

## **Chapter 8 – Grandview**

This chapter defines the land uses, development standards and design standards and guidelines for the Grandview area. This chapter is organized as follows:

- 8 Grandview
  - 8.1 Purpose
  - 8.2 Uses
  - 8.3 Density
  - 8.4 Zone Districts
  - 8.5 Development Standards
  - 8.6 Design Standards and Guidelines

### **8.1 PURPOSE**

The purpose of the Grandview area is to provide for a variety of single-family housing types and secondary units, with limited multiple residential in an environment that is predominantly single-family residential.

### **8.2 USES**

The uses in the Grandview area shall be those allowed in the underlying zone districts of R-6.0, R-3.5 and R-2.5.

### **8.3 DENSITY**

The allowable density range in this area shall be 7 to 17 units per acre (equivalent to R-6.0 to R-2.5 zoning). The density for an individual new development shall be in accordance with the applicable underlying zone district.

### **8.4 ZONE DISTRICTS**

The existing zone districts of R-6.0, R-3.5, and R-2.5 shall remain on the zoning map within the Grandview area. Opportunity Site #31 shall be rezoned to R-6.0, and Highland Park shall be rezoned to RF.

### **8.5 DEVELOPMENT STANDARDS**

All new development in the Grandview area shall be in accordance with the standards for new residential development (height, setbacks, coverage etc.) contained in the applicable zone underlying zone district, subject to the design guidelines of this Plan.

In addition, proposals for new construction on sites with areas of 10% or greater slopes must comply with the City’s Hillside Development Regulations, which are contained in

Chapter 22.33 of the Zoning Code. For such properties in the Grandview area, the allowable density shall be calculated according to Table No. 1 in Section 22.33.020 of the Zoning Code, using the applicable underlying zone district as a basis for the allowable density calculation.

## **8.6 DESIGN STANDARDS AND GUIDELINES**

These standards are in addition to the design standards for new residential development contained in Chapter 10 of this Plan and the City’s Hillside Development Regulations.

### **8.6.1 Character Defining Statement**

The Grandview area is the residential neighborhood to the east of the Civic Area, extending up the slope to the Shell Martinez Refinery. At the top of the hill, Highland Park provides recreational facilities and a neighborhood gathering space. Many homes are situated on relatively steep slopes and enjoy dramatic views of Downtown, the hills to the west and the Carquinez Strait, as well as proximity to Downtown and the Waterfront. Streets are fairly narrow and winding, and there are numerous dead-end streets. The majority of the homes in the Grandview area were built from about 1910 to 1940, although additional houses continued to be built on the remaining lots following World War II. Scattered among the single-family homes are several duplexes and even a few small multi-unit buildings. To maintain the area’s character, existing homes should be maintained and improved, and secondary units may be added where sufficient space exists. New construction should be in keeping with the scale and massing of existing residences, although it may reflect more contemporary architecture.

### **8.6.2 Site Design Standards**

#### **Building Orientation**

- a) Buildings should have a traditional residential orientation to the street.
- b) Windows shall be offset from windows on adjacent structures wherever possible.

#### **Vehicular Access and Parking**

- a) Access should be via residential driveways with parking situated toward the rear and side of the lot.
- b) The width of driveways should not exceed 12 feet, while providing adequate room to maneuver vehicles.
- c) Hollywood drives (middle planting strips) and open pavers are encouraged for residential driveways.
- d) Shared driveways are encouraged to reduce the number of curb cuts and increase the amount of on-street parking.

#### **Pedestrian Access**

- a) Front entries for residential uses should be clearly identified by elements such as porches or stoops.

- b) Entry walks from the sidewalk to the front door should reflect the residential character of the district. The width of entry walks should not exceed five feet.
- c) Sidewalks should be provided on any new streets created in the district. Where practical and in coordination with development projects, sidewalks should be added to existing streets where reviewed and approved by the City Engineer.

### **8.6.3 Architecture**

#### **Style**

- a) A variety of architectural styles are appropriate in this district.
- b) An addition to an existing building should be designed to reflect and blend with the existing design of the structure.
- c) The design of auxiliary structures (detached garages, sheds, etc.) should be architecturally similar to the main structure.
- d) Porches and roofs for a new building should be compatible with the existing patterns in the neighborhood.

#### **Scale**

- a) New buildings should respect the overall massing scale of the neighborhood.
- b) Long blank walls should be avoided.
- c) New buildings should have a traditional residential style, reminiscent of other residences in the area.

#### **Roof Design**

The typical roof in this area should be of a pitched design reflective of nearby residences.

#### **Porches**

Porches define a semipublic area that transitions between the public street and the private interior.

- a) Existing porches should be preserved.
- b) Enclosing porches or adding new porches to historic structures is strongly discouraged.
- c) Elevated porches (up to 5 feet above adjacent grade) are strongly encouraged in new residential structures.
- d) Porches should be an integral element of the building design and not appear added on. Elements that should be consistent between the porch and the main structure include roof slope and architectural details such as columns, balusters, balustrade and brackets.

#### **Windows**

All windows on a building should be related in operating type, proportion and trim. Unifying elements such as common headers and sills are encouraged.

**Colors and Materials**

- a) Predominant materials should be stucco, wood siding, shingle roofing, and wood framed windows and doors.
- b) Colors should be appropriate to the style and period of the building. For example, Craftsman styles use muted earth tones, while Victorian styles use brighter, more contrasting colors.

**8.6.4 Landscaping**

**Plant Types**

- a) Plant types should be typical of residential plantings, with an emphasis on small lawn areas in the front yard, foundation shrubbery, and limited use of small-scale trees as accents.
- b) Areas of steep slope should be landscaped and maintained with plantings that help to stabilize the soil and reduce the potential for erosion.

**Scale**

Pedestrian scale plantings should predominate, with larger plantings used as accents.

**Relationship to Development**

- a) Plantings should be arranged to frame the architecture, provide a green carpet between the street and the building, and soften the view of the building foundation.
- b) The public parkway along the street should be landscaped and maintained.
- c) Pathways, pergolas and trellises that are in character with the architectural style of the house to add shade and interest are encouraged.

**Hardscape**

- a) Paving should be on a small scale and limited to walkways, driveways, and rear yard parking areas.
- b) Varied paving textures and/or elevation changes should be used to define entrances, pedestrian areas, and crosswalks.