Development Standards for Planned Developement (P-D) #76		
Minimum Zoning Specifications	**Standards**	
	Commercial	**Residential**
Density (Units/Acre)	n/a	14 units/acre
Lot Coverage	n/a	55%
Setbacks		
Front	25	25
Side	20	20
Rear	20	20
Building Height	35 feet	45 feet
Balconies	n/a	Maximum Projection into required setback area shall not exceed 18 inches.
Parking Lot Trees	One tree for every six parking spaces shall be provided throughout the parking areas. No trees shall be required where there are carports with solar panels over the parking spaces. However, if all the parking spaces are covered by a carport with solar panels, then additional trees may be required at the discretion of the Development Services Director. Trees within the PG&E Easement area shall comply with the requirements of this easement which restricts the height to a maximum of 15 feet at maturity.	
Defensible Space	**Safety and Defensible Space for Residential Uses** 1. Placement of windows and doors should facilitate neighborhood surveillance of their neighbors entryways. 2. The number of apartments that enter their front door from the same hallway or courtyard should be limited to no more than 12 (or as otherwise approved by City staff) so that residents can learn to distinguish fellow neighbors from visitors and/or intruders. 3. Apartment common recreational areas should be easily viewed by residents within the units and shall be defined by a physical boundary. 4. Physical changes (such as picket fences, porches, decks, or landscape features) to mark and define areas near a dwelling as that unit's "territory" should be installed. 5. Keyed access gates and surveillance cameras should be installed to enter common areas.	

ATTACHMENT 4