The guidelines in this section apply to all development in the Montalvin Manor 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 Montalvin Manor Redevelopment Project Area, providing recommendations such as site design, building design, and landscape design, and guidelines for specific land uses.
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 Montalvin’s neighborhood commercial character.
- Cluster buildings on the site towards street corners maximizing street frontage.
- Identify local assets, (bus stops, Garrity Creek, 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.ccmap.us/gis. This site has maps showing parks, General Plan land use designations, water bodies, schools, and other community features.
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: May need encroachment permit)
- Provide colorful outdoor displays where appropriate to the use (e.g. produce market).

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

*Pedestrian Oriented*

*Auto Oriented*

**IMAGE A.2 - Pedestrian friendly building placement.**

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 marked walkways:

- From streets and parking areas to building entries.
- Between all buildings on site.
- To adjacent walkways and surrounding pedestrian amenities where ever possible.
- Provide protection from elements (sun, wind, rain) where possible utilizing building overhangs, shade trees, etc.
- Integrate development with Garrity Creek.
- Provide ADA compliant sidewalks and walkways.

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 Garrity Creek.

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

PHOTO MONTAGE B.3
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 lots shared by all the various uses
- upper level residences
- grocery store
- Parking Access
- Street
- Main Building Entry
- Required Setback

- Parking is located behind the building.
- Building is moved to front the street.
- Landscape buffers cars and enhances street frontage.

SPECIAL TIP
C.1 - Parking Standards

These guidelines supplement the required standards in the Montalvin Manor P-1 Development Standards (Section V) of this document.
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.

**Visualization C.4 - Improving vehicle circulation**

- This arrangement would not be allowed under these guidelines.
- There is no sidewalk
- There is no buffer of landscaping between the parking stalls and the sidewalk
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](image1)

![Diagram D.1.b - Interior parking lot Landscape Design](image2)

![Diagram D.1.c - Tree Well Dimensions](image3)

**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.

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>
<thead>
<tr>
<th>Table D.5 - Planting Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
</tr>
<tr>
<td>Trees 15 Gallon or 6 ft. tall</td>
</tr>
<tr>
<td>Shrub 5 Gallon</td>
</tr>
<tr>
<td>Ground Cover 4” pots or flats</td>
</tr>
</tbody>
</table>

Following are examples of native and drought tolerant plants found in Montalvin Manor. East Bay Municipal Utility District (EBMUD) publishes a comprehensive guide to drought tolerant landscaping.
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 towards required minimum parking stall dimension and also counted towards 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 paces, 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) The Zoning Administrator may determine that there is a need to resurface the spaces with a more durable material for more frequent use.

Images D.7.c - Drainage Swales

An automotive retail store integrates drainage swale into landscape design.

Images D.7.d - Drainage Swale Detail

Curb cut in parking lot funnels runoff into drainage swales.

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 August 15, 2006 the threshold is reduced to 10,000 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, over stock, 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.

![Diagram E.3.a - Trash Enclosure Plan](image)

Diagram E.3.b - Trash Enclosure Elevation View.

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.

Images E.4.a & b - Utility Enclosures
F.1 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.

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.

Diagram H.4.c - Window Shutters

| 1.5 ft. | Shutter fit window dimensions. |
| 3 ft.   | Shutters are too small for window dimensions. |

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.
- Open up previously covered window openings and blank building walls.
- 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.
F.1 Design windows and entries to be attractive and inviting to pedestrians (continued).

Implementation:

- Use distinctive architectural elements to emphasize building entries.
- Avoid solid or residential style doors with small areas of glass.
F.2 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.

Image H.3.a - Details for pedestrians.

Diagram H.3 -

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

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.3 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.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.

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

Paint windows and recessed areas a darker color which is a complementary color of the building walls and projecting elements.

Paint projecting trim and window frames a lighter color related to the building wall color.

Paint large building walls a light or medium base color.
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

These images show how stock signage can be civilized to complement a traditional main street streetscape.

Worst

The sign is decreased in size so that it doesn’t dwarf pedestrians.

Better

The final sign incorporates landscaping, architectural details, and provides a unique sign character.

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&quot;</td>
</tr>
<tr>
<td>24&quot;</td>
</tr>
</tbody>
</table>
G.3 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.4 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.4 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.

G.5 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. Number sizes should be no larger than 6" in height.

Dimensions:

- Wall and fascia signs must relate to the design of the buildings, therefore the dimensions of the sign are dependant on each building's 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.5 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.6 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.7 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.7 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.8 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.9 Awning Sings:

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 Enhance residential units with landscaping.

Implementation:

- Locate buildings and paving to preserve mature trees.
- Provide and upgrade landscaping near entries, in front setbacks, 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
- Do not park vehicles on front landscaped areas.
- Do not store junk or trash in the front yard.

Units with Garage Converted to Living Space

- Parking on front or side landscaped areas is prohibited.
- Widening of driveways to accommodate additional parking shall be limited to a total width of 20 ft.
- Provide and upgrade landscaping near entry, at front setback, and pedestrian walkways.

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.

Avoid front yard rock landscaping when adjacent homes have grass and other green landscaping.
H.3 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.

H.4 Design residential additions and rehabilitations to be consistent with existing home and surrounding homes.

Implementation:

- All residential guidelines apply to additions garage conversions, 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.
- Garage conversions to living space must have at last one window that meets regress specifications.
- Obtain necessary building permits to insure health and safety requirements.
H.5  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.

☐ New homes should have similar setbacks as adjacent homes.
Modern - 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 dependance on the automobile.
## Mixed Use Development Standards - Commercial

<table>
<thead>
<tr>
<th>BUILDING ENVELOPE</th>
<th>Minimum Lot Area</th>
<th>Minimum Lot Width</th>
<th>Maximum Building Height</th>
<th>Floor Area Ratio (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3,500 sq. ft.</td>
<td>35' on all streets</td>
<td>50'</td>
<td>.35</td>
</tr>
</tbody>
</table>

**Commercial Density (Mixed-Use)**

- N/A

**Setbacks**

- MU/Commercial: 10'
- SIDE YARD: 20'
- STREET SIDE YARD: 10' FROM STREET
- REAR YARD: 15'

**Parking**

- Based on square footage of commercial use and number of Residential units. See Parking Standards to determine amount.

**Minimum Landscaped Area**

- Consistent with MU landscaping standards outlined in the Development Standards Matrix

**Employees Per Gross Acre**

- 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.

## Mixed Use Development Standards - Residential

<table>
<thead>
<tr>
<th>BUILDING ENVELOPE</th>
<th>Minimum Lot Area</th>
<th>Minimum Lot Width</th>
<th>Maximum Building Height</th>
<th>Floor Area Ratio (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6,000 sq. ft. - 7,000 sq. ft.</td>
<td>None</td>
<td>30'</td>
<td>.35</td>
</tr>
</tbody>
</table>

**Residential Density (Mixed-Use) (units per net acre)**

- Site 1: 12 - 20.9
- Site 2: 7.3 - 11.9

**Setbacks**

- MU/Residential: Same as SF
- SIDE YARD: Same as SF
- STREET SIDE YARD: 10' FROM STREET
- REAR YARD: Same as SF

**Parking**

- Based on square footage of commercial use and number of Residential units. See Parking Standards to determine amount.

**Minimum Landscaped Area**

- Consistent with MU landscaping standards outlined in the Development Standards Matrix

**Employees Per Gross Acre**

- 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.
Additional resources and information that may be helpful to applicants in the Montalvin Manor 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.