

<b>Location:</b>	<b>1000 Apgar Street (See map on reverse)</b>
<b>Assessors Parcel Numbers:</b>	012-0952-012-00 & 012-0952-029-00
<b>Proposal:</b>	Subdivide two lots into twenty to accommodate 19 new townhouse units on individual parcels.
<b>Applicant:</b>	Andrew Swett & Steve Colten – (650) 743-8644
<b>Owner:</b>	Andrew Swett & Steve Colten
<b>Planning Permits Required:</b>	Minor Conditional Use permit for a mini lot development, Design Review for new construction, and a Tentative Tract Map.
<b>General Plan:</b>	Mixed Housing Type Residential
<b>Zoning:</b>	C-40, Community Thoroughfare Commercial Zone.
<b>Environmental Determination:</b>	Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects
<b>Historic Status:</b>	Potentially Designated Historic Property (PDHP); rating: Dc3
<b>Service Delivery District:</b>	II – North Oakland
<b>City Council District:</b>	1
<b>Date Filed:</b>	8/3/05
<b>Action to be Taken:</b>	Decision on Application
<b>Staff Recommendation:</b>	Approve with the attached conditions.
<b>Finality of Decision:</b>	Appealable to City Council
<b>For Further Information:</b>	Contact case planner <b>Peterson Z. Vollmann</b> at <b>510-238-6167</b> or by <b>e-mail at <a href="mailto:pvollman@oaklandnet.com">pvollman@oaklandnet.com</a></b> .

**PROJECT DESCRIPTION**

The proposal is to remove the existing buildings on the site and construct 19 new townhouses on individual parcels that would be created with the proposed Tract Map. The proposal contains nine units at the front of the site facing out onto Apgar Street and the remaining ten units would face onto the internal driveway. The internal driveway will serve for auto access as well as Fire access to the site. At the eastern side of the property a main pedestrian courtyard entry will be provided, which will double as the required group usable open space. Each dwelling unit will contain one garaged off street parking stall. While a group open space area is being provided, each unit will contain individual private open space. The rear units will have small rear patios, and the front units will have multiple balconies.

The proposed townhouses will be three stories each and contain zero lot line walls between abutting structures. Each unit will contain two bedrooms with an office or optional third bedroom in the ground floor. The street fronting elevations will contain large bay windows with cantilevered balconies projecting from the façade, which will be made up of cable stay wire and metal pipe balconies, while the lower balconies will contain “EON” plastic slats which will provide screening for the living room. The ground floor of each unit will contain a raised stoop to address the pedestrian scale of the neighborhood. The ground floor will have a stucco exterior and the upper floors will contain 1 x 10 horizontal hardiboard siding with a smooth finish. The roof lines of each structure will alternate between upslope and downslope pitches to create differentiation between the buildings. The downslope roofs will contain a “metal roof with battens”. The rear structure will contain a similar makeup, but will flip the bay windows

and balconies to the rear elevation rather than in towards the driveway. All of the windows throughout the development will be steel sash divided lite windows.

**PROPERTY DESCRIPTION**

The subject site is a 20,878 square foot site containing an existing duplex and rear cottage on the property at 1024 Apgar Street. The portion of the site on 1000 Apgar Street is a vacant lot. The property is located on the north side of Apgar Street between San Pablo Avenue and Market Streets.

**Existing Structures**

The duplex structure at the front of the property was built in the early 1900's and is included in the Oakland Cultural Heritage Survey ("the Survey"). The Survey assigned individual properties a rating using letters A to E to indicate their relative historical significance. The City considers any property that has at least a contingency rating of C or contributes to a district to "warrant consideration for possible preservation." All properties meeting these minimum significance thresholds are referred to as Potential Designated Historic Properties (PDHPs). The subject property contains a survey rating of Dc3, while not warranting preservation, it is in fair condition, and staff has required that the applicant put forth a good faith effort to have the building relocated to a separate parcel.

**GENERAL PLAN ANALYSIS**

The subject property is located within the Mixed Housing Type Residential General Plan Land Use Classification. This land use classification is intended to create, maintain, and enhance neighborhood residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi unit buildings and neighborhood businesses where appropriate. Mixed Housing Type Residential encompasses a range of densities, from two units per lot up to a maximum of 30 units per gross acre. The proposed density is consistent with the General Plan density.

The proposed development is consistent with the General Plan by filling in a large vacant lot with a new residential use that provides a transition from the higher intensity area out toward San Pablo Avenue in towards the smaller scale residential neighborhood. The Mixed Housing type residential General Plan Area generally allows for a residential intensity of at least one unit per 1,089 square feet of lot area, which would allow for a total of 19 dwelling units on the subject site.

**ZONING ANALYSIS**

The subject property is located within C-40, Community Thoroughfare Commercial Zone. The C-40 zone is intended to create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both short and long term needs in convenient locations, and is typically appropriate along major thoroughfares.

**Allowed Density**

The residential density allowed by the zoning would permit up to a maximum of 46 dwelling units. Given the General Plan designation of Mixed Housing Type, the maximum intensity for the subject property has been reduced to the one unit per 1,089 square feet of lot area as called out in the General Plan Conformity Guidelines. The project is within the maximum density allowed at 19 dwelling units.

**Mini Lot Development**

Planning Code Section 17.102.320 allows for projects to be considered as mini-lot developments, which allows a development to waive minimum lot sizes, lot widths and frontage, and internal setbacks on lots less than 60,000 square feet upon the granting of a conditional use permit. The proposed development is requesting to waive the minimum lot width of 25 feet, the minimum lot size of 4,000 square feet, and the required street frontage for the lots proposed at the rear of the site. Staff feels that the proposal meets the required findings for a mini lot development given that the development site is at the end of the block near the San Pablo Avenue and West MacArthur intersection, and the development will stand as a transition site between the high intensity on San Pablo Avenue and the lower intensity down Apgar Street towards Market Street, while still providing a townhouse style development that is compatible with the scale of the neighborhood.

**KEY ISSUES****Lot Frontage**

All newly platted lots are required to contain frontage onto a public street. The proposed development would contain ten lots that would lack direct frontage onto a public street, and would only have access by a private driveway and pedestrian walkways. The Mini Lot development provisions allow for an exception to this lot frontage requirement. The private driveway and pedestrian walkways will be included as a 20<sup>th</sup> lot that will be owned and maintained by a Homeowners Association or similar method that will place the responsibility of maintenance on the homeowners of the proposed dwellings. Staff feels that the proposed development meets the intent of a mini lot development by providing the private driveway for access as it would meet all the requirements if the site was developed as a single larger lot.

**Fire Access**

The project site has been designed to allow for access by a fire truck into the internal private driveway with an appropriate hammerhead turnout. In addition to the hammerhead design for the driveway, pathways have been provided to allow for access by foot to the rear of all of the structures on the ten rear lots. All pedestrian and auto gates will contain "knox boxes" so that the Fire Department will have access into the site at all times.

**Design**

The proposed development will contain elements that will be similar to other buildings in the area by incorporating horizontal siding to be consistent with some of the neighborhood buildings that were built in the early 1900's and incorporating new modern materials to allow the architecture to stand out as its own design. The ground floor of the street fronting units will contain stoops to address the pedestrian scale of the neighborhood and will provide on single curb cut for auto access to limit the reduction of on street parking in the area. The townhouse design will give the site a more intense appearance to connect to the high intensity on San Pablo Avenue, while contain a broken down façade to relate to the scale of the residential neighborhood along Apgar Street. The proposal will also include repaving the right of way in front of the property and planting street trees.

**ENVIRONMENTAL DETERMINATION**

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the criteria for a Categorical Exemption under Section 15332 of the CEQA Guidelines. The criteria for a Categorical Exemption under Section 15332 of the CEQA guidelines are as follows:

- 1) The project is consistent with the applicable general plan designation and all general plan policies as well as with applicable zoning designation and regulations.**

The proposed project is consistent with the Mixed Housing Type General Plan designation.

- 2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The development site is located within the Oakland City limits, is less than five acres and is completely surrounded by urban uses.

- 3) The project site has no value as habitat for endangered, rare, or threatened species.**

The project site has been previously developed and does not contain any habitat for endangered, rare, or threatened species.

- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The proposed project is located on a street that has a direct connection with San Pablo Avenue and 19 units would not create a trip generation so high that it would reduce the existing level of service (LOS) for the surrounding streets. With implementation of standard conditions of approval related to construction management and noise reduction measures, the project would not result in any significant impacts on traffic, noise, air quality, or water quality.

- 5) The site can be adequately served by all required utilities and public services.**

All required utilities are readily accessible on the surrounding streets, and the site will be adequately served by public services in the area.

## **CONCLUSION**

Staff feels that the proposed project is a good reuse of the vacant lot and adjacent property in that it will fill out a large portion of the end of the block and create a visible transition from the lower scale residential neighborhood on Apgar Street to the higher intensity development on San Pablo Avenue. The request to subdivide the site with ten lots that would lack street frontage through the mini lot process is appropriate given the flat nature of the site allows for emergency access and the proposed site planning for the project would be permitted if the site were developed as one lot.

## **RECOMMENDATIONS:**

1. Affirm staff's environmental determination.
2. Approve the Conditional Use Permit, Design Review and Tentative Tract Map subject to the attached findings and conditions.

Prepared by:

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PETERSON Z. VOLLMANN  
Planner III

Approved by:

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GARY PATTON  
Deputy Director of Planning and Zoning

Approved for forwarding to the  
City Planning Commission:

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CLAUDIA CAPPIO  
Director of Development

**ATTACHMENTS:**

- A. Plans and Elevations
- B. Findings for Approval
- C. Conditions of Approval

**ATTACHMENT B**

**FINDINGS FOR APPROVAL**

This proposal meets all the required Use Permit criteria (Sections 17.134.050) and Design Review Criteria (Section 17.136.070) as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

**SECTION 17.134.050 –CONDITIONAL USE PERMIT FINDINGS:**

- A. That the location, size, design, and operating characteristics of the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

The proposed building is sited between a major corridor in San Pablo Avenue and a mixed to lower density residential neighborhood. The proposed design does a good job of respecting the adjacent properties open spaces and uses narrow bay projections to visually reduce the impact of the height and bulk of the building in relation to the smaller scale neighborhood, while still achieving the goal of higher densities near the City's major corridors. The project would not impact any existing Level of Service for public streets, as Apgar Street dead ends right before San Pablo Avenue. Access to San Pablo is through a stop sign onto West Macathur, which quickly turns right onto San Pablo Avenue.

- B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

The proposed development will be an attractive and functional living environment by providing every unit access to open space in the large open courtyard, as well as individual private open spaces in decks and rear yard spaces. The development will create a visual connection between the residential neighborhood on Apgar Street towards Market Street and the Commercial area on San Pablo Avenue.

- C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

The development will enhance the area as a residential neighborhood by adding dwelling units to an existing vacant lot to transition the neighborhood back to residential as envisioned by the General Plan.

- D. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.**

See Design Review findings below.

- E. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.**

The construction of 19 residential townhouses is consistent with the Mixed Housing Type Residential General Plan Area.

**17.136.070A - RESIDENTIAL DESIGN REVIEW CRITERIA:**

- A. The proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.**

The proposal will consist of a set of three story townhouses that will transition the neighborhood along Apgar Street out towards the more intensely built out area on San Pablo Avenue. The townhouse design will break down the scale and mass of the development to remain compatible with the existing neighborhood. The materials will include horizontal siding to be similar to other older buildings in the area. The ground floor of the street fronting units will contain porches to keep the development consistent with the pedestrian scale of the neighborhood..

- B. The proposed design will protect, preserve, or enhance desirable neighborhood characteristics.**

The development will enhance the area as a residential neighborhood by adding dwelling units to an underdeveloped vacant lot to transition the neighborhood back to residential as envisioned by the General Plan.

- C. The proposed design will be sensitive to the topography and landscape.**

The subject area is flat containing no natural landscape.

- D. If situated on a hill, the design and massing of the proposed building relates to the grade of the hill.**

Not situated on a hill.

- E. The proposed design conforms in all significant respects with the Oakland Comprehensive Plan and with any applicable district plan or development control map which has been adopted by the City Council.**

The construction of 19 new residential townhouses is consistent with the Mixed Housing Type Residential General Plan Area.

**16.08.030 - TENTATIVE MAP FINDINGS (Pursuant also to California Government Code §66474  
(Chapter 4, Subdivision Map Act)**

The Advisory Agency shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- A. That the proposed map is not consistent with applicable general and specific plans as specified in the State Government Code Section 65451.**

Not Applicable

- B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

Not Applicable

- C. That the site is not physically suitable for the type of development.**

Not Applicable

- D. That the site is not physically suitable for the proposed density of development.**

Not Applicable

- E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Not Applicable

- F. That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

Not Applicable

- G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. (This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.)**

Not Applicable

- H. That the design of the subdivision does not provide to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision**

Not Applicable

**SECTION 16.24.040 – LOT DESIGN STANDARDS**

- A. No lot shall be created without frontage on a public street, except lots created in conjunction with approved private access easements.**

Ten of the newly created lots will front onto a public street (Apgar Street), while the others will be served off of a private street. The Mini Lot Development procedure allows for the required street frontage of parcels to be waived.

- B. The side lines of lots shall run at right angles or radially to the street upon which the lot fronts, except where impractical by reason of unusual topography.**

The side lot lines (of the project site) will run at right angles from Apgar Street.

- C. All applicable requirements of the zoning regulations shall be met.**

Zoning requirements have been met by meeting the Conditional Use permit criteria above for a mini lot development.

- D. Lots shall be equal or larger in measure than the prevalent size of existing lots in the surrounding area.**

This criteria is superceded by the project complying with the Conditional Use Permit criteria for a Mini-lot development.

- E. Lots shall be designed in a manner to preserve and enhance natural out-croppings of rock, specimen trees or group of trees, creeks or other amenities.**

No such characteristics exist at the subject site.

**ATTACHMENT C**

**CONDITIONS OF APPROVAL**

**STANDARD CONDITIONS:**

**1. Approved Use.**

**a. Ongoing.**

The project shall be constructed and operated in accordance with the authorized use as described in this staff report and the plans dated **October 3, 2005** and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and approved plans, will require a separate application and approval. All proposals for future commercial uses shall require separate zoning clearances.

**2. Effective Date, Expiration, and Extensions**

**a. Ongoing.**

This permit shall become effective upon satisfactory compliance with these conditions. This permit shall expire on **November 16, 2007**, unless actual construction or alteration, or actual commencement of the authorized activities in the case of a permit not involving construction or alteration, has begun under necessary permits by this date. Upon written request and payment of appropriate fees submitted no later than the expiration date, the Zoning Administrator may grant a one-year extension of this date, with additional extensions subject to approval by the City Planning Commission.

**3. Scope of This Approval; Major and Minor Changes**

**a. Ongoing.**

The project is approved pursuant to the Planning Code only and shall comply with all other applicable codes, requirements, regulations, and guidelines imposed by other affected departments, including but not limited to the Building Services Division and the Fire Marshal. Minor changes to approved plans may be approved administratively by the Zoning Administrator; major changes shall be subject to review and approval by the City Planning Commission.

**4. Modification of Conditions or Revocation**

**a. Ongoing.**

The City Planning Commission reserves the right, after notice and public hearing, to alter Conditions of Approval or revoke this conditional use permit if it is found that the approved use or facility is violating any of the Conditions of Approval, any applicable codes, requirements, regulation, guideline or causing a public nuisance.

**5. Reproduction of Conditions on Building Plans**

**a. Prior to issuance of building permit.**

These conditions of approval shall be reproduced on page one of any plans submitted for a building permit for this project.

**6. Indemnification**

**a. Ongoing.**

The applicant shall defend, indemnify, and hold harmless the City of Oakland, its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents, officers or employees to attack, set aside, void or annul,

an approval by the City of Oakland, the Office of Planning and Zoning Division, Planning Commission, or City Council relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

**STANDARD CONDITIONS FOR NEW CONSTRUCTION:**

**7. Waste Reduction and Recycling**

***a. Prior to issuance of a building permit***

The applicant may be required to complete and submit a “Waste Reduction and Recycling Plan,” and a plan to divert 50 percent of the solid waste generated by the operation of the project, to the Public Works Agency for review and approval, pursuant to City of Oakland Ordinance No. 12253. Contact the City of Oakland Environmental Services Division of Public Works at (510) 238-7073 for information.

**8. Recycling Space Allocation Requirements**

***a. Prior to issuance of building permit***

The design, location and maintenance of recycling collection and storage areas must substantially comply with the provision of the Oakland City Planning Commission “Guidelines for the Development and Evaluation of Recycling Collection and Storage Areas”, Policy 100-28. A minimum of two cubic feet of storage and collection area shall be provided for each dwelling unit and for each 1,000 square feet of commercial space.

**STANDARD CONDITIONS FOR MAJOR PROJECTS:**

**9. Air Quality**

***a. Prior to commencement of construction activity***

The contractor shall implement a construction dust abatement program including the following measures:

- i. Twice-daily watering of the project site during construction to reduce dust emissions.
- ii. Following best management practices such as (i) watering all active construction areas at least twice daily; (ii) covering all trucks hauling soil and other loose materials or requiring trucks to maintain at least two feet of freeboard; (iii) paving, applying water three times daily, or applying non-toxic stabilizers on all unpaved access roads, parking areas, and staging areas at the construction site; (iv) sweeping daily with water sweepers all unpaved access roads, parking areas, and staging areas at the construction site; and (v) sweeping streets daily with water sweepers if visible soil material is carried onto adjacent public streets.
- iii. Routing temporary haul roads to the soil stockpile away from existing neighboring land uses, surfacing these temporary roads with gravel, and implementing a program to regularly water or apply an appropriate dust suppressant to control for dust.
- iv. Utilizing water sprays to control dust when material is being added or removed from the soil stockpile or when the stockpile remains undisturbed for more than a week treating the stockpile with a dust suppressant or crusting agent to eliminate windblown dust generation.
- v. Providing neighboring properties located within 300 feet of the subject property lines with name and phone number of a designated dust control coordinator who shall respond to complaints within 24 hours by suspending dust producing activities or providing additional

personnel or equipment for dust control as deemed necessary. The phone number of the BAAQMD pollution complaints contact shall be provided. The dust control coordinator shall be on-call during construction hours and shall maintain a log of complaints received and remedial actions taken in response. The log shall be submitted to City staff upon request.

**10. Hydrology and Water Quality**

**a. *Prior to commencement of construction activity***

If required the project sponsor shall prepare, for City review and approval, and implement a Storm Water Pollution Prevention Plan (SWPPP) to reduce potential impacts to surface water quality during project construction.

**11. Construction Hours for Major Projects**

**a. *During all construction activities.***

Construction hours will be limited to be between 7:00AM to 7:00PM, Monday through Friday. Subject to prior authorization of the Building Services Division and the Planning and Zoning Division, no construction activities shall be allowed on Saturdays until after the building is enclosed, and then only within the interior of the building with the doors and windows closed. Saturday construction activity prior to the building being enclosed shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a survey of residents preferences for whether Saturday activity is acceptable if the overall duration of construction is shortened. No construction activity shall take place on Sundays or Federal holidays.

**12. Construction Staging and Phasing Plan**

**a. *Prior to issuance of any demolition, grading or building permit.***

The project applicant and construction contractor shall meet with the Traffic Engineering and Parking Division of the Oakland Public Works Agency (PWA) and other appropriate City of Oakland agencies to determine traffic management strategies to reduce traffic congestion and the effects of parking demand, to the maximum feasible extent, by construction workers during construction of this project and other nearby projects that could be simultaneously under construction.

The project applicant shall submit a construction management and staging plan to the Building Services Division with the application for the first building permit for the project for review and approval. The plan shall include at least the following items and requirements:

- A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.
- Provision for parking management and spaces for all construction workers to ensure that construction workers do not park in on-street spaces.
- Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours and lane closures will occur.
- Provision for accommodation of pedestrian flow.
- Location of construction staging areas.
- Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected.
- A temporary construction fence to contain debris and material and to secure the site.
- Provisions for removal of trash generated by project construction activity.

- Dust control measures as set forth in Condition #9.
- A process for responding to, and tracking, complaints pertaining to construction activity, including the identification of an on-site complaint manager.

### **13. Public Improvements Plan**

#### ***a. Prior to issuance of a building permit.***

The applicant shall submit Public Improvement Plans for adjacent public rights-of-way showing all proposed improvements and compliance with conditions of approval and City requirements, including but not limited to curbs, gutters, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above-ground utility structures, the design, specifications locations of facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements compliant with applicable standards, and any other improvements or requirements for the project as provided for in this approval. Encroachment permits shall be obtained as necessary for any applicable improvements. The Planning and Zoning Division, Building Services Division and the Public Works Agency will review and approve designs and specifications for the improvements. Improvements shall be completed prior to issuance of certificate of occupancy.

### **14. Underground Utilities.**

#### ***a. Prior to issuance of building permits.***

The applicant shall submit plans for review and approval of the Planning and Zoning Division, Building Services Division and the Public Works Agency, and other relevant agencies as appropriate, plans that show all new electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities placed underground by the developer from the applicant's structures to the point of service. The plans shall show all electric and telephone facilities installed in accordance with standard specifications of the serving utilities.

### **15. Exterior Materials Details**

#### ***a. Prior to issuance of building permit.***

The applicant shall submit for review and approval of the Planning and Zoning Division, plans that show the details of the exterior of each building including colors. These details shall include the labeling of all the materials and treatments proposed for the exterior of each building. The applicant shall also provide a material and color board for review and approval of the Planning and Zoning Division. All materials and treatments shall be of high quality that provides the building with significant visual interest. In particular, the exterior stucco shall contain a smooth trowel finish. All material at ground level shall be made of durable material that can be maintained in an urban environment.

Windows shall be articulated to provide a two inch minimum recess from the exterior building façade in order to create a sufficient shadow line. The final window details shall be submitted for review and approval.

### **16. Landscape and Irrigation Plan**

#### ***a. Prior to issuance of building permit.***

The applicant shall submit for review and approval by the Planning and Zoning Division, a detailed landscape and irrigation plan prepared by a licensed landscape architect or other qualified person. Such plan shall show all landscaping on the site maintained by an automatic irrigation system or other comparable system. The landscaping plan shall include a detailed

planting schedule showing sizes, quantities, and specific common and botanical names of plant species. Fire and drought-resistant species are encouraged.

**17. Landscaping Maintenance**

**a. Ongoing.**

All landscaping areas and related irrigation shown on the approved plans shall be permanently maintained in neat and safe conditions, and all plants shall be maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with all applicable landscaping requirements. All paving or other impervious surfaces shall occur only on approved areas.

**18. Street Trees**

**a. Prior to issuance of building permit.**

The applicant shall provide one street tree (24 inch box) per 25 feet of linear frontage of the project site for review and approval of species, size at time of planting, and placement in the right-of-way, subject to review and approval by the Office of Parks and Recreation and Building Services.

**19. Meter Shielding**

**a. Prior to issuance of building permits.**

The applicant shall submit for review and approval by the Planning and Zoning Division, plans showing the location of any and all utility meters, transformers, and the like located within a box set within the building, located on a non-street facing elevation, or screened from view from any public right of way.

**APPROVED BY:** City Planning Commission: \_\_\_\_\_(date)\_\_\_\_\_ (vote)  
City Council: \_\_\_\_\_(date)\_\_\_\_\_ (vote)