RODEO REDEVELOPMENT AREA PLANNED UNIT DEVELOPMENT
ZONING CODE AND DESIGN GUIDELINES

ADOPTED JULY 25, 2005
Acknowledgements:
One generation plants the trees; another gets the shade - Chinese proverb

Adopted by Contra Costa County Board of Supervisors:
- Gayle B. Uilkema, District 2 (Rodeo’s Supervisor)
- John Gioia, District 1
- Mary Peipho, District 3
- Mark DeSaunlier, District 4
- Federal Glover, District 5

Recommended for approval after many hours of work by the Rodeo Municipal Advisory Council
- Diane Leite, Chair
- Bill Bennett, Vice-chair
- Patricia Mullely, Secretary
- Donna Tanguay
- Larry Casagrande
- Lyn Velerro
- Jim Gray
- Gerardo Escalada
- Jim Machado

A special “Thank You” to all the community members who took time to read, review, and recommend improvements to the Rodeo P-1.

Staff working on the project include:
- James Kennedy, Director of Redevelopment
- Dennis Barry, Community Development Director
- Kristine Solseng, Rodeo Redevelopment Project Manager
- Ann Cheng, Redevelopment Project Manager
- Maureen Toms, Principal Planner
- Aruna Bhat, Principal Planner
- Robert Drake, Principal Planner
- Maureen O’Shea, Planner
# Table of Contents

## I  Introduction
- Purpose and Applicability of Design Guidelines
- How do I use this document?

## II  Context
- Outlines basic standards for development in the Rodeo community based on Land Use Designation
- How do I use this document?

## III  Maps
- General Plan Land Use, 2004 Aerial Photo, Watersheds, USGS topoquad, Bay Area Context and Parcel Book Boundaries.

## IV  Land Use Matrix
- Outlines allowable uses in the Rodeo community based on Land Use Designation.
- Can I develop housing or locate a business here? What type of permit is required?

## V  Development Standards
- Describes the building envelope according to Land Use Designation, Parking Requirements, Live/Work Units, Second Units and Public Art.
- How big can I build it? What are the setbacks, height restrictions, and parking requirements?

## VI  Conditions of Approval
- Provides a list of required standards and provisions for any development in the Rodeo community. Explains the difference between permit types, appeals process, time limits, etc.
- What to read before submitting any application for review by the Community Development Department.

Table of Contents is continued on the next page
# Table of Contents

## VII DESIGN GUIDELINES

Provides guidelines for development in Rodeo to implement goals of the Specific Plan

- A. Building Placement and Orientation
- B. Pedestrian and Bicycle Linkages
- C. Parking Lots
- D. Landscaping and Drainage
- E. Service Areas and Utilities
- F. Facade Design

SPECIAL SECTION - Willow and Hawthorne Site

- G. Signage

H. Residential Guidelines

SPECIAL SECTION - Rodeo’s Residential Architecture

- I. Industrial Guidelines

J. Marina Guidelines

K. Public and Institutional Development

## VIII APPENDIX

Where can I find additional tools and information referenced in this document?

- A. Permit Application
- B. Fee Schedule
- C. Example Plot Plan
- D. Additional Permitting List
- E. Helpful Contacts and Web Links
- F. Glossary
- G. Sample First Source Hiring Agreement
- H. Public Art Application
- I. Artist Waiver of Proprietary Rights
I. INTRODUCTION

The Rodeo Planned Unit Development Zoning Code (Rodeo P-1) provides development policy to promote Rodeo’s small town, waterfront, and artistic character.
I. INTRODUCTION

The Rodeo Planned Unit Development Zoning Code (Rodeo P-1) provides development policy to promote Rodeo’s small town, waterfront, and artistic character.
Purpose
The purpose of the Rodeo Planned Unit Development (P-1) is to establish a zoning code that promotes Rodeo’s unique character while providing property owners and developers with an easy to use guide for development in Rodeo that will:

- Achieve the community’s goals to enhance Rodeo’s small town, waterfront, and artistic character
- Streamline the entitlement process
- Increase certainty for entitlements
- Promote economic vitality through attractive development

The Rodeo P-1 is a product of sound site planning and design practices within Contra Costa County, examination of the existing conditions, and community input through a community workshop.

Applicability
The Rodeo P-1 applies to all development within the Rodeo Redevelopment Project Area. The Rodeo P-1 implements the policies identified in the Contra Costa County General Plan (the “General Plan”) and the Rodeo Downtown/Waterfront Specific Plan (the “Specific Plan”).

All applications are subject to the provisions contained in the General Plan and the Contra Costa County Zoning Ordinance.

Applicants within the Specific Plan area should also refer to the Specific Plan document for important information on land use and other development regulations. The boundaries of both the Redevelopment Project Area and the Specific Plan are shown in the General Plan Map.
How to Use the Rodeo P-1 Document

START HERE: Gather basic information about your property.

- Application Permit Center
- Planning Hotline 925-335-1381
- www.cccmaps.org
- Find out: General Plan Designation, APN, Flood Plain location, etc.

What requirements are there for this project?

Development Standards Matrix - shows building setbacks, height, parking, and landscaping requirements.

Conditions of Approval - provide the explicit legal requirements of any project.

Design Guidelines - Every project has a design element, the Design Guidelines shows recommended sign, architectural, and site design features.

Section V

Section VI

Section VII

What are you allowed to do with your land?

Look up allowable uses in the Land Use Matrix (Section IV) of the Rodeo P-1 Document.

What types of permits are required?

<table>
<thead>
<tr>
<th></th>
<th>Fees</th>
<th>Public Hearing</th>
</tr>
</thead>
<tbody>
<tr>
<td>n</td>
<td>Not Allowed</td>
<td>NA</td>
</tr>
<tr>
<td>p</td>
<td>Permitted Use - no planning permit needed, still may require building permit</td>
<td>No</td>
</tr>
<tr>
<td>A</td>
<td>Administrative Permit</td>
<td>Yes</td>
</tr>
<tr>
<td>L</td>
<td>Land Use Permit</td>
<td>Yes</td>
</tr>
<tr>
<td>D</td>
<td>Development Permit</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Fill out application and submit appropriate form for staff review.

Permit Application Form

Appendix A
How to Use the Rodeo P-1 Design Guidelines

The Design Guidelines were adopted as part of the Rodeo Downtown/Waterfront Specific Plan. They have been revisited, expanded, and organized as part of the Rodeo P-1 planning process. The design guidelines offer additional direction in meeting Rodeo’s development goals. The following briefly outlines the organization and tools included in the Rodeo Design Guidelines.

Organization

The Design Guidelines consist of a design principle, followed by recommended implementation steps to meet the desired principle. Additionally, a number of visual tools are included to enhance understanding of the design principle.

Example of Design Guideline Page:

Section Title on every header

Section Title at the beginning of section.

Design Principle

Implementation Steps

Visual Aids - see below for various types of visual aids

Types of Visual Aids

Comparison between a designed feature inconsistent with the design principal and one that follows the recommended implementation steps.

Tips to help applicants find additional resources or hints to accomplishing design principles.

Collections of images that illustrate a particular design technique or principle.

Diagram A.2 - Pedestrian versus auto-oriented development.

Image A.2 - Pedestrian friendly building placement.

Visualization B.1 - Orienting development towards the Creek

Images, Diagrams, and Visualizations also help illustrate design principles. Images are pictures or drawings, diagrams are technical drawings, and visualizations illustrate a principle by drawing a diagram on an image.
Rodeo P-1 Permit Process

**Administrative Permit Granted**
Staff prepares a recommendation for the Zoning Administrator to review and approve (or deny). Approved plans are stamped and permit is issued.

**Determine Project Type**

**Research Development Standards, Conditions of Approval (OA’s), and Design Guidelines**

**Submit Project for Review**
Provide complete Application packet with forms and fees.

**Staff Reviews Proposal**
Does Project comply with DG, DSM, COA?

**Is application complete?**

**Environmental Review (CEQA)**
Staff conducts initial study of project effects on the environment. Additional information or research (including preparation of an EIR) may be required based on the initial study.

**Staff Recommendation**
Staff will prepare a staff report about the project, with a recommendation for approval or denial.

**Public Hearing**
Project is scheduled for a public hearing at either the Zoning Administrator, the Planning Commission, or the Board of Supervisors. Neighbors within 300 ft. of property are notified. The hearing body reviews project and also decides if the project complies with policy.

**Yes**

**No**
Project is revised by applicant and resubmitted for staff review.

**Project May be appealed to either the Planning Commission or the Board of Supervisors. Project may require some revisions as part of the appeal process.**

**No**

**Yes**

**10 day APPEAL Period**
Members of the public or the applicant can appeal to the decision to the Planning Commission (or Board of Supervisors). If there is no appeal, the approval is effective. If there is an appeal, the application will be heard at another public hearing.

**Project Complete**
- Planning inspection for condition of approval compliance.
- Final Occupancy granted by Building Inspection.

**Submit project to Building Inspection for Building Permits if needed.**
Fees collected and 3 sets of plans planning approved plans are submitted for structural review.

**Staff Recommendation**

**Administrative Permit**

**Land Use or Development Permit**
II. CONTEXT

Rodeo has developed and maintained special qualities over the many decades of its development. This section identifies qualities and outlines basic principles for new development to enhance Rodeo’s character.
II. CONTEXT

Rodeo has developed and maintained special qualities over the many decades of its development. This section identifies qualities and outlines basic principles for new development to enhance Rodeo’s character.
Geography

Rodeo is situated along San Pablo Bay, just south of where the Sacramento River delta empties into the bay. The last mile of Rodeo Creek runs through the Redevelopment Area, emptying its 6,657-acre watershed into San Pablo Bay at the Rodeo Waterfront. The highest point within the watershed is 1,100 ft.

History

For thousands of years, the Ohlone Indians inhabited the area known today as Rodeo. Spanish explorers rediscovered the area in 1776. Rodeo was part of the El Pinole land grant with cattle and sheep grazing its hills.

The community known today as Rodeo was founded in 1890’s when the Union Stockyard Company of San Francisco built a company town that supported a cattle stockyard and meat-packing plant. Rodeo (pronounced Ro-day-o) gets its name from the cattle, sheep, and hog round-ups (also known as rodeos), which took place at the stockyards.

The late 1800’s saw the end of meat packing in Rodeo and the advent of the petroleum and refining industries. In 1895, Union Oil Company purchased land and a wharf. Soon after, the refinery that has operated for more than 100 years in Rodeo was established.

The Rodeo waterfront once welcomed ferry boats from Vallejo filled with commuters. Later it was a recreation destination for those who came to Rodeo for its renowned striped bass fishing. The waterfront and its renowned fishing continued to be an attraction until the 1980s, when siltation made it difficult to enter the local marina.
Rodeo Redevelopment Area Planned Unit Development

Key Community Features - See location of community features on the community feature map in Section III - Maps

![Lone Tree Point Park](image1)

![Rodeo Waterfront](image2)

![Historic First Street](image3)

![Rodeo Library](image4)

![Rodeo Creek](image5)

![Rodeo Hills Elementary School](image6)

**Design Principles**

- Preserve, enhance, and capture Rodeo’s small, historic, waterfront community character.
- Provide visual continuity along street frontages.
- Encourage community interaction and pedestrian activities through design.
- Promote non-auto transportation such as walking, bicycling, and public transportation.
- Respect and enhance Rodeo’s natural environment.

**Implementation**

- Minimize the visual impacts of parking.
- Avoid visual clutter.
- Use high quality material and craftsmanship.
- Incorporate Rodeo’s historic elements into design.
III. Maps

General Plan Land Use Designations
Development Constraints - Elevation Contours, Flood Plain, and earthquake fault lines
Color Aerial Photo & Community Features
USGS Topographic Map
III. M A P S

General Plan Land Use Designations
Development Constraints - Elevation Contours, Flood Plain, and earthquake fault lines
Color Aerial Photo & Community Features
USGS Topographic Map
Legend

- Rodeo Redevelopment Project Area
- Flood Zone
  Please check with Flood Control for most recent Flood Maps
- Fault Lines
  There are no major fault lines in Rodeo
- Elevation Contours

Map created 1/15/2005 by Contra Costa County Community Development, GIS Group
651 Pine Street, 4th Floor – North Wing, Martinez, CA 94553-0095
37:59:48.455N 122:06:35.384W

This map was created by the Contra Costa County Community Development Department with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization’s tax rate areas. While obligated to use this data, the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.
1. Rodeo Waterfront
2. Lone Tree Point Park
3. Historic First Street
4. Rodeo Library
5. Rodeo Hills Elementary School
6. Rodeo Creek
The Land Use Matrix outlines allowable uses and the permitting requirements based on the General Plan Land Use Designation. The General Plan map shows the land use designations in Rodeo.
IV. LAND USE MATRIX

The Land Use Matrix outlines allowable uses and the permitting requirements based on the General Plan Land Use Designation. The General Plan map shows the land use designations in Rodeo.
### Land Use Districts

#### Proposed Land Use

<table>
<thead>
<tr>
<th>Proposed Land Use</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Agriculture</td>
<td>24</td>
</tr>
<tr>
<td>2 Animals</td>
<td>24</td>
</tr>
<tr>
<td>3 Automotive</td>
<td>24</td>
</tr>
<tr>
<td>4 Commercial</td>
<td>24</td>
</tr>
<tr>
<td>4.a Commercial Services</td>
<td>24</td>
</tr>
<tr>
<td>4.b Cultural/Entertainment/Artisan</td>
<td>25</td>
</tr>
<tr>
<td>4.c Food Related</td>
<td>25</td>
</tr>
<tr>
<td>4.d Lodging</td>
<td>25</td>
</tr>
<tr>
<td>4.e Personal Services</td>
<td>25</td>
</tr>
<tr>
<td>4.f Retail Business</td>
<td>25</td>
</tr>
<tr>
<td>5 Manufacturing/Light Industrial</td>
<td>26</td>
</tr>
<tr>
<td>6 Mobile Homes (includes manufactured homes)</td>
<td>26</td>
</tr>
<tr>
<td>7 Miscellaneous</td>
<td>26</td>
</tr>
<tr>
<td>8 Office</td>
<td>26</td>
</tr>
<tr>
<td>9 Public/Semi-Public</td>
<td>27</td>
</tr>
<tr>
<td>10 Recycling Facilities</td>
<td>27</td>
</tr>
<tr>
<td>11 Residential</td>
<td>27</td>
</tr>
<tr>
<td>12 Footnotes</td>
<td>28</td>
</tr>
</tbody>
</table>

### KEY

<table>
<thead>
<tr>
<th>n</th>
<th>Not a Permitted Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>P</td>
<td>Permitted Use</td>
</tr>
<tr>
<td>A</td>
<td>Permitted Use - Requires Administrative Review</td>
</tr>
<tr>
<td>L</td>
<td>Use Requires a Land Use Permit</td>
</tr>
</tbody>
</table>

The matrices on the next few pages list the type of Land Use entitlements required in the Rodeo P-1 Zoning District. A project may also require a Development Permit if it is a:
1. Residential project over 3 units
2. New non-residential project
3. Non-residential additions over 50% of the existing gross floor area or over 10,000 sq. ft.

Uses that are not consistent with the above matrix may be “legal non-conforming uses” if they were established legally. Expansion of legal non-conforming uses requires approval of a land use permit.
## Specific Plan Area

<table>
<thead>
<tr>
<th>CR</th>
<th>MU-2</th>
<th>MU-1</th>
<th>CO</th>
<th>OF</th>
<th>LI</th>
<th>SH</th>
<th>MH, MM, ML</th>
<th>PS</th>
<th>PR</th>
</tr>
</thead>
</table>

### Agriculture
- Agricultural Production: n
- Agricultural Storage: n
- Crop/Tree Farming: n
- Commercial Nurseries: n
- Community Gardens: A
- Greenhouses (Greater than 300 sq. ft.): n
- Horticulture: n
- Nursery Retail/Wholesale: n
- Selling Incidental to Ag.: n
- Temp. Ag. Produce Selling: P

### Animals
- Animal Hospital/Clinic: n
- Aviaries: n
- Dude Ranch: n
- Dog Kennel: n
- Horse Riding Academy/Training: n
- Livestock: (1)
- Poultry: (2)

### Automotive
- Auto Garage: (3)
- Auto Sales: (3)
- Auto Accessories Sales: (3)
- Boat Sales: (3)
- Boat Repair: (3)
- Body Repair: (3)
- Gas Station: L (16)
- Oil Change/Quick Tune-up: L (16)
- Wrecking Yard: (3)

### Commercial
- Commercial Services: (5)
- Appliance Sales and Service: n
- Automatic Teller Machines (ATMs): P
- Check Cashing: n
- Computer Sales: n
- Copy Centers: n
- Equipment Repair: A (16)
- Financial Institutions: n
- Pet Grooming Facilities: n
- Self-Storage: A (16)
- Small Appliance Repair: A (17)

### Key
- n: Not a Permitted Use
- P: Permitted Use
- A: Permitted Use - Requires Administrative Review
- L: Use Requires a Land Use Permit

---

The matrices on the next few pages list the type of Land Use entitlements required in the Rodeo P-1 Zoning District.

A project may also require a Development Permit if it is:
1. Residential project over 3 units
2. New non-residential project
3. Non-residential additions over 50% of the existing gross floor area or over 10,000 sq. ft.

Uses that are not consistent with the above matrix may be “legal non-conforming uses” if they were established legally. Expansion of legal non-conforming uses requires approval of a land use permit.
The matrices on the next few pages list the type of Land Use entitlements required in the Rodeo P-1 Zoning District.

A project may also require a Development Permit if it is a:
1. Residential project over 3 units
2. New non-residential project
3. Non-residential additions over 50% of the existing gross floor area or over 10,000 sq. ft.

Uses that are not consistent with the above matrix may be "legal non-conforming uses" if they were established legally. Expansion of legal non-conforming uses requires approval of a land use permit.
### Manufacturing/Light Industrial

<table>
<thead>
<tr>
<th>Activity</th>
<th>CR</th>
<th>MU-2</th>
<th>MU-1</th>
<th>CO</th>
<th>OF</th>
<th>LI</th>
<th>SH</th>
<th>MH, MM, ML</th>
<th>PS</th>
<th>PR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Book Binding</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Cabinet Shop</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Chem/Petroleum Processing</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Contractors Yard</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Distribution</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Equipment Repair</td>
<td>A</td>
<td>(16)</td>
<td>L</td>
<td>(17)</td>
<td>L</td>
<td>(17)</td>
<td>L</td>
<td>A</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Fabricating</td>
<td>n</td>
<td>(33)</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Freight Terminal</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Light Industry</td>
<td>n</td>
<td>(33)</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>n</td>
<td>(33)</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Metal/Wrking</td>
<td>n</td>
<td>(33)</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Oil and Gas Drilling</td>
<td>(10)</td>
<td>n</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Packaging</td>
<td>n</td>
<td>A</td>
<td>(18)</td>
<td>A</td>
<td>(18)</td>
<td>A</td>
<td>(18)</td>
<td>n</td>
<td>A</td>
<td>n</td>
</tr>
<tr>
<td>Printing/Lithography</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Processing</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Product Dev. And Testing</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Refineries</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Research and Development</td>
<td>(33)</td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Self-Storage</td>
<td>A</td>
<td>(16)</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Trucking Yard</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Warehousing</td>
<td>n</td>
<td>L</td>
<td>(18)</td>
<td>L</td>
<td>(18)</td>
<td>L</td>
<td>(18)</td>
<td>n</td>
<td>A</td>
<td>n</td>
</tr>
<tr>
<td>Welding</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>(18)</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
</tr>
</tbody>
</table>

### Mobile Homes

<table>
<thead>
<tr>
<th>Activity</th>
<th>CR</th>
<th>MU-2</th>
<th>MU-1</th>
<th>CO</th>
<th>OF</th>
<th>LI</th>
<th>SH</th>
<th>MH, MM, ML</th>
<th>PS</th>
<th>PR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caretaker Mobile</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>L</td>
</tr>
<tr>
<td>Family Member Mo. Ho.</td>
<td>n</td>
<td>L</td>
<td>L</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Mobile Home Parks</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Mobile Home Subdivision</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Perm. Mo. Ho/Manf. Home</td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>A</td>
</tr>
<tr>
<td>R.V. Parks or Campgrounds</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>L</td>
</tr>
<tr>
<td>Temp. Mo.Ho. - Owner</td>
<td>n</td>
<td>L</td>
<td>L</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Temp. Construction Trailer</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

### Miscellaneous

<table>
<thead>
<tr>
<th>Activity</th>
<th>CR</th>
<th>MU-2</th>
<th>MU-1</th>
<th>CO</th>
<th>OF</th>
<th>LI</th>
<th>SH</th>
<th>MH, MM, ML</th>
<th>PS</th>
<th>PR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Structures</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Helpert (31)</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Outdoor Storage (11)</td>
<td>A</td>
<td>(16)</td>
<td>L</td>
<td>L</td>
<td>n</td>
<td>L</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Signs - Accessory (26)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>A</td>
<td>n</td>
</tr>
<tr>
<td>Signs - Non-accessory (32)</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Temporary Use (34)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>L</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>L</td>
</tr>
</tbody>
</table>

### Office

<table>
<thead>
<tr>
<th>Activity</th>
<th>CR</th>
<th>MU-2</th>
<th>MU-1</th>
<th>CO</th>
<th>OF</th>
<th>LI</th>
<th>SH</th>
<th>MH, MM, ML</th>
<th>PS</th>
<th>PR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Admin/Exec. Offices</td>
<td>A</td>
<td>(16)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>(18)</td>
<td>n</td>
</tr>
<tr>
<td>Business/Professional</td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>(18)</td>
<td>n</td>
</tr>
<tr>
<td>Medical Clinics</td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Medical/Dental Offices</td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Multi-Tenant Offices</td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Professional Offices</td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Research Laboratories</td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>L</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
</tbody>
</table>

**KEY**

- **n** Not a Permitted Use
- **P** Permitted Use
- **A** Permitted Use - Requires Administrative Review
- **L** Use Requires a Land Use Permit

The matrices on the next few pages list the type of Land Use entitlements required in the Rodeo P-1 Zoning District. A project may also require a Development Permit if it is:

1. A residential project over 3 units
2. A new non-residential project
3. A non-residential addition over 50% of the existing gross floor area or over 10,000 sq. ft.

Uses that are not consistent with the above matrix may be "legal non-conforming uses" if they were established legally. Expansion of legal non-conforming uses requires approval of a land use permit.
# Rodeo Redevelopment Area Planned Unit Development

## Land Use Matrix

### Key
- **n**: Not a Permitted Use
- **P**: Permitted Use
- **A**: Permitted Use - Requires Administrative Review
- **L**: Use Requires a Land Use Permit

### Public/Semi-Public

<table>
<thead>
<tr>
<th>Land Use</th>
<th>CR</th>
<th>MU-2</th>
<th>MU-1</th>
<th>CO</th>
<th>OF</th>
<th>LI</th>
<th>SH</th>
<th>MH</th>
<th>MM</th>
<th>ML</th>
<th>PS</th>
<th>PR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cemeteries</td>
<td>(30)</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>L</td>
<td>n</td>
</tr>
<tr>
<td>Child Care (14 or less)</td>
<td></td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>P</td>
<td>A (18)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Child Care (15 or more)</td>
<td></td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>L</td>
<td>A (18)</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>n</td>
</tr>
<tr>
<td>Churches/Schools</td>
<td>A (16)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>A (24)</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Crematorium</td>
<td>(30)</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>L</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Hospitals/Inst.</td>
<td></td>
<td>n</td>
<td>L</td>
<td>L</td>
<td>A</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Museums</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>A</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Parking lots</td>
<td>(12)</td>
<td>P</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Public Buildings</td>
<td></td>
<td>P</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>P</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Public Parks</td>
<td></td>
<td>P</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Public Utilities/Pipelines</td>
<td></td>
<td>A</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Quasi-Public Facilities</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Residential Care (15 or more)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Convalescent Care (15 or more)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Communication Towers/Fac.</td>
<td>(13)</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>L</td>
</tr>
</tbody>
</table>

### Recreational/Sports/Athletic

<table>
<thead>
<tr>
<th>Land Use</th>
<th>CR</th>
<th>MU-2</th>
<th>MU-1</th>
<th>CO</th>
<th>OF</th>
<th>LI</th>
<th>SH</th>
<th>MH</th>
<th>MM</th>
<th>ML</th>
<th>PS</th>
<th>PR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Athletic Complex</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>L (20)</td>
<td>L</td>
<td>L</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Boat Rental</td>
<td>A</td>
<td>L</td>
<td>L</td>
<td>L</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>L</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Dance/Martial Arts Studio</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>L</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Fishing Tours and Supplies</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>L</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Hunting Clubs</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Golf</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>L</td>
<td>A</td>
<td>L</td>
<td>A</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Marina</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Outdoor Sports</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>P (20)</td>
<td>A</td>
<td>L</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Outdoor Recreation Complex</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>L</td>
<td>P (20)</td>
<td>P (20)</td>
<td>A</td>
<td>L</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Shooting Ranges</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Sports Entertainment</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>L</td>
<td>P</td>
<td>P (20)</td>
<td>L</td>
<td>L</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Public Parks/Playgrounds</td>
<td>P</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

### Recycling Facilities

<table>
<thead>
<tr>
<th>Land Use</th>
<th>CR</th>
<th>MU-2</th>
<th>MU-1</th>
<th>CO</th>
<th>OF</th>
<th>LI</th>
<th>SH</th>
<th>MH</th>
<th>MM</th>
<th>ML</th>
<th>PS</th>
<th>PR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Material Recovery Facility</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Composting Facility</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Intermediate Processing</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Buy-Back Facility/Container</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Buy-Back Facility/non-</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Redemption Center</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Drop-off - Unattended</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Processing &amp; Manuf.</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
</tbody>
</table>

### Residential

<table>
<thead>
<tr>
<th>Land Use</th>
<th>CR</th>
<th>MU-2</th>
<th>MU-1</th>
<th>CO</th>
<th>OF</th>
<th>LI</th>
<th>SH</th>
<th>MH</th>
<th>MM</th>
<th>ML</th>
<th>PS</th>
<th>PR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boarding Homes</td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Duplex/ Duet</td>
<td>(27)</td>
<td>n</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>A (22)</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Live-Work Studios</td>
<td>n</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>n</td>
<td>L</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Multiple Family</td>
<td>P</td>
<td>P</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>A</td>
<td>n</td>
<td>n</td>
<td>n</td>
<td>n</td>
</tr>
<tr>
<td>Second Units</td>
<td>(16)</td>
<td>n</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A (19)</td>
<td>A</td>
<td>A</td>
<td>A (19)</td>
<td>A (19)</td>
<td>A (19)</td>
</tr>
</tbody>
</table>

### Specific Plan Area

<table>
<thead>
<tr>
<th>Land Use</th>
<th>CR</th>
<th>MU-2</th>
<th>MU-1</th>
<th>CO</th>
<th>OF</th>
<th>LI</th>
<th>SH</th>
<th>MH</th>
<th>MM</th>
<th>ML</th>
<th>PS</th>
<th>PR</th>
</tr>
</thead>
</table>

The matrices on the next few pages list the type of Land Use entitlements required in the Rodeo P-1 Zoning District. A project may also require a Development Permit if it is a:
- Residential project over 3 units
- New non-residential project
- Non-residential additions over 50% of the existing gross floor area or over 10,000 sq. ft.

Uses that are not consistent with the above matrix may be “legal non-conforming uses” if they were established legally. Expansion of legal non-conforming uses requires approval of a land use permit.
Temporary events must comply with Section 82-44 of the County Zoning Code (Temporary Events)
The Development Standards describe how a site can be developed including setbacks, height limits, parking, and landscaping requirements. This section also includes requirements for second units, public art, and newspaper racks.
V. DEVELOPMENT STANDARDS

The Development Standards describe how a site can be developed including setbacks, height limits, parking, and landscaping requirements. This section also includes requirements for second units, public art, and newspaper racks.
The following provides development standards based on General Plan land use designations. Please note, development standards for Residential, Public/Semi-public, and Open Space Land Use Designations are on the following page.

<table>
<thead>
<tr>
<th></th>
<th>Specific Plan Area</th>
<th>Waterfront Commercial Recreation (CR)</th>
<th>Downtown/Waterfront Rodeo Mixed Use District (MU-2)</th>
<th>Parker Avenue Mixed Use District (MU-1)</th>
<th>Commercial (CO)</th>
<th>Office (OF)</th>
<th>Light Industrial (LI)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Size</strong></td>
<td>Minimum Lot Area</td>
<td>7,500 sq. ft.</td>
<td>3,500 sq. ft.</td>
<td>3,500 sq. ft.</td>
<td>3,500 sq. ft.</td>
<td>7,500 sq. ft.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minimum Lot Width</td>
<td>50'</td>
<td>50' on Parker Avenue</td>
<td>35' on all other streets</td>
<td>Res. - 50'</td>
<td>35'</td>
<td>35'</td>
</tr>
<tr>
<td></td>
<td>Maximum Building Height</td>
<td>35'</td>
<td>35' with a maximum 2 stories of economic use above the ground level</td>
<td>35'</td>
<td>35'</td>
<td>35'</td>
<td>50'</td>
</tr>
<tr>
<td></td>
<td>Floor Area Ratio (FAR)</td>
<td>0.1-1.0</td>
<td>0.1 - 1.0 (b)</td>
<td>0.1 - 1.0 (b)</td>
<td>0.1 - 1.5 (b)</td>
<td>0.67</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Maximum Lot Coverage</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>40%</td>
<td>40%</td>
<td>50%</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>Residential Density (Units per net acre)</td>
<td>None</td>
<td>Lotsze (sq. ft)</td>
<td>Density (units/acre)</td>
<td>29 units/acre max</td>
<td>16 units/acre max</td>
<td>7.2 units/acre max</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>&lt;12,000</td>
<td>16</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>12,000 - 18,000</td>
<td>21</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>18,000 - 24,000</td>
<td>25</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>&gt;24,000</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td>Front Yard</td>
<td>10'</td>
<td>CO or MU - zero (i)</td>
<td>Just residential - see SH Old Town</td>
<td>zero (i)</td>
<td>zero (i)</td>
<td>zero (i)</td>
</tr>
<tr>
<td></td>
<td>Side Yard</td>
<td>5' minimum</td>
<td>CO or MU - 0’ (zero)</td>
<td>5’ Minimum</td>
<td>0’</td>
<td>5’ minimum</td>
<td>10’ minimum</td>
</tr>
<tr>
<td></td>
<td></td>
<td>15’ aggregate</td>
<td>Just residential - see SH Old Town</td>
<td>15’ Aggregate</td>
<td>15’ aggregate</td>
<td>20’ aggregate</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Street Side Yard</td>
<td>10’</td>
<td>10’ from street</td>
<td>10’ from street</td>
<td>10’ from street</td>
<td>10’ from street</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rear Yard</td>
<td>10’</td>
<td>CO or MU - zero (i)</td>
<td>Just Residential -15’</td>
<td>10’</td>
<td>0’</td>
<td>10’</td>
</tr>
</tbody>
</table>

**Accessory Structure Setbacks (a)**

- Accessory structure must be detached, located behind the primary building, and not adjacent to any street. Accessory structures must be less than 15 feet in height and under 500 sq. ft. in area, and have a minimum 50’ front yard setback. Accessory structures must have a minimum three (3) foot side and rear yard setback.

- Excludes upper level residential

- See Parking Standards for required parking, design requirements, and parking incentives

- 50% of parking spaces associated with a unit must be covered. Guest parking for multiple family projects may use on-street parking if it is located along property street frontage

- Parking for single family units is only allowed in garage or approved driveway. Must not be located in front yard intended for landscaping

- Commercial allowed only on ground floor and must have street frontage

- A deviation to this standard may be approved if the garage consists of less than 25% of the total front façade area

- Net acreage includes all land area used exclusively for residential purposes, and excludes streets, highways, and all other public rights-of-way. Net acreage is assumed to constitute 75% of gross acreage for all uses, except for the Multiple Family designations, where it is assumed to comprise 80%

- A ten foot sidewalk is required between the street and the front of buildings

- An approved deviation is required if a project does not meet the standards above. Deviation can only be approved if the appropriate findings are made

---

(a) Excludes upper level residential

(b) See Parking Standards for required parking, design requirements, and parking incentives

(c) 50% of parking spaces associated with a unit must be covered. Guest parking for multiple family projects may use on-street parking if it is located along property street frontage

(d) Parking for single family units is only allowed in garage or approved driveway. Must not be located in front yard intended for landscaping

(e) Commercial allowed only on ground floor and must have street frontage

(f) A deviation to this standard may be approved if the garage consists of less than 25% of the total front façade area

(g) Net acreage includes all land area used exclusively for residential purposes, and excludes streets, highways, and all other public rights-of-way. Net acreage is assumed to constitute 75% of gross acreage for all uses, except for the Multiple Family designations, where it is assumed to comprise 80%

(h) A ten foot sidewalk is required between the street and the front of buildings

(i) An approved deviation is required if a project does not meet the standards above. Deviation can only be approved if the appropriate findings are made
### Development Standards Matrix

<table>
<thead>
<tr>
<th>Site</th>
<th>Single-Family Residential</th>
<th>Multiple-Family Residential</th>
<th>Parks and Recreation (PR)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Old Town District (SH)</td>
<td>Highlands District (SH)</td>
<td></td>
</tr>
<tr>
<td>Lot Size</td>
<td>4,500 sq. ft.</td>
<td>6,000 sq. ft.</td>
<td>2,800 sq. ft.</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>45'</td>
<td>60'</td>
<td>NA</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>35' or 2.5 stories</td>
<td>35' or 2.5 stories</td>
<td>35'</td>
</tr>
<tr>
<td>Floor Area Ratio (FAR)</td>
<td>0.6</td>
<td>0.6</td>
<td>NA</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>50%</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td>Residential Density (Units per net acre)</td>
<td>5.0-7.2</td>
<td>5.0-7.2</td>
<td>7.3-11.9</td>
</tr>
</tbody>
</table>

### Setbacks

<table>
<thead>
<tr>
<th>Side Yard</th>
<th>Lot width up to 31'</th>
<th>31' - 41'</th>
<th>41' - 51'</th>
<th>51' - 80'</th>
<th>80' - 120'</th>
<th>120' - 140'</th>
<th>140' and up</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3/8'</td>
<td>5/10'</td>
<td>5/15'</td>
<td>10/20'</td>
<td>15/35'</td>
<td>20'/40'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10 min</td>
<td>10 min</td>
<td>Same of SH</td>
<td>15 min</td>
<td>20' aggregate</td>
<td>15' aggregate</td>
<td></td>
</tr>
</tbody>
</table>

### Footnotes

- Site
- See following pages for parking and landscape requirements

---

**Old Town District:** The entire area to the west of Parker Avenue and area north of 7th Street and east of Parker Avenue is considered “Old Town District.”

**Highlands District:** The area between 7th Street and I-80 is considered the “Highlands District.”
### Required Parking

<table>
<thead>
<tr>
<th>Use Category</th>
<th>spc / unit or sq.ft</th>
<th>Parking Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use (MU)</td>
<td>1.25 spc/unit</td>
<td>- Plus retail or office requirements.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Studio work space consistent with warehouse 1 spc/1,000 sq.ft.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Additional parking spaces may be required for mixed-use projects based on unit size and available parking.</td>
</tr>
<tr>
<td>Commercial (CO)</td>
<td>1 spc 400 sq.ft.</td>
<td></td>
</tr>
</tbody>
</table>

| Commercial Recreational (CR) | Subject to Review and Approval |

| Office (OF) | 1 spc 300 sq.ft. |

| Light Industrial (LI) | 1 spc 300 sq.ft. Office |
| 1 spc 400 sq.ft. Retail |
| 1 spc 1,000 sq.ft. Warehouse |

| Single Family | 2 spc unit 50% Covered 0 - 3 bedrooms |
| 4 spc unit 50% Covered 4+ bedrooms |

| Multiple Family | 1.25 spc unit studio 0.25 spaces/unit for Guest Parking is already added to each category 50% of spaces must be Covered |
| 1.75 spc unit 1 bdrm |
| 2.25 spc unit 2+bdrm |

### Parking Incentives - Please note all Parking Incentives must be approved on a project basis by the Community Development Department.

<table>
<thead>
<tr>
<th>Incentive</th>
<th>Use Category</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>10% reduction of the number of parking spaces requirement in exchange for providing alternative transportation facilities</td>
<td>Mixed Use or Commercial</td>
<td>Provision of transit, pedestrian or bicycle facilities which would encourage alternative transportation uses. Examples of pedestrian and transit amenities include public benches, covered areas, respite areas, and special landscaping. Amenities may be located along the street frontage or the Rodeo Creek pathway depending on the project.</td>
</tr>
<tr>
<td>Up to 50% reduction in the number of parking spaces required for shared parking facilities per Zoning Administrator review of peak hour uses</td>
<td>Mixed Use</td>
<td>The reduction in baseline requirements may not exceed 50% if a project includes the transit amenities and shared parking facility incentives. Applicant will be required to provide information regarding peak hour usage and staff will make a determination based on the amount of overlap parking required. A number of models regarding mixed use parking facilities exist and the proposed model provides staff with the flexibility and necessary oversight to evaluate each application on its merits.</td>
</tr>
<tr>
<td>Tandem Parking</td>
<td>Residential</td>
<td>Allow Residential uses to use tandem parking to meet the required number of parking spaces.</td>
</tr>
<tr>
<td>On Street Parking</td>
<td>Mixed Use or Commercial</td>
<td>Retail and Commercial uses to count on-street parking located along the site frontage towards the required baseline-parking requirement. This would be in addition to the existing provision that allows the required guest parking for multiple family units to be located on-street as long as the parking is along the property frontage.</td>
</tr>
<tr>
<td>Compact Parking</td>
<td>Mixed Use or Commercial</td>
<td>Up to 50% of spaces may be designated as compact spaces.</td>
</tr>
</tbody>
</table>
Perimeter Requirements:

1) 4 ft. of minimum width of landscape area bordering any pedestrian access ways
2) Follow setback requirements and fill setback with landscaping.

Interior Requirements:

1) A minimum of 1 tree for every 4 parking spaces must be included in landscape design. When an individual tree is planted in a space surrounded by pavement, the planting area must have a minimum interior dimension of 5 feet.
2) 45 degree angled parking shall have landscaping in the triangle area of the stall.

3) Sites with a 5,000 sq. ft. or more of parking surface must provide landscaping on 10% of the parking space surface area.
   a) Calculate parking lot surface area by totaling parking lot spaces and multiplying by the dimension of space provided (as specified in "Typical Parking Lot Layout" handout).
   b) Driveway aisles are not included in the definition of parking lot surface area
   c) 4 ft. perimeter landscaping does not count toward this requirement
   d) Tree wells areas do not count toward this requirement
   e) Landscaping Incentive - up to two feet of every parking staff can be counted toward this requirement. See the diagram on the following page

Parking Lot Design & Landscape Requirements
Incentives for providing more landscaping:

1) 2 ft. of parking stall can be landscaped. These areas count toward:
   a. Parking stall depth requirement (19 ft. min).
   b. Required minimum interior landscaping.
2) Must be ground cover plantings.
3) Must be protected with a wheel stop.

Plantsing Requirements:

1) Native and Drought Tolerant Plants required. Chapter 8.26 of the County Zoning Code.
2) Irrigation system required.
3) Tire stop required to protect landscaping.
4) Distribute landscaping throughout the site.
5) If parking lot borders residential areas there shall be 6 ft. high screening in the form of either a decorative fence, vine arbor or stucco wall. Cannot be cinder block, chain link, or cyclone fence.

Planting Size Requirements:

1) Minimum tree size 15 gallons or 6 feet tall. Existing trees should be preserved as much as possible. If a tree’s diameter is 6” or greater it is equal to one tree.
2) Shrubs
   a. 1 shrub per 30 sq. ft. of required landscape area
   b. Minimum plant size is 5 gallons
3) Ground cover
   a. Must be provided in the remainder spaces
   b. Minimum plant size is 4” pots
Typical Parking Lot Layout - Maximum dimensions included
(more angles are included in Chapter 82 - Contra Costa County Off-Street Parking Ordinance)
Required Bicycle Parking

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Four spaces (5% of car spaces if over 100 parking spaces provided)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use (MU)</td>
<td></td>
</tr>
<tr>
<td>Commercial (CO)</td>
<td></td>
</tr>
<tr>
<td>Commercial Recreational (CR)</td>
<td>Subject to Review and Approval by Zoning Administrator</td>
</tr>
<tr>
<td>Office (OF)</td>
<td></td>
</tr>
<tr>
<td>Light Industrial (LI)</td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>None</td>
</tr>
<tr>
<td>Multiple Family</td>
<td></td>
</tr>
</tbody>
</table>

Locating Spaces

1) Locate parking near building entries and visually prominent locations.
2) Place bicycle parking under existing overhang for passive shelter.
3) Locate parking in areas where there is high pedestrian activity.
4) Consider locating a portion of parking spaces in a secure area. Possible locations include within an interior courtyard or building lobby.

Space Requirements

1) Each parking space must be accessible without moving another bicycle - generally, allow for 2 feet by 6 feet for each bicycle parking space.
2) Provide an aisle at least 5 feet wide behind all bicycle parking to allow room for maneuvering - just as automobile drivers need additional space to maneuver in and out of parking spaces, so do cyclists.
Development Standards

<table>
<thead>
<tr>
<th>BUILDING ENVELOPE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM LOT AREA</td>
<td>6,000 sq. ft.</td>
</tr>
<tr>
<td>MINIMUM LOT WIDTH</td>
<td>45'</td>
</tr>
<tr>
<td>MAXIMUM BUILDING HEIGHT</td>
<td>35' or 2.5 stories</td>
</tr>
<tr>
<td>MAXIMUM LOT COVERAGE</td>
<td>50%</td>
</tr>
</tbody>
</table>

Setbacks for primary units shall be consistent with Development Standards for the General Plan Land Use designation the site is located in.

<table>
<thead>
<tr>
<th>SETBACKS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT YARD</td>
<td>10' to primary residence, 20' to garage (15' if the driveway is not used to accommodate required off-street parking)</td>
</tr>
<tr>
<td>SIDE YARD</td>
<td>3'</td>
</tr>
<tr>
<td>STREET SIDE YARD</td>
<td>10' from street</td>
</tr>
<tr>
<td>REAR YARD</td>
<td>3'</td>
</tr>
</tbody>
</table>

PARKING

One additional off-street parking space shall be provided to serve second unit. The additional space may be in tandem or if it is outside the setback area, the additional space may be in the existing driveway.

General Guidelines

The following summarizes the County Second Unit Requirements, please see Section 82-24 of the County Zoning Code for more detail.

1) Second unit must provide complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, eating, and sanitation. The second unit must include one kitchen, living room, and dining room, and no more than two bathrooms and two bedrooms.

2) The second unit must incorporate the same exterior design, building and roof materials, and colors as the primary dwelling unit. “Exterior Design” includes architectural style and exterior features, such as trim, windows, and roof.

3) All second units must be on a permanent foundation.

4) The owner of a parcel with a second unit shall occupy either the primary dwelling unit or the second unit.

5) Before obtaining a permit for a second unit, the application shall record an agreement with the County that states the second unit may not be sold separately, restricts the second unit to the maximum size under County Ordinance, and binds any successor in ownership of the property to the agreement. A disclosure statement regarding agreement is also required. For details, see Section 82-24 of the County Zoning Code.

Existing second units could potentially be either an illegal second unit or a legal-non conforming second unit. A Legal Non-conforming Use Determination or a Second-Unit Administrative Permit may be required to continue the use and/or improve existing second units. California State Law does not allow discretionary decisions for second units. Please note no deviations to these standards may be approved.
Public Art can be a catalyst for community development and provide community identity. The Public Art guidelines are for art projects in which County approval is necessary to monitor conformance with applicable laws and provide a consistent public input/design review process for proposed public art.

Public art must meet the following standards:

1. Artwork should not block windows or entrance ways, not obstruct normal pedestrian circulation in and out of a building (unless such alteration is specifically a part of the experience of design of the artwork).

2. Art should not be placed in a given site if the landscaping and maintenance requirements of that site cannot be met.

3. Art should be placed in a site where it is not competing with the scale of the site or adjacent architecture, large retail signage, billboards, etc.

4. Art design should not create “blind” spots where illegal activity can take place.

5. Art should be sited where it will create a place of congregation or in a location that experiences high levels of pedestrian traffic and activity.

6. Art should be located in a site where it will not block drivers site lines.

7. Art should be located in a site where it will effectively enhance and activate the pedestrian and streetscape experience.
Public Art Standards (continued)

Public Infrastructure
Location for public art projects on public property could include, but are not limited to:
- Parks
- Plazas
- Parker Avenue “art nodes”
- Bridges
- Historic places or landmarks

Public Art on Private Property
Location for public art projects on private property could include:
- Walls
- Ceilings
- Floors
- Windows
- Staircases
- Entrances and Exits
- Rooftops

Other locations not listed may also be considered.

See Appendix H “Public Art Application” and Appendix I “Artist Waiver of Proprietary Rights” for more information regarding Public Art approval.

Newspaper Rack Standards

Newspaper racks should serve the public without compromising pedestrian circulation and the appearance of downtown Rodeo. The following outlines requirements all newspaper racks must meet:

1) Newspaper racks should be clustered.

2) Racks should be located within bulb-outs or adjacent to the building, but in no case should the racks obstruct the required sidewalk width.

3) Properly designed multi-racks are encouraged, and such racks should be permanently secured to the ground. Publishers are encouraged to place publications in County maintained newspaper boxes.

4) Racks should be painted so that they blend in with their surroundings and match the landscape furnishings.

5) Individual racks should not be chained or bolted to light poles, utility poles, street sign poles, signal poles, or any other element of the pedestrian zone, including furnishings.

6) An encroachment permit is required prior to placing newspaper racks in the public right of way.
VI. CONDITIONS OF APPROVAL

This is a comprehensive list of requirements for all development in Rodeo. Requirements such as sidewalk improvements, construction standards, required fees, and many others elements are covered in detail. It is highly advised to read this section in detail.
This is a comprehensive list of requirements for all development in Rodeo. Requirements such as sidewalk improvements, construction standards, required fees, and many others elements are covered in detail. It is highly advised to read this section in detail.
CONDITIONS FOR DEVELOPMENT AND USE OF PROPERTY IN THE RODEO REDEVELOPMENT AREA

GENERAL

1. All land located in the Rodeo Redevelopment Plan Area is to be used as allowed and regulated in this Rodeo Planned-Unit District. Existing approved land use permits will not be subject to any additional development regulations for the use/development approved.

2. Wherever there appears to be a conflict between this Planned-Unit District and Title 8 of the County Ordinance Code, this Planned-Unit District shall prevail. For development standards not covered by this Planned-Unit District, Title 8 shall be used as a guideline.

3. No person shall grade or clear land, erect, move or alter any building or structure on any land except in compliance with this Planned-Unit District.

4. All development and use of land shall comply with all criteria contained in the General Plan Map, the Rodeo Land Use Matrix, the Development Standards, Conditions of Approval and the Design Guidelines.

5. Development shall comply with the County General Plan, all design criteria, County Ordinances and applicable State laws. Supplemental reference documents may be attached to further define these requirements. These documents are incorporated by reference and may be amended from time to time to reflect changes in major community goals, policies, legislation, or to further define specific criteria pursuant to the procedures set forth in Section 84-66.1804 of the County Ordinance Code.

6. As part of permit approval, the Community Development Department may apply standards, regulations, limitations and restrictions which are either more or less restrictive than those specified elsewhere in the Rodeo Planned-Unit District.

7. In approving any application, the Community Development Department shall find it consistent with the intent and purpose of the Rodeo Planned-Unit District and compatible with the other uses in the vicinity.

8. The Planning Agency may impose on any Permit reasonable conditions of approval in addition to those stated in this section to carry out the purpose of this Rodeo Planned-Unit District.

PROCEDURES

9. All development and use of property are subject to review as specified in the Land Use Matrix. In no case will more than one type of development application be required. Where a Land Use Permit is required, it shall take precedence over any other type of required application.
10. The project/use shall be maintained in compliance with all applicable conditions of approval at all times. An annual fee may be required to provide for adequate monitoring of conditions of approval. Proof of recordation of the following disclosure of deed restrictions shall be submitted to the Community Development department prior to issuance of a building permit in a P-1 zoning district:

“You are purchasing a property within the Rodeo Redevelopment Area Planned Unit P-1 Zoning District Area with a permit for a residence. This project/use shall be maintained in compliance with all applicable P-1 Zoning district conditions of approval including, but not limited to, parking, fencing and landscaping at all times.”

11. Appeals of any decision rendered pursuant to the Rodeo Planned-Unit District resulting from a public hearing before the Zoning Administrator may be appealed to the Planning Commission in accordance with Article 6-.4 of the County Ordinance Code. Administrative decisions may be appealed in accordance with Article 14-4.004 within 30 days of rendering the decision.

12. A motion for reconsideration of any decision rendered pursuant to the Rodeo Planned-Unit District, either administratively or after a public hearing, may be heard by the hearing body having rendered the decision in accordance with Article 26-2.24 of the County Ordinance Code.

13. The Zoning Administrator shall review applications for modifications to a permit in accordance with Section 84-66.1804 of the County Ordinance Code.

14. Application fees within the Rodeo Planned-Unit District shall be established by the Board of Supervisors and may differ from similar countywide fees.

15. A Development Permit, where required, must accompany subdivision requests.

16. An applicant may submit simultaneously, and in combination with the Permit required by this ordinance, an application for subdivision or lot line approval. Such combined applications shall be processed, noticed and heard as required for the subdivision approval.

**DEVELOPMENT PERMIT**

17. A Development Permit is required for all new residential construction of three (3) or more units. Units may be attached or detached, in conjunction with a subdivision application pursuant to Titles 8 and 9 of the County Ordinance Code or within a single building. A Development Permit is required for all new non-residential structures or buildings and additions to non-residential structures which exceed 50% of the existing floor area of the building or 10,000 sq. ft. whichever is less.

18. Development Permits Applications shall be referred to the Rodeo Municipal Advisory Council for review and recommendation.

19. Development Permits shall be processed in accordance with Article 26-2.21 of the County Zoning Ordinance. Notification of all property owners within 300 feet is required.
20. Development Permit hearings shall be held as requested and may be initially heard by the Zoning Administrator. The Zoning Administrator may refer the application to the Planning Commission for initial hearing.

21. A Development Permit shall become null and void if within two (2) years after the approval, the construction specified in the Permit has not been commenced unless otherwise stated in the Conditions of Approval. When a Development Permit is accompanied by a subdivision application and approval, the length of the validity of the Permit shall be consistent with the subdivision.

22. For a Development Permit not processed in conjunction with a subdivision application, the applicant may submit an Administrative Permit requesting an extension of the approval and the Zoning Administrator may grant not more than five extensions, each for no more than one year, upon showing of good cause. An application for an extension shall not be considered unless it is submitted before the expiration of the Development Permit.

LAND USE PERMITS

23. Land Use Permits are required as designated in the Land Use Matrix for uses that are not permitted by right, but under certain circumstances are found to be compatible within the subject land use designation.

24. Land Use Permit Applications shall be referred to the Rodeo Municipal Advisory Council for review and recommendation.

25. Public hearings are required for all applications for Land Use Permits, which shall be processed in accordance with Article 26-2.20 of the County Ordinance Code and shall be initially heard by the Zoning Administrator. The Zoning Administrator may refer the application to the Planning Commission for initial hearing.

26. An approved Land Use Permit shall become null and void if within two (2) years after the approval, the construction specified in the Permit has not been commenced or the use has not been established unless otherwise stated in the Conditions of Approval.

27. Upon a written showing of good cause, the period for exercising a Land Use Permit may be extended administratively one time for a period of one year. An application for an extension shall not be considered unless it is submitted before the expiration of the Land Use Permit.

ADMINISTRATIVE PERMITS

28. An Administrative Permit is required as designated on the Land Use Matrix for certain uses which require strict adherence to specific criteria, temporary uses, changes in occupancy in existing buildings, minor additions (less than 50% of the existing gross floor area or 10,000 sq. ft., whichever is less) of existing non-residential buildings, alterations to residential structures of three (3) or more units, small lot design review, Development Permit extensions and modifications to the Development Standards.
29. Administrative Permit Applications may be referred to the Rodeo Municipal Advisory Council for review and recommendation.

30. The Zoning Administrator has the authority to require notification of nearby property owners if deemed appropriate for Administrative Permits. If required, notification shall be processed in accordance with Article 26-2.2004 of the County Zoning Ordinance.

31. An Administrative Permit shall automatically expire a maximum of one year from the date of approval, if the use is not established. Administrative Permits may be conditioned for a lesser time of validity.

32. Upon a written showing of good cause, an Administrative Permit may be extended administratively once for a maximum of one year. An application for an extension shall not be considered unless it is submitted before the expiration of the Administrative Permit, or with authorization from the Zoning Administrator.

USES

33. Uses may be permitted in the designated land use categories in accordance with the Land Use Matrix or approved permit.

34. Any non-conforming use lawfully existing at the effective date of this Rodeo Planned-Unit District on that property may be extended or enlarged in accordance with Chapter 82-8 of the County Ordinance Code (granting of a Land Use Permit) and the Rodeo Planned-Unit District.

35. Existing buildings and structures which do not conform to current standards but contain uses which conform to the Rodeo Planned-Unit District are not subject to “Non-Conforming Use” requirements and may be repaired or rebuilt in accordance with Chapter 82-8 of the County Ordinance Code. Additions to buildings and structures nonconforming to development standards contained herein shall be allowed subject to compliance with all requirements of this ordinance for the proposed new construction.

36. The Zoning Administrator shall specify the appropriate designation for any land use not specifically listed in the Land Use Matrix and not similar to any other use listed in the Matrix. Such uses shall be made a part of the Land Use Matrix by policy and incorporated in future amendments.

DEVELOPMENT POLICIES

37. These development policies are applicable to all development proposed within the Rodeo Planned-Unit District boundaries.

38. Building bulk, height, land coverage, visual appearance from adjacent land, and design compatibility with existing adjoining development and land use designation, shall be considered and controlled.

39. A development’s design shall be consistent with the Design Guidelines and successfully integrate individual buildings and building groups with surrounding desirable development, other physical features in the area, and existing development on project site proposed to remain.
40. The design of structures should provide for harmonious composition of mass, scale, color, and textures, with special emphasis on the transition from one building type to another, termination of groups of structures, relationships to streets, exploitation of views, and integration of spaces and building forms with the topography of the site and the unique character of the area.

41. Off-street parking and loading areas should be integrated into the overall vehicular circulation system.

42. Development applications should ensure that adequate buffer zones are provided between unlike land uses.

43. New businesses and construction projects with greater than 25 employees or subcontractor components at the job shall enter into a First Source Hiring Agreement. See Appendix G for a sample of the First Source Hiring Agreement.

44. All new residential development shall be consistent with the design guidelines and should include attractive and varied designs which avoid monotonous streetscapes and improve the quality of life for residents. Exterior materials and colors, setbacks, frontage improvements, adequate and safe parking and yard areas and landscaping should be considered.

45. Provisions are to be made for an efficient, direct and convenient system of pedestrian circulation, together with landscaping and appropriate treatment of any public areas or lobbies.

46. All uses shall comply with any applicable regulations of the Bay Area Air Quality Management District, the Regional Water Quality Control Board, the San Francisco Bay Conservation and Development Commission, the State and County Health Departments and any other regulatory agencies affecting the site/project.

47. Monitoring may be required on projects/uses with conditions of approval that require continuing obligations (i.e., maintenance).

48. Green Building practices shall be considered for all new development.

**DEVELOPMENT STANDARDS**

49. These development standards are to be observed for any development, construction and/or change in use.

50. Trails and public access corridors should be clearly delineated. Provide fencing or barriers to natural areas where necessary to protect habitat areas and public safety. All trails shall be accessible to the handicapped and disabled.

51. All outdoor lighting should be directed down and screened away from adjacent properties and streets.

52. To the extent provided by law, 3:1 compensatory mitigation of any project directly impacting a ‘significant wetland’ may be required based on conditions imposed by the U.S. Army Corps of Engineers and/or the San Francisco Water Quality Control Board.
53. All trees shall be protected in accordance with the County “Tree Protection and Preservation” Ordinance.

54. Setbacks of 100 feet from the edge of wetland areas, or the flow line of a creek, are required, unless approved by the Flood Control District/Public Works.

55. No structure, including but not limited to fences and gateways, or vegetation which obstructs the visibility of and from vehicles approaching the intersection of a street shall be constructed, grown, maintained or permitted higher than 2 feet above the curb grade or 3 feet above the edge of pavement within a triangular area bounded by the right-of-way lines and a diagonal line joining points on the right-of-way lines 25 feet back from the point of intersection.

RESIDENTIAL

56. Projects with five (5) or more residential units may be eligible for a density bonus in accordance with Article 822-2 of the County Zoning Code (Residential Density Bonus).

57. Design of residential projects should incorporate features of Rodeo’s historic character through neo-traditional design, consistent with the Design Guidelines.

58. Exterior materials shall be those customary used in conventional single-family homes. T1-11 siding (or similar material) is not allowed.

59. Pitched roof and window trim shall be used.

60. Front landscaping and irrigation in accordance with the Water Conservation Landscaping requirements of Chapter 82-26 of the County Code shall be provided for residential projects.

61. Residential fences shall be maintained in good condition. Chain link fences are not allowed.

62. For single-family residences with three (3) bedrooms or less, the project shall include a minimum of a one-car garage and two car parking in the driveway.

63. For single-family residences with 4 bedrooms or more, the project shall include a minimum of a two-car garage and one car parking in the driveway per unit.

64. The Rodeo Senior Housing Project on Willow Avenue is approved per Development Plan #DP98-3017 and subject to the Conditions of Approval therein.

65. The Schuler Homes Project on Willow Avenue is approved per Development Plan #DP98-3020 and subject to the Conditions of Approval therein.

66. The Hafen Single Family Residential Project on Fourth Street is approved per Development Plan #DP02-3066 and subject to the Conditions of Approval therein.
NON-RESIDENTIAL

67. Projects involving hazardous waste or hazardous materials shall comply with the provisions of Chapter 84-63 of the County Ordinance Code as amended from time to time. Health risk assessments as required by the Bay Area Air Quality Management District shall be submitted.

68. Landscaping on all frontages, and as a buffer to incompatible uses, shall be provided.

69. Any outdoor storage and maintenance area shall be screened from view from public streets. Chain link and cyclone fences are not allowed as screening material.

70. All ground, wall and roof mounted equipment shall be screened from public rights-of-way and adjacent properties. Visual screens shall be painted or treated to match the color of the wall or roof.

71. Freight docks, loading areas, truck berths and heavy vehicle equipment storage shall be screened from all public rights-of-way and abutting uses, except where the abutting use is determined to be similar in nature.

72. No storage tanks or process equipment may be located between any street and the respective building setback line.

73. No loading space, dumpsters or refuse areas shall be placed so as to face any public rights-of-way.

74. Yard areas abutting a street shall be landscaped and maintained.

75. Long curb radii and ‘red curb zones’ within 25’ of entry ways shall be provided at intersections and driveways to accommodate truck turning movements. Loading and unloading operations shall not impact the public road system.

76. Adequate parking shall be provided on-site to minimize on-street parking, which will facilitate the flow of truck traffic and maximize sight distance for turning movements to and from driveways.

77. Street level views of all automobile and truck parking areas from public streets shall be screened.

78. A dual water system shall be provided wherever possible (per Chapter 82-30 of the County Ordinance) for all projects within a ‘dual water system area’ greater than 15 acres or 120,000 sq. ft. in floor area.

79. Comply with Contra Costa County Clean Water Program’s Stormwater C.3 Regulations. Guidelines are available online at http://www.cccleanwater.org

80. Limit activities that may result in noise, glare or vibrations extending beyond the property boundary.
81. Convenient bicycle parking areas shall be provided as outlined in the parking standards and design guidelines.

**LIGHT INDUSTRIAL**

The following criteria are additional requirements for all projects in the Light Industrial Land Use Deignation.

82. Prefabricated metal buildings are not be permitted.

83. All new utility distribution services shall be placed underground.

84. Driveways should not be closer than 150’ to other driveways. Adjacent parcels should share driveway entrances if feasible.

85. Building masses are to be simple in form and have architectural articulation. Signage should be designed as part of the building.

**ARCHAEOLOGY**

86. Should archaeological materials be uncovered during grading, trenching or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped, until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigations, if deemed necessary.

**GRADING**

87. The applicant shall submit grading plans for review and approval of the Community Development Department prior to issuance of grading permits to assure compliance with this Planned-Unit District.

88. Removal of trees must comply with Section 816-4 (Heritage Tree Preservation) and Section 816-6 (Tree Protection and Preservation) of the County Zoning Code.

**LANDSCAPING**

89. Parking lots shall be landscaped at a minimum ratio of one tree per four parking spaces for double-loaded stalls.

90. California native and/or drought-tolerant plants shall be used as much as possible.

91. Landscaping shall conform to the County Water Conservation Landscape Ordinance 82-26.

92. Landscaping shall be maintained by the developer/homeowners.

**SIGNS**

93. All signs shall be consistent with the Design Guidelines and subject to an Administrative Permit and the review and approval of the Zoning Administrator.
CONSTRUCTION CONDITIONS

94. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 A.M. to 5:30 P.M., Monday through Friday, and shall be prohibited on State and Federal holidays. The restrictions on allowed working days may be modified on prior written approval by the Zoning Administrator.

95. Construction sites shall be periodically watered in a manner sufficient to control dust.

96. Litter and debris shall be contained in appropriate receptacles on site and shall be removed as necessary.

97. Projects creating 1,500 sq. ft. or more of new impervious surface area shall construct on site retention or detention facilities or install silt or grease traps in the storm drain system for the proposed project drainage during project construction.

CHILD CARE

98. Projects which will have (a) 100 or more employees, (b) 15,000 gross sq. ft. or more retail area, and/or (c) residential projects of 30 dwelling units or more shall comply with Chapter 82-22 (Child Care Facilities) of the County Zoning Ordinance. Prior to obtaining building permits, the proposed program shall be submitted for the review and approval of the Zoning Administrator.

99. Projects which will have 29 or fewer dwelling units shall pay a fee towards a child care facility need in the area as follows, or consistent with current County fees:

$400 per Single Family Residential.
$200 per Unit for condominiums or town homes;
$100 per apartment unit with two or more bedrooms (studio and 1-bedroom units are not subject to the fee).

TRANSPORTATION MANAGEMENT

100. Projects which will have 100 or more employees or 13 or more dwelling units shall submit, at least 30 days prior to the issuance of a building permits, a Transportation Demand Management (TDM) information program in accordance with the requirements of Article 532-2.606 for review and approval of the Zoning Administrator.

FIRE PROTECTION

101. Prior to issuance of a building permit, the Fire District shall review all plans for development.

102. Sprinkler systems shall be required for all new non-residential development.

103. Sprinkler systems shall be required in new residential construction if the project is in excess of 1.5 miles from the nearest fire station.

104. All new buildings and major remodels shall have fire resistant roofs (Class C).
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

105. Development should make best efforts to incorporate the strategies used in the CPTED process, including access control, surveillance, defensible space/territorial reinforcement, maintenance and premise liability. Following is a description of the specific strategies:

- **Access Control:** Natural strategies for access control employ spatial definition and circulation patterns, the focus of which is to deny access to and challenge unwanted visitors. Examples include fences, locks and computerized card entry systems.

- **Surveillance:** Design concepts incorporate natural surveillance from surrounding areas greatly enhancing safety and reducing the risk of crime. These include, but are not limited to, appropriate lighting, CCTV, window and door design, low landscaping and raised entrances.

- **Defensible Space/Territorial Reinforcement:** This includes providing clear border definition of space; clearly marked transitions from public to private space; placing safe activities in unsafe places and unsafe activities in safe places; use of natural barriers; improved scheduling of space to allow for “critical intensity”; overcoming distance & isolation through improved communications & design efficiencies.

- **Maintenance:** A maintenance plan is necessary to ensure the ongoing effectiveness of CPTED principles such as landscape management, preventative lighting measures, graffiti abatement.

- **Premise Liability:** Focuses on the prevention of civil suits against the property owner. Under law the property owner must provide a safe and secure environment.

PUBLIC WORKS
CONDITIONS OF APPROVAL

LAND USE PERMITS AND DEVELOPMENT PERMITS

NOTE: Not all conditions of approval apply to all land use permits. It is the responsibility of the Community Development Department to determine the appropriateness of each condition of approval based on the use proposed in the development application.

GENERAL REQUIREMENTS

106. The applicant shall comply with the requirements of Title 8, Title 9, and Title 10 of the Ordinance Code. Copies of these ordinances are available for review at the Public Works and Community Development Departments. Any exceptions must be specifically listed in this conditional approval statement. Drainage, road and utility improvements outlined below may require the review and approval of the Public Works Department. Conditions of approval are based on the site plan date stamped received by Community Development.

107. Improvement plans prepared by a registered civil engineer shall be submitted to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this development. These plans shall include any necessary traffic signage and striping plans for review by the Transportation Engineering Division.
108. Public/Semi-Public Uses: Conditions of approval for Public/Semi-Public land uses (e.g., parks, libraries, etc.) vary based on the intensity of the proposed use. Contact the Public Works Department, Engineering Services Division, for specific conditions of approval.

ROADWAY IMPROVEMENTS (FRONTAGE/ON-SITE/OFF-SITE):

109. Applicant shall construct curb, sidewalk, necessary longitudinal and transverse drainage, street lighting, and necessary pavement widening and transitions along the public road frontage of this project. The Public Works Department shall be contacted to determine the extent of frontage improvements, pavement widening, and drainage improvements. The sidewalk width and curb requirements are generally as follows:

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Sidewalk Width (Measured from Curb Face) and Curb Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential (Parcels &lt; 20,000 sq.ft.)</td>
<td>Curb, Sidewalk Required; 5-foot minimum</td>
</tr>
<tr>
<td>Single-Family Residential (Parcels &gt; 20,000 sq.ft.)</td>
<td>Curb, Sidewalk May Be Required; 5-foot minimum</td>
</tr>
<tr>
<td>Multiple-Family Residential</td>
<td>Curb, Sidewalk Required; 6-foot 6-inch</td>
</tr>
<tr>
<td>Industrial</td>
<td>Curb, Sidewalk Required; 6-foot 6-inch on one side of the road only.</td>
</tr>
<tr>
<td>Commercial</td>
<td>Curb, Sidewalk Required; 10-foot</td>
</tr>
</tbody>
</table>

110. If the development does not fit into any of the above categories, but sidewalk is characteristic of the area, the applicant may be required to install sidewalk to match the surrounding parcels. Contact the Public Works Department, Engineering Services Division for determination. The applicant shall construct face of curb parallel to the ultimate right of way centerline, except where pavement transitions, tapering or turn lanes are needed.

111. The applicant shall widen the existing pavement to conform to the new curb line. When widening the pavement, the applicant shall cut existing pavement to a neat line along an existing adequate structural section. Widening shall commence at that line and may require an exploratory trench or pothole to determine the limits of pavement widening. Adequate pavement transitions will be required, as approved by the Public Works Department.

112. Applicant shall construct the on-site road system to County public road standards and convey to the County, by Offer of Dedication, the corresponding right of way.

113. Applicant shall construct a street-type connection with 20-foot radii curb returns in lieu of standard driveway depressions at the project entrance, as approved by Public Works.

114. Applicant shall install safety-related improvements along the project’s frontage of public roads (including traffic signs and striping) as approved by the Public Works Department, Transportation Engineering Division.

ACCESS TO ADJOINING PROPERTY

115. Applicant shall furnish proof to the Public Works Department, Engineering Services Division, of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road and drainage improvements.
116. Applicant shall furnish proof to Public Works that legal access to the property is available from a public road.

117. Applicant shall obtain an encroachment permit from the Application and Permit Center, if necessary, for construction of driveways or other improvements within the public road right of way.

118. Applicant shall obtain an encroachment permit from Caltrans for construction within State of California (Caltrans) right of way.

119. Applicant shall only be permitted access at the locations shown on the approved site/development plan.

**ROAD ALIGNMENT (VERTICAL AND HORIZONTAL SIGHT DISTANCE/GRADIENTS)**

120. The Public Works Department may require the applicant to submit a sketch plan prior to starting work on improvement plans. The sketch plan shall be prepared by a registered Civil Engineer, and show all public road improvements, including the proposed and future edge-of-pavement lines, lane striping details, lighting and cross-sections. The sketch plan shall extend a minimum of 150-feet beyond the limits of the proposed work and will show that adequate sight distance will be provided.

121. Provide sight distance at the project entrance/exit for the appropriate design speed. Contact the Public Works Department, Transportation Engineering Division, for design speed determination.

**PRIVATE ROADS**

If private roads are to be utilized for project access, the following Conditions of Approval shall apply.

122. Applicant shall construct a paved turnaround at the end of the proposed private road.

123. Applicant shall construct an on-site roadway system to current County private road standards with a minimum paved traveled width of 20 feet within a 25-foot access easement. The private road shall extend from the public road to those parcels within the subject property that are to be served by the private road.

124. Applicant shall develop and enter into a maintenance agreement that will insure that the proposed private road will be maintained, and that each property that uses the proposed private road will share in its maintenance.

**ROAD DEDICATIONS**

125. Applicant shall convey to the County, by Offer of Dedication, the right of way necessary for the planned future width along the public road frontage of the subject property. Contact the Public Works Department, Engineering Services Division for specific requirements.
STREETLIGHTS

126. Streetlights shall be installed along the public road frontage of the property, in the following locations:

a. Along all streets within one mile of an existing school or school site approved by the local school board;

b. If the land use district has a density equivalent to that of an area zoned R-12 or higher;

c. For those parcels zoned for multi-family, business or commercial land uses;

d. For non-residential areas, or as required by the Public Works Department, Engineering Services Division.

e. If this property is not presently in County Service Area L-100, the property owner shall apply for annexation to County Service Area L-100 Lighting District by submitting: a letter of request; a metes and bounds description; and pay the current LAFCO fees. Annexation shall be completed prior to issuance of Building Permits or initiation of the proposed use. This annexation process must comply with State Proposition 218 requirements, which state that the property owner must hold a special election to approve the annexation. This process may take approximately four (4) to six (6) months to complete.

LANDSCAPING

127. The following requirements apply along all roads proposed to have raised, landscaped median islands:

a. The applicant shall apply for annexation to the County Landscaping District AD 1979-3 (LL-2), for the future maintenance of public landscaping and irrigation facilities in median islands, borders, and other areas (“open space” is specifically excluded) prior to issuance of a building permit or initiation of the proposed use.

b. The applicant shall submit two sets of landscape and irrigation plans and cost estimates, prepared by a licensed landscape architect, to the Public Works Department, Engineering Services Division, for review and to the Zoning Administrator for review and approval, prior to issuance of a building permit or initiation of the proposed use.

c. All landscaping outside the public road right of way, such as parks, shall be submitted to the Zoning Administrator for review and approval.

d. The applicant shall install and guarantee all landscaping and automatic irrigation facilities to be maintained by the County. The developer shall maintain the landscape facilities until all the following conditions have been met: a) a minimum of 90 days have passed after installation; b) the plants have become established; and c) maintenance funding is assured through the landscaping district.
PEDESTRIAN FACILITIES

128. The applicant shall design all public and private pedestrian facilities in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act.

UTILITIES/UNDERGROUNDING

129. All utility distribution facilities shall be installed underground, including any existing overhead distribution facilities along the public road frontage of the subject property.

130. All new utility distribution services shall be installed underground.

DRAINAGE IMPROVEMENTS

131. This development shall conform to the requirements of Division 914 (Drainage) of the Subdivision Ordinance. The following requirements must conform to Division 914:

a. All storm waters entering and/or originating on the subject property shall be conveyed, without diversion and within an adequate storm drainage facility, to an adequate natural watercourse having definable bed and banks. Conveying storm waters to an existing adequate public storm drainage facility that conveys the storm waters to an adequate natural watercourse shall also satisfy this requirement.

NOTE: This condition may require the construction of significant off-site drainage improvements. The applicant should consult with the Public Works Department, Engineering Services Division, to determine the extent of improvements needed to serve the development. An exception to this requirement may apply under either of the following conditions:

i. If the subject parcel is greater than 5 acres in area and the proposed use is agricultural in nature, an exception from the above requirement may be granted provided the applicant maintains the existing drainage pattern, there are no known drainage problems downstream, and concentrated storm water runoff is not disposed onto adjacent property.

ii. An exception will be granted if the proposed project results in a net increase of 1500 square feet or less of impervious surface. For non-residential and non-agricultural uses, all impervious surfaces created will be counted. For residential and agricultural use, only the building footprint area will be counted.

b. Applicant shall verify that the downstream drainage system(s) is adequate to convey the required design storm (based on the ultimate development of the watershed) and, if necessary, shall construct improvements to guarantee adequacy.

c. Storm drainage facilities required by Division 914 shall be designed and constructed in accordance with specifications outlined in Division 914 and in compliance with design standards of the Public Works Department. Copies of this ordinance are available for review at the Public Works and Planning Departments.
d. If the proposed development is located within a formed Drainage Area, all drainage patterns created by this development and all improvements installed by the developer shall be consistent with the adopted Drainage Area plan for that area.

e. Applicant shall be permitted an exception to allow discharge of storm water to roadside ditches provided that the applicant verifies the adequacy of the downstream ditch system or constructs any necessary improvements to make this system adequate to handle ultimate storm water runoff.

132. Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

**NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)**

133. Applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (San Francisco Bay - Region II, or Central Valley - Region IV).

134. Develop and include long-term best management practices (BMPs) for the reduction or elimination of storm water pollutants in accordance with the Contra Costa Clean Water Program for the site’s storm water drainage.

135. All projects are subject to the County’s Stormwater Management and Discharge Control Ordinance. As part of these requirements this project shall incorporate Best Management Practices (BMPs) to the maximum extent practicable into the design of this project, implement them and provide for perpetual operation and maintenance for all treatment BMPs.

136. Comply with the County’s Stormwater Management and Discharge Control Ordinance (Ordinance 2005-01) and the Stormwater C.3 Guidebook.

137. All documents submitted (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings and plans) shall be in compliance with the Stormwater Control Plan dated______ submitted by __________, the County’s Stormwater Management and Discharge Control Ordinance and the Stormwater C.3 Guidebook and shall show the details and methods of construction for site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment Best Management Practices (BMPs), permanent source control BMPs, and other features that control stormwater flow and potential stormwater pollutants.

138. Prior to finalizing a building permit and/or issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Stormwater Control Plan, Stormwater Management and Discharge Control Ordinance, and/or the Stormwater C.3 Guidebook which pertain to the transfer of ownership, long-term maintenance of stormwater treatment and/or hydrograph modification BMPs, and/or restrictions on future land use and owner responsibilities.
139. Prior to finalizing a building permit and/or issuance of a Certificate of Occupancy, the applicant shall submit, for the review and approval of the Public Works Department and the Community Development Department, a Stormwater BMPs Operation and Maintenance Plan in accordance with the County’s guidelines. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are in the Stormwater C.3 Guidebook.

140. Prior to finalizing a building permit and accepting site improvements or landscaping, the permit application shall be consistent with the applicant’s approved Stormwater Control Plan and shall include drawings and specifications necessary to implement all measures in the approved Plan.

141. The applicant/owner shall cooperate with the County in securing a funding source for reporting, inspecting and maintaining any required permanent (post construction) BMPs. This may require annexation into a County developed financing district.

142. Design all extended detention basins or project features to drain completely within 72 hours of a rainfall, unless a longer period of time is specifically permitted in these conditions of approval. Detention of stormwater for longer than 72 hours will only be allowed if the accompanying Vector Control Plan has been reviewed and approved by the Contra Costa Mosquito and Vector Control District.

143. WARNING: If it is found that the Stormwater Control Plan is not in compliance with the County’s Stormwater Management and Discharge Control Ordinance and the Stormwater C.3 Guidebook, the project may need to be revised and this revision could require that the entire project be reconsidered (including project reconsideration at public hearings).

DEVELOPMENT FEES

144. Prior to issuance of a building permit, the applicant shall pay the current fee in compliance with the Bridge/Thoroughfare Fee Ordinance for the Hercules/Rodeo/Crockett Area of Benefit, and the Western Contra Costa Subregional Transportation Mitigation Fee. Consult with the Public Works Department to determine the current fee.

145. The applicant shall pay the current fee in compliance with the Drainage Area fee ordinance associated with the subject property. Consult with the Public Works Department or Flood Control District to determine the current fee.

SUBDIVISIONS AND MINOR SUBDIVISIONS

GENERAL REQUIREMENTS

146. The applicant shall comply with the requirements of Title 8, 9, and 10 of the Ordinance Code. Copies of these ordinances are available for review at the Public Works and Community Development Departments. Any exceptions therefrom must be specifically listed in this conditional approval statement. The drainage, road and utility improvements outlined below shall require the review and approval of the Public Works Department and are based on the Tentative Map date stamped received by the Community Development Department.
147. Improvement plans prepared by a registered civil engineer shall be submitted to the Public Works Department, Engineering Services Division, along with review and inspection fees, and security for all improvements required by the Ordinance Code for the conditions of approval of this subdivision. These plans shall include any necessary traffic signage and striping plans for review by the Transportation Engineering Division.

**ROADWAY IMPROVEMENTS (FRONTAGE/ON-SITE/OFF-SITE)**

148. Applicant shall construct curb, sidewalk, necessary longitudinal and transverse drainage, street lighting, and pavement widening along the public road frontage of this project. The Public Works Department shall be contacted to determine the extent of frontage improvements, pavement widening, and drainage improvements. The sidewalk width and curb requirements are as follows:

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Sidewalk Width (Measured from Curb Face) and Curb Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential (Parcels &lt; 20,000 sq.ft.)</td>
<td>Curb, Sidewalk Required; 5-foot minimum</td>
</tr>
<tr>
<td>Single-Family Residential (Parcels &gt; 20,000 sq.ft.)</td>
<td>Curb, Sidewalk May Be Required; 5-foot minimum</td>
</tr>
<tr>
<td>Multiple-Family Residential</td>
<td>Curb, Sidewalk Required; 6-foot 6-inch</td>
</tr>
<tr>
<td>Industrial</td>
<td>Curb, Sidewalk Required; 6-foot 6-inch on one side of the road only.</td>
</tr>
<tr>
<td>Commercial</td>
<td>Curb, Sidewalk Required; 10-foot</td>
</tr>
</tbody>
</table>

149. If the development does not fit into any of the above categories, but sidewalk is characteristic of the area, the applicant may be required to install sidewalk to match the surrounding parcels. Contact the Public Works Department, Engineering Services Division, for determination. The applicant shall construct face of curb parallel to the ultimate right of way centerline, except where pavement transitions, tapering or turn lanes are needed.

150. The applicant shall widen the existing pavement to conform to the new curb line. When widening the pavement, the applicant shall cut existing pavement to a neat line along an existing adequate structural section. Widening shall commence at that line and may require an exploratory trench or pothole to determine the limits of pavement widening.

151. Applicant shall construct the on-site road system to County public road standards and convey to the County, by Offer of Dedication, the corresponding right of way.

152. Applicant shall construct a street-type connection with 20-foot radii curb returns in lieu of standard driveway depressions at the project entrance, as approved by Public Works.

153. Applicant shall install safety-related improvements along the project’s frontage of public roads (including traffic signs and striping) as approved by the Public Works Department, Transportation Engineering Division.

**ACCESS TO ADJOINING PROPERTY**

**Proof of Access/Acquisition**

154. Applicant shall furnish proof to the Public Works Department, Engineering Services Division, of the acquisition of all necessary rights of way, rights of entry, permits and/or easements for the construction of off site, temporary or permanent, public and private road or drainage improvements.
155. Applicant shall furnish proof to Public Works that legal access to the property is available from a public road.

**ENCROACHMENT PERMIT**

156. Applicant shall obtain an encroachment permit from the Application and Permit Center, if necessary, for construction of driveways or other improvements within the public road right of way.

157. Applicant shall obtain an encroachment permit from Caltrans for construction within State of California (Caltrans) right of way.

**ABUTTER’S RIGHTS**

158. Applicant shall relinquish abutter’s rights of access along frontage of the property, with the exception of the access points shown on the applicant’s Tentative Map, as specifically approved under these conditions of approval.

**ROAD ALIGNMENT (HORIZONTAL AND VERTICAL SIGHT DISTANCE/GRADES)**

159. The Public Works Department, Engineering Services Division, may require the applicant to submit a sketch plan prior to starting work on improvement plans. The sketch plan shall be prepared by a registered civil engineer and shall show all public road improvements, including the proposed and future edge-of-pavement lines, lane striping details, lighting and cross-sections. The sketch plan shall extend a minimum of 150-feet beyond the limits of the proposed work and will show that adequate sight distance will be provided.

160. Provide sight distance at the project entrance/exit for the appropriate design speed. Contact the Public Works Department, Transportation Engineering Division, for design speed determination.

**PRIVATE ROADS**

If private roads are to be utilized for project access, the following Conditions of Approval shall apply:

161. Applicant shall construct a paved turnaround at the end of the proposed private road.

162. Applicant shall construct an on-site roadway system to current County private road standards with a minimum paved traveled width of 20 feet within a 25-foot access easement. The private road shall extend from the public road to those parcels within the subject property that are to be served by the private road.

163. Applicant shall develop and enter into a maintenance agreement that will insure that the proposed private road will be maintained, and that each property that uses the proposed private road will share in its maintenance.
ROAD DEDICATIONS

164. Applicant shall convey to the County, by Offer of Dedication, the right of way necessary for the planned future width along the public road frontage of the subject property. Contact the Public Works Department, Engineering Services Division, for specific requirements.

STREET LIGHTS

165. If this property is not presently in County Service Area L-100, the property owner shall apply for annexation to County Service Area L-100 Lighting District by submitting: a letter of request; a metes and bounds description; and pay the current LAFCO fees. Annexation shall be completed prior to filing of the Parcel Map/Final Map. This annexation process must comply with State Proposition 218 requirements, which state that the property owner must hold a special election to approve the annexation. This process may take approximately 4-6 months to complete.

166. Streetlights shall be installed along the public road frontage of the property, in the following locations:

   a. Along all streets within one mile of an existing school or school site approved by the local school board;

   b. If the land use district has a density equivalent to that of an area zoned R-12 or higher;

   c. For those parcels zoned for multi-family, business or commercial land uses;

   d. For non-residential areas, or as required by the Public Works Department, Engineering Services Division.

UTILITIES/UNDERGROUNDING

167. All utility distribution facilities shall be installed underground, including any existing overhead distribution facilities along the public road frontage of the subject property.

168. All new utility distribution services shall be installed underground.

DRAINAGE IMPROVEMENTS

169. This development shall conform to the requirements of Division 914 (Drainage) of the Subdivision Ordinance. The following requirements must conform to Division 914:

   a. All storm waters entering and/or originating on the subject property shall be conveyed, without diversion and within an adequate storm drainage facility, to an adequate natural watercourse having definable bed and banks. Conveying storm waters to an existing adequate public storm drainage facility that conveys the storm waters to an adequate natural watercourse shall also satisfy this requirement.
NOTE: This condition may require the construction of significant off-site drainage improvements. The applicant should consult with the Public Works Department, Engineering Services Division, to determine the extent of improvements needed to serve the development. Drainage Area maps are shown on the attached drawings, indicating size and location of existing and proposed major drainage facilities.

b. If the resultant parcels are greater than 5 acres in area and the proposed use is agricultural in nature, an exception from the above requirement may be granted provided the applicant maintains the existing drainage pattern, there are no known drainage problems downstream, and concentrated storm water runoff is not disposed onto adjacent property.

c. Applicant shall verify that the downstream drainage system is adequate to convey the required design storm (based on the ultimate development of the watershed) and, if necessary, shall construct improvements to guarantee adequacy.

170. Storm drainage facilities required by Division 914 shall be designed and constructed in accordance with specifications outlined in Division 914 and in compliance with design standards of the Public Works Department. Copies of this ordinance are available for review at the Public Works and Planning Departments.

171. If the proposed development is located within a formed Drainage Area, all drainage patterns created by this development and all improvements installed by the developer shall be consistent with the adopted Drainage Area plan for that area.

172. Applicant shall be permitted an exception to allow discharge of storm water to roadside ditches provided that the applicant verifies the adequacy of the downstream ditch system or constructs any necessary improvements to make this system adequate to handle ultimate storm water runoff.

173. Applicant shall prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

174. Applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (San Francisco Bay - Region II, or Central Valley - Region IV).

175. Develop and include long-term best management practices (BMPs) for the reduction or elimination of storm water pollutants in accordance with the Contra Costa Clean Water Program for the site’s storm water drainage.

176. All projects are subject to the County’s Stormwater Management and Discharge Control Ordinance. As part of these requirements this project shall incorporate Best Management Practices (BMPs) to the maximum extent practicable into the design of this project, implement them and provide for perpetual operation and maintenance for all treatment BMPs.
177. Comply with the County’s Stormwater Management and Discharge Control Ordinance (Ordinance 2005-01) and the Stormwater C.3 Guidebook.

178. All documents submitted (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings and plans) shall be in compliance with the Stormwater Control Plan dated ______ submitted by __________, the County’s Stormwater Management and Discharge Control Ordinance and the Stormwater C.3 Guidebook and shall show the details and methods of construction for site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment Best Management Practices (BMPs), permanent source control BMPs, and other features that control stormwater flow and potential stormwater pollutants.

179. Prior to finaling of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall execute any agreements identified in the Stormwater Control Plan, Stormwater Management and Discharge Control Ordinance, and/or the Stormwater C.3 Guidebook which pertain to the transfer of ownership, long-term maintenance of stormwater treatment and/or hydrograph modification BMPs, and/or restrictions on future land use and owner responsibilities.

180. Prior to finaling of a building permit and/or issuance of a Certificate of Occupancy, the applicant shall submit, for the review and approval of the Public Works Department and the Community Development Department, a Stormwater BMPs Operation and Maintenance Plan in accordance with the County’s guidelines. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are in the Stormwater C.3 Guidebook.

181. Prior to finaling building permits, accepting site improvements or landscaping, the permit application shall be consistent with the applicant’s approved Stormwater Control Plan and shall include drawings and specifications necessary to implement all measures in the approved Plan.

182. The applicant/owner shall cooperate with the County in securing a funding source for reporting, inspecting and maintaining any required permanent (post construction) BMPs. This may require annexation into a County developed financing district.

183. Design all extended detention basins or project features to drain completely within 7 hours of a rainfall, unless a longer period of time is specifically permitted in these conditions of approval. Detention of stormwater for longer than 72 hours will only be allowed if the accompanying Vector Control Plan has been reviewed and approved by the Contra Costa Mosquito and Vector Control District.

184. WARNING: If it is found that the Stormwater Control Plan is not in compliance with the County’s Stormwater Management and Discharge Control Ordinance and the Stormwater C.3 Guidebook, the project may need to be revised and this revision could require that the entire project be reconsidered (including project reconsideration at public hearings).
DEVELOPMENT FEES

185. Prior to issuance of a building permit, the applicant shall pay the fee in effect at time of vesting in compliance with the Bridge/Thoroughfare Fee Ordinance for the Hercules/Rodeo/Crockett Area of Benefit, and the Western Contra Costa Subregional Transportation Mitigation Fee. Consult with the Public Works Department to determine the current fee.

186. Pay the fee in effect at time of the filing of the Parcel Map/Final Map in compliance with the Drainage Area associated with the subject property. Consult with the Public Works Department to determine the current fee.
The guidelines in this section apply to all development in the Rodeo Redevelopment Project Area, providing recommendations such as site design, building design, and landscape design, and guidelines for specific land uses.
VII. DESIGN GUIDELINES

The guidelines in this section apply to all development in the Rodeo Redevelopment Project Area, providing recommendations such as site design, building design, and landscape design, and guidelines for specific land uses.
A. Building Placement and Orientation

A.1 Design site to relate to neighborhood context and site vicinity.

Implementation:

- Place building close to street frontage with windows and entries facing the street. Commercial buildings should be set back no more than 10 feet from the property line to maintain Rodeo’s historic downtown character.
- Cluster buildings on the site towards street corners maximizing street frontage.
- Identify local assets, (bus stops, Rodeo Creek Trail, newspaper boxes, lighting) and capitalize on these assets in the site design.
- Enhance site design by maximizing views from the site to local scenery.
- Align parking and service driveways across from those on the opposite side of the street.

SPECIAL TIP

A.1 - RESEARCHING NEIGHBORHOOD CONTEXT

Research information about a site using www.ccmp.us/gis. This site has maps showing parks, General Plan land use designations, water bodies, schools, and other community features.

- Windows and entries are oriented towards the street rather than facing inward.
- Window placement allows for passive monitoring of the bus stops enhancing security and encouraging use of the bus stop.
- Windows are oriented to capture bay and creek views.
- Driveway width is minimized and aligned with opposite driveway.
A.2 **Design site to create a welcoming, pedestrian and business friendly streetscape.**

**Implementation:**

- Orient street entrances and primary building elevations to public street frontages.
- Provide building entries that are easily identifiable from fronting streets.
- Include windows in front facades on the first floor.
- Locate retail and commercial uses along ground floor frontages.
- Consider adding outdoor tables along street frontages for restaurants, cafes, and delicatessens. (NOTE: Needs encroachment permit)
- Provide colorful outdoor displays where appropriate to the use (e.g. produce market).

![Diagram A.2 - Pedestrian versus auto-oriented development.](image)

**BEFORE & AFTER**

**A.2 - Facade Improvement**

- Entry is visible from the street
- Awnings and window planter boxes were added to emphasize entry.
- Windows are oriented around the entry rather than elevated to the second level.

![Image A.2 - Pedestrian friendly building placement.](image)

The Location of buildings on the site can dramatically improve the walking environment.
B. Pedestrian and Bicycle Linkages

B.1 Provide convenient and safe pedestrian/bicycle linkages throughout project site.

Implementation:

Provide direct and clearly walkways:
- From streets and parking areas to building entries.
- Between all buildings on site.
- To adjacent walkways and surrounding pedestrian amenities wherever possible.
- Provide protection from elements (sun, wind, rain) where possible utilizing building overhangs, shade trees, etc.
- Integrate development with the Rodeo Creek Trail whenever possible.

Before & After

B.1.A - Walkway Access

- There are four clearly defined walkways that connect the street, parking lot and building entrances instead of one.
- Walkways provide a more direct route towards building entrance.
- Islands aligned with walkways to provide increased safety for pedestrians.
- Walkway is striped where it crosses vehicle routes.
- Pedestrian environment is improved with an additional garden and informal pathway.
- Dumpster is moved to the rear of the building, improving the curb appeal of the project.

The revised plan includes a pathway to allow pedestrian access from bus stop to grocery store eliminating need to cut through an auto repair shop.
B.1 Provide convenient and safe pedestrian/bicycle linkages throughout project site.

Implementation:

- Provide protection from elements (sun, wind, rain) where possible utilizing building overhangs, shade trees, etc.
- Integrate development with the Rodeo Creek Trail whenever possible.

Including outdoor seating near the creek trail provides a unique dining experience while adding to trail security.

People are more likely to walk if they are buffered from traffic and can easily navigate the site and surrounding areas.

Even without different pavement texture, Pedestrians are guarded by landscaping.

Thoughtfully designed connections and details provide interest, a sense of security and improve the quality of life.
B.2 Locate bicycle parking to encourage usage.

Implementation:

- Locate bicycle parking near visible and prominent locations such as building entries. If cyclists aren’t aware of the parking, it won’t be used.
- Locate parking in areas where there is high pedestrian activity. Having lots of eyes and ears nearby adds to cyclists’ perception of security.
- Place bicycle parking under existing overhangs or eaves for passive rain shelter.

Visualization B.2 - Bicycle Rack Location

Move bicycle rack further to the left to fit bicycles on both sides without blocking path.

Diagram B.2 Passive Shelter

BEFORE & AFTER
B.2 - Locating Bike Racks

Existing bike rack location

The new locations:
- Provide rain shelter under the eaves.
- Provide passive monitoring by office occupants.
- Reconfigure orientation to accommodate more bikes.

New location option #1

New location option #2
B.3 **Design efficient, accessible and secure bicycle-parking areas.**

**Implementation:**

- Each parking space must be accessible without moving another bicycle - allow for 2 feet by 6 feet for each bicycle parking space.
- Provide an aisle at least 5 feet wide behind all bicycle parking to allow room for maneuvering - just as automobile drivers need additional space to maneuver in and out of parking spaces, so do cyclists.
- Use bike racks that are designed so both bike frames and tires can be locked to the rack using a u-lock.

Diagram B.3 - Bicycle Parking Dimensions

[Diagram showing bicycle parking dimensions and various types of bike racks]
C. Parking Lots

C.1 Site parking lots to minimize visual impact of cars along street frontages and walkways.

Implementation:

□ Locate parking behind or at the side of buildings.
□ Whenever parking between buildings and street frontages is unavoidable, try to limit the extent of parking to one row of parking and one drive aisle.
□ Provide landscape buffer as outlined in the Development Standards Section.

C.2 Minimize auto entries

Implementation:

□ Utilize shared public parking lots when available.
□ Share driveways as much as possible.

Diagram C.2 - Shared Parking

- Parking is located behind the building.
- Building is moved to front the street.
- Landscape buffers cars and enhances street frontage.
C.3 Emphasize primary entryway to parking lot.

Implementation:

- Use special paving at primary automobile entries
- Locate project identity signage at primary entries
- Use special landscaping to highlight vehicle entries.

C.4 Design clear internal circulation

Implementation:

- Prioritize pedestrian access through the site
- Parked vehicles should not back out into the primary route to building entries.
- Provide directional markings on pavement.
- Separate automobile and service vehicle circulation routes, where appropriate and possible.
D. Landscaping and Drainage

D.1 Distribute landscaping throughout site.

Implementation:

- Provide a 4 foot landscape buffer between parking lots and the public right-of-way.
- Landscape 10% of interior parking area.
- Landscape 10% of non parking area.

Diagram D.1.a - Minimum Landscaping Requirements

Diagram D.1.b - Interior parking lot Landscape Design

Diagram D.1.c - Tree Well Dimensions

BEFORE & AFTER
D.1 - Landscaping in parking lots

Parking lot with landscaping only along the edges.

Parking lot with landscaping distributed throughout the site.
D.2 Use plants to enhance architecture.

**Implementation:**

- Use landscaping to unify development.
- Use landscaping to soften building edges.
- Use landscaping to break-up large blank walls.
- Arrange landscaping to emphasize building entry.
- Create “semi-private” outdoor spaces for building users.

**PHOTO MONTAGE**

D.2 - Enhancing Architecture With Plants

**SPECIAL TIP**

D.1 - Meeting Landscape Requirements

1. Impermeable surfaces serving as pathways connecting pedestrians to accessways may be counted towards landscaping requirement if the path is less than 5 ft. long. Since these paths are not ADA accessible they cannot serve as the primary access to building.

2. Two feet of parking spaces can be landscaped with ground cover.
   - Minimum six foot median island.
   - Provide a 6” wheel-stop barrier to protect installed landscaping.
D.3 Use landscaping to improve the public right-of-way.

**Implementation:**

- Use landscaping to enhance pedestrian amenities.
- Plant street trees on streets designated to be “Tree Lined”.

<table>
<thead>
<tr>
<th>Diagram D.3 - Street Tree Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parker Ave. &amp; Pacific Ave.</td>
</tr>
<tr>
<td>First St. &amp; Rodeo Ave.</td>
</tr>
<tr>
<td>Marina Green</td>
</tr>
</tbody>
</table>

**SPECIAL TIP**

D.3 - No room for a landscape strip? Where there is no room for a landscape strip between the building and sidewalk, utilize one of the following: planter boxes, metal flower pot rings, planter alcoves embedded within the building surface, trellises along building walls.

**PHOTO MONTAGE**

D.3 - Pedestrian Amenities

Parking requirements allow a 10% reduction in minimum parking spaces if pedestrian amenities are provided.
D.4 Select plants that are appropriate for the climate.

Implementation:

- Save existing trees whenever possible.
- Utilize native and drought tolerant plants to minimize natural resources required for maintenance and maximize longevity of the landscape.
- Do not plant invasive species, even if they are drought tolerant.

D.5 General Standards for Planting.

Implementation:

- Irrigation systems must be provided and maintained according to the county's water conservation ordinance. Chapter 82-26 County Water Conservation Ordinance.

---

**Table D.5 - Planting Standards**

<table>
<thead>
<tr>
<th>Type</th>
<th>Minimum Size</th>
<th>Minimum Number</th>
<th>Planting Space</th>
<th>Additional Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trees</td>
<td>15 Gallon or 6 ft. tall</td>
<td>One tree for every 120 sq. ft. of landscaping</td>
<td>Planter well must be a minimum dimension of 5 ft.</td>
<td>Plant and maintain flowering plants or ground cover at the base of trees</td>
</tr>
<tr>
<td>Shubs</td>
<td>5 Gallon</td>
<td>One shrub for every 30 sq. ft. of landscaped area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Cover</td>
<td>4” pots or flats</td>
<td>Ground cover must be installed in all remainder spaces.</td>
<td>Maximum spacing of 12” for 4” pots or if 1 gallon then 24” is the minimum spacing.</td>
<td></td>
</tr>
</tbody>
</table>
D.6  Provide a comprehensive site and exterior lighting plan.

Implementation:

□ Shield all light sources to avoid glare and confine the lighting to the site.

□ Utilize low mounting heights for fixtures, whenever possible. Light poles should not be taller than the building. Provide attractive, low profile poles and lights in parking lots rather than a few very tall poles. In areas adjacent to residential areas, limit mounting and pole heights to a maximum of 15 feet.

□ Provide site lighting to complement the overall appearance of the development.

□ Use lighting to emphasize building entries and landscape features.

□ Provide security lighting which is adequate for surveillance, but avoid over-lighting.

D.7  Integrate drainage with landscaping to facilitate onsite absorption of runoff.

Implementation:

□ Integrate drainage swales into landscape plans.

BEFORE & AFTER
D.7 - Drainage Swales

• Landscaping is added to the site, satisfying the site landscaping requirements.

• The slope of the pavement is tilted so that water runoff is directed towards the edge of the site where the landscaping is installed.

• Subsurface drainage is removed as well as future maintenance costs.
D.7 **Integrate drainage with landscaping to facilitate onsite absorption of runoff (continued).**

**Implementation:**

Minimize paving areas to enhance onsite runoff filtration.

- 2 ft. of a parking stall depth may be landscaped and counted toward required minimum parking stall dimension and also counted toward total interior parking landscaping requirements.

- Landscaping in this area must be groundcover and shall be protected with a 6” wheel block.

- Consider pervious paving materials for overflow parking.
  a) For parking lots with at least 30 required parking spaces, 30% may be designated as overflow parking, with Zoning Administrator approval.
  b) Overflow parking may be surfaced with the following (see appendix)
  c) Overflow parking must be designated upon site plans and may not be developed upon.
  d) Zoning Administrator may determine that there is a need to resurface the spaces with a more durable material for more frequent use.

---

**Diagram D.7.a - Combining landscaping and drainage design**

Grass bio-filter

Landscaped island - infiltration/detention area

Permeable overflow stalls (i.e. turf block)

---

**SPECIAL TIP D.8 - Integrating Surface Runoff Into Landscaping**

Starting February 15, 2005 all projects with over 1 acre of impervious surface will be required to treat all surface runoff. By February 15, 2006 the threshold is reduced to 5,000 sq. ft. of impervious surface. Appendix E (Helpful Contact and Weblinks) includes a link to the County’s Clean Water Program, including additional information to meet these requirements.
E. Service Areas and Utilities

E.1 Minimize views of service and utility areas such as loading and storage spaces.

Implementation:

- Locate service areas as far from public view as possible, such as behind or to the side of the primary building.
- Screen service and utility areas from public view with decorative walls or landscaped fences.
- Design decorative walks and landscaped fences with the same architectural details, materials, textures and plants as the primary building and landscaping plan.

E.2 Storage area standards.

Implementation:

- Storage areas are defined as areas outside of primary structures used for storage equipment, overstock, or other items. Typical storage areas include vehicle storage at an auto repair shop, landscaping equipment storage at a landscape contracting yard, and small engines and equipment at a small engine repair shop.
- Storage areas must be located within permanent structures.
- Permanent structures must meet design guidelines for accessory structures.
E.3 Trash Enclosure Standards.

Implementation:

□ Provide adequate space for trash cans and recycling bins.
□ Provide access for users and weekly collection vehicles and access to trash enclosures.
□ All trash enclosures must be screened with walls and a roof.

E.4 Utility and Equipment Standards.

Implementation:

□ Minimize views and noise of utility and building equipment so the architectural quality of primary buildings is preserved. Typical building equipment includes backflow valves, transformers, HVAC equipment or air compressors.
□ Place utility meters in closets or screen with landscaped fences or decorative walls.
□ Design building parapets high enough so equipment is not viewable from across the street.
□ Use additional screening to screen utility and equipment from adjacent buildings with second and third stories.
□ Install additional landscaping to buffer noise generating equipment.
E.5 Insall Solar Panels to be respectful of neighborhood character.

Implementation:

- Solar panels must be located to preserve the architectural quality of buildings.
- Panels may be located over parking lots as long as they are located behind or the side of rather than in front of buildings.
- Locate panels so they are least likely to create a reflective nuisance to neighboring residences.

Special Tip: E.5 - Solar Power Resources

Contra Costa County Green Building Guidelines provides information on materials and techniques to build more energy efficient, healthy and ecological buildings, including information on solar panels. Appendix E "Helpful Contact and Weblinks" includes a link to the County’s Green Building Standards.

Photo Montage: E.5 - Varieties of Solar Utility Equipment

- Roof mounted Solar Panels at the Martinez Detention Facility.
- These panels are flush with the roof surface and include an insulating foam layer.
- Solar panels mounted on sloped roof.
- Uni-Solar Panel to be used with a standing seam roof.
- Standing seam roof panel with solar panel.
- Solar panel covered parking lot at Cal Expo grounds in Sacramento.
- Solar shingles integrated with roof tiles.
- Solar shingle
- Roof Mounted Solar
F. Facade Design

F.1 Provide variation in building massing and roofline to be consistent with Rodeo’s historic character.

Implementation:

□ Use projections, recesses, and variations in building height, setbacks and textures to enhance the streetscape.

□ Utilize shaped parapets, projecting cornices, and other architectural elements to provide an interesting termination to the top of building walls. False fronts or parapets can create an insubstantial appearance and should be used cautiously.

□ Relate changes in mass to entrances, building structure, and/or the organization of interior spaces and activities.

Image F.1.a - Building Massing in Historic Downtown Rodeo

A large project should emulate the facades of separate buildings.

BEFORE & AFTER

F.2 Improving Building Facades

• Height variation above entryway provides a visual cue from a distance.
• Awnings create setback variation.
• Columns that break up the surface of the building into sections.
• The contrast between canvas awnings and stucco building adds visual interest.

PHOTO MONTAGE

F.1 - Variations in Building Mass

Setback variation

Adding a clearstory is an example of how to vary massing.

Height variation

Texture and Materials variation

Massing can distinguish individual units for the residential units.
F.1  Provide variation in building massing and roofline to be consistent with Rodeo’s historic character (continued).

- Avoid sloped or residential style roofs on purely commercial buildings - consider hiding the roof plane from view on the front facades.
- Highlight uses on the upper floors by designing attractive and lively elements, such as window projections.

F.2  Use facade design to unify structures in a development plan.

Implementation:

- Secondary or pad buildings should echo the same design as the focal building in the project by utilizing similar building forms, massing, details and colors. Franchise restaurants in a shopping complex, for example, is not allowed simply utilize stock designs.
- Treat all sides of a building. Building materials and detail elements such as projecting cornices and architectural molding should be continued to any facade that is visible from a public way or adjacent parcels.
- Provide a transition in building scale between larger and smaller buildings with stepped building heights, landscape screening or other means.
F.3 Design windows and entries to be attractive and inviting to pedestrians.

**Implementation:**

- Openings for windows, window panes, and doors shall be no more squat than square.
- Double-height entry ways are not allowed.
- Exterior shutters shall be sized and mounted appropriately for the window even if inoperable.
- Drive-through windows are strongly discouraged and should not face street frontages or residential areas.

**Diagram H.4.c - Window Shutters**

- Shutters are too small for window dimensions.
- Shutters fit window dimensions.

**SPECIAL TIP H.1 - Using ground floor windows to enhance business**

- Provide display windows and/or windows with views to building interior along street frontages.
- A minimum of 60% of ground floor façades facing streets should be non-reflective transparent glazing.
- Ground floor offices should use window shapes, sizes and treatments that are similar to retail and service stores.
- Use large, glass panels with vertical proportion to give a send of openness.

**SPECIAL TIP H.4 - Rehabilitating Commercial Buildings**

- Design storefronts to fit inside the original openings, not extending beyond it.
- Recessed entries should be retained and encouraged in new storefront construction.
- Preserve the character of the building, in particular the significant historic materials and features.
- Open up previously covered window openings and blank building walls where possible.
- Upgrade existing windows and doors.
- Remove unnecessary and deteriorated signs. Replace and upgrade signage consistent with the guidelines.
- Add interesting visual details such as shaped parapets, architectural moldings, and glazed tile accents.
- Provide quality exterior lighting using attractive, well-designed fixtures.
- Remove utilitarian looking security devices (e.g., grilles and bars), and replace with less visually obtrusive and more decorative features.
- Make a visual distinction between old and new to prevent a phony historical look.
F.3 Design windows and entries to be attractive and inviting to pedestrians (continued).

Implementation:

- Use distinctive architectural elements, such as pillars to emphasize building entries.
- Avoid solid or residential style doors with small areas of glass.

Even a light industrial building can be designed with integrity and interest.

Interesting store fronts like this help draw pedestrians to surrounding businesses.

The building details are designed for cars over 250 feet away. However, the pedestrian realm (shown as box) is monolithic and the details become coarse and irrelevant.

This building entry was designed at human scale so that the same pedestrian (shown in box) can appreciate the architectural details.
F.4 Integrate architectural details into facade design to create interest to pedestrians.

Implementation:

- Provide accent lighting on building exterior (e.g., pin lights accenting a facade form, and detail or soft accent lighting).
- Limit blank wall length to 10 feet.
- Use awnings along street frontages to add color and visual depth. Include architectural details like moulding, trim, awnings, light fixtures, tile work and texture changes to create interest to a pedestrian walking near the building.
- Use landscape elements such as fencing, vine arbors, and planters to enhance pedestrian environment.

Diagram H.3 -

<table>
<thead>
<tr>
<th>10 ft.</th>
<th>10 ft.</th>
<th>max 10 ft.</th>
<th>10 ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>blank wallspace</td>
<td>blank wallspace</td>
<td>blank wallspace</td>
<td>blank wallspace</td>
</tr>
</tbody>
</table>

There is never more than 10 ft. of blank wall space. Windows could be used in place of pillars.

Image H.3.a - Details for pedestrians.

Image H.3.b - Interesting pedestrian environments include a number of details:

1. Recessed and human scale entryway consistent with a neighborhood retail use.
2. Landscaped area is similar to a garden setting rather than an expanse of lawn.
3. Windows are large, but split into smaller panes for a cozier feel.
F.5 Use materials and colors to enhance facade design.

Implementation:

- Use high quality materials.
- Use a combination of two to three colors rather than a single color.
- Generally select colors that are adjacent to each other on the color wheel. (e.g. blue-green, blue, and blue-violet) for overall building color, add white or black to obtain the desired color hue.
- Select color shades which are more subdued than full strength colors. These shades are usually created by adding the complementary color, white or black to the desired hue.
- Use light and medium colors for large building walls.
- Use darker colors for recessed elements such as window and doors.
- Use lighter colors for projecting elements such as window trim, cornices, and other architectural projections.
- Avoid combinations of warm and cool colors (e.g. warm yellow and cool green, except where one is used only as a small accent. Also avoid cool colors if neighboring buildings are warm and vice versa.)
- Avoid combinations of strongly contrasting colors, except for accents or to distinguish sign letters and graphics from their backgrounds.

Diagram F.5 - Select colors to complement building forms and details

![Diagram showing color selection]

Diagram F.5.a - Use a color wheel and/or consult a color specialist in selecting building colors

Diagram F.5.A. - Selecting Colors

Selecting colors adjacent to each other on the color wheel. 50% tint of colors selected.
The Willow and Hawthorne Site is approximately one and a half acre site on the corner of Willow Avenue and Hawthorne Street. It is proximate to Interstate 80, residential units, Rodeo Creek, and the Rodeo Gateway Senior Apartments. Demands careful planning and community involvement. The following provides a site context diagram and development guidelines for future development of this site. These guidelines were created through the community planning workshop and should be integrated into future development.

### General Plan and allowable land uses

<table>
<thead>
<tr>
<th>GP</th>
<th>CO - Commercial with auto orientation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uses Allowed</td>
<td>See the Commercial Column within the Land Use Matrix in Section Four (IV) this document</td>
</tr>
</tbody>
</table>
The following highlights the site context for the Willow and Hawthorne site. While e site must integrate and respect Rodeo Creek, the linear park along Rodeo Creek, neighboring residential areas, and public transit near the site. The following offers development standards for the site.

**Development Standards**

1. Architectural design must reflect Rodeo’s historic character.

2. Architecture and site design must reflect the site’s role as a community gateway.

3. Respect existing residential areas near the site by minimizing views to single-family development and buffering residential views to site with landscaping. Use landscaping that provides a screen, but also create breaks in the screen so that there is interaction between these two areas.

4. Capitalize on direct freeway access by orienting a portion of the buildings toward the southern end of the site to draw interest from the Interstate 80 off-ramp, Willow Avenue, the Rodeo Creek trail, and the bus stop.

5. Site design must incorporate the Rodeo Creek Trail along the eastern side of the parcel into the site design and maximize views of the creek.
   a) Provide landscaping that enhances creek trail;
   b) Consider “outdoor rooms” with creek views;
   c) Provide a pathway from the Rodeo Creek trail to the main building; and
   d) Respect the ecology of the creek environment.

6. Include amenities for the Westcat bus stop in the site design, including a pathway from the main building entry to the bus stop.

7. Align driveways with the westbound Hwy 80 off ramp and Schuler Avenue.

8. Consider uses that compliment the Park and Ride Lot across the street such as dry cleaning, day care, cafes, banks, gas stations or sundry shop. If possible, plan for a crosswalk to allow for safe crossing to Park and Ride lot.
G. Signage

G.1 Design signage to be readable in the pedestrian environment.

**Implementation:**

- Minimize sign areas.
- Design lettering so text is legible from 50 feet, but not overbearing to a pedestrian passing by. This is generally between 6 inches and 1 foot tall.
- Locate signage at eye level to be inviting to pedestrians.

![Diagram G.1 Sign Design]

**Image Comparison G.1- Pedestrian Signs**

Wal-Mart signage is intended for the vehicle audience. The person only sees a blank gray wall compared to the signage shown in a more pedestrian-friendly environment.

G.2 Relate letter sizes to the viewing distance from which the sign will be seen.

**Implementation:**

- The sign type guidelines that follow contain information on maximum letter heights. For guidance on letter heights and sign readability in general, see the sidebar to the right.

<table>
<thead>
<tr>
<th>Table G.2 - Max. Letter Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>18”</td>
</tr>
<tr>
<td>24”</td>
</tr>
<tr>
<td>24”</td>
</tr>
</tbody>
</table>
G.3 A comprehensive signage program should be prepared for all development sites.

Implementation:

- Sign sizes and shapes should be designed with consideration of the architecture of the buildings.
- Use quality materials and finishes for all signs.
- Minimize view of commercial and industrial signs from adjacent residential areas as much as possible.

G.4 Provide simple yet unique sign design.

Implementation:

- Signage should be easy to read and durable.
- Sign information should occupy a maximum of 60% of the total sign area.
- Avoid using signs with brand identifications or product advertisements.

SPECIAL TIP
G.4 - Sign Design

A readable and attractive sign can be a catalyst for successful business. Following are tips to create readable signs:

- Use both upper and lower case letters.
- Don’t crowd letters.
- Limit the amount of information on the sign.
- Emphasize either the sign lettering or the graphics, but not both.
- Use colors with substantial contrast between letters and background.
- Generally, use a maximum of two types of font per sign.
- Stress one line of text in multi-line signs.
- Avoid irregularly spaced or non-aligned letters, mixed letter fonts in the same word, and too many graphic images.

SPECIAL TIP
G.4 - Signs That Are Not Allowed

No cloth, paper or fabric signs hung from the building or placed in window, except as allowed for Temporary Signs under the Contra County County’s Sign Ordinance. The following signs shown below are also not allowed.

Banner Signs  
Roof Mounted Signs  
Portable signs  
Readerboard signs. Except for: cinemas, performing arts theatres, community centers, and churches.
The following pages contain design guidelines for each of these recommended sign types, including sign context, dimensions, materials, and other recommendations.
G.5 Freestanding Signs (Monument Signs)

Sign Content and Coverage:

- Limit to project name, individual tenant names, generic uses and the street address. Logos and other graphic design elements may be allowed at the discretion of the Director of Community Development.
- Include street address number or number plus street name on monument signs in auto-oriented locations.
- Limit the area of lettering and symbols to a maximum of 60% of the total monument sign area.

Dimensions:

- Maximum Area: 64 square feet, directional signs (e.g., Service Entry) are limited to a maximum of 20 square feet.
- Maximum Width: 10 feet.
- Maximum Height: 10 feet.
- Maximum Thickness: 18 inches, extra width at the bottom and top of freestanding signs may be considered for well designed bases and for decorative sign caps.

Materials & Illumination:

- Wood, concrete or other durable materials are encouraged.
- External illumination is encouraged for monument signs.
- Internally illuminated signs such as cabinet or can signs are discouraged. If used, limit signage to individual illuminated channel letters or letters cut out of metal panels, rather than fully illuminated acrylic panels.
G.5 Freestanding Signs/Monument Signs (Continued)

Location:
- Sign height and location should be selected to avoid interfering with drivers’ sight lines.
- Locate freestanding (monument) signs in well landscaped areas near main auto entries.

Special Requirements for Multi-Tenant Signs:
- Major anchor tenants may have their own corporate type styles and colors.
- Other tenants signage should be limited to a single type style, size and color.

G.6 Wall and Fascia Signs

Sign Content:
- Limit to the name of the business. Graphic logos and other design elements (e.g., text underlining) may be utilized with the approval of the Director of Community Development.
- Street address number may be included on the front building facade with the approval of the Director of Community Development. Numbers sizes should be no larger than 6” in height.

Dimensions:
- Wall and facscia signs must relate to the design of the buildings, therefore the dimensions of the sign are dependant on each buildings Signable Area. The Signable Area must not exceed 15% of the building facade, should be relatively flat, and should not contain doors, window or projecting moulding or trim (see diagram on the next page for example of Signable Area).
G.6 Wall and Fascia Signs (Continued)

Dimensions (continued):

- Maximum Area: 60% of Signable Area.
- Maximum Width: 75% of Signable Area.
- Maximum Height: 2/3 of the height of the Signable Area.

Letters:

- Use individual letters or neon designs mounted on the wall face or on a backing material applied to the building wall.
- Letters, logos, backgrounds and other sign elements may not be painted directly onto building walls.

Illuminations:

- Sign illumination may be any of the following:
  1. Channel letters with interior neon and acrylic faces;
  2. Reverse channel letters with neon halo backlighting;
  3. Exposed neon; or
  4. Exterior Lighting.
- Conceal all raceways and other connections.
G.7 Window Signs

Sign Content:

- Limit content to business name, business tenant logo, products, brand name offered, address, hours of operation, emergency phone numbers, credit cards accepted.
- The glass of doors and door transoms may contain only the address number and/or business name.

Dimensions:

- Maximum Sign Area: 25% of any single window area and no more than a total of 15% of the aggregate frontage window area on any facade.
- Maximum Letter Size: 12 inches.

Materials:

- Individual vinyl letters, applied directly to window.
- Professionally painted individual letters and designs.
- Gold leaf individual letters and designs.
- Neon tubing mounted on clear backing material.

Not Allowed:

- Signs taped to windows, suction cupped to windows, or painted on windows by nonprofessionals are not allowed.
G.8 Projecting Signs

Sign Content:

- Signs should generally be limited to the business name and interesting pictorial elements, icons, or three dimensional signs related to the business (e.g., scissors or silhouette head with hairdo for a beauty salon).

Dimensions:

- Maximum Sign Area: six (6) square feet.
- Irregularly shaped signs should fit within an imaginary rectangle not to exceed nine (9) square feet in area (see example diagram to the right).
- Maximum Projection: 42” from the building face with a minimum of 6” maintained between the building face and closest projecting sign edge.
- Maximum Thickness: Six (6) inches.
- Special and creative signs that have a three dimensional quality may have a greater thickness subject to approval by the Director of Community Development.

Materials & Illumination:

- The following materials are acceptable, subject to approval by the Community Development Department: wood, metal, and fabric with top and bottom bracket supports.
- The use of plastic for projecting signs is not permitted.
- All exposed edges should be finished (e.g., no exposed plywood).
- Signs may be externally illuminated. Interior illuminated box signs are not permitted.
- All lights should be have glare shields to minimize glare.
- The integration of lighting with the sign brackets is encouraged.
- Lights should be selected to be either unobtrusive or decorative.
G.8 Projecting Signs (continued)

Location:

- One sign per business along each street frontage with an entrance to the business.

- Projecting signs are strongly encouraged in locations with substantial pedestrian traffic, for buildings located close to the street, and when more than one business is located along a building frontage.

Mounting:

- Signs should be mounted with careful attention to the architectural features of the building. For example, supporting plates or brackets should be placed on flat areas of the facade, not on moldings or projections.

- Efforts should be made to support the bracket solely by its connection to the building rather than by wire hold back supports.

- Projecting signs should be mounted to allow a minimum of 10 feet of clearance below the bottom of the sign.

- Brackets should be well designed and related to the design character of the building. Simple round pipe brackets with plugged ends or decorative end elements are generally always appropriate for projecting signs. However, if the architecture of the building has special decorative features or if the business has special characteristics (e.g., Spanish cuisine), more decorative sign brackets may be appropriate.
G.9 Shingle Signs

Sign Content:

- Shingle signs are encouraged under awnings in pedestrian-oriented areas, especially in locations with multiple businesses along a frontage.

- Icon, three dimensional and other creative signs that express the unique personality of the business are encouraged.

- While design creativity is encouraged and flexibility in content is allowed, subject to approval of the Director of Community Development, signs should generally be limited to the business name and interesting pictorial elements related to the business (e.g., scissors or silhouette head with hairdo for a beauty salon).

Maximum Number:

- One sign per business along each street frontage.

Maximum Sign Area:

- 3 square feet

Mounting:

- Shingle signs should be suspended with metal rods, chain, cable or hooks.

G.10 Awning Signs:

Sign Content:

- Business Name or address on awning valance (i.e. vertical faces).

- Logo may be on awning sloping face

Dimensions:

- Maximum height of valances = 12 inches (1 foot)

- Maximum letter height on valances = 8 inches.

- Maximum letter on sloping awning faces = 18 inches (1.5 feet)
H. Residential Guidelines

H.1 Design homes to create an open and inviting street frontage with “eyes on the street.”

**Implementation:**

- □ Porches or extended roof overhangs are encouraged at entries.
- □ Entries should front primary street.
- □ Include windows on all levels of the street facades.
- □ Provide a sidewalk from public sidewalks to residential entries. Avoid using driveways as the only pedestrian access from front sidewalks to entries.
- □ Fences along front property lines are strongly discouraged unless they are low, open wood picket fences painted to harmonize with the house colors. White is always acceptable.
- □ Limit side yard fences and hedges within front setbacks to a maximum height of 4 feet.

**PHOTO MONTAGE**

H.1 - Examples of Eyes on the Street for Residential Buildings
H.2 Minimize visual prominence of garages and garage doors.

Implementation:

- Subordinate the garage portion of residences to entries and other building elements.
- Locate garages behind the front facade of homes, whenever possible.
- If multiple car garages must face the street, use separate garage doors for each car.
- Use modular paving blocks or other paving materials with color and texture for driveways that are more than one car wide.
- Avoid circular drives with large amounts of paving in front setback areas and more than one curb cut.
- Limit curb cuts and driveways to widths and spacing common along adjacent street frontages. Whenever possible, provide a minimum of 20 feet between driveways to allow curb side parking.

SPECIAL TIP
H.2 - AVOID USING DRIVEWAYS AS THE ONLY PEDESTRIAN ACCESS FROM FRONT SIDEWALKS TO ENTRIES.

DO THIS

- Image H.2 - Break up the mass of three car garages

- Contrast
  H.2 - Garage Setback
  Locate garages behind or at the side of homes whenever possible.

- Avoid letting the garage dominate the home’s street frontage.

NOT THIS
H.3 Enhance residential units with landscaping.

**Implementation:**

- Locate buildings and paving to preserve mature trees.
- Provide landscaping near entries and pedestrian walkways.
- Provide a planting strip or street trees along the street edge.
- Provide as much greenery as possible. Avoid large expanses of paving or stones.
- Plant trees and shrubs in rear and side yards.
- Use trellis and lattices with flowering vines to add texture to walls and break up larger wall planes.
- Flower boxes are encouraged.
- Design fences to highlight landscaping.
- Use wood posts to break up long fences into shorter visual pieces.
- Chain link fences are not allowed.

**SPECIAL TIP**

H.3 - Preserving Mature Trees

- To protect the root systems of significant trees avoid putting building and paved areas close to the trees.
- Use gravel, turf block or other permeable paving materials for paths and driveways near mature trees.

**Image H.3**

Avoid front yard rock landscaping when adjacent homes have grass and other green landscaping.

**Image H.3.b**

Combine Fences and Landscaping.
H.4 Design residential buildings and sites to respect neighboring homes.

Implementation:

- Locate taller building forms to minimize obstruction of sunlight to adjacent yards, patios and windows.
- Avoid trees and other tall landscaping that would block sunlight to neighboring residential windows or significant distant views.
- Avoid locating potentially noisy use areas (e.g., outdoor cooking patios) adjacent to neighbors’ bedrooms.
- Minimize the visual impact of exterior lighting on adjacent properties.
  1. Position lights to avoid light spillover to adjacent lots.
  2. Use shielded fixtures to direct light down and minimize glare.
  3. Use soft focused landscape lighting to avoid overly bright accents in the landscape.

SPECIAL TIP H.4 Respecting Neighbors Privacy

- Locate windows to minimize privacy conflicts with windows in adjacent residences.
- Limit windows that would overlook private areas of neighbors yards to those with a sill height of 5 feet or more. Alternatively, obscure glass or glass block may be used to allow light transmission without compromising neighbor privacy.
- Avoid second level decks and balconies that overlook the more private areas of neighboring yards (e.g., patios).
- Plant appropriately sized trees to maintain privacy wherever needed.

H.5 Design residential additions and rehabilitations to be consistent with existing home and surrounding homes.

Implementation:

- All residential guidelines apply to additions and remodels.
- Use forms, materials, and design character similar to the existing residence.
- In predominately one story neighborhoods, consider a second story addition where limit impact of second stories.
- Use window proportions, types (e.g., double hung), and materials similar to those on the existing house.
- Replace deteriorated materials with original materials.
- Avoid heavy materials, such as stone, on second floor additions.
H.6 Enhance the neighborhood building patterns and forms.

Implementation:

- Provide continuity of design on all sides of the structure.
- Entries should respect the scale and pattern of other home entries in the neighborhood. Avoid tall entries that substantially exceed those in the neighborhood.
- Use building designs similar to and respectful of those in the immediate neighborhood, which are outlined in the following special tip section about Rodeo’s residential architecture.
- New homes should have similar setbacks as adjacent homes.

H.7 Design multiple family projects to enhance the neighborhood character.

Implementation:

- Break street facades into sizes that are similar to those of single family houses in the area.
- Design attached units to look like separate homes of a scale and character similar to existing homes in the neighborhood.
- Use a combination of one and two story forms rather than all two story structures.
- Provide balconies and other design features to break up large two story building walls.
- Provide special design treatment for any sound walls or security walls seen from public areas.
- Break large parking lots into smaller lots separated by buildings and landscaping.
- Design garages and carports using forms and materials similar to the main structures.
Rodeo developed incrementally since the late 1800’s, resulting in an eclectic mix of unique and historic architectural styles. New infill housing development is an opportunity to enhance Rodeo’s historic character. The following pages outline the dominate architectural styles in the Rodeo community and architectural details associated with each architectural style.

**Old Town**
Architectural Styles:
- Spanish Eclectic
- Craftsman and Bungalow
- Modern - Minimal Traditional
- Folk Victorian

**Rodeo Highlands**
Architectural Types: Ranch

**MidTown**
Architectural Types:
- Craftsman
- Bungalow, Spanish Eclectic, and
- Modern - Minimal Traditional

---

**Photo Montage**
Rodeo’s Residential Architecture

- Craftsman
- Rodeo Bungalow
- Spanish Eclectic
- Folk Victorian
- Modern - Minimal Traditional
- Modern - Ranch
Spanish Eclectic

These homes tend to have: low pitched roofs, usually with little or no eave overhang; red tile roof converting; typically with one or more prominent arches placed above door or principal window, or beneath porch roof wall; surface usually stucco; facade normally asymmetrical.

**Typical Forms**

- side-gabled roof
- hipped roof
- flat roof
- cross-gabled roof

**Windows**

**Entries**

**Porches**

**Balconies**
Spanish Eclectic (continued)

Spanish Eclectic style homes also may incorporate some of the following in the house design.

Architectural Elements

Chimneys

Decorative iron sconces

Decorative vents

Decorative tiles
Craftsman - ca. 1905 - 1930

These homes tend to have low-pitched, gabled roofs (occasionally hipped) with wide, unenclosed eave overhang; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns typically ground level (without a break at level of porch floor).

Windows

transomed windows

Entries

Porches
Craftsman - Rodeo Bungalow

Many homes throughout Rodeo’s older residential areas are simpler versions of the standard craftsman. Key features include: Simple front porch with stick built porch supports and roof-wall junctions, windows are smaller yet always wood trimmed and horizontal wood sided. These homes were designed as simpler more affordable versions of the craftsman model.
Folk Victorian - ca. 1870 -1910

The style of these homes are defined by the presence of Victorian decorative detailing on simple folk house forms, which are generally much less elaborated than the Victorian styles that they attempt to mimic. The details are usually of either Italianate or Queen Anne Inspiration; occasionally the Gothic Revival produces a source.
Modern - Minimal Traditional - ca. 1935 to present

Most domestic building ceased between 1941 and 1945 as the United States prepared for and fought World War II. When construction resumed in 1946, houses based on historical precedent were largely abandoned in favor of new variations of the modern styles that had only begun to flourish in the pre-war years. The earliest of these, the Minimal Traditional style, was a simplified form loosely based on the previously dominant Tudor style of the 1920’s and 30’s. Like Tudor houses, these generally have a dominant front gable and massive chimneys, but the steep Tudor roof pitch is lowered and the facade is simplified by omitting most of the traditional detailing.
Modem - Ranch (ca. 1395-75)

This style was originated in the mid 1930’s by several creative California architects. It gained popularity during the 1940’s to become the dominant style throughout the country during the decades of the 50’s and 60’s. The popularity of the “rambling” Ranch houses was made possible by the country’s increasing dependence on the automobile.
General Guidelines

1) Live Work units are typically between 1,000 and 2,500 sq. ft.
2) Allowed uses must be consistent with the land use matrix under the MU land use category
3) Only one non-resident employee allowed
4) Signage standards – Design and type same as Commercial, but allowable size is 20% less than Commercial alone.
5) Fenestration standards - 75% of ground floor is window. Window area cannot be an opaque surface such as painted or reflective glass.
6) Deviations to the standards above are subject to approval of Zoning Administrator with Redevelopment Agency and the Rodeo Municipal Advisory Council (RMAC) review.

Live Work/Mixed Use Development Standards (must be consistent with the Development Standards (Section V))

<table>
<thead>
<tr>
<th>LOT SIZE</th>
<th>MINIMUM LOT AREA 3,500 sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM LOT WIDTH</td>
<td>50’ on Parker Ave 35’ on all other streets</td>
</tr>
<tr>
<td>MAXIMUM BUILDING HEIGHT</td>
<td>35’ or 2.5 stories</td>
</tr>
<tr>
<td>FLOOR AREA RATIO (FAR)</td>
<td>1.0- commercial</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RESIDENTIAL DENSITY</th>
<th>Lot size</th>
<th>Max Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Units per net acre)</td>
<td>&lt;1,000 sf</td>
<td>16</td>
</tr>
<tr>
<td></td>
<td>1,000-18,000</td>
<td>21</td>
</tr>
<tr>
<td></td>
<td>18,000-24,000</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>&gt;24,000</td>
<td>30</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SETBACKS</th>
<th>only Residential</th>
<th>MU/Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT YARD</td>
<td>Same as SF</td>
<td>0’</td>
</tr>
<tr>
<td>SIDE YARD</td>
<td>Same as SF</td>
<td>0’</td>
</tr>
<tr>
<td>STREET SIDE YARD</td>
<td>10’ FROM STREET</td>
<td></td>
</tr>
<tr>
<td>REAR YARD</td>
<td>Same as SF</td>
<td>0’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PARKING</th>
<th>Based on square footage of commercial use and number of Residential units. See Parking Standards to determine amount.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM LANDSCAPED AREA</td>
<td>Consistent with MU landscaping standards outlined in the Development Standards Matrix</td>
</tr>
<tr>
<td>EMPLOYEES PER GROSS ACRE</td>
<td>Only one extra non-resident employee per unit. Deviations are subject to review and approval of the Zoning Administrator, with Redevelopment Agency and RMAC review.</td>
</tr>
</tbody>
</table>

Typical Interior

Union Street Studios: Oakland, California

Duplex form of livework: Suisun, California
I. Industrial

I.1 Design the site and buildings to enhance the street frontage.

Implementation:

- Emphasize portions of buildings that house office or commercial activity rather than machinery.
- Emphasize building entries with architectural details.
- Site large buildings with the shorter dimension facing adjacent public streets, whenever possible.
- Set back less architecturally interesting portions of buildings and screen them from public view with landscaping, consistent with landscaping guidelines.
- Provide landscaping along street frontage consistent with guidelines provided in Section D, Landscaping and Drainage.
- In cases where alternative orientations are not possible, facade plane changes, added decorative features and extensive landscaping should be used to minimize the impact of less interesting facades.
- If parking must be located along street frontages, screen with earth berms, shrubs, and trees.

Diagram I.1 - Earth berm landscape screening:
I.2 Design industrial buildings to respect Rodeo’s community character.

Implementation:

□ Design buildings with simple forms and articulated facades.

□ Buildings should be designed with at least one major focal point as well as minor focal points.

□ Use durable materials such as masonry, stone, high quality metal panels such as Alucobond.

□ Add architectural details to avoid large, boxy, and utilitarian looking buildings.

□ Use architectural design to unify multi-building projects by using similar materials, window treatments and architectural details.

□ Break up large walls so that there is no blank wall space of over 15 feet.

□ Design roofs as an integral part of the building architecture.

□ Roofs may be flat if the surface is not visible from public streets or nearby buildings.

□ No mansard roof forms.

I.3 Be a good neighbor to surrounding areas, with particular sensitivity to residential areas.

Implementation:

□ All truck maneuvering and stacking space for vehicles waiting to unload must be accommodated on site. Adjacent streets should not be used for this purpose.

□ Buildings within 50 feet of a common property line should be a similar height to neighboring buildings.

□ Avoid locating noise-generating uses near adjacent residential properties.

□ Screen service, storage, and loading areas from view of front facade and neighboring areas.
An Eco-industrial park (EIP) is an industrial park developed and managed as a real estate development enterprise and seeking high environmental, economic, and social benefits as well as business excellence. EIP’s are based on several basic strategies. Individually, each adds value, but together they form a whole greater than the sum of its parts.

**Integrations of Natural Systems**
- Select your site using an assessment of ecological carrying capacity and design within the limits it defines.
- Minimize local environmental impacts by integrating the EIP into the local landscape, hydrologic setting, and ecosystem.
- Minimize contributions to global environmental impacts, i.e. greenhouse gas emissions.

**Energy systems**
- Maximize energy efficiency through facility design or rehabilitation, cogeneration\(^1\), energy cascading\(^2\), and other means.
- Achieve higher efficiency through inter-plant energy flows.
- Use renewable sources extensively.

**Material Flow and ‘Waste’ Management for the whole site.**
- Emphasize cleaner production and pollution prevention, especially with toxic substances.
- Seek maximum re-use and recycling of materials among EIP businesses.
- Reduce toxic materials risks through materials substitutions and integrated site-level waste treatment.
- Link the EIP tenants to companies in the surrounding region as consumers and generators of useable by-products through resource exchanges and recycling networks.

**Water**
- Design water flows to conserve resources and reduce pollution through strategies similar to those described for energy and materials - cascading through uses at different quality levels.

**Effective EIP Management**
In addition to standard park service, recruitment, and maintenance functions, park management also:
- Maintains the mix of companies needed to use each others’ by-products as companies change over time.
- Supports improvement in environmental performance for individual companies and the park as a whole.
- Operates a site-wide information system that supports inter-company communications, informs members of local environmental conditions, and provides feedback on EIP performance.

1 Cogeneration is the capturing and use of otherwise “wasted” heat from the electrical generating process.
2 Energy cascading is using residual heat in liquids or steam from a primary process to provide heating or cooling to other business/processes.
SPECIAL TIP I.4 - ECO - INDUSTRIAL PARKS

Construction/Rehabilitation
- With new construction or rehabilitation of existing buildings, follow best environmental practices in materials selection and building technology. These include recycling or reuse of materials and consideration of life cycle environmental implications of materials and technologies.

Integration into the Host Community
- Benefit the local economy and social systems through training and education programs, community business development, building of employee housing, and collaborative urban planning.
J. Marina Guidelines

The Marina Design Guidelines should be considered preliminary and may be subject to change through the development of a final development plan. Large scale development of the Rodeo Waterfront/Marina must be predicated upon a thorough study of the waterfront. Comprehensive development policies, based on the study in combination with and a community planning process and incorporated into a final development plan, must be in place prior to significant development on the site.

J.1 Provide public access along waterfront areas.

Implementation:

- Locate a clearly delineated, continuous pedestrian access pathways along the water’s edge as much as possible.
- Treat pathways with materials appropriate to the waterfront location (e.g., wood boardwalks, crushed granite).
- Provide comfortable benches and other seating such as steps down to the water’s edge at points along public walkways.
- Provide pedestrian scale lighting along walkways. Light standards should be designed or selected to enhance the waterfront character.
- Provide pedestrian overlooks, wherever possible.
- Provide public dock space for short term tie up near restaurants, chandleries and other places that might experience visitors.

J.2 Group uses to create focal points.

Implementation:

- Locate the Harbor Master’s office in a prominent location.
- Locate complimentary uses in the same area rather than spreading them out. (e.g., cafes near marine chandleries and boat sales, chandleries near boat repair yards).
- Avoid materials storage areas adjacent to the water’s edge.
**J.3  Delineate vehicular circulation areas.**

**Implementation:**

- Use trees, landscape areas, bollards, or other elements to define access roads and driveways.
- Use landscaping, nautical antiques, signage, or other accent features to clearly define intersections of roadways and driveways.
- Provide clear and easy road access to all uses.
- Provide adequate maneuvering space and separation from other vehicular circulation for boat launch ramps.
- Provide a hierarchy of internal roadways (e.g., wide entry and major access drives along with narrower secondary driveways).
- Provide special parking spaces for cars with boat trailers and for recreational vehicles.

**Image J.6**

**J.4  Use simple waterfront building forms and details.**

**Implementation:**

- Pitched or curved bow string truss roof forms are strongly encouraged.
- Avoid ornate building forms and details.
- Use simple building details.
- Design restaurants and other commercial buildings to be compatible in form, materials, and detailing with the marina buildings.
- Use traditional marina materials, such as metal and wood.
- Use of stucco is discouraged.
- Use a limited range of building colors - stained wood, white and gray base colors, and green or blue trim is encouraged.

**Image J.5**
J.5  **Use a building theme for building complexes.**

**Implementation:**

- Use similar roof shapes and pitches for all structures in a complex.
- Use a limited palette of materials. Wood and metal are preferred.
- Develop a unified family of signs for any complex of buildings.

J.6  **Use landscaping appropriate to a waterfront location.**

**Implementation:**

- Preserve and restore marshes and wetlands, whenever possible.
- Wood plank walkways and decks are encouraged.
- Minimize the use of concrete curbs in favor of wood or heavy metal bollards or rails to define edges of parking areas and walkways.
- Stone rip rap and shrubs should be used on sloped grades.
- Provide lawn covered picnic areas, if possible.
- Screen parking lots with landscaped earth berms and/or edge landscaping, if possible.
- Provide a minimum of one tree for every 4 parking spaces
- Nautical features such as flag yardarms, nautical antiques, wooden boat hulls, cleats and blocks, and other artifacts normally found in marina locations are strongly encouraged as enhancements to site landscaping.
- Flags on tall poles are encouraged.
- Avoid the use of concertina barbed wire.
- Use tubular metal fencing rather than chain link fencing at public edges such as entry drives.
K. Public and Institutional Development

K.1 Design site to enhance Rodeo’s assets.

Implementation:

- Project plans should be sensitive to the surrounding neighborhoods.
- Building forms and floor plates should be adjusted to fit into the scale of the surrounding development.
- Parking should be located and planned to minimize its visual impact.
- Ingress and egress points should be planned to avoid negative impacts on surrounding uses.

K.2 Design buildings to be a long term asset to the Rodeo community.

Implementation:

- Design with a building scale and character which respects surrounding development and the overall small scale of the Rodeo community.
- Avoid currently trendy designs in favor of buildings designed for long term suitability.
- Use high quality materials.

K.3 Enhance neighborhood character by improving neighborhood streets.

Implementation:

- Plant street trees where they are missing to give a soft, landscaped character to all neighborhoods.
- Create neighborhood entry signage, where possible.
- Use decorative poles and fixtures for neighborhood street lighting.
K.4 Design improvements to arterial streets to facilitate a pedestrian friendly environment and enhance Rodeo’s Old Town character

Implementation:

- Utilize corner bulbouts at intersections to shorten pedestrian crossing distances. Accent with landscaping, wherever possible.
- Emphasize pedestrian crosswalks with textured paving materials.
- Remove extraneous signage.
- Develop new street and directional signage using a common family of sign types, styles and mounting techniques.
- Install street trees with a size and shape that will minimize the street widths.
- Install landscaped medians wherever possible.
- Utilize marine artifacts and features (wood or metal bollards with rope or chain linkages) as theme and decorative elements.
- Install or retrofit street lights to accommodate decorative and informative banners.
- Install comfortable wood or metal benches at bus stops and areas of substantial public pedestrian traffic.
VIII. APPENDIXES

Additional resources and information that may be helpful to applicants in the Rodeo P-1 Zoning District such as a copy of the application form, required application submittals, a glossary of terms, and index or key concepts and images, and a list of web resources.
VIII. APPENDIXES

Additional resources and information that may be helpful to applicants in the Rodeo P-1 Zoning District such as a copy of the application form, required application submittals, a glossary of terms, and index or key concepts and images, and a list of web resources.
**CONTRA COSTA COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION**

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT/OWNER</th>
<th>APPLICANT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OWNER</strong></td>
<td><strong>APPLICANT</strong></td>
</tr>
<tr>
<td>Name</td>
<td>Name</td>
</tr>
<tr>
<td>Address</td>
<td>Address</td>
</tr>
<tr>
<td>City, State</td>
<td>City, State</td>
</tr>
<tr>
<td>Phone</td>
<td>Phone</td>
</tr>
<tr>
<td>Zip</td>
<td>Zip</td>
</tr>
</tbody>
</table>

By signing below, owner agrees to pay all costs, including any accrued interest, if costs not paid by the applicant.  
[ ] Check here if billings are to be sent to applicant rather than owner.

**Owner’s Signature**

By signing below, the applicant agrees to pay all costs for processing this application, plus any accrued interest, if costs not paid within 30 days of invoicing.

**Applicant’s Signature**

**CONTACT PERSON (optional)**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City, State</th>
<th>Phone</th>
<th>Zip</th>
</tr>
</thead>
</table>

**PROJECT DATA**

<table>
<thead>
<tr>
<th>APPLICATION TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Development Plan</td>
</tr>
<tr>
<td>☐ Land Use Permit</td>
</tr>
<tr>
<td>☐ DP/LUP Combo</td>
</tr>
<tr>
<td>☐ Other</td>
</tr>
</tbody>
</table>

**APPLICATION TYPE**

<table>
<thead>
<tr>
<th>Total Parcel Size</th>
<th>Number of Units</th>
<th>Estimated Project Value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comm./Ind. Sq. Footage**

<table>
<thead>
<tr>
<th>DP/LUP Combo</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-066 $</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

**OffICE USE ONLY**

**Application Description:**

**Property Description:**

**Ordinance Ref.**

**Area**

**Fire Dist.**

**Sphere of Influence**

**Flood Zone**

**Panel No.**

**x-ref Files**

<table>
<thead>
<tr>
<th>Notification Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
</tr>
</tbody>
</table>

**Other**

**TOTAL**

**Receipt #**

**Other**

**T**

**Asessor’s No.**

**Site Address**

**Zoning District**

**Census Tract**

**Atlas Page**

**General Plan**

**Supervisory Dist.**

**Rec’d by**

**Date Filed**

**File Number**

**INSTRUCTIONS ON REVERSE SIDE**
PROCESSING YOUR APPLICATION

Applicant’s Initial

1. **PREPARE** a plot plan clearly and legibly drawn to scale with the following information and initial if included on the plan:
   - All property lines (existing and proposed) dimensioned and labeled.
   - All intersections of property lines, abutting public and private roads, easements, and drainage installations adjacent to the parcel.
   - Existing and proposed improvements with dimensions to all property lines.
   - Distance to existing improvements on adjoining parcels from subject parcel(s).
   - Names of adjoining property owners.
   - Contours, creeks and drainage ditches.
   - Location of species, drip lines and trunk circumferences of all trees with a circumference of 20 inches (40 inches for multi-stemmed trees) or greater, measured 4 ½ feet above the ground whose trunks lie within 50 feet of any proposed improvements. This shall include all such trees on the subject property as well as trees on adjoining property whose canopy extends onto the subject property. Number the trees for identification purposes and indicate if they are to be removed or altered in any way.
   - North arrow and scale.
   - Parking layouts, driveways, landscape areas and computations of lot coverage, gross floor areas and landscape areas.
   - Include a vicinity sketch showing sufficient information to locate subject parcels.
   - Property within any area of Special Flood Hazards must include the limits of the flood zone area and the base flood elevation.
   - All proposed floor plans and building elevations.

2. The following submittals are required and initial if included.
   - 3 full size drawings (no larger than 24” x 36”) and 12 reduced drawings to 11” x 17”. All drawings shall be folded to 8½” x 11”.
   - The completed application form (on the reverse).
   - A list of names, addresses and Assessor’s parcel numbers for all properties within 300 feet of your property and a separate list of names, addresses and Assessor’s parcel numbers for all parcels adjacent to property owners. *(The County can provide this service for an additional fee of $30 plus $1.50 per parcel within 300 feet.)*
   - Stamped (not metered) standard size (#10) envelopes, with no return address, addressed to each individual property owner on the lists above.* *(These must be submitted even if the County provides the list above.)*
   - The required deposit* as well as the $50 legal posting fees (if applicable) and a $33 fee submitted for initial application review by Environmental Health Division of the Health Services Department.

3. Submit photographs of the project site (including photos of adjoining properties as appropriate).

* Please note that all staff costs are borne by the applicant. The applicant will be required to submit additional deposits.

**NOTE:** Your parcel may require major drainage improvements under the collect and convey requirements of County ordinances and policies. Additionally, your project may require major road improvements under County ordinances and policies. You may contact the Public Works Department at (925) 313-2000 to determine the scope of required drainage improvements and road improvements for your project. The counter at the Public Works Department is open from 7:00 a.m. to Noon and 12:30 - 5:00 p.m. Monday through Thursday, and is located at 255 Glacier Dr., Martinez. For information on the County’s Floodplain Management Ordinance contact the Application and Permit Center, 651 Pine Street, 2nd floor, north wing, Martinez (925) 646-1623.

**APPLICANT VERIFICATION**

I verify that all of the information submitted as indicated by my initials is complete and accurate and further acknowledge that should it be found that any of the information is incorrect, or incomplete it may result in increased processing times and/or costs. I also acknowledge that all staff costs are borne by the applicant and if necessary additional deposits will be required.

Signature_________________________________ Name (print)_________________________________ Date

Community Development at the Application and Permit Center, 651 Pine Street, 2nd floor, north wing, Martinez, California 94553 (925) 646-1600
<table>
<thead>
<tr>
<th>Permit Type</th>
<th>Description</th>
<th>Code</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Permits</td>
<td>Administrative Permits for Development Standards Modification, Occupancy Change, Temporary Uses, Additions/Design Review, Temporary Contractor’s Construction Trailer, others</td>
<td>S-RD01</td>
<td>$150 Fee, plus Time and Materials</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>Administrative Permits for Home Occupation Permits</td>
<td>S-RD07</td>
<td>$50 Fee, plus Time and Materials</td>
</tr>
<tr>
<td>Land Use Permit – Automotive Uses</td>
<td>Land Use Permit for proposals involving automotive uses</td>
<td>S-RD02</td>
<td>$1,000 Deposit, plus Time and Materials</td>
</tr>
<tr>
<td>Land Use Permit</td>
<td>Land Use Permit for proposals</td>
<td>S-RD03</td>
<td>$500 Deposit, plus Time and Materials</td>
</tr>
<tr>
<td>Development Plan</td>
<td>Development Permit proposals for new residential projects of 3 or more units and new non-residential projects and additions to non-residential projects over 50-percent of the existing gross floor area or 10,000 sq. ft. (whichever is less).</td>
<td>S-RD04</td>
<td>$1,000 Deposit, plus Time and Materials</td>
</tr>
<tr>
<td>Lot Line Adjustment</td>
<td>Lot line adjustment review</td>
<td>S-RD05</td>
<td>$150 Fee per parcel, plus Time and Materials</td>
</tr>
<tr>
<td>Annual Monitoring Fee</td>
<td>Fee for monitoring Conditions of Approval and/or Mitigation Measures</td>
<td>S-RD06</td>
<td>$50 Fee, plus Time and Materials</td>
</tr>
</tbody>
</table>

Please make checks payable to: Contra Costa County
Plot Plan Example

Be sure to include the following on your plot plan:

1. Applicant’s Name
2. Site Address
3. Site Assessor Parcel Number
4. Lot Square Footage
5. Existing Business Square Footage
6. Proposed Additional Square Feet

Elevation Examples
□ **Will there be any removal or work within the dripline of trees on the property?**

The plot plan must identify all trees, including the species names, diameter circumference, if the tree will be removed, or if construction work will be done in the driplines. Some trees are protected by County Code (Section 816-6.8002) and require a tree permit prior to removal or work in the driplines. Determining whether or not a tree permit is required can be complex.

□ **Is there a Homeowner’s Association for the subject property?**

Before obtaining Planning approval, it is advisable to seek approval from your Homeowner’s Association. Generally, a stamp on your plans or a letter from the Association is sufficient.

□ **Is the subject property located within Flood Zone A?**

If the property is located within Flood Zone A, a flood plain permit may be required from the County’s Public Works Department. It is advisable to check with the Public Works Department before designing the project. There is a Public Works representative at the Application and Permit Center.

□ **Are there any previous entitlement related to the subject property?**

Previous entitlements may have conditions of approval that shall be complied with and conditions over and above zoning requirements.

□ **Was the parcel created as part of the subdivision?**

Parcels created by subdivision may have Conditions of Approval that shall be complied with and conditions over and above zoning requirements. New development may require a Conditional of Approval Compliance Review prior to receiving Planning approval that may require a $500 fee for staff review.

□ **Will the project require any work in the public right-of-way (i.e. sidewalk improvements)?**

An encroachment permit is required to complete any work within the public right-of-way, including complying with Condition of Approvals for Planning entitlements. The County Public Works Department issues encroachment permits and there is a Public Works representative at the Application and Permit Center.
Appendix E: Helpful Contact and Web Links

Community Development Department
Application and Permit Center
651 Pine Street, 4th Floor-North Wing
Martinez, CA 94553
Phone - 925 335-1360

Community Development Department
Maureen O’Shea, Planner
2530 Arnold Drive, Suite 190
Martinez, CA 94553
moshe@cd.cccounty.us
Phone - 925 335-7237*
Fax - 925 335-7201

Community Development Department
Redevelopment Agency
David Griffith, Rodeo Project Area Manager
2530 Arnold Drive, Suite 190
Martinez, CA 94553
dgriff@cd.cccounty.us
Phone - 925 335-7232*
Fax - 925 335-7201

Building Inspection Department
651 Pine Street, 3rd Floor
Martinez, CA 94553
Phone - 925 646-4108
Fax - 925 646-1219

Rodeo-Hercules Fire Protection District
1680 Refugio Valley Road
Hercules, CA 94547
http://www.rhfd.org/
Phone - 510-799-4561

Public Works Department
255 Glacier Drive
Martinez, CA 94553
Phone - 925 313-2000
Fax - 925 313-2333

Rodeo Sanitation District
Steve Beall
PO Box 87
Rodeo, CA 94572
Phone - 510-799-2970
http://rodeosan.org/

Rodeo Sanitation District
Steve Beall
PO Box 87
Rodeo, CA 94572
Phone - 510-799-2970
http://rodeosan.org/

East Bay Municipal Utility District (EBMUD)
Oakland Administration Center
PO Box 24055
Oakland, CA 94623
Phone (Toll Free) 1-866-40-EBMUD
http://www.ebmud.com/

John Swett Unified School District
341 B Street
Crockett, CA 94525
510-787-1141

*call for appointment

Visit the following websites for additional information:
Contra Costa County Redevelopment Agency www.ccreach.org
Contra Costa County http://www.co.contra-costa.ca.us
Community Development Special Projects http://www.cocoplans.org
County GIS Website http://www.ccmap.us/gis
Clean Water Program http://www.cccleanwater.org/
Green Building Program http://www.co.contra-costa.ca.us/depart/cd/recycle
John Swett Unified School District http://www.jsusd.k12.ca.us/
Rodeo Chamber of Commerce http://www.rodeoca.org/
Shaping Our Future http://www.shapingourfuture.org
County Zoning Code (Includes Density Bonus Ordinance) http://municipalcodes.lexisnexis.com/codes/ccosta/
Accessroy Signs  Any surface or portion thereof, on which lettered, figured or pictorial matter is displayed for the purpose of advertising or identifying goods and services sold or produced on the property upon which the surface is located.

Accessory Structure  A building the use and size of which is subordinate and incidental to that of a main building on the same lot. In addition, no accessory building shall exceed 15 feet in height and 500 sq. ft. in area.

Administrative Permit  An administrative permit is given to projects which meet listed conditions. Permits may be granted based on a description of the project, building and site plans, and/or a site visit. The permit is ministerial and no public hearing is required.

Agriculture  The tilling of soil, the raising of crops, horticulture, dairying, and the raising and managing of livestock, including all uses customarily incident but not including slaughterhouses, fertilizer yards, bone yards, plants for the reduction of animal or any other industrial use which may be objectionable because of odor, smoke, dust, or fumes.

Appeal  When a person believes a decision was made in error, an appeal may be filed so that a higher decision-making body can review the case.

Building Envelope  The building envelope refers to the walls, ceiling, windows, skylights, and design features of a building. The building shell.

Building Height  The vertical distance measured from grade to the top of structure directly above with exceptions noted elsewhere in the code. Height may be measured from finished grade when such grade is below natural grade. Height shall be measured from natural grade when the finished grade is higher than natural grade.
### Glossary

#### C

**CEQA**
The California Environmental Quality Act (CEQA) was adopted in 1970 and state both private and public projects that may have a significant environmental effect are subject to review under CEQA. If the initial study determines the project may have significant environmental effects that have not, or cannot, be mitigated to a level of insignificance, an Environmental Impact Report (EIR) must be prepared by the public agency.

**Certificate of Compliance**
A certificate issued by the County that identifies the real property and states that the division of land complies with applicable provisions of the Zoning Code and the California Subdivision Map Act.

**Commercial (CO)**
This General Plan designation allows for a broad range of commercial uses typically found in smaller scale neighborhood, community, and thoroughfare commercial districts, including retail and personal service facilities, limited office and financial uses.

**Commercial Recreation (CR)**
This General Plan designation allows for a range of privately operated recreational uses of a commercial character, including marinas and similar facilities, campgrounds, golf courses, outdoor sports, and athletic complexes.

**Conditions of Approval**
Requirements that must be fulfilled as part of the approval of a land use entitlement.

#### D

**Design Guidelines**
Comprehensive guidelines to guide development in terms of site design, architecture, materials, colors, landscaping, lighting, and signs to ensure quality project design and design consistency with structure and the general environment of the surrounding area.

**Development Plan Permit**
An entitlement approving the development plan of a project, including site plan, parking, landscaping, and façade design.

**Density**
The average number of families, persons, or housing units per units of land, usually expressed on a per-acre bases. For example, the density of a development of 300 units occupying 40 acres is 7.5 units per acre.
### F

**Facade**
In architecture, a term used to refer to the front exterior of a building. Also, other exterior sides when they are emphasized.

**First Source Hiring Agreement**
An agreement with the Redevelopment Agency to make an effort to hire Rodeo residents for development projects in the Rodeo area.

**Floor Area Ratio (FAR)**
The gross floor area of all building on a lot, divided by the lot area.

**Frontage**
The frontage, or front, of a lot is usually defined as the side nearest the street.

### G

**General Plan**
A legal document adopted by the local legislative body (Board of Supervisors) providing a compendium of it policies regarding the long-term development of its jurisdiction.

**Green Building**
Green building is a “Whole-Systems” approach for designing and constructing buildings that conserve energy, water, and material resources and are healthier, safer, and more comfortable.

### H

**Height Limit**
The maximum height allowed under the Zoning Code determined by the vertical distance measured from grade to the top of structure directly above with exceptions noted elsewhere in the code. Height may be measured from finished grade when such grade is below natural grade. Height shall be measured from natural grade when the finished grade is higher than natural grade.

**Home Occupation**
An activity customarily conducted entirely within a residential dwelling, by a person residing in the dwelling unit, which is clearly a secondary and incidental use of such dwelling as a residence. The use must not change the residential character of the dwelling or area and shall meet the required condition in County Code Section 82-4.240.
### Glossary

#### L

- **Land Use Permit**
  A discretionary permit issued by a hearing body (zoning administrator or planning commission) to allow a use that may or may not be allowable according to the purposes of the zoning district. The hearing body either approves the permit, subject to conditions, or denies such use for cause. Each application is considered on its individual merits.

- **Legal Non-Conforming Use**
  Lots, structures, uses, and characteristics of uses that are prohibited under the terms of the current zoning ordinance but were lawfully established. A land use permit is required to extend or enlarge a non-conforming use.

- **Light Industry (LI)**
  This General Plan designation allows for light industrial activities such as processing, packaging, machinery repair, fabricating, distribution, warehousing and storage, research and development, and similar uses which emit only limited amounts of smoke, noise, light, or pollutants.

- **Lot**
  The basic development unit - an area with fixed boundaries, used or intended to be used for one or more purposes within one building and its accessory buildings. A lot must meet the requirements of the zoning district in which it is located, and must front a public street or an approved private street.

- **Lot Line Adjustment**
  A lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the local agency, or advisory agency.

#### M

- **Mixed Use (MU)**
  This General Plan designation allows for a mix of commercial and residential uses. In Rodeo, there are two Mixed Use Districts, one along Parker Avenue and one in the Downtown area.
Net Acreage
The acreage of the site, not including land area for public facilities (such as roads).

Non-accessory Signs
Any surface or portion thereof, on which lettered, figured or pictorial matter is displayed for purposes of advertising other than the name and occupation of the user of the premises on which the surface is located, or advertising other than the nature of the business or activity conducted thereon, or advertising of goods and services other than those primarily sold or produced thereon.

Off Street Parking
Parking spaces provided in a parking lot or other areas not on the street.

Office (OF)
This General Plan designation allows for office facilities of an administrative character including branch and head office, multi-tenant structures and similar uses, and medical offices.

On Street Parking
Parking spaces provided on the street (usually on the street in front of a business)

Parcel
A lot or contiguous group of lots in single ownership or under single control. Usually considered a unit of purposes of development. Parcels are created for tax assessment purposes and lots are created as part of the legal subdivision process.

Permitted Use
A use by right that is specifically authorized in a particular zoning (or land use) district.

Primary Use
The main use of land or structures as distinguished from a secondary or accessory use. A house is the primary use in a residential area while a garage is an accessory use.

Public Art
Public art is artwork in the public realm, regardless of whether it is situated on public or private property, or whether it is acquired through public or private funding.
Public Hearing

A public hearing is a special type of public meeting. The purpose of a public hearing is to provide an opportunity for the public to make comments on a proposed government decision.

Right-of-Way

A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation in order to be occupied or intended to be occupied by a roadway, crosswalk, railroad, utility line, or other similar public use.

Rodeo MAC

The Rodeo Municipal Advisory Council provides recommendations to the County Board of Supervisors regarding issues pertaining to the Rodeo community, including land use decisions.

Second Unit

An attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. See California Government Code Section 65852.2 for complete definition.

Secondary Use

A use incidental and secondary to the principal use of a lot, or a use secondary to the principal use of a building located on the same lot.

Setback

The required distance a building must be set back from a street or lot line.

Shared Parking Facilities

Parking facilities where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Specific Plan

A plan adopted by a city or county to implement their General Plan for designated areas. It contains the location and standards for land use densities, street and other public facilities in greater detail than the General Plan map and text.

Subdivision

The process (and result) of dividing a parcel of raw land into smaller buildable sites, blocks, streets, open space, and public areas.
<table>
<thead>
<tr>
<th>T</th>
<th>Tandem Parking</th>
<th>Two car parking configuration with one car parked in front of the other, also called “stacked parking.”</th>
</tr>
</thead>
<tbody>
<tr>
<td>Y</td>
<td>Yard</td>
<td>The open space between a lot line and the buildable area within which no structure may be located, except as provided by the zoning ordinance.</td>
</tr>
<tr>
<td>Z</td>
<td>Zoning Administrator</td>
<td>An appointed official in charge of carrying out land use policy as determined by the planning commission and empowered to make decision concerning design permits, administrative use permits, and other permits (i.e. land use permits) as provided for in the zoning ordinance.</td>
</tr>
</tbody>
</table>
STATEMENT OF UNDERSTANDING
RODEO FIRST SOURCE HIRING PROGRAM

[COMPANY NAME], (herein referred to as “the Company”) has secured land use approval [DESCRIPTION OF LAND USE APPROVAL, INCLUDING FILE NUMBER] (herein referred to as “the Project”).

The Rodeo Planned Unit District (P-1) requires applicants for new construction project or businesses with more than 25 employees to make best efforts to hire employees, workers, and subcontractor components of the project from the Rodeo community. Accordingly, a Condition of Approval [INSERT COA NO.] of the land use approval [INSERT LAND USE FILE NAME] requires that the applicant enter into this First Source Hiring Statement of Understanding.

Representatives from the Company have met with County of Contra Costa Community Development staff to discuss compliance with Condition of Approval [INSERT COA NO.].

In recognition of the County of Contra Costa’s commitment to expand employment opportunities for Rodeo residents:

1. The Company agrees to encourage its subcontractors to provide the Rodeo/Crockett Job’s Program, County Workforce Development Board, and Rubicon Programs with a general description, minimum requirements and qualifications of available positions related to the Project, in writing, and request that the Rodeo/Crockett Job’s Program, County Workforce Development Board, and Rubicon Programs refer qualified applicants for the positions.

2. The Company will encourage its subcontractors to refrain from any general announcement or advertisement of temporary or construction related employment opportunities related to the Project for a period of forty-eight (48) hours after notification to the Rodeo/Crockett Job’s Program, County Workforce Development Board, and Rubicon Programs.

3. The Company will plan, promote and conduct two job fairs within the Rodeo community in order for interested persons to have the opportunity to apply for positions related to the Project with the various subcontractors who will be constructing the Project. One job fair will be during regular business hours and one job fair will be during the evening.

4. The Company will use its best efforts to encourage all subcontractors to hire not less than ten (10) percent of the total on-site Project workforce related to the Project from the Rodeo community.

This percentage represents approximately [INSERT NUMBER REPRESENTING 10% OF TOTAL] positions based on a labor requirement of [INSERT TOTAL NUMBER OF POSITIONS] positions required for the Project. This level of local hiring is considered viable by the Company based on training requirements, absorption into existing staffing levels, actual work needed by the subcontractors and the need to not have too many new employees on the job site based on safety and operational factors.

Applicants will be screened to determine eligibility based on minimum qualifications and quality standards and certifications that the subcontractors are required to adhere to. First Source Hiring levels may exceed 10 percent if eligible applicants are identified and needed by the various subcontractors.

By: __________________________ Date: __________________________
[INSERT NAME AND TITLE OF COMPANY REPRESENTATIVE]
[INSERT COMPANY NAME]

By: __________________________ Date: __________________________
James Kennedy, Redevelopment Director
Contra Costa County

By: __________________________ Date: __________________________
Bob Lanter, Executive Director
County Workforce Development Board of Contra Costa County
Public Art Application Form

Applicant Information (Applicant is the responsible party):

Name: ____________________________________________________________

Address: __________________________________________________________________

Phone Number: _________________________________________________________

Email: __________________________________________________________________

Project Description

Project Location: ________________________________________________________

________________________________________________________________________

Short Project Description:________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Proposed materials and installation process (including anti-graffiti treatment):____________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Time line for completing the project: _____________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Funding Sources: ________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
Key Parties

Lead Artist: _____________________________________________________________

Other Individuals and Groups involved in the project:
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Property Owner: ________________________________________________________

Owner Phone: __________________________________________________________

Is the property location on private or public property?
________________________________________________________________________

Required Attachments

Photographs of the proposed site and physical surroundings.
Color scale rendering (no larger than 8-1/2” x 14”) of proposed design, including any text to be included in the project.
Maintenance Plan - Please include responsible party, funding sources, and description of maintenance requirements.
Lead Artist Qualifications - attach examples of previous work.
Evidence of community support for the project. Examples include a recommendation from the Rodeo Municipal Advisory Council (RMAC), support letters from other community organizations, and neighborhood petitions.
If project is located on private property, please attach written permission to proceed with the project, including any additional requirements, from the property owner. This letter should also include acknowledgment of receipt by the property owner of the California Art Preservation Act ("CAPA") and Visual Artists Rights Act ("VARA") relating to preservation and removal of artworks.
If the project is located public property, please attached written permission from the County department with jurisdiction over the proposed site.
For all public artworks to be placed on County owned property, a signed Waiver of Proprietary Rights by the artist.
Completed Encroachment Permit Application, including proposed safety and traffic management; if the project is either located in the public right-of-way or the public right-of-way will be blocked during installation.
Documentation of finished work is required at the end of the project for our records.
Waiver of Proprietary Rights for Artwork Placed upon County Property

The provisions of this paragraph shall apply to modify Artist’s rights of attribution and integrity as set out in the Visual Artists Rights Act, 17 U.S.C §§ 106A and 113(d) ("VARA"), the California Art Preservation Act, Cal. Civil Code §§ 987 and 989 ("CAPA"), and any rights arising under United States federal or state law or under the laws of another country that convey rights of the same nature as those conveyed under VARA and CAPA, as against the County of Contra Costa ("County") and its agents.

The County has the absolute right to change, modify, destroy, remove, relocate, move, replace, transport, repair or restore the [describe artwork/project: mural, sculpture, etc. and medium] entitled [title of work] and located at [identify site, including interior location if applicable], in whole or in part, in City’s sole discretion.

Artist’s Address for Notice:

Artist bears the sole responsibility for providing the City with any changes to the Artist’s Address for Notice. Notice of changes must be mailed to the following City Address for Notice:
[Address of Client Department with jurisdiction over property]

____________________   __________
Artist/Date

____________________   __________
County/Date