

# Climate Change and the Shaping of California Cities

Friends of Harbors, Beaches and Parks  
Irvine, May 12, 2009

*Stephen Lawton*  
Economic Development Director  
City of Hercules

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## Hercules? Where?



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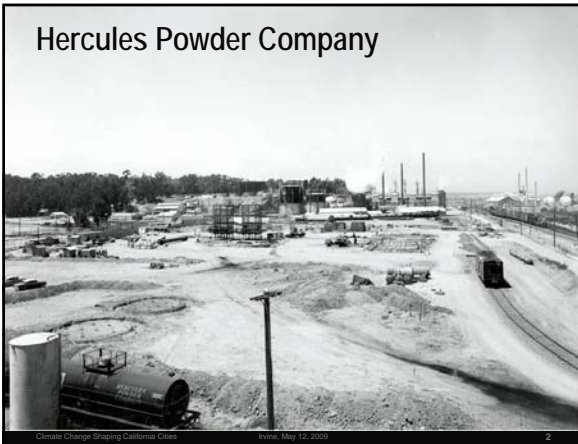
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## Hercules Powder Company



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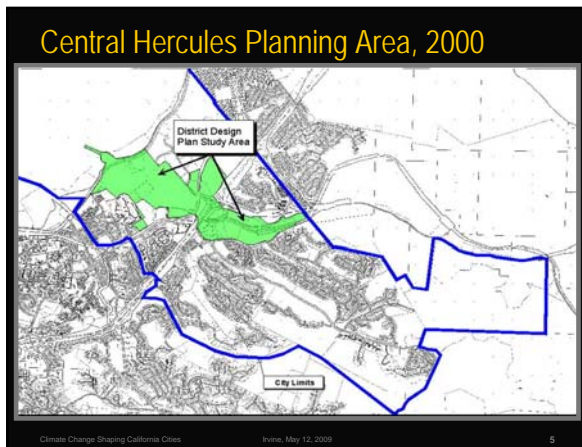
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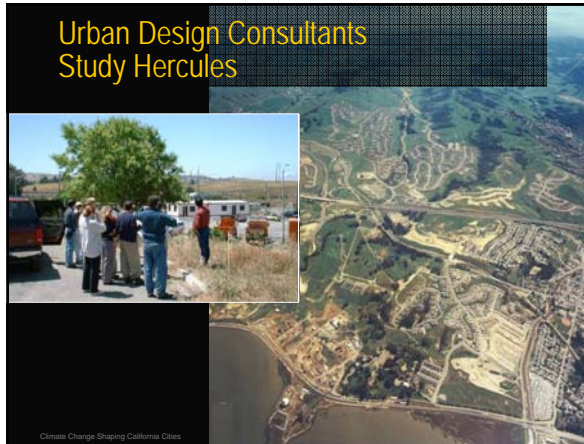
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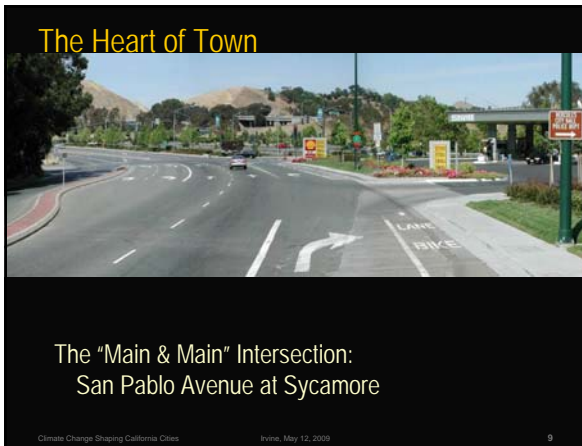
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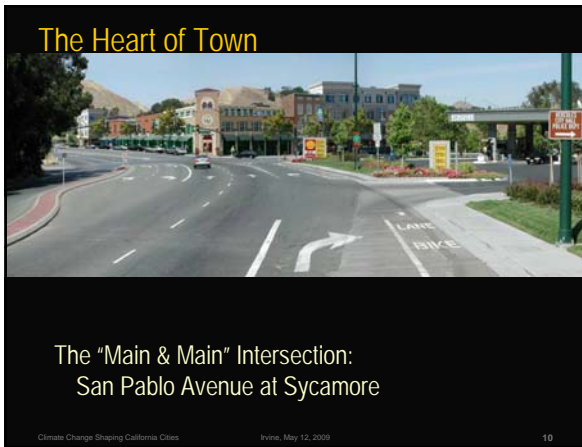
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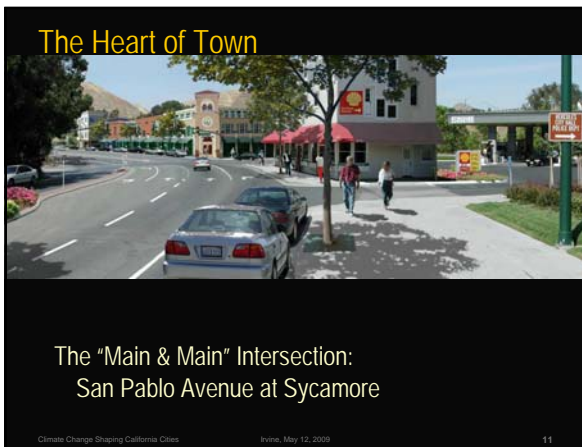
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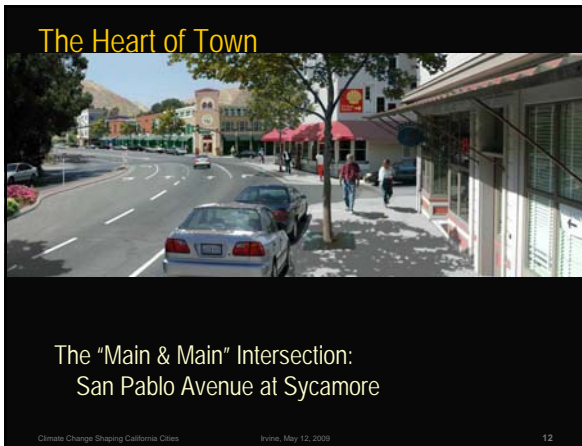
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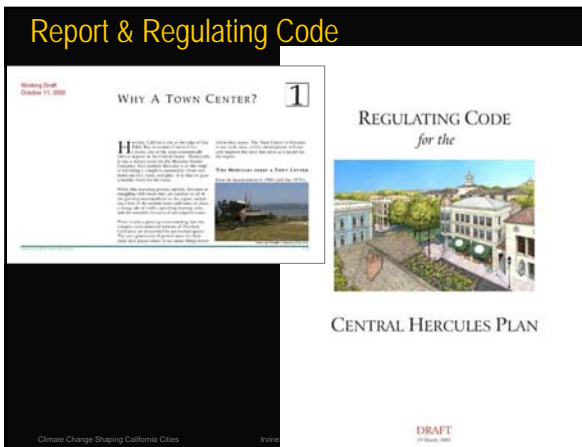
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### Network of Street Types

- Downtown Streets
- Mixed-Use Avenues
- Mixed-Use Streets
- Residential Avenues
- Residential Streets
- Neighborhood Streets
- Park Edge Streets
- Lanes
- Passages
- Paths

**A. Hierarchy of Street Types:**

- Park Lane Avenue
- Park Lane Avenue
- Mixed-Use Street
- Mixed-Use Avenue
- Residential Avenue
- Residential Street
- Neighborhood Street
- Lane
- Passage
- Path

**B. Building Placement:**

- Park Lane Avenue
- Mixed-Use Street
- Mixed-Use Avenue
- Residential Avenue
- Residential Street
- Neighborhood Street
- Lane
- Passage
- Path

**C. Building Volume:**

- Park Lane Avenue
- Mixed-Use Street
- Mixed-Use Avenue
- Residential Avenue
- Residential Street
- Neighborhood Street
- Lane
- Passage
- Path

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### Frontage Code

#### 0. Residential Avenue with bike lane

**A. Lot Configuration**

- Lot Width: 20 ft minimum, 200 ft maximum
- Lot Depth: 100 ft minimum, 150 ft maximum

**B. Building Placement**

- Build-to-line location: 15 to 30 ft from E.O.W. line
- Build-to-line on side street: 5 to 15 ft
- Side setback: 0 or 5 ft
- Rear setback: 0 ft with Lane, 5 ft without Lane

**C. Building Volume**

- Frontage: 50-100% of lot frontage
- Height: 0 ft minimum, 35 ft maximum

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### Coding by Street

- Street Configuration
- Lot Configuration
- Building Placement
- Building Volume

#### 2. Two Lane Avenue

**A. Building Placement:**

- Build-to-line location: 15 to 30 ft from E.O.W. line
- Build-to-line on side street: 5 to 15 ft
- Side setback: 0 or 5 ft
- Rear setback: 0 ft with Lane, 5 ft without Lane

**B. Building Volume:**

- Frontage: 50-100% of lot frontage
- Height: 0 ft minimum, 35 ft maximum

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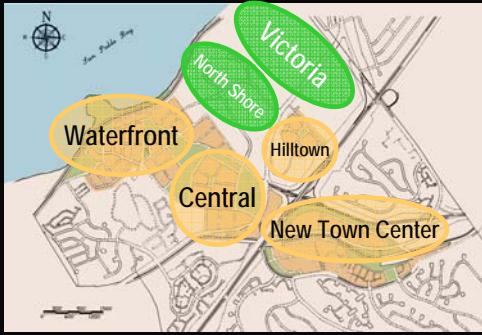
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Legible Centers and Edges



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Waterfront District Master Plan



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THE HISTORIC TOWN CENTER & TRANNY VILLAGE SUB-DISTRICTS PLAN THE BRIDY COMPANY

**3.7 ARCHITECTURAL REGULATIONS**

**3.7.1.9 DOORYARD**

Dooryards are to be used in areas with the most urban character in conjunction with shopfronts. The dooryard is an outdoor semi-private space between the sidewalk and the shopfront. It shall be defined as an area separate from the public sidewalk, by walls, fencing or plant material. The dooryard may incorporate significant paved areas in addition to a path connecting the public sidewalk to the entry. Building elements, such as balconies, awnings, bays and bay windows, storefront display windows and roof elements may project into the space of the dooryard.

It is important that the dooryard's appearance complement and match the style of the unit. It shall present a refined appearance, which can be achieved by incorporating richer looking materials (stone, cast iron, brick with relief, etc.), a relief of materials, and the proper combination of materials. See the Architectural Style Regulations materials (sections 3.7.2.1, 3.7.3, and 3.7.4.7) for information on the building shopfronts and general building material guidelines. See overlays diagrams 3.6.0.1 and 3.6.0.2 for locations that require dooryards.

**MATERIALS**

- The terrace or patio shall be of smooth concrete, stone, cast stone, brick, or landscaping. See the Landscape Regulations.
- The fencing shall match the materials of the building elevation or complement it. The finishing shall define the dooryard space.

02/2004

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The diagram illustrates two types of dooryards. On the left, 'FAÇADE ELEMENTS OF BUILDING WITH A DOORYARD' shows a building facade with a dooryard area. On the right, 'FAÇADE ELEMENTS OF SHOPFRONT WITH A DOORYARD' shows a shopfront facade with a dooryard area. Labels include: Hand to separate residential and storefront, Lighting, Signage, Fencing to define dooryard, Residential entry, Residential balcony, Residential entry, Storefront entry, Lighting, Awning or eave roof over entry, Dooryard, Sidewalk, and Planting area.

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Deliverable by Production Builders



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Waterfront Neighborhood



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Waterfront Neighborhood



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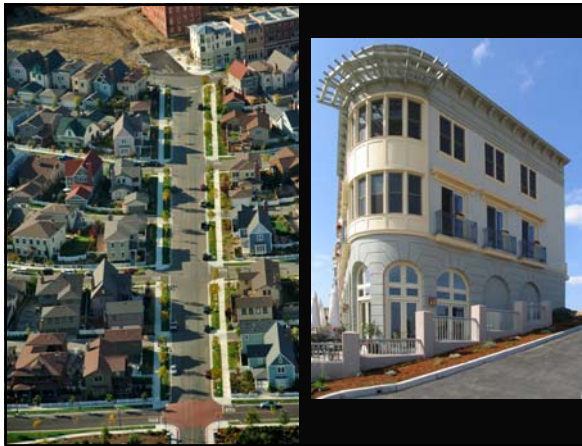
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# CEQA and Climate Change: Local Agencies



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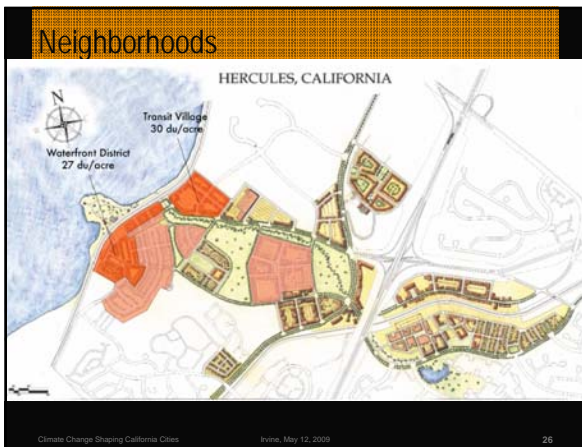
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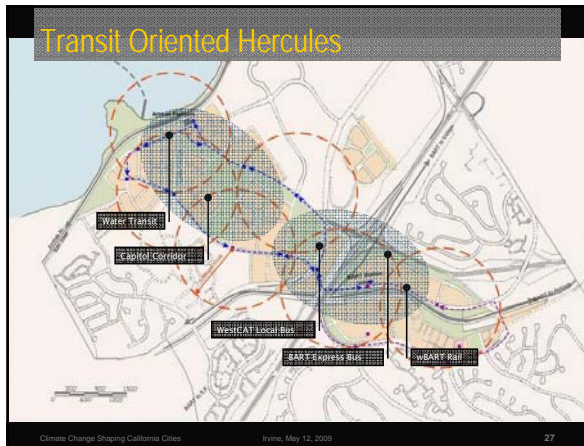
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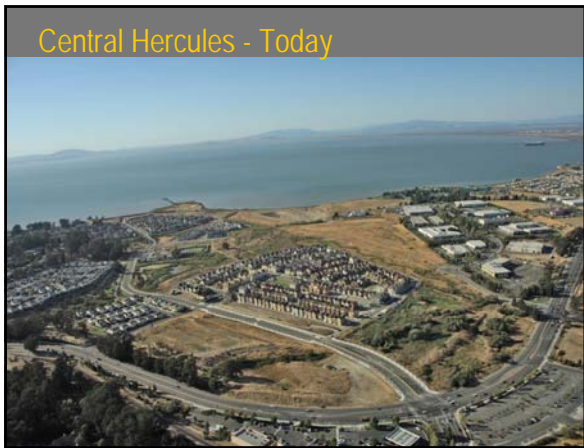
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### Hercules Implementation Lessons

- Achieve a community vision – rigorous process
- Lock the vision politically
- Seize the Zoning Ordinance – make it legal
  - Form Based Code
  - Respect the “growth machine”
- Align the administrative departments

**Scale-up unlikely: requires “non-existent renaissance superstars”**

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Town Architect:  
"Renaissance Superstar"

- Urban Designer
- Architect
- Construction Coach



Opticos Design, Inc.



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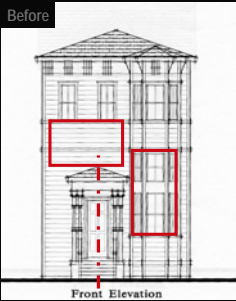
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"Most Planners Can't Draw"



Front Elevation



Front Elevation

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Political Leadership: Curiosity Allowed



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### PIMBY: Progress in My Back Yard



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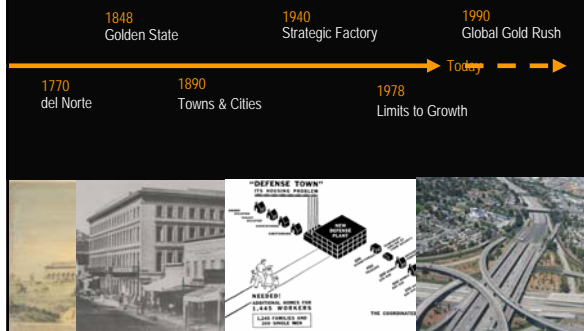
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### Our California



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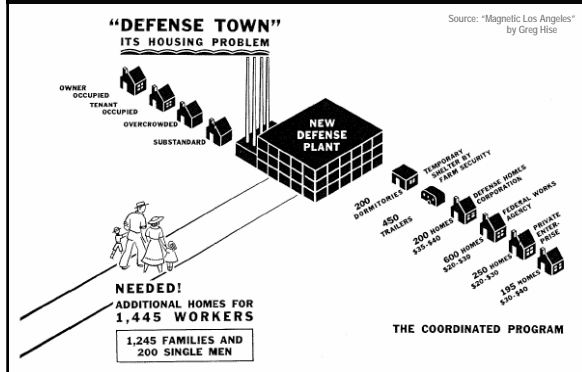
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Locked in the Paradigm of Sprawl




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1880 to 1930




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1960 to 1970




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1980 to 1995



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Conventional vs. Form-Based Zoning



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Conventional Suburban



Assemblage-oriented housing units



Single-use "neighborhood centers"



Freeway-oriented "town centers," focused on parking lots

Traditional Neighborhood



Walkable neighborhoods



Mixed-use neighborhood centers



Mixed-use town centers, focused on public spaces and civic uses

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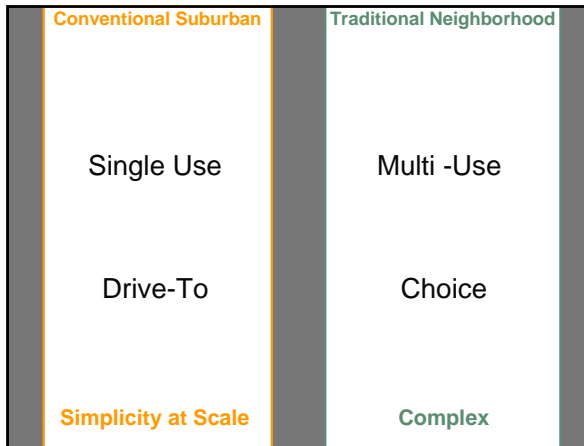
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# CEQA and Climate Change: Local Agencies



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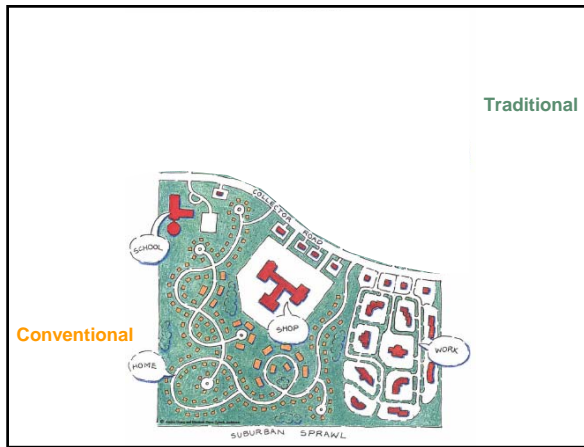
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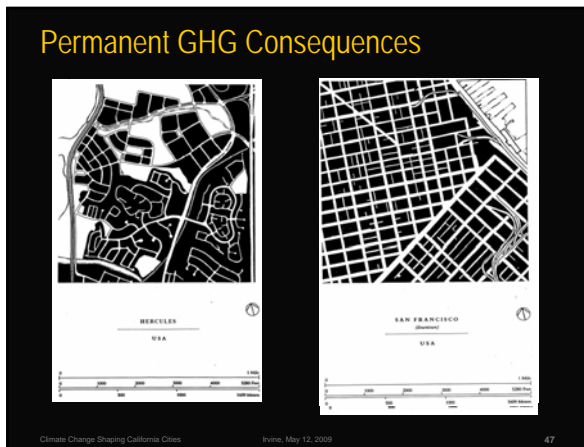
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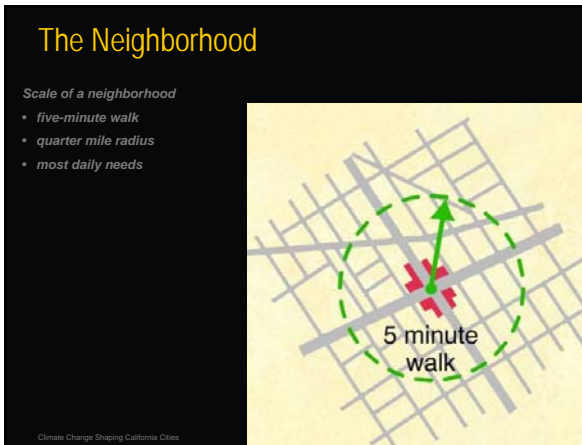
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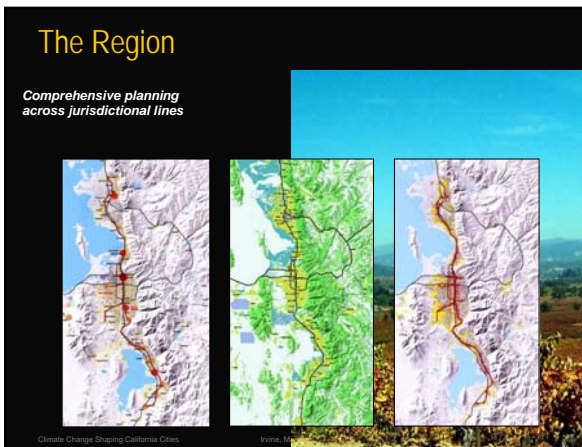
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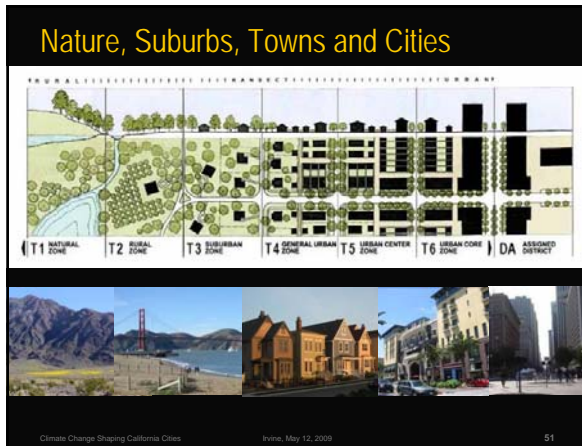
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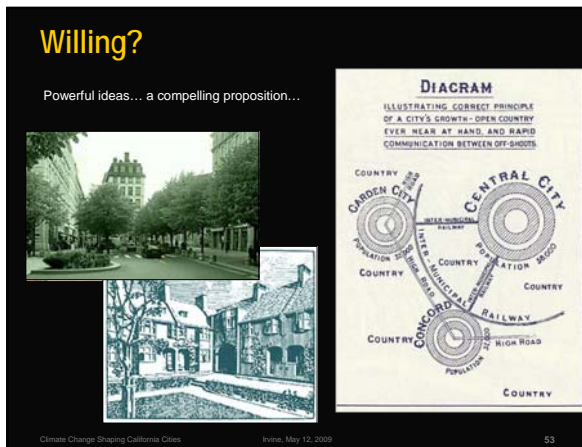
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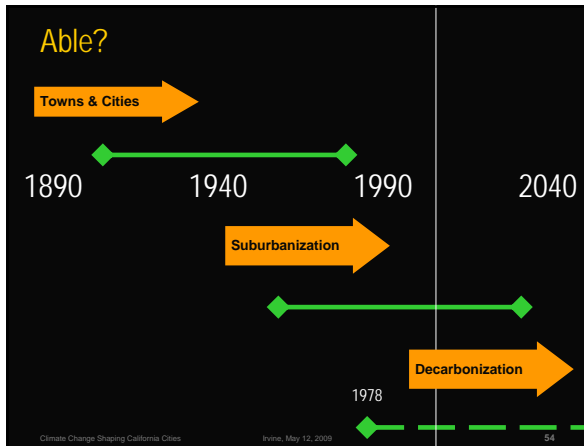
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# CEQA and Climate Change: Local Agencies



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"I don't believe there's a challenge anywhere in the world that's more important to people everywhere than finding solutions to the problems of our cities."  
-- Walt Disney

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