

NOTICE OF A REGULAR MEETING

Pursuant to Section 54954.2 of the Government Code of the State of California, a Regular meeting of the City of Tracy Planning Commission is hereby called for:

Date/Time: Wednesday, March 8, 2017
7:00 P.M. (or as soon thereafter as possible)

Location: City of Tracy Council Chambers and Conference Room #109
333 Civic Center Plaza

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Planning Commission on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

REGULAR MEETING AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

DIRECTOR'S REPORT REGARDING THIS AGENDA

ITEMS FROM THE AUDIENCE - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2015-052 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Commission Member to sponsor the item for discussion at a future meeting.*

1. NEW BUSINESS

- A. PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL REGARDING AN AMENDMENT TO THE CONDITIONS OF APPROVAL FOR THE VESTING TENTATIVE SUBDIVISION MAP FOR TRACY HILLS PHASE 1A, WHICH CONSISTS OF APPROXIMATELY 417 ACRES LOCATED WEST OF CORRAL HOLLOW ROAD, SOUTH OF THE CALIFORNIA AQUEDUCT, AND NORTH OF INTERSTATE 580

THIS ITEM WILL BE RE-NOTICED FOR A FUTURE PLANNING COMMISSION MEETING.

- B. STUDY SESSION AND DISCUSSION REGARDING PROPOSED CHANGES TO THE CITY'S DEVELOPMENT REVIEW ORDINANCE, PLANNED UNIT DEVELOPMENT ORDINANCE AND REVISIONS TO THE CITYWIDE DESIGN GOALS AND STANDARDS

2. ITEMS FROM THE AUDIENCE

3. DIRECTOR'S REPORT

4. ITEMS FROM THE COMMISSION
 - A. ELECTION OF OFFICERS
5. ADJOURNMENT

Posted: March 2, 2017

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6000), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Development Services Department located at 333 Civic Center Plaza during normal business hours.

Planning Commission Study Session
March 8, 2017

Agenda 1-B

1. Review and discuss proposed amendments to the Planned Unit Development (PUD) Ordinance. Attachment A contains a draft of the proposed amendments to the PUD Ordinance. *No action will be taken on this item at tonight's meeting. The proposed PUD Ordinance will be considered for action by the Planning Commission at a public hearing on March 22, 2017.*

2. Review and discuss proposed amendments to the Development Review Ordinance. Attachment A contains a draft of the proposed Development Review Ordinance. *No action will be taken on this item at tonight's meeting.*

The proposed Development Review Ordinance will be considered for action by the Planning Commission at a public hearing on March 22, 2017.

3. Review and discuss potential revisions to the City's Design Goals and Standards. Attachment B contains a draft of the proposed revisions to the Design Goals and Standards. *No action will be taken on this item at tonight's meeting. The revised Design Goals and Standards will be considered for action by the Planning Commission at a public hearing on March 22, 2017.*

Draft: March 2, 2017 LR

ORDINANCE _____

AN ORDINANCE OF THE CITY OF TRACY AMENDING ARTICLES 13 (PLANNED UNIT DEVELOPMENT ZONE – PUD) AND 30 (DEVELOPMENT REVIEW) OF CHAPTER 10.08, ZONING REGULATIONS, OF THE TRACY MUNICIPAL CODE

WHEREAS, The City wishes to improve the development application process by streamlining regulations governing the reviews and approvals that must occur prior to the issuance of building permits, and,

WHEREAS, The Planning Commission considered this Ordinance at a noticed public hearing held on March 22, 2017, and recommended _____

WHEREAS, The City Council considered this Ordinance at a noticed public hearing held on _____ .

WHEREAS, The City Council finds that this Ordinance is consistent with the Environmental Impact Report (EIR) that was prepared for the General Plan and certified on February 1, 2011. Therefore, no further environmental assessment is required pursuant to CEQA Guidelines Section 15183 because there will be no significant on or off-site impacts as a result of this Ordinance that were not already discussed in the General Plan EIR.

The City Council of the City of Tracy does ordain as follows:

SECTION 1: Article 13, Planned Unit Development Zone, of Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, is amended in its entirety to read as set forth in the attached Exhibit A.

SECTION 2: Article 30, Development Review permit, of Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, is amended in its entirety to read as set forth in the attached Exhibit B.

SECTION 3: The Development Services Director shall assign and maintain the PUD numbering on the Zoning Map consistent with Section 10.08.1780(c).

SECTION 4: This Ordinance shall take effect thirty (30) days after its final passage and adoption.

SECTION 5: This Ordinance shall either (1) be published once in a newspaper of general circulation, within 15 days after its final adoption, or (2) be published in summary form and posted in the City Clerk’s office at least five days before the Ordinance is adopted and within 15 days after adoption, with the names of the Council Members voting for and against the Ordinance. (Gov’t. Code §36933.)

* * * * *

The foregoing Ordinance _____ was introduced at a regular meeting of the Tracy City Council on the _____ day of _____, 2017, and finally adopted on the _____ day

of _____, 2017, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

[document name]

DRAFT

Exhibit A
“Article 13, Planned Unit Development Zone (PUD)”

10.08.1760 – Purpose and Intent; Applicability (PUD).

(a) Purpose. The Planned Unit Development (PUD) Zone allows a single zoning district to combine a variety of uses, densities, and design characteristics. It applies to projects that:

- (1) are of substantial public benefit or are in furtherance of some City objective; and
- (2) have one or more of the following characteristics:
 - (i) common or public open space areas;
 - (ii) the maintenance of common spaces at the expense of those directly benefiting from it;
 - (iii) a mixture of uses;
 - (iv) a variety of housing types, and a mixture of densities and lot sizes in residential areas;
 - (v) preservation of natural amenities; and/or
 - (vi) creation of additional amenities.

It is not the purpose nor intent of the PUD Zoning simply to bypass standard zoning district regulations.

(b) Applicability. The specific regulations and the general rules set forth in this article apply in a PUD Zone. In case of a conflict, PUD Zone requirements supersede other zoning requirements.

10.08.1770 - Application.

(a) General. PUD zoning may be established consistent with Article 29, Amendments (section 10.08.3800 and following).

(b) Pre-application conferences. Before filing an application for PUD zoning, the prospective applicant must submit to the Development Services Department preliminary plans, sketches, and other basic site information as required by the Department, and consult with the Department as to the relation of the proposal to the General Plan, any applicable specific plan, and this Article 13.

(c) Application. An application for PUD zoning must be made in accordance with the provisions of Article 29. In addition to the standard requirements set forth on the City’s application form, the application must include the following:

- (1) Written documents as follows:
 - (i) A legal description or assessor’s parcel numbers and a map of the total

site proposed for development, including a statement of the present ownership and zoning;

(ii) The proposed amenities and benefits to the public and/or the project that would not be attainable through traditional zoning. (See section 10.08.1760(a).) This includes a concise statement of one page or less describing these public benefits and a statement of the planning objectives to be achieved by the PUD zoning through the particular approach proposed, including a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant;

(iii) In narrative and diagrams, describe all land uses to be established in various areas and buildings of the district in detail sufficient to generally describe the proposed PUD Zone;

(iv) Quantitative data for the following: the total number and type of dwelling units; the parcel size; the proposed maximum lot coverage of structures; the approximate gross and net residential densities; the total amount of open space; the total amount of usable open space; the total amount of nonresidential construction; and other studies as may be required by the Development Services Director; and

(2) Site plan and supporting maps are required when needed to support an assertion of public benefit under section 10.08.1760 (a), as follows:

(i) Architectural renderings of typical structures and improvements, including elevations. Such drawings shall be sufficient to relay the basic architectural intent of the proposed improvements but need not be encumbered with final details at this stage;

(ii) The tentative street and lot pattern;

(iii) The location and floor area size of all existing and proposed buildings, structures, and other improvements, including maximum heights, types of dwelling units, density per type, and nonresidential structures, including recreational and/or commercial facilities.

(iv) The location and size in acres or square feet of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreation areas, school sites, and similar public and semi-public uses;

(v) The existing and proposed circulation system of arterial, collector, and local streets, including off-street parking areas, service areas, loading areas, major points of access of public rights-of-way, and points of ingress and egress to the development;

(vi) The existing and proposed pedestrian walk areas, including their possible inter-relationships with the vehicular circulation plan;

(vii) The existing and proposed utility systems, including, but not limited to sanitary sewers, storm sewers, water, electric, gas, telephone, cable and internet lines;

(viii) A map of the PUD showing topography data indicating clearly the character of the terrain; the type, location, and condition of the trees or tree groups and other natural vegetation; other natural features; and the existing development to be retained;

(ix) A landscape plan indicating the quantity, size, and type of materials. An irrigation plan shall also be required;

(x) Sufficient information on land areas adjacent to the proposed PUD Zone to indicate the relationships between the proposed development and the existing and proposed adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities, and unique natural features of the landscape;

(xi) The proposed treatment of the perimeter of the PUD, including the materials and techniques used, such as screens, fences, walls, dedications and vehicle and pedestrian connection points;

(xii) For residential uses, a residential lot plan; and for commercial uses, a commercial site plan (including lots, driveways, buildings, parking, internal circulation patterns and access to public right of way). For residential development, the lotting plan must include lot sizes and locations, public streets, open space, parks, landscape features and other amenities; and

(xiii) Any additional information required by the City necessary to evaluate the character, impact, or proposed public benefit of the proposed PUD Zoning.

10.08.1780 Approval

(a) Approval. The Planning Commission and City Council will review the proposed PUD. If approved, the City Council will take the action by ordinance, which establishes the PUD zoning regulations for the area.

(b) Format and contents. The ordinance will set forth the basic elements of the PUD Zone in the City's standard PUD Zone ordinance format, including:

(1) Purpose and intent.

(2) Permitted uses: a listing of all uses to be permitted within the district, or in specific locations within the district. Any use may be permitted in a PUD Zone as long as the use is in conformance with the General Plan and any applicable specific plan.

- (3) Conditional uses: a listing of uses to be conditionally allowed within the district or within specific locations within the district.
 - (4) Site development regulations: the maximum or minimum regulations, as appropriate, governing site dimensions, required yards and distances between buildings, site coverage, building height, residential density, floor area ratio, open space requirements, accessory facilities and uses, and other aspects of the proposed development.
 - (5) Parking and loading requirements.
 - (6) Special requirements: additional regulations as are appropriate to assure a harmonious relationship between uses and a compatible relationship with existing or potential uses within adjoining districts. This may include additional height limitations, yard requirements, landscaping and screening, provisions governing outdoor activities, and other requirements.
 - (7) A concise description in one page or less setting forth what qualifies the PUD under section 10.08.1760(a).
 - (8) Incorporating by reference specific site plan or design exhibits when these elements are used to support an assertion of public benefit under section 10.08.1760 (a).
- (c) Zoning map. PUD Zones shall be numbered, the first adopted being shown as "PUD-1", and each subsequently adopted zone shall be numbered successively. (This applies to all PUD zones, regardless of adoption date.)
- (d) Condominiums. A PUD with condominiums must also comply with Title 12, Subdivisions.

10.08.1790 Development Review Permit Required in PUD.

A development review permit is required prior to the issuance of building permits in a PUD Zone as specified in Article 30 (section 10.08.3920 and following).

10.08.1800 - Amendments to an approved PUD.

The City will process a proposed amendment to a PUD Zone in the same manner as any zoning amendment under Article 29 (section 10.08.3800 and following).

10.08.1810 Pre-existing PUDs.

(a) Applicability. This section applies to a pre-existing PUD which means: a PUD existing as of the effective date of this Article 13 (_____ 2017), approved under the former PUD ordinance (former sections 10.08.1760 through 10.08.1880), including: (1) an approved concept development plan (CDP); (2) an approved preliminary development plan (PDP); (3) an approved final development plan (FDP); or (4) a proposed amendment to any of them.

(b) CDP amendment. If an applicant proposes a change to an existing concept development plan, the applicant must:

(1) obtain a zoning ordinance amendment under sections 10.08.3800 and following (Amendments) and 10.08.1800 (Amendments to an approved PUD); and

(2) convert the relevant portion of the CDP to a PUD under section 10.08.1780. Upon approval the zoning map will reflect the new PUD number as prescribed in section 10.08.1780 (c).

When processing a PUD amendment under this section, the City may initiate the conversion of the entire PUD to the requirements under section 10.08.1780.

(c) PDP-FDP amendment. If an applicant proposes to amend a PDP or a FDP, the applicant must instead obtain a development review permit under Article 30 (section 10.08.3920 and following).

(d) Construction under an existing FDP. If an applicant proposes to construct improvements under an existing FDP, with no changes proposed, the applicant need only apply for a building permit.”

Exhibit B
“Article 30, Development Review Permit

10.08.3920 – Intent and purpose.

The City Council determines that appropriate building and site design improvements enhance the health, safety, and welfare of the residents of the City by:

- (a) improving the desirability of properties within the area for future uses;
- (b) improving the benefits of occupancy of other property in the area;
- (c) increasing property values within the area;
- (d) encouraging the most appropriate development of other properties within the area;
- (e) encouraging other property owners to properly maintain and improve their properties, benefiting the health, safety, comfort and general welfare of the residents of the area and the City at large;
- (f) positively affecting the proper relationship between the taxable value of real property in the area and the cost of municipal services to those properties;
- (g) avoiding unsightliness which, if permitted to exist, causes a decrease in the value of surrounding properties; and
- (h) assuring appropriate City utilities, public infrastructure, circulation and roadway access.

The development review permit process is intended as a comprehensive review to facilitate the efficient processing of project applications, by combining environmental and public infrastructure review with site and architectural plan review before a building permit is issued.

10.08.3930 - Applicability.

A development review permit is required for any of the following:

- (a) Improvements. A permit is required for an improvement except for:
 - (1) new construction of or an improvement to a single-family home or residential duplex or a project consisting of four or fewer single-family homes;
 - (2) an addition or repair to an existing improvement if the exterior is not to be altered; and
 - (3) an accessory dwelling unit or residential accessory structure.
- (b) Changes. A permit is required for a change made to an improvement under a prior approval, including prior development review permit approval. However, a change substantially consistent with the prior approval, as determined by the director, does not require a new permit.

In this article, *improvement* means: construction or a modification that requires a building permit under chapter 9.04 or an exterior change to color, building materials, landscape, hardscape, window replacement, or façade treatment.

10.08.3940 - Application.

The application for a development review permit must be in the form required by the Development Services Department and must include the fee established by City Council resolution.

10.08.3950 – Approval authority

Each development review application will be considered in one of three tiers, depending on the nature of the application, as follows:

- (a) Tier 1. A Tier 1 application is reviewed by the City Council, and occurs when:
- (1) the development review permit application is paired with another application being reviewed by the City Council (including an appeal);
 - (2) the affected property is located within the I-205 overlay zone (Article 21-2);
 - (3) a specific plan or design guidelines requires City Council review.

The City Council will consider a development review permit after notice and a public hearing.

- (b) Tier 2. A Tier 2 application is reviewed by the Planning Commission and occurs when:
- (1) the development review permit application is paired with another application being reviewed by the Planning Commission (including an appeal);
 - (2) a specific plan or design guidelines requires Planning Commission review; or
 - (3) the Director refers a development review permit to the Planning Commission.

The Planning Commission will consider a development review permit after notice and a public hearing.

- (c) Tier 3. A Tier 3 application is reviewed by the Director and occurs when not covered by Tier 1 or Tier 2, above. The Director may refer review and approval of an application to the planning commission.

The Director will consider a development review permit after notice and a public hearing.

10.08.3960 – Decision and findings.

The reviewing body will consider the following factors: general site considerations including height, bulk, and area of buildings; physical and architectural relationship with the existing and proposed structures; site layout, orientation, and location of the buildings and relationships with open areas and topography; location and type of landscaping; off-street parking areas; height, materials, colors and variations in boundary walls, fences, and screen plantings; and appropriateness of the sign design and exterior lighting; and appropriate City utilities, public infrastructure, circulation, and roadway access.

Before approving a development review permit, the reviewing body (under section 10.08.3950) must make written findings that:

- (1) the proposal increases the quality of the project site, and enhances the property in a manner that therefore improves the property in relation to the adjacent property owners and citizens of Tracy.
- (2) the proposal conforms to this chapter, the general plan, any applicable specific plan, the Design Goals and Standards, any applicable Infrastructure Master Plans, and other City regulations.

10.08.3970 Appeal.

Any person dissatisfied with the action taken on an application for a development review permit may file an appeal to the Planning Commission within ten working days after the Director's notice of decision. An action of the Planning Commission may likewise be appealed to the City Council, by filing a written appeal within ten days after the Commission's action, all in accordance with the procedures for appeals set forth in sections 10.08.3730 – 10.08.3790.

10.08.3980 - Time limits; extensions.

(a) Time Limits. A development review permit approval lapses two years after the date it became effective unless:

- (1) By condition of the permit a greater time is allowed, up to three years, based on the size, complexity or other project characteristics; or
- (2) A building permit is issued and construction is begun and diligently pursued toward completion.

(b) Extensions.

- (1) The property owner may apply for one or more extensions before the development review permit has lapsed. Submittal of the application for extension together with the application fee suspends the expiration date until the decision on the

extension, and the City will not issue a building permit during the period of suspension.

(2) The approval body for the permit shall conduct a public hearing. If the approval body was the Director, he or she may refer the extension request to the Planning Commission for a public hearing and decision.

(3) The Director (or Planning Commission upon referral) may approve an extension for up to three years if it finds there are no substantial changes in: (i) the project; or (ii) the circumstances, City policies, standards, or laws that affect the approval.

(4) The development review permit is automatically extended (without separate notice or public hearing) for a corresponding period of time if the Planning Commission approves extension of a conditional use permit for the same project, under section 10.08.4250.

(5) The extension decision may be appealed under section 10.08.3960.”

DRAFT

CITY OF TRACY

DESIGN GOALS AND STANDARDS

April 18, 2017
Resolution No. 2017-____



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1 INTRODUCTION

As the City of Tracy has grown, so have the standards and expectations of new developments with regard to architecture and site planning. A City Council/Planning Commission ad hoc committee (Design Review Subcommittee) was formed to address design and design review issues. The Design Review Subcommittee, working with staff, developed design goals and specific standards, including pictures, to illustrate the City's goals and standards for design of the built environment. An adopted and published set of design goals and standards will assist developers, architects, designers, and landscape architects in understanding the level of architectural design that is required and must be submitted prior to approval in Tracy. They will also aid in City staff's evaluation process of applications for architectural review. The City believes that the more information that can be provided to the developer and designer early on in the process the better. The process is simpler and can be expedited when developers and designers understand the expectations.

The City of Tracy Design Goals and Standards have been developed in response to problems and solutions that have occurred in Tracy and most cities and describe what the City is looking for in most cases. However, the Design Goals and Standards are flexible. They are not intended to restrict creativity. A higher design standard is always encouraged. An unconventional design solution may be allowed, even if it doesn't precisely meet the Goals and Standards, if it is excellent in every respect.

This document addresses general design goals for all development as well as specific site design, architectural, landscaping, and signage standards for the following land uses: industrial, office, retail, and residential. This document also establishes design standards for development within the I-205 Overlay Zone. Development of other uses not addressed in these guidelines should consider the architectural and landscape guidelines as applicable. Other uses may include wind turbines and other energy-related development. Implementation of these guidelines will assist in ensuring a base level of quality of architecture, landscaping, and signage design in the project area and further the goals and intent of the General Plan.

The City of Tracy Design Goals and Standards were approved by the Tracy City Council on October 15, 2002 (Resolution Number 2008-433) and subsequently amended on April 15, 2008 (Resolution Number 2008-064) and on April 18, 2017 (Resolution Number 2017-).



1.1 General Design Goals

1. Facilitate and achieve the highest possible quality of site planning, architecture, and landscaping throughout the City.
2. Preserve and enhance the city's aesthetic values, as well as enhance the public health, safety, and welfare.
3. Ensure that high quality architectural design is integral to the building design rather than applied as an afterthought.
4. Stimulate high-quality design encouraging creativity and diversity and improving impressions of the community, especially along highly traveled thoroughfares.
5. Provide developers and designers with the City's expectations prior to the submittal of project plans, guiding them in preparing plans for City review, and facilitating consistent City review of projects.
6. Streamline and simplify the design review process by Planning Staff, Planning Commission, and City Council.
7. Provide a basis for solid decisions and findings upon which to make design review decisions.

2 SITE PLANNING & DESIGN

GOAL 1. To integrate automobile, pedestrian, and alternative travel methods into site planning for optimal results for both the consumer and the business owner.

GOAL 2. To screen and de-emphasize parking areas by utilizing low hedges, walls, and berms and enhance and provide shade with significant and fast-growing canopy trees distributed evenly throughout parking areas.

2.1 Site Planning and Building Orientation

The following general site design guidelines should be used in support of the design standards for each land use as described in the subsequent sections below.

- When possible, parking areas should be de-emphasized by placing parking to the rear of well-designed buildings. Grade differences between the street and a parking lot are also helpful to detract from the view of a “sea of cars” and direct attention to the buildings on the site while also giving a feeling of separation from the commercial area to the street.
- Main vehicle access drives shall be oriented to terminate at the building entrances to provide visitors with a clear pathway to entries.
- Provide for vehicle circulation and parking in front of buildings that will assist with creating appropriate building massing at public streets.
- Site planning and parking lot design should consider travel speeds and view corridors from the freeway to businesses, placement of signage, and scale and location of special architectural features.
- Establish visual links in multi-building complexes by using landscaping and other site design elements that allow pedestrians to easily navigate within a complex of buildings.



- Buildings at corners and vehicle entries should frame the street and provide pedestrian connections between the street and the buildings.
- The office portions of buildings should be oriented to the main public street or located at the building corner.
- Buildings should be oriented to include adequate setbacks to create public spaces.
- For office and retail uses, design building footprints with offsets, recesses, and orient buildings to create courtyards, and/or plazas to provide for a variety of gathering places.
- Landscaping at site entries should support the character of the project and provide a sense of arrival. Design features may include monoliths, low ornamental walls or fences, accent planting, and special paving.
- Signage and landscape treatment should distinguish the entries that serve the main building from service entries. Service vehicle traffic should be separated from employee and visitor circulation. A clear travel route should be provided between the street and the building or complex entry.
- Alternative sources of energy should be considered and integrated into project design, including the utilization of solar panels and wind turbines (compatible with building design), sustainable site and landscaping layout, and passive solar building design, when possible.



2.2 On-site Circulation & Parking

- Where practical, provide separate entrances for automobiles and trucks clearly marked to promote safe site circulation.
- Parking, when located adjacent to frontage streets, shall incorporate landscaping to screen the parking areas from the public view.
- Provide for efficient site circulation by creating landscaped drive aisles that divide parking fields and direct vehicles to parking adjacent to buildings.
- When pedestrian access to a site is in the same location as auto entries, the auto and pedestrian paths shall be separated by a curb. The pedestrian access should be integrated with parking lot landscaping so as to provide a shaded walkway.
- On sites adjacent to the freeway, tree planting in parking areas for employee and customer service areas should create an “orchard” effect, shading and softening the appearance of the parking lot and setback from freeway.
- Where landscape planters are parallel and adjacent to vehicular parking spaces in customer parking lots, planter areas should incorporate 12-inch concrete curbs along their perimeter that is parallel and adjacent to the parking space to allow access to vehicles without stepping into landscape planters.
- Avoid locating signage, service areas, landscaping, or other features that block line-of-site views for motorists, pedestrians, and bicyclists.
- Provide adequate stacking length at main entries and the first drive aisle to limit vehicle ingress and egress conflict, as appropriate for the proposed land use, and prevent stacking of trucks and cars into the right-of-way.
- Provide the minimum required turning radius and roadway widths for driveways isles and fire lanes, or otherwise consistent with the adopted City standards.

- To maximize development potential and efficiency, adjacent properties are strongly encouraged to share driveway access to parking lots and service/loading areas for smaller properties.



2.3 Service Areas

- Storage areas, trash enclosures, and mechanical equipment should be located behind or to the sides of buildings and screened from view from all public rights-of-way (including freeways) through a combination of walls/fences and/or landscaping.
- To minimize visibility from the public right-of-way, all parking lots, loading docks, trailer parking, and service areas shall be visually screened using berms, landscaping, walls or fencing, or other appropriate means.
- Parcels with more than one building should cluster buildings so that service doors and loading docks oppose each other to screen views from public rights-of-way.
- Site planning shall anticipate the location of any above-ground utilities including, but not limited to, PG&E transformers, phone company boxes, fire department connections, backflow preventers, irrigation controllers, and other on-site utilities, which shall be screened from view from any public right-of-way behind landscaping, structures, walls, or fences that are designed to be compatible with the buildings and landscape features on the site.
- Trash and recycling enclosures shall be designed with solid doors and roofs, interior concrete curbs, and exterior materials and colors that are architecturally compatible with the adjacent building exteriors on a site. All enclosures shall be sized to fit both trash and recycling containers that will be necessary to serve the users of the site. Bollard pipes should not be used on the exterior of enclosures, but may be used on the interior of enclosure walls.
- Enclosed metal trash compactors adjacent to the loading docks are permitted only if screened from public view as part of the truck court/trailer storage screening.



- Enhanced Vapor Recovery (EVR) equipment at gasoline dispensing facilities (i.e. auto service stations) shall be designed as an architectural enhancement to the site or not readily visible and/or screened from public view.
 - EVR equipment shall be architecturally integrated with the site in respect to location, size, color(s) and material(s), and substantial architectural and/or landscape screening as appropriate.
 - Screens shall be designed to de-emphasize EVR equipment visibility to the greatest extent possible.
 - Architectural screens should incorporate materials, colors, and designs of the main building(s) or on-site improvements wherever possible.
 - Landscape screens should be consistent with existing on-site landscaping in respect to plant species, planting density, and water efficiency. This may require additional planting in other areas of the site to ensure consistency in landscaping used throughout the site.
 - EVR systems should be selected based on characteristics which render the vapor processing unit to be most effectively de-emphasized and/or screened from public view. Because smaller units are typically less readily visible and easier to screen than larger units, vapor processing units should be considered in the following order of preference:
 - Vapor processing unit smaller than listed below;
 - Compact canister vapor processing unit;
 - Small, boxy vapor processing unit;
 - Large vapor processing unit in a horizontal tank configuration;
 - Large vapor processing unit in a vertical tank configuration;
 - Vapor processing unit larger than listed above.
 - EVR systems should be located in the following order of preference:

- EVR equipment is located on the roof of a building or structure so that it is not visible from any portion of any public right-of-way and that the architectural integrity of the roof is not compromised;
- EVR equipment is enclosed within a structure designed as an extension of a building or trash enclosure;
- EVR equipment is screened by existing building(s) and/or trash enclosure and not visible from any portion of any public right-of-way;
- EVR equipment is located so that is not readily visible from any public right-of-way and substantially screened in accordance with the standards above;
- When EVR equipment is located adjacent to a public right-of-way, the system with the smallest vapor processing unit is used and screened in accordance to Standard 8(b) above;
- EVR equipment is installed on site and substantially screened in accordance with the standards above.



Successful Design

The EVR unit is low profile, screened on all sides by a solid enclosure painted a subtle color that does not attract attention and screened with lush landscaping.

2.4 Walls and Fences

- Landscape walls and fences should be of high quality materials compatible with the architecture and landscape design. Decorative fencing is encouraged, where appropriate.
- Walls and fences should be designed and constructed of materials similar to and compatible with the overall design character and style of the development.
- Permitted materials include pre-cast concrete walls, split-face masonry, stone or stone veneer, brick, tubular steel, wrought iron, or similar high-quality material.
- Site security may sometimes call for walls and/or fences, which may be comprised of a variety of different materials, including but not limited to tube steel, masonry, or any combinations thereof. The use of chain link fencing is allowable if it is designed in conjunction with the overall site and landscape plan and not visible from public view.
- Security gates should be constructed of the same materials and detailing as the fencing for the project.
- Fencing should be limited to a maximum height of 12' unless otherwise necessary due to unique site circumstances (e.g. high security needs). If security fencing is constructed adjacent to the landscape setback area, it should be constructed using a durable low-maintenance material such as tubular steel or similar material.
- Gates for pedestrian and vehicular access to restricted areas that are visible from public areas (i.e., parking lots, drive aisles) shall be constructed of solid durable material, tubular steel, or similar material.
- Chain-link is not preferred and only permitted when not in public view, such as on the side or rear project boundary when not visible from public view. Barbed wire, razor wire, integrated corrugated metal, electronically charged or plain exposed plastic concrete/PCC fences, vinyl slats, and woven fabric are not permitted.



Successful Design



Unsuccessful Design

The galvanized chain link detracts from the lush landscaping and the vinyl slats do not effectively screen the view of the dumpster.



2.5 Lighting

- Site lighting should be attractive and consistent with the overall character of the project.
- Energy efficient light (e.g. LED lighting) consistent with or exceeding Title 24 requirements is strongly encouraged.
- Lighting should be architecturally compatible with the building and site design, and should have a 40' maximum height for a freestanding light pole. A 60' maximum height may be allowed with a Conditional Use Permit (CUP). Lighting should utilize ornamental fixtures rather than unattractive "cobra heads" and be low profile and in scale with the setting and may include post lights and light bollards.
- Accent lighting shall be used to enhance the appearance of a structure, draw attention to points of interest, and define open spaces and pathways. Accent lighting will only be permitted when it does not impact adjacent development, roadways, or residences.
- Outdoor lighting and other means of illumination for signs, structures, landscaping, and similar areas, shall be made of durable materials. All lighting fixtures shall be fully shielded with cut-off fixtures so that there is no glare emitted onto adjacent properties or above the lowest part of the fixture.
- Pedestrian scale lighting should be used for pedestrian walkways through parking areas. Lighting should not interfere with passage along pedestrian walkways.
- Parking areas shall have lighting which provides adequate illumination for safety and security. Parking lot lighting fixtures shall avoid conflict with tree planting locations so they do not displace intended tree plantings.
- Pole footings in traffic areas shall be designed and installed to protect the light standard from potential vehicular damage. The use of bollards around light standards is discouraged where visible to the general public.

Discouraged lighting: Lighting pole blocking pedestrian walkway.



3 ARCHITECTURAL STANDARDS

GOAL 1. To promote well-designed structures through attention to rich architectural details.

GOAL 2. To meet or exceed the highest quality design offered by projects having corporate identity.

3.1 General Architectural Design

These architectural design standards provide direction for the development of all buildings and associated structures.

- All publicly visible building sides shall be designed with a complementary level of detailing and quality of materials. A design concept shall be established for each project and developed on all visible faces of each building and on all accessory structures, such as trash enclosures.
- Visual interest on buildings with simple shapes shall be provided through the use of both vertical and horizontal façade breaks that should be visible from street view, including, but not limited to; varying roof heights and pitches, stepped out columns, awnings, windows, recessed entries, score lines, and a mix of colors and materials.
- Details should be used whenever possible to break up large surfaces and add interest to a structure.
- All buildings should utilize a variety of colors and materials. Building base materials may consist of, but not be limited to; wood, stucco, stone, brick, concrete or slump block, and concrete tilt-up panels. Accent materials may consist of, but not be limited to, tile, glass, stone, brick, wood, stucco and metal.
- The primary entries of a building should provide protection from inclement weather in the form of integrated architectural elements such as canopies and arcades.



- All buildings shall be designed to completely screen any roof-mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes from view of all public rights-of-way. A separate plan shall be submitted to the Department of Development Services for review and approval demonstrating compliance with such screening prior to issuance of a building permit.
- Corporate identity shall be secondary in the design of projects, and projects should be consistent in quality and integrity with the architecture of the surrounding community.
- All separate structures on a site shall have consistent architectural detail and design elements to create a visually cohesive development. It is not necessary or even desired for buildings to “match,” but they should utilize similar architectural elements, colors and materials, or styles so that there is not an aesthetic disconnect between buildings on a site.
- Utilitarian portions of buildings, such as vents, gutters, downspouts, flashing, electrical conduit, and other similar utilities shall be internal to the building whenever possible, and other ground-mounted or building-attached utilities shall be painted to match the color of the adjacent surface or otherwise designed in harmony with building exteriors where infeasible to be internal to the building.
- Concrete bollard pipes shall not be used in areas visible to the general public. Large boulders, planter boxes, decorative walls, or other architectural features that complement the character of the site may be used as needed for protection of site improvements from potential vehicular impact.
- Landscape areas shall be used to enhance sites.
- Sustainable building techniques for energy efficiency, water conservation, and resource conservation beyond applicable CalGreen Code requirements are encouraged.



3.2 Industrial Business Park Uses

GOAL 1. To achieve a high quality visual and design character for the City's industrial areas and dispel traditional thinking that such uses are inherently unsightly.

GOAL 2. To protect visual character along major entry corridors into the City from the freeway.

GOAL 3. To provide development guidelines which will encourage development of visually cohesive and functionally unified industrial areas while allowing enough design flexibility to encourage innovative building and site design.

- All structures on a site should be designed to be compatible with each other and with neighboring developments, while contributing to the overall architectural character of the area.
- To prevent long, straight building façades that are uninteresting and uninviting, industrial business park buildings should be designed with visual variety that may include color, changes in parapet wall height, score lines, and similar design elements without compromising the functional aspects necessary to serve the occupants, such as their large scale, dock doors, and simple (rectangular) shapes.
- Buildings should be constructed in a flexible manner to respond to changing market conditions and tenancy requirements and suit a broad economic market.

3.2.1 Building Placement and Orientation

- Building setbacks should be varied and all facades articulated to add visual variety, distinctiveness, and human scale to industrial projects.
- For all buildings over 50,000 sf. in size, high-quality outdoor employee break spaces shall be incorporated as part of site design and include special paving, tables, benches, shade trees and other amenities that support employee events and serve as an informal gathering space.
- Buildings should orient towards the freeway and public rights-of-way where appropriate by providing elements of interest such as architectural features appropriate to project and building type.
- Dock doors or other loading areas shall be screened from or faced away from the street and freeway so they are not readily visible from any public right-of-way.



3.2.2 Building Façades

Building façades should be articulated and present the building in a quality and attractive manner. These façades should include architectural variation. Unbroken facades in excess of 100 feet are discouraged. The following techniques are encouraged:

- Various changes in wall directions or façades
- Stepping back an upper floor
- Maximize the number and/or size of window openings
- Projecting trellises, canopies or awnings over window openings
- Recess entrances and windows into the façade
- Towers, buildings projections, unique or design features at building entrances and/or corners
- Accent landscaping



3.2.3 Quality Design

Building should be made of high quality materials, used in a simple and straight-forward design. Functional building elements should be used to help articulate its design where appropriate. The following techniques are encouraged:

- Articulated structural elements of the building
- Variation in window placement, size, and operation
- Articulated entries and stairways
- Solar shading devices or other weather protection devices
- Trellises or other structures to support vegetation
- Relief techniques should be used to break up large building faces. Glass, brick, or other surface treatments to the office portions of such structures in view of a public right-of-way are required.



Building Materials

Use high quality building materials. All main and accessory buildings should be of reinforced concrete and steel, masonry, or wood frame construction.

Building exteriors comprised wholly of metal are not permitted. Metal exteriors and prefabricated metal buildings may be allowed provided that the exterior incorporates material changes, decorative features, or textural changes.

Building Height and Mass

Building heights, massing and setbacks should be varied to define different functions and uses such as office and warehouses. Office spaces should be located along the front perimeter of the building whenever practical. Appropriate techniques for varying building height and mass include:

- Varying rooflines
- Incorporating tower elements
- Incorporating vaulted areas

Building Corners

Where appropriate, key building corners should include design features that provide clear articulation of building shape and wall direction. Consider the following design techniques:

- Towers or projecting columns
- Color or material variations
- Accent landscaping at the base of the building



Roof Design

- Roof designs that use a combination of pitched and flat articulation are encouraged.
- Roof overhangs are encouraged on sloping roofs, and should be appropriately proportioned with the overall frame of the building.
- Roofing should be of light color and use reflective and/or green materials, reducing heat island effect.
- Installation of solar panels on roofing is strongly encouraged. Roof design should incorporate design features that allow for easy installation as well as optimum placement of panels for sun exposure.



Discouraged Architectural Design



Minimal architectural variation and landscaping



Lack of a variety of building materials; no landscaping



Signage out of scale with building, lack of articulation



Obtrusive color, lack of windows, minimum landscaping



Poor building articulation, indistinguishable entrance,



Minimal architectural variation and landscaping

3.3 Office Uses

These office design standards provide direction for the development of high-quality office buildings. Offices may be single or multi-story, and may stand alone or be grouped in a campus-style design. The following design techniques are encouraged.

3.3.1 Building Placement and Orientation

- Building entries should be highlighted with pedestrian-scale elements to direct customers and employees to the entrance and distinguish it from the remainder of the building.
- Buildings at corners and vehicle entries should frame the street and include plazas, or gateway openings and pedestrian connections between the street and the campus of buildings.
- Commercial and office buildings along the freeway should be setback an appropriate distance to accommodate ample landscaping and other visual screening methods.
- Buildings should be oriented to include adequate setbacks to create public spaces and plazas.
- Large parking areas should include dedicated landscaped drive aisles that divide parking fields to provide clear circulation to parking adjacent to buildings.



3.3.2 Architectural Standards

- Buildings should be designed with a high window to wall ratio. The use of glass walls is encouraged. Spandrel glazing may be used to provide the illusion of glass for large portions of a building where structural elements constrict the use of full glass walls.
- Colors and materials should be used strategically in keeping with the building’s architectural theme.
- Repetition of shapes, lines and dimensions should be strategically used to create a sense of architectural rhythm that visually unites the building features.
- Establish visual links in multi-building complexes by using landscaping and other site design elements that allow pedestrians to easily navigate within a complex of office buildings.



3.4 Retail Uses

These retail design standards provide direction for the development of buildings that will house commercial retail and consumer service land uses. These buildings should be designed with elements that consider the human scale to promote the comfort of the customers by providing protection from the elements through awnings, covered walkways, and other pedestrian-friendly elements.

Often times, all sides of commercial buildings will be visible to the public and should be designed in a manner where they are welcoming to customers from the street as well as the parking lot and service areas. Site planning should orient buildings to face the primary highway/street frontage and/or entry drives to the greatest extent feasible. When this is not possible, design features and amenities shall be incorporated to create a pleasant and attractive street frontage.

3.4.1 Building Orientation

- Building façades should be oriented to face the freeway and public streets so that businesses and commercial uses are highly visible.
- Avoid placing main building entries directly against parking lots. Design techniques that allow main building entries to open up to courtyards or public space is encouraged.
- Encourage building configurations that create usable outdoor public space where appropriate.



3.4.2 Architectural Design

- Elements that promote pedestrian activity such as awnings, covered arcades, windows, and hardscape features (benches, stepping stones, etc.) shall be incorporated into the design of commercial/retail buildings.
- Design building footprints with offsets, recesses, and orient buildings to create courtyards, and/or s to provide for a variety of gathering places.
- All publicly visible sides of commercial buildings shall be designed with a complementary level of detailing and quality of materials so that there is equal visual interest on all sides. This may include, but not be limited to, the use of spandrel glazing, awnings, trims, covered doorways, accent colors and accent materials. Multiple building entries are encouraged when feasible.
- Awnings and arcades should be appropriately sized to accommodate and encourage pedestrian use.



Façade Design

Façades should incorporate architectural variation and character that is visually attractive and appealing. The following techniques are encouraged:

- Provide windows, entries, transoms, awnings, cornice treatments, etc.
- Segment façade using a series of columns, masonry piers, tower elements or other architectural treatments.
- Incorporate attractive signage as an integrated element of the building façade.



Building Height and Mass

- Building elevations should be a mix of one and two stories and should vary so that the building appears to be divided into distinct components.
- Buildings should be segmented into distinct massing elements. Consider designing building with horizontal and vertical offsets to minimize large blank walls and reduce building bulk.

Building Materials

Use quality economical building materials. Refer to [Section 3.1: General Architectural Design](#) for recommended building materials. Additional appropriate materials may include but are not limited to a combination of:

- Stucco, smooth, sand or light lace finish
- Clay or concrete roof tiles
- Native fieldstone, sandstone and flagstone
- Brick or tile as accent material
- Metal accents



3.5 Residential Uses

These residential development standards provide direction for the development of single and multifamily houses and streetscapes.

GOAL 1. Provide high quality architectural design for all sectors of the housing market.

GOAL 2. Decrease the visual prominence of the automobile and related facilities (streets and parking areas) in residential neighborhoods.

GOAL 3. Encourage greater variety in housing types, development styles, site planning, and density mixes in order to provide increased diversity and visual interest in the City's residential development.

GOAL 4. Encourage the development of distinct, identifiable neighborhoods that provide a high quality of living and generate civic pride.

3.5.1 Single-Family Residential Standards

- A variety of architectural styles is encouraged and contributes to interest, vitality, and accommodates different ideas about what looks good.
- The architectural style shall be clearly identified on all sides of the building, including the roof. The garage shall be treated with architectural detailing to compliment the house.
- Facades, materials, and architectural details should be varied to create an impression that the residential structures have been individually built. This may be achieved with varying window sizes, building materials, textures, finishes, colors, roof pitches, and roof materials.
- Enhanced visual appeal, perception of "eyes on the street" and neighborhood interaction is encouraged by reducing the prominence of garages.



The Redbridge development built by Surland Homes in Tracy was awarded the very prestigious Gold Nugget Award in 2001 by the West Coast Builder's Conference for "residential Community of the Year." The quality of design represented by Gold Nugget Award winning projects are the target for all residential developments in Tracy.

- Each subdivision should offer a variety of floor plans and elevations to provide sufficient variation of houses within a subdivision based on the number of lots within that subdivision, as shown in the table below:

Table 3-1: Floor Plan and Elevation Mix

Number of Lots	Minimum Number of House Designs (derived from various combinations of different floor plans and elevations)
Under 50 lots	12
50 – 100 lots	16
101 – 150 lots	20
151 – 200 lots	24
201 – 300 lots	28
301 – 400 lots	32
401 – 500 lots	36

Although these numbers are to provide for a variety of housing types, this variety may also be provided by having more variety between floor plans and elevations than is often seen. For example, within a 500-lot subdivision, as seen above, 36 different houses would be required. However, if each of these houses has substantial variation from the others, there is the potential for fewer houses to be necessary, as it is preferred to have fewer floor plans that vary to a greater degree than to have more which are only slightly different from one another. Any project that deviates from the above table must be approved by the City Council.



Each house design should be distributed throughout the subdivision in a manner that achieves a sufficient mix and variety in the streetscape views. Examples of how to achieve the desired mix and variety include the following: not having the same floor plan used on three consecutive lots, not having the same floor plan with the same elevation used on two consecutive lots, and requiring minimum and maximum limits for using each floor plan and elevation within a subdivision. An additional approach that has been successful in the past, is to ensure that for a subdivision with three floor plans, each floor plan is used at least once for every six consecutive lots; for a subdivision with four floor plans, each floor plan is used at least once for every eight consecutive lots; for a subdivision with five floor plans, each floor plan is used at least once for every ten consecutive lots; and for a subdivision with six floor plans, each floor plan is used at least once for every twelve consecutive lots.

Housing mix (i.e., number of times each type of house design is used within the subdivision) shall be determined on a project by project basis during the approval process for the architecture. Subsequent changes to the housing mix may be approved by the Development Services Director if the approved number of house designs is still being achieved and the frequency of each house design is comparable to the approved mix.



- To promote a well-balanced streetscape in terms of variation, there should be a range in the size and height of houses built. In low density subdivisions, there shall be at least one single-story floor plan designed within each subdivision used on approximately 25% of the lots.
- A clear sense of entry and design interest to a home is encouraged through the inclusion of porches, verandas, porte cocheres, trellises and other architectural elements that contribute to a sense of place and activity. Shutters, if used, should be of design that where they appear to be functional and would completely cover a window when shut. Shutters should never be used in conjunction with corner windows. Where shutters are used, but not used on all windows, there should be a design reason why shutters are used on some windows and not others.
- Architectural detailing, including, but not limited to windows, shutters, window sills and trims, potshelves, decorative trim, belly bands, accent materials, window grids, and room pop-outs should be carried around to all sides of each house rather than used only on the fronts of houses.
- Any rich accent material, including, but not limited to, stone, brick, and wood siding which is used on the front elevation, should be incorporated in some fashion on the sides rear of the house. For example, if brick is used as a wainscot material or in an entry feature, it may also be used on the fireplace.
- All material transition points should carry around corners to an architectural stopping point, such as a popout or recess in the building.
- Color in residential design should be used to add more interest and variation to homes than the architectural elements can alone. Color should be used wisely to bring out architectural features without creating a garish look.



- The use of low cost, non-durable building materials, such as aluminum framed windows and T-111 siding, is strongly discouraged. Materials such as high quality windows, genuine wood siding, and masonry are better alternatives.
- The garages of homes shall be designed so that the garage does not dominate the streetscape. Enhanced visual appeal, perception of “eyes on the street” and neighborhood interaction is encouraged by reducing the prominence of garages. The garage façade shall be placed back at least 5 feet behind the front façade of the house, with a garage setback of 20 feet or greater (measured from the front façade of the house) being preferred for a portion of the project. Rear or alley-loaded garages are encouraged whenever possible to completely eliminate garage views from the street.
- The width of garage doors visible from the street shall not exceed a total of 22 feet. “Side swing” three car garages may be permitted on a limited basis, as they tend to create front yards comprised almost entirely of pavement, but “split” garages are otherwise discouraged. Driveways should not exceed a width of 20 feet with an 18 foot wide curb cut.
- Front yards are encouraged to be landscaped by the builder prior to occupancy with trees of at least 24” box size and other planting materials and irrigation methods which conform to the MWEL0, further discussed in section 4.5.1 below.
- Developers are encouraged to create usable side yard areas when placing houses on lots. A side yard should not be narrower than 3 feet (including pop-outs, such as chimneys) at any point to allow access. It is desirable to have at least one wide side yard to provide recreational and storage areas.
- Alternative sources of energy should be considered and is strongly encouraged that it be integrated into project design, including the utilization of sustainably-sourced and/or salvaged building materials, solar panels and solar shingles (compatible with the

design of the house), passive solar house design, energy efficient,



and other energy efficient and water conserving house design and site layout measures.



Encouraged Architectural Design



Discouraged Architectural Design



3.5.2 Multi-Family Residential Design Standards

- Building façade elements should be emphasized by the use of color, layout, and variety of materials. Very long façades should be designed with sufficient building articulation, reveals, mass variations, window treatments, rooflines and landscaping to avoid a monotonous and institutional appearance.
- Entry features should be a dominant feature, providing weather protection with front porches, overhangs and arbors for entrances facing the street. For security and a feeling of separation between public and private areas, significant landscaping, grade separation or other suitable barriers should be provided between sidewalks and entrances.
- Multi-family and attached single-family units shall be designed to have a relationship with public streets. This can be achieved by distributing parking areas evenly on the site, preventing mazes of parking areas. Exterior doors into individual units are also discouraged above the first floor.
- A mix of densities is encouraged within developments. Multi-family housing, including duets, townhomes, apartments, and condominiums, can work well when intermixed within neighborhoods of single-family homes and in close vicinity to commercial areas.
- Carports and trash and recycling enclosures shall be designed to architecturally match the residential building(s), i.e. materials, rooflines, colors, and accent details.



4 LANDSCAPE

These landscape standards provide a framework for achieving the high quality landscape character envisioned for a particular project. These guidelines are not intended to limit innovation, but rather to provide clear direction on design elements that are key to achieving the desired character.

- GOAL 1.** To provide for a significant tree canopy throughout the City.
- GOAL 2.** To maximize and balance landscape areas throughout each site.
- GOAL 3.** To screen any unavoidable plain or unattractive building areas with ample landscaping to provide all sites with an attractive appearance from all rights-of-way.
- GOAL 4.** To create shaded parking areas with 40% canopy tree coverage in the shortest possible time frame with the use of fast-growing trees and/or a larger quantity of trees.
- GOAL 5.** To maintain mature landscape areas long past their approval and construction.

4.1 Landscape Planting Characteristics

Design should be generally consistent with the overall contemporary agrarian character of the project. Sites should be landscaped to optimize the aesthetic appeal and comfort for employees and visitors. All portions of a site not devoted to buildings, structures, parking, or paving should be landscaped, to the extent feasible.

- Live plant materials shall be used in all landscape areas. Each landscape area should contain a combination of trees, shrubs, and groundcover. The use of gravel, colored rock, bark, decomposed granite, and other similar materials are not acceptable as sole landscaping material.



- Landscape areas shall be provided on site in addition to the required parking area landscape areas, i.e. around main building entries, outdoor gathering areas, and along long building elevations. In these areas, trees shall be provided at a ratio of an average of at least one tree for every 1,000 square feet of landscape/hardscape area, not including required parking lot trees.
- Trees shall be installed at a minimum size of 24" box size, and shrubs shall be installed at a minimum size of 5 gallons. In some areas, larger trees and shrubs may be required at the discretion of the Development Services Director, Planning Commission, or City Council.
- All landscape plans should include berming, hardy accent plants, shrubs, and trees of varying heights and textures in order to create a multi-textured and interesting landscape plan which will be full and lively throughout all seasons.
- Fast-growing trees closely spaced in groupings to create visual mass are encouraged.
- Landscape designs with simple plant palettes, such as rows and masses of native and climate adapted grasses and orchard style tree plantings are encouraged. There should be a consistency of landscape design throughout a development. Unrelated random placement of plant materials should be avoided.
- Large scale buildings should be screened by large scale planting.
- Pedestrian and visual amenities, such as fountains, benches, sidewalks and sculptures, should be integrated within landscape areas where appropriate.
- Additional landscaping and/or berming in excess of the required building and landscape setbacks may be required to mitigate potential visual and noise impacts in sensitive areas.
- Natural materials, including stone, and wood in keeping with the general character of the project are preferred.

- Property owners are responsible for installing and maintaining the landscape setbacks within their properties, in accordance with the Tracy Municipal Code. All landscaping as approved for a site shall be maintained and replaced as necessary. If at any time the landscaping degrades to a point which is below the standard at which it was approved at the final certificate of occupancy, the owner/leaser shall be required to immediately replace the landscaping at his or her own expense to the satisfaction of the DES Director. (See Agreement for Maintenance of Landscape and Irrigation Improvements, attached)



Unsuccessful Design

The small, low shrubs in these landscape planters will never compensate for the lack of trees and the shade that those trees would provide.

4.2 Project Site Perimeter

Landscaping should be provided in various locations throughout the project site to be used for aesthetics, shading, screening, noise buffering, and to soften edges. Requirements are as follows:

- A landscape strip should be placed along lot lines to separate different land uses or to mark a perimeter. Such a division may not be necessary to separate adjacent sites with the same land use type.
- Landscaping should include trees for screening and noise buffering between adjacent non-residential and residential uses.
- Trees should be grouped at various intervals to soften the visual appearance of buildings and screen view of parking lots and service areas.
- All development fronting the freeway should incorporate a uniform landscaping theme to create a consistent visual aesthetic.
- Screening and sound attenuation along roads should be achieved through siting, berming and landscaping.
- Trees on private property and public street trees shall be planted in a staggered pattern to allow the double row of canopies to grow without obstructing one another.



4.3 Parking Lots

The Tracy Municipal Code contains several regulations relating to landscaping within parking areas. In addition to those regulations, parking lot treatments should be consistent and contribute to the project landscape unity by adhering to these additional standards. Parking lots should be planted with trees in such a manner as to provide shade for vehicles and pedestrians. Planting areas should be provided between parking and roads to provide visual relief in large expanses of hardscape. To achieve this, parking lots should be landscaped as follows:

- Landscape strip medians between bays of parking should be installed with trees to soften visual appearance of parking areas. Consider the use of bulb-outs (i.e. one for every eight parking spaces).
- Parking access drives should be easily identifiable and marked with landscaping treatment. (Note: trees should be located a sufficient distance from the face to the street curb to avoid interference with drivers' line-of-sight).
- Perimeter parking lots adjacent to public streets and fronting the freeway should be provided with additional landscape treatment to ensure that parking areas are adequately screened from adjacent street views.
- Trees may be clustered in parking areas to define circulation routes, frame site views, and reinforce freeway and street edge planting. Large scale, high branching shade trees should be used in all parking areas.
- Vegetated bioretention planters and bioswales are allowed in parking lot planting islands to treat on-site stormwater and provide visual relief within the hardscape and may be counted toward parking area landscape requirements provided that the slope does not exceed 1:4. Breaks in the concrete curb required by the Tracy Municipal Code around landscape areas may be provided as necessary for the function of the bioretention and bioswale.



4.4 Pedestrian Paths

Pedestrian paths should be designed to unify the entire project area and provide pedestrian site access to buildings, parking and site activity areas. The following design should be considered:

- Pedestrian paths are strongly encouraged and should be incorporated in parking areas.
- Pedestrian paths should be a minimum of four feet in width or wider, appropriate to the pedestrian use demands of the site. When appropriate, include landscape strips on one or both sides.
- Provide clear, convenient pedestrian connections from the public streets, sidewalks, transit stops and trails to business entries.
- Distinguish pedestrian pathways from vehicular drives through the use of differing paving texture, color and/or materials. Where pedestrian pathways cross vehicular drives, provide clearly delineated crosswalks and consider raising the pedestrian paving surface for more visual differentiation.
- Provide adequate lighting for pedestrian safety.



4.5 Impact Considerations

4.5.1 Water Conservation

All projects must be consistent with the City of Tracy Municipal Water Management Plan as well as the amendments prescribing emergency water conservation measures (Ordinance 1196). All projects must also be consistent with the regulations set forth by the Water Efficient Landscape Ordinance (MWEL0).

Water conservation techniques should include the following general irrigation and plating practices.

- Water-efficient irrigation systems, irrigation control systems, low-flow sprinkler heads, water-efficient scheduling practices, and Xeriscape should be employed to limit water usage.
- Recycled water should be used for landscape irrigation when available.
- Drip irrigation should be utilized whenever possible.
- Landscaped areas should be designed without the use of turf and with 100% water wise plants. Drought tolerant trees should be utilized whenever possible to achieve the desired tree canopies without compromising efforts of water conservation.
- Drought tolerant trees should be utilized whenever possible to achieve the desired tree canopies without compromising efforts of water conservation.
- Turf should be minimized in the landscape, except where needed for recreational purposes. The use of turf for solely decorative purposes is strongly discouraged.



4.5.2 Sustainability

- Sustainable landscape design employing the most current technologies is strongly encouraged.
- Appropriate placement of landscape materials should provide summer shade on buildings, parking spaces, drives and paths.
- Enhanced building entries and other special landscape features are encouraged and should feature bold foliage accent planting in pots or planters, colored paving, spreading shade trees and seating elements.
- Accent lighting of prominent landscape features is encouraged.
- Locally sourced, salvaged and recycled content materials in the landscape are encouraged.
- The use of renewable energy in the landscape such as photovoltaics and wind turbines should be considered.
- Species listed on the California Invasive Plant Council (CAL-IPC) list of invasive species shall not be used in the landscape.



4.5.3 Low-Impact Development

Roads and parking lots play a major role in transporting increased stormwater runoff and contaminant loads to receiving waters. The following guidelines serve to address ways in which Low-Impact Development techniques address stormwater management that mimic a site's predevelopment hydrology.

- Stormwater Best Management Practices, such as rain gardens, bioswales and rainwater harvesting, should be incorporated into the landscape to maximize on-site infiltration of stormwater, to the extent possible.
- Tree box filters should be considered to address bioretention; the mini bioretention areas installed beneath trees can be very effective at controlling runoff, especially when distributed throughout the site. Runoff is directed to the tree box, where it is cleaned by vegetation and soil before entering a catch basin. The runoff collected in the tree-boxes serves to irrigate the trees.
- Permeable paving materials like porous concrete or unit pavers should be considered in landscape design as they may look similar to traditional paving materials but allow air and water to pass through the paving material, providing the opportunity for temporary storage of stormwater runoff and/or groundwater recharge into the soils below.
- Residential yards are encouraged to be comprised of at least fifty percent in pervious landscaping and hardscaping materials.

Refer to *Multi-Agency Post-Construction Stormwater Standards Manual* (Larry Walker Associates, 2015) for additional stormwater management guidelines.



4.6 Planting Palette

The use of native, climate adapted and large stature species is encouraged to promote/create habitat, minimize use of water, fertilizers and pesticides, promote biodiversity and sequester carbon.

The following plant list provides suggested species suitable for the design aesthetic desired.

Table 4-1: Plant Palette

Botanical Name	Common Name
Acer rubrum 'Red 'Sunset'	Red Sunset Maple
Celtis sinensis	Japanese Hackberry
Cercis Canadensis	Forest Pansy
Cercis occidentalis	Western Redbud
Crataegus cordata	Washington Hawthorne
Crataegus oxycantha	Hawthorn
Cupressus sempervirens	Italian Cyprus
Fraxinus hololricha 'Moraine'	Moraine Ash
Fraxinus velutina 'Rio Grande'	Rio Grande Velvet Ash
Fraxinus uhdei	Evergreen Ash
Lagerstoemia indica	Crape myrtle
Liriodendron tulipifera	Tuliptree
Nyssa sylvatica	Saucer Magnolia
Pistacia chinensis-Male only	Chinese Pistache
Platanus acerifolia 'Yarwood'	London Planetree
Prunus cerasifera 'krauter Vesuvius'	Krauter Vesuvius Flowering Plum
Pyrus calleryana 'Aristocrat','Capital', 'Red Spire', 'Whitehouse'	Flowering Pear, Callery Pear, Capital, Red Spire, Whitehouse Callery Pear
Pyrus calleryana 'New Bradford'	New Bradford Pear

Pyrus calleryana 'Cleveland Select'	Cleveland Flowering Pear
Quercus agrifolia	Coast Live Oak
Quercus cocchinea	Scarlet Oak
Quercus lobata	Valley Oak, White Oak
Quercus rubra	Red Oak
Quercus suber	Cork Oak
Quercus virginiana	Southern Live Oak
Schinus molle	California Pepper Tree
Zelkova serrata 'Green Vase' or 'Village Green'	Japanese Zelkova



5 SIGNAGE

- GOAL 1.** To allow only for signage that is architecturally integrated with its surroundings in terms of size, shape, color, texture, placement, and lighting so that it is architecturally complementary to the overall design of the building(s).
- GOAL 2.** To balance the need for business identification with the need for high quality graphic design and strong aesthetic values.

5.1 Signage Standards

- Signs of high quality materials should be integrated with the design of the project.
- Master sign programs are encouraged in industrial and commercial shopping centers in order to provide for the orderly placement and visual continuity of signage installed.
- Monument sign materials shall reflect the character of the building for which the sign identifies, and monument signs shall be accompanied with landscaping, rather than placed alone, in paved areas.



Successful Design

The design, materials, and shape of the sign coordinate with the design of the building.



Successful Design

The sign for this building is similar in shape and colors and is appropriate in scale to the building it advertises. It is also de-emphasized by its location within a planter area, integrating well with the remainder of the site.

**CITY OF TRACY
AGREEMENT FOR MAINTENANCE
OF LANDSCAPE AND IRRIGATION IMPROVEMENTS**

This Agreement is made this ___ day of _____, 20___, by _____, hereinafter referred to as "Property Owner," and acknowledged receipt by the City of Tracy, a Municipal Corporation, hereinafter referred to as "City."

RECITALS

THIS AGREEMENT is based upon the following facts:

1. The Property Owner is the owner of real property located within the City of Tracy, California, at _____ (APN _____).
2. On _____, 20___, the City granted approval of _____ Application No. _____ to the Property Owner in accordance with Regulations of the City of Tracy Municipal Code.
3. Under the terms of approval of _____ Application No. _____, the Property Owner is required to install and maintain landscape and irrigation improvements in accordance with a City approved landscape and irrigation plan. On _____, 20___, the City approved a landscape and irrigation plan for the development. Said landscape and irrigation plan is on file with the City of Tracy Department of Development Services and is hereby incorporated by reference.
4. Both parties recognize that the installation and maintenance of landscape and irrigation improvements is an integral part of the Property Owner's plan for development and is necessary to carry out the purpose and intent of the City's land use regulations. It is also recognized that the development would not have been approved by the City without the assurance that this Agreement for maintenance of landscape and irrigation improvements would be executed by the Property Owner.

NOW, THEREFORE, IT IS AGREED BY THE PROPERTY OWNER, as follows:

1. Purpose. The purpose of this Agreement is to assure continued maintenance and care of the landscape and irrigation improvements identified on the plan approved by the City of Tracy on _____, 20___.
2. Property Subject to Agreement. The real property subject to this Agreement is described in paragraph 1 of the Recitals.
3. City Proceedings. Reference is made to the proceedings conducted by the City with regard to of _____ Application No. _____ and the landscape and irrigation improvement plans for the development. Copies of these files and their respective documents are on file with the City of Tracy Department of Development Services, 333 Civic Center Plaza, Tracy, California.

4. Landscape and Irrigation Improvements as a Benefit. The Property Owner agrees that the landscape and irrigation improvements which he is obligated to install will materially benefit his property and are necessary in order to comply with the conditions of approval for of _____ Application No. _____.
5. Duty to Install and Maintain Landscape and Irrigation Improvements. The Property Owner agrees to complete the installation of the approved landscape and irrigation improvements prior to requesting final inspection of the development by City staff. The Property Owner agrees to diligently maintain and care for the landscape and irrigation improvements installed utilizing generally accepted methods of cultivation and watering. The Property Owner agrees to maintain that standard of maintenance and care, consistent with Tracy Municipal Code Section 10.08.3560(n), and necessary to prevent the installed landscape and irrigation improvements from deteriorating to the extent that its value as landscaping is destroyed.
6. City May Maintain Landscape and Irrigation Improvements. If the Property Owner fails to meet the standard of maintenance and care necessary to keep the installed landscape and irrigation improvements in healthy and functioning condition, the City shall serve the Property Owner with a written Notice of Deficiency. Upon receipt of the Notice of Deficiency, the Property Owner shall have twenty (20) days in which to make the necessary corrections as required by the Notice of Deficiency.

If the Property Owner does not make the required corrections within twenty (20) days, the City may elect to take the necessary correctional steps to ensure that the corrections are made and that the landscape and irrigation improvements are maintained and cared for. Prior to taking said correctional steps, the City shall serve the Property Owner with a Notice of Intent to enter the premises for this purpose. Such Notice of Intent shall be served upon the Property Owner personally, or by certified mail addressed to the Property Owner's last known address, the address as shown in paragraph 10, below, or the address as shown on the latest tax roll, at least fifteen (15) days in advance of the date the City intends to enter the premises. For this purpose, the City may enter upon the property and perform such work as it considers reasonably necessary to properly restore, maintain and care for the landscape and irrigation improvements. The City reserves the right to act on such purpose through its own employees or through an independent contractor.

7. City's Costs to be Reimbursed (Financial Security Required). A performance bond, letter of credit, cash deposit, or other surety paid for by the Property Owner, or his or her authorized agent, shall be required to accompany this agreement. Said financial surety shall be equal to \$ _____ (an amount equal to \$2.50 per square foot of new landscape and irrigation area of the project). Said financial surety shall be retained by the City for a period not less than two years from the date of acceptance by the City of installed landscape and irrigation improvements. Release of said financial surety shall be made only after all costs incurred as necessary under paragraph 6 above have been repaid to the City by the Property Owner.
8. City to Release Financial Security. The City shall release the financial security as set forth in paragraph 7, or any portion remaining after curing defects or pursuing remedies as set forth in paragraphs 6 and 9, within a reasonable time period following the two-year maintenance period set forth in paragraph 7, and after inspection of the property and

determination by the City that the landscaping and irrigation has been maintained in substantial compliance with the provisions of this Agreement.

9. Additional Remedies. The City may, as an alternative to the procedure set forth above, bring legal action to collect the sums due as the result of the making of expenditures for restoration and maintenance of landscape and irrigation improvements. The Property Owner agrees that if legal action by the City is necessary to collect any amounts expended by the City, the Property Owner shall pay the City all reasonable attorney fees and court costs, together with interest accruing thirty (30) days from the date the Notice of Intent is served upon the Property Owner.

10. Notices.

Notice to the City shall be addressed to the City of Tracy, Development Services Department Director, 333 Civic Center Plaza, Tracy, California, 95376.

Notice to the Property Owners shall be addressed to _____.

11. Miscellaneous Terms and Provisions.

- a) If any provision of this contract is judged invalid, the remaining provisions are not affected and remain in full force.
- b) Notice to the Property Owner shall be considered served when issued personally to the Property Owner, or by Certified Mail to the address stated under paragraph 10 above.
- c) The Property Owner hereby appoints the City as attorney-in-fact for the performance of all actions which the City considers necessary for the restoration, maintenance or care of the landscape and irrigation improvements installed under the approval of _____ Application No. _____ and the City approved landscape and irrigation plans.
- d) If there is more than one person signing this Agreement as Property Owner, the obligations of this Agreement shall be joint and several.
- e) This Agreement contains a full, final and exclusive statement of the Property Owner and the City.
- f) The personal obligations upon the Property Owner signing this Agreement terminates when the Property Owner conveys his interest in the property and files an assignment of this Agreement to the new property owner with the County Recorder.
- g) This Agreement does not relieve the Property Owner from the obligation to continue to maintain landscape and irrigation improvements in accordance with City Standards after the initial two-year period of this Agreement.

12. Agreement Attached to Land. This Agreement pertains to and runs with the real property located at _____ (APN _____).

WITNESS WHEREOF, the Property Owner has executed this Agreement on the day and in the year above written.

PROPERTY OWNER

CITY OF TRACY

Agreed to by:

Acknowledged receipt of Agreement by:

(Signature)

(Signature)

(Print Name)

(Print Name and Title)