

CITY OF CONCORD

COMMUNITY DESIGN GUIDELINES

AUGUST 1987

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We require from buildings, as from men, two kinds of goodness: first, doing their practical duty well; then that they be graceful and pleasing in doing it.

John Ruskin, "Lessons on Architecture and Painting", I, 1853

Prepared by the Concord Planning Department

Adopted by Concord City Council Resolution No. 87-142

August 10, 1987

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PLANNING

HOW TO USE THIS BOOK

■ **This is For Everyone Who Cares How Concord Looks -**

■ **Especially For Those Who Make Things Happen!**

Section One, the General Objectives, tells why we have Guidelines and how they are of use to people.

■ **It Takes Teamwork to Make a Handsome City!**

The Community Design Guidelines are for the use of everyone contributing to the development project effort. This document will tell you a lot about what works in Concord. If everybody--the project architect, the financial planner, the consulting engineer, landscape architect, graphics consultant, and marketing staff included--use the guidelines and work together, the development team will be able to reduce uncertainty about the City's design aims. On the other hand, if only the architect is using the Design Guidelines while the people responsible for marketing and finance are not, the development team may have miscommunications, delays, or unplanned costs.

■ **How Do You View Concord?**

Section Two, Urban Design Principles, is included to help orient people visually to Concord, and to state some guiding principles which will help fit projects into their Concord setting.

■ **80% of the Guidelines Apply to Your Project!**

Most of the Guidelines apply to all projects, residential as well as commercial. If it seems unclear whether or not an item applies to your project, check with the Planning Department Staff. In most cases, you will find that the guidelines does apply to your project.

Don't assume something is special about your building type that justifies not meeting the guidelines. For example, the need for pedestrian walkways separate from the automobile circulation does not decrease in a very tight high-rise residential-over-parking type of building. If anything, as a quality-of-life consideration, it becomes much more important than in lower density housing types. It is up to the project sponsor to address the concerns articulated in the Design Guidelines.

■ **Big Issues -- Little Details!**

The specific design direction provided in Section 4.0 reflects the ideas of many persons concerned with Concord's future. Concord has articulated its design aims regarding large development issues as well as matters of small detail. Each guideline is important because Concord is striving for high quality at every level and every step of the development process.

■ **If You Don't Like These -- Do It Better!**

The Design Guidelines are flexible. An unconventional design solution may be allowed, even if it doesn't precisely meet the guidelines, if it is terrific in every respect. Since the Guidelines have been developed in response to problems and solutions experienced here in Concord, the guidelines describe what the community is looking for in the majority of cases.

The Design Review Board will be responsible for determining if a specific departure from the guidelines is better than the solution spelled out in the guidelines.

■ **Getting Started (Save Time -- Read This Book)**

City staff suggests you use this document the way staff will use it: as your proposed project becomes more concretely defined, check the Design Guidelines that apply to your project and see if your proposal meets the Guideline requirements.

■ **But Don't Stop Here . . .**

There are numerous City and other requirements not covered by the Community Design Guidelines. In the initial planning of a project, as well as throughout the design phase, it is advisable to make contact with the City Building and Engineering Divisions, the Consolidated Fire District, gas, electricity and telephone providers, and in some cases, other public and private organizations.

GOOD LUCK -- AND HERE'S TO A BETTER CONCORD!

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Community Design Guidelines will serve the following objectives:

1. Stimulate high-quality design encouraging creativity and diversity and improving impressions of the community, especially along highly travelled thoroughfares.
2. Achieve harmony among built and open areas and between new developments and their neighbors, protecting positive aspects of the natural and built environment.
3. Establish a common language for the use of: the public in dealing with design issues, project sponsors and designers, City staff, Planning Commission, Design Review Board, and City Council.
4. Provide project sponsors and designers with a tool to be used from the inception of project plans, and guide them in preparing plans for City review.
5. Aid a review process which is carried on in an atmosphere of cooperation between the reviewers and the design team.
6. Enable the review process to focus attention on broad design issues as well as nuts-and-bolts details, and to strike a proper balance between them.
7. Supplement other City regulations in order to assure control of aspects of design which are not otherwise covered.
8. Streamline the process of review by Planning staff and Design Review Board.
9. Ensure fairness and consistency in the design review process.
10. Provide a basis for solid findings upon which to make design review decisions.

2.1 PERSPECTIVES ON COMMUNITY DESIGN

An interested observer can find four different vantages for seeing Concord: 1) from the surrounding hills or the freeways; 2) in motion along the City's arterial streets; 3) from the closer perspective of neighborhood streets and business and residential complexes; and 4) from within the more compactly built-up downtown core.

The observer's perception of the community's appearance, or "urban design", will vary according to the vantage point of the moment. There is a fundamental distinction between downtown Concord and the rest of the City. The downtown, by history and by design, is "urban": not that it resembles a major metropolitan center, but simply in the sense that the streets are closely framed by buildings, often of more than one or two stories, and travel between the closely neighboring buildings is by foot (rather than by automobile).

The rest of Concord, again by history and by design, is "suburban", a context in which the buildings are low and placed well back from the streets (eliminating the urban sense of framing) and the connections from one place to another tend to be--for better or worse--not by foot but by other conveyance.

The design principles and guidelines for the downtown area have been thoroughly addressed in the Downtown Concord Urban Design report prepared by the ELS Design Group in 1985. The primary purpose of this document is to provide guidelines for the continuing development and improvement of the rest of Concord, which does not fall within the scope of the Downtown Concord Urban Design Manual.

In the paragraphs that follow, some perceptual characteristics of three vantage points--distant, in motion, and close range--are presented. Relative to each there is presented a list of principles, the appreciation of which can help assure better design quality in Concord. The principles provide a foundation for the more detailed design guidelines which are enumerated in the balance of this report.

2.2 THE DISTANT VIEW

Perhaps the best overall view of Concord is from Highway 4 at Willow Pass. From here the pattern of the City is clearly marked--the developed area is thickly carpeted with trees, sharply distinguished from the relatively arid and barren hills which surround the valley. Very little is seen rising above the tree level, until the eye catches downtown Concord with its 200-foot tall buildings.

In addition to the vistas enjoyed by travelers on Freeways 4, 242 and 680, other views of Concord are experienced by BART passengers, both on trains and waiting on the station platform, and by people looking out of the upper levels of the tall buildings. Different characteristics are revealed from different viewpoints: the flat open plain of Buchanan Field; the light colored horizontal masses of industrial parks; the Cowell smoke stack, the bright blue of the Bolman water tower and the striped stacks of Avon; the expansive roofs of the larger commercial projects. The presence of Mt. Diablo is always evident, and changing as to light and weather.

2.20 Principles For the Distant View

- 2.200 Tall buildings should have equally finished surfaces on all sides. Roof lines should have greater visual appeal than a simple truncated edge or a utilitarian equipment screen.
- 2.201 Tall buildings should continue to be clustered along a general BART/Sun Valley axis. A greater height allowance and a natural elevation advantage will continue to emphasize the BART area, signifying the city core.
- 2.202 Tall trees should be preserved, and additional ones planted, to serve as major landmarks throughout the City's expanse.
- 2.203 Slender structures such as steeples, bell or clock towers should be encouraged as grace notes or landmarks--points of orientation. In some cases unusual roof forms may serve the same purposes.
- 2.204 Utilitarian landmarks (such as water tanks) should be distinguished with special colors or other means of enhancement.

2.205 In large complexes such as industrial parks, colors should be muted, especially on the roof, in order to blend with the prevailing tones of surrounding areas. Extensive tree planting should be used to provide vertical relief to horizontal building masses.

2.3 THE IN-MOTION VIEW

Given the travel patterns of Concord residents, workers and visitors, the most common vantage is from the driver's seat. Since most traffic is channeled along a relatively few arterial streets, it is the view of these streets that forms the strongest impression of Concord's appearance. Of necessity, the driver's eyes face forward--the most seen elements will be those which lie ahead or within the driver's peripheral vision.

A fortunate happenstance of Concord's development is that the arterial streets do not stretch interminably into the distance, as, for example, in parts of Los Angeles. There are over 50 changes of direction on ten arterial thoroughfares. There are also changes of elevation at such locations as Clayton at Farm Bureau and Willow Pass at Mira Vista. Thus the traveling eye is aware of a shifting vista of hills, trees, towers or individual buildings at the end of each street segment. The inherent segmentation, or "measuring-off" of Concord streets suggests that the different street segments can be purposely identified by landmarks, such as trees or tree groups and in some cases major building groups.

The traveler's peripheral view includes sidewalks, parking lots, utility poles and transformer boxes, fences, signs and a few up-close buildings. Buildings tend to play a minor role from this perspective, since they are set relatively far back from the edge of the street. Generally 15 feet is the minimum setback required by zoning; there may be in excess of 100 feet in certain shopping complexes. In the best cases the streetside view is of tree plantings, ground covers and other materials which turn the arterial into a green corridor through the city. At worst it is a bleak vision of concrete, asphalt and utility apparatus, regardless of how well-designed the buildings may be. Looking at the city while "on the run" one may be led to a conclude that, in the outlying portions of Concord, landscape design has more impact on civic appearance than does architectural design.

2.30 Principles for Arterial Streets

- 2.300 Development sites at changes of direction or elevation should be evaluated for the potential of creating landmarks with architecture and landscaping. Vertical accents should be encouraged in the form of trees, towers, lighting, etc.
- 2.301 Intersections are another means by which the streets are measured-off. They are often viewed by travelers while at rest and thus more aware of the surroundings - more pavement, more signs, service stations, signal poles. Intersections need special landscape design attention to be treated as positive places rather than negative leftover spaces.
- 2.302 Still another measurement of the streets is the "portal" gateway effect of overcrossings at BART and the freeways. These could be marked by special plantings or other features.
- 2.303 The design of tree plantings can be varied to lend distinction to different street segments. Rhythm and continuity should be factors considered and kept in balance. Trees in medians should, wherever possible, be planted to mask the width of the street by providing a broad canopy.
- 2.304 Trees at the street edge also help reduce apparent street width and differentiate the street from adjacent parking lots. The careful planting and maintenance of the planter strip between the curb and sidewalk is of maximum significance to the streetscape.
- 2.305 Trees along the street edge offset the negative view of utility poles and wires. Poles will remain in many areas for years to come and should be mitigated in this way.
- 2.306 Signs can be positive elements for street measuring and orientation. To help orientation, addresses should be prominently displayed.

2.4 THE CLOSE RANGE VIEW

Once the observer has left the arterial street, and is freed of the pressures of traffic, attention can be focused on details. Here one can better appreciate the qualities of building form and materials, and the subtleties of plant materials, paving textures and other details of a site. Here too, one is often confronted with some of the flaws: exposed trash dumpsters, intrusive mechanical equipment, and awkwardly placed utility meters. There can even be a sense of disorientation prompted by inability to find the front entry of a building.

The close view also often reveals a lack of attention to how a development relates to its neighbors: Is the architectural scale compatible? Is there sensitivity in relating the windows of one project to its neighbor? Is there a sense of using the landscape materials to blend the edge of one project to another? In established projects, has the architecture and landscaping stood the test of time?

2.40 Principles For the Close Range

- 2.400 The details of utility installations require the attention of the project design team.
- 2.401 Mechanical equipment screening needs to be included in the architectural design.
- 2.402 Buildings should be designed to avoid drastic changes in scale or character relative to neighboring sites.
- 2.403 Landscaping is to be designed for climatic conditions as well as decoration and continuity with neighbors.
- 2.404 A sense of orientation and consideration of privacy is expected to be inherent in the site plan.
- 2.405 Consideration of pedestrian safety and amenity should be part of every site design.

3.1 OVERVIEW

The City encourages a careful, sequential approach to design, as well as to its review by the Design Review Board. First, project proponents and their agents must understand the permit process, submittals required, and agenda schedules. City staff is prepared to review all these details at the outset, so that the various applications and their scheduling can be handled smoothly by applicants, and the City.

As part of the first step of scoping out the permit process, check to see if the project is downtown, in the sphere of the Downtown Concord Urban Design Manual. If so, a specific discussion of the design review process applicable in the downtown is to be found on pages 50 and 51 of the Downtown Concord Urban Design Manual. The Urban Design Manual is able to describe one set of milestones applicable to all downtown projects because the same zoning rules apply throughout the downtown, and it is a relatively homogeneous area.

Outside the downtown, the following discussion of the design review process applies. The variety of projects, approval processes, and the City's wish to be reasonably flexible make it appropriate to describe the logic of the design review process applicable outside the downtown, rather than prescribe one set of hoops that all projects, large or small, have to jump through.

The second step in the design process is a preliminary review by the Design Review Board. The objective at this stage is to address design concepts and generalized approaches to the project, its site, building forms, landscaping, etc. No final action is intended nor should be expected at this early stage. Schematic design review is required for all but the simplest projects.

The next step in the review process is typically consideration by the Planning Commission or the Zoning Administrator of the zoning and land use aspects of the project. In most cases such approval must precede any final Design Review Board action.

The design review process continues with formal review and action by the Design Review Board, provided that all required material is submitted in

advance. Checking for compliance with all conditions of approval is performed by staff prior to the issuance of the building permit. Further staff checking occurs during construction and prior to issuance of the certificate of occupancy.

The five most common steps of design review are described in the following paragraphs:

3.2 STEPS IN THE PROCESS

3.20 Initial Staff Review

Prior to filing development permits, project proponents should review the processes, sequence of applications, required submittals, fees, etc., with the Planning Department staff. Staff has checklist handouts for all applications, as well as schedules for the various meeting agendas.

At this early stage, attention should be paid to the following details:

1. The Planning Commission or Zoning Administrator actions which are required, and the schedules for the necessary hearings. Preliminary review by the Design Review Board may be required prior to zoning action.
2. The proponent needs to review and understand the required application submittals and the application checklists. The nature of required drawings and submittals should be reviewed.
3. The meeting schedules will be reviewed with particular attention to the closing dates and scheduled hearings so that a timely preliminary design review occurs prior to Planning Commission or Zoning Administrator action.

In the case of projects for which Redevelopment Agency participation is sought, the normal review process is preceded by a "conceptual review" prior to signing of the Disposition and Development Agreement (DDA) between the Redevelopment Agency and the developer. This process is described in more detail on page 50 of the Downtown Concord Urban Design book.

3.21 Preliminary Design

Preliminary review typically focuses on conceptual and schematic design considerations. Understanding and application of the urban design principles (Section 2.0) are of particular importance at this stage. Site design concepts which should be considered, include: site plan organization, relationships among functional areas, building massing, location and character of planting areas and appropriateness of the building design for its purpose.

Submittals for preliminary review should include the following information:

- Diagram of how the site is intended to function, reflecting a thorough analysis of internal and external factors, including constraints and opportunities.
- Photographic views into and from the site mounted on a board with a key map. Panoramic views should be included.
- Schematic drawing of a typical elevation with colors and materials.
- Landscape massing character: evergreen/deciduous/flowering; tree/shrub/ground cover.
- Signage scheme including location and size of any proposed ground sign.

Preliminary design review does not constitute formal action by the Design Review Board. The comments of the Board considered to be recommendations to the project proponent, and to the Planning Commission where appropriate.

3.22 Zoning/Land Use Action

Planning Commission or Zoning Administrator approval of a project usually consists of a use permit or similar action. As part of the permit determinations, decisions are made regarding appropriateness of proposed land use, density and floor area, location of buildings, parking requirements; extent of

landscaping, and other elements. The approving body may attach conditions which will have impact on the project design.

3.23 Formal Design Review

The final review will occur in most cases at the end of the design development phase, and can only occur after project approval by the Planning Commission or Zoning Administrator. Formal design review is a required City approval, determined by a vote of a quorum of the Design Review Board members.

As conditions of its formal approval, the Design Review Board may stipulate specific design details to be approved by the Board at a subsequent meeting or by the Planning Department staff. Depending on a project's size and/or visual significance the Design Review Board may require as an additional exhibit for formal design review such things as a photo montage to provide a more accurate representation of a proposed project in its setting or a sample wall section to evaluate proposed building colors, materials, and textures. Examples of such items are the final landscape plans, specific facade materials, or a job site inspection of the final face material and colors. Such details shall be submitted within 30 days of final approval, unless otherwise provided by the Board.

3.24 Follow-Through by Staff

After the final design review approval, follow-through review is performed primarily by City staff, with the Design Review Board only reviewing specific design details as necessary. Prior to issuance of the building permit to allow the start of actual construction, planning staff reviews the construction plans for conformity with approved plans and inclusion of all project conditions. Once construction is underway planning staff checks to confirm the project is built as approved, and that all requirements and conditions are completed prior to the City's issuance of the certificate of completion and occupancy.

No field modifications to the building's exterior and site or landscape plans, even seemingly insignificant, are permitted. Any contractor, subcontractor, or other person

involved in the project shall obtain prior approval from Planning Department staff and/or the Design Review Board when a departure from the approved project is contemplated. Failure to comply may delay completion of the work.

4.1 AREA CONTEXT

The design of development projects should include consideration of the impact on the city, the neighborhood, the street, and immediately adjacent properties. Buildings that are significantly taller, bulkier, brighter colored, or which otherwise differ in scale from their neighbors may be acceptable, but they will require justification by the designer. Similarly, landscape plans that depart from the area context will require justification.

4.10 Architectural Compatibility

4.100 In general no rigid design themes are established in Concord, but it is desirable that there be some compatibility of color, materials, or design motifs that will allow a project to blend into its setting. Selection of roof materials and color palettes can often be crucial in determining whether a project fits its context.

4.101 Scale relationships must be carefully considered, and appropriate transitions provided where a change of scale is required.

Scale

For example the actual height and bulk of a two-story office building is usually greater than that of a two-story residence. These buildings will not normally be compatible unless they are separated by distance, elevation, or carefully arranged landscaping.

Rhythm

4.102 Building rhythm relates to the horizontal and vertical patterns expressed by architectural features such as cornices, columns, windows, doors, or variations in massing. New developments must respect rhythms established by adjacent buildings. Designers should employ several related rhythms to

avoid repetition of one, or very few, elements throughout the building.

Examples of building rhythm include horizontal and vertical banding with different colors or materials; groupings of windows, regular or repetition of storefront details, or consistent sign design and placement.

- 4.103 External details in building facades, entries, stairways, retaining walls, and other features provide visual interest, enrichment and textures to buildings. New developments should incorporate the use of strong vertical and/or horizontal reveals, off-sets, and three-dimensional detail between surface planes to create shadow lines and break up flat surface areas. If large blank surfaces are proposed, they should be for some compelling design purpose, and the design should incorporate mitigating features to enrich the appearance of the project and to provide a scale that people can relate to.

4.11 Impact on Streetscape

Sensitivity to the environment created by the street, and the view along the street, will require attention to landscaping, building placement, massing, rhythm, materials and colors, all with respect to their impact on the user of the street.

4.12 Impact on Views

Existing views of hills or other features of the environment should not be blocked by new development in any case where it is possible to safeguard such views. Designers should take advantage of opportunities both to protect views and to create new ones, especially where a building or landscape element can be placed to frame a vista or provide a striking termination to a view corridor.

4.2 SITE PLAN

The development of a site plan should provide for the interrelationship of all elements on the site and the coordination of these elements with existing developments or natural features found on adjacent sites. A thorough analysis of on-site features and full recognition of off-site factors which will influence the development are expected to be reflected in each set of plans presented for design review. In complex situations the City may require presentation of the site analysis.

4.20 Open Space and Setbacks

4.200 Buildings should be sited and designed to provide a strong functional relationship to the site. Required yards should be considered in the process of building and site design to avoid the creating inaccessible spaces which can pose safety and maintenance problems.

4.201 Setbacks along city streets outside of the Downtown Core must be designed to reinforce a spacious suburban character and a sense of consistent streetscape.

Retail Siting

4.202 On larger commercial sites, such as shopping centers, a portion of the total building area should be located at the street perimeter. Such siting reinforces the streetscape and helps to provide additional screening for what normally are large parking areas.

Open Space

4.203 Private and common open spaces are to be provided in multiple family residential developments. Private usable open space must be directly accessible from the individual dwelling and be of such size as to offer a reasonable outdoor living opportunity. Common areas should be accessible from all buildings and connected by a comprehensive, on-site pedestrian circulation system.

4.204 The placement of air conditioning equipment must not render private open spaces unusable. Screening of mechanical units from private spaces

may be required. Compensating space may be required to meet minimum open space standards.

4.205 Public open space, recreation areas, plazas and courtyards should be located to take advantage of solar orientation, provide protection from prevailing wind, and to afford summer shade and winter sunshine.

4.206 Private outdoor spaces of adjacent residences should not be visible from the proposed development. Window and door placement and balcony areas should not overlook adjacent uses.

Privacy

4.21 Building Orientation

4.210 Desirable views from public areas and from existing buildings should be retained, whenever possible, through the use of varied setbacks or building heights. View corridors or vistas to architecturally significant buildings or natural features should not be obstructed by new development.

Views

4.211 Building orientation should not create residual pockets of arbitrarily shaped spaces along City streets. This is best managed by keeping buildings generally parallel to the street frontage, and avoiding feathering within the front setback area. In some cases, especially in residential projects, there may be benefits such as sound control, to angling buildings to the street. In such cases the role of landscape design assumes extra importance in dealing with odd-shaped spaces.

4.212 Exterior side yard setback areas (i.e., along side streets) and building elevations along these setbacks should be treated with the same quality of design and materials as the front setback area and front building elevations.

4.213 Site orientation and functional relationships should be worked out with due consideration of solar access for both proposed on-site development and existing off-site uses.

Sun

Curb Cuts

4.214 Buildings should be oriented to allow for the use of common driveways, especially along major arterial streets, where a reduction in the number of curb openings will enhance the streetscape as well as promoting traffic safety.

Parking

4.215 As a general rule, street frontages should be composed of landscaping and building fronts, with parking located to the rear of the site.

4.216 Specific needs for business exposure or residential amenity may require parking oriented to the street. In such cases, the landscape plan should provide for screening of cars from view and trees to shade the parking area.

Doors on Street

4.217 A building entrance should be easily identifiable and be a transition between the outside and the inside area. Building entries should also provide adequate lighting for security, but not impact adjacent properties.

*4.218 In residential projects, stairways and unit entries should be oriented away from major streets or else effectively screened by building materials and landscaping.

a. Site design and floor plan layout should be organized to provide privacy for the proposed project and surrounding uses. Window and door placement, and balcony areas should not overlook adjacent uses.

4.219 Free-standing Pad Buildings in Shopping Centers:

a. Free-standing "pad" buildings in commercial centers should blend and be compatible with the overall development. The visibility of the tenants in the main center should not be disrupted by the placement of pad buildings. All parking circulation, driveways and setbacks and landscaping should be integrated with the entire project.

- b. Drive-thru windows must not face on a public street, and stacking lanes must be screened from the street.

Drive-thru

4.22 Grading and Floor Elevations

- 4.220 A preliminary grading plan should clearly show existing and proposed grades and should include information on established grades on adjacent parcels. The use of spot elevations at parking areas, walks, plazas, berms, walls and finished floors is useful in determining the intent of a proposed grading plan.
- 4.221 Retention of natural grades and recognition of established off-site grades should be the objective of all grading plans. Extensive cuts or fills to create level building pads should be avoided, as should extensive retaining walls along property lines.
- 4.222 All cut and fill slopes must be rounded both horizontally and vertically. This treatment shall be consistent with existing natural grades or cut and fill slopes on adjacent lots as much as is possible.
- 4.223 All cut and fill slopes on sites where construction is not projected to be completed by September 30, of any given year, shall be hydroseeded with perennial or native grasses or wild flowers, with any stockpiles of soil or topsoil treated in a similar manner. Extraordinary weather conditions may call for extraordinary resources to be required.
- 4.224 Site grading shall insure positive drainage of water away from proposed buildings in such a manner as to prevent ponding or sheeting at walks and parking areas. Runoff generated by the proposed site development must be disposed of in a manner which will not to affect adjacent properties.
- 4.225 While finished floor elevations need to provide positive drainage, the creation of artificially exaggerated

Cuts & Fills

Erosion

Drainage

building pads is not acceptable. The final grading plan and site design should render building pads undistinguishable.

4.23 Pedestrian Circulation

Separation

4.230 Separated vehicular and pedestrian circulation systems should be provided on each development site. Pedestrians should not be forced to use driveways for access to development sites. In both commercial and residential developments, where access must be provided from or across a parking area, a clearly different paving material shall be used to guide pedestrians.

Bikes

4.231 In commercial and industrial developments bicycle parking facilities should be easily recognizable and provide reasonable bicycle security. Wherever appropriate, in residential developments, bicycle routes should connect to the municipal trail system without conflicting with pedestrian or vehicular circulation patterns. In all cases the area for parking bicycles shall be on a permanent paved surface and close to the dwelling or business.

Disabled Access

4.232 Provisions for access for disabled persons must be incorporated into the overall pedestrian circulation system. Paving materials and grading shall be a primary consideration. The overall design shall be in compliance with all existing disability access laws.

4.233 Pedestrian circulation layout on any development site should take into account all off-site generators of pedestrian movement, such as open spaces, schools, shopping centers, bus stops, etc. If security is a concern, proper safeguards shall be taken into account.

4.24 Emergency Access

- 4.240 All development proposals shall provide emergency access as required by the Consolidated Fire District.
- 4.241 Parking aisles and access drives should be located to double as access routes for emergency vehicles. Where this is not possible, alternative paving materials which permit growth of ground cover should be incorporated as part of the site plan.
- 4.242 Emergency access routes shall be clearly signed. The location and type of sign should be part of an overall graphics program for the development project.

4.25 Refuse Storage

- 4.250 All exterior trash receptacles shall be enclosed with a solid masonry, steel or heavy timber structure. Enclosures shall be located where they will be convenient to users, and the disposal service, where noise and odors will not disturb people on the site or any adjacent site, and where receptacles will not be visible from any public right-of way, park, or trail. In residential locations, a roof structure or trellis system should be provided to screen the trash receptacle from view by residents of upper story units.
- 4.251 All trash enclosures should have the following components:

Trash Enclosures

- Masonry, steel or heavy timber screen walls;
- Interior poured-in-place curb to prevent damage to the screen walls;
- External hinges on the doors to prevent damage from the receptacle;
- Metal frame or solid metal doors with self-closing latches;
- Concrete pad which meets disposal service standards, to

prevent damage to asphalt paving. Concrete should be patterned or trimmed to complement overall site and landscape design.

4.252 The design of the trash enclosure should be compatible with the architecture of the main buildings, incorporating a similar palette of materials. For residential uses the enclosure should allow separate openings for handling the trash receptacle and use by residents.

4.253 In the Downtown Business zone, in major, intense developments, all trash enclosures and building storage areas shall be made an integral part of the building not visible from the public rights-of-way, adjacent buildings, or spaces of the subject building.

4.26 Outdoor Storage

Screening

4.260 Outdoor storage, truck depots, bus service yards and similar uses should be screened with a solid masonry or heavy timber fence. The Zoning Ordinance does not allow the materials stored outdoors to exceed the height of the screen wall.

4.261 Landscaping should be used to augment the screening provided by walls and fences. Landscaping should be installed to provide second level to screening, especially where storage areas can be viewed from higher elevations. Chain link fencing with metal or redwood slats is not an acceptable for meeting screening requirements, and the use of razor wire for security purposes is strongly discouraged.

4.262 Outdoor storage areas adjacent to a major arterial street or freeway shall provide a solid masonry wall of 8 feet in height and a continuous tree screen planted at a maximum 15 feet on center.

4.27 Loading and Service

4.270 Loading and service areas should be located so as not to be directly

visible from a public right-of-way. Generally they will be located behind a building. Access to these areas must be incorporated into the circulation plan for the site and should provide separation from pedestrian and automobile circulation on the site.

- 4.271 Where location of a service or loading area behind a building is not possible it must be screened from view. A combination of masonry walls and landscaping are the preferred methods for this screening and should reflect the material palette of both the architectural and landscape plans.
- 4.272 Service activity areas (automotive or tire service, etc.) shall be oriented away from existing residences and screened from the public street.
- 4.273 Vending machines and other similar equipment should be placed in an area specially designed for their use.
- 4.274 Development of some sites will require the installation of a bus stop. Location of these areas along the site frontage should be coordinated with the City's Traffic Engineering Division and the Central Contra Costa Transit Authority. Pedestrian access to a new or existing bus stop shall be incorporated into the pedestrian circulation plan for the site.

4.28 Lighting

- 4.280 Exterior lighting shall be designed to coordinate with the building and landscape architecture. Building-mounted fixtures shall be compatible with the building facades. Overall lighting levels shall be consistent with the character and intensity of existing lighting in the area surrounding the project site. Location of perimeter lights shall ensure that light is directed downward and not over property lines.
- 4.281 Maximum height of pole-mounted fixtures shall be generally consistent

with the allowable height of accessory structures (maximum 16 feet). The type of light fixture shall be suitable for the use it serves; e.g., bollard lights along pedestrian walks, pole-mounted lights for parking areas, spotlight for accents etc.

4.282 The type of light source used shall be consistent throughout a project. Exposed lamps or tubes which would be visible from any public right-of-way will not be allowed.

*Carport
Lighting*

4.283 Lamps and light fixtures under carports and/or other partially open parking areas should be designed to prevent glare. All lamps in these areas should have lenses to diffuse the light, and the walls of parking areas should be finished in a light-absorbing, non-reflective color.

4.284 Lighting within parking garages should be designed to avoid external views of long expanses of exposed fluorescent light tubes.

*Level of
Lighting*

4.285 Lighting levels should be limited to the minimum necessary to provide for public safety. Recommended levels of illumination for most uses range from .5 to 1.5 foot candles. Areas of higher or lower levels of illumination should be indicated on project plans to be approved by the Design Review Board.

4.29 Fencing

*Walls Along
Public Streets*

4.290 The use of chain link fencing is generally discouraged, as well as the use of barbed or razor wire. When if chain-link fence must be used for security purposes, it should be a dark colored, plastic-clad fence screened with landscaping. Wood inserts in chain link materials is not considered to be equivalent to wood fencing.

4.291 Long walls or fences around residential projects along public streets tend to turn these developments into isolated enclaves. Wherever possible alternate methods of providing the desired level of security, privacy, and sound

attenuation should be considered. Wider setbacks, open space and landscaping are other alternatives. If a wall or fencing is the only alternative, the desired effect may be accomplished through the use of walls around individual private open spaces or balconies.

4.292 Walls or fences visible from any public street must be constructed of a durable, high quality material. The material, finish and detail should complement the building architecture. The location should be integrated into the design of the landscape plan.

4.293 Fences or walls which are attached to buildings and are visible from any public right-of-way or open space should be compatible in color, material and detail to the building to which it is attached.

*Walls at
Buildings*

4.294 Walls or fences 70 feet or longer, including "back-up" and sound walls along major arterial streets, shall incorporate at least two of the following:

*Back-up and
Sound Walls*

- a. A minimum two foot change in plane;
- b. A minimum 1-1/2 foot change in height;
- c. A change to a compatible material or substantial change in material texture;
- d. Large groupings of tree and shrub plantings which are incorporated into an overall frontage planting design.

4.295 Where zoning regulations require fencing as a transitional buffer between land uses, masonry or heavy timber material shall be used.

4.296 When adjacent to residential uses, the entire perimeter wall along the interior property line is required to be installed after rough grading but before further grading.

4.3 AMENITIES

4.30 Quality of Life

All types of development in Concord are to include amenities designed to enhance the quality of life for people both living and working in Concord. The type of amenity will vary by the type and size of the project.

4.31 Examples of Project Amenities

Examples of amenities to be incorporated into projects (depending on type and size of project) will include such things as the following in a multiple-dwelling residential project:

- Laundry facilities
- Spa or swimming pool
- Play equipment
- A mini-parcourse
- Wading pool
- Shade incorporated into outdoor spaces
- Roof over mailboxes for shade and protection from rain
- Dumpster design and location to make taking out the garbage more pleasant, such as providing protection from rain
- Work-out room
- Shaded outdoor eating or sitting area
- Hard-surface and soft-surface recreation space for practicing tennis shots, shooting baskets, tossing the pigskin, playing croquet or badminton, and turning cartwheels
- Landscaping to attract hummingbirds or songbirds
- Parking areas designed for camper or recreational vehicle parking

Amenities to be considered for commercial, industrial and other projects include:

- Space for aerobics, basketball, ping-pong or other activities over the lunch period
- An exercise equipment room
- Changing rooms and showers for bicycle commuters and exercisers
- Shaded outdoor eating and sitting areas
- Employee areas for breaks and lunches that are designed to have

what the work place or surroundings may lack--quiet, pleasant lighting, attractive views, clean area, controllable temperature

- Daycare at the work place
- Sculpture garden
- Bicycle parking that is safe, secure, clean, and sheltered from the elements
- Lockers for exercise clothes designed for air circulation, so that workout clothes do not become a storage or odor problem.
- A cutting garden designed into the landscaping, to provide seasonal cut flowers in the office
- Shade for the preferential carpool parking
- Sportcourt

This list of possibilities is not meant to limit the imagination and creativity of the design team! Other amenities tailored to the needs and wishes of a particular user group are encouraged as well.

4.32 Streetscape Amenities

Where found to be appropriate by nature of a change in street direction or elevation, the opportunity to create a focal point, accent or a terminus to a view or vista may be recommended by the Planning Staff or Design Review Board. While it may not be created solely with landscape material, the landscape design should augment the desired effect through the use of plant material.

Focal Points

4.33 Artwork

Where a piece of artwork is proposed for an outdoor area or plaza, its location, orientation and display area shall be considered at the same time as the initial formulation of the site and landscape plans.

Art

It is recommended that the landscape architect and artist are expected to work cooperatively in identifying an appropriate location and display for any artwork.

4.4 BUILDING DESIGN

4.40 Building Bulk

4.400 The bulk of buildings generally should be minimized, especially in parts of Concord where residential character predominates. Buildings should maintain a domestic scale comparable with residential neighborhoods wherever possible.

4.401 Building complexes should be composed of human-scaled building elements, through actual separation of buildings or the use of indentations or other means of articulation to avoid monolithic effects.

4.402 Building masses which are necessarily of large proportions can be mitigated by elements such as canopies or trellises designed to focus attention on smaller-scaled elements of the building.

4.403 Color, particularly of major wall planes, should be carefully controlled with the objective of mitigating the apparent size of a building mass.

4.41 Relief and Rhythm

4.410 Rhythm can be used in the design to provide interest and variety. Details that create shade and cast shadows can be used to provide visual relief to the building.

4.411 Architectural projections from building walls may provide interest and variety through the emphasis of windows, doors. Proportions and interrelationships should be carefully studied to add relief to bulky elevations.

4.42 Materials

4.420 Materials should be appropriate to the location. Downtown development may call for harder materials such as precast concrete, metal and glass, while more outlying areas should respond to the residential context

Human Scale

Color & Bulk

and emphasize the more natural qualities of wood, plaster and clay products.

Workmanship

4.421 All materials shall be selected for durability. Workmanship and quality of installation must be considered.

4.422 The appropriateness of materials may vary according to any special climatic characteristics of the site, and the site's particular orientation and exposure to elements.

For example, improperly installed plywood may not hold up under extreme conditions of sun or rain.

4.423 Extensive use of plywood panels for exterior wall surfaces should be avoided, particularly where it is used in a focal area of the design, such as on a fascia where signs are to be located. Where plywood is used, there must be assurance that steps will be taken to avoid buckling and lifting at the edges.

Authenticity

4.423 Materials that imitate other materials - such as concrete tile, composition shingles, press board siding - must be selected for authenticity of appearance as compared to the genuine articles.

Specifications

4.425 Indicate size and type, and if known, the manufacturer, color, and model number of all materials used for project. This information shall be verified with color and materials shown on the final working drawings submitted for a Building Permit.

4.43 Color

4.430 Color shall be considered by both the project designer and the Design Review Board from the initial submittal. Color palettes shall be a part of any project submitted for evaluation by the Design Review Board regardless of the phase of the design review process the project is in.

Variety

4.431 Colors should be selected for internal compatibility as well as compatibility

with the neighboring area. The colors selected for use on a prominent building shall be with an eye to the overall streetscape and not only to accentuate the building.

4.432 Multiple building complexes should be given some color variations, from building to building or on sections of a single building. The use of varied or unusual colors shall be considered if justified in the context of the project's design, the effect on neighboring development and the impact on the streetscape. Generally the range of colors should be limited, and bold contrasts should be considered very carefully. In some cases variations in roof colors and materials can provide relief from the massiveness of a large project, but this should be considered with a sense of the distant view.

4.433 Bold stripes of contrasting color will not be considered an adequate substitute for architectural refinements, such as cornice lines, reveals, careful window placement, etc.

4.434 Roof colors and materials: Red tile roof materials must be handled with caution and a sense of the distant view; all roof colors must be carefully tuned to nearby installations of similar colors and materials. Large flat roofs, as in industrial or shopping areas should be of material and color which will not stand out when viewed from a distance or from a higher elevation.

4.435 The project architect and landscape architect shall work together in the selection of their respective material, color, and plant palettes. Wherever possible plant materials shall be used which will complement and accentuate the color palette for a building.

4.44 Detailing

4.440 Detailed drawings will be required to show how sheet or panelized materials will be joined, and how lines formed by control joints relate

Roofs

Joints

to other architectural details.

*Far-Sided
Buildings*

- 4.441 Building elevations must be attractively designed on all four sides. Walls at interior property lines or project phase lines must be given specific design attention, with color, physical relief and/or landscaping, even if such walls are eventually to be hidden by future construction.

4.45 Window and Door Placement

- 4.450 Windows and doors should be placed to avoid visibility into adjacent private areas.

- 4.451 Buildings and windows should be located to maximize the possibility of occupant surveillance of entryways, pathways, parking lots, bike paths, recreation and laundry areas. Children's play areas should be sited to allow for clear parental monitoring.

Surveillance

- 4.452 Relentless grids of repeated windows should be avoided. The patterns created by the window and door placement can help add variety and interest to the design.

4.46 Mechanical Equipment and Roofscape

- 4.460 All mechanical and utility equipment shall be screened from view, with material similar to the architectural design of the project. The screening method should be treated as an integral part of the elevations.

Screening

- 4.461 No mechanical equipment shall extend above the top of the building's parapet unless it is screened in a manner that complements the design, color, and materials of the building.

- 4.462 Electrical transformers shall be either placed underground, architecturally screened by non-plant materials, or located at least 50 feet from the public rights-of-way and screened with appropriate non-plant material and plantings.

Transformers

4.463 All exposed vents, gutters, downspouts, flashings, electrical conduits, etc., are to be placed with a consciousness of their effect on the building design. They must be painted to match the color of the adjacent surface, unless the applicant can show that alternative colors for the features are compatible with the building. Such elements shall be displayed on elevations submitted for building permit approval.

4.464 All heating, ventilation, and air conditioning units located on exterior walls, balconies, or patios of multiple residential projects shall be completely screened from view by non-plant materials.

Roofscape

4.465 Any roof proposed for a location where it is likely to be viewed by occupants of taller buildings shall be treated as a "roofscape", meaning that the design shall include color, plantings, texture, or other design features which will lend visual appeal to the roof surface and any appurtenances mounted on the roof.

4.5 LANDSCAPE DESIGN

In a practical sense the landscape design should provide screening, shade, delineation of space, accents and focal points. If the landscape design is not considered as an integral part of the complete site and building design process, the result will be a fragmented design which does not accomplish the objectives of good landscape design or the aesthetic concerns of these guidelines.

Landscaping should be used to compliment building lives, accent entries, mitigate climate and provide contrast. However, building architecture should be able to stand on its own and not depend on landscaping to mask design deficiencies.

Experience shows that through the working drawing and construction processes there are inevitably changes to approved plans. Revisions to landscape plans must be submitted to the Planning Staff for either approval or referral to the Design Review Board if deemed necessary.

4.50 Pre-existing Landscape

4.500 In some cases an inventory of existing plant materials should be completed by a qualified arborist. The inventory will indicate the type of plant, general condition, measures needed to maintain its health and the relative value of the plant.

4.501 The site and landscape plan should be developed to incorporate all significant existing landscape material, especially trees. The plan should also include all measures necessary to protect existing plants from damage through construction activities and any other measures necessary to protect the health of the plant during the construction process. Where significant existing landscaping is damaged or must be removed it should be replaced with landscaping of equal value and prominence.

4.502 Landscape plans for development sites should consider existing off-site conditions such as grades and berms, types of existing plant and non-plant materials, open spaces, visibility, and tree cover in order to provide a level

of consistency and recognition of off-site factors in the design of the project plans.

4.503 On and off-site views and vistas should be considered as part of the existing landscape. Landscape plans should accentuate significant views and in no case should a significant view be obstructed or adversely altered.

4.51 Treatment of Setbacks

4.510 To provide a more consistent streetscape, especially along major streets, the landscape design of the front and exterior side yard setbacks should provide a continuity of concept along the frontage of a city block. The landscape of the setbacks should act as a buffer between the building and street and to create a more pleasing view to and from the building. Together with the required street tree planting the landscape design of these setback areas should provide for a double row of trees along all major streets. Trees used for street tree planting shall be as specified in the Street Tree Master Plan.

Transition

4.511 Where transitional setbacks are required the landscape plan should include a heavy timber or masonry fence, tree planting at a density which will provide second level screening (depending on the plant species used) and shrub planting. Where transitional setback landscaping is required for those uses which abut single family residences, care should be taken to prevent excessive shading of residential yards by the transitional planting.

Coordination

4.512 Where a landscape plan is developed for a yard or setback area adjacent to a major street with a planted median, it should indicate a consideration of the design concept, type of material and visual texture found in the median.

Visibility

4.513 Planting plans for any yard or setback area should provide for the necessary visibility triangles as specified by the Municipal Standard Plans.

4.514 The Zoning Ordinance prohibits parking within fifteen feet of any front or exterior side property line. This area should be landscaped to provide screening of the parking area to make an appropriate transition from the street-edge. A two-foot overhang of cars beyond the paved area may only be counted towards the required fifteen foot setback in unusual situations.

4.515 At commercial centers the landscaping of any "pad" building should be of the same character as the main center.

Low-Maintenance

4.516 The landscape design for commercial and industrial side and rear yards should use low maintenance landscape materials. No dead space should be created in which litter can accumulate or which would be a safety hazard. The use of drought-tolerant landscape materials is encouraged.

4.52 Street Trees

4.520 Street trees are required for every development and should be planted at a maximum 30 feet on-center. Minimum size is 15 gallon. Species are to be as specified in the City Street Tree Master Plan, with some consideration of the established street trees in the vicinity of the project site.

4.521 Street trees should be planted at a minimum 2 feet from the face of curb or where a planter strip is wider than 4 feet along the center line of that strip.

4.522 Where street trees are proposed in an area with a monolithic sidewalk wider than 4 feet, tree grates shall be used to protect the base of the tree and provide for pedestrian safety. If the

sidewalk is 4 feet or less, trees shall be planted behind the sidewalk; be planted between 2 and 4 feet behind the sidewalk.

- 4.523 Street trees shall not be planted within the required visibility triangle at the intersection of two streets.

4.53 Grading and Drainage

4.530 The design of a grading plan should not only function in the practical sense by directing storm water or run-off to an adequate downstream facility, but also in the aesthetic sense by interjecting a third dimension into the landscape. This should be accomplished through the use of berms, terraces, mounds, etc., which would provide increased screening, visual accent, and topographic relief especially to flat development sites.

4.531 Positive drainage away from all planting areas should be provided and indicated on the grading plans. When necessary or in order to protect existing landscape material underground drainage facilities may be required and should be included on the landscape plans.

4.532 Drainage systems should be provided for all raised planters. For planters and landscaping on podiums or post-tensioned slabs specific waterproofing and drainage systems should be submitted for approval.

4.533 Surface drainage of landscape areas across pedestrian walks, driveways or parking areas shall be minimized as much as possible.

4.534 The maximum recommended grade for a turfed slope is 4 to 1; with 3 to 1 slopes permitted as deemed appropriate by the Design Review Board.

4.54 Types of Plant Materials

4.540 The use of drought-tolerant plant species is encouraged.

4.541 Plants shall be carefully selected for

windbreak, accent, erosion control, etc. The landscape plans should be drawn to reflect the mature size of the plant at 7-10 years of age, to prevent the need for excessive maintenance because plants have been located too close together.

4.542 All landscape stock should be inspected by the project landscape architect prior to installation. No root bound plants or plants which show the effects of insect or disease infestation should be used. Only healthy, well- formed, normal, and vigorous plant material should be used. Verification of approval of the landscape stock by the landscape architect may be required as a condition of Design Review Board approval.

4.543 Where a turf area is in a highly visible location sod shall be used to establish an immediate turf cover.

4.544 Tree and shrub plantings should be grouped together in order to create strong accent points and reinforce the functional concept of the site design. Landscape planting should help define site and building entries, parking areas, open and recreation areas, and create the transition from street edge to development site.

*Use of
Plantings*

4.545 Shrubs should be a minimum 5 gallon size and trees a minimum 15 gallon. The size of some trees should be increased to provide a more immediate impact, with up to 25 % of the total trees larger than 15 gallon size. If the project has required removal of mature trees, more than 25% of the new trees may have to be larger than 15 gallon size. The larger size material should generally be used at project entries, along the street frontage or where a more immediate landscape screen is desired.

Size

4.546 Trees should be planted in all parking areas at a rate of one tree for each 5 full or 6 compact parking spaces. Trees shall be located in planters which parallel the row of parking spaces having a minimum width face

of curb to face of curb of 4-1/2 feet. The size of planters next to carports shall be determined by the allowable carport length as specified by the Building Code, however, uninterrupted carports of more than 6 full size parking spaces are discouraged.

- 4.547 Where multi-car garages on "tuck under" parking spaces abut pavement (driveways or parking aisles) landscape planters or vine pockets of adequate width shall be provided. Wherever possible a planter large enough to accommodate a tree and shrub planting should be provided.
- 4.548 Shrub plantings with a minimum height of 3 feet should be planted at the head of parking stalls to prevent headlight glare from affecting City Streets or adjacent residential uses.

4.55 Non-Plant Materials

- 4.550 A concrete curb shall be used to separate all planters from paved walks, streets, parking and loading areas.
- 4.551 The two foot overhang of a parking space should be covered with an inorganic or organic mulch or low-growing material and should not count as a required setback or landscape area, nor indicated as such on the landscape plans.
- 4.552 All planting beds should be mulched with an appropriate organic material to a depth which will help retard the growth of weeds and maintain the moisture content of the soil.
- 4.553 All planting beds should be separated from lawn or other soft surface areas through the use of an appropriate edging or header material.
- 4.554 Designs for swimming pools should indicate the depths of the pool, all service areas, restrooms, arbors, fountains, paving materials, fences and any other features associated with the pool. Location of a shaded lawn area within a pool complex is encouraged.

4.56 Maintenance

- 4.560 All landscaping shall be installed in accordance with a plan approved by the Design Review Board, and a Landscape Maintenance Agreement with the City shall be recorded prior to issuance of a building permit to assure continuing maintenance. Both plantings and Maintenance Agreement shall apply to all areas behind the curb line of street.
- 4.561 A minimum 60-day maintenance period shall be furnished for all landscape installations by the installing contractor. Dead, dying or diseased material should be replaced as soon as possible.
- 4.562 All landscape installations should include an automatic irrigation system. All components shall be located underground, however if back-flow preventers or any other above ground installations are required, they should be located in shrub and/or ground cover areas to help screen them from view. Sprinkler heads shall be located and of such a type to throw water away from walks, parking areas, fences and buildings. Recommended irrigation systems should include water conserving devices including such elements as low volume irrigation heads, drip emitters, bubbler emitters and other low-flow components. Separate irrigation circuits should be provided for varying conditions such as: turf and non-turf planted areas, slope areas, differing exposures. Compatible precipitation rates should be used on a given valve or circuit. The irrigation system shall be designed to prevent excessive overspray on non-planted areas.
- 4.563 That area under the dripline of all existing trees which have been designated as significant shall be fenced prior to commencing any site preparation, grading or construction activities at the site. This is to prevent soil compaction at the base of the tree and to prevent mechanical damage to the tree itself. Other

measures for tree protection as recommended by the arborists report may be approved by the Design Review Board.

- 4.564 Landscape plans and installations shall provide for weed control, soil preparation including amendments and fertilizers, staking of trees to maintain a straight upright character, mechanism for attaching vines to the structure on which they will climb, weed control, and any other measures necessary to ensure the design intent of the landscape plans.
- 4.565 Regular maintenance should insure the health of the landscape material, the intent of the design and preservation of the natural form and character of the plant. Landscape plans which are based on mature plant sizes and use the appropriate plant for the desired effect should require less maintenance.
- 4.566 The use of artificial turf or plants as a low maintenance material is not acceptable.
- 4.567 Proper preparation of the soil in planting areas is best when done prior to the installation of the irrigation system.
- 4.568 Irrigation and drainage systems which must penetrate a post-tensioned slab should comply with the requirements of the uniform plumbing code. Heads, risers and supply lines should be located under the slab and within the planter areas, never on the outside of the planter where they could pose a hazard, be susceptible to damage or be visually distracting.
- 4.569 Prior to the issuance of a Certificate of Occupancy a final inspection of landscape installation by the Planning Department is required. This is to insure that all materials, structures and systems have been installed and are in good condition and working order.

4.6 PARKING

4.60 Vehicle Circulation

4.600 The distance between parking areas and building entrances should generally not exceed 300 feet.

4.61 Space Requirements

4.610 Comply with all General Requirements of Municipal Code Section 10823 (A) and (B).

*4.611 Two feet of the required length of a parking space may overlap a walkway if the walkway has a minimum width of six feet.

4.612 Parking areas should be located in close proximity to the proposed buildings. The parking design should use smaller scattered lots where possible, not large areas which dominate the site.

4.613 Guest parking should be provided in safe, convenient, and logical locations throughout residential developments.

4.62 Screening

4.620 Parking areas adjacent to required front or exterior side setback areas should be screened to a level of approximately 30 inches, using berms, solid walls or fencing, dense shrub material, or features such as trellises.

4.621 Where parking abuts an adjacent residential use, parking shall be screened by a 6 foot solid wall or heavy timber fence, plus a tree screen. Parking for non-residential uses should be separated at parcel lines by approximately 5 feet of landscaped area. (See also Section 4.29 on Fencing.)

4.63 Joint Access

4.630 On arterial streets driveways allowing joint access to more than one property should be provided wherever feasible; unnecessary existing driveways should be eliminated.

Walkways

Heavy Fence

4.64 Covered Parking

4.640 Carports should be complimentary to the architectural character of the project and harmonious in appearance and finish. The design of the carport shall provide a level of detail and consistency with the design vocabulary used for the principle structures of a development. All wood or metal surfaces should be finished with a protective coating.

Carport Roofs

4.641 Flat carport roofs are not encouraged, especially where visible from public streets or other public areas. Carports of a premanufactured nature are generally found not to be acceptable. Design of carport roofs should complement the main building but should not be designed to become a strong visual element which would detract from the architecture of the main building.

4.642 Supports for carports must be made of a durable and easily maintained material which is not susceptible to damage from vehicles.

4.643 Where sides of carports and parked vehicles are visible from a public street, non-plant screening shall be provided. Screen may be required on other highly visible locations.

4.644 Where carports face a city street or as may otherwise be viewed by the public, the carport shall be physically screened through the use of landforms. This may be accomplished by depressing the carport or creating berms. In either case the solution shall complement and be consistent with the grading and landscape plans for the entire project.

Planting

4.645 Grade-level parking spaces located under residential buildings ("tuck-under" parking) shall be located so as not to be visible from a city street or as may otherwise be viewed by the public. The interior of these spaces shall be finished with the same materials as the exterior of the building, or complementary colors. The color shall be considered as part

of the overall project color palette and shall be non-reflective. Exposed light bulbs or fluorescent tubes shall not be allowed; all lighting fixtures shall have lenses. The use of garage doors at entries to these spaces is preferred; however, architectural detailing at the entry and support columns to these parking areas consistent with the scale and character of the building may also be considered by the Design Review Board. The use of landscape materials such as vines and trellises may also be appropriate mitigations.

4.65 Special Landscaping Requirements

4.650 Provide decorative tiles or textured pavement treatment at driveways and main pedestrian entries to the building(s).

4.651 Where pedestrian walkways are required within the parking lot for commercial or office structures, the walkways shall be of a textured concrete or similar finish for both aesthetic and functional directional purposes.

4.652 Provide tree and shrub planting within planters on the top floor of parking structures. Location and design will be dependent upon size, location, and design of structure(s). Parking surface should be colored to reduce glare and enhance the view from above.

4.653 Provide landscape planters or espalier plantings on the exterior walls of parking structures. Location and design of these plantings will be dependent upon the size, location, and design of the structures.

4.654 If covered parking structures for multiple residential garages and carports are located along public rights-of-way, provide a screen wall and/or a bermed landscape or similar treatment to soften their visual impact from these thoroughfares.

4.7 SIGNAGE

Minimum standards and regulations for signs are contained in the Concord Municipal Code, Article VII, Chapter 4. That chapter includes definitions, area calculations, location restrictions, permit requirements, specific regulations for zoning districts and regulations for specific types of signs.

The guidelines listed below go beyond the minimum standards to address particular design characteristics, such as the quality and appropriateness of materials, as they will be viewed in the design review process. The objective is to fully integrate the design of signage with the design of all other aspects of all projects.

4.70 Area Permitted

The area of signs permitted will vary according to land use, location and type of sign, as provided in the Municipal Code. Regulations are most restrictive for residential use, least restrictive for Central Business activities, though high quality of design is required in all cases.

Sign areas permitted by the Code refer to total area visible from a single point; double-faced signs are permitted without penalty. Signs placed on opposite walls of a building (not simultaneously visible from any point) will be considered as double-faced signs.

4.71 Types Permitted

Generally the Municipal Code regulations favor signs on walls, windows and awnings as opposed to roofs or free-standing locations. Greater restrictions are placed on ground-mounted identity signs, projecting signs, roof signs and changeable copy signs.

4.710 Wall signs. Letters or symbols individually mounted on a wall, fascia or parapet are favored. Cabinet signs mounted on the face of a wall may be acceptable if they are judged appropriate to the architectural design of the project. Signs may be painted directly on a wall surface if they are well-executed and complementary to the architectural design.

Types

4.711 Ground signs. Ground signs are generally restricted to major developments in need of identification from arterial streets. When such signs are permitted they must be of a low-profile design (wider than high), should reflect the design, scale, color and materials of the building identified, and are to be integrated into the landscape design.

Ground signs should identify only the name of the building or complex and the street address. Listings of tenant names are generally not acceptable and may be permitted only by special authorization of the Planning Commission.

4.712 Projecting signs. Signs mounted perpendicular to a wall should be located under a canopy or other cover. Other locations for projecting signs are discouraged.

4.713 Roof signs. No signs are allowed above the ridge or parapet lines of buildings. Signs may be mounted on a sloping roof element of a single-story building, so long as they consist of individually mounted letters or symbols, are mounted behind the forward edge of the roof, and are in the lower portion of the roof slope. Signs of this type will be considered appropriate only for major tenants of a retail center.

4.714 Changeable copy signs. Changeable copy signs are discouraged except for small bulletin boards for public and religious purposes, and for theatres and other performance facilities.

4.715 Awnings. Signs painted on awnings may be preferred in some cases, but they should avoid duplication of adjacent signs. Awning sign area will be included in allowable sign area. Graphic material is limited to 25% of the awning surface. Signs of other materials such as plastic, wood or metal should not be mounted on fabric awnings.

4.716 Window signs. Creative window signs, oriented to pedestrians in

business areas, are often the best solution. Materials may include gold leaf or other paint and neon tubing, but should not include brand name advertising signs. The Municipal Code limits the area of a window which may be covered by signage. The Design Review Board may impose more specific limits in any particular case.

4.717 Vending machines should not function as signs. (See Section 4.273)

4.72 Coordination with Architecture

Projects which will require identification of the whole or its parts must be designed with consideration of the placement and quality of signage.

4.720 If a sign is needed, a place for a sign should be designed into the building elevation.

4.721 A comprehensive sign program, stated in graphic and verbal terms, must be approved by the Design Review Board prior to issuance of building permits (except in residential projects where no signage is contemplated). A sign program must at a minimum identify the size, location and number of signs, and the general rules for materials and illumination. A range of acceptable colors, complementary to the building's palette, should be specified. Graphic details, including letter styles, should be provided as part of the sign program.

*Required
Program*

4.722 High quality materials and finishes are required, consistent with the architecture of the project. Acceptable materials include wood, metal, stone, glass, ceramic and plastic materials, with various finishes. Acrylic sign faces should generally be flat; bubble-type faces or letters are not acceptable. Applied letters should be trimmed or otherwise finished at the edges. All mounting hardware and electrical apparatus must be concealed.

4.73 Sign Content

The content of signage will normally be limited to tenants' names and/or logos. Signage should not include advertising slogans or brand product names, unless they are a part of the business name. Lettering should be chosen for legibility, appropriateness to the image of the business, and with regard for consistency with neighboring signs, especially any on the same site.

4.74 Illumination

Illumination may be internal, or from a concealed external source. Surface brightness or lighting intensity beyond what is necessary for legibility is discouraged.

Illumination should be appropriate to site activities; residential use will require a lower level than commercial. The level of illumination should be keyed to the distance from the viewer; some businesses far removed from a street may need a higher level.

*Illumination
Level*

Where the full sign surface is illuminated, light letters with a darker background is the preferred treatment. Indirect illumination, such as backlit or halo effects, are encouraged.

4.75 On-Site Directional Signs

Design of parking and other informational or directional signs shall be consistent with the overall graphics program, including any monument ground sign.

Directions for tenant identification should be placed to be read by motorists entering the site, but must not be placed to attract attention from the street.

4.76 Special Signage Situations

4.760 Buildings over 40 feet in height may have a maximum of two signs, on opposite sides, at the parapet level. Such signs shall be integrated with the design of the building, especially its top, in terms of scale, color, and articulation. Signs may not project outward from the wall or above the top of the parapet. The size may

not exceed 10% of the surface of a wall area defined by the top of the windows of the highest floor and the parapet line.

Building-top signs should identify the name of the building or a single major tenant only. Logo designs are favored over names.

4.8 UTILITIES

4.80 Contact Utility Providers

4.800 Project sponsors are expected to contact utility providers as early in the design process as possible to be sure all needs are accounted for in the design submittal, particularly as regards concealment of equipment and facilities. All sizes and locations of facilities visible from the exterior of a building must be determined prior to issuance of a building permit.

4.81 Concealment of Facilities

4.810 Utility apparatus shall be concealed within buildings or in underground vaults as may be appropriate, except where unusual circumstances exist. Meters are required to be enclosed within structures, or effectively screened with non-plant material where enclosure is not feasible. Utility service lines shall be underground or otherwise concealed; no conduit will be permitted to be exposed on building exteriors.

4.9 DESIGN GUIDELINES FOR THE NORTH TODOS SANTOS NEIGHBORHOOD

PURPOSE

The North Todos Santos Neighborhood is comprised largely of residential structures which date from a fifty-year period of 1880-1930. Architectural styles include Italiante, Queen Anne, Craftsman, Bungalow, Mission, and others, mostly applied to houses of modest scale.

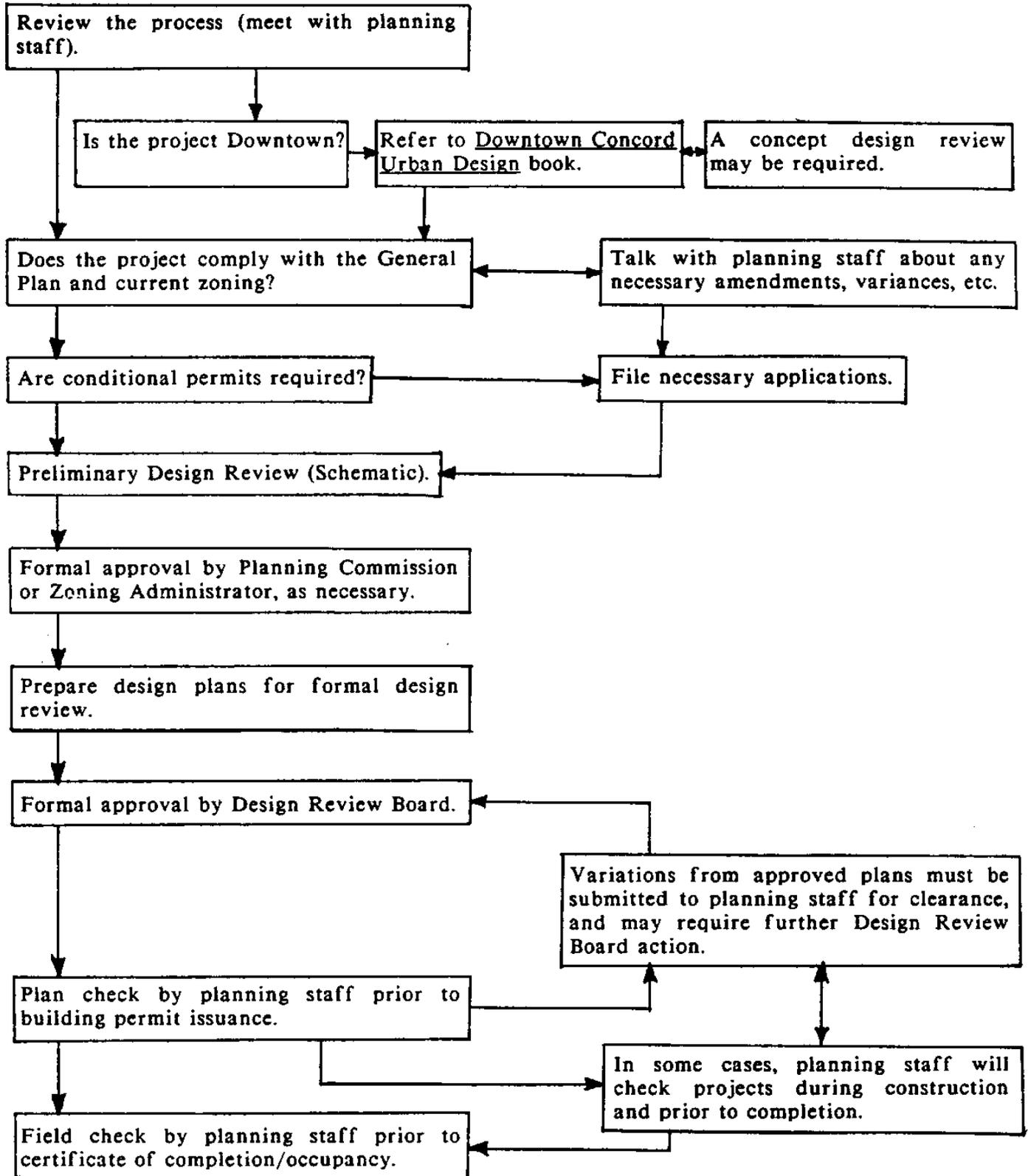
The purpose of these guidelines is to assure that new development of multi-family and office buildings will fit comfortably into the neighborhood without overwhelming the older buildings. It is desirable to see new buildings blend into the existing environment. The late 19th- and early 20th-century buildings will set the norm. However, the guidelines are not intended to suppress good contemporary design using appropriate and economical material, nor are they intended to encourage cheap historical imitations. A statement from the "Todos Santos Design Vocabulary" (which was developed for areas to the south of this neighborhood) is appropriate here also:

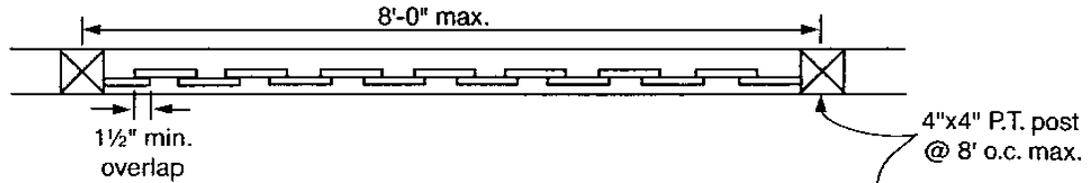
"Absolute uniformity, nor historical re-creation of a singular style, is not the aim. Quite the opposite. It is a highly contextual aim--to weave or knit together old and yet-to-come buildings into a whole environment."

GUIDELINES

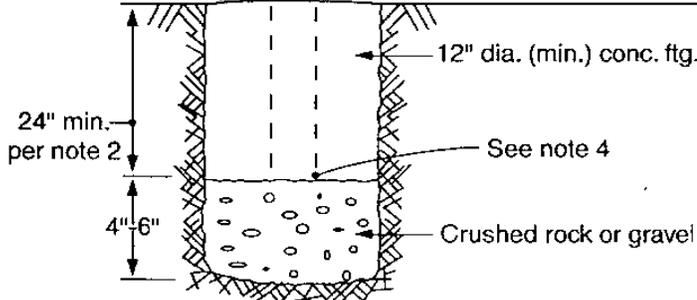
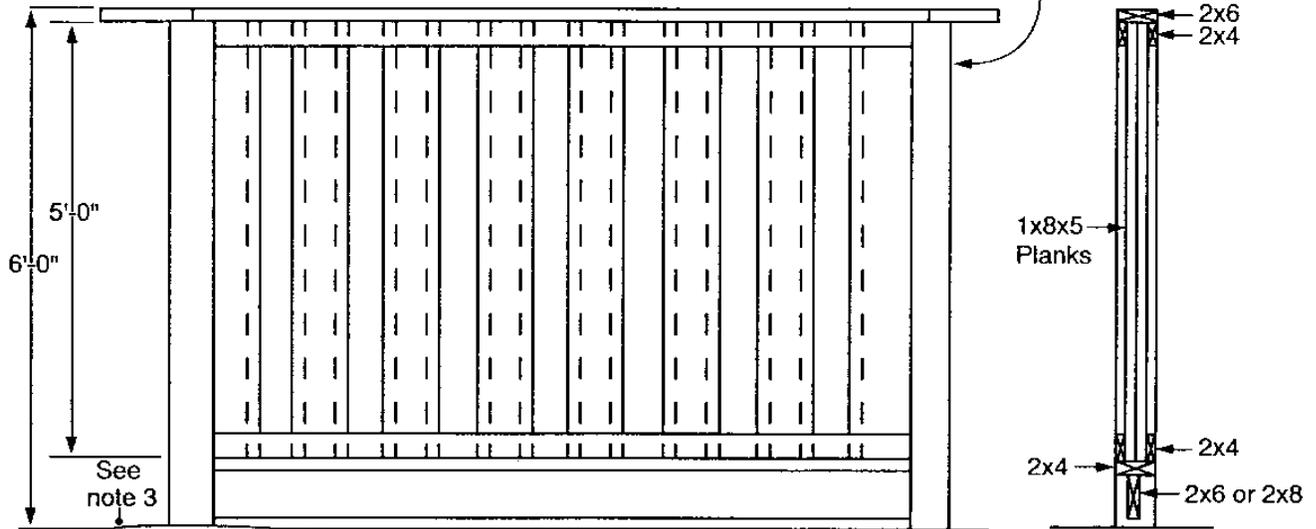
1. Building Mass -
 - a) Large projects should be articulated in units of residential scale, either as separate buildings or as distance wing elements; residential scale will be particularly important near site boundaries and street.
 - b) Wall lengths greater than 50 feet should be interrupted by projections, indentations, or changes of direction.
 - c) Effects of relatively high, non-residential floor-to-ceiling heights should be offset by "scale-giving" elements such as porches, trellises, window projections, and lowered cornice or fascia lines.
2. Roof Forms -
 - a) Gable or hip roofs are most appropriate. Complex forms, such as combinations of gables and hips, may help reduce the apparent scale of large buildings.

- b) Mansard, shed, and flat roofs are discouraged.
 - c) On street facades of multi-story buildings, it will generally be appropriate for the roof to slope away from the street in order to reduce the apparent mass.
3. Windows - Especially along street facades and other highly visible walls, windows should be used as sculptural elements, with expressed sills, lintels, or other trim. Such historical elements as bay windows and French doors may be used to good effect.
4. Building Entries - Entries should be used as important design features, to suggest "welcoming, domestic" qualities. Residential scale should be maintained in the design of entry features.
5. Decorative Elements -
- a) Details such as mouldings, brackets, projecting rafters, etc., are encouraged. Inspiration should be drawn from examples of buildings existing in the neighborhood.
 - b) Elements and materials should be appropriately scaled to the mass of the proposed building.
6. Landscaping -
- a) Landscape materials and arrangements should reflect a traditional residential character.
 - b) Landscaping will extend to the curb line. Shade trees will be required along the street edge.
 - c) Where parking areas are exposed to view from a street, shrubbery will be used to minimize the view of parked cars and pavement. Parking areas will be required to be screened along all property line perimeters using trees, shrubs, or vines as appropriate.





PLAN SECTION



**FENCE DETAILS
N.T.S.**

NOTES:

1. Contractor is NOT to "toenail" at top and bottom.
2. 24 in. footing depth unless determined otherwise by registered civil or structural engineer based on soil type.
3. Top of concrete footing shall extend above finish grade and slope away from post to shed water and minimize rot.
4. Bottom of post shall rest on crushed rock or gravel to assure drainage and resist rot.
5. 4"x4" post shall be pressure treated (P.T.).

EXHIBIT "A"

CITY OF CONCORD

Approved by Design Review Board
revised 1998

RESIDENTIAL FENCE