

Attachment D

Correspondence from the Saranap Community Interest Group

# Saranap Community Interest Group

## SCIG Amendments to the Existing CCC General Plan for the Saranap Ave—Boulevard Wy Planning Process Study Area

### **Vision for Saranap**

We are a harmonious collaborative community, of diverse neighborhoods and people, including single family dwellings, multifamily dwellings, offices, and commercial properties.

### **Expand Study Area**

Extend the study area along Saranap Avenue from (and including) the Hulls property, along the west side of Saranap Avenue south to (and including) the Birchwood Apartments.

### **Views**

Protect public views. We want to preserve the sense of openness that exists along Boulevard Way and Saranap Avenue, and the views to distant hills/ridges, and Mount Diablo. We want to identify key view corridors and require buildings to step back an office bay or residential unit bay from back of sidewalk after two stories.

### **Affordable Housing**

We want to incentivize affordable housing. Affordable housing is defined as below market rate housing, and can be categorized as moderate, low, and very low income. We want to encourage developers to build qualifying affordable units in all proposed development in the Study Area, instead of paying in lieu fees. We want the resources for affordable housing to be spent in the Saranap. We want to require inclusionary housing of at least 15% when housing and mixed use developments (including commercial, offices, and residential) are proposed in the study area. Contra Costa County should adopt an inclusionary housing ordinance requiring that mixed use and multifamily developments provide 15% of their units for very low, low, or moderate incomes in the Study Area.

### **Building Height**

We want a maximum height of 35 feet to the roof plane, with the ability to increase heights to a maximum of 50 feet to the roof plane using state mandated density bonus law. In other words, and in keeping with the strong desire of the community to increase the supply of below market rate housing in the study area, if a developer wants to exceed the 35 feet height limit, it would be permitted only if the development includes a minimum of 15% affordable, or below market rate housing. Note the maximum height does not include allowable penetrations for elevator penthouses, exit stairs, mechanical equipment, solar arrays, roof decks, railings, parapets, trellises, and similar features, which can be a maximum of 15 feet above the roof plane, and no more than 25% of the entire roof area.

**Density**

Maximum Residential Density of 30 units per acre (with the expectation that it could go higher with state mandated density bonuses).

**Landscape Setbacks/Building Step backs**

We want to encourage landscape setbacks of a minimum of 15 feet from back of sidewalk. In other words, if you move the ground level building front back 15 feet, to allow a landscape buffer, you would be allowed to go up three floors before step backs would be required. We want to require step backs of the third floors (up to 35 feet at the roof plane). Any building in excess of 35 feet must step back upper floors the depth of an office or residential bay. Landscape buffers should include understory planting, trees, seating, fountains, enhanced pavements, lighting, and public art, to offer gathering spaces for the community.

**Infrastructure**

We want to require that all projects develop street infrastructure, similar in scope to the approved Saranap Village. The infrastructure should include: bike lanes, enhanced sidewalks, traffic calming angled parking, parking meters to ensure parking turnover for commercial viability (and contribute to their upkeep), delivery drop off spaces, landscaping, street furniture, and street lighting, to ensure a cohesive “district” look.

End

*SCIG Amendments to the Existing CCC General Plan 20190225.pdf*