

PRELIMINARY IDEAS FOR ADDING POLICIES TO THE GENERAL PLAN REGARDING SARANAP

*(this is an initial draft intended to prompt discussion at the 5-22-18
community meeting)*

Note: Policy 3-114 is
currently in the 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.
- 3-115. General Plan amendments that would change single-family residential land use designations to other urban designations shall be discouraged.
- 3-116. Pedestrian and bicycle infrastructure in the Saranap area shall be evaluated and improved where feasible, particularly along Boulevard Way from Kinney Drive to Olympic Boulevard.
- 3-117. A location shall be designated for a [neighborhood park/community open space/common area], that includes features such as [playground, lawn areas, dog run/park, picnic area, exercise equipment, community garden]. Future development projects shall contribute their fair share towards its establishment.
- 3-118. Impacts to public views of Mt. Diablo shall be minimized.

Boulevard Way Mixed-Use Corridor

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

- 3-119. Mixed-use projects 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. Projects with roof heights exceeding ## feet or architectural features, such as parapets, exceeding ## feet shall be discouraged.
- 3-121. Projects with a density exceeding ## units per net acre shall be discouraged. This limitation includes density bonuses awarded pursuant to State law.
- 3-122. Each building's scale, massing, architectural style, materials, and colors shall be harmonious with the identified vision for the Saranap area.

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.

To make comments through June 22, 2018, visit the Saranap Ave/Boulevard Way Planning Process web page:
<http://www.contracosta.ca.gov/6914/Saranap-AveBoulevard-Way-Planning-Process>