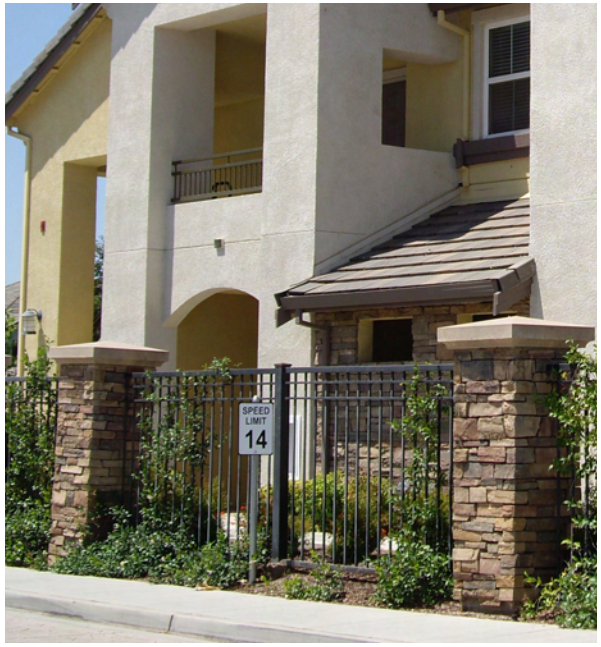
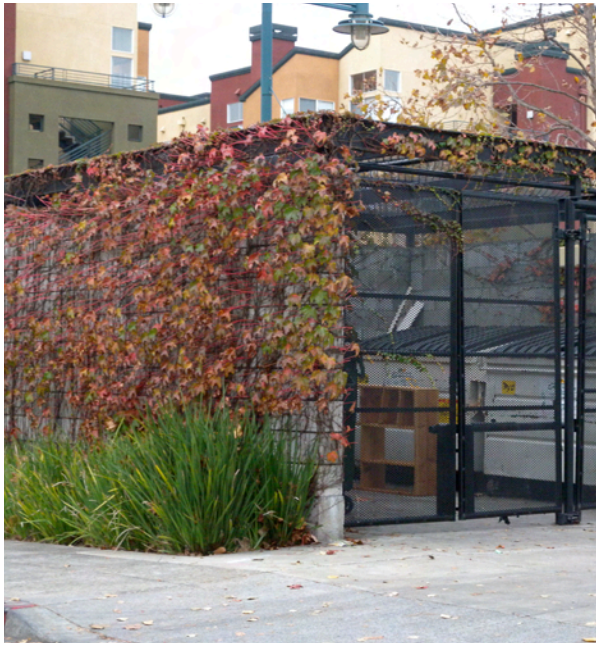
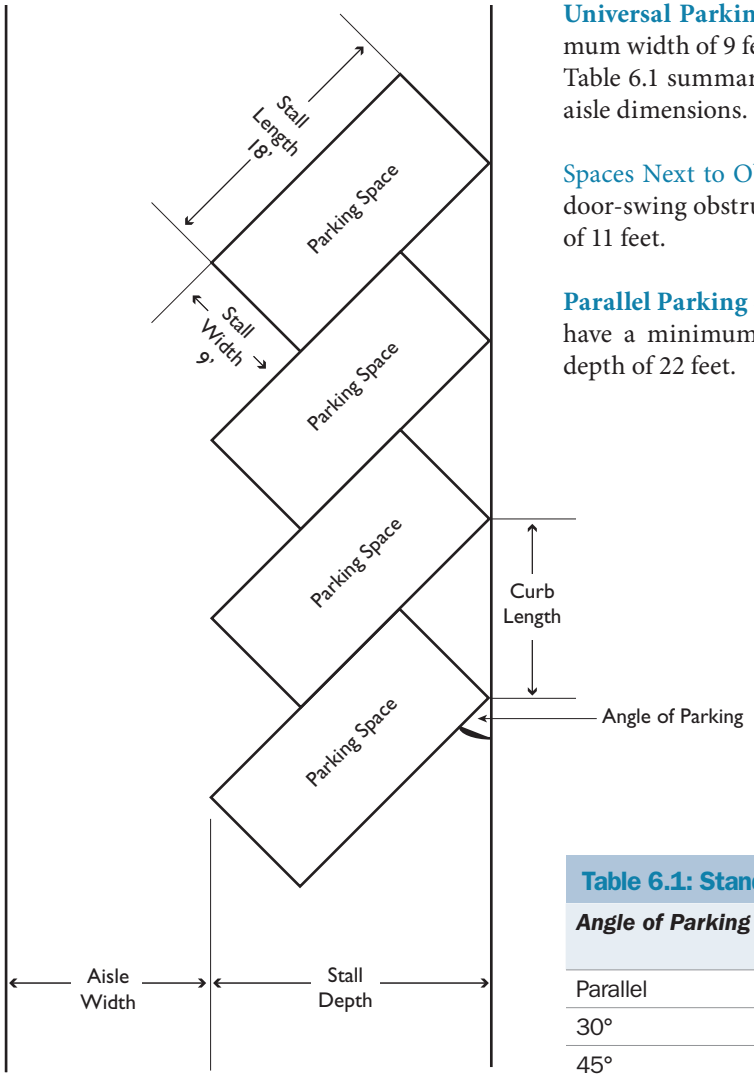


6 STANDARDS THAT APPLY TO ALL DEVELOPMENT PROJECTS WITH RESIDENTIAL USES

This chapter presents standards that are applicable to all projects with residential uses.

Figure 6-1: Parking



PARKING

Universal Parking Space. Spaces must have a minimum width of 9 feet and a minimum depth of 18 feet. Table 6.1 summaries the standard parking space and aisle dimensions.

Spaces Next to Obstructions. Parking spaces next to door-swing obstruction must have a minimum width of 11 feet.

Parallel Parking Space. Parallel parking spaces must have a minimum width of 9 feet and a minimum depth of 22 feet.

Enclosed Parking Space. Enclosed parking spaces shall have a minimum width of 9 feet and a minimum depth of 20 feet.

Compact Parking Space. Compact spaces shall provide a minimum length of 16 feet and a minimum width of 8 feet.

Residential Tandem Space. When two or more parking spaces are reserved or required for a single dwelling unit, such spaces may be developed as tandem parking spaces, subject to any limitations in the development standards regarding the percentage of units with tandem spaces. Tandem parking spaces must have a minimum width of 9 feet and a minimum depth of 36 feet to accommodate two vehicles.

Table 6.1: Standard Parking Space and Aisle Dimensions

Angle of Parking	*Stall Width*	*Curb Length Per Stall*	*Stall Depth*	*Aisle Width*
Parallel	9'	22'	9'0"	12'
30°	9'	18'	16'9"	14'
45°	9'	12'8"	19'	15'
60°	9'	10'5"	20'	18'
90°	9'	9'	18'	24'

BICYCLE PARKING

Dimensions. Each bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible without moving another bicycle.

Required Short Term Bicycle Parking

Commercial/Office Uses. Short-term bicycle parking spaces shall be provided at a rate of two percent of the number of required automobile parking spaces, with a minimum of two parking spaces provided per establishment.

Residential Uses. There shall be a minimum of one bicycle parking space per 25 units.

Location. Short-term bicycle parking shall be located within 50 feet of the primary building entrance. Bicycle parking shall be located on private property, unless the Public Works Director approves an encroachment permit for bicycle parking within the public right-of-way. A minimum four foot clear width for pedestrian circulation and handicapped access in public sidewalks shall be maintained.

Bicycle parking shall be visible from the street or from the main building entrance.

Required Long Term Bicycle Parking

Commercial/Office Uses. Any establishment with 25 or more employees shall provide long-term bicycle parking at a ratio of one space per 25 vehicle spaces.

Multi-Family Residential Uses. For multi-family residential development, a minimum of one bicycle parking space shall be provided for every four units.

Location. Long-term bicycle parking must be located on the same site as the use it serves, and shall be in an enclosed bicycle locker, or a fenced, covered, and locked bicycle storage area. Bicyle storage on open balconies is not permitted, unless there is a large enclosed storage area and bicycles are not publicly visible.

Employee Showers and Lockers. Employee showers and lockers shall be provided in all non-residential buildings over 25,000 square feet.

Figure 6-2: Bicycle Parking

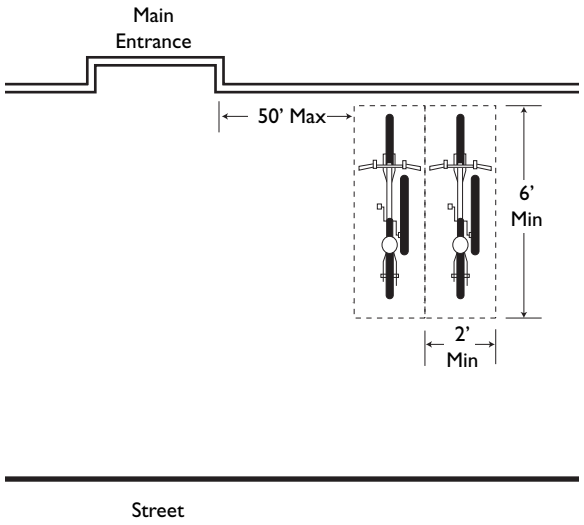
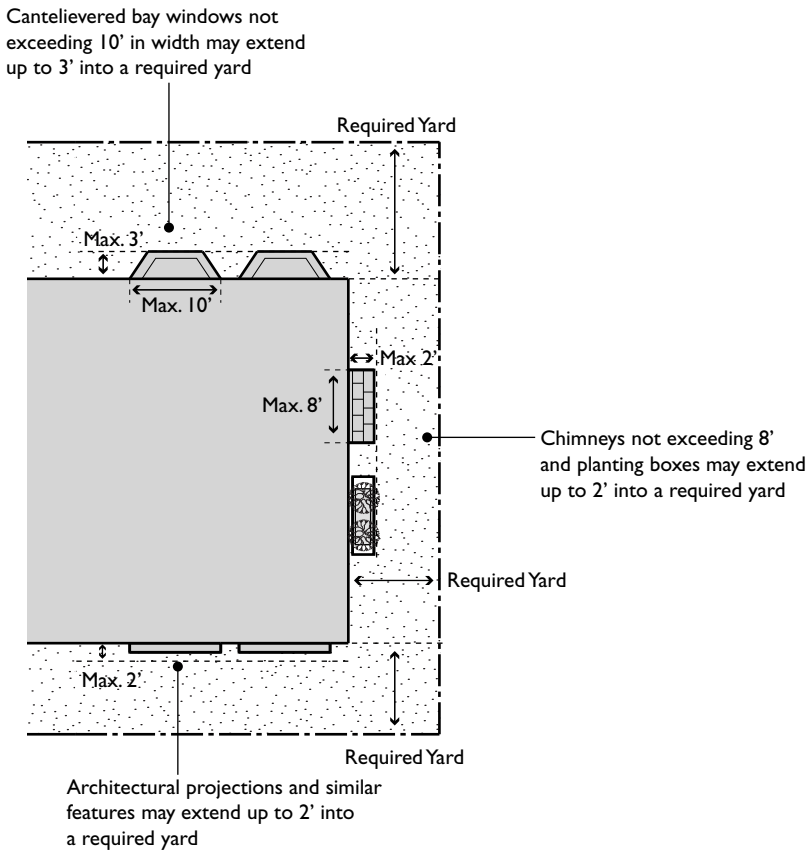


Figure 6-3: Projections



PROJECTIONS INTO REQUIRED YARDS

Cornices, canopies, eaves, sills, buttresses or similar architectural features, chimneys and fireplaces not exceeding eight feet in width, and planting boxes may project a maximum distance of two feet into any required yard.

Cantilevered bay windows, covered landing place, and/or covered porch not exceeding cumulative width of 10 feet and leading to a dwelling unit entrance not greater than six feet above the ground level, and the stairway leading thereto, may project into a required yard a distance not greater than three feet.

For building additions, a building wall encroaching two feet or less into a required yard may be extended so as to continue the same building wall line but may not reduce said required yard to a dimension less than that previously provided.

FENCES AND GATES

Maximum Height. Fences and walls may be erected and maintained in required yards subject to the requirements specified herein:

Within 30' of Intersection. Fences within 30 feet of an intersection shall not exceed two feet in height. Fences may be built to a height of four feet, provided that a 75% of the vertical plane of the fence is see through.

Front Yards. Fences within the required front yard shall not exceed four feet in height. Front yard entrance structures such as trellises shall not exceed seven feet in height. The width of front yard entrance structures cannot exceed 15% of the lot street frontage and must include an opening for entry.

Street Side Yard. Fences within three feet of the street side yard property line shall not exceed four feet in height. Fences at or beyond three feet of the street side property line shall not exceed 6 feet in height. Fences may be built to a height of seven feet, provided that the portion of the fence exceeding six feet in height consists of lattice or similar non-solid material.

Interior Side Yard. Fences within the required interior side yard shall not exceed 6 feet in height. Fences may be built to a height of seven feet, provided that the portion of the fence exceeding six feet in height consists of lattice or similar non-solid material.

Rear Yard. Fences within the required rear yard shall not exceed 6 feet in height. Fences may be built to a height of seven feet, provided that the portion of the fence exceeding six feet in height consists of lattice or similar non-solid material.

Driveway Gates. Gates across driveways shall be set back a minimum of 20' behind the property line, or greater depending on location in State Responsibility Fire Area and street travel speed.

Figure 6-4: Fences

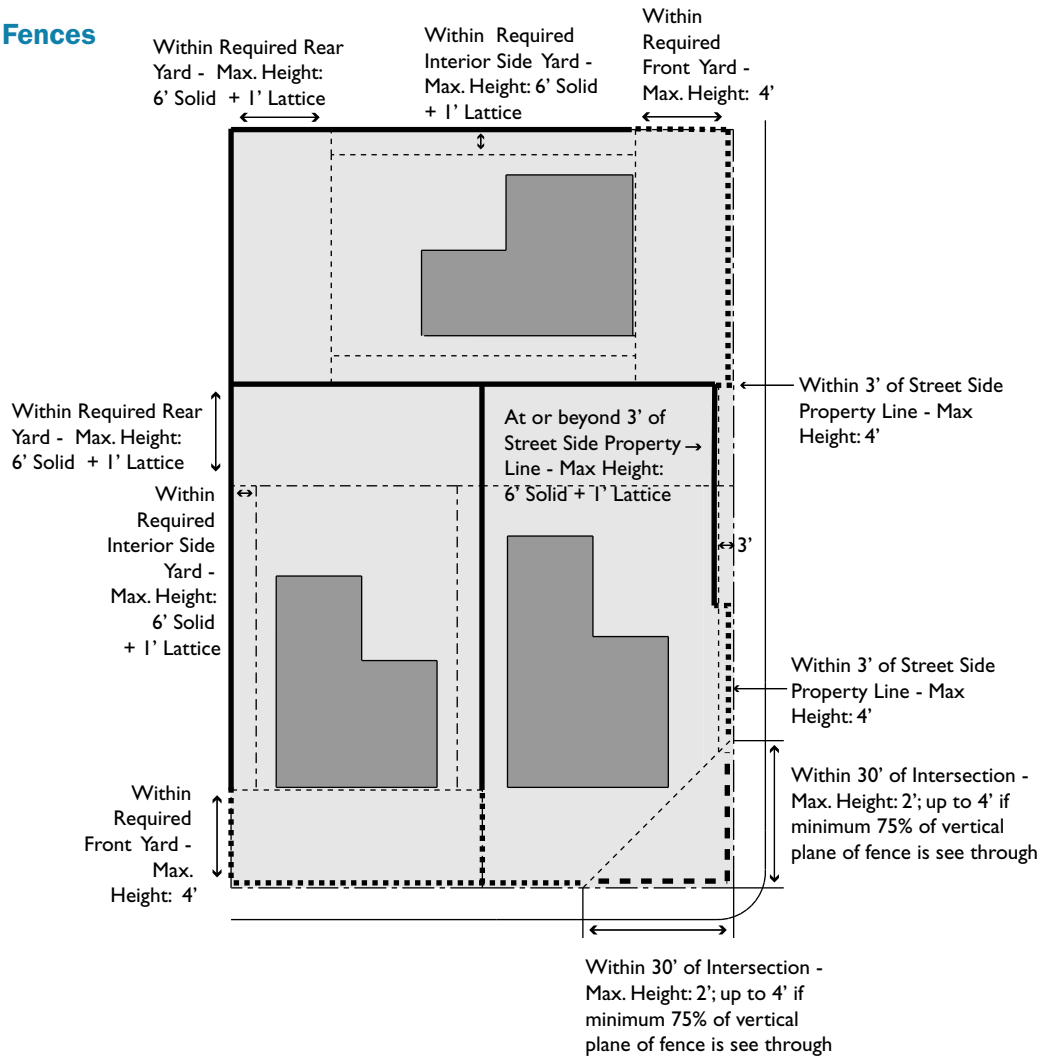
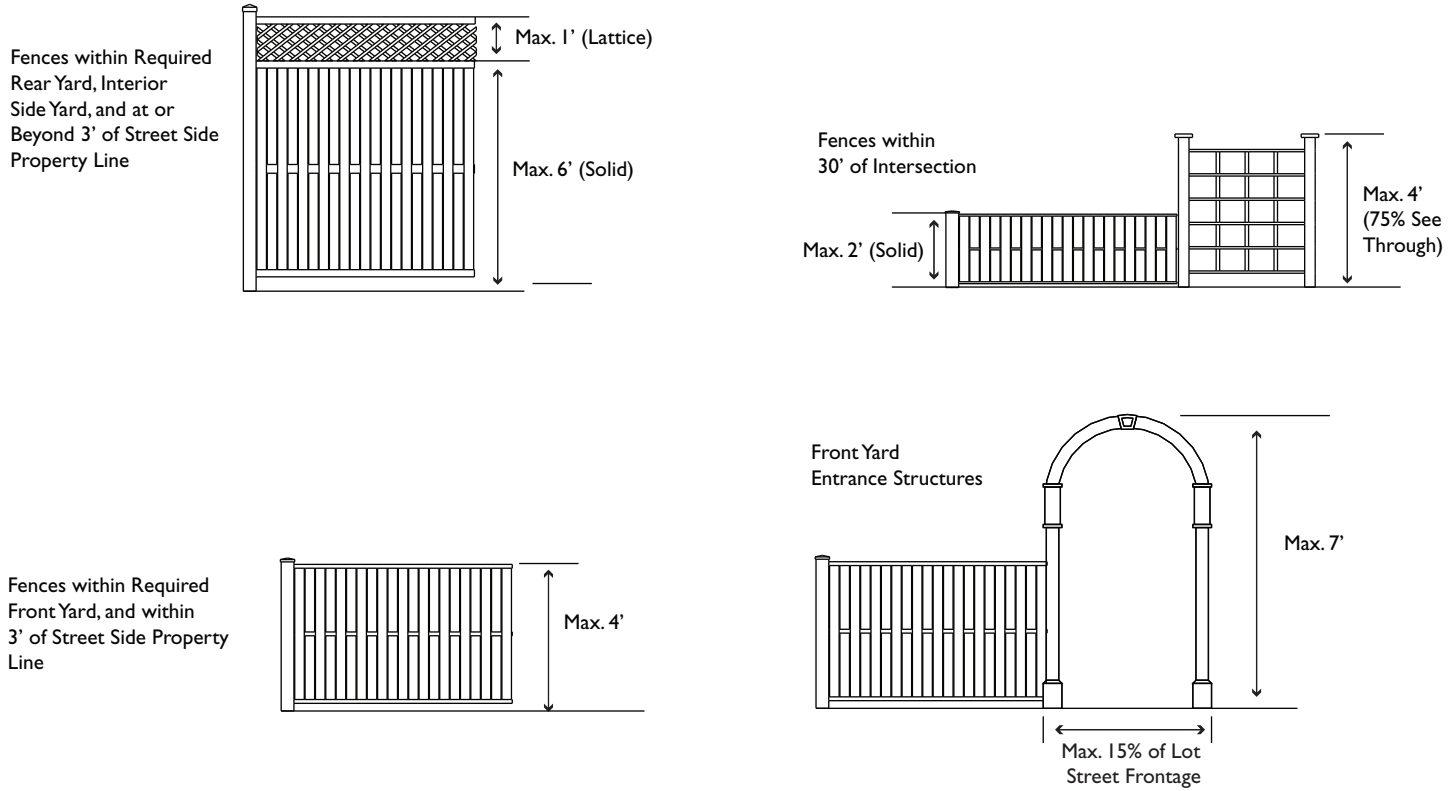


Figure 6-5: Fence Heights



TRASH ENCLOSURES

Multi-family residential projects and residential projects with private streets or driveways that include more than 10 units shall provide a centralized garbage dumpster and a trash enclosure in accordance with the following standards:

Location

The solid waste and recycling storage area shall not be located within any required front yard, street side yard, any required parking, landscaped and open space areas.

Solid waste and recycling areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve.

Solid waste and recycling storage areas shall be accessible to haulers.

Materials, Construction, and Design

Minimum Height of Screening. Solid waste and recycling storage areas located outside or on the exterior of any building shall be screened with a six foot high solid enclosure.

Enclosure Material. Enclosure material shall be solid masonry or concrete tilt-up with decorated exterior-surface finish compatible to the main structure(s).

Gate Material. Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material. If not visible from a public street, public parking area, or residential area, the enclosure gates may be constructed of chain link with wood or plastic inserts.

Access to Enclosure from Residential Projects. Each solid waste and recycling enclosure serving a residential project shall be designed to allow walk-in access without having to open the main enclosure gate.

Enclosure Pad. Pads shall be a minimum of four-inch-thick concrete.

Protection for Enclosures. Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways.

Landscaping. The perimeter of the recycling and trash enclosure shall be planted with drought resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.

Clear Zone. The area in front of and surrounding all enclosure types shall be kept clear of obstructions.

PARKING AREA LANDSCAPING

A minimum of 10 percent of any parking lot area shall be landscaped. For the purpose of calculating required parking lot landscaping, parking lot areas are deemed to include parking and loading spaces as well as aisles, vehicle entry and exit areas, and any adjacent paved areas. Parking lot area does not include enclosed vehicle storage areas.

Minimum Planter Dimension. No landscape planter that is to be counted toward the required landscape area shall be smaller than 25 square feet in area, or four feet in any horizontal dimension, excluding curbing.

Layout. Landscaped areas shall be well-distributed throughout the parking lot area. Parking lot landscaping may be provided in any combination of:

- Landscaped planting strips at least four feet wide between rows of parking stalls;
- Landscaped planting strips between parking areas and adjacent buildings or internal pedestrian walkways;
- Landscaped islands located between parking stalls or at the ends of rows of parking stalls; and
- On-site landscaping at the parking lot perimeter.

Required Landscaped Islands. A landscaped island at least six feet in all interior dimensions and containing at least one 15-gallon-size tree shall be provided at each end of each interior row of parking stalls and between all consecutive parking stalls in the following ratios:

- Between every eight stalls in any non-residential development;
- Between every six consecutive stalls in a residential development or in a mixed-use development in which residential units overlook onsite parking areas.

Landscaped Buffer for Open Parking Adjacent to Right-of-Way. A landscaped buffer area shall be provided between any surface parking area and any property line adjacent to a public street. The landscaped buffer shall have a minimum width as listed below unless a different dimension is specified in the base district standards applicable to a site.

- Five feet for any property with less than 100 feet of frontage.
- Ten feet for any property with 100 feet of frontage or more.

Landscaped Buffer for Open Parking Abutting Interior Lot Line. A landscaped area at least three feet wide shall be provided between any surface parking area and any adjacent lot for the length of the parking area.

Trees. Trees shall be planted to result in 50 percent shading of parking lot surface areas within 15 years.

- Distribution. Trees shall be distributed relatively evenly throughout the parking area.
- Species. Required trees for parking lots shall be selected from a list of recommended trees maintained by the Community Development Department.
- Minimum Planter Size. Any planting area for a tree must have a minimum interior dimension of five feet. Additional space may be required for some tree species.

PARKING AREA LANDSCAPING – ACBD

Basic Requirements

6. Surface parking areas shall include trees that are planted to shade parking spaces. These trees shall be no farther apart than the width of 4 parking spaces. Tree species shall be selected that provide maximum shade cover and that can be pruned to a minimum ground to lower branch height of 8 feet.

- Landscape setbacks along parking area frontage shall include some form of low wall at a height convenient for sitting, easily accessible from the street and designed to allow pedestrian access to the parking area at points no farther apart than 10 feet. Planting shall include trees and the width shall be 6-10 feet, dependent upon the effectiveness of the landscaping and wall in providing the sidewalk and parking area. Trees. Trees shall be planted to result in 50 percent shading of parking lot surface areas within 15 years.

PARKING AREA LANDSCAPING –CVCBD

Basic Requirements

7. In parking lots, trees shall be planted at a ratio of one to every three or four linear spaces, or approximately thirty-five feet, on-center.
8. Where surface parking areas exist adjacent to a public street, a minimum ten foot wide planting area shall be provided between the edge of paving and the public sidewalk. The landscape treatment of this planting area is to provide a transition from the surface parking to the streetscape improvements and, through use of one or a combination of elements, consisting of low shrubs, textured walls, ground cover and/or trees.
9. Existing or proposed setback areas, including the edge between the sidewalk and the parking street (1.2) are to receive special landscape design treatment that is compatible with and complementary to adjacent streetscape improvements.
10. Trees. Trees shall be planted to result in 50 percent shading of parking lot surface areas within 15 years.

Planters

11. The minimum width of planters for screening is six feet; the minimum width of planters for accent is five feet.

Ground Cover

12. Ground cover planting is to be spaced to achieve full coverage within two to three years. Materials such as tanbark may be used temporarily between groundcover planting until it has filled in satisfactorily. Materials such as gravel or rock that do not decompose, however, shall not be used.

Trees

13. Tree types in Parking Areas: Three types of trees, shade, delineator, and screening are identified for use in parking areas. Examples given below for illustrative purposes only. A more complete, but not exhaustive list can be found in Table 8 of the CVCBD Specific Plan.

14. SHADE TREES: Shade trees have a rounded, high branched form and grow relatively quickly to cast a broad shadow. Deciduous shade trees have the advantage of providing shade during summer months, yet allowing direct sun during winter months when it is beneficial to the comfort of customers using surface parking areas. Examples of shade trees include Chinese Pistache (pistache chinensis), Raywood Ash (Fraxinus oxycarpa "Raywood"), or London Plane Tree (Platanus acerifolia "Yarwood").

15. DELINEATOR TREES: Delineator trees contrast with shade trees by being taller and/or having a distinctively different foliage color or texture. They are to be used to highlight entrances and exits, indicate ends of parking bays, and, in general, to provide orientation within surface parking areas. Both deciduous and evergreen species can be used. Examples of delineator trees include olive (olea europa), Chinese Tallow (Sapium sebiferum), and ginkgo (ginkgo biIoba).

16. SCREENING TREES: Screening trees are usually smaller in size than shade or delineator trees. Both round and erect forms are appropriate. Low branching is important if sufficient planting space is available. Higher branching trees can be used effectively if they are combined with low shrubs, fences or walls. Evergreen trees afford year complete, round screening and can be used where their dense, low cover does not create a concern for safety. The canopy shadow of screening trees tends to block reflected light and glare from cars, thereby giving the illusion of screening even when parked cars are directly visible to passersby. Examples of low branching choices include Strawberry Tree (Arbutus unedo) and African Sumac (Rhus lancea)~ examples of higher branching trees include native oaks (quercus spp.) and Brazilian pepper (Schinus terebinthifolius)~ and examples of ever- green trees include pines (pinus spp.) and cypress (cupressus spp.).

17. Tree wells in parking areas, particularly at the ends of rows of parking stalls, shall be landscaped to include shrubs and ground cover planting.

18. All trees used in parking areas must be provided supplemental irrigation and must be selected for their ability to withstand intensive, reflected heat.

19. Low-branching, conical trees, particularly conifers, shall be avoided in parking areas. Canopy should start typically higher than six feet or above from grade.

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