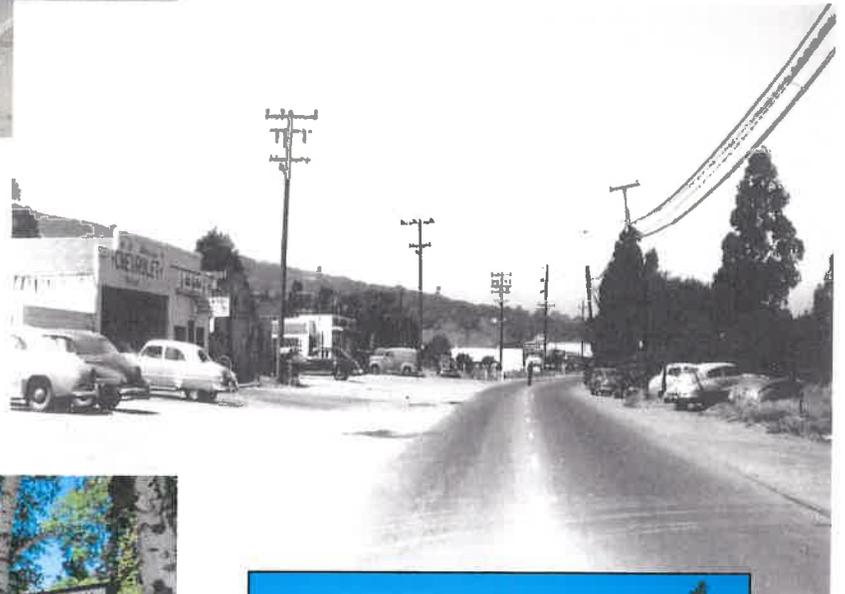
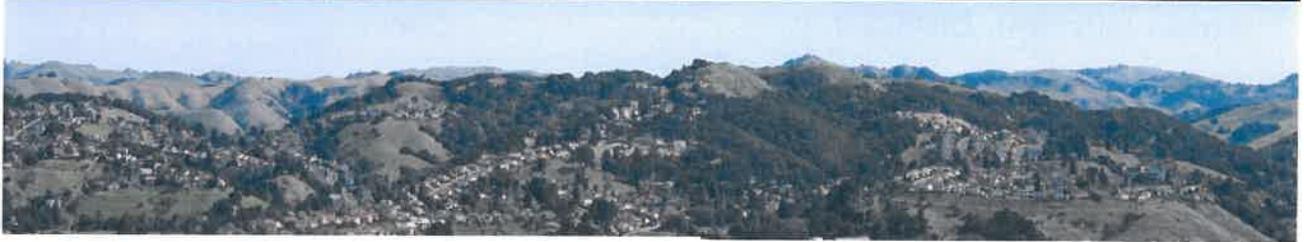


# DOWNTOWN EL SOBRANTE PLANNED UNIT DEVELOPMENT P-1 ZONING AND DESIGN GUIDELINES

ADOPTED JULY 16, 2013



### Acknowledgements:

#### Adopted by Contra Costa County Board of Supervisors:

John M. Gioia, District 1 (El Sobrante's Supervisor)  
 Candace Andersen, District 2  
 Mary N. Piepho, District 3  
 Karen Mitchoff, District 4  
 Federal D. Glover, District 5

#### Recommended for approval after many hours of work by the El Sobrante P-1 Citizen Advisory Planning Committee

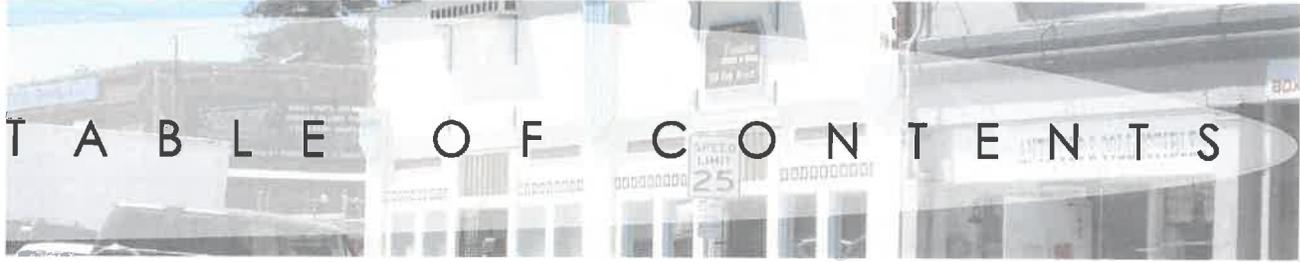
Marie Carayanis, Property Owner on Appian Way (Boys & Girls Club)  
 Mary Casserly, Citizens for a Greener El Sobrante  
 James Hermann, El Sobrante Municipal Advisory Council  
 Eleanor Loynd, El Sobrante Valley Planning & Zoning Advisory Committee  
 Bob Ostini, El Sobrante Elk's Lodge  
 Barbara Pendergrass, El Sobrante Municipal Advisory Council  
 Mike Rowland, Business Owner on San Pablo Dam Road  
 George Schmidt, El Sobrante Rotary Club  
 Shirley and Bob Sharp, El Sobrante Chamber of Commerce

#### A special "Thank You" to all the community members who took the time to read, review, and recommend improvements to the Downtown El Sobrante P-1 Project, including:

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 Maurice Abraham for his photo contributions  
 Sharon Korotkin for providing the Plant Palette  
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#### Staff working on the project include:

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 Todd Fitzsimmons, Graphics Planner



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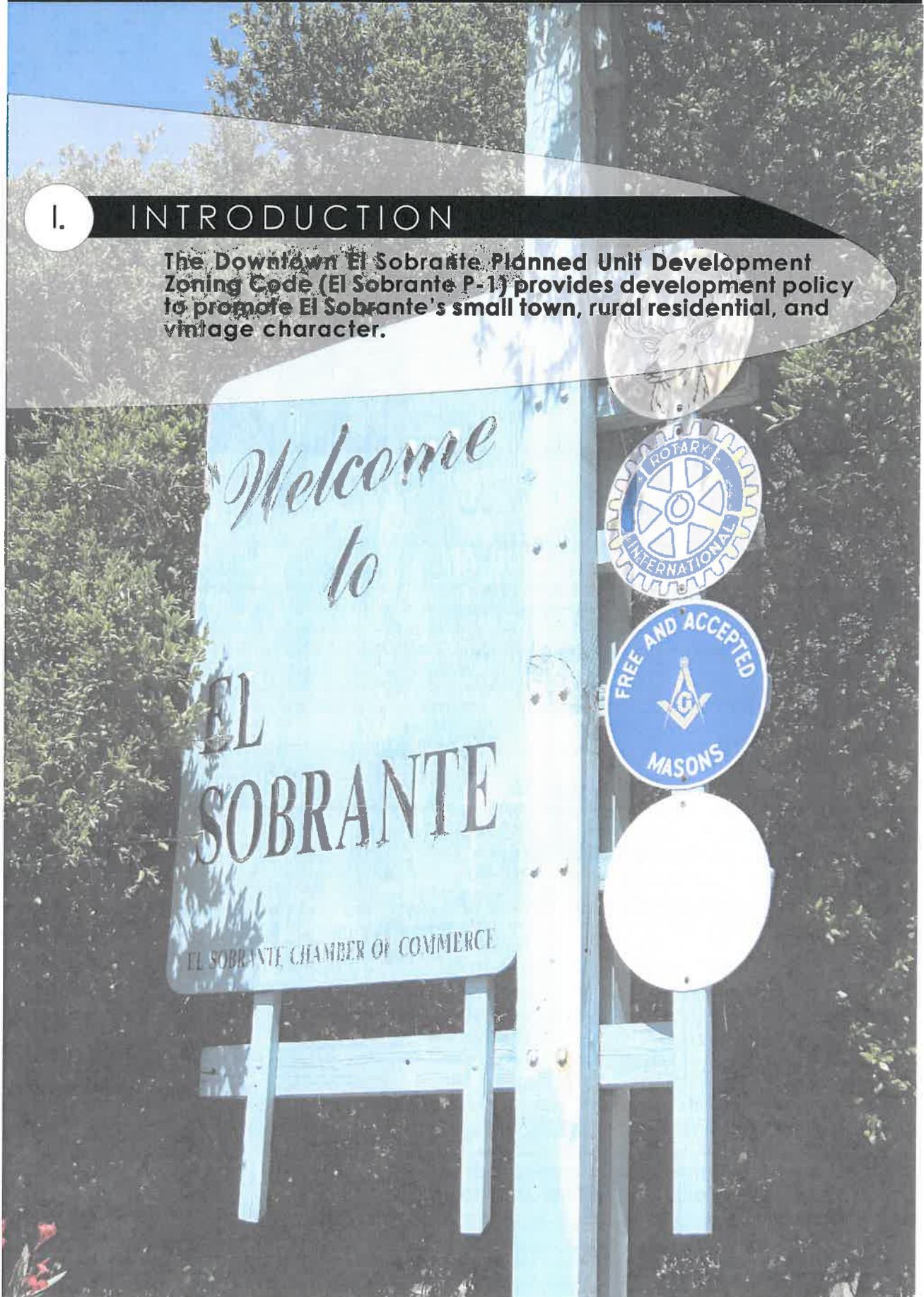
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## I. INTRODUCTION

The Downtown El Sobrante Planned Unit Development Zoning Code (El Sobrante P-1) provides development policy to promote El Sobrante's small town, rural residential, and vintage character.



## Purpose

The purpose of the Downtown El Sobrante Planned Unit Development (P-1) is to establish zoning that promotes El Sobrante's unique character while providing property owners, business owners, and developers with an easy to use guide for development in downtown El Sobrante that will:

- Achieve the community's goals to enhance El Sobrante's small town and vintage character
- Streamline the entitlement process
- Reduce uncertainty for future development
- Promote economic vitality through attractive development

The Downtown El Sobrante P-1 is a product of site planning and design practices within Contra Costa County, examination of existing conditions, and community input through community meetings.

## Applicability

The Downtown El Sobrante P-1 applies to all development within the Downtown El Sobrante Project Area. The El Sobrante P-1 implements the policies identified in the Contra Costa County General Plan (the "General Plan").

All applications are subject to the provisions contained in the General Plan and the Contra Costa County Zoning Ordinance. This Downtown El Sobrante P-1 does not impose any new restrictions on projects that already received land use entitlements. When new text is added or the County Ordinance Code is updated, this Planned Unit Development shall adopt those changes and updates automatically.



El Sobrante P-1 Citizen Advisory Committee participating in a Planning Meeting.



El Sobrante residents discuss the future of downtown.

## How to Use the Downtown El Sobrante P-1 Document

**START HERE:** Gather basic information about your property.

-  Application Permit Center
-  Planning Hotline 925-674-7200
-  [www.ccmaps.org](http://www.ccmaps.org)
-  Find out: General Plan Designation, APN, Flood Plain location, etc.



**What are you allowed to do with your land?**

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



**Land Use Matrix**



**What requirements are there for this project?**

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



**Section V**

**Conditions of Approval** - provide the requirements of any project.



**Section VI**

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



**Section VII**



**What types of permits are required?**

	Public Hearing
n Not Allowed	NA
P Permitted Use - over the counter planning review, still may require building permit	No
A Administrative Permit	No
L Land Use Permit	Yes
D Development Permit	Yes



**Fill out application and submit appropriate form for staff review.**

Permit Application Form

Appendix A



## How to Use the Downtown El Sobrante P-1 Design Guidelines

The Design Guidelines were adopted as part of the Downtown El Sobrante P-1 Zoning Program. The design guidelines offer additional direction in meeting Downtown El Sobrante's development goals. The following briefly outlines the organization and tools included in the Downtown El Sobrante 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:

The screenshot shows a page titled "Building Placement and Orientation" with a sub-section "A.1 Design site so it relates to neighborhood context and site vicinity." The page includes implementation steps, a "SPECIAL TIP" about research, and two diagrams (A.1.a and A.1.b) illustrating building placement. Orange arrows point from text labels to these elements:

- 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

- 
**BEFORE & AFTER**  
 A.1 - SITE DESIGN
 Comparison between a designed feature inconsistent with the design principal and one that follows the recommended implementation steps.
- 
**SPECIAL TIP**  
 A.1 - RESEARCH USING WWW.CCMAP.COM
 Tips to help applicants find additional resources or hints to accomplishing design principles.
- 
**PHOTO MONTAGE**  
 B.1 - WALKWAY DESIGN
 Collections of images that illustrate a particular design technique or principle.

**Diagram A.1** - Pedestrian versus auto-oriented development.

**Image A.1** - Pedestrian friendly building placement.

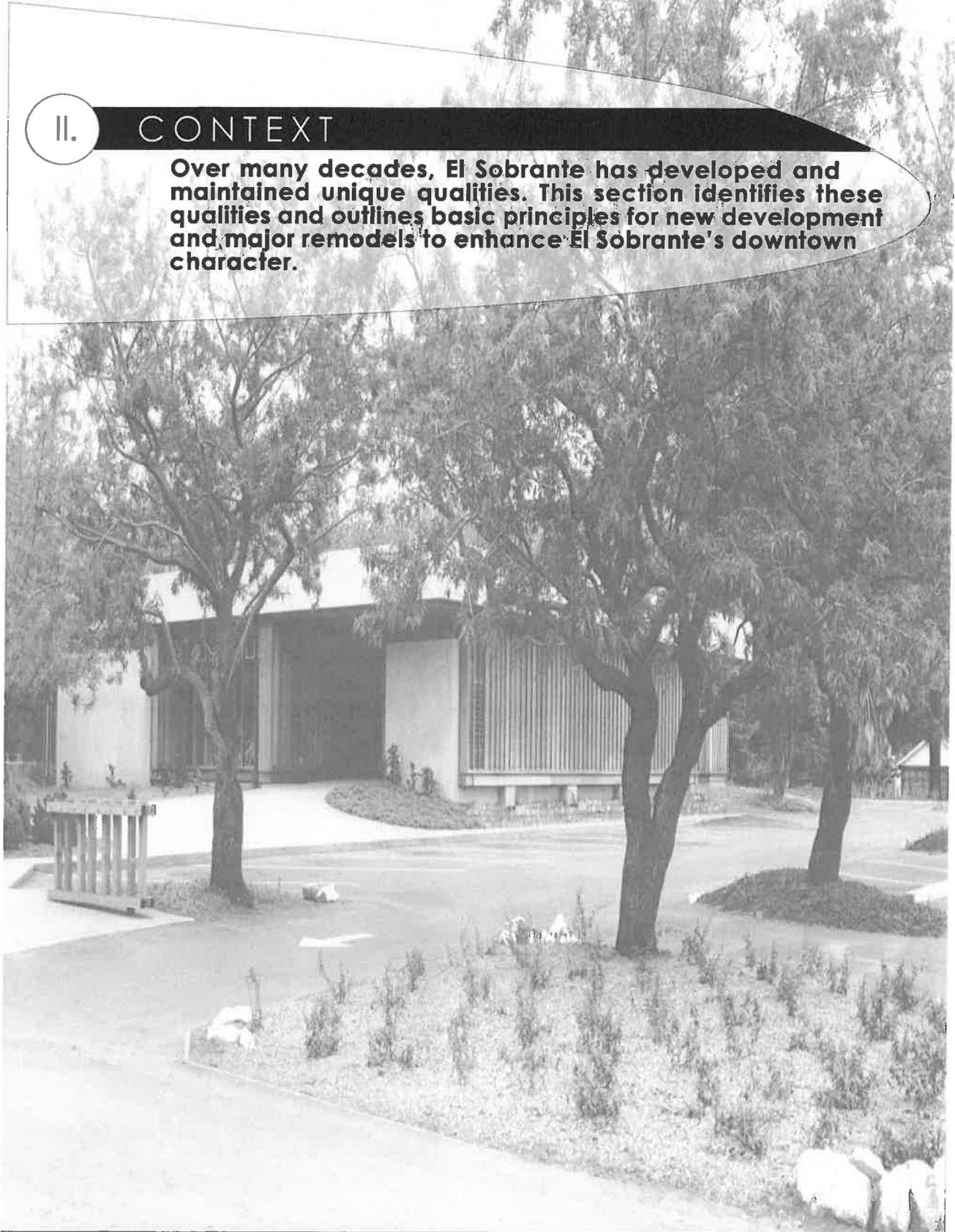
**Visualization A.1** - Orienting development towards the Creek.

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.

II.

CONTEXT

**Over many decades, El Sobrante has developed and maintained unique qualities. This section identifies these qualities and outlines basic principles for new development and major remodels to enhance El Sobrante's downtown character.**



## Location

El Sobrante is situated between the cities of Richmond, San Pablo, and Pinole. The Downtown area, or the commercial core of El Sobrante, is located along San Pablo Dam Road and Appian Way. The first segment along San Pablo Dam Road runs parallel to San Pablo Creek, between El Portal Drive and Appian Way. The segment along Appian Way starts at San Pablo Dam Road and runs up to and includes the Triangle Area of Valley View Road.

## History

For thousands of years Native American tribes inhabited the El Sobrante area, taking advantage of the resources provided by San Pablo Creek. Spanish explorers later settled the area in the late 1770s. Only a portion of the present day El Sobrante was included in the Rancho San Pablo property, which was granted to Don Francisco in 1823. Then, in 1841, Rancho El Sobrante was granted to other members of the Castro family.

The town of El Sobrante did not exist in the late 1800s, as the area consisted of small ranches for grazing livestock and small scale farming. Since there was no heavy industry being developed El Sobrante never became a "company" town, like so many of the cities and towns around it. El Sobrante would remain a primarily rural community until the mid 20th century.

World War II brought people from around the country to the Bay Area. Many of the people who worked in the nearby shipyards settled in El Sobrante after the war. Due to the population growth in the area, the County formed the El Sobrante Fire Protection District in 1944, which in essence defined the boundaries of the El Sobrante community.

El Sobrante remains very much a rural residential community with a diverse population and the residents appreciate the town it is today.



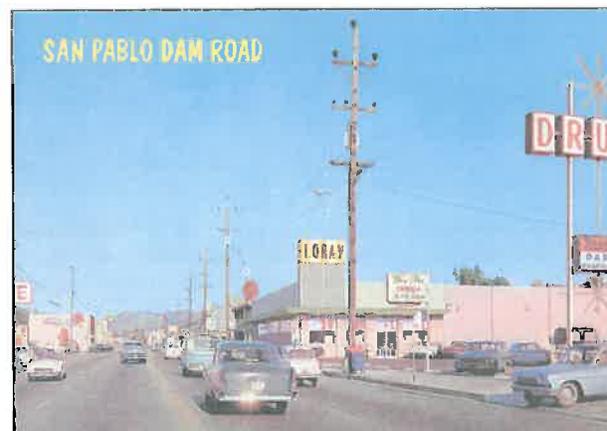
Hunting Party with Patricio Castro, grandson of Don Francisco (far right), circa 1870



El Sobrante Fire Station Grand Opening, July 10, 1949



Town Center, July 1953



Downtown El Sobrante, circa 1966

**Key Community Features** - See these locations of community features in Section III - Maps



San Pablo Dam Road



Appian Way



El Sobrante Library



Boys and Girls Club



San Pablo Creek



Triangle Area

**Design Principles**

- Preserve, enhance, and capture El Sobrante's small, suburban to rural 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 El Sobrante's natural environment.

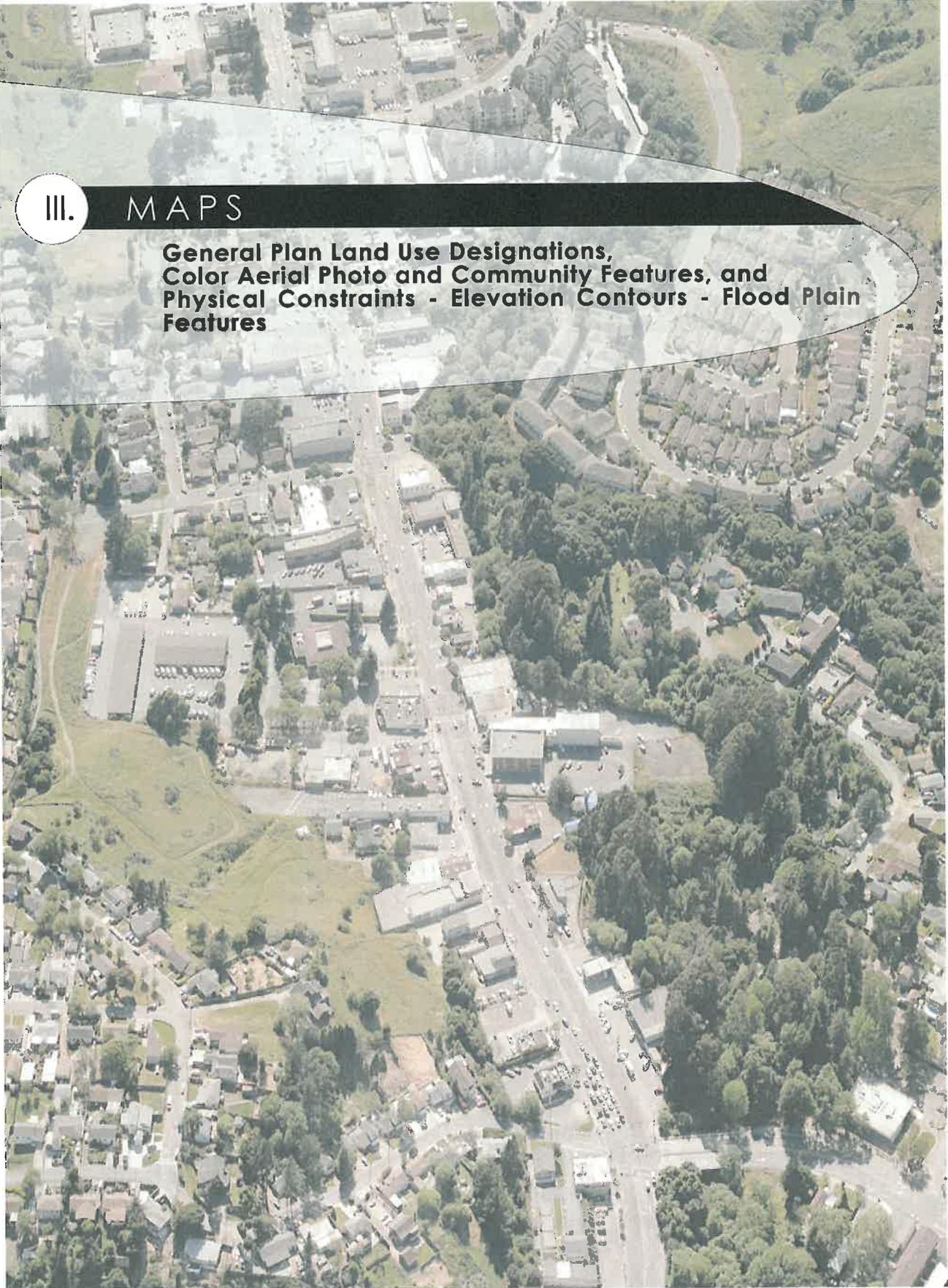
**Implementation**

- Minimize the visual impacts of parking.
- Avoid visual clutter.
- Use high quality material and craftsmanship.
- Incorporate El Sobrante's vintage elements into design.

III.

MAPS

**General Plan Land Use Designations,  
Color Aerial Photo and Community Features, and  
Physical Constraints - Elevation Contours - Flood Plain  
Features**

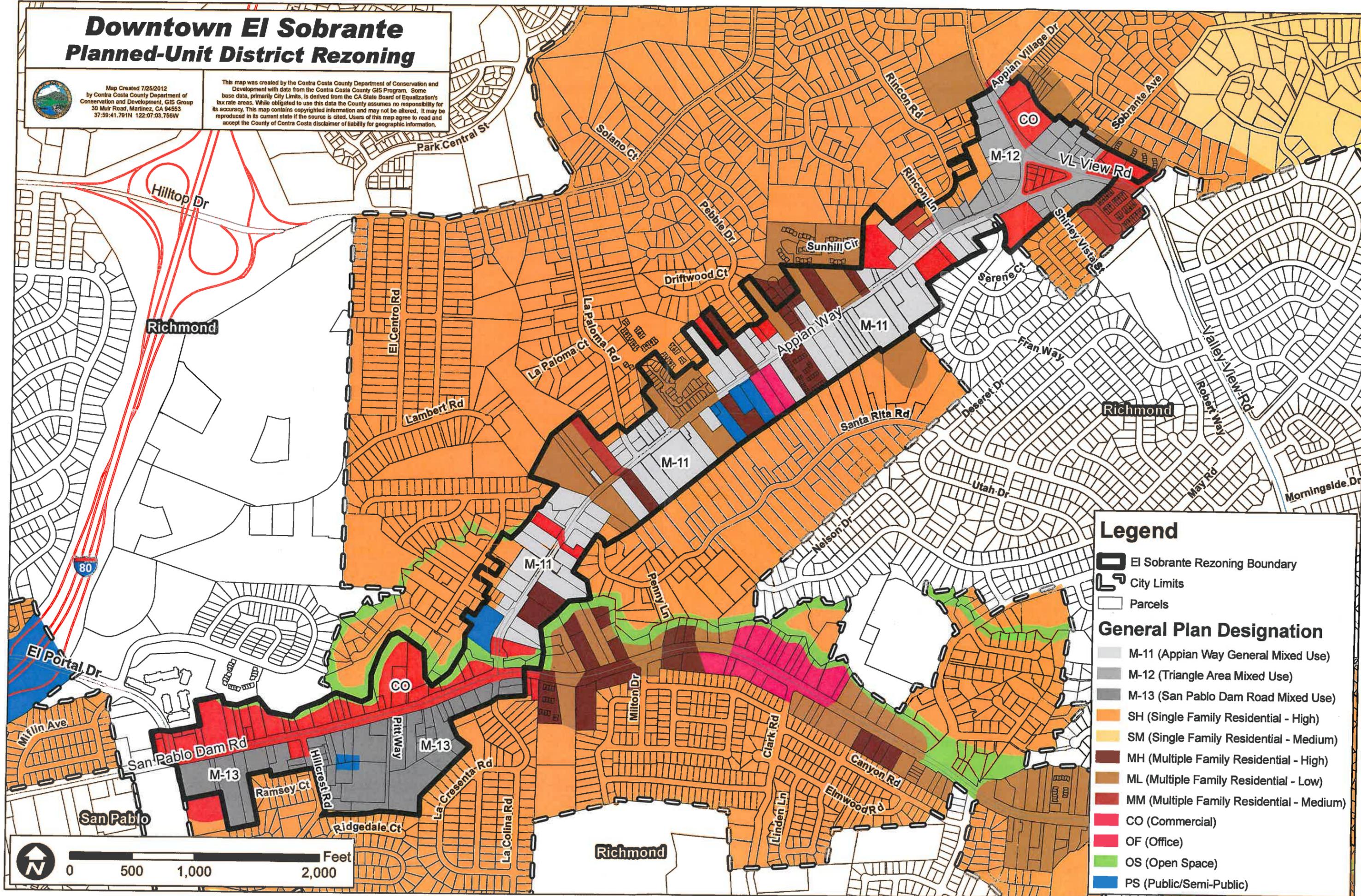


# Downtown El Sobrante Planned-Unit District Rezoning



Map Created 7/25/2012  
by Contra Costa County Department of  
Conservation and Development, GIS Group  
30 Muir Road, Martinez, CA 94553  
37:59:41.791N 122:07:03.756W

This map was created by the Contra Costa County Department of Conservation and Development 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.



### Legend

- El Sobrante Rezoning Boundary
- City Limits
- Parcels

### General Plan Designation

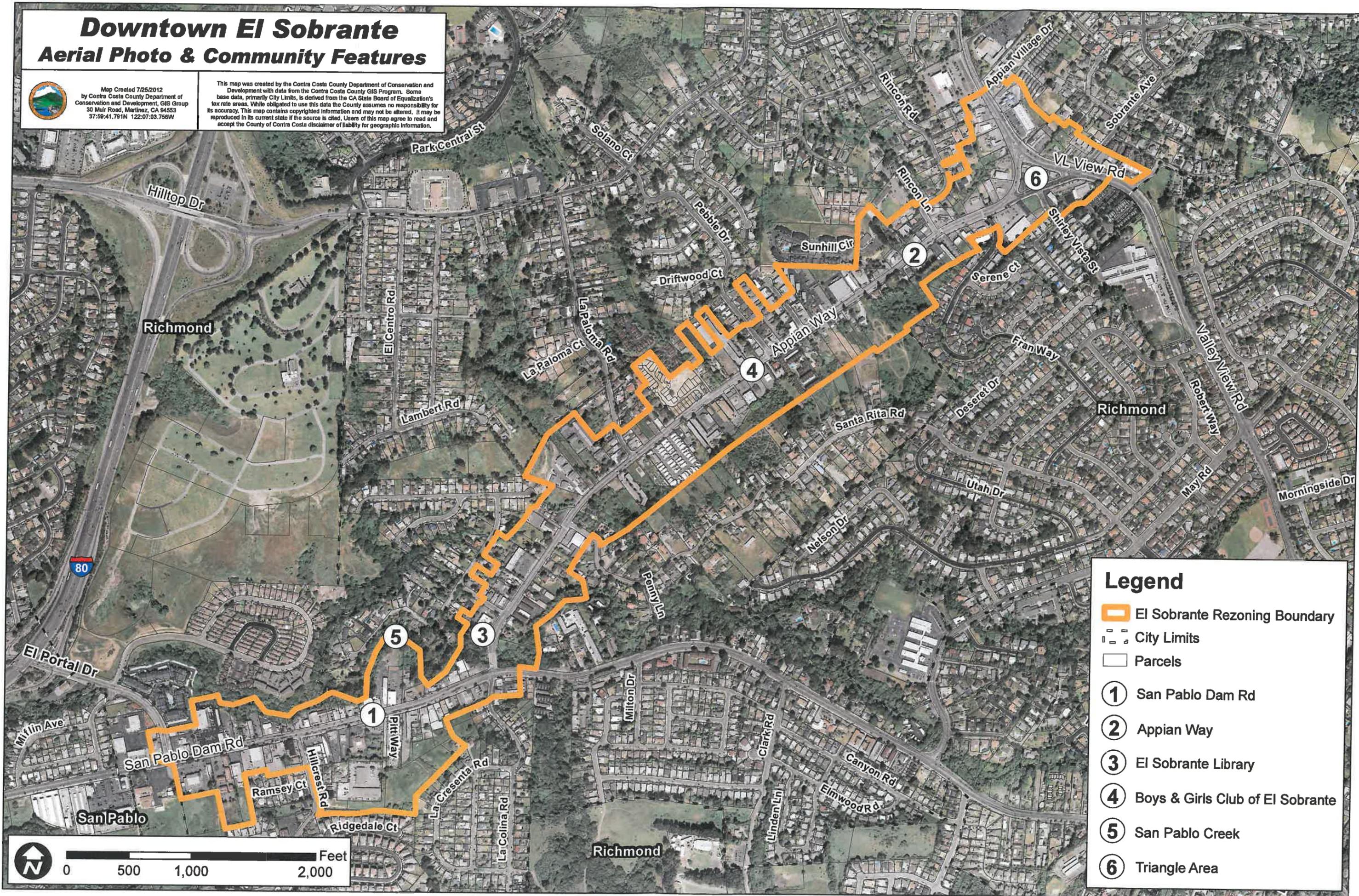
- M-11 (Appian Way General Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed Use)
- SH (Single Family Residential - High)
- SM (Single Family Residential - Medium)
- MH (Multiple Family Residential - High)
- ML (Multiple Family Residential - Low)
- MM (Multiple Family Residential - Medium)
- CO (Commercial)
- OF (Office)
- OS (Open Space)
- PS (Public/Semi-Public)

# Downtown El Sobrante Aerial Photo & Community Features



Map Created 7/25/2012  
by Contra Costa County Department of  
Conservation and Development, GIS Group  
30 Muir Road, Martinez, CA 94553  
37:59:41.791N 122:07:03.756W

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## Legend

-  El Sobrante Rezoning Boundary
-  City Limits
-  Parcels
-  1 San Pablo Dam Rd
-  2 Appian Way
-  3 El Sobrante Library
-  4 Boys & Girls Club of El Sobrante
-  5 San Pablo Creek
-  6 Triangle Area





## 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 Downtown El Sobrante.**



### Land Use Districts

San Pablo Dam Road Mixed Use (M-13)	Triangle Area Mixed Use (M-12)	Applan Way General Mixed Use (M-11)	Commercial (CO)	Office (OF)	Single Family Residential (SH)	Multiple Family Residential (MH, MM, ML)	Public/Semi-Public (PS)	Open Space (OS)
-------------------------------------	--------------------------------	-------------------------------------	-----------------	-------------	--------------------------------	--	-------------------------	-----------------

Proposed Land Use		Page
1	Agriculture	18
2	Animals	18
3	Automotive	18
4	Commercial	18
4.a	Commercial Services	18
4.b	Cultural / Entertainment/ Artisan	18
4.c	Food Related	19
4.d	Lodging	19
4.e	Personal Services	19
4.f	Retail Business	19
5	Manufacturing/ Light Industrial	20
6	Mobile Homes (includes manufactured homes)	20
7	Miscellaneous	20
8	Office	20
9	Public/Semi-Public	21
10	Recreational/Sports/Athletic	21
11	Residential	21
12	Footnotes	22

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 Downtown El Sobrante P-1 Development.

- A project will require a Development Plan permit if it is a:
1. Residential project of 2 or more 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 "non-conforming uses" and subject to Chapter 82-8 of the County Ordinance.

DOWNTOWN EL SOBRANTE PLANNED UNIT DEVELOPMENT  
LAND USE MATRIX

Footnotes are located on page 22

	M-13	M-12	M-11	CO	OF	SH	MH, MM, ML	PS	OS
<b>Agriculture</b>									
Commercial/Wholesale Nurseries	n	n	L	L	n	n	n	n	n
Community Gardens (1)	A	A	A	A	A	A	A	A	A
Horticulture	n	n	L	n	n	n	n	n	n
Nursery Retail	L	L	A	A	n	n	n	n	n
Temp. Ag. Produce Selling	A	A	A	A	A	n	n	A	A
<b>Animals</b>									
Animal Hospital/Clinic	L	L	L	L	n	n	n	n	n
Apiary (bee keeping)	n	n	n	n	n	P	n	n	n
Aviaries	A	A	A	n	n	P	n	n	n
Dog Kennel	L	L	L	L	n	n	n	n	n
3 Dogs/5 Cats (more than)	L	L	L	L	n	n	n	n	n
Poultry (2)	n	n	n	n	n	P	n	n	n
<b>Automotive</b>									
Auto Garage/Service (3)	n	L	L	L	n	n	n	n	n
Auto Sales (3)	n	L	L	L	n	n	n	n	n
Auto Accessories Sales	L	L	L	L	n	n	n	n	n
Body Repair (3)	n	L	L	L	n	n	n	n	n
Gas Station	n	L	L	L	n	n	n	n	n
Moving Truck Rental	n	n	n	n	n	n	n	n	n
Oil Change/Quick Tune-up	n	L	L	L	n	n	n	n	n
Wrecking Yard	n	n	n	n	n	n	n	n	n
<b>Commercial</b>									
<b>Commercial Services (4)</b>									
Appliance Sales and Service	L	L	L	A	n	n	n	n	n
Automatic Teller Machines (ATMs) (5)	P	P	P	P	P	n	n	n	n
Check Cashing	L	L	L	L	n	n	n	n	n
Copy Centers	A	A	A	A	n	n	n	n	n
Equipment/Appliance Repair	L (17)	L (17)	L (17)	A	n	n	n	n	n
Financial Institutions	A	A	A	A	A	n	n	n	n
Pet Grooming Facilities	A	A	A	A	n	n	n	n	n
Self-Storage	n	n	n	n	n	n	n	n	n
<b>Cultural / Entertainment/Artisan</b>									
Amusement Games Arcade (6)	A	A	A	A	n	n	n	n	n
Art Galleries	A	A	A	A	n	n	n	n	n
Artist Studios	A	A	A	A	n	n	n	n	n
Cabaret (8)	L	L	L	L	n	n	n	n	n
Music Venue (8)	L	L	L	L	n	n	n	n	n
Movie Theater	L	L	L	L	n	n	n	n	n
Performing Arts Theater (indoor)	A	A	A	A	n	n	n	n	n
Performing Arts Theater (outdoor)	L	L	L	L	n	n	n	n	n

KEY	
n	Not a Permitted Use
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L	Use Requires a Land Use Permit

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

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2. New non-residential project
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DOWNTOWN EL SOBRANTE PLANNED UNIT DEVELOPMENT  
LAND USE MATRIX

Footnotes are located on page 22

		M-13	M-12	M-11	CO	OF	SH	MH, MM, ML	PS	OS
<b>Commercial (con't)</b>										
<b>Food Related</b>										
Bakery/Café/Coffee Shop	(9)(10)	A	A	A	A	n	n	n	n	n
Bar/Cocktail Lounge	(9)	L	L	L	L	n	n	n	n	n
Butcher Shop	(9)	A	A	A	A	n	n	n	n	n
Ice Cream Parlor	(9)(10)	A	A	A	A	n	n	n	n	n
Liquor Store	(9)	L	L	L	L	n	n	n	n	n
Restaurant	(9)(10)	A	A	A	A	n	n	n	A (18)	n
Restaurant w/Drive-thru	(10)	n	n	n	L	n	n	n	n	n
Restaurant w/Entertainment	(10)	A	A	A	A	n	n	n	n	n
Sidewalk Café	(10)(28)	A	A	A	A	n	n	n	A (18)	n
Sidewalk Vendor	(10)(28)	A	A	A	A	n	n	n	A (18)	n
Take Out Food	(10)	A	A	A	A	n	n	n	A (18)	n
<b>Lodging</b>										
Bed & Breakfast	(1)	L	A	A	L	n	n	n	n	n
Hotel/Motel		n	n	n	n	n	n	n	n	n
<b>Personal Services</b>										
Adult Books / Movies / Video / Accessories		n	n	n	n	n	n	n	n	n
Alterations/Tailoring		A	A	A	A	n	n	n	n	n
Astrological & related practices	(7)	A	A	A	A	n	n	n	n	n
Computer Services		A	A	A	A	n	n	n	n	n
Barber/Beauty Shop/Salon		A	A	A	A	n	n	n	n	n
Laundry		A	A	A	A	n	n	n	n	n
Marijuana Dispensary	(31)	n	n	n	n	n	n	n	n	n
Massage Therapy	(11)	L	L	L	L	n	n	n	n	n
Tattoo Parlor		n	n	L	L	n	n	n	n	n
<b>Retail Business (4)</b>										
Antiques		A	A	A	A	n	n	n	n	n
Artist Supplies		A	A	A	A	n	n	n	n	n
Convenience Store	(9)	A	A	A	A	n	n	n	n	n
Drug Store	(9)	A	A	A	A	n	n	n	n	n
Gift Shop		A	A	A	A	n	n	n	n	n
Grocery Store	(9)	A	A	A	A	n	n	n	n	n
Area Serving Retail	(4)	A	A	A	A	n	n	n	n	n
Bookstore/newsstand/stationary store		A	A	A	A	n	n	n	n	n
Electronic/Computer Sales		A	A	A	A	n	n	n	n	n
Fire Arm Sales	(27)	n	n	n	L	n	n	n	n	n
Hardware		A	A	A	A	n	n	n	n	n
Home Improvement/Furnishing		L	L	L	A	n	n	n	n	n
Pawn Shop		n	n	n	n	n	n	n	n	n
Pet Shops		A	A	A	A	n	n	n	n	n
Shopping Malls	(4)(10)	L	L	L	L	n	n	n	n	n
Temporary Sales	(30)	A	A	A	A	n	n	n	n	n
Video Sales and Rental	(32)	A	A	A	A	n	n	n	n	n

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LAND USE MATRIX

Footnotes are located on page 22

	M-13	M-12	M-11	CO	OF	SH	MH, MM, ML	PS	OS
<b>Manufacturing</b>									
Book Binding	n	n	n	L	n	n	n	n	n
Cabinet Shop	n	n	n	L	n	n	n	n	n
Contractor's Yard	n	n	n	L	n	n	n	n	n
Distribution	n	n	n	n	n	n	n	n	n
Fabricating	n	n	n	n	n	n	n	n	n
Freight Terminal	n	n	n	n	n	n	n	n	n
Lumber Yard	n	n	n	n	n	n	n	n	n
Manufacturing	n	n	n	n	n	n	n	n	n
Metal Working/Welding	n	n	n	L	n	n	n	n	n
Oil and Gas Drilling	n	n	n	n	n	n	n	n	n
Packaging	n	n	n	A (18)	n	n	n	n	n
Printing/Lithography	n	n	n	n	n	n	n	n	n
Processing	n	n	n	n	n	n	n	n	n
Research and Development	n	n	n	L	n	n	n	n	n
Self-Storage	n	n	n	n	n	n	n	n	n
Trucking Yard	n	n	n	n	n	n	n	n	n
Warehousing	n	n	n	L (18)	n	n	n	n	n
<b>Mobile Homes</b>									
Caretaker Mobile	n	n	n	n	n	n	n	n	n
Family Member Mo. Ho.	L	L	L	L	n	L	L	n	n
Mobile Home Parks	n	n	n	n	n	n	L	n	n
Perm. Mo. Ho/Manf. Home	n	A	A	n	n	A	A	n	n
R.V. Parks or Campgrounds	n	n	n	n	n	n	n	n	n
Temp. Mo.Ho. - Owner	n	A	A	n	n	L	L	n	n
<b>Miscellaneous</b>									
Accessory Building/Structure (18)	A	A	A	A	A	P (21)	P (21)	A	n
Outdoor Storage (12)(18)	n	n	L	L	n	n	n	n	n
Signs - Accessory (25)	A	A	A	A	A	n	n	A	n
Signs - Billboards	n	n	n	n	n	n	n	n	n
Signs - Electronic Billboards	n	n	n	n	n	n	n	n	n
Signs - Sandwich Board	n	n	n	n	n	n	n	n	n
Signs - Non-accessory (29)	L	L	L	L	n	n	n	L	n
Temporary Use (30)	A	A	A	A	A	n	n	A	n
<b>Office</b>									
Admin/Exec. Offices	A	A	A	A	A	n	n	A (18)	n
Business/Professional	A	A	A	A	A	n	n	n	n
Medical Clinics	A	A	A	A	A	L	L	n	n
Medical/Dental Offices	A	A	A	A	A	L	L	n	n
Multi-Tenant Offices	A	A	A	A	A	n	n	n	n
Research Laboratories	n	n	L	L	A	n	n	n	n

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 El Sobrante P-1 Zoning District.  
 A project will also require a Development Plan Permit if it is a:  
 1. Residential project of 2 or more 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 "non-conforming uses" if they were established legally. Expansion of legal non-conforming uses requires approval of a land use permit.

DOWNTOWN EL SOBRANTE PLANNED UNIT DEVELOPMENT  
LAND USE MATRIX

Footnotes are located on page 22

	M-13	M-12	M-11	CO	OF	SH	MH, MM, ML	PS	OS
<b>Public/Semi-Public</b>									
Cemeteries	n	n	n	n	n	n	n	n	n
Child Care (14 or less)	A	A	A	A	A (18)	P	P	A (18)	n
Child Care (15 or more)	L	L	L	L	L (18)	L	L	L (18)	n
Crematorium	n	n	n	n	n	n	n	n	n
Hospitals/Inst.	n	L	L	L	n	n	n	n	n
Museums	A	A	A	A	n	n	n	L	n
Mortuaries	n	n	n	n	n	n	n	n	n
Parking Lots / Structures (13)	L	L	A	A	A	n	n	A	n
Public Buildings	A	A	A	A	A	A	A	A	n
Public Parks / Playgrounds	A	A	A	n	n	P	n	A	A (23)
Public Utilities/Pipelines	P	P	P	P	P	P	P	P	P
Quasi-Public Facilities	A	A	A	A	A	L	L	L	n
Residential Care (<=6/>6)	P/L	P/L	P/L	L	n	P/L	P/L	n	n
Convalescent Care (<=6/>6)	P/L	P/L	P/L	L	n	P/L	P/L	n	n
Communication Towers/Fac. (14)	L	L	L	L	L	L	L	L	n
Radio/TV Trans. & Receiving (14)	L	L	L	L	L	L	L	L	n
Religious Institutions	L	L	L	n	n	L	L	n	n
Schools	L	L	L	L	L	L	L	L	n
<b>Recreational/Sports/Athletic</b>									
Athletic Complex	A	A	A	A	n	L (20)	L (20)	L	n
Car/Boat/Vessel Rental	n	n	L	L	n	n	n	n	n
Dance/Martial Arts Studio	A	A	A	A	n	n	n	n	n
Hunting Clubs	n	n	n	n	n	n	n	n	n
Outdoor Sports/Recreation	n	L	A	n	n	L (20)	L (20)	L	L (23)
<b>Recycling Facilities</b>									
Material Recovery Facility	n	n	n	n	n	n	n	n	n
Composting Facility	n	n	n	n	n	n	n	n	n
Buy-Back Facility/container	n	n	n	n	n	n	n	n	n
Buy-Back Facility/non-container	n	n	n	n	n	n	n	n	n
Redemption Center (11)	n	n	n	A	n	n	n	n	n
Drop-off - Unattended	A	A	A	A	n	n	n	A	n
Processing & Manufacturing	n	n	n	n	n	n	n	n	n
<b>Residential</b>									
Accessory Building/Structure (21)	P	P	P	A	n	P	P	n	n
Boarding Homes	L	L	L	n	n	L	L	n	n
Duplex/ Duet (24)	A	A	A	A	n	n	A	n	n
Home Occupation (16)	A/L	A/L	A/L	A/L	n	A/L	A/L	n	n
Live-Work Studios	A	A	A	L	n	n	n	n	n
Multiple-Family	A	A	A	L	n	n	A	n	n
Second Units (15)	A	A	A	A	n	A	A	n	n
Single-Family Residence Detached	n	A	A	A	n	A	A	n	n

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 El Sobrante P-1 Zoning District.  
A project will also require a Development Plan Permit if it is a:

1. Residential project over 2 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 "non-conforming uses" if they were established legally. Expansion of legal non-conforming uses requires approval of a land use permit.

- (1) Definitions of these uses may be found in the Glossary Section of the Appendices at the back of this Zoning Program.
- (2) Poultry requires a minimum 20,000 square foot parcel
- (3) All auto storage must be screened from view. Vehicles on display for auto sales must be approved by ZA.
- (4) Retail Sales over 10,000 square feet require a land use permit
- (5) ATM's attached to bank, may be permitted outside. If ATM not attached to bank, must be located inside. Drive-thru ATM's are not permitted.
- (6) Definition: Amusement and private commercial enterprises (bowling alleys, skating rinks, driving range, miniature golf, batting cage, etc.).
- (7) Definition: Astrology and related practices (hypnotists, palm reading, tarot, etc.).
- (8) Cabarets must comply with Chapter 82-34 of the County's Zoning Code (Cabarets).
- (9) Uses that sell alcohol must comply with Chapter 82.38 of the County's Zoning Code (Alcoholic Beverage Sales Commercial Activities).
- (10) Food Outlets designed for take out must comply with the bonding requirements of Section 88-16.010 of the County Zoning Ordinance.
- (11) Adult entertainment and massage parlors must comply with Chapter 88-12 of the County Ordinance Code (Adult Entertainment Ordinance).
- (12) Outdoor Storage must be screened from view consistent with the design guidelines.
- (13) Parking lots are only allowed adjacent to public transit hubs, as park and ride lots, for shared parking facilities, or for adjacent businesses.
- (14) Radio, television, and cell towers must comply with Contra Costa County's Telecommunications Policy.
- (15) Residential second units must comply with Chapter 82-24 of the County Zoning Code (Residential Second Unit Ordinance).
- (16) Home Occupations must comply with County's Home Occupation Ordinance.
- (17) Repair shops must have a minimum of 25% of building area dedicated to retail.
- (18) Must be incidental to primary use, as determined by Department of Conservation and Development (DCD).
- (19) Only allowed if there is an existing residential unit.
- (20) Allowed as part of a school or park facility.
- (21) Must be associated with primary use and 500 square feet or less (some examples include: garage, art studios, or greenhouses).
- (22) Must meet minimum lot size of 8,000 square feet.
- (23) Must involve low intensity park and recreational uses subject to review and approval of DCD.
- (24) Must be part of a commercial / mixed-use development.
- (25) Signs must be consistent with the El Sobrante Design Guidelines.
- (26) Existing (legal non-conforming) duplex/duets may extend life of use with approval of a Land Use Permit.
- (27) Firearm Sales must comply with Chapter 82-36 of the County's Zoning Code (Sale of Firearms).
- (28) Sidewalk commercial activity must be associated with existing businesses adjacent to public street. Seating/Sales within the public right of way requires approval of Public Works Department.
- (29) Non-accessory signs must comply with Chapter 88-8 of the County Zoning Code (Outdoor Advertising).
- (30) Temporary events must comply with Chapter 82-44 of the County Zoning Code (Temporary Events).
- (31) Pursuant to County Code Section 82-2.022, Medical Marijuana Dispensaries (clubs, co-ops, etc.) are not permitted in unincorporated Contra Costa County.
- (32) DVD Rental vending machines must be located inside existing business and not located outside storefront.

V.

DEVELOPMENT STANDARDS

**The Development Standards describe how a site can be developed including structure setbacks, height limits, and landscaping requirements. This section also includes requirements for parking standards, public art, and newspaper racks.**



DOWNTOWN EL SOBRANTE PLANNED UNIT DEVELOPMENT  
DEVELOPMENT STANDARDS MATRIX

The following provides development standards based on General Plan land use designations.

<b>DEVELOPMENT STANDARDS</b>									
	San Pablo Dam Road Mixed Use (M-13)	Triangle Area Mixed Use (M-12)	Applan Way General Mixed Use (M-11)	Commercial (CO)	Office (OF)	Single-Family Residential (SH)	Multi-Family Residential (ML-MM-MH)	Public/Semi-Public (PS)	Open Space (OS)
Minimum Lot Area	3,500 sq. ft.	3,500 sq. ft.	3,500 sq. ft.	3,500 sq. ft.	3,500 sq. ft.	5,500 sq. ft.	10,000 sq. ft.	N/A	N/A
Minimum Lot Width	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	50 ft.	—	N/A	N/A
Maximum Building Height	50 ft. (c)	27 ft. Max 35 ft. with findings (b)(c)	27 ft. Max 35 ft. with findings (b)(c)	50 ft.	35 ft.	35 ft. or 2 1/2 stories	35 ft.	35 ft.	35 ft.
Floor Area Ratio (FAR)	0.1 - 1.0 (d)	0.1 - 1.0 (d)	0.1 - 1.0 (d)	0.1 - 1.0	0.1-1.5	N/A	0.35 (d)	1	1
Maximum Lot Coverage	40%	40%	40%	—	40%	50%	—	50%	10%
Residential Density (units p/net acre) (h)	12	8	8	—	—	5.0 - 7.2	7.3 - 29.9	—	—
<b>Front Yard Setback (g)</b>	0 ft. (a)	0 ft. (a)	0 ft. (a)	0 ft. (a)	20 ft. (f)	20 ft.	20 ft.	15 ft.	20 ft. (f)
<b>Side Yard Setback (i)</b>	CO or MU - 0 ft. (zero)	CO or MU - 0 ft. (zero)	CO or MU - 0 ft. (zero)	None	5 ft. min. 15 ft. aggregate (f)	lot width up to 31 ft. 31 ft. - 41 ft. 41 ft. - 51 ft. 51 ft. - 80 ft. 80 ft. - 120 ft. 120 ft.-140 ft. 140 ft. and up	min/agg. setback 3 ft. / 6 ft. 3 ft. / 8 ft. 5 ft. / 10 ft. 5 ft. / 15 ft. 10 ft. / 20 ft. 15 ft. / 35 ft. 20 ft. / 40 ft.	10 ft.	20 ft. min. 40 ft. aggregate (f)
<b>Street Side Yard Setback (g)</b>	10 ft.	10 ft. (e)	10 ft. (e)	10 ft.	10 ft. (f)	15 ft.	15 ft. (f)	10 ft.	20 ft. (f)
<b>Rear Yard Setback</b>	None	15 ft. (e)	15 ft. (e)	None	10 ft. (f)	15 ft. (e)	15 ft. (e)	10 ft.	20 ft. (f)
<b>Minimum Landscaped Area</b>	Subject to review and approval of Community Development Division (CDD)	Subject to review and approval of CDD	Subject to review and approval of CDD	Subject to review and approval of CDD	Subject to review and approval of CDD	Front and corner side yards, excluding approved driveway (j)	All areas not occupied by approved driveways, patios, and other facilities shall be landscaped.	Subject to review and approval of CDD	Subject to review and approval of CDD
<p>(a) Every structure erected for retail business use and every structure accessory to it shall be located at least ten feet from the boundary line of any existing road or highway</p> <p>(b) Building height and mass under this designation should maintain a low profile with max. height limit of 27 feet to preserve a view corridor and the suburban-to-rural character of El Sobrante. A max. building height of 35 feet for a mixed use development may be allowed under the following findings:</p> <ol style="list-style-type: none"> <li>The building height will not create substantial shading or adversely affect the privacy of the nearby properties;</li> <li>The building height, shape, and massing will not unduly restrict view potential from other properties to a view corridor;</li> <li>There is a variation in the mass and height of building(s) and building roofline will be such that the overall building height and mass will not be out of character with the pattern of suburban-to-rural development in El Sobrante;</li> <li>When there are several parcels under multiple ownership, a well coordinated design has been prepared which substantially meets the findings listed above and has been agreed upon by the affected property owners.</li> </ol> <p>(c) Visual documentation of the relationship of the proposed mixed use building(s) height to existing adjacent buildings shall be provided to illustrate how the building height, mass, or shape would relate to the El Sobrante community's interest in preserving a view corridor or making the findings to allow building height in excess of 27 feet.</p> <p>(d) Excludes upper level residential.</p> <p>(e) Detached accessory structures, located behind the residence or primary building (min. 50 feet from front property line) and not adjacent to any street may have side and rear yard setbacks of 3 ft. minimum, must be no higher than 15 ft. and limited to 500 sq. ft. (600 sq. ft. maximum for properties greater than 20,000 sq. ft. in area). Check with the Building Inspection Division for new fire code requirements for these reduced setbacks.</p> <p>(f) These minimums may be reduced to three feet for an accessory building or structure if it is set back at least fifty feet from the front property line. Check with the Building Inspection Division for new fire code issues regarding reduced setbacks.</p> <p>(g) Site clearance at intersections must be observed (per 82-18.002 of the County Code).</p> <p>(h) Net acreage includes all land area used exclusively for residential purposes, and excludes streets, highways, and all other public rights-of-ways. 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%</p> <p>(i) The County has adopted the Uniform Building Code which has new restrictions for side yard setbacks. For a building that is 5 ft. from the property line, it requires a 1 hour fire rated wall. For a building that is 3 ft.-5 ft. to a property line will have limited square footage of openings. Please consult with the Building Inspection Division on code</p> <p>(j) A minimum of 50% of the front setback area shall be landscaped. No parking shall be permitted in the landscaped area.</p> <p><b>Deviations to these development standards may be granted in accordance with the County Zoning Code.</b></p>									

### Required Parking

Use Category	spc / unit or sq. ft.		Parking Spaces Required	
Mixed Use (MU)	1.5 spc	unit	- Plus retail or office requirements. - Studio work space consistent with warehouse 1 spc/1,000 sq. ft.. - Additional parking spaces may be required for mixed-use projects based on unit size and available parking.	
Commercial (CO)	1 spc	300 sq. ft.	Retail	
	1 spc	300 sq. ft.	Office	
	1 spc	1,000 sq. ft.	Warehouse	
Office (OF)	1 spc	300 sq. ft.		
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 Department of Conservation and Development.

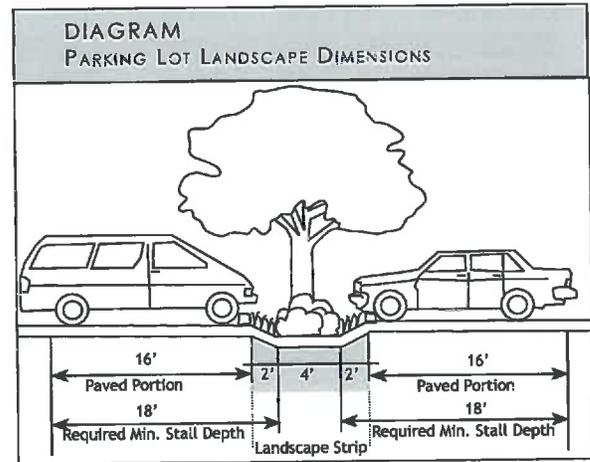
Incentive	Use Category	Requirement
Tandem Parking	Residential	Allow Residential uses to use <b>tandem</b> parking to meet the required number of parking spaces.
On Street Parking	Mixed Use or Commercial	Retail and Commercial uses to count on-street parking located along the site frontage towards the 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.
Compact Parking	Mixed Use or Commercial	Up to 25% of spaces may be designated as compact spaces.

**Interior Requirements:**

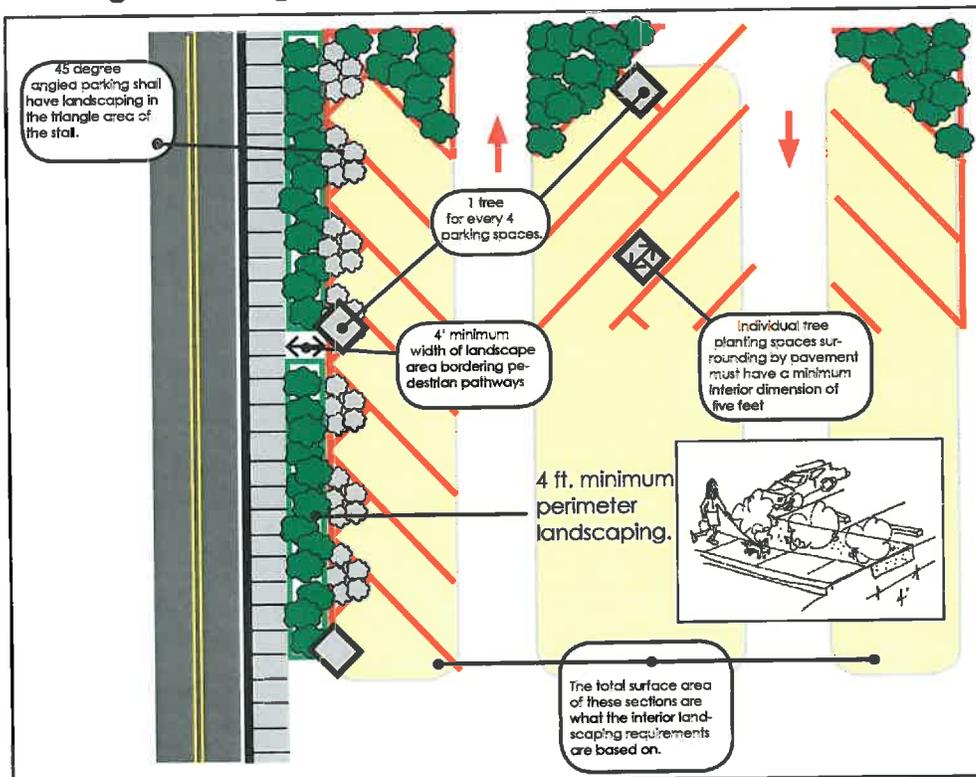
- 1) A minimum of 1 tree for every 4 parking spaces must be included in landscape design.  
When an individual tree is planted in a space surrounded by pavement, the planting area must have a minimum interior dimension of 5 feet square.
- 2) 45 degree angled parking shall have landscaping in the triangle area of the stall.
- 3) Turf shall be held back to a minimum of six feet from any tree.
- 4) Turf shall not be planted on slopes greater than 25%.
- 5) Turf shall not be planted in medians or areas narrower than eight feet.
- 6) No overhead irrigation shall be allowed in planting areas less than eight feet wide in any dimension.
- 7) Comply with the stormwater control requirements (C.3) of the County's Municipal Permit.

**Perimeter Requirements:**

- 1) 4 ft. of minimum width of landscape area bordering any pedestrian access way.
- 2) Follow setback requirements and fill setback with landscaping.
- 3) Turf is not allowed.
- 4) Overhead irrigation is not allowed.



**Parking Lot Design & Landscape Requirements**

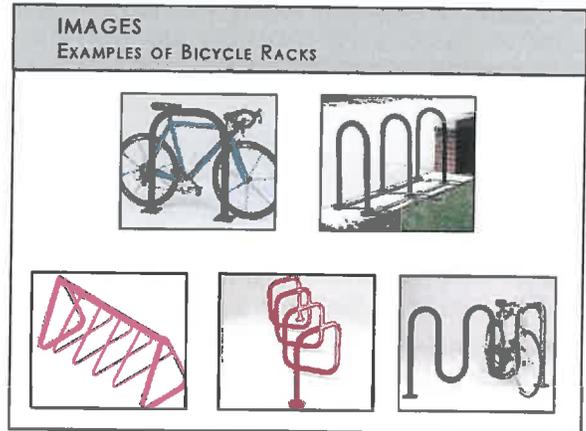


**Incentives to provide more landscaping:**

- 1) 2 ft. of parking stall can be landscaped.  
These areas count toward:
  - a. 18 ft. min. parking stall depth.
  - b. Required minimum interior landscaping.
- 2) Must be ground cover plantings only.
- 3) Must be protected with a wheel stop.

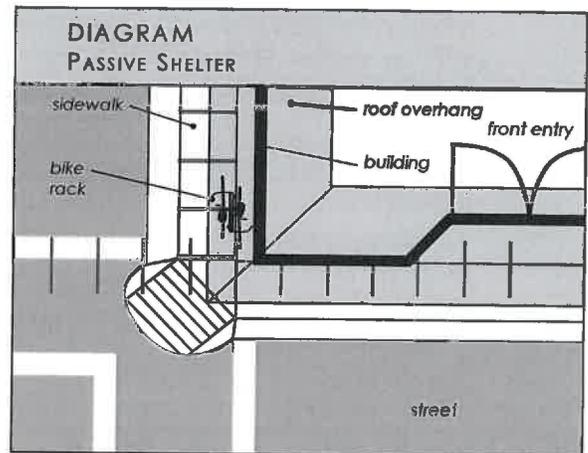
### Required Bicycle Parking

Use Category	Four spaces (5% of car spaces if over 100 parking spaces provided)
Mixed Use (MU)	🚲
Commercial (CO)	🚲
Public Semi-Public (PS)	Subject to Review and Approval of Department of Conservation and Development
Office (OF)	🚲
Single Family	None
Multiple Family	🚲



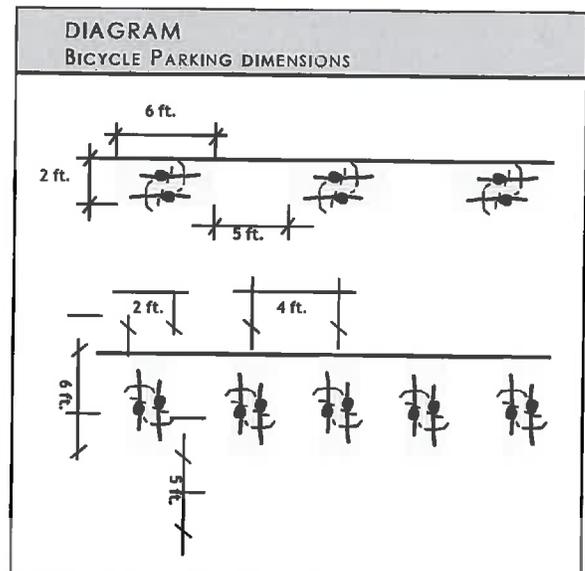
### Locating Spaces

- 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.



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 sight 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
- 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.

## Newspaper Rack Standards

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

- 1) Newspaper racks should be clustered.
- 2) Racks should be located 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) Newspaper racks are not permitted in the public right of way.

## VI. CONDITIONS OF APPROVAL

**This is a comprehensive list of requirements for all development in Downtown El Sobrante. 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.**



**The following Administrative Standards, Conditions of Approval, and Advisory Notes are provided for future development and use of property in the Downtown El Sobrante Area.**

## **DEVELOPMENT PROCESS STANDARDS**

### **GENERAL**

1. All land located in the Downtown El Sobrante Plan Area is to be used as allowed and regulated in this Downtown El Sobrante Planned Unit Development. This Planned Unit Development does not require or impose any new restrictions on projects that already received entitlements.
2. For development standards not covered by this Planned Unit Development, Title 8 shall be used. This Downtown El Sobrante P-1 does not impose any new restrictions on projects that has already received land use entitlements. When new text is added or the County Ordinance Code is updated, the Downtown El Sobrante Planned Unit Development shall adopt those changes and updates automatically.
3. 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.
4. As part of permit approval, the Zoning Administrator may apply standards, regulations, limitations and restrictions which are either more or less restrictive than those specified elsewhere in the Downtown El Sobrante Planned Unit Development.
5. In approving any application, the Zoning Administrator must find it consistent with the intent and purpose of the Downtown El Sobrante Planned Unit Development and compatible with the other uses in the vicinity.

### **PROCEDURES**

6. All development and use of property are subject to review as specified in the Land Use Matrix. Where a Land Use Permit is required, it shall take precedence over any other type of required application.
7. Appeals of any decision rendered pursuant to the Downtown El Sobrante Planned Unit Development resulting from a public hearing before the Zoning Administrator may be appealed to the Planning Commission in accordance with Article 26-2.24 of the County Ordinance Code.
8. The Zoning Administrator shall review applications for modifications to a permit in accordance with Section 84-66.1804 of the County Ordinance Code.
9. A Development Permit, where required, must accompany subdivision requests.

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

### DEVELOPMENT PERMITS

11. A Development Permit is required for all new residential construction of two (2) 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.
12. Development Permit Applications shall be referred to the local El Sobrante area community organizations (e.g. Municipal Advisory Council [MAC], El Sobrante Valley Planning & Zoning Advisory Committee [P&Z]) for review and recommendation.
13. Development Plan 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.
14. Development Plan Permit hearings shall be initially heard by the Zoning Administrator. The Zoning Administrator may refer the application to the Planning Commission for an initial hearing.
15. For a Development Plan 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

16. 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.
17. Land Use Permit Applications shall be referred to the local El Sobrante area community organizations (e.g. MAC and P&Z) for review and recommendations.
18. 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.
19. 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**

20. 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 two (2) or more units, Development Permit extensions and modifications to the Development Standards.
21. Administrative Permit Applications may be referred to the local El Sobrante area community organizations (e.g. MAC and P&Z) for review and recommendation.
22. The Department of Conservation and Development, Community Development Division (CDD) 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 Section 26-2.2004 of the County Ordinance Code.

### **USES**

23. Uses may be permitted in the designated land use categories in accordance with the Land Use Matrix or approved permit.
24. Any non-conforming use lawfully existing at the effective date of this Downtown El Sobrante Planned Unit Development on that property may be considered for extension or enlargement in accordance with Chapter 82-8 of the County Ordinance Code (granting of a Land Use Permit) and the Downtown El Sobrante Planned Unit Development.
25. Additions to proposed buildings and structures that do not comply with the development standards contained herein shall be allowed subject to compliance with all development requirements of this ordinance for the proposed new construction.
26. The Zoning Administrator may 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**

27. A development's design shall be consistent with the Design Guidelines and successfully integrate individual buildings and building groups with other surrounding desirable development, physical features in the area, and existing development on-site proposed to remain.
28. 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.

29. Off-street parking and loading areas should be integrated into the overall vehicular circulation system.
30. Development applications should ensure that adequate buffer zones are provided between unlike land uses.
31. All new residential development shall be consistent with the design guidelines and should include attractive and varied designs, which avoid monotonous streetscapes to improve the quality of life for residents. Exterior materials, colors, setbacks, frontage improvements, adequate and safe parking, yard areas, and landscaping shall be considered.
32. Trees shall be protected in accordance with the County "Tree Protection and Preservation" Ordinance.

### RESIDENTIAL

33. For single-family residences with three (3) bedrooms or less, the project shall include a minimum of a one-car garage and one car parking in the driveway.
34. For single-family residences with four (4) bedrooms or more, the project shall include a minimum of a two-car garage and two car parking in the driveway per unit.

### CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

35. 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 by clearly differentiating between public and private space. Examples include fences, using a locking gate between front and back yards, computerized card entry systems, using landscaping to discourage intrusion, and having a clear identifiable point of entry.
  - SURVEILLANCE: Design concepts incorporate natural surveillance from surrounding areas greatly enhancing safety and reducing the risk of crime. These include maximizing visibility, appropriate lighting designs that ensure potential problem areas are well lit (e.g. pathways, stairs, bus stops, laundry rooms, etc.), using Closed Caption TV, appropriate window and door designs, landscaping that provides surveillance, especially at points of entry.
  - DEFENSIBLE SPACE/TERRITORIAL REINFORCEMENT: This includes providing clear border definition of space; clearly marked transitions from public to private space; avoid placing safe activities in unsafe places; use natural barriers; overcoming distance & isolation through improved communications; use of motion sensor lighting; display security system signage; avoid use of cyclone fencing and razor wire as it communicates absence of a physical presence; and scheduling activities in common areas increases proper use.
  - MAINTENANCE: A maintenance plan is necessary to ensure the ongoing effectiveness of CPTED principles such as landscape management, preventative lighting measures, and graffiti abatement.
  - PREMISES LIABILITY: Focuses on the prevention of civil suits against the property owner. Under law, the property owner must provide a safe and secure environment.

## CONDITIONS OF APPROVAL

**NOTE: Not all conditions of approval apply to all land use permits, development plans, subdivision, and minor subdivisions. It is the responsibility of the Department of Conservation and Development to determine the appropriateness of each condition of approval based on the use proposed in the development application. The following conditions of approval are provided for information only and subject to change based on the development application and the current ordinances, standards, and policies, in effect at the time of the application submittal.**

### CONSERVATION AND DEVELOPMENT

#### GENERAL

1. 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 Downtown El Sobrante Planned Unit Development.
2. 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 Development.
3. All development and use of land shall comply with all criteria contained in the General Plan Map, the El Sobrante Land Use Matrix, the Development Standards, Conditions of Approval and the Design Guidelines.
4. 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

#### DEVELOPMENT PERMITS

5. A Development Plan 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.

#### LAND USE PERMITS

6. 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.

#### ADMINISTRATIVE PERMITS

7. A 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.

8. 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.

#### **DEVELOPMENT STANDARDS**

9. 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.
10. Public access corridors shall be clearly delineated. Provide fencing or barriers to natural areas where necessary to protect habitat areas and public safety.
11. All outdoor lighting shall be directed down and screened away from adjacent properties and streets.

#### **RESIDENTIAL**

12. Design of residential projects shall incorporate features of El Sobrante's historic character through neo-traditional design, consistent with the Design Guidelines.
13. Exterior materials shall be those customarily used in conventional single-family homes. T-111 siding (or similar material) is not allowed.
14. Pitched roof and window trim shall be used.
15. Landscaping and irrigation shall comply with the State's Model Water Efficient Landscape Ordinance or the County Ordinance, adopted pursuant thereto. Verification of compliance with the Ordinance shall accompany any submitted plans.
16. Residential fences shall be maintained in good condition. Chain link fences are not allowed.

#### **PARK IMPACT FEES**

17. New residential developments shall pay a Park Impact fee per lot/unit in accordance with the County's Park Dedication Ordinance.

#### **NON-RESIDENTIAL**

18. 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.
19. Landscaping on all frontages, and as a buffer to incompatible uses, shall be provided.
20. Any outdoor storage and maintenance area shall be screened from view from public streets. Chain link / cyclone fences are not allowed as screening material.

21. 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.
22. 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.
23. No storage tanks or process equipment may be located between any street and the respective building setback line.
24. No loading space, dumpsters or refuse areas shall be placed so as to face any public rights-of-way.
25. Yard areas abutting a street shall be landscaped and maintained.
26. 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.
27. Adequate sight lines shall be maintained at driveways and intersections.
28. Activities that may result in noise, glare or vibrations extending beyond the property boundary shall be limited.
29. Convenient bicycle parking areas shall be provided as outlined in the parking standards and design guidelines.
30. Pre-fabricated metal buildings are not permitted.
31. All new utility distribution services shall be placed underground.
32. Adjacent parcels should share driveway entrances if feasible.
33. Building masses are to be simple in form and have architectural articulation. Signage should be designed as part of the building.

#### **ARCHAEOLOGY**

34. 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

35. The applicant shall submit grading plans for review and approval of the Department of Conservation and Development prior to issuance of grading permits to assure compliance with this Planned Unit Development.
36. Removal of trees or alteration of trees shall comply with the Tree Protection and Preservation Ordinance of the County Zoning Code.

## LANDSCAPING

37. California native and/or drought-tolerant plants shall be used as much as possible.
38. Landscaping and irrigation shall comply with the State's Model Water Efficient Landscape Ordinance or the County Ordinance, adopted pursuant thereto. Verification of compliance with the Ordinance shall accompany any submitted plans.
39. Landscaping shall be maintained in good condition by the developer/property owners.

## SIGNS

40. All signs shall be consistent with the Design Guidelines and subject to an Administrative Permit and the review and approval of the Department of Conservation and Development.

## CONSTRUCTION CONDITIONS

41. 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 on the calendar dates that these holidays are observed by the state or federal government as listed below.

New Year's Day (State and Federal)  
Birthday of Martin Luther King, Jr. (State and Federal)  
Washington's Birthday/Presidents' Day (State and Federal)  
Lincoln's Birthday (State)  
Cesar Chavez Day (State)  
Memorial Day (State and Federal)  
Independence Day (State and Federal)  
Labor Day (State and Federal)  
Columbus Day (State and Federal)  
Veterans Day (State and Federal)  
Thanksgiving Day (State and Federal)  
Day after Thanksgiving (State)  
Christmas Day (State and Federal)

42. Construction sites shall be periodically watered in a manner sufficient to control dust.
43. Litter and debris shall be contained in appropriate receptacles on site and shall be removed as necessary.

44. Future developers shall submit a "Debris Recovery Plan" demonstrating how they intend to recycle, reuse or salvage building materials and other debris generating from the demolition of existing buildings and/or the construction of new buildings.

### CHILD CARE

45. 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. Upon submittal of an application for any of these land use entitlements, the applicant shall provide a survey or an assessment program for child care needs resulting from the proposed project.
46. Projects which will have 29 or fewer dwelling units shall pay a fee towards child care facility needs in the area, or consistent with current County fees.

### PUBLIC WORKS

#### GENERAL REQUIREMENTS

47. 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 Conservation and 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 Conservation and Development.
48. 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. Any necessary traffic signage and striping shall be included in the improvement plans for review by the Transportation Engineering Division of the Public Works Department.
49. 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. When an application is submitted the Public Works Department, Engineering Services Division, will determine specific conditions of approval.

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

50. 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:

Type of Development	Sidewalk Width (Measured from Curb Face) and Curb Requirements
Single-Family Residential (Parcels < 20,000 sq. ft.)	Curb, Sidewalk Required; 5-foot minimum
Single-Family Residential (Parcels > 20,000 sq. ft.)	Curb, Sidewalk Required; 5-foot minimum
Multiple-Family Residential	Curb, Sidewalk Required; 6-foot 6-inch
Commercial	Curb, Sidewalk Required; 10-foot

51. 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 will make a determination when the application is submitted. The applicant shall construct face of curb parallel to the ultimate right of way center line, except where pavement transitions, tapering or turn lanes are needed.
52. The applicant shall widen the existing pavement to conform to the new curb line. When widening the pavement, the applicant shall saw 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.
53. 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.
54. Applicant shall construct a street-type connection with minimum 20-foot radii curb returns in lieu of standard driveway depressions at the project entrance, as approved by Public Works Department.
55. Applicant shall install safety-related Traffic control devices along the project's frontage within the public right-of-way (including traffic signs and striping) as approved by the Public Works Department, Transportation Engineering Division.
56. Any cracked and displaced curb, gutter, and sidewalk shall be removed and replaced along the project frontage. Concrete shall be saw cut prior to removal. Existing lines and grade shall be maintained. New curb and gutter shall be doweled into existing improvements.

#### **ACCESS TO ADJOINING PROPERTY - Proof of Access/Acquisition**

57. 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.
58. Applicant shall furnish proof to Public Works Department that legal access to the property is available from a public road.

#### **ENCROACHMENT PERMIT**

59. 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.
60. Applicant shall obtain an encroachment permit from Caltrans for construction within State of California (Caltrans) right-of-way.
61. Applicant shall only be permitted access at the locations shown on the approved site/development plan.

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

62. 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 but not limited to, 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.
63. Applicant shall provide sight distance at the project entrance/exit for the appropriate design speed. The applicant shall trim vegetation, as necessary, to provide sight distance at this intersection, and any new signage, landscaping, fencing, retaining walls, or other obstructions proposed at the intersection shall be set back to ensure that the sight line is clear of any obstructions

### **PRIVATE ROADS**

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

64. Applicant shall construct a paved turnaround at the end of the proposed private road as approved by the Public Works Department and the County Consolidated Fire Protection District.
65. Applicant shall construct an on-site roadway system to current County private road standards with a minimum 30 foot wide 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.
66. 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**

67. 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. When the application is submitted, the Public Works Department, Engineering Services Division will determine specific requirements.

### **PARKING**

68. Parking shall be prohibited on one side of on-site roadways where the curb-to-curb width is less than 36 feet and on both sides of on-site roadways where the curb-to-curb width is less than 28 feet. "No Parking" signs shall be installed along these portions of the roads, subject to the review and approval of the Public Works Department.

### **STREET LIGHTS**

69. If the property is not presently in the County Service Area L-100, the property owner shall annex to the Community Facilities District (CFD) 2010-1 formed for Countywide Street Light Financing.

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

### **LANDSCAPING**

71. The following requirements apply to any landscaping within the public right-of-way:
- 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 four 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 CDD 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 CDD 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**

72. The applicant shall design all public and private pedestrian facilities in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act.
73. All curb ramps shall be designed and constructed in accordance with current County standards. A detectable warning surface (e.g. truncated domes) shall be installed on all curb ramps. Adequate right-of-way shall be dedicated to accommodate a minimum four foot landing at the top of any curb ramp proposed.

### **MAINTENANCE OF FACILITIES**

74. Property owner shall record a Statement of Obligation in the form of a deed notification, to inform all future property owners of their legal obligation to maintain the private roadway and street lights.

OR, Property Owner shall develop and enter into a maintenance agreement that will insure that the proposed private road and street lights will be maintained, and that each parcel/lot in this subdivision that will use the proposed private road and street lights will share in its maintenance.

75. Applicant shall insure that all public and private (street lights), landscaping, private roads, and any retaining walls on-site be privately maintained in perpetuity. A maintenance plan of operation for all common areas, private roads and perimeter walls/fences shall be submitted for Public Works Department review. The County will not accept these properties or facilities for ownership or maintenance.

### **UTILITIES/UNDERGROUNDING**

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

### **DRAINAGE IMPROVEMENTS**

78. This development shall conform to the requirements of Division 914 (Drainage) of the Subdivision Ordinance.
- 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 discharged 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, the existing drainage pattern is maintained, and additional concentrated stormwater runoff is not discharged onto adjacent properties. 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.

79. 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.

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

### **CREEK STRUCTURE SETBACKS**

81 Applicant shall relinquish "development rights" over that portion of the site that is within the structure setback area of the natural creek along/within the property limits. The structure setback area shall be determined by using the criteria outlined in Chapter 914-14, "Rights of Way and Setbacks," of the Subdivision Ordinance. "Development rights" shall be conveyed to the County by grant deed.

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

82. 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).

83. 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.

84. The applicant shall submit a final Storm Water Control Plan (SWCP) and a Stormwater Control Operation and Maintenance Plan (O+M Plan) to the Public Works Department, which shall be reviewed for compliance with the County's National Pollutant Discharge Elimination System (NPDES) Permit and shall be deemed consistent with the County's Stormwater Management and Discharge Control Ordinance (Section 1014) prior to recordation of the final or parcel map / issuance of a building permit / initiation of the proposed use. To the extent required by the NPDES Permit, the final Stormwater Control Plan and the O+M Plan will be required to comply with NPDES Permit requirements that have recently become effective that may not be reflected in the preliminary SWCP and O+M Plan. All time and material costs for review and preparation of the SWCP and O+M Plan shall be borne by the applicant.

85. Improvement Plans shall be reviewed to verify consistency with the final SWCP and compliance with Provision C.3 of the County's NPDES Permit and the County's Stormwater Management and Discharge Control Ordinance (Section 1014).
86. Stormwater management facilities shall be subject to inspection by Public Works Department staff; all time and materials costs for inspection of stormwater management facilities shall be borne by the applicant.
87. Prior to recordation of the final or parcel map / issuance of a building permit / initiation of the proposed use, the property owner(s) shall enter into a standard Stormwater Management Facility Operation and Maintenance Agreement with Contra Costa County, in which the property owner(s) shall accept responsibility for and related to operation and maintenance of the stormwater facilities, and grant access to relevant public agencies for inspection of stormwater management facilities.
88. Prior to recordation of the final or parcel map/issuance of a building permit / initiation of the proposed use, the property owner(s) shall annex the subject property into Community Facilities District (CFD) No. 2007-1 (Stormwater Management Facilities), which funds responsibilities of Contra Costa County under its NPDES Permit to oversee the ongoing operation and maintenance of stormwater facilities by property owners.
89. Any proposed water quality features that are designed to retain water for longer than 72 hours shall be subject to the review of the Contra Costa Mosquito & Vector Control District.
90. 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**

91. 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/El Sobrante/Crockett Area of Benefit, and the Western Contra Costa Subregional Transportation Mitigation Fee. Consult with the Public Works Department to determine the current fee.
92. 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 Contra Costa County Flood Control and Water Conservation District to determine the current fee.

#### **ADVISORY NOTES**

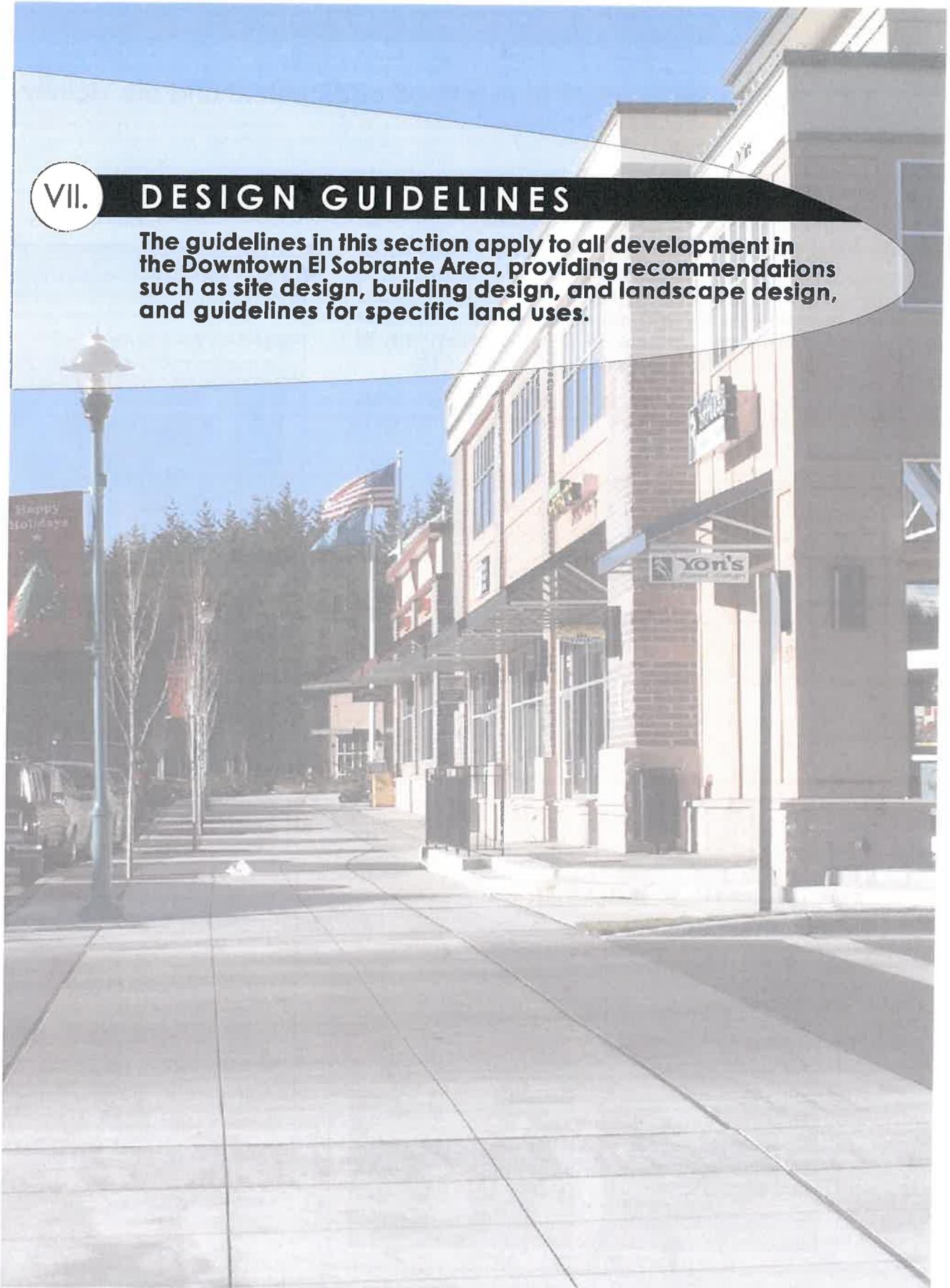
- A. Future development shall comply with the requirements of the East Bay Municipal Utility District.
- B. Future development shall comply with the requirements of the West County Wastewater District.

**ADVISORY NOTES CONTINUED**

- C. All uses shall comply with any applicable regulations of the Bay Area Air Quality Management District, the Regional Water Quality Control Board, the State and County Health Departments and any other regulatory agencies affecting the site/project.
- D. Monitoring may be required on projects/uses with conditions of approval that require continuing obligations (i.e., maintenance).
- E. Green Building practices shall be considered for all new development.
- F. A dual water system should be provided wherever possible (per Chapter 82-30 of the County Ordinance).
- G. If the project lies within the 100-year flood boundary as designated on the Federal Emergency Flood Rate Maps, the applicant shall be aware of the requirements of the Federal Flood Insurance Program and the County Flood Plain Management Ordinance (No. 2000-33) as they pertain to future construction of any structures on the property.
- H. This project may be subject to the requirements of the California Department of Fish and Wildlife (DFW). It is the applicant's responsibility to notify the DFW, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
- I. This project may be subject to the requirements of the Army Corps of Engineers. It is the applicants's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.
- J. Although the Stormwater Control Plan has been determined to be preliminarily complete, it remains subject to future revision, as necessary, during preparation of improvement plans in order to bring it into full compliance with C.3 stormwater requirements. Failure to update the SWCP to match any revisions made in the improvement plans may result in a substantial change to the County approval, and the project may be subject to additional public hearings. Revisions to CEQA documents may also be required. This may significantly increase the time and applicant's costs associated with approval of the application.
- K. Prior to issuance of a Building Permit, development plans should be submitted to the Consolidated Fire Protection District for review.
- L. Sprinkler systems will be required pursuant to the Fire Code.

## VII. DESIGN GUIDELINES

**The guidelines in this section apply to all development in the Downtown El Sobrante Area, providing recommendations such as site design, building design, and landscape design, and guidelines for specific land uses.**

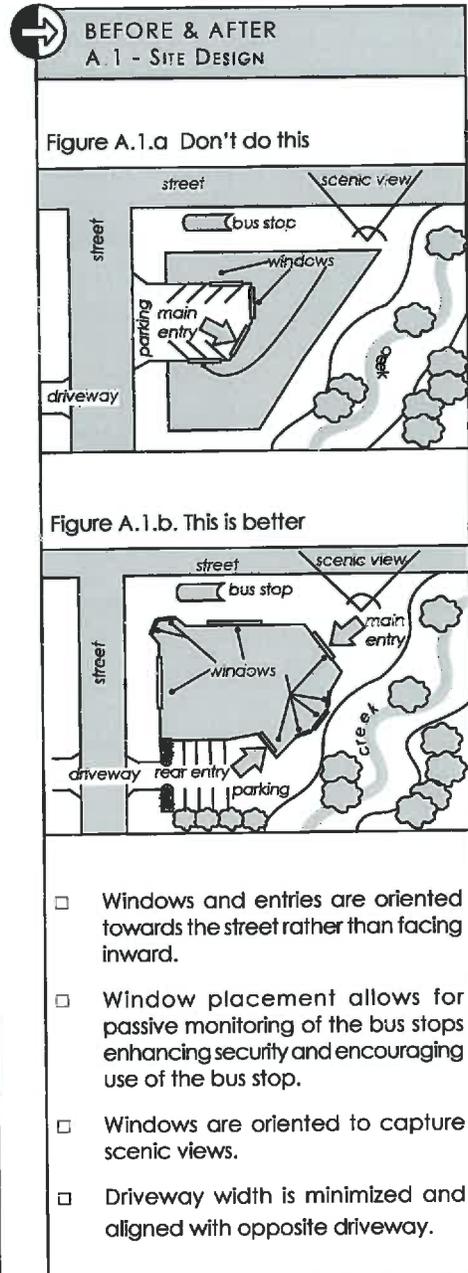


## A. Building Placement and Orientation

### 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 El Sobrante's downtown character.
- ❑ Cluster buildings on the site towards street corners maximizing street frontage.
- ❑ Identify local assets, (bus stops, San Pablo Creek, 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

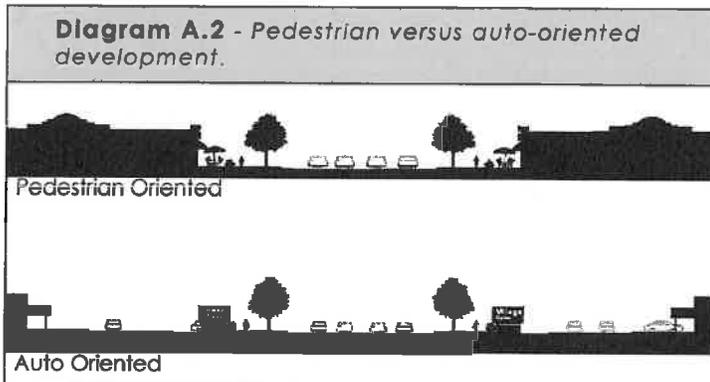
Research information about a site using [www.ccmmap.us/gis](http://www.ccmmap.us/gis). This site has maps showing parks, General Plan land use designations, water bodies, schools, and other community features.



## 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).



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



**Auto-oriented building placement.**



The location of buildings on the site can dramatically improve the walking environment.

**BEFORE & AFTER**  
**A.2 - FACADE IMPROVEMENT**

Figure A.2.a Don't do this

Figure A.2.a This is better

- 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.

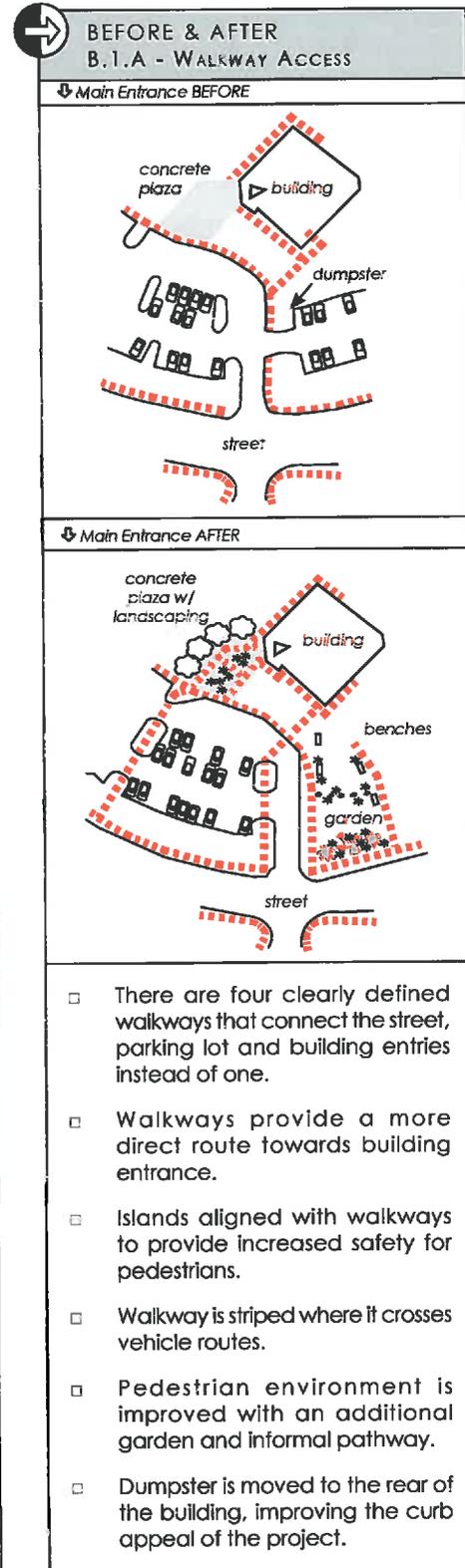
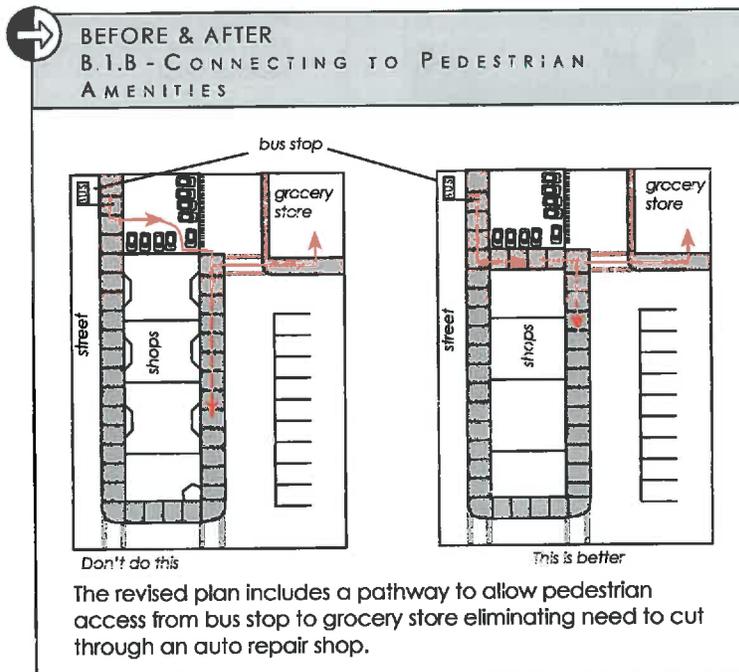
## B. Pedestrian and Bicycle Linkages

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

#### Implementation:

Provide direct and clear 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 to enhance views of San Pablo Creek whenever possible.



## 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 San Pablo Creek whenever possible.



Including outdoor seating near the creek provides a unique dining experience while enjoying the natural resource.



This pathway fails to provide an access way that connects the street with building entries.



### PHOTO MONTAGE B.1 - WALKWAY DESIGN



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.



Provide safe pedestrian walkways through parking lots utilizing landscape islands and changes in pavement texture.

Thoughtfully designed connections and details provide interest, a sense of security and improve the quality of life.

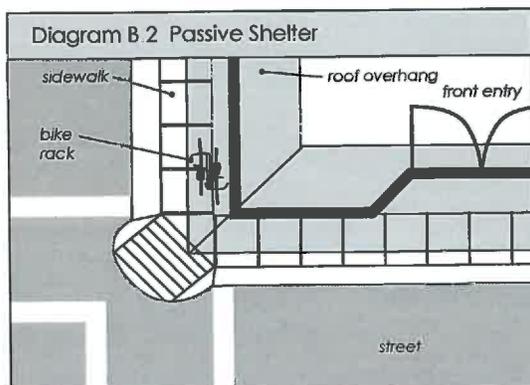
## B.2 Locate bicycle parking to encourage usage.

### 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.



Move bicycle rack out of walkways to fit bicycles on both sides without blocking path.



➔ 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



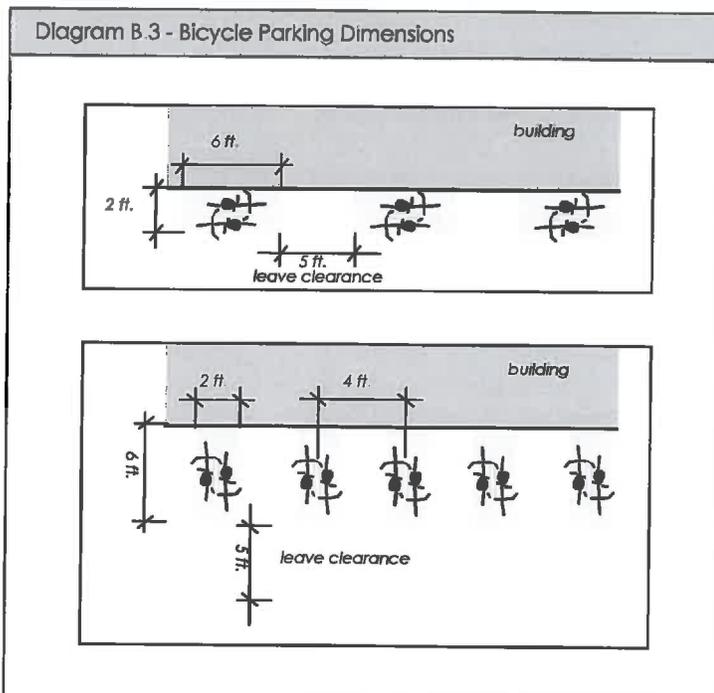
New location option #2



### 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.



## C. Parking Lots

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

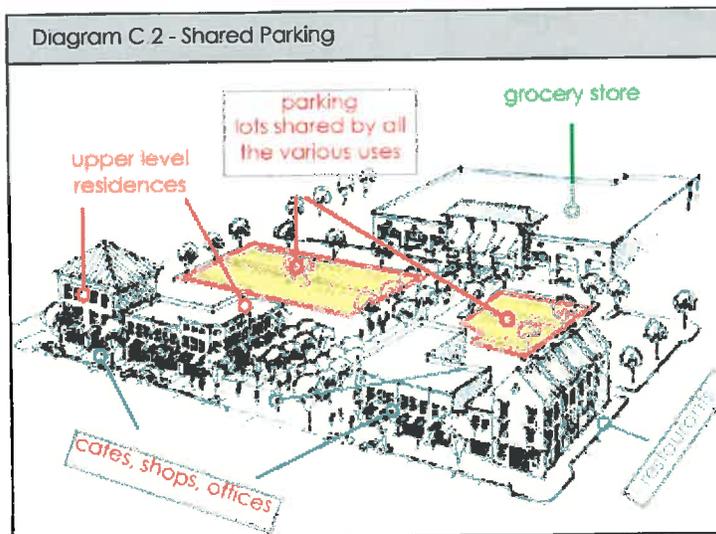
#### Implementation:

- ❑ 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:

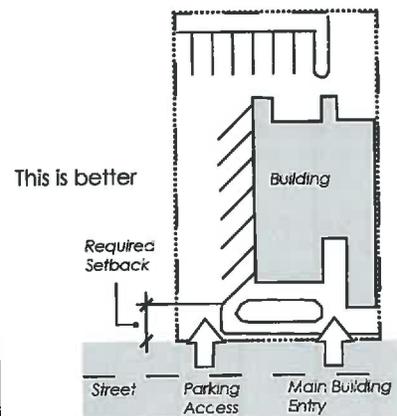
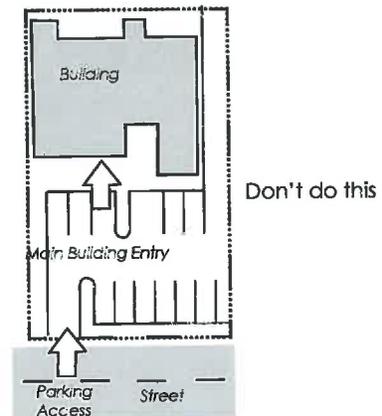
- ❑ Utilize shared public parking lots when available.
- ❑ Share driveways as much as possible.



**SPECIAL TIP**  
C.1 - PARKING STANDARDS

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

**BEFORE & AFTER**  
C.1 - SITING PARKING LOTS

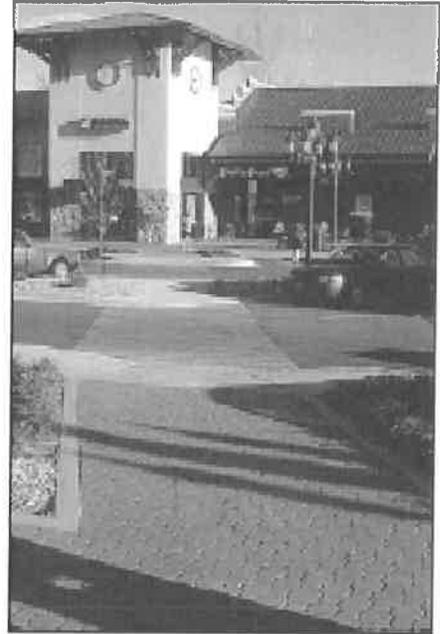


- Parking is located behind the building.
- Building is moved to front the street.
- Landscape buffers cars and enhances street frontage.

### 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.

Visualization C.4 - Improving vehicle circulation



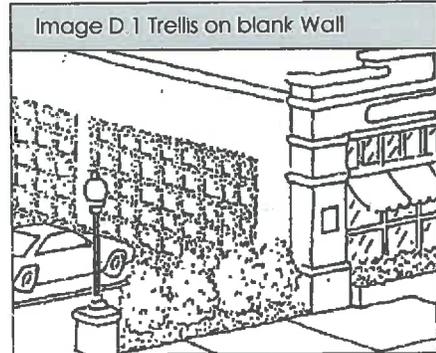
- This arrangement would not be allowed under these guidelines.
- There is no sidewalk.
- There is no buffer of landscaping between the parking stalls and the sidewalk.

Landscape and irrigation systems must be provided and maintained in accordance with the State's Model Water Efficient Landscape Ordinance or a County Ordinance, adopted pursuant thereto.

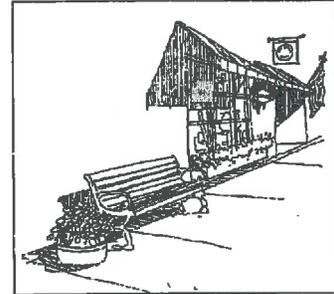
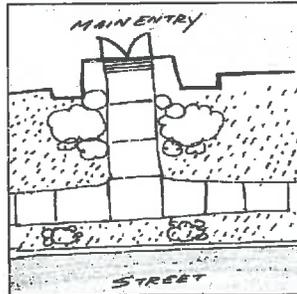
### D.1 Use plants to enhance architecture.

#### 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.

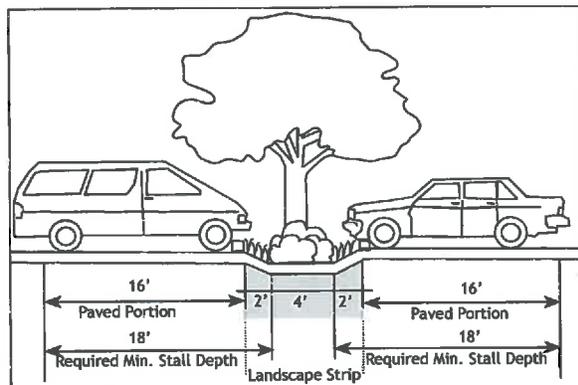


#### PHOTO MONTAGE D.1 - ENHANCING ARCHITECTURE WITH PLANTS



#### SPECIAL TIP D.1 - MEETING LANDSCAPE REQUIREMENTS

1. Impermeable surfaces serving as pathways connecting pedestrians to access ways 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.2 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.
- A sample tree and plant palette is provided in Appendix D.

## D.3 General Standards for Planting.

### Implementation:

- Turf shall be held back to a minimum of six feet from any tree.
- Turf shall not be planted on slopes greater than 25%.
- Turf shall not be planted in medians or areas narrower than eight feet.
- No overhead irrigation shall be allowed in planting areas less than eight feet wide in any dimension.

Table D.3 - Planting Standards				
Type	Minimum Size	Minimum Number	Planting Space	Additional requirements
 Trees	15 Gallon or 6 ft. tall	One tree for every 120 sq. ft. of landscaping. One tree for every four parking spaces for interior parking lot landscape requirements.	Planter well must be a minimum dimension of 5 ft.	Plant and maintain flowering plants or ground cover at the base of trees.
 Shrubs	5 Gallon	One shrub for every 30 sq. ft. of landscaped area.		
 Ground Cover	4" pots or flats	Ground cover must be installed in all remainder spaces.	Maximum spacing of 12" for 4" pots or if 1 gallon then 24" is the minimum spacing.	



### SPECIAL TIP D.2 NATIVE PLANT SPECIES

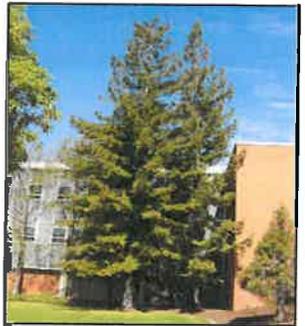
Following are examples of native and drought tolerant plants found in El Sobrante. East Bay Municipal Utility District (EBMUD) publishes a comprehensive guide to drought tolerant landscaping.



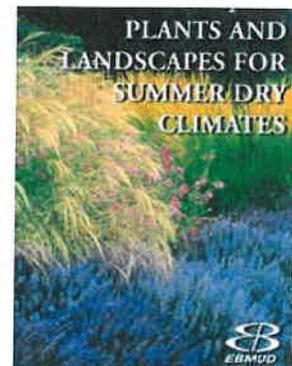
Brisbane Box Tree



Native Lupine



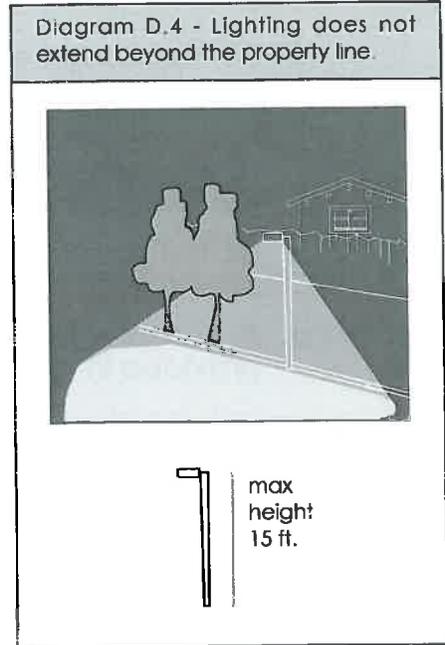
Native Coastal Redwood



## D.4 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.5 Integrate drainage with landscaping to facilitate on-site absorption of runoff.

### Implementation:

- ❑ Integrate drainage swales into landscape plans.
- ❑ Comply with the stormwater control requirements (C.3) of the County's Municipal Permit.

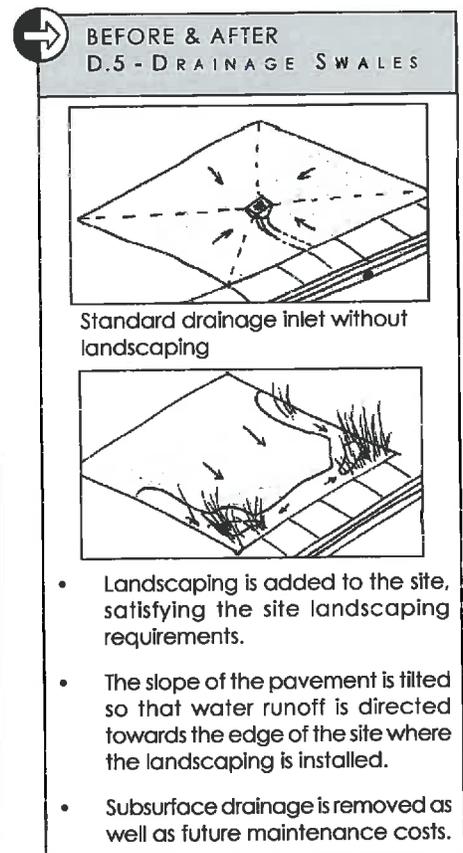
Image D.5.a & b - Example of Drainage Swales



A parking lot project



A community enhancement project



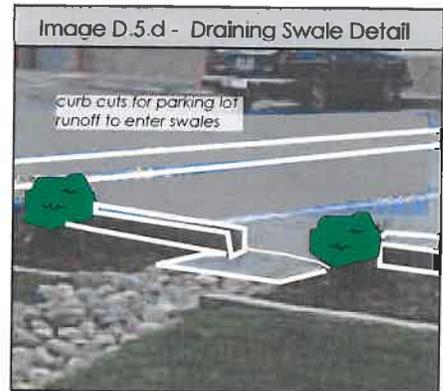
## D.5 Integrate drainage with landscaping to facilitate on-site absorption of runoff (continued).

### Implementation:

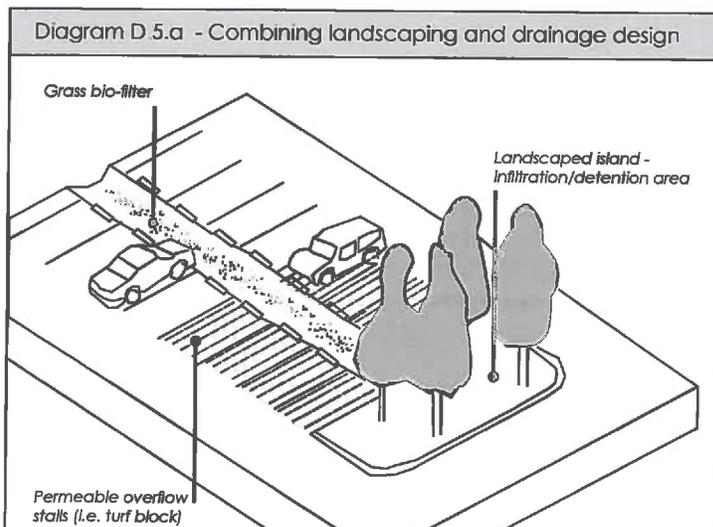
- Minimize paving areas to enhance on-site runoff filtration.
- 2 ft. of a parking stall depth may be landscaped and counted towards required minimum parking stall dimension and also counted towards total interior parking landscaping requirements.
- Landscaping in this area must be ground cover and shall be protected with a 6" wheel block.
- At least ten percent (10%) of the total paved area of a parking area must be paved with porous asphalt, pervious paving materials, or permeable pavers in accordance with the County Zoning Code (Off-Street Parking Ordinance).
- Consider using pervious paving materials for overflow parking, which may exceed the minimum 10% required by the County Zoning Code.
  - a) Overflow parking must be designated upon site plans and may not be used for future development.



An automotive retail store integrates drainage swale into landscape design.



Curb cut in parking lot funnels runoff into drainage swales.



### SPECIAL TIP D.5 - INTEGRATING SURFACE RUNOFF INTO LANDSCAPING

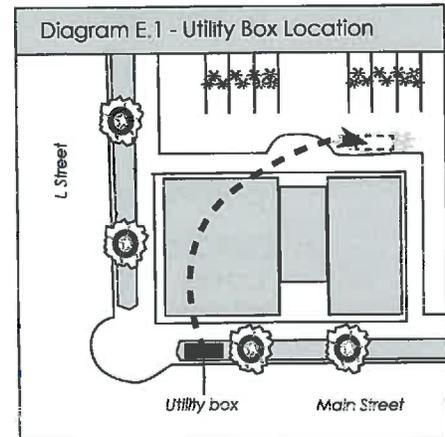
All projects with over 10,000 square feet of impervious surface are required to treat all stormwater runoff. After December 1, 2012, the threshold is reduced to 2,500 sq. ft. of impervious surface. Appendix E (Helpful Contact and Weblinks) includes a link to the County's Clean Water Program, which provides additional information to meet these requirements.

## 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 complimentary architectural details, materials, textures and plants as the primary building and landscaping plan.



Move this utility box to the middle of site and where it can be screened from view.

### E.2 Storage area standards.

#### Implementation:

- Storage areas are defined as areas outside of primary structures used for storage of equipment, overstock, or other items. Typical storage areas include vehicle storage at an auto repair shop, landscaping tools and equipment storage at a hardware store, and boxes and crates at a convenience store or restaurant.
- 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.
- All trash enclosures must be screened with walls and a roof.

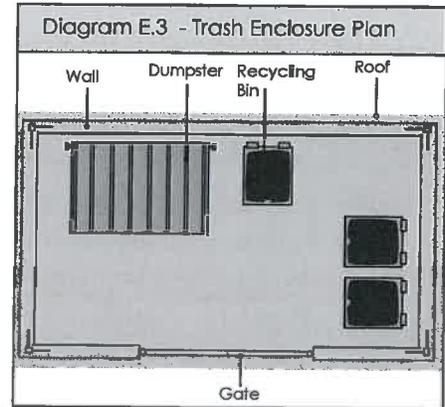


Image E 3 - Covered Trash Enclosure.

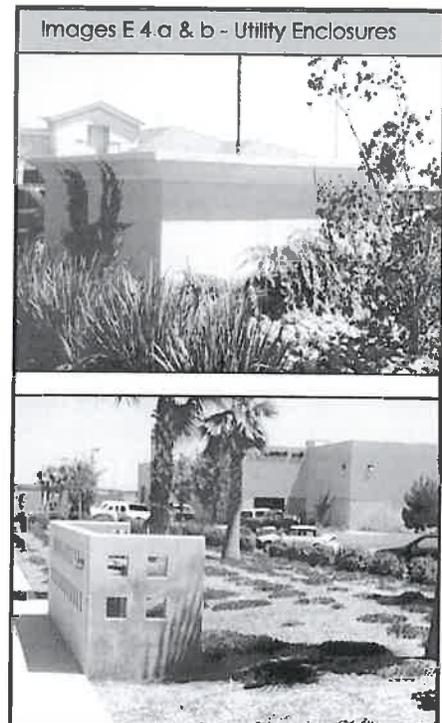


### E.4 Utility and Equipment Standards.

#### 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



## E.5 Installation of Solar Panels are encouraged to be respectful of neighborhood character.

### Recommendations:

- ❑ Solar panels be located to preserve the architectural quality of buildings.
- ❑ Panels may be located over parking lots.
- ❑ Attempt to 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.



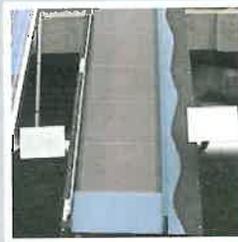
These panels are flush with the roof surface and include an insulating foam layer.



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 El Sobrante's 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.



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 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 clerestory 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 El Sobrante's 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.

Diagram F.1 - Mission Revival parapet

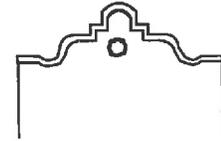


PHOTO MONTAGE  
F.1 - HIGHLIGHTING SECOND FLOOR USES



## 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, not allowed to 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 right-of-way or adjacent parcels.
- ❑ Provide a transition in building scale between larger and smaller buildings with stepped building heights, landscape screening or other means.

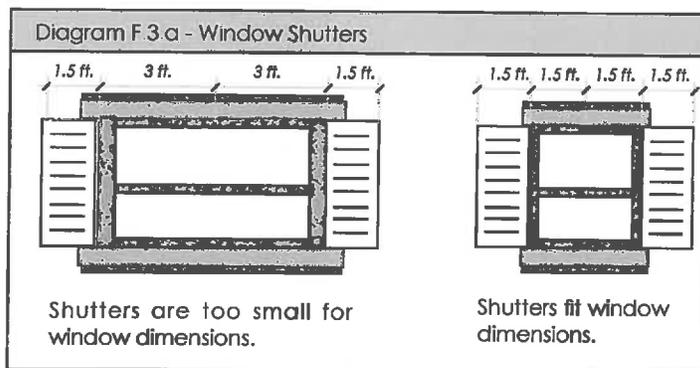
Image F.2 - Unifying developments with facade design



### F.3 Design windows and entries to be attractive and inviting to pedestrians.

#### Implementation:

- Openings for windows, window panes, and doors shall be more wide than tall.
- 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

##### F.3.a - Using ground floor windows to enhance business

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



#### SPECIAL TIP

##### F.3.b - REHABILITATING COMMERCIAL BUILDINGS

- Design storefronts to fit inside the original openings, not extending beyond them.
- 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.
- Uncover 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.

### F.3 Design windows and entries to be attractive and inviting to pedestrians (continued).

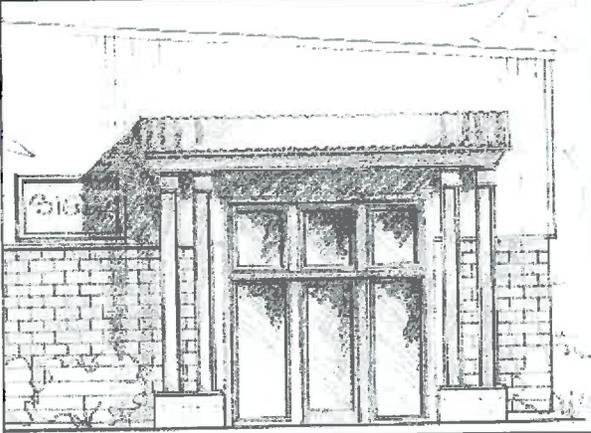
#### Implementation:

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

Diagram F.3.b- Projecting Cornices and Bay Windows



Diagram F.3.c - Detail of a Building Entryway



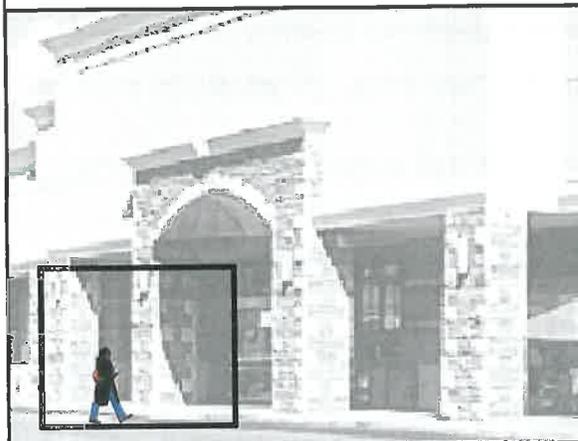
Even an older commercial building can be designed with integrity and interest.

Image F.3 - Interesting Store Fronts



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

Comparison F 3 - Human scale entries



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



This building entry was designed at human scale so that same pedestrian (shown in box) can relate to and 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 for a pedestrian walking near the building.
- Use landscape elements such as fencing, vine arbors, and planters to enhance pedestrian environment.

Image F.4 - Architectural details for pedestrian.

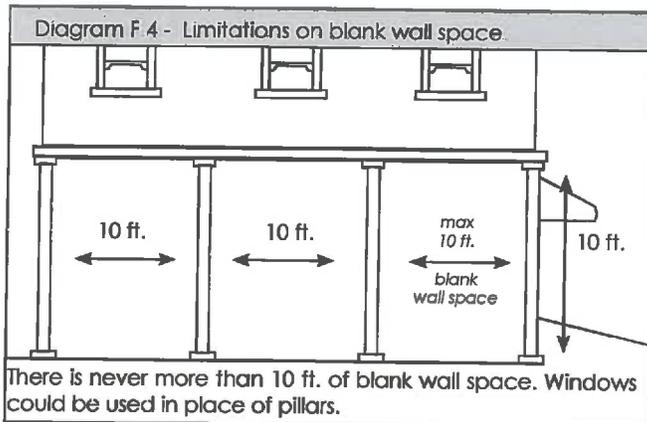


Image F.4.a - Details for pedestrians

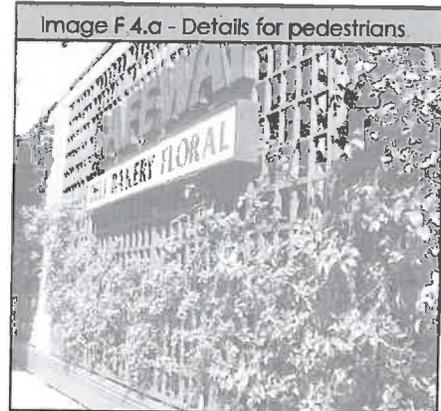
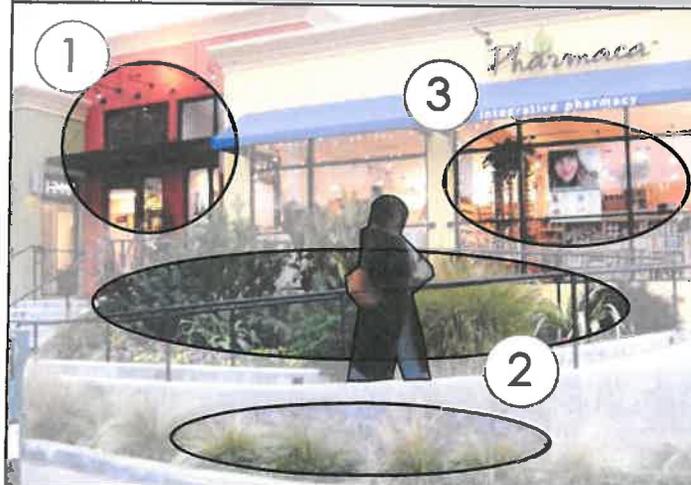


Image F.4.b - Interesting pedestrian environments include a number of details:



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

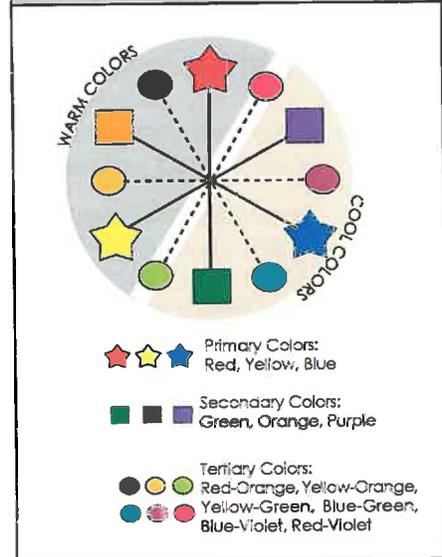
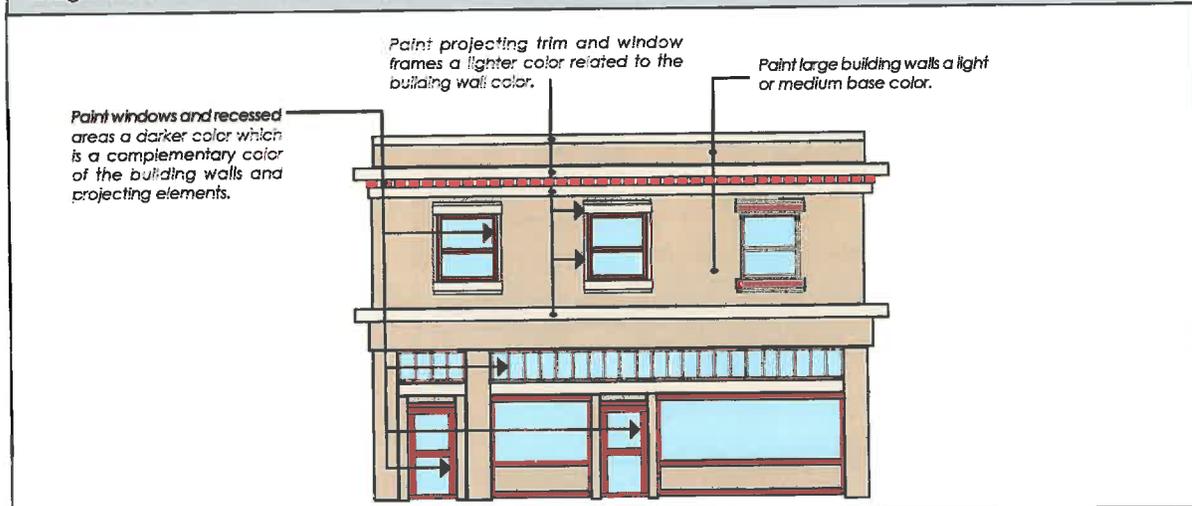


Diagram F.5.A - Selecting Colors



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.

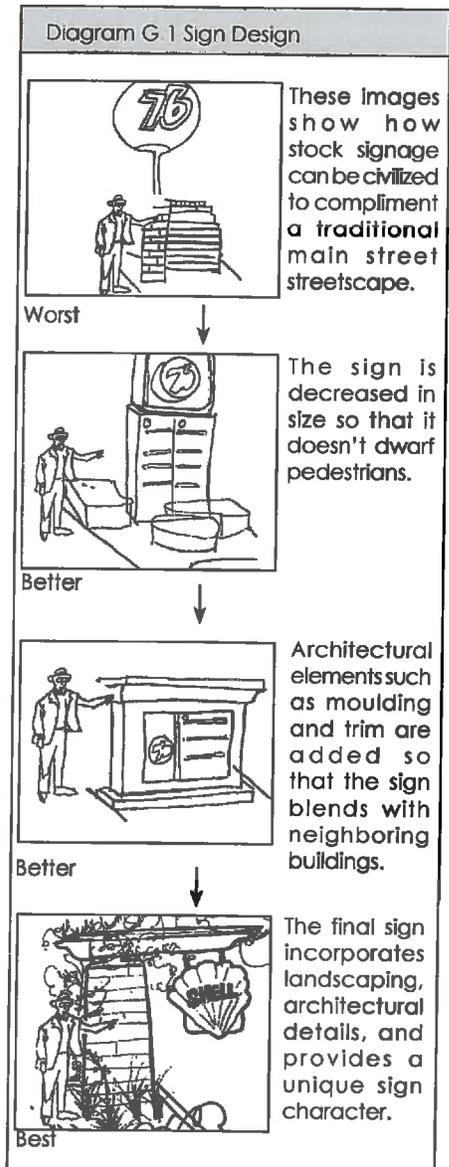
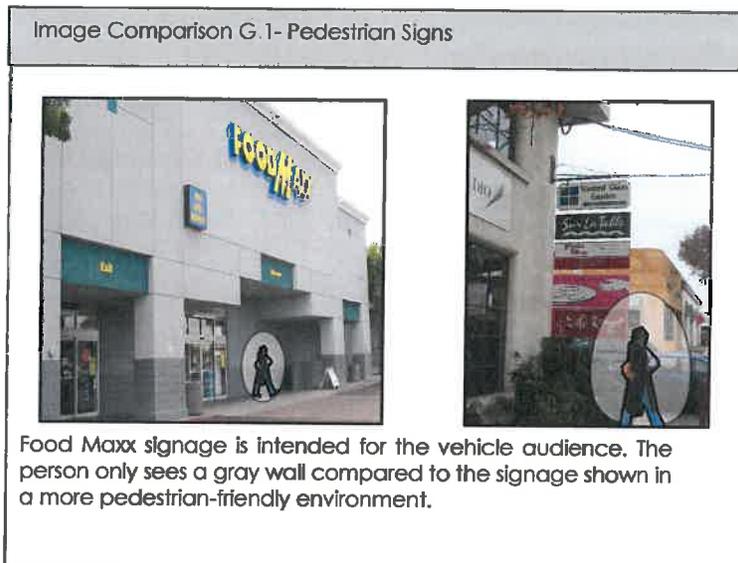


## G. Signage

### 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.



### 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.

18"	Commercial Uses
24"	Commercial Uses over 10,000 sq.ft. and greater than 250 ft. setback.
24"	Industrial Uses

### 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 illuminated commercial signs from adjacent residential areas as much as possible.



#### SPECIAL TIP G 4.a - 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.

### 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.b - Signs that are not permitted.

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



Sandwich Board signs



Reader board signs. Except for: cinemas, performing arts theatres, community centers, and churches.



PHOTO MONTAGE  
G.4 - RECOMMENDED SIGN TYPES



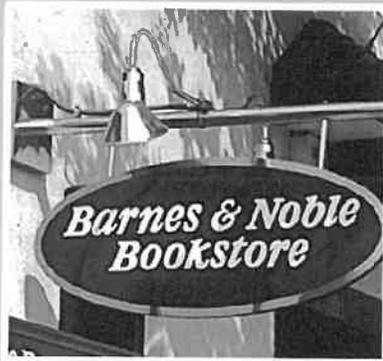
Tiles



Awning



Freestanding



Projecting



Window



Wall / Fascia

The following pages contain design guidelines for each of these recommended sign types, including sign content, 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 CDD.
- ❑ Include street address number or number plus street name on monument signs in automobile oriented locations.
- ❑ Limit the area of lettering and symbols to a maximum of 60% of the total monument sign area.

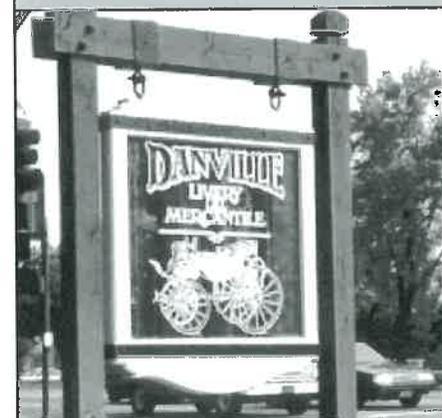
Image G.5.a Example



### 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.

Image G.5.a Example



### 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.

Image G.5.c - Avoid internally illuminated signs



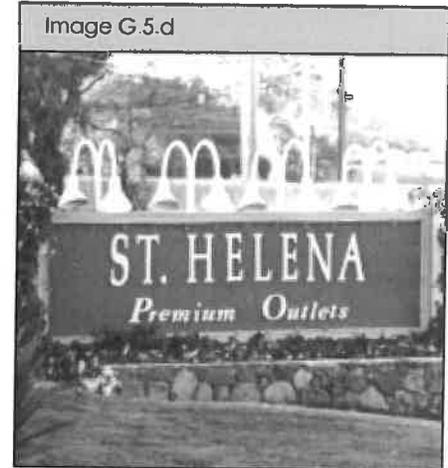
## G.5 Freestanding Signs/Monument Signs (Continued)

### Location:

- Sign height and location should be selected to avoid interfering with drivers' sight lines at driveways and intersections.
- Enhance freestanding (monument) signs in with landscaped areas near main auto entries.

### Special Requirements for Multi-Tenant Signs:

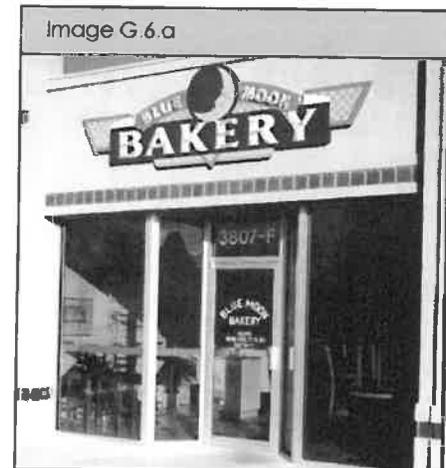
- Major anchor tenants may have their own corporate type styles and colors.
- Other tenants signage should be limited to a single type style, size and color.



## G.6 Wall and Fascia Signs

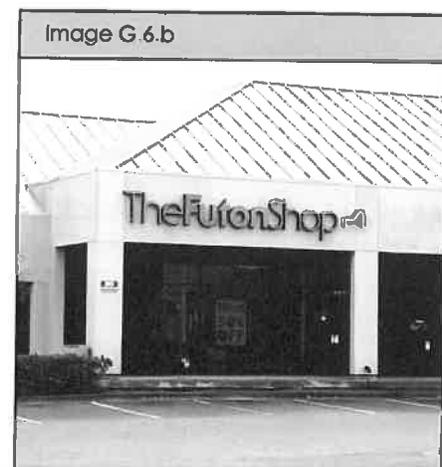
### Sign Content:

- 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 Zoning Administrator.
- Street address number may be included on the front building facade with the approval of the Zoning Administrator. Number sizes should be no larger than 6" in height.



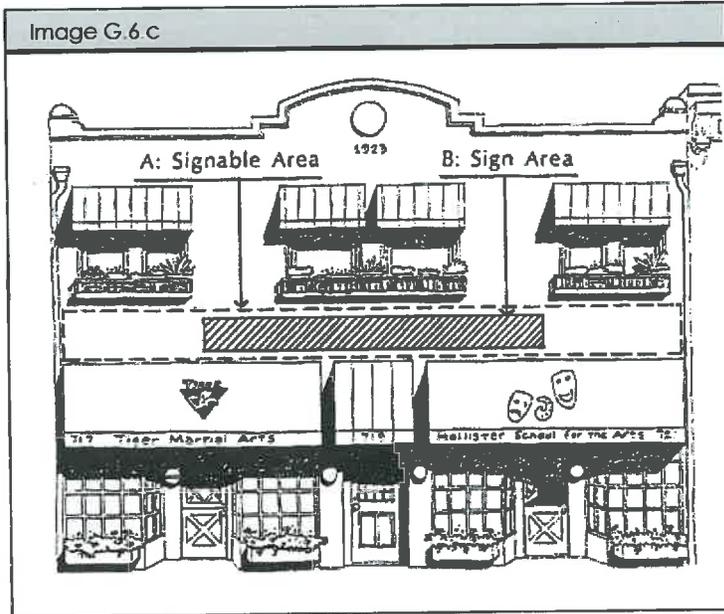
### Dimensions:

- Wall and fascia signs must relate to the design of the buildings, therefore the dimensions of the sign are dependant on each 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)

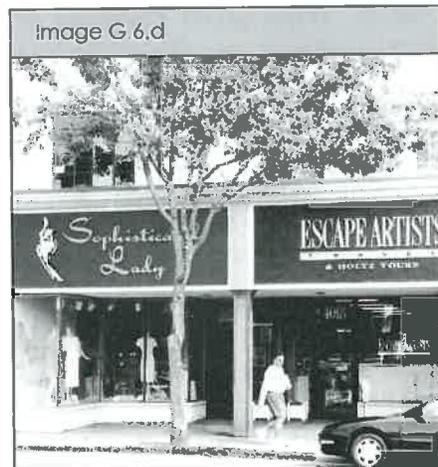
### Dimensions (continued):



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

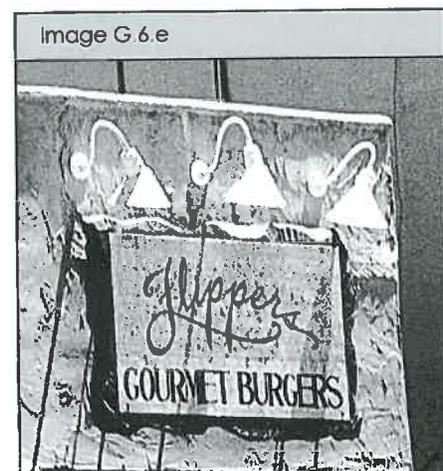
### Letters:

- ❑ 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:

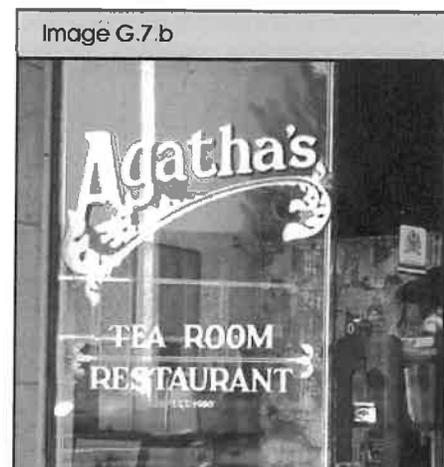
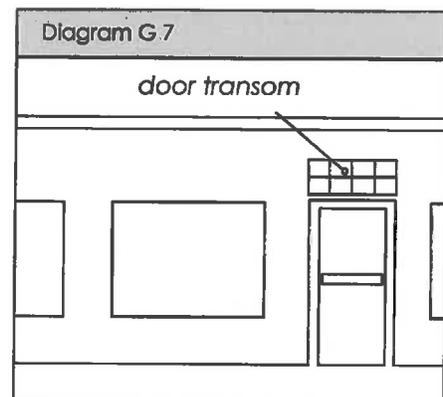
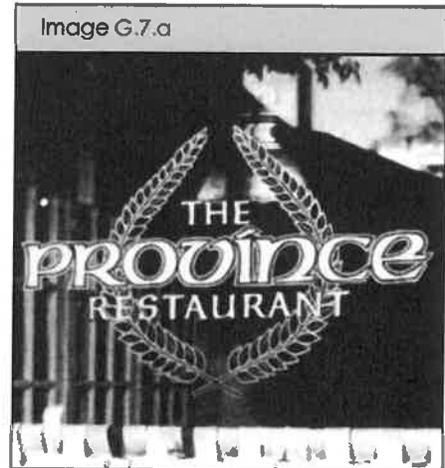
- Maximum Sign Area: 25% of any single window area and no more than a total of 15% of the aggregate frontage window area on any facade.
- Maximum Letter Size: 12 inches.

### 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 temporary painted on windows by 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 Zoning Administrator.

### Materials & Illumination:

- The following materials are acceptable, subject to the review and approval of CDD; 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 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.

Image G.8.a

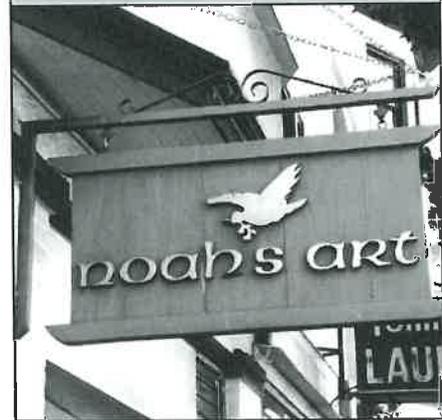


Diagram G.8

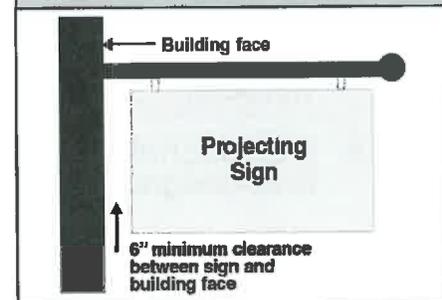


Image G.8.b



## 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.

Image G.8.c



Image G.9.d



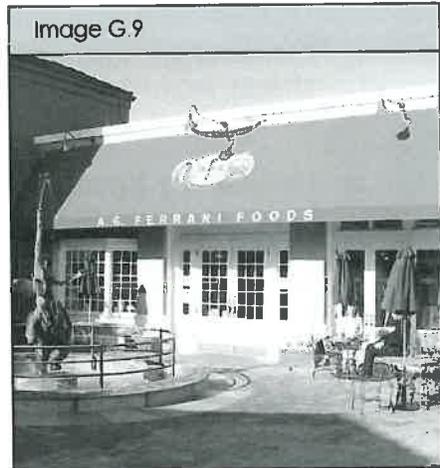
## G.9 Awning Signs:

### 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 pathway from public sidewalks to residential entries. Avoid using driveways as the only pedestrian access from 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.

Image H.1 - Front Porch



Image K.1 - White Picket Fences



#### PHOTO MONTAGE

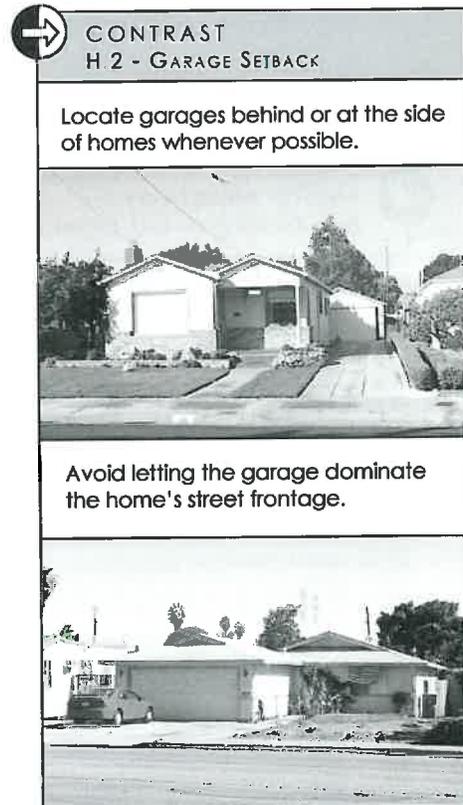
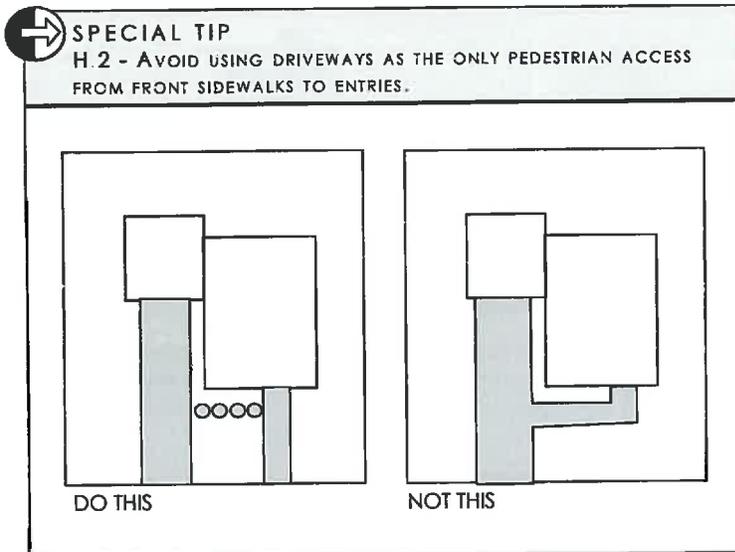
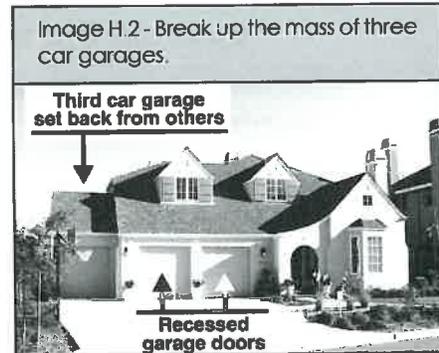
##### H.1 -EXAMPLES OF EYES ON THE STREET FOR RESIDENTIAL BUILDINGS



## 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.



### 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.
- Avoid large expanses of paving or turf.
- 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.

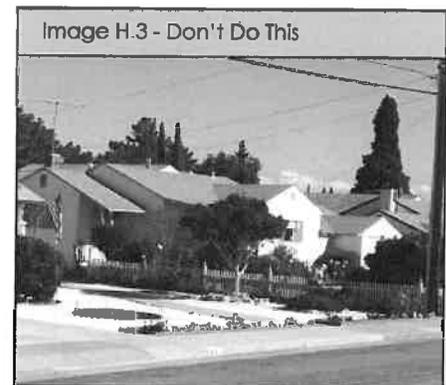


#### SPECIAL TIP H.3 - PRESERVING MATURE TREES

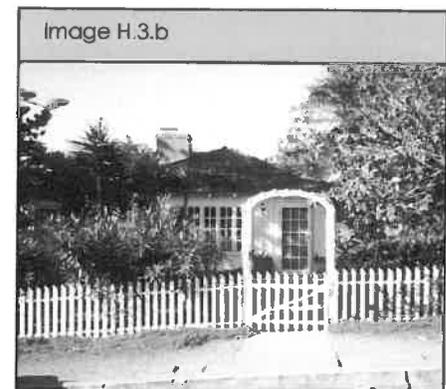
- To protect the root systems of significant trees avoid putting building and paved areas close to the trees.
- Use gravel, turf block or other permeable paving materials for paths and driveways near mature trees.



Decorative details add visual interest and value.



Avoid paving over the front yard.



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.



### 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 neighbors' 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 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.
- 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.



### Photo Montage H.5 - MULTI-FAMILY UNITS



## I. Mixed Use Designs

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

#### Implementation:

- Design buildings with articulated facades by using durable, high quality materials, or a mix of materials such as stone masonry, brick, horizontal wood siding or stucco.
- Buildings should be placed close to street frontage to focus on pedestrian access.
- Commercial and retail uses should be located on ground floor along property frontage. Residential uses to be located on upper floors or behind commercial use.
- Use architectural details to unify mixed use projects by avoiding large, boxy, and utilitarian looking buildings.
- Accent upper floor residential uses by designing attractive window treatments or balconies.
- Roofs may be flat if the surface is not visible from public streets or nearby buildings.
- Break up large walls so that there is no blank wall space of over 10 feet.

Image I.1.a - Mixed Use building with articulation in the facade.



Image I.1.b - Flat roof not visible from street with upper floor window projections.



### I.2 Be a good neighbor to surrounding areas.

#### Implementation:

- Buildings within 50 feet of a common property line should be a similar height to neighboring buildings.
- Avoid locating commercial noise-generating uses near adjacent residential properties.
- Screen service, storage, and loading areas from view of front facade and neighboring areas.

### 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 categories.
- 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 the Zoning Administrator and review of El Sobrante's local advisory organizations (e.g. MAC and P&Z).



Typical Interior



Union Street Studios: Oakland, California

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

BUILDING ENVELOPE	MINIMUM LOT AREA	3,500 sq. ft.	
	MINIMUM LOT WIDTH	35 feet	
	MAXIMUM BUILDING HEIGHT	27 feet If findings made in foot notes on Page 31 then 35 feet in M-11 & M-12, and 50 feet in M-13	
	FLOOR AREA RATIO (FAR)	1.0 - commercial	
RESIDENTIAL DENSITY (Units per net acre)	Mixed Use Designation	Max Density	
	M-11	8	
	M-12	8	
	M-13	12	
SETBACKS	FRONT YARD	only Residential	MJ/Commercial
	SIDE YARD	Same as SF/MF	10'
	STREET SIDE YARD	10' FROM STREET	
	REAR YARD	Same as SF/MF	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 and review by El Sobrante's MAC and P&Z.		



Duplex form of live work: Suisun, California

## J. Urban Agriculture Guidelines

Urban Agriculture is the practice of growing and potentially distributing fresh food by people living in an urban area. For the Downtown El Sobrante area, it includes home gardens, community gardens and future farmers' markets.

### J.1 Community Gardens promote environmental sustainability, health, nutrition, and provide low cost fresh organic food.

#### Implementation:

- Determine a location and develop a management plan that outlines the rules of use by gardeners.
- Community Gardens should be accessible, with the ability to get to the site by foot, bike, bus, or car.
- Design raised garden beds and pathways for gardeners with limited mobility (e.g. elderly, disabled, wheelchairs).
- Community gardens may be used for teaching purposes to educate others about the environment, plants, and the community.
- Small scale bee keeping (apiary) may be included within the community garden if incorporated appropriately with proper expertise involved.
- Selling produce is not allowed at the community garden site.

Image J.1.a



Image J.1.b



Image J.1.c



Provide public oriented activities.

## K. Future Town Square Development

In order to create a stronger sense of place and provide inviting local services, shopping, and gathering space, development of a Town Center or Square is encouraged. The priority location of the Town Square will be along San Pablo Dam Road between Pitt Way and Hillcrest Road.

### K.1 Design Future Town Square site to enhance and promote El Sobrante's assets.

#### Implementation:

- ❑ Project plans should be sensitive to the surrounding neighborhood.
- ❑ Town Square should provide an open air space for community functions, such as a Farmers' Market.
- ❑ Building forms and elevations should be adjusted to fit into the scale of the surrounding development.
- ❑ Parking should be consolidated in a parking lot with easy pedestrian access to the Town Square.
- ❑ Ingress and egress points should be planned to avoid negative impacts on surrounding uses.

Future Town Square

Image K.1.a Town Square Location

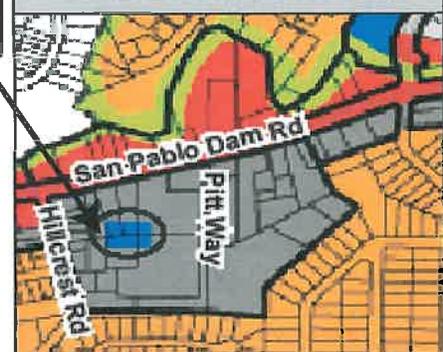


Image K.1.b

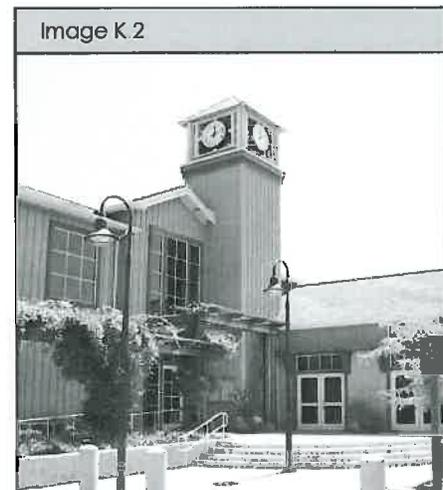


### K.2 Design buildings to be a long term asset to the El Sobrante community.

#### Implementation:

- ❑ Design with a building scale and character which respects surrounding development and the overall suburban to rural character of El Sobrante.
- ❑ If residential uses are proposed, encourage a Mixed Use development.
- ❑ Avoid currently trendy designs in favor of buildings designed for long term suitability.
- ❑ Use high quality materials.

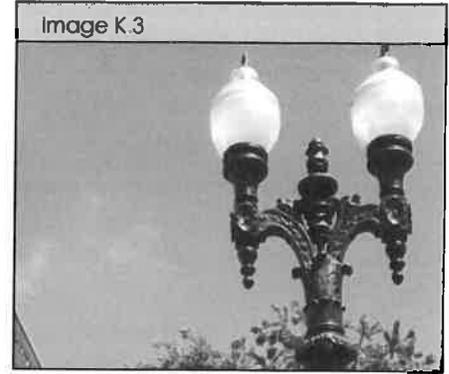
Image K.2



### K.3 Enhance neighborhood character by improving Pitt Way.

#### 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.



Street lights and banners can be used to reinforce community identity.

### K.4 Design improvements to arterial streets to facilitate a pedestrian friendly environment and enhance El Sobrante's suburban to rural 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 theme of sign types, styles and mounting techniques.
- Install street trees with a size and shape that will minimize the street widths.
- Install or retrofit street lights to accommodate decorative and informative banners.



Provide landscaping to improve the pedestrian experience.



Corners treated with landscaping and pedestrian amenities.

VIII.

APPENDIXES

**Additional resources and information that may be helpful to applicants in the Downtown El Sobrante area such as an 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**  
**Department of Conservation & Development**  
**Community Development Division**

APPLICATION				
TO BE COMPLETED BY OWNER OR APPLICANT				
<b>OWNER</b>		<b>APPLICANT</b>		
Name		Name		
Address		Address		
City, State/Zip		City, State/Zip		
Phone <span style="float: right;">email</span>		Phone <span style="float: right;">email</span>		
By signing below, owner agrees to pay all costs, including any accrued interest, if the applicant does not pay costs. <input type="checkbox"/> Check here if billings are to be sent to applicant rather than owner.		By signing below, applicant agrees to pay all costs for processing this application plus any accrued interest if the costs are not paid within 30 days of invoicing.		
Owner's Signature _____		Applicant's Signature _____		
<b>CONTACT PERSON (optional)</b>		<b>PROJECT DATA</b>		
Name		Total Parcel Size:		
Address		Proposed Number of Units:		
City, State/Zip		Proposed Square Footage:		
Phone <span style="float: right;">email</span>		Estimated Project Value:		
Project description (attach supplemental statement if necessary):				
↓ FOR OFFICE USE ONLY ↓				
Project description:				
Property description:				
Ordinance Ref.:	TYPE OF FEE	FEE	CODE	Assessor's #:
Area:	*Base Fee/Deposit	\$	S-	Site Address:
Fire District:	Late Filing Penalty (+50% of above if applicable)		S-066	Zoning District:
Sphere of Influence:	#Units _____ x \$195.00		S-014	Census Tract:
Flood Zone:	_____ Sq. Ft. x \$0.20			Atlas Page:
Panel Number:	Notification Fee	15.00 / 30.00	S-052	General Plan:
x-ref Files:	Fish & Game Posting (if not CEQA exempt)	75.00	S-048	Substandard Lot: YES <input type="checkbox"/> NO <input type="checkbox"/>
	Environmental Health Dept.	47.00	5884	Supervisorial District:
	Other:			Received by:
Concurrent Files:	<b>TOTAL</b>	\$		Date Filed:
	<b>Receipt</b>	#		<b>File #</b>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			

**INSTRUCTIONS ON REVERSE**

**SUBMITTING YOUR APPLICATION**

1. PREPARE a plot (site) plan, floor plans and building elevations clearly and legibly drawn to a commonly used scale with the following information, and verify (by initialing) that the information is included on the plans:

Applicant's  
Initials

**Plot (site) Plan**

- \_\_\_\_\_ a. All existing property lines labeled and fully dimensioned.  
 \_\_\_\_\_ b. All public and private roads, easements and drainage installations adjacent to the subject parcel(s).  
 \_\_\_\_\_ c. All existing and proposed improvements (including drainage) with distances to all property lines.  
 \_\_\_\_\_ d. Distance from property lines to existing improvements on parcels adjoining the subject parcel(s).  
 \_\_\_\_\_ e. Names of adjoining property owner(s).  
 \_\_\_\_\_ f. Topographic contours labeled with elevation, known geologic hazards, creeks/streams and drainage ditches.  
 \_\_\_\_\_ g. Location, species, drip lines and trunk diameters of all trees with a diameter of 6 inches or greater, measured 4½ feet above 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 properties 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.  
 \_\_\_\_\_ h. North arrow and scale.  
 \_\_\_\_\_ i. Existing and proposed parking layouts, driveways and landscaped areas (all fully dimensioned).  
 \_\_\_\_\_ j. Computations of lot coverage, gross floor area and landscaped areas (all indicated in square feet).  
 \_\_\_\_\_ k. Area of the subject parcel(s) officially mapped within the boundary of a Special Flood Hazard Area (if applicable).  
 \_\_\_\_\_ l. A vicinity map showing sufficient information such as streets, highways, railroad tracks, water bodies, landmarks etc. to locate the subject parcel(s).

**Floor Plans**

- \_\_\_\_\_ m. All rooms, hallways and other common areas with their dimensions and use (i.e. bedroom, kitchen, etc.).  
 \_\_\_\_\_ n. Locations of doorways, stairways and landings, windows, permanent fixtures (sinks, toilets, showers, etc.) and major mechanical equipment (hot water heaters, furnaces, etc.).

**Building Elevations**

- \_\_\_\_\_ o. Exterior dimensions (height, width, depth) of all proposed improvements. Height is measured at the point within the building footprint that has the greatest distance between the ground and the top of the building directly above.  
 \_\_\_\_\_ p. Proposed exterior ornamentation such as shutters, planting boxes, window trim, cornices, signs, railings, etc.  
 \_\_\_\_\_ q. Proposed exterior materials (i.e. wood siding, stucco, stone veneer, concrete tile roof, etc.).

2. HAND DELIVER (do not mail) the following to the Contra Costa County Application & Permit Center:

- \_\_\_\_\_ r. Three (3) full size sets of plans (no larger than 24" x 36") and twelve (12) reduced sets (no larger than 11" x 17"). All sets must be folded to approximately 8½" x 11". **Rolled plans will not be accepted.**  
 \_\_\_\_\_ s. Completed application form (reverse side of this sheet).  
 \_\_\_\_\_ t. "Important Notice to Applicants" (blue form) signed and dated.  
 \_\_\_\_\_ u. \*Required deposit and miscellaneous fees. Checks may be made payable to Contra Costa County.

**\* Please note that the fees described on this form are related only to the Contra Costa County Department of Conservation and Development and Public Works Department [(925) 313-2000] costs for processing your application. Additional fees and requirements may be imposed by federal, state and local agencies that may be involved in reviewing your project. It is the applicant's responsibility to investigate whether additional fees and requirements will be imposed.**

**APPLICANT VERIFICATION**

I verify that all of the information submitted as indicated by my initials is complete and accurate to the best of my knowledge and further acknowledge that should it be found that any of the information is incorrect or incomplete it may result in increased processing time and/or costs. I acknowledge that all staff costs are borne by the applicant and if necessary, additional deposits will be required. I also acknowledge that I have completely read this form and understand all of the information stated herein

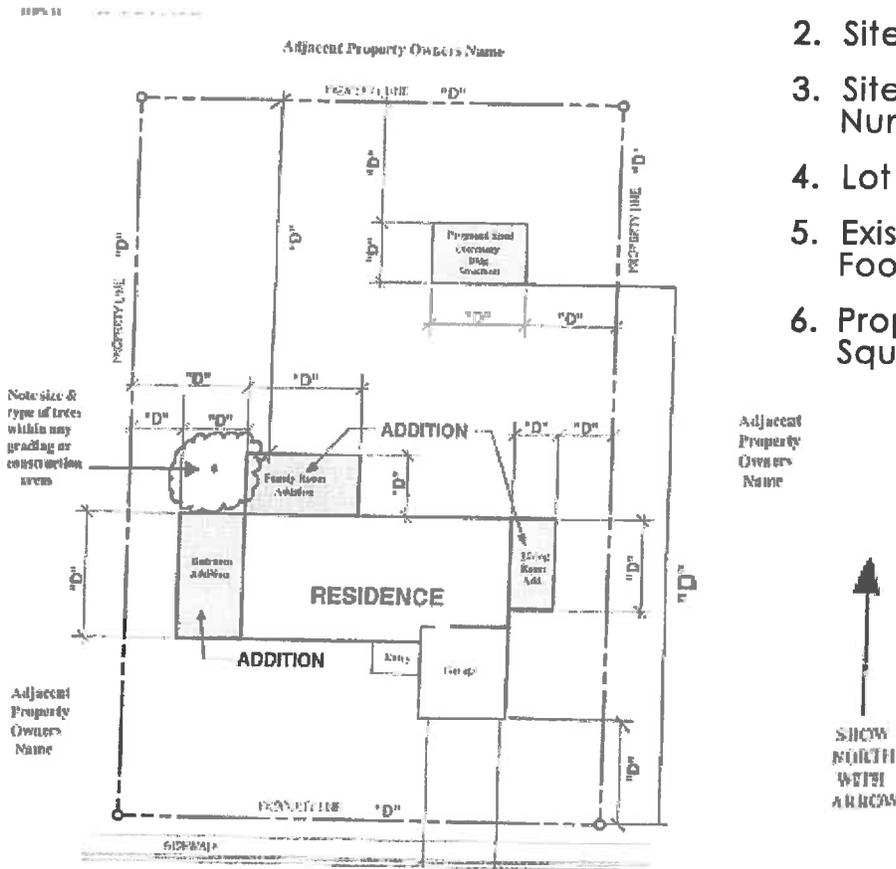
Signature

Name (print)

Date

Contra Costa County Department of Conservation & Development  
 Community Development Division  
 Application & Permit Center  
 30 Muir Rd.,  
 Martinez, CA 94553  
 (925) 674-7200

### Plot Plan Example

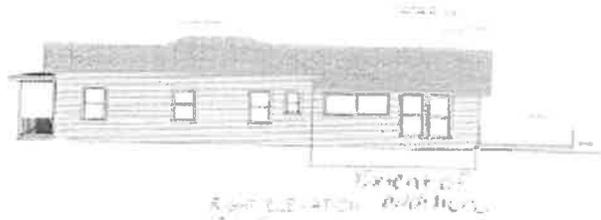
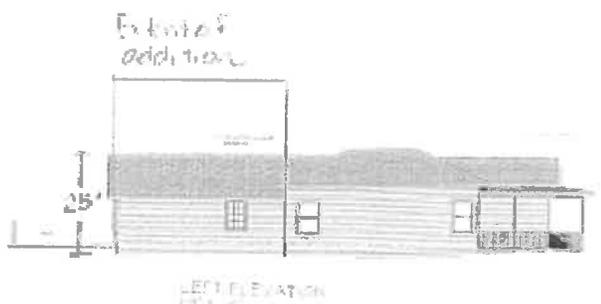


Be sure to include the following on your plot plan:

1. Applicant's Name
2. Site Address
3. Site Assessor Parcel Number
4. Lot Square Footage
5. Existing Building 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 drip lines. Some trees are protected by County Code (Section 816-6.8002) and require a tree permit prior to removal or work in the drip lines. 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 entitlements 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. Any new development may require a Conditional of Approval Compliance Review prior to receiving Planning approval that requires a deposit for staff review, based on the current fee schedule.

**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.

## PLANT PALLETTE FOR DOWNTOWN EI SOBRANTE PLANNED UNIT DEVELOPMENT

This is sample list of trees and plants to choose from when designing a landscape plan. These options are not mandatory. **Any proposed landscape plan shall comply with the State's Model Water Efficient Landscape Ordinance, or the County's Ordinance, adopted pursuant thereto. Verification of compliance with the Ordinance shall accompany the landscape plan.**

### TREES

Evergreen: Keeps leaves all year long

Deciduous: Sheds leaves in fall. New growth in spring

1. Arbutus 'Marina' – Evergreen Strawberry
2. Ginkgo biloba 'Autumn Gold' – Deciduous Maidenhair Tree
3. Liriodendron tulipifera – Deciduous Tulip Tree
4. Maytenus boaria 'Green Showers' – Evergreen Mayten
5. Melaleuca quinquenervia – Evergreen Paper Bark
6. Olea europea – Evergreen Olive
7. Pistachia chinensis – Deciduous Pistache
8. Robinia ambigua 'Purple Robe' - Deciduous Locust
9. Sequoia sempervirens – Evergreen Coast Redwood

### SHRUBS

1. Acacia vestita – Weeping Acacia
2. Arctostaphylos - Manzanita
3. Baccharis – Coyote Brush
4. Berberis - Barberry
5. Ceanothus – Wild Lilac
6. Feijoa sellowiana – Pineapple Guava
7. Leptospermum – Tea Tree
8. Rosa rugosa – Ramanas Rose
9. Santolina chamaecypariss – Grey Lavender Cotton

NOTE: It is important to consult with a professional in order to create good design and select plants which have the best chance for high performance in a particular location.

## **PLANT PALLETTE FOR DOWNTOWN EI SOBRANTE PLANNED UNIT DEVELOPMENT (CONTINUED)**

### **PERENNIALS AND LOW SHRUBS**

1. Achillea – Yarrow
2. Erigeron – Fleabane
3. Eriogonum – Wild Buckwheat
4. Kniphofia – Torch Lily
5. Lavandula – Lavender
6. Lupinus – Lupine
7. Papaveraceae – California Poppy
8. Phormium – Flax
9. Salvia – Sage

### **ORNAMENTAL GRASSES**

1. Carex pansa – California Meadow Sedge
2. Festuca – Fescue
3. Helictotrichon sempervirens – Blue Oat Grass
4. Imperata cylindrical 'Rubra' – Blood Grass
5. Leymus condensatus – Wild Rye Grass
6. Malica Californica – Bunch Grass
7. Muhlenbergia – Muhly
8. Nassella – Needle Grass
9. Stipa – Feather Grass

### **GROUND COVERS**

1. Baccharis pilularis – Twin Peaks
2. Chamaemelum nobile - Chamomile
3. Dryopteris – Wood Fern
4. Echeveria – A Succulent
5. Lamium – Dead Nettle
6. Fragaria chiloensis – Ornamental Strawberry
7. Rosa banksiae – Lady Banks' Rose
8. Sagina subulata – Irish Moss
9. Thymus - Thyme

NOTE: It is important to consult with a professional in order to create good design and select plants which have the best chance for high performance in a particular location.

Department of Conservation and Development  
Application and Permit Center  
30 Muir Road  
Martinez, CA 94553  
(925) 674-7200

Public Works Department  
255 Glacier Drive  
Martinez, CA 94553  
(925) 313-2333

Contra Costa County Fire Protection District  
2010 Geary Road  
Pleasant Hill, CA 94523  
Phone: (925) 930-5500

West County Waste Water District  
2910 Hilltop Drive  
Richmond, CA 94806  
Phone: (510) 222-6700  
<http://www.wc wd.org>

East Bay Municipal Utility District (EBMUD)  
Street: 375 11<sup>th</sup> Street  
Oakland, CA 94607  
Mailing: PO Box 24055  
Oakland, CA 94623  
Phone: (Toll Free) 1-866-403-2683  
<http://www.ebmud.com/>

West Contra Costa Unified School District  
1108 Bissell Avenue  
Richmond, CA 94801  
Phone: (510) 231-1100  
<http://www.wccusd.net/>

**Visit the following websites for additional information:**

Contra Costa County <http://www.co.contra-costa.ca.us>  
County GIS Website <http://www.ccmmap.us/gis>  
Clean Water Program <http://www.cccleanwater.org>  
Green Building Program <http://www.co.contra-costa.ca.us//depart/cd/recycle>  
El Sobrante Chamber of Commerce <http://www.elsobrantecachamber.com>  
County Zoning Code <http://library.municode.com/index.aspx?clientId=16286>

**A**

- Accessory 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 Building** 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 development standards and listed conditions. Permits are granted by the Zoning Administrator based on a description of the project, building and site plans, and/or a site visit. The permit generally does not require a public hearing.
- Agriculture, Urban** The tilling of soil, the raising of crops, horticulture, 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** A request to review a proposed project or a particular issue, by a higher decision-making body.

**B**

- Bed and Breakfast** A house, or portion thereof, where short-term lodging rooms and meals are provided. The operator of the inn shall live on the premises or in adjacent premises.
- 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.



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.

Commercial (CO)

This General Plan designation allows for a broad range of commercial uses typically found in smaller scale neighborhoods, communities, and thoroughfare commercial districts, including retail and personal service facilities, limited office and financial uses.

Community Garden

Community Gardens are defined as a noncommercial production of food producing and ornamental plants, located on public or private property, gardened and managed collectively by a group. End products are typically used for personal consumption and may be sold off-site.

Conditions of Approval

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



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 housing units per units of land, usually expressed on a per-acre basis. For example the density of a development of 300 units occupying 40 acres is 7.5 units per acre.

## E

El Sobrante MAC

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

El Sobrante Valley Planning & Zoning Advisory Committee

The El Sobrante Valley Planning & Zoning Advisory Committee was started about 1975 with the support of the El Sobrante Chamber of Commerce and the Richmond May Valley Neighborhood Council. The Committee reviews and shares information on all applications from the County and City of Richmond for properties located in the El Sobrante Valley.

## F

Facade

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

Floor Area Ratio (FAR)

The gross floor area of all buildings 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 its 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.



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 Zoning Ordinance. 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 requirements of the Home Occupation Ordinance.



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 purpose of the zoning district.

Legal Non-Conforming Use

Uses, and characteristics of uses that are prohibited under the terms of the current zoning ordinance but were lawfully established, as determined by the Zoning Administrator. A land use permit is required to extend or enlarge a non-conforming use.

Lot

The basic development unit - an area with fixed boundaries, used or intended to be used for one or more purposes. A lot must meet the requirements of the zoning district in which it is located, and must front a public street or an access easement.

**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.

**Mixed Use (MU)**

This General Plan designation allows for a mix of commercial and residential uses. In Downtown El Sobrante, there are three Mixed Use Districts, one along San Pablo Dam Road (between El Portal and Appian Way), one along Appian Way (from San Pablo Dam Road to the Triangle Area), and another Mixed Use District that encompasses the Triangle 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 the Multiple-Family designations, where it is assumed to comprise 80%.

**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).

**P**

Parcel

A lot or group of lots under single control. Usually considered a unit for 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 land use designation.

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 meeting with the purpose of providing an opportunity for the general public to make comments on proposed projects, land use issues, and entitlements.

**R**

Redemption Center

An incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources, such as glass, metal cans, and newspapers. No processing of such items is allowed.

Right-of-Way

A strip of land acquired by reservation, 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.

**S**

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

**Subdivision** The division of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease, or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement, or railroad rights-of-way.

**T**

**Tandem Parking** Two car parking configuration with one car parked in front of the other, also called "stacked parking."

**Turf** A ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm season grasses.

**Y**

**Yard** The open space on the same lot with a building, which open space is unoccupied from the ground upward to the sky. In determining the dimensions of a yard as provided in the development standards of this document, the "line of the building" means a line drawn parallel to the nearest lot line through the point of a building which is the nearest building to the lot line, within which no structure may be located, except as provided by the zoning ordinance.

**Z**

**Zoning Administrator** The Director of Community Development or an appointed deputy that will hear and decide: 1) all administrative use permits, including deviations to this P-1 document's development standards; 2) matters covered with the filing of a tentative subdivision map; 3) all requests for conditional uses permits (land use permits); 4) all application or requests for proposed entitlements estimated to generate less than 100 peak hour trips; and 5) hear and act on such other matters as specifically assigned by ordinance or board resolution or order.