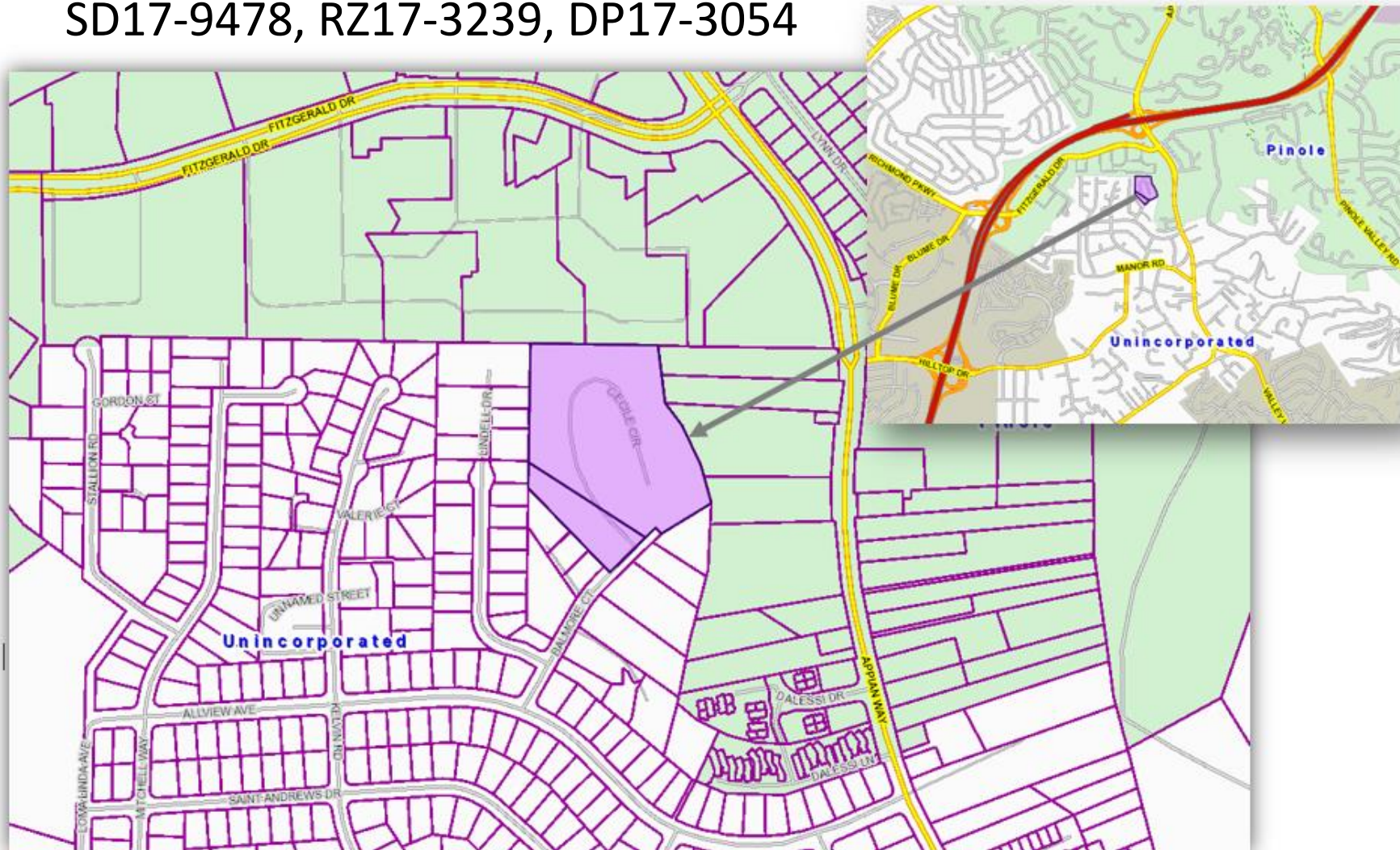
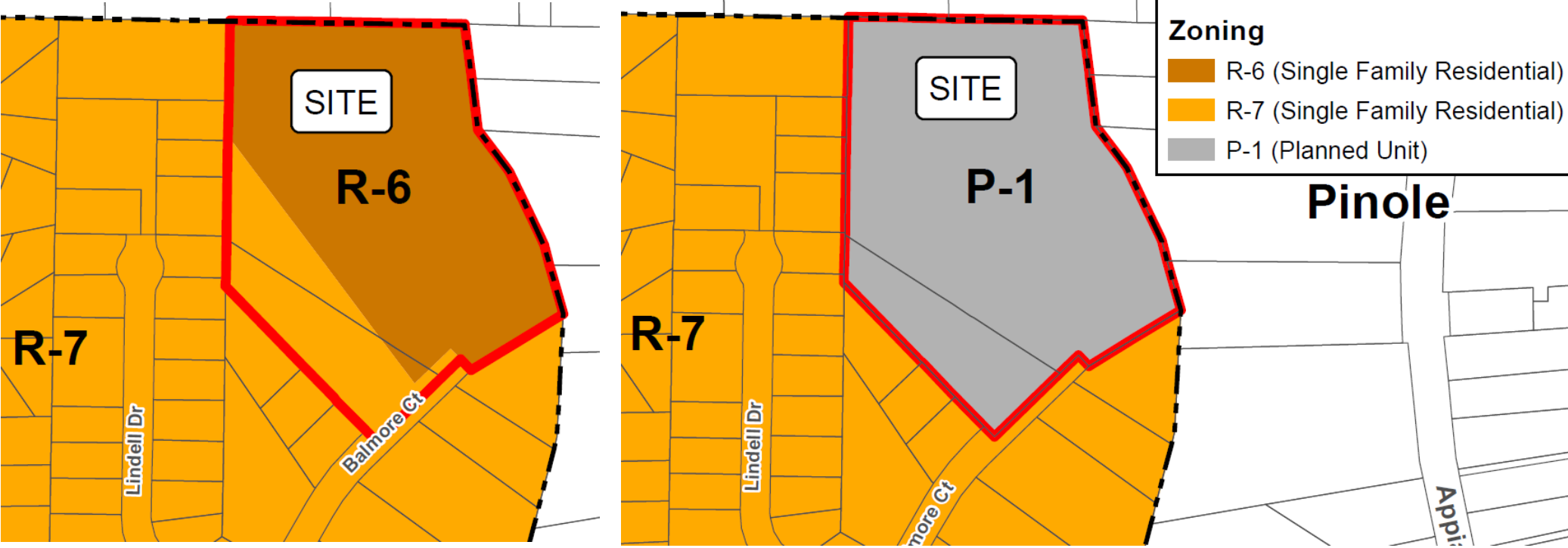


Baltimore Court Single-Family Residential Project

SD17-9478, RZ17-3239, DP17-3054



Rezoning RZ17-3239



Baltimore Court - Proposed P-1 District

Item	P-1 District - Lots 1 to 20	P-1 District - Lots 21 to 30
Lots		
Lot Area	3,200 sq. ft. minimum	3,500 sq. ft. minimum
Lot Width	40 ft. average width minimum	40 ft. average width minimum
Lot Depth	60 ft. minimum	80 ft. minimum
Lot Coverage	50% (excludes porches)	50% (excludes porches and outdoor rooms)
Building Height	2½ stories or 35 ft. maximum	2½ stories or 35 ft. maximum
Yards		
Setback	15 ft. minimum to garage 10 ft. minimum to residence minimum to porch N.A.	20 ft. minimum to garage 15 ft. minimum to residence 10 ft. minimum to porch
Side Yard	5 ft. minimum 10 ft. aggregate minimum 3ft. minimum for accessory structure with a 50 ft. minimum setback	5 ft. minimum 10 ft. aggregate minimum 3ft. minimum for accessory structure with a 50 ft. minimum setback
Rear Yard	5 ft. minimum 3 ft. minimum for accessory structure	10 ft. minimum 3 ft. minimum for accessory structure
Parking		
Off-Street Parking	2 parking spaces per lot	2 parking spaces per lot
Guest Parking	15 on-street parking spaces	2 parking spaces per lot, on driveways within setback areas

Preliminary Development Plan DP17-3054

- 30 single-family homes 2,110 to 2,645 sq. ft.
- Three house plans
- Three architectural styles



1A | Craftsman



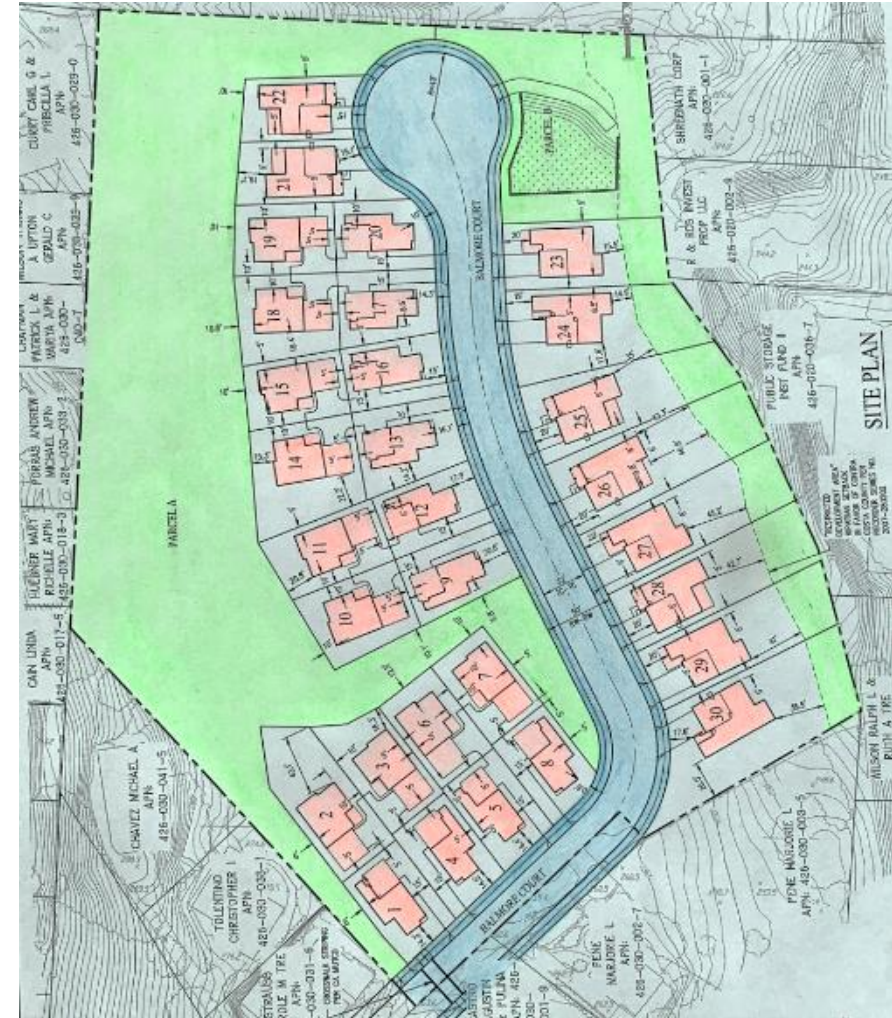
2C | French Cottage



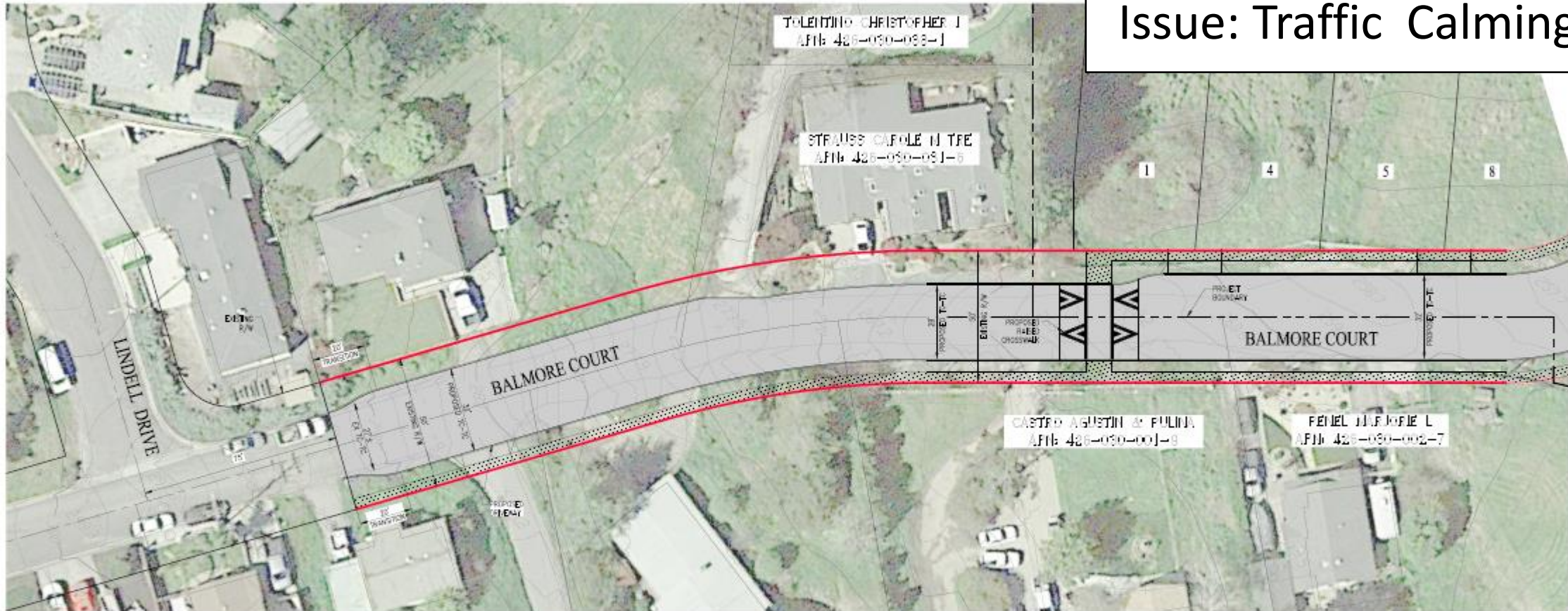
3B | Traditional

General Plan Housing Inventory Site

- 30 single-family homes
- Meets General Plan density
- Density of 5.42 homes per net acre
- SH General Plan allows 5 to 7.2 homes per net acre



Issue: Traffic Calming



- Narrower 28-foot wide section of roadway
- Raised crosswalk

LEGEND:

— PROPOSED RIGHT-OF-WAY (R/W)

CONCEPTUAL TRAFFIC
CALMING PLAN
BALMORE COURT

Issue: Lack of Secondary Access

- Site bordered by:
 - Homes to the west and south
 - Commercial properties to the east
 - Pinole Vista Shopping Center to north
- Project will:
 - Widen Balmore Court
 - Meet all Fire Code requirements
 - Minimize wildfire risks



Baltimore Court Single-Family Residential Project

