TO: Emeryville Planning Commission
FROM: Diana Keena, Associate Planner
Community Development Department
SUBJECT: Family Friendly Residential Section of Design Guidelines
(STUDY13-002)

PROJECT DESCRIPTION: The proposed amendments to the Emeryville Design Guidelines would add provisions to the Residential section and add a section on Family Friendly Residential buildings (expanding on the existing policy in the Residential section); initiation of an amendment to the Planning Regulations to align bonus requirements with the amendment to the Design Guidelines is also recommended.

ENVIRONMENTAL REVIEW: This project is exempt from environmental review under the “general rule” at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment.

RECOMMENDED COMMISSION ACTION:
1. Open public hearing and take testimony regarding proposed amendments to the Emeryville Design Guidelines.
2. Close public hearing and consider Staff Report and Resolution.
3. Approve Resolution STUDY13-002, recommending adoption of an amendment to the Emeryville Design Guidelines adding provisions to the general Residential Section and adding a Family Friendly Residential Section, and initiating an amendment to the Planning Regulations to align bonus requirements with the amended Design Guidelines.

BACKGROUND:
On June 27, 2013, the Planning Commission held a public hearing on proposed amendments to the Emeryville Design Guidelines to address family-friendly housing. As stated in the attached staff report from that meeting, the 2009-2014 Housing Element, the Emeryville Design Guidelines, the Request for Proposals for a City-sponsored affordable housing project at 3706 San Pablo Avenue, and the Planning Regulations all encourage family friendly housing.
Comments from the staff Development Coordinating Committee (DCC) were incorporated in the guidelines and listed in that staff report.

At the Planning Commission hearing on June 27, 2013, an affordable family housing architect recommended asking an expert at the US Department of Housing and Urban Development (HUD) to review the guidelines, and the Planning Commission continued the item. After contacting the HUD staff member several times, City staff was unable to meet with him.

On May 17, 2014, the Planning Commission held a special meeting/retreat for a bus tour of affordable family-friendly housing projects. These included two Resources for Community Development (RCD) projects, Oxford Plaza in Berkeley and Fox Courts in Oakland, and two East Bay Asian Local Development Corporation (EBALDC) projects, Hismen Hin-Nu Terrace and Drasnin Manor, both in Oakland.

On November 18, 2014, the City Council adopted the 2015-2023 Housing Element of the General Plan. The Housing Element includes Program H-6-1-1 to adopt and implement an amendment to the City’s Design Guidelines that provides standards for the development of family-friendly housing, addressing site design, unit design, unit sizes and layouts, relationship of units to outdoor areas, and other unit and community features.

On February 3, 2015, the City Council directed staff to draft an urgency ordinance for a moratorium on residential development to give the City time to consider regulations addressing family friendly housing, mix of unit sizes, and other issues. At a special meeting held on February 13, 2015, the City Council failed to pass the moratorium ordinance on a vote of 3 ayes and 2 noes (4 ayes were required to pass), but confirmed their desire to address these issues in an expedited fashion.

COMMENTS FROM ARCHITECTS AND STAFF ON DESIGN GUIDELINES:

In February 2014, two affordable family housing architects, Michael Pyatok and Karen Smith, commented on the guidelines. Their suggestions included ample kitchen ventilation and convenient parking.

The DCC discussed the guidelines a second time in February 2014. The committee recommended moving some guidelines to the general Residential section including community multipurpose rooms with kitchens, coat and linen closets in units with two or more bedrooms, and closed stair risers. The committee recommended that the Family Friendly Residential section include soundproofing between floors and ceilings, and indoor space for tricycles and strollers where parked items will not obstruct circulation.

Staff hired an architect, Arnold Mammarella, to illustrate unit layouts and comment on the guidelines. He also provided diagrams on unit daylight and aspect, and on relation of units to each other and to streets and open space. Comments from staff and the architects have been incorporated into the proposed revised guidelines.
After the Planning Commission tour of affordable housing projects on May 17, 2014, staff deleted a guideline requiring a 25-square-foot storage space for each unit, which had been recommended by the consulting architect, because it was not in the examples of affordable housing on the tour.

**DISCUSSION OF DESIGN GUIDELINES:**

The attached general Residential section includes guidelines moved from the Family Friendly section on transition space between units and common open space, a community multipurpose room, coat and linen closets, and closed stairs, which staff feels are appropriate features for all residential projects. The Residential section also includes new guidelines on kitchen fans, mailbox placement for social interaction, and showing furniture in plans for Planning approvals.

The Family Friendly Residential section includes guidelines presented in June 2013 on units next to open space, play areas, gathering places for teens and pre-teens, considering sections with exclusive access in large projects, family bike parking, enclosed foyers, windows onto play areas, wide halls for play, and space that can change use as children get older.

In addition, the Family Friendly Residential section includes new guidelines for projects on mix of units by number of bedrooms; minimum unit size; giving each unit an identity; convenient parking; laundry options; and how units relate to quiet and noisy streets, and to open space and each other.

New Family Friendly guidelines for units include only one master suite; distinct living, dining and kitchen spaces; soundproofing between ceilings and floors; balcony, deck or patio; indoor stroller and toy parking; dining and living area each accommodating all family members; each bedroom having access to a bath not through a living area; and windows with the ability to accept window locks for toddler safety.

**DISCUSSION OF PLANNING REGULATIONS:**

The current Planning Regulations (Table 9-4.204(c), item (9) provide a 2-point bonus for each percentage of units that qualify as “family friendly”. The Regulations require that “family friendly” units “must be a minimum of three bedrooms and must be provided with in-unit laundry hook-ups. 15 square feet of common open space for each unit must be provided, with amenities for children, teens, or seniors, in addition to the common open space required by Article 3 of the Planning Regulations. Design must comply with provisions of the Emeryville Design Guidelines applicable to family friendly housing and be approved as part of Design Review for the project.”

The proposed amendment to the Design Guidelines includes several options for laundry placement, because affordable housing developers and designers expressed preferences for a variety of placements. For example, the developer/operator of one of the affordable family housing projects on the Planning Commission tour said that a communal laundry near the play
area provides a good community gathering space. To reflect this, the Planning Regulations need to be amended so that the requirement for the family friendly housing bonus does not require in-unit laundries. Staff therefore recommends that the Planning Commission initiate an amendment to the Planning Regulations to make this change. (Pursuant to Section 9-7.1303(b) of the Planning Regulations, the Commission can initiate an amendment on its own motion, or on the recommendation of the Planning Director.)

DISCUSSION OF UNIT MIX:

In addition, the Planning Commission and City Council have been expressing a desire for more three-bedroom units and fewer studio and one-bedroom units in new residential development projects for several years. As shown in the table below, Emeryville’s existing housing stock includes a higher percentage of studios and one-bedroom units and a lower percentage of three- and four-bedroom units than its neighbors. This reflects the large number of Emeryville units that are in multi-unit buildings. The City has recently partnered with affordable housing developers to complete the Ambassador project and complete entitlements for the 3706 San Pablo project, both of which are designed for families. Although these are multi-unit buildings, they contain similar unit mixes to Berkeley and Oakland’s total housing stock. In researching regulations requiring a certain percentage of three-bedroom units, staff found that Toronto requires 10% of the units in all new residential development projects to have three or more bedrooms.

**Unit Mix - Existing Housing**

<table>
<thead>
<tr>
<th></th>
<th>Studios</th>
<th>1BR</th>
<th>2BR</th>
<th>3+ BR</th>
<th>Avg #BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emeryville</td>
<td>13%</td>
<td>49%</td>
<td>31%</td>
<td>7%</td>
<td>1.32</td>
</tr>
<tr>
<td>Berkeley</td>
<td>8%</td>
<td>27%</td>
<td>30%</td>
<td>35%</td>
<td>2.11</td>
</tr>
<tr>
<td>Oakland</td>
<td>7%</td>
<td>25%</td>
<td>33%</td>
<td>35%</td>
<td>2.10</td>
</tr>
<tr>
<td>Ambassador</td>
<td>6%</td>
<td>25%</td>
<td>33%</td>
<td>36%</td>
<td>1.99</td>
</tr>
<tr>
<td>3706 San Pablo</td>
<td>5%</td>
<td>9%</td>
<td>52%</td>
<td>34%</td>
<td>2.10</td>
</tr>
</tbody>
</table>

Toronto Minimum: 10%

In light of this information, regulations on unit mix could be developed. One possibility would be to require a minimum percentage of larger units for multi-unit residential projects in general, and a higher percentage for projects receiving a development bonus. Further study, public input, and discussion by the Commission and Council is needed on this issue. This process may result in further recommendations to amend the Planning Regulations to address unit mix. If so, such amendments could be included in the Planning Regulation amendments discussed above.
CONCLUSION:

Staff recommends that the Planning Commission adopt the attached resolution recommending City Council adoption of the Family-Friendly Residential amendment to the Emeryville Design Guidelines and initiating an amendment to the Planning Regulations to align the bonus requirements with the revised Design Guidelines.

Attachments:
1. Staff report from June 27, 2013 Planning Commission Hearing
2. Resolution STUDY 13-002
   Exhibit A: Proposed Amendment to Emeryville Design Guidelines
EMERYVILLE PLANNING COMMISSION

STAFF REPORT

Agenda Date: June 27, 2013
Report Date: June 20, 2013

TO: Emeryville Planning Commission

FROM: Diana Keena, Associate Planner
Planning and Building Department

SUBJECT: Family Friendly Residential Section of Design Guidelines (STUDY13-002)

PROJECT DESCRIPTION: The proposed resolution would recommend that the City Council amend the Emeryville Design Guidelines to add a section on Family Friendly Residential buildings, expanding on the existing guideline in the Residential section.

ENVIRONMENTAL REVIEW: This project is exempt from environmental review under the “general rule” at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment.

RECOMMENDED COMMISSION ACTION:
1. Open public hearing and take testimony regarding proposed amendment.
2. Close public hearing and consider Staff Report and Resolution.

BACKGROUND:

The Housing Element of the General Plan, adopted on June 15, 2010, includes Policy IV-B-4, which states: “Promote housing designed to attract families with children by encouraging developers to include larger unit sizes (two-, three-, and four-bedroom units) as well as other on-site amenities such as usable outdoor open space, play equipment for a variety of ages, community rooms, and multipurpose rooms that can be utilized for after-school homework clubs, computer, art, or other resident activities.”

The Planning Regulations adopted on February 5, 2013, include a bonus for family-friendly housing. In Table 9-4.204(c) of the Planning Regulations, Item 9 states that “design must comply with provisions of the Emeryville Design Guidelines applicable to family friendly housing” to receive bonus points. The bonus is 2 points for each percentage of units that qualify as “family friendly”, up to a maximum of 50 points for 25% of units.
The Emeryville Design Guidelines were adopted by the City Council on December 7, 2010. The Residential section includes a general policy about family-friendly housing. In 2012, Economic Development and Housing (EDH) staff developed a separate, more detailed set of design guidelines for family housing. The EDH guidelines included policies specifically addressing family-friendly residential projects, including Site Design for the entire project, as well as Unit Design for individual living spaces. These EDH guidelines were used in the recent Request for Proposals for development of affordable family housing on the 3706 San Pablo Avenue site. Staff now proposes amending the Emeryville Design Guidelines to reflect the more detailed concepts regarding Family-Friendly Residential projects from the EDH guidelines. Incorporating the detailed policies into the city-wide Design Guidelines will allow those policies regarding Site Design and Unit Design to be applied to all future projects.

STAFF COMMENTS:

The Development Coordinating Committee reviewed the proposed guidelines on May 15, 2013 and recommended ways to make them more detailed and explicit, and expanded bicycle parking provisions.

DISCUSSION:

The proposed Family-Friendly Residential section addresses site design for play areas, teen spaces, considering access control in large (100+ units) projects, visual privacy, bicycle parking, and transition between units and open space. Unit design provisions include views of play areas, adequate dining areas, separation of bedrooms from living areas, space that can change use as children grow, and infant and toddler safety.

CONCLUSION:

Staff recommends that the Planning Commission adopt the attached resolution recommending City Council adoption of the Family-Friendly Residential amendment to the Design Guidelines.

Attachments:
1. Resolution STUDY 13-002
   Exhibit A: Proposed Amendment to Emeryville Design Guidelines
RESOLUTION CPC NO. STUDY13-002

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EMERYVILLE RECOMMENDING CITY COUNCIL ADOPTION OF FAMILY-FRIENDLY RESIDENTIAL AMENDMENT TO EMERYVILLE DESIGN GUIDELINES

WHEREAS, on June 15, 2010, the City Council adopted the Housing Element of the General Plan, which included Policy IV-B-4 to promote housing designed to attract families with children; and

WHEREAS, on December 7, 2010, the City Council adopted the Emeryville Design Guidelines including Guideline J-22 regarding family-friendly housing; and

WHEREAS, on February 5, 2013, the City Council adopted the Emeryville Planning Regulations, which include a bonus for family-friendly housing (item 9 in Table 9-4.204(c)); and

WHEREAS, the City desires to expand and clarify its design guidelines for family-friendly housing by adding a Family-Friendly Residential section to the Emeryville Design Guidelines; and

WHEREAS, the new section includes site design provisions for play areas, teen spaces, considering access control in large projects, visual privacy, bicycle parking, and transition between units and open space, and unit design provisions including views of play areas, adequate dining areas, separation of bedrooms from living areas, space that can change use as children grow, and infant and toddler safety; and

WHEREAS, on June 27, 2013, the Planning Commission held a duly noticed public hearing on the proposed Family-Friendly Residential amendments to the Emeryville Design Guidelines; and

WHEREAS, this project is exempt from environmental review under the “general rule” at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment; and

WHEREAS, the Planning Commission has considered the public testimony, the Staff Report dated June 27, 2013, and the record as a whole; now, therefore, be it

RESOLVED, that the Planning Commission of the City of Emeryville hereby makes the following findings:

1. The proposed Family-Friendly Residential amendment to the Emeryville Design Guidelines is in the public interest of the people of the City of Emeryville and the surrounding region;

2. The proposed Family-Friendly Residential amendment to the Emeryville Design Guidelines is consistent with the Emeryville General Plan, and helps to implement General Plan Housing Element Policy IV-B-4 to promote housing designed to attract families with children;
3. The proposed Family-Friendly Residential amendment to the Emeryville Design Guidelines is consistent with other plans adopted by the Emeryville City Council; and be it further RESOLVED, that the Planning Commission hereby recommends that the City Council adopt the Family-Friendly Residential Amendment to the Emeryville Design Guidelines, attached hereto as Exhibit A.

APPROVED by the Planning Commission of the City of Emeryville at a regular meeting held on Thursday, June 27, 2013, by the following votes:

AYES: ________________________________

NOES: __________________ ABSTAINED: __________________

EXCUSED: __________________ ABSENT: __________________

_____________________________
CHAIRPERSON

ATTEST: ___________________________

APPROVED AS TO FORM:

_____________________________
RECORDING SECRETARY

_____________________________
ASSISTANT CITY ATTORNEY

Attachment: Exhibit A. Family-Friendly Amendment to the Emeryville Design Guidelines
In areas with narrow side yards, side elevation windows should be offset from those of the adjacent unit or otherwise obscured (e.g. with frosted glass) to ensure privacy.

Arrange parking, pedestrian circulation, and building entrances so that residents and visitors are encouraged to access residential units from a street or greenway.

Consider additional lighting, changes in plane, and other security measures to ensure safety and security. Avoid using bars or security grills on windows and doors.

For all multifamily residential development, promote family-friendly development, identity, and street safety.

- Design a portion of the ground level frontage of all multifamily residential developments (including high-rises) to be townhomes or flats, with individual or paired entrances from the street edged with landscaping. Alternatively, articulate ground-floor residential building façades to differentiate individual residential units from each other and from the overall massing of the building, in order to express a rhythm of individual units along the street.

- Design ground floor units to include windows that face onto the street. At the same time, ensure the privacy of residents by considering the interior floor height, window height and other design factors.

Design ground floor units to include windows that face onto the street. At the same time, ensure the privacy of residents by considering the interior floor height, window height and other design factors.
J-28  Maximize sunlight, privacy, and ventilation in housing design.

J-29  Take advantage of views and natural light, particularly for living areas.

J-30  Maintain a sense of privacy from within housing units, while allowing views onto streets and interior courtyards.

J-31  Provide visual interest and improve quality of life for inhabitants through the use of stoops, porches, recessed windows, bay windows, and balconies.

J-32  Incorporate architectural features and materials that assure high-quality, human-scale, distinctive design that is comfortable and attractive to residents. Consider vaulted ceilings; arches; corner treatments; window, ceiling, and roof proportions; and the proportional relationship between the façade and the roof, where roof height is less than or equal to floor height, above the first floor.

DESIRABLE

High-rises are fronted by townhomes with entrances at the street level in this San Diego development, providing more access points and increasing safety and security, since residents can look directly onto the street.

DESIRABLE

Balconies created through building stepbacks, and windows create textured buildings for both the residents and passersby in this Emeryville example.
DESIRABLE

Housing should meet the needs of various ages and groups. The AgeSong development in Emeryville offers independent and assisted living for 165 seniors, in an attractive design and transit accessible location.

RESIDENTIAL

J-21 Design housing to support a range of household types, incomes, and sizes.

J-22 Landscape pedestrian walkways to provide attractive spaces, as well as privacy.

J-23 In areas with narrow side yards, side elevation windows should be offset from those of the adjacent unit or otherwise obscured (e.g. with frosted glass) to ensure privacy.

J-24 Arrange parking, pedestrian circulation, and building entrances so that residents and visitors are encouraged to access residential units from a street or greenway.

J-25 Consider additional lighting, changes in plane, and other security measures to ensure safety and security. Avoid using bars or security grills on windows and doors.

J-26 For all multifamily residential development, promote, identity and street safety.

• Design a portion of the ground level frontage of all multifamily residential developments (including high-rises) to be townhomes or flats, with individual or paired entrances from the street edged with landscaping. Alternatively, articulate ground-floor residential building façades to differentiate individual residential units from each other and from the overall massing of the building, in order to express a rhythm of individual units along the street.

J-27 Maximize sunlight, privacy, and ventilation in housing design.

J-28 Take advantage of views and natural light, particularly for living areas.

J-29 Maintain a sense of privacy from within housing units, while allowing views onto streets and interior courtyards.

J-30 Provide visual interest and improve quality of life for inhabitants through the use of stoops, porches, recessed windows, bay windows, and balconies.

J-31 Incorporate architectural features and materials that assure high-quality, human-scale, distinctive design that is comfortable and attractive to residents. Consider vaulted ceilings; arches; corner treatments; window, ceiling, and roof proportions; and the proportional relationship between the façade and the roof, where roof height is less than or equal to floor height, above the first floor.

Landscaped walkways add charm to residential projects.

• Design ground floor units to include windows that face onto the street. At the same time, ensure the privacy of residents by considering the interior floor height, window height and other design factors.
High-rises are fronted by townhomes with entrances at the street level in this San Diego development, providing more access points and increasing safety and security, since residents can look directly onto the street.

Corner treatments and other architectural features provide attractive design.

Balconies created through building stepbacks, and windows create textured buildings for both the residents and passersby in this Emeryville example.
**FAMILY-FRIENDLY RESIDENTIAL**

**SITE DESIGN**

**J-32** Provide units with two, three or more bedrooms.

**J-33** Situate as many family-oriented units as possible adjacent to open space appropriate for children’s play.

**J-34** Provide exterior play areas that are safe and visible from major spaces in the homes, with age-appropriate equipment.

**J-35** Design visible places where pre-teens and teens will want to gather.

**J-36** In larger projects (e.g. over a hundred units), consider dividing the project into sections where residents have exclusive access to their common and circulation areas.

**J-37** Provide visual privacy between units.

**J-38** Provide more bicycle parking than the code requires, with space for longer family bicycles and trailers, lockers for bicycle gear, a fix-it station, and ample views into bicycle parking areas from common areas within the project.

**J-39** For units that are adjacent to common open space, provide access through transition spaces between the units and the common space.
UNIT DESIGN

J-40  Provide high-quality sound-proofing materials and enclose entry foyers to reduce noise and increase privacy.

J-41  Provide adequate storage space.

J-42  Provide wide hallways for indoor play, strollers, tricycles, walkers, etc.

J-43  Provide windows that allow for supervision of children outdoors.

J-44  Provide distinct, adequately sized family dining areas and family living areas.

J-45  Provide laundry facilities in each unit.

J-46  Separate bedroom and bathroom area from living room, dining room and kitchen area.

J-47  Provide space that can change use as children grow, such as from toddler play to homework to music making to gathering.

J-48  Design units with infant and toddler safety in mind (e.g. stairs that easily accept toddler gates, no open stairs, no glass room dividers).

DESIRABLE

This unit is designed for a family.

UNDESIRABLE

This unit is designed for single adults.
RESOLUTION CPC NO. STUDY13-002

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EMERYVILLE RECOMMENDING CITY COUNCIL ADOPTION OF AN AMENDMENT TO THE EMERYVILLE DESIGN GUIDELINES TO ADD PROVISIONS TO THE RESIDENTIAL SECTION AND ADD A FAMILY FRIENDLY RESIDENTIAL SECTION, AND INITIATING AN AMENDMENT TO THE PLANNING REGULATIONS TO ALIGN BONUS REQUIREMENTS WITH THE AMENDED DESIGN GUIDELINES

WHEREAS, on June 15, 2010, the City Council adopted the 2009-2014 Housing Element of the General Plan, which included Policy IV-B-4 to promote housing designed to attract families with children; and

WHEREAS, on December 7, 2010, the City Council adopted the Emeryville Design Guidelines including Guideline J-22 regarding family-friendly housing; and

WHEREAS, on February 5, 2013, the City Council adopted the Emeryville Planning Regulations, which include a bonus for family-friendly housing (item 9 in Table 9-4.204(c)); and

WHEREAS, on June 27, 2013, the Planning Commission held a duly and properly noticed public hearing on the proposed Family-Friendly Residential amendments to the Emeryville Design Guidelines and continued the hearing; and

WHEREAS, in 2014, staff added to the draft Family Friendly Residential guidelines and moved some guidelines to the general Residential section, with input from architects and affordable family housing developers; and

WHEREAS, on November 18, 2014, the City Council adopted the 2015-2023 Housing Element of the General Plan, which includes Program H-6-1-1 to adopt and implement an amendment to the City’s Design Guidelines that provides standards for the development of family-friendly housing, addressing site design, unit design, unit sizes and layouts, relationship of units to outdoor areas, and other unit and community features; and

WHEREAS, on February 3, 2015, the City Council directed staff to draft an urgency ordinance for a moratorium on residential development to give the City time to consider regulations addressing family friendly housing, mix of unit sizes, and other issues; at a special meeting held on February 13, 2015, the City Council failed to pass the moratorium ordinance but confirmed their desire to address these issues in an expedited fashion; and

WHEREAS, the City desires to expand and clarify its design guidelines for family-friendly housing; and
WHEREAS, the Development Bonuses section of the Planning Regulations needs to be amended to be consistent with the proposed Design Guidelines provisions for family-friendly housing; and

WHEREAS, this project is exempt from environmental review under the “general rule” at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment; and

WHEREAS, the Planning Commission has considered the public testimony, the Staff Report dated February 26, 2015, and the record as a whole; now, therefore, be it

RESOLVED, that the Planning Commission of the City of Emeryville hereby makes the following findings:

1. The proposed amendment to the Emeryville Design Guidelines and initiation of an amendment to the Planning Regulations are in the public interest of the people of the City of Emeryville and the surrounding region;

2. The proposed amendment to the Emeryville Design Guidelines and initiation of an amendment to the Planning Regulations are consistent with the Emeryville General Plan and help to implement General Plan Housing Element Program H-6-1-1 to adopt and implement an amendment to the City’s Design Guidelines that provides standards for the development of family-friendly housing;

3. The proposed amendment to the Emeryville Design Guidelines and initiation of an amendment to the Planning Regulations are consistent with other plans adopted by the Emeryville City Council; and be it further

RESOLVED, that the Planning Commission hereby recommends that the City Council adopt the Amendment to the Emeryville Design Guidelines, attached hereto as Exhibit A; and be it further

RESOLVED, that the Planning Commission hereby initiates an amendment to the Planning Regulations to eliminate the requirement to provide in-unit laundry facilities in Table 9-4.204(c), item (9).
APPROVED by the Planning Commission of the City of Emeryville at a regular meeting held on Thursday, February 26, 2015, by the following votes:

AYES: ____________________________________________

NOES: ___________________ ABSTAINED: ___________________

EXCUSED: ___________________ ABSENT: ___________________

_________________________
CHAIRPERSON

_________________________
ATTEST: 

_________________________
RECORDING SECRETARY

_________________________
CITY ATTORNEY

Attachment: Exhibit A. Amendment to the Emeryville Design Guidelines
J-21 Design housing to support a range of household types, incomes, and sizes.

J-22 Landscape pedestrian walkways to provide attractive spaces, as well as privacy.

J-23 Provide visual privacy between units. Where units face each other across a narrow distance, windows should be offset.

J-24 Arrange parking, pedestrian circulation, and building entrances so that residents and visitors are encouraged to access residential units from a street or greenway.

J-25 Consider additional lighting, changes in plane, and other security measures to ensure safety and security. Avoid using bars or security grills on windows and doors.

J-26 For all multifamily residential development, promote identity and street safety.
   • Design a portion of the ground level frontage of all multifamily residential developments (including high-rises) to be residential units or other active uses, with individual or paired entrances from the street edged with landscaping. Alternatively, articulate ground-floor residential building façades to differentiate individual residential units from each other and from the overall massing of the building, in order to express a rhythm of individual units along the street.

Housing should meet the needs of various ages and groups. The Bayside Park development in Emeryville offers independent and assisted living for seniors, in an attractive design and transit accessible location.

High-rises are fronted by townhomes with entrances at the street level in this San Diego development, providing more access points and increasing safety and security, since residents can look directly onto the street.

Landscaped walkways add charm to residential projects.
- Design ground floor units to include windows that face onto the street. At the same time, ensure the privacy of residents by considering the interior floor height, window height and other design factors. Maximize views of the street from the interiors of units while minimizing views into units from the street.

**J-27**  
Maximize ventilation and sunlight by providing multiple exposures and shallow unit depths. Place living areas along exterior walls and place kitchen, bath and storage areas along interior walls.

**J-28**  
Take advantage of views and natural light, particularly for living areas, by providing large areas of glazing looking onto streets, yards, or other exterior spaces. Provide shading on south and west exposures.

**J-29**  
Maintain a sense of privacy from within housing units, while allowing views onto streets and interior courtyards.

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*Unit Daylight and Aspect Diagrams - Examples show configurations that enhance natural light at living areas.*
Provide visual interest and improve quality of life for inhabitants through the use of stoops, porches, recessed windows, bay windows, and balconies.

Incorporate architectural features and materials that assure high-quality, human-scale, distinctive design that is comfortable and attractive to residents. Consider vaulted ceilings; arches; corner treatments; window, ceiling, and roof proportions; and the proportional relationship between the façade and the roof, where roof height is less than or equal to floor height, above the first floor.

For units that are adjacent to common open space, provide access through transition spaces between the units and the common space.

In projects with 30 or more units, provide a community multipurpose room with at least 500 square feet of space, internet access, kitchen facilities and a rest room, for parties, meetings, homework clubs, computer access, art, or other resident activities.

The kitchen should be well ventilated, for example, with windows providing cross ventilation or a quiet, powerful fan venting to the outside.

In units with two or more bedrooms, include an entry coat closet, a pantry, and a linen closet or cabinet.

In multi-level units, provide closed stair risers.

Place the mailboxes on the path to units from the main pedestrian entrance.

Show furniture in unit plans submitted for planning approvals.
FAMILY-FRIENDLY RESIDENTIAL

SITE & BUILDING DESIGN

J-39  Provide units with two, three or more bedrooms and at least 900 square feet of habitable space for two bedroom units and 1,100 square feet of habitable space for three bedroom units.

J-40  In high density housing, include a variety of unit types. Multi-story units can be included in a larger building with single-story units for greater diversity.

J-41  Place and configure units to relate well to quiet and noisy streets, on-site open space and each other, as shown in the Unit Adjacency Diagram.

J-42  Situate as many family-oriented units as possible adjacent to open spaces designed and landscaped to create active play areas and opportunities for gathering and quiet respite.

J-43  Provide exterior play areas that are safe and visible from major spaces in the homes, with age-appropriate equipment.

J-44  Design visible places where pre-teens and teens will want to gather.

J-45  In larger projects (e.g. over a hundred units), consider dividing the project into sections where residents have exclusive access to their common and circulation areas.

UNIT ADJACENCY DIAGRAM – Upper Level Interior Corridor Building

The relation of units to each other, the type of streets and open space is important for successful family-friendly design.
J-46 Designate parking for family-friendly units near hallways and elevators. If parking lifts are used for family units, they should not require backing one car out to get to another car.

J-47 Provide more bicycle parking than the code requires, with space for longer family bicycles and trailers.

J-48 Provide ample laundry facilities with convenient access near common areas, or in a space with daylight, or on each floor, or in each unit. Provide a covered path if laundry is accessed from outside.

**UNIT DESIGN**

J-49 Provide only one master suite. Other bedrooms should have access to a common bathroom. In three-bedroom units provide at least two full bathrooms.

J-50 Separate sleeping areas from living areas. Provide distinct living, dining and kitchen spaces. In 2-level units, place bedrooms on a separate floor from living areas.

J-51 For units with other units below, provide soundproofing between ceilings and floors with an Impact Insulation Classification that is above the Building Code requirement, except under kitchens and bathrooms.
**J-52** Enclose entry foyers to reduce noise and increase privacy.

**J-53** Provide a balcony, deck or patio that complies with the planning regulation requirement for private open space, adjacent to the living area.

**J-54** Provide indoor space near the entry for tricycles, strollers, outdoor toys, etc., where parked items will not obstruct circulation.

**J-55** The dining area and the living area should each accommodate all household members, furniture and circulation without crowding.

**J-56** Provide windows that allow for supervision of children outdoors.

**J-57** Hallways in units should be well lighted and wide enough for children to play in.

**J-58** Provide each bedroom with access to a full bathroom without going through the living room, dining room or kitchen. Provide a bathtub in the unit. In multi-level units, provide at least a half bath on the floor with the living room, dining room and kitchen.

**J-59** Provide space that can change use as children grow, such as from toddler play to homework to music making to gathering.

**J-60** Design units with infant and toddler safety in mind (e.g. stairs that easily accept toddler gates, no glass room dividers, and ability to add child safety devices or window locks to prevent toddlers from climbing out of windows).

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**Room Legend**

a. Living  
b. Dining  
c. Bedroom  
d. Master Suite  
e. Kitchen  
f. Foyer  
g. Study  
h. Laundry  
i. Closet/Stroller  
j. Pantry/Storage  
k. Wide Hallway  
l. Patio/Balcony  

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**Note:** Ten percent of 2-story units must meet accessibility standards at entry level.

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**EXAMPLE E**  
3 Bedroom/2.5 Bath 2-LEVEL – 1,182 SF  
(Exterior gallery access; living over bedrooms)

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**EXAMPLE F**  
2 Bedroom/2.5 Bath 2-LEVEL – 1,150 SF  
(Exterior access from courtyard/mews/street)

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**EXAMPLE G**  
4 Bedroom/3 Bath 2-LEVEL – 1,582 SF  
(Exterior access from courtyard/mews/street)