

# SARANAP AVENUE / BOULEVARD WAY PLANNING PROCESS

## FOURTH COMMUNITY OUTREACH WORKSHOP

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MARCH 19, 2019

# Purpose of Meeting

- Summarize comments received from the Saranap Community Interest Group and other parties since the last meeting
- Discuss updates made to the Vision Statement and General Plan Policies document
- Discuss the County's next steps in the planning process

# Summary of Primary Public Comments on Vision Statement

- The term “semi-rural” should be removed as it does not accurately represent the character of the community
- Some single-family residential lots along Tice Valley and Olympic Boulevard may be ideal for mixed-use development, thus altering single-family residential zoning should not be discouraged

# Summary of Primary Public Comments on General Plan Policies

- Height: 50 feet / 4+ stories is too high
- Height: 60 feet or 5 stories is ideal
- Density: 60 – 80 units/acre will allow development to “pencil out”
- Single-Family zoning should be protected

# Summary of Comments from the Saranap Community Interest Group

- Vision Statement: “We are a harmonious collaborative community, of diverse neighborhoods and people, including single-family dwellings, multi-family dwellings, offices, and commercial properties.”
- Study Area: Include west side of Saranap Avenue from Hull’s Mortuary to the Birchwood Apartments
- Views: Preserve the openness along Boulevard Way and Saranap Avenue, and views to distant hills/ridges and Mount Diablo via building step backs
- Affordable Housing: Incentivize on-site units over in-lieu fee. Require min of 15% affordable housing units
- Building Height: Max height of 35’ to roof plane (certain penetrations allowed). Up to 50’ allowed with density bonus and inclusion of a minimum of 15% affordable housing
- Density: 30 unit/acre maximum
- Setbacks and Step Backs: Minimum 15’ landscape setback to allow 3-stories without step backs. Buildings in excess of 35’ shall step back upper floors the depth of an office or residential bay
- Infrastructure: All projects should be required to provide street infrastructure similar to Saranap Village

# Vision Statement

Saranap traces its origins to 1911, when it became a stop on the Oakland, Antioch & Eastern Railroad line between Pittsburg and Oakland. The railroad ran along what is now Olympic Boulevard, with the station located at the current intersection with Tice Valley Boulevard. The community was named for the mother of one of the primary landowners in the area at the time. While bordered by the cities of Walnut Creek and Lafayette and located in the metropolitan Bay Area, Saranap, with its views of Mt. Diablo ~~and semi-rural atmosphere~~, has retained a unique identity long valued by its residents. Saranap today is a harmonious collaborative community, of diverse neighborhoods and people, including single-family dwellings, multiple-family dwellings, offices, and commercial properties.

Understanding that development pressure will exist throughout the Bay Area for the foreseeable future and can create great contention among neighbors, Saranap's residents have expressed a desire for thoughtfully-planned development that enhances their community without sacrificing its ambience. While maintaining the single-family neighborhoods as they are, there is an opportunity to revitalize the commercial area along Boulevard Way through development of mixed-use projects offering neighborhood-serving businesses and a wider variety of living options. Further community enhancements could include select infrastructure improvements such as expanded pedestrian and bicycle facilities to connect the residential and commercial areas, and development of a neighborhood park or community meeting space.

The following policies for the Saranap area, as depicted in Figure 3-4, reflect the long-term vision of its residents and are intended to guide future decision-making in the community.

# General Plan Policies for the Saranap Area

3-114. The undeveloped hillside south of Olympic Boulevard and west of Tice Valley Boulevard is designated for Single-Family Residential-Medium Density development along the base of the hill along Olympic, with the remainder of the site designated as Agricultural Lands and Open Space, to reflect the steep, unbuildable slopes. [This policy is currently in the General Plan]

3-115. Existing single-family residential land use designations shall not be changed. The five properties fronting the east side of Palana Court, currently designated Single-Family Residential-High Density, are exempt from this policy.

3-116. Pedestrian and bicycle infrastructure shall be evaluated and improved where feasible, particularly along the full length of Boulevard Way.

3-117. A location shall be designated for a neighborhood park or other community facility/space that may include a playground, lawn areas, dog run/park, picnic area, exercise equipment, and community garden. Future development projects shall contribute their fair share towards its establishment.

3-118. In general impacts to public views of Mt. Diablo and scenic ridges shall be maintained. This policy shall not restrict development that complies with existing General Plan and zoning designations.

# General Plan Policies for Boulevard Way Mixed-Use Corridor

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

3-119. Mixed-use projects, particularly those including affordable housing, are encouraged over single-use (i.e., commercial or residential) projects, and should consist of neighborhood-serving commercial uses and multiple-family dwellings.

3-120. Roof heights exceeding 40 feet, or architectural features (such as parapets) exceeding 45 feet, shall be discouraged. Exceptions will be considered to allow building heights over 45 feet for mixed-use (residential and commercial) projects that also qualify for a density bonus pursuant to State law.

3-121. Projects with a density exceeding 35 units per net acre shall be discouraged. This threshold does not include density bonuses awarded pursuant to State law.

3-122. Each building's scale, massing, architectural style, materials, and signage shall be harmonious with its surroundings and contribute to a visually pleasing streetscape, including protecting public views and the open appearance of Boulevard Way and Saranap Avenue.

3-123. The Boulevard Way right-of-way, from its intersection with Saranap Avenue east to the City of Walnut Creek border, shall be reconfigured and enhanced as follows:

- Reduce width to two lanes;
- Install diagonal parking and Class II or Class III bicycle facilities along both sides;
- Install traffic-calming devices and crosswalks where appropriate;
- Install parklets;
- Widen sidewalks;
- Install street trees, landscaping, decorative streetlights, street furniture, water features, public artwork, and other appropriate amenities.



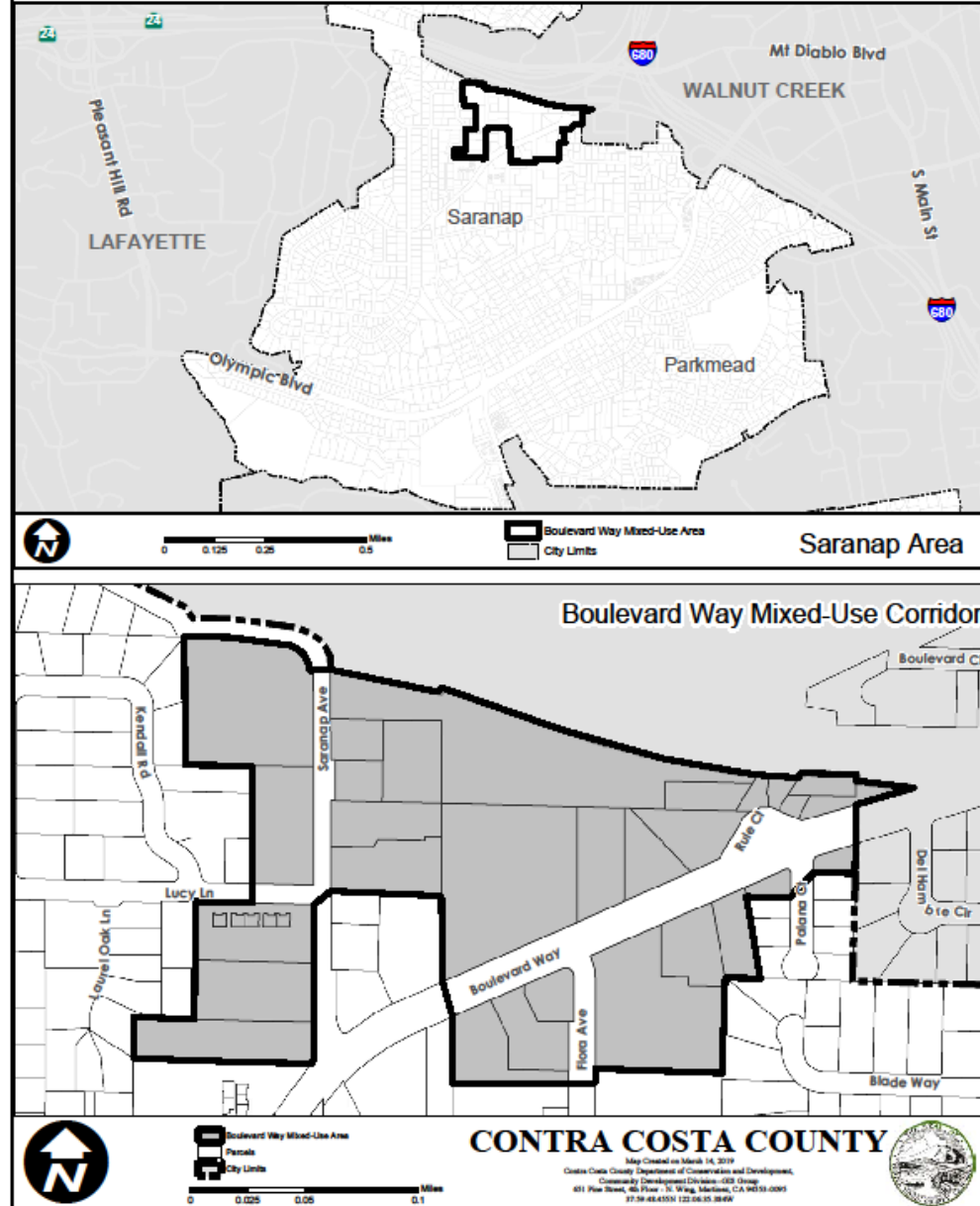
# General Plan Implementation Measures for Boulevard Way Mixed-Use Corridor

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

The adopted zoning instrument shall at minimum include the following:

- Provisions to encourage landscape buffers and setbacks from Boulevard Way and Saranap Avenue.
- Provisions to avoid the creation of an urban canyon environment, such as standardized “step back” requirements for the upper floors (third story and above) of multi-story buildings along Boulevard Way and Saranap Avenue.
- Provisions to encourage construction of street and sidewalk amenities of a consistent character that fosters a cohesive “district” look, including, but not limited to, the following:
  - a. Reduction of Boulevard Way to a width of two lanes;
  - b. Installation of diagonal parking and Class II or Class III bicycle facilities along Boulevard Way;
  - c. Installation of traffic-calming devices and crosswalks where appropriate;
  - d. Installation of parklets;
  - e. Widening of sidewalks;
  - f. Installation of street trees, landscaping, decorative street lights, street furniture, enhanced pavement, loading spaces, parking meters, water features, public artwork, and other appropriate amenities;
- Incentives to encourage developments proposing on-site affordable units.

Figure 3-4 DRAFT Saranap Area and Boulevard Way Mixed-Use Corridor



# Next Steps



- Review and consider comments received during tonight's meeting
- Update the draft Vision Statement and General Plan Policies as needed
- Initiate General Plan amendment process



Questions  
Suggestions  
Comments

THANK YOU FOR COMING