

STONEHURST PD "DEV. GUIDE" 84-16.202

Chapter 84-16

R-40 SINGLE-FAMILY RESIDENTIAL DISTRICT

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Article 84-16.8. Building Height

84-16.802 Building height—Maximum.

Building height provisions for the R-40 district shall be the same as those for the R-6 district (Section 84-4.802). (Ord. 1768: Ord. 1569: prior code § 8148(f): Ord. 1269: Ord. 1179).

Article 84-16.10. Yards

84-16.1002 Yard—Side.

There shall be an aggregate side yard width of at least forty feet wide. No side yard shall be less than twenty feet wide. These minima may be reduced to three feet for an accessory building or structure if it is set back at least seventy-five feet from the front property line. (Ord. 1768: Ord. 1569: prior code § 8148(g): Ord. 1269: Ord. 1179).

84-16.1004 Yard—Setback.

Setback (front yard) provisions for the R-40 district shall be the same as those for the R-20 district (Section 84-14.1004). (Ord. 1768: Ord. 1569: prior code § 8148(h): Ord. 1269: Ord. 1179).

84-16.1006 Yard—Rear.

Rear yard provisions for the R-40 district shall be the same as those for the R-6 district (Sections 84-4.1006). (Ord. 1768: Ord. 1569: prior code § 8148(i): Ord. 1269: Ord. 1179).

Article 84-16.12. Off-Street Parking

84-16.1202 ~~Off-street parking—Space requirements.~~ see COA's

~~Off-street parking provisions for the R-40 district shall be the same as those for the R-6 district (Section 84-4.1202). (Ord. 1768: Ord. 1569: prior code § 8148(j): Ord. 1269: Ord. 1179).~~

Article 84-16.14. Animal Structures

84-16.1402 Animal structure—General provisions.

Animal structure provisions for the R-40 district shall be the same as those for the R-20 district (Section 84-14.1402). (Ord. 1768: Ord. 1569: prior code § 8148(k): Ord. 1269: Ord. 1179).

84-14.1002

4.802). (Ord. 1768: Ord. 1569: prior code § 8146(f): Ord. 1269: Ord. 1179).

any property line. (Ord. 1768: Ord. 1569: prior code § 8146(k): Ord. 1269: Ord. 1179).

Article 84-14.10. Yards

~~84-14.1002 Yard—Side.~~

~~There shall be an aggregate side yard width of at least thirty-five feet. No side yard shall be less than fifteen feet wide. These minima may be reduced to three feet for an accessory building or structure if it is set back at least sixty-five feet from the front property line. (Ord. 1768: Ord. 1569: prior code § 8146(g): Ord. 1269: Ord. 1179).~~

84-14.1004 Yard—Setback.

There shall be a setback (front yard) of at least twenty-five feet for any structure in the R-20 district; on corner lots the principal frontage of the lot shall have a setback of at least twenty-five feet and the other setback shall be at least twenty feet. (Ord. 1768: Ord. 1569: prior code § 8146(h): Ord. 1269: Ord. 1179).

84-14.1006 Yard—Rear.

Rear yard provisions for the R-20 district shall be the same as those for the R-6 district (Section 84-4.1006). (Ord. 1768: Ord. 1569: prior code § 8146(i): Ord. 1269: Ord. 1179).

Article 84-14.12. Off-Street Parking

~~84-14.1202 Off-street parking—Space requirements.~~

~~Off-street parking provisions for the R-20 district shall be the same as those for the R-6 district (Section 84-4.1202). (Ord. 71-59 §§ 4, 5, 1971: Ord. 1768: Ord. 1569: prior code § 8146(j): Ord. 1269: Ord. 1179).~~

(see COA's)

Article 84-14.14. Animal Structures

84-14.1402 Animal structure—General provisions.

Chicken houses, rabbit hutches, and similar accessory structures provided for the housing of the animals shall be set back not less than sixty feet from the front property line or any street line, and shall be not less than forty feet from any side or rear property line; barns, stables and other buildings or structures used to shelter livestock shall be set back not less than one hundred feet from the front property line or any street line, and shall not be less than fifty feet from any side or rear property line; fenced pasture, paddocks, or other enclosed livestock areas shall not be located nearer than ten feet to

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Article 84-4.6. Lots**84-4.602 Lot—Area.**

No single-family dwelling or other structure permitted in the R-6 district shall be erected or placed on a lot smaller than six thousand square feet in area. (Ord. 1569: prior code § 8142(c): Ords. 1269, 1179).

84-4.604 Lot—Width.

No single-family dwelling or other structure permitted in the R-6 district shall be erected or placed on a lot less than sixty feet in average width. (Ord. 1569: prior code § 8142(d): Ords. 1269, 1179).

84-4.606 Lot—Depth.

No single-family dwelling or other structure permitted in the R-6 district shall be erected or placed on a lot less than ninety feet in depth. (Ord. 1569: prior code § 8142(e): Ords. 1269, 1179).

Article 84-4.8. Building Height**84-4.802 Building height—Maximum.**

No single-family dwelling or other structure permitted in the R-6 district shall exceed two and one-half stories or thirty-five feet in height. (Ord. 1569: prior code § 8142(f): Ords. 1269, 1179).

Article 84-4.10. Yards**84-4.1002 Yard—Side.**

There shall be an aggregate side yard width of at least fifteen feet. No side yard shall be less than five feet wide. These minima may be reduced to three feet for an accessory building or structure if it is set back at least fifty feet from the front property line. (Ord. 1569: prior code § 8142(g): Ords. 1269, 1179).

84-4.1004 Yard—Setback.

There shall be a setback (front yard) of at least twenty feet for any structure in the R-6 district. On corner lots the principal frontage shall have a setback of at least twenty feet and the other setback shall be at least fifteen feet. (Ord. 1569: prior code § 8142(h): Ords. 1269, 1179).

84-4.1006 Yard—Rear.

There shall be a rear yard for any principal structure of at least fifteen feet. There shall be a rear yard for accessory structures of at least three feet. (Ord. 1569: prior code § 8142(i): Ords. 1269, 1179).

Article 84-4.12. Off-street Parking**84-4.1202 Off-street parking requirements.**

(a) In R-6 districts every dwelling unit shall have at least two off-street automobile storage spaces on the same lot; except that there shall be at least one such space where the lot was legally created before September 9, 1971, or was part of a tentative or parcel map filed before September 9, 1971, and upon which a final subdivision or parcel map was subsequently approved and recorded.

(b) Such spaces shall have a covered or open surfaced area of at least nine by nineteen feet, and shall be entirely outside the setback or side yard areas of the principal structure. (Ords. 77-107, 71-59 §§ 4 and 5: prior code § 8142(j): Ords. 1179 § 3, 1039, 1028, 928).

Article 84-4.14. Land Use and Variance Permits**84-4.1402 Land use and variance permit—Granting.**

Land use permits for the special uses enumerated in Section 84-4.404, and variance permits to modify the provisions in Sections 84-4.402(5) and 84-4.602 through 84-4.1202, may be granted in accordance with Chapters 26-2 and 82-6. (Ord. 77-51 § 3: prior code § 8142(k): Ords. 1179 § 3, 1039, 1028, 382 § 4(A)).

Chapter 84-6**R-7 SINGLE-FAMILY RESIDENTIAL DISTRICT****Sections:****Article 84-6.2. General
General provisions.**

84-6.202

Article 84-6.4. Uses**Uses—Permitted.**

84-6.402

Uses—Requiring land use

84-6.404

permit.**Article 84-6.6. Lots****Lot—Area.**

84-6.602

Lot—Width.

84-6.604

Lot—Depth.

84-6.606

Article 84-6.8. Building Height**84-6.802 Building height—Maximum.**

M/S

CONDITIONS OF APPROVAL FOR THE REVISED STONEHURST PROJECT FILE NO. 2786-RZ,
FINAL DEVELOPMENT PLAN NO. 3005-88, AND SUBDIVISION 7091

1. This approval is based on the tentative map received by the Community Development Department for 47 lots with lot line adjustments on the tentative map and with the following conditions. Location of homesites, driveways and septic tank leach fields as shown on the tentative map are conceptual and may be relocated subject to review and approval of the County Zoning Administrator.
2. Development rights of the common open space area for other than utility and recreational structures shall be deeded to the County or a non-profit land trust to prevent further subdivision and development. Development rights of the individual lots for other than one single-family residences shall be deeded to the County to prevent further subdivision and development.
3. Development of each lot shall be designed to minimize grading, and homes and accessory structures designed to have a low profile and/or be screened by vegetation. Crib walls shall be utilized for driveways and site development on steep sites to minimize height of cut and fill slopes. Fences shall be of unobtrusive design. All concentrated storm runoff, subsurface water and swimming pool drainage shall be conveyed to an erosion resistant drainage facility. A minimum of four (4) on-site parking spaces shall be provided on each lot. The existing natural drainage patterns on the individual parcels shall be maintained. Drainage which has been collected cannot be discharged onto the adjacent property as a concentrated flow. Direct runoff away from geologically unstable or potentially unstable areas of the site. Site development plans, house plans, landscape plans and elevations, accessory structures, and fences shall be subject to the review and approval of the Zoning Administrator. Siting of homes shall be reviewed for energy conservation features. All residences shall contain a street address number that is plainly visible from the street 24 hours a day which may require illumination.
The keeping of horses and other livestock shall be prohibited. These criteria shall be included in the CC & R's for the development. CC & R's shall be submitted to the Zoning Administrator for review and approval prior to recording the Final Map.
4. The architectural review board proposed by the developer shall establish written criteria specifying the use of subdued colors and finishing materials for the project structures that are compatible with the surrounding landscape and shall be subject to the review and approval of the Zoning Administrator.
5. Adequate fencing of an inconspicuous design shall be required to contain domestic animals with gates to be closable by a nearby rancher when necessary. Submit proposed design and color for review and approval to the Zoning Administrator. The approved design shall be incorporated in the CC & R's for the project.
6. Fire retardant roofing and automatic fire sprinkler systems shall be installed for each residence. Driveways shall have a maximum gradient of 20%, with pavement width and turnouts, if necessary, as approved by the Fire District and will be subject to the review and approval of the Zoning Administrator. Irrigated landscape buffers at least 30-ft., wide shall be required around each residence. These requirements shall be incorporated

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in the CC & R's for the development.

7. Lots 1, 13 thru 23, 35 and 36 shall be landscaped to establish full screening of development as viewed from Alhambra Valley Road within 5 years of residential occupancy. Said requirement will still permit view corridors to be maintained. Proposed landscape screening should primarily consist of drought-tolerant, native California species. A registered landscape architect shall certify landscape plans for compliance with this condition.

Upon showing of evidence that development will not be visible from Alhambra Valley Road, the Zoning Administrator may waive the landscape review requirement for the above-listed lots.

8. Water supply serving the properties concerned shall be by the City of Martinez. Each individual living unit shall be served by a separate water connection. Such water distribution system located within the boundaries of the of the properties concerned in this subdivision shall become an integral part of the City of Martinez water distribution system.
9. The proposed water storage reservoirs shall be given architectural treatment to reduce their visibility. This could include surface texture and color, berming, landscaping, and the construction of a superstructure all designed to make the reservoir conform with the natural vegetation and terrain of the reservoir site. Plans shall be subject to review and approval of the Zoning Administrator prior to recording the Final Map.
10. Prior to recording the Final Map, submit evidence to the Zoning Administrator which indicates that all of the property has been included in the urban water sphere and that satisfactory arrangements for water service have been made with the City of Martinez.
11. Prior to recording the Final Map each lot shall have received approval of the Health Services Department for an individual sewage disposal system to serve a four bedroom residence.
12. Grading for roads, driveways, and site development shall be designed to achieve a natural rounded appearance with 2 to 1 cut and fill slopes minimized. Height of cut or fill slopes shall be kept low by use of crib walls where necessary. Stability rating of the consultant's report shall be considered. Leach fields shall not be located upon or adjacent to the most hazardous rated land.
13. Erosion protection shall be criteria for development of the subdivision improvements. Slopes exposed by grading shall be replanted with native grasses and plant materials. An erosion protection plan shall be submitted for development of the subdivision improvements. Plans shall be submitted for review and comments to the Soil Conservation District and to the County Geologist for approval.
14. All design level and permit application plans shall show, by outline and label, landslides as identified by Plate I of the report of Darwin Myers

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Associates dated 10/8/84. The applicant shall furnish 100-scale maps to Building Inspection, Environmental Health, Public Works and Community Development Departments.

15. At least 60 days prior to recording a Final Map, issuance of Building Inspection Department permits, or installation of improvements or utilities, submit a preliminary soils and foundation report meeting the requirements of Subdivision Ordinance Section 94-4.420 for review and approval of the Planning Geologist. Improvement, grading, and building plans shall implement recommendations of the approved report. Final Map shall cite the approved report. Record a statement to run with deeds acknowledging the title, date, and author of the report of Geologic Investigation by Darwin Myers Associates dated 11/12/84 and the preliminary soil report required by this condition, and calling attention to the report conclusions and recommendations.
16. Prior to issuance of building or grading permits for each lot, proposed improvements shall be reviewed by a soils engineer and engineering geologist and a report submitted with recommendations for grading, drainage, foundations and retaining walls. Information from the geologic and soils reports above shall become the basis for site development engineering geologic and soils reports. An erosion protection plan shall be submitted with each building permit application. The plan shall have been submitted for review and comment to the Contra Costa Resource Conservation District and for approval to the County staff.
17. Revegetate exposed soil surfaces after grading using native, drought resistant vegetation by hydromulching or other suitable technique. Slopes shall not be allowed to stand unvegetated during the winter rainy season.
18. Construct the on-site storm drain system to Contra Costa County standards, in accordance with recommendations of the soils and geologic consultant including provision of permanent erosion control features. Control potential erosion during construction. Erosion control plans shall be submitted for review and comment to the Contra Costa Resource Conservation District and for approval to the County Geologist.
19. The development guide for the residential lots shall be Single Family Residential, R-40 District, including setbacks except that structures shall be of a low profile (under 35-ft., in height).
20. Prior to filing a Final Map, the applicant shall submit a revised site plan for the area in the vicinity of the project entrance and proposed detention basin. The plan shall provide for a shallow detention basin with rounded slopes aimed at establishing a natural appearance. The playfield potential of the basin should be considered. The plan shall provide for 15-gallon and 24-inch box trees, and 5-gallon shrubs. Berming along the roadside should be considered; any proposed fencing should be identified. The plan shall be subject to the review and approval of the Zoning Administrator.

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21. The common open space area shall be placed in a scenic easement with each property owner within the development being assigned a controlling interest. Any proposed subdivision of common open space easement area shall require the consent of every owner of a lot within the development prior to a decision by the governing body on such an application.
22. The common open space area and other common facilities shall be owned and maintained by a homeowner's association. Any proposed subdivision of the common open space easement area shall require the consent of every owner of a lot within the development prior to a decision by the governing body of such an application.
23. Prior to filing a final map, the applicant shall submit a child care survey and response program that satisfies the information and mitigation requirements of Chapter 82-22 of the Ordinance Code, Child Care Facilities Ordinance. Said documentation shall be subject to the review and approval of the Zoning Administrator.
24. Prior to filing a final map, a detailed Transportation Systems Management (TSM) Plan shall be submitted for the review and approval of the Zoning Administrator. The plans shall be initially referred to the Transportation Planning Division of the Community Development Department for review and comment.
25. Proposed street names shall be submitted to the Community Development Department, Graphics Section at least 30 days prior to filing a final map. Proposed street names shall be consistent with existing street names.
26. If any cultural materials are encountered during grading, work within 30 yards of the encounter shall be halted and a qualified archaeologist and/or representative from the American Indian Council, San Pablo, shall be contacted to evaluate the finds and recommend further mitigation.
27. A wildlife/riparian corridor shall be established over the project creeks extending 50 feet from the top of bank on both sides of the creek. Open fences, such as welded wire, shall be installed by the developer on the corridor line to denote the extent of the corridor. The existing roadways along the creek may be established as pedestrian/equestrian trails for use of project homeowners. Maintenance shall be provided by the Homeowner's Association. Development rights to the easement shall be granted to the County.

A minimum 50-foot wide hiking/riding easement within or encompassing the creek corridor through the central portion of the site shall be offered to the East Bay Regional Park District, with connecting links to Alhambra Valley Road and the north property boundary, for use as a regional trail. Precise location and improvement details shall be worked out prior to recording the Final Map in consultation with the Regional Park District.

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28. The developer shall insure that a report on flora and fauna in the area insuring attention to rare and endangered species shall be completed prior to recording the final map. A plan for maximum preservation of the trees and existing vegetation on the property shall be submitted for the review and approval of the Zoning Administrator prior to recording the final map. The plan shall indicate areas and trees to be preserved based upon those identified in the report and these shall be incorporated in the project's CC & R's. The report will be prepared by a qualified specialist.
29. Prior to recording the final map, the developer shall submit evidence of agreement between the City of Martinez and the County regarding collection of fees.
30. Comply with the following drainage, road improvement, traffic and utility requirements as follows:

A. In accordance with Section 92-2.006 of the County Ordinance Code, this subdivision shall conform to the provisions of the County Subdivision Ordinance (Title 9). Any exceptions therefrom must be specifically listed in this conditional approval statement. Conformance with Title 9 will include the following:

- 1) Constructing road improvements along the frontage of Alhambra Valley Road. Road widening of Alhambra Valley Road at its intersection with the access road to provide for a left-turn lane and to improve ingress and egress movements will satisfy this requirement. A sketch plan of these improvements shall be submitted for Public Works Department review prior to submission of Improvement Plans for the project.
- 2) Constructing turnarounds at the ends of the proposed on-site roads as shown on the Tentative Map. Construction of a utility road leading to the Almond property shall be used for maintenance purposes only.

No road connections to adjoining properties are permitted other than:

- a. existing road rights-of-way;
- b. the proposed utility maintenance road to the Almond property;
- c. possible road connection to Alhambra Valley Ranch (see condition #30b);

No further exceptions to be allowed.

- 3) Undergrounding of all utility distribution facilities.

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- 4) Conveying all storm waters entering or originating within the subject property to a natural watercourse having definable bed and banks or to an existing adequate storm drainage facility. Conveying these storm waters to the natural watercourses which traverse the site and/or are adjacent to the site will satisfy this requirement.
 - 5) Submitting a Final Map prepared by a registered civil engineer or licensed land surveyor.
 - 6) Submitting improvement plans prepared by a registered civil engineer, payment of review and inspection fees, and security for all improvements required by the Ordinance Code or the conditions of approval for this subdivision. These plans shall include any necessary traffic signage and striping plans for review by the County Traffic Engineer.
 - 7) Relinquishing "development rights" over that portion of the site that is within the structure setback area of the natural watercourses. The structure setback area shall be determined by using the criteria outlined in Chapter 914-10, "Easements", of the Subdivision Ordinance.
 - 8) Verifying the adequacy and stability of Vaca Creek, through the site, to convey the design storm run-off and make improvements, shall be subject to the review and approval of the Flood Control District.
- B. Convey to the County, by Offer of Dedication, additional right of way on Alhambra Valley Road as required for the planned future width of 84 feet.
 - C. Dedicate the 32-foot wide access road, as shown on the Tentative Map, to the County and construct it to County public road standards.
 - D. The 20-foot wide private roads shall conform to County public road standards for minor streets with the exception of the road width requirements. In addition, paved turnouts, acceptable to the fire district for the purpose of expediting emergency access, shall be provided along these private roads.
 - E. Install signage to restrict parking to one side only of the 32-foot wide collector road and to prohibit parking along the 20-foot wide private roads to ensure emergency access as needed by the fire district.
 - F. Establish a mechanism for the perpetual maintenance of the private roads subject to approval of the Public Works Department and the Zoning Administrator.

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- G. Construct an on-site detention basin and associated control structures subject to the approval of the Public Works Department. The Public Works Department will size this mitigation facility.
- H. Comply with the requirements of the Bridge/Thoroughfare Fee Ordinance for the Countywide Area of Benefit as adopted by the Board of Supervisors. Currently the fee is \$2300 per single family dwelling unit.
- I. Contribute \$16,000 per lot as the development's fair share of the area's infrastructure needs. Full credit towards this contribution will be allowed for the following:
- 1) Fire Facilities Contributions;
 - 2) Park Dedication Fee (City and County);
 - 3) Road Improvements/Contributions (City and County) - Credit will not be allowed for frontage improvements required by Condition of Approval A.1) above;
 - 4) Drainage Mitigation Contribution/Basin and associated control structure improvements.
 - 5) Domestic Water Supply (pump stations, reservoirs, and mains to reservoirs).

Whether any other domestic water supply construction costs will be considered as part of the Specific Plan area's infrastructure costs will be determined as part of the Specific Plan review and determination process.

If the developer's costs of construction of Specific Plan infrastructure improvements are less than \$16,000 per lot, then the balance shall be paid into an interest bearing trust account for Specific Plan infrastructure improvements to be established by the County. Payment must be made when so directed by the Public Works Department. If the final determination for infrastructure costs per lot under the Specific Plan is less than \$16,000, then the developer shall receive a credit for cash contributions to the trust fund, which reflect the difference between \$16,000 and the final determination of infrastructure costs per lot, with accrued interest. If the developer's construction costs for infrastructure improvements exceed \$16,000 per lot, and there is no cash contribution to the infrastructure fund, then no reimbursement will be provided to the developer.

- J. Improvement plans for storm drainage and road improvements shall be subject to review by the City of Martinez.
- K. Furnish proof to the Public Works Department, Engineering Services Division, of the acquisition of all necessary rights of entry, permits

and/or easements for the construction of off-site, temporary or permanent, road and drainage improvements.

- L. The applicant shall diligently pursue and work with the developer of Subdivision 6443, to the east, to establish a road connecting the projects and shall submit drawings and a report that determines the feasibility of such a road; subject to review by the Public Works Department.
- M. Prior to issuance of building permits, file the Final Map for Subdivision 7091.

THE FOLLOWING STATEMENTS ARE NOT CONDITIONS OF APPROVAL, HOWEVER, THE APPLICANT SHOULD BE AWARE OF THESE COMMENTS PRIOR TO FILING THE FINAL MAP OR SECURING BUILDING PERMITS.

- A. This project may be subject to the requirements of the Department of Fish & Game and the U.S. Army Corps of Engineers. The applicant should notify the Department of Fish & Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish & Game Code. Also, the applicant should notify the U.S. Army Corps of Engineers, 211 Main Street, San Francisco, CA 94105-1905, Attention: SPNCO-R, of any proposed construction within the creek in accordance with Section 404 of the Clean Water Act (33 U.S.C. 1344).
- B. Compliance with the requirements of the fire district will be necessary.

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