings along Plaza Way and the theater facade will be considered in new development.</p>	Plaza Way Character Area	32	<p><b>Guideline 2:</b> Provide authentic architectural detailing and decorative elements relating to the historic use of the buildings or surrounding development.</p>

DSP Section	Pg.	Program, Policy, Goal	Direction	DDG Section/ Guideline	Pg.	DDG Excerpt - Vision, Goal, Guideline
72. PLAZA DISTRICT	44	Policy 2.16. Plaza - Pedestrian Experience.	The pedestrian experience in this district is a high priority, and sidewalks are preferred over walkways.	Plaza District	31	Guideline 6: Integrate parking into or behind buildings to provide storefront continuity and maximize the pedestrian experience.
73. PLAZA DISTRICT	44	Program 2.16.1.	Provide a safe, attractive, and active pedestrian space with: <ul style="list-style-type: none"> <li>• Wider sidewalks</li> <li>• Benches on the sidewalk</li> <li>• Landscaping consistent with the Downtown Street Improvement Master Plan</li> <li>• Uses spilling out into the sidewalks blurring the edge between the public and private realms</li> <li>• Pedestrian crossings at conveniently spaced locations</li> <li>• Attractive signage</li> <li>• Public art</li> </ul>	Plaza District	31	Guideline 3: Connect outdoor spaces to expand the public realm, creating a community living room. Guideline 4: Provide adequate space for dining that fronts the street to create a vibrant pedestrian environment.
74. PLAZA DISTRICT	44	Policy 2.17. Plaza - Parking.	The location of parking will be away from the street to maximize the pedestrian experience of walking along an active retail frontage.	Plaza District	31	Guideline 6: Integrate parking into or behind buildings to provide storefront continuity and maximize the pedestrian experience. See Guideline 6 above.
75. PLAZA DISTRICT	44	Program 2.17.1.	Parking will be located at the rear of the building or above- or below-grade. Parking on the side of a building may be acceptable if its location does not disrupt the pedestrian experience.	Plaza District	31	
76. ECONOMICS	99	Figure 19. Public Improvement Priorities	Lafayette has a linear downtown with little opportunity to create viable pedestrian-oriented secondary streets. The roadway section starting with Plaza Way at Moraga Road and ending with Golden Gate Way at the Gazebo has the potential to become a truly unique street where retail uses, restaurants, offices, housing and other compatible uses can thrive.	Plaza District	30	<b>Plaza District Vision:</b> Development along Plaza Way and Golden Gate Way should be sited close to the sidewalk and close together, with parking behind buildings or underground to create a pedestrian-friendly environment and maximize an active retail frontage. Traffic on Golden Gate Way is slower paced, creating a more relaxed setting than the other streets.
77. DOWNTOWN RETAIL DISTRICT	35	What the DSP Proposes - Downtown Retail	As there is shortage of parking in this area, opportunities for shared parking and improved access will be explored.	Shield Block Character Area	28	Guideline 3: Provide shared parking, improved access, and connections between lots to increase use of existing parking, expand the pedestrian network, and maintain visual and physical access.
78. DOWNTOWN RETAIL DISTRICT	36	Character	Shield Block's character will continue, preserving the village scale and ambience, preserving the wooded landscape, and providing spaces for community gatherings and events.	Shield Block Character Area	28	Guideline 1: Provide low scale buildings sited close to the sidewalk to maintain the village scale.
79. DOWNTOWN RETAIL DISTRICT	36	Character	The architectural style will include passageways, covered walkways, and outdoor dining spaces to enhance the natural setting.	Shield Block Character Area	28	Guideline 3: Provide shared parking, improved access, and connections between lots to increase use of existing parking, expand the pedestrian network, and maintain visual and physical access.
80. DOWNTOWN RETAIL DISTRICT	36	Character	The use of natural materials for building architecture will be important in maintaining the character of the block.	Shield Block Character Area	28	Guideline 2: Use natural materials to maintain the village character of the area, which includes wood and brick-clad buildings.
81. Public Improvements Priorities	99	Figure 19. Priority 4	Protect and enhance existing character. This area is often considered the best example of Lafayette's downtown character. The intent is to continue the character of this block by preserving the village scale and ambience, preserving the wooded landscape, enhancing the creek, and providing spaces for community gatherings and events.	Shield Block Character Area	28	<b>Shield Block Character Area Vision:</b> The Shield Block is defined by a wooded setting, with large trees and the creek as the central core. This block is developed with low scale, older buildings, with retail and parking internal to the block, and meandering pedestrian passageways. Building placement should be loose and allow physical and visual access through properties. Emphasis should be placed on providing creekside walkways, passageways, crossings, and outdoor dining areas to enhance the natural setting. The design intent is to create an attractive area to entice people to shop, dine, and stroll.
82. RELATIONSHIPS WITH OTHER PLANS	19	Environmental Strategy	The City adopted its Environmental Strategy in 2006 and again in 2011. The DSP is consistent with the Strategy, including its mission statement: "The City of Lafayette is committed to developing and implementing environmental policies and programs that will enable the City and its residents to meet their present needs without sacrificing the ability of future generations to meet their needs." The Strategy includes guiding principles and goals, including the principle that environmental sustainability should be considered and reflected in City policy and decisions.	All Districts	n/a	The DDGs include a number of guidelines that promote sustainability, which are marked with a "green" icon. These guidelines include reducing impervious surfaces, treating runoff, incentives to encourage the use of alternative fuel and low emission vehicles, and design that promotes multiple uses and occupants for extended life-cycles.
83. SUSTAINABILITY	63	Sustainability	It is the intent, therefore, of the DSP to integrate sustainability as a core value in planning for a downtown that includes all of the following elements: <ul style="list-style-type: none"> <li>• A variety of housing choices for all ages and income levels</li> <li>• Employment opportunities</li> <li>• A variety of quality goods and services</li> <li>• Green building and infrastructure</li> <li>• Enhanced transportation alternatives</li> </ul>	Creeks Creeks All Districts All Districts	11 11 13 13	<b>Creeks Goal:</b> Development design should embrace creeks and connect the public to them. Guideline 2: Maintain and restore native riparian habitat. Guideline 8: Incorporate charging stations and other incentives to encourage the use of alternative fuel and low emission vehicles Guideline 13: Provide bicycle parking in well illuminated, secured, covered, and convenient areas. Short-term bicycle parking should be visible from building entrances.

DSP Section	Pg.	Program, Policy, Goal	Direction	DSP Section/ Guideline	Pg.	DSP Excerpt - Vision, Goal, Guideline
84. SUSTAINABILITY	64	Sustainability	<ul style="list-style-type: none"> <li>• Sufficient and well-placed parking</li> <li>• Pedestrian and bicycle facilities</li> <li>• Places for citizens to gather, relax, and enjoy the downtown</li> <li>• Access to enhanced green spaces</li> <li>• Preservation of natural resources</li> <li>• Protection of the cherished views of surrounding hillsides and open sky</li> </ul> <p>The current General Plan continues this direction for a sustainable downtown. It includes goals, policies, and programs that:</p> <ul style="list-style-type: none"> <li>• Protect the hillsides and focus growth in the downtown</li> <li>• Reinforce the downtown as the city's center for business, civic, and cultural activities</li> <li>• Preserve downtown character</li> <li>• Promote bicycle and pedestrian circulation</li> <li>• Encourage multi-residential development in the downtown</li> <li>• Incorporate energy- and water-efficient site planning, building design and materials, and landscaping</li> </ul>	All Districts	8	<b>Downtown Vision – All Districts:</b> The downtown is characterized by its small-town environment within a unique natural setting, including physical and visual access to creeks, hillsides, and ridgelines. The downtown character is informal with variations in architectural designs, building heights, setbacks, and spacing of buildings. The downtown provides a sense of place where the community can congregate, shop, dine, and enjoy cultural activities. Development should respond to the site's unique characteristics with custom design that weaves into the fabric of the downtown. It should also enhance the pedestrian experience and provide internal connections to improve the existing circulation network. Opportunities for public benefit and sustainable practices should be explored for each project.
85. WEST END	30	What the DSP Proposes – West End	An area in which an informal pattern of development is encouraged. Buildings may locate at the street edge behind the required landscaped setback or setback from the street, unlike the Downtown Core where buildings will be encouraged to be located at the street edge to improve the retail/pedestrian ambiance	West End	22	<b>West End District Vision:</b> Development should be sited in an informal pattern with an emphasis on spacing between and around buildings and flexible parking configurations.
86. WEST END	30	Character	The design intent is to maintain the more open and transitional character with generous landscaped front and side setbacks. The Veterans Memorial Building has set a high standard for design in the district. Its use of stone, wood, and natural landscaping will be a model for future development.	West End	23	<b>West End District Vision:</b> The design intent is to maintain an open character with generous landscaped front and side setbacks.
87. WEST END	30	Circulation & Streetscape	The landscaping will be heavier with more native species than in the Downtown Core to reflect the transition between the more rural area to the west of the downtown and the Core.	West End	22	<b>West End District Vision:</b> There should be an emphasis on native plants for landscaping as the area transitions from the downtown core to the more rural area to the west of the district.
88. WEST END	31	Policy 2.5. West End - Pedestrian Experience	While this district is more auto-oriented, safe and continuous pedestrian access is a priority.	West End	22	<b>West End District Vision:</b> Safe and continuous pedestrian access is a priority as this district connects the downtown with the Lafayette Reservoir and is within walking distance to BART.
89. WEST END	31	Program 2.5.1.	Eliminate walkway gaps, and improve walkways so they are accessible to all people.	West End	23	See above
90. WEST END	31	Policy 2.6. West End - Parking	The location of parking will be flexible.	West End	23	<b>West End District Vision:</b> Development should be sited in an informal pattern with an emphasis on spacing between and around buildings and flexible parking configurations.
91. WEST END	31	Program 2.6.1.	Each development proposal will be assessed to determine where parking will be appropriate – in the rear, front or side.	West End	23	See above

General Plan Excerpts on Downtown Design Guidelines

GP Section	Pg.	Program, Policy, Goal	Direction	DDG Section/ Guideline	Pg.	DDG Excerpt - Vision, Goal, Guideline
1. Land Use Chapter	I-15	Intro summary	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.	Entire document	1-39	The proposed Downtown Design Guidelines has guidelines in the following sections: building placement, outdoor space, creeks & landscape, parking & circulation, height & scale, building design, amenities, and service & utilities.
2. Land Use Chapter	I-16	Goal LU-7	Encourage Downtown development which is attractive and enhances Lafayette's community identity and small town character.	All Districts	8	<b>Downtown Vision</b> - All Districts - Lafayette has a linear downtown organized around Mt. Diablo Boulevard. The downtown is characterized by its small-town environment within a unique natural setting, including physical and visual access to creeks, hillsides, and ridgelines. The downtown character is informal with variations in architectural designs, building heights, setbacks, and spacing of buildings. The downtown provides a sense of place where the community can congregate, shop, dine, and enjoy cultural activities. Development should respond to the site's unique characteristics with custom design that weaves into the fabric of the downtown. It should also enhance the pedestrian experience and provide internal connections to improve the existing circulation network. Opportunities for public benefit and sustainable practices should be explored for each project.
3. Land Use Chapter	I-17	Policy LU-7.1	Ensure that site planning, architecture, color, materials and landscaping contribute to the community identity and small town character.	All Districts	9	<b>Building Placement Goal</b> - Building placement should be varied to create visual interest, allow views, complement the natural environment, and inform Lafayette's distinctive character.
				All Districts	17	<b>Building Design Goal</b> - Building design should complement the diverse, informal small-town character.
				All Districts	17	<b>Guideline 7</b> - Incorporate details and elements that complement the architectural style and bolster the overall character of the development.
				All Districts	17	<b>Guideline 8</b> - Incorporate details and elements that complement the architectural style and bolster the overall character of the development.
				All Districts	12	<b>Landscape Goal</b> - Landscaping should enhance the aesthetic quality and design of the downtown, create an inviting environment for pedestrians, and mitigate impacts related to noise, air, and privacy.
4. Land Use Chapter	I-17	Program LU-7.1.1	Require design review approval of commercial development proposals to ensure high-quality, cohesive, and compatible building and site design.	Design Review	-	Design review is required for any development or exterior alteration in the four downtown commercial districts, per the proposed updates to Chapter 6-2 Article 5 of the Lafayette Municipal Code.
5. Land Use Chapter	I-17	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.	All Districts	13	<b>Parking &amp; Circulation Goal</b> - Parking and circulation should provide a continuous flow, enhance safety, and maintain the pedestrian experience.
				All Districts	13	<b>Guideline 1</b> - Improve parking facility efficiency through structured parking, lifts, and shared parking
				All Districts	13	<b>Guideline 2</b> - Increase on-street parking, facilitate internal circulation, and improve the pedestrian experience by: a. minimizing the number of curb cuts through shared driveways with adjacent properties b. reducing the width of curb cuts to the minimum needed for safe ingress and egress c. locating driveways away from street corners and on secondary streets instead of primary streets d. connecting and sharing parking lots
6. Land Use Chapter	I-17	Program LU-7.1.4	Provide accessible open space in commercial development.	All Districts	10	<b>Outdoor Space Goal</b> - Outdoor space should foster social interaction and embrace natural features to enhance Lafayette's small-town character.

GP Section	Pg.	Program, Policy, Goal	Direction	DDG Section/ Guideline	Pg.	DDG Excerpt - Vision, Goal, Guideline
7. Land Use Chapter	I-17	Program LU-7.1.5	Provide pedestrian amenities such as benches, bike racks, public art.	All Districts	19	Public Art Goal - Public art should contribute to the cultural experience and unique character of the community. Guideline 2 - Provide public art in visible and accessible locations to enhance the ambiance and encourage congregation. Furnishings Goal - Furnishings should provide comfort, perform a function, and enhance the downtown vitality. Guideline 13 - Provide bicycle parking in well illuminated, secured, covered, and convenient areas. Short-term bicycle parking should be visible from building entrances.
8. Land Use Chapter	I-17	Policy LU-7.2	Use lighting to develop a sense of security and enhance architecture. Lighting should not overpower the surrounding environment.	Amenities	18	Lighting Goal - Lighting should enhance safety, provide ambience, and create a lively environment for pedestrians. Guideline 3 - Design lighting so that the orientation and intensity of illumination will not produce a glare or otherwise adversely affect nearby users Guideline 4 - Reduce lighting to minimize light pollution and energy consumption, while providing adequate illumination for safety See row 8 above.
9. Land Use Chapter	I-17	Program LU-7.2.1	Establish lighting design guidelines as part of the Commercial Design Guidelines.	Amenities	18	
10. Land Use Chapter	I-18	Policy LU-7.6	Preserve and reclaim the creeks in the downtown area	Creeks & Landscape	11	Guideline 1 - Maintain and restore native riparian habitat.
11. Land Use Chapter	I-18	Policy LU-7.7	...preserve intermittent 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.	Building Placement	9	Building Placement Goal -- Building placement should be varied to create visual interest, allow views, complement the natural environment, and inform Lafayette's distinctive character. Guideline 1 - Provide varied position and spacing between buildings to: d. allow views of hillsides, ridges, and creek corridors Guideline 3 - Provide upper story step-backs and varied building heights to: c. preserve views of surrounding hillsides
12. Land Use Chapter	I-18	Policy LU-8.2	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.	Height & Scale Building Design	16 17	Guideline 5 - Incorporate upper-story elements to create view opportunities to the street, such as windows, balconies, and terraces. Guideline 10 - Design parking structures to relate to the development's architecture.
13. Land Use Chapter	I-18	Program LU-8.2.1	Encourage shared parking, parking lot consolidation, and common driveways and access ways.	Parking & Circulation	13	Guideline 1 - Improve parking facility efficiency through structured parking, lifts, and shared parking.
14. Land Use Chapter	I-19	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.	N/A	N/A	Section 6-275(d)(5) - The project, when adjacent to existing residential dwelling units, is designed to minimize impacts, including noise, privacy, light and glare.
15. Land Use Chapter	I-20	Goal LU-10	The scale and feel of the core is that of the traditional small town "Main Street" ...scale that is attractive to the pedestrian shopper.	Height & Scale	16	Height & Scale Goal - Height and scale of buildings should enhance diversity in building form and relate to the character of surrounding development. Buildings on Mt. Diablo Boulevard should have a two-story scale.
16. Land Use Chapter	I-20	Program LU-10.1.1	Implement the "Small Town Downtown" program which is designed to enhance the small town character of the downtown.	All Districts	8	Downtown Vision - Lafayette has a linear downtown organized around Mt. Diablo Boulevard. The downtown is characterized by its small-town environment within a unique natural setting, including physical and visual access to creeks, hillsides, and ridgelines. The downtown character is informal with variations in architectural designs, building heights, setbacks, and spacing of buildings. The downtown provides a sense of place where the community can congregate, shop, dine, and enjoy cultural activities. Development should respond to the site's unique characteristics with custom design that weaves into the fabric of the downtown. It should also enhance the pedestrian experience and provide internal connections to improve the existing circulation network. Opportunities for public benefit and sustainable practices should be explored for each project.
17. Land Use Chapter	I-20	Policy LU-10.3	Site planning in the Downtown Core fosters a pedestrian friendly environment through zero or	Downtown Retail	25	Guideline 10 - The Downtown Retail district is the "heart" of the downtown



GP Section	Pg.	Program, Policy, Goal	Direction	DDG Section/ Guideline	Pg.	DDG Excerpt - Vision, Goal, Guideline
Chapter			reduced front setbacks and access to the rear through alleyways, paseos, small plazas.	Plaza District	26	with a pedestrian ambience and an active set of uses. Buildings should be sited close to the sidewalk and close together, making a tightly knit downtown fabric. Parking should be integrated into or behind buildings to maximize an active retail frontage. Buildings should cluster around plazas, courtyards, connecting corridors, seating, and outdoor dining areas. Guideline 1 - Locate buildings close to the sidewalk and close together, establishing a continuum of frontages. Guideline 1 - Locate buildings close to the sidewalk and close together, establishing a continuum of frontages.
18. Land Use Chapter	I-20	Program LU-10.3.1	...the siting of buildings in the Downtown Core to be adjacent to the sidewalk with parking at the rear or side.	Downtown Retail Plaza District	27 31	See row 17 for building placement. Guideline 9 - Integrate parking into or behind buildings to provide storefront continuity and maximize the pedestrian experience. Guideline 7 - Integrate parking into or behind buildings to provide storefront continuity and maximize the pedestrian experience.
19. Land Use Chapter	I-21	Program LU-10.4.1	...encourage a lively, interesting and pedestrian friendly atmosphere.	Plaza District Plaza Way	30 32	Plaza District Vision - ...Development along Plaza Way and Golden Gate Way should be sited close to the sidewalk and close together, with parking behind buildings or underground to create a pedestrian-friendly environment and maximize an active retail frontage. Traffic on Golden Gate Way is slower paced, creating a more relaxed setting than the other streets. Plaza Way Character Vision - Plaza Way is the community's historic center. The design intent is to preserve and enhance the historic village character of the area which begins on Plaza Way and extends down Golden Gate Way. These narrow, slow-paced streets promote walking, bicycling and a relaxed pedestrian-friendly environment. Development should complement the historical buildings and take advantage of its relationship to the plaza and the creek. Buildings should be sited close to the sidewalk with variations in building height to create a vibrant pedestrian environment.

# Contra Costa Times

PO Box 4147  
Walnut Creek, CA 94596  
(925) 935-2525

LAFAYETTE, CITY OF  
ATTN: ACCOUNTS PAYABLE, 3675 MT. DIABLO BLVD.,  
#210  
LAFAYETTE CA 94549-3793

## PROOF OF PUBLICATION

FILE NO. Ordinance 629

In the matter of

Contra Costa Times

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the Principal Legal Clerk of the Contra Costa Times, a newspaper of general circulation, printed and published at 2640 Shadelands Drive in the City of Walnut Creek, County of Contra Costa, 94598

And which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Contra Costa, State of California, under the date of October 22, 1934. Case Number 19764.

The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

9/15/2014

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California  
On this 19th day of September, 2014.

Signature



Legal No. 0005293803

NOTICE OF ADOPTION OF ORDINANCE 629  
AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LAFAYETTE

At its regular meeting on Monday, September 8, 2014 the City Council of the City of Lafayette adopted Ordinance 629. The recorded vote of the City Council was as follows:

Ayes: Tatzin, B. Andersson, M. Anderson, and Reilly  
Noes: None  
Abstain: None  
Absent: Mitchell

ORDINANCE 629 & RESOLUTION 2014-12 OF THE CITY COUNCIL OF THE CITY OF LAFAYETTE AMENDING CHAPTER 6-2, ARTICLE 5 "DESIGN REVIEW" OF THE LAFAYETTE MUNICIPAL CODE (LMC), ADOPTING DOWNTOWN DESIGN GUIDELINES, & CERTIFYING AN ADDENDUM TO THE DOWNTOWN SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT.

Ordinance 629 will make the following changes to Chapter 6-2 of the Code: 1) Establishes Downtown Design Findings; 2) Establishes Building Height Exception findings for the downtown; 3) Defines "Development"; 4) Modifies the definition of "Gross Floor Area"; 5) Eliminates finding 6-275(a)(1) LMC, and 6) Makes other minor clarifications.

Note: The above is a summary of the major highlights of the ordinance. A reading of the entire ordinance is necessary to obtain a full understanding of the ordinance. Certified copies of the full text of the ordinance are posted in the City Clerk's office at 3675 Mt. Diablo Boulevard, Lafayette, California 94549. A copy may be obtained from that office upon payment of the fee based on the City's actual cost of providing the copy.

Publish Date: September 15, 2014  
Joanne Robbins  
City Clerk

CCT# 5293803 Sept. 15, 2014

# Contra Costa Sun

PO Box 599  
Lafayette, CA 94549  
(925) 284-4444

Legal No. 0005254074

LAFAYETTE, CITY OF  
ATTN: ACCOUNTS PAYABLE, 3675 MT. DIABLO BLVD.,  
#210  
LAFAYETTE CA 94549-3793

## PROOF OF PUBLICATION

FILE NO. ORDINANCE 629

In the matter of

Contra Costa Sun

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the Principal Legal Clerk of the Contra Costa Sun, a newspaper of general circulation, printed and published at 2640 Shadelands Drive in the City of Walnut Creek, County of Contra Costa, 94598

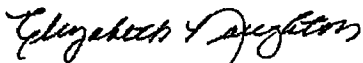
And which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Contra Costa, State of California, under the date of November, 1938. Case Number 23392.

The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

8/1/2014

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.  
On this 8th day of September, 2014.



Signature

**NOTICE AND SUMMARY OF PROPOSED AMENDMENTS  
TO THE LAFAYETTE MUNICIPAL CODE CONSISTING OF  
ORDINANCE 629 AMENDING CHAPTER 6-2, ARTICLE 5 "DESIGN  
REVIEW" OF THE LAFAYETTE MUNICIPAL CODE (LMC) AND  
ADOPTING DOWNTOWN DESIGN GUIDELINES**

Notice is given that on **Monday, August 11, 2014** the City Council of the City of Lafayette will conduct a public hearing commencing at **7:00 p.m.** in the **Community Hall** at the **Lafayette Library & Learning Center, 3491 Mt. Diablo Blvd.** Ordinance 629 (ZT02-14), if adopted, will include the following amendments to Chapter 6-2 of the Lafayette Municipal Code:

- 1. Establish Downtown Design Findings,**
- 2. Establish Building Height Exception findings for the downtown,**
- 3. Define "Development",**
- 4. Modify the definition of "Gross Floor Area",**
- 5. Eliminate finding 6-275(a)(1) LMC, and**
- 6. Make other minor clarifications.**

**Additionally, the project will entail establishing Downtown Design Guidelines, and certifying an addendum to the Downtown Specific Plan Final Environmental Impact Report.**

Note: The above is a summary of the major highlights of the ordinance. A reading of the entire ordinances is necessary to obtain a full understanding of the ordinances. Certified copies of the full text of the ordinances are posted in the City Clerk's office at 3675 Mt. Diablo Boulevard, Lafayette, California 94549. A copy may be obtained from that office upon payment of the fee based on the City's actual cost of providing the copy.

Publish Date: August 1, 2014  
Joanne Robbins  
City Clerk

# Contra Costa Sun

PO Box 599  
Lafayette, CA 94549  
(925) 284-4444

Legal No. 0005169867

LAFAYETTE, CITY OF  
ATTN: ACCOUNTS PAYABLE, 3675 MT. DIABLO BLVD.,  
#210  
LAFAYETTE CA 94549-3793

## PROOF OF PUBLICATION

FILE NO. NPH ZT02-14

In the matter of

Contra Costa Sun

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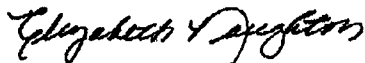
And which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Contra Costa, State of California, under the date of November, 1938. Case Number 23392.

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5/2/2014


I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.  
On this 12th day of June, 2014.



Signature

Ord 629



**LAFAYETTE**

## NOTICE OF PUBLIC HEARING

City Council

Don Tetzin, Mayor  
 Brandt Andersson, Vice Mayor  
 Mike Anderson  
 Mark Mitchell  
 Traci Reilly

---

**BODY:** City Council  
**DATE:** Monday, May 12, 2014  
**TIME:** 7:00 p.m. (please see the agenda for estimated start time of each item)  
**PLACE:** Lafayette Library & Learning Center, 3491 Mt. Diablo Blvd • Community Hall  
**RE:** ZT02-14 City-Wide Application Amending Chapter 6-2, Article 5 "Design Review" of the Lafayette Municipal Code (LMC) and Establishing Downtown Design Guidelines. Request to: (1) Amend the LMC by (a) establishing Downtown Design Findings, (b) establishing Building Height Exception findings for the downtown, (c) defining "Development", (d) modifying the definition of "Gross Floor Area", (e) eliminating finding 6-275(a)(1) LMC, and (f) making other minor clarifications, (2) Establish Downtown Design Guidelines, and (3) Certify an addendum to the Downtown Specific Plan Final Environmental Impact Report. *On April 21, 2014, the Planning Commission adopted Resolution 2014-08, forwarding a recommendation of approval to the Council.*

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You have received this notice because you are a property owner in the vicinity of the project or have requested a notice of this project. A mailed Notice of Public Hearing is only provided for this initial hearing. If the application is continued to a future date, interested parties are responsible for tracking the matter on subsequent agendas.

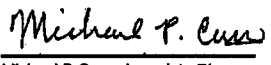
You may review the agenda and staff report, posted the Friday before the hearing, by visiting the City Calendar on the City's website and clicking on the meeting date. The agenda includes an estimated start time and staff recommendation on each item. Any last minute changes or cancellations will be posted here. The Action Agenda, summarizing the Council's action on each item including, any continuance date, is posted to the same location on the City's web site following day. If you would like to subscribe to receive agendas via email, sign-up for free on the home page of the City's website.

The application described above is available for public review at the City Offices during Planning Counter Hours.

You are invited to provide oral testimony at the meeting. Written comments received by 1:00 p.m. on the Monday prior to the hearing date will be included with the staff report provided to each Council Member prior to the hearing. Copies of comments submitted by 12:00 p.m. on the hearing date will be made available to the Council and public at the meeting; however there is no guarantee that there will be adequate time to read and discuss these comments at the meeting. Individuals who submit comments are encouraged to attend the hearing to answer any questions. Any comments received during the hearing will be distributed to the Council Members in the next packet if the item requires an additional hearing. Comments and questions should be directed to the Project Planner, listed below.

If you challenge the City's decision on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. California Code of Civil Procedure §1094.6 (review of administrative decisions) is applicable to the City of Lafayette and provides for the review of any decision of the City only if the petition for writ of mandate is filed within 90 days after the decision becomes final.

**Project Planner:** Lindy Chan, Senior Planner • Tel. (925) 299-3202 • [LChan@lovelafayette.org](mailto:LChan@lovelafayette.org)  
**Michael P. Cass, Associate Planner • Tel. (925) 299-3219 • [MCass@lovelafayette.org](mailto:MCass@lovelafayette.org)**  
**Megan Canales, Planning Technician • Tel. (925) 299-3242 • [MCanales@lovelafayette.org](mailto:MCanales@lovelafayette.org)**  
**Planning Commission email: [cityhall@lovelafayette.org](mailto:cityhall@lovelafayette.org)**



**Michael P. Cass, Associate Planner**

May 2, 2014

City of Lafayette  
 3675 Mount Diablo Boulevard, Suite 210, Lafayette, CA 94549  
 Planning Counter Hours: 12:00 – 5:00 Monday – Friday

Planning Services Division  
 Phone: 925.284.1976  
[www.lovelafayette.org](http://www.lovelafayette.org)

SU# 5169867 May 2, 2014

# Contra Costa Sun

PO Box 599  
Lafayette, CA 94549  
(925) 284-4444

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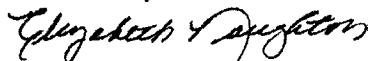
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5/2/2014

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.  
On this 12th day of June, 2014.



Signature

Legal No. 0005169845

### NOTICE AND SUMMARY OF PROPOSED AMENDMENTS TO THE LAFAYETTE MUNICIPAL CODE CONSISTING OF ORDINANCE 629 AMENDING CHAPTER 6-2, ARTICLE 5 "DESIGN REVIEW" OF THE LAFAYETTE MUNICIPAL CODE (LMC) AND ESTABLISHING DOWNTOWN DESIGN GUIDELINES

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Publish Date: May 2, 2014  
Joanne Robbins  
City Clerk

SU #5169845 May 2, 2014