



Redline Version

DESIGN GUIDELINES

JUNE 2018

Universal Modifications made Throughout Document:

- abbreviations were generally converted to full text for clarity and, when used, were standardized
 - acronyms were defined on the first instance and then used throughout and acronyms removed from items only used once
 - appendix and section reference text was reformatted and locations were updated as needed
 - botanical names were underlined
 - bulleted lists were made consistent (bulleted lists were incorporated and standardized throughout the document when the overall construct of the material could be represented as a single sentence or when there was a simple list of items to be presented; in all other cases, standard outline format was used and material was given a specific section reference)
 - capitalization and lower case use was standardized
 - 'City' was changed to city (lower case) when used as a noun or 'City of Pleasanton' when used as a formal name
 - City Council was changed to Pleasanton City Council
 - Design Review Committee changed to Hacienda Owners Association('s) Design Review Committee
 - document was reformatted into an outline format with levels for section heads and informational text using the following outline format:
 - 1.0 Section Header
 - 1.0 Text
 - A. Text
 - 1. Text
 - a. Text
 - (1) Text
 - (a) Text
- F.A.R. was changed to FAR
- feet/foot and inch(es) were spelled out and standardized within text
- Final Plan Review changed to Hacienda Final Plan Review
- figure text references style change
- grammar was standardized
- Hacienda variance was changed to Hacienda Variance to create a unified term
- i.e. was standardized as e.g.
- images were: added, and updated with color and information to enhance legibility and accuracy as needed
- note format was standardized
- number format was standardized
- Parcel and Site were standardized; Sites 18A/19, 23B, 54/56B and 59 was changed to Parcels 18A/19, 23B, 54/56B and 59; Sites 7G, 7E and the northern 12 acres of Site 6 was changed to Parcels 7G, 7E and the northern 12 acres of Site 6
- percentage format was standardized
- Preliminary Plan Review changed to Hacienda Preliminary Plan Review
- punctuation was added, deleted or changed as needed
- references to Hacienda's CC&R's were standardized to 'Article' and locations referenced were updated as needed
- section headings and sub-headings were added or modified as needed to create a consistent outline format; references to specific sites and the use of underlining were removed
- square footage was standardized (spelled out in the document and abbreviated as sf in tables)
- street names were standardized to 'W. Las Positas Boulevard' and spelled out 'Drive' and 'Road' in text
- style format related to underlining and italics was standardized
- table format was standardized for consistency (see individual table sections for table specific changes)
- time format was standardized



Pleasanton, California

DESIGN GUIDELINES

JUNE 2018

Text Deleted

Original Text:

NOTE: Developers and consultants should consult with the Hacienda Owners Association to verify that these Design Guidelines represent the current issue.

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1.0 INTRODUCTION

- Hacienda Overview
- General Hacienda Concept Description
- Transit Oriented Development Concept Description
- Residential Housing Site Development Concept Description
- Design Review Process





HACIENDA

ILLUSTRATIVE PLAN

Figure 1-1: Hacienda Illustrative Plan



1.0 INTRODUCTION

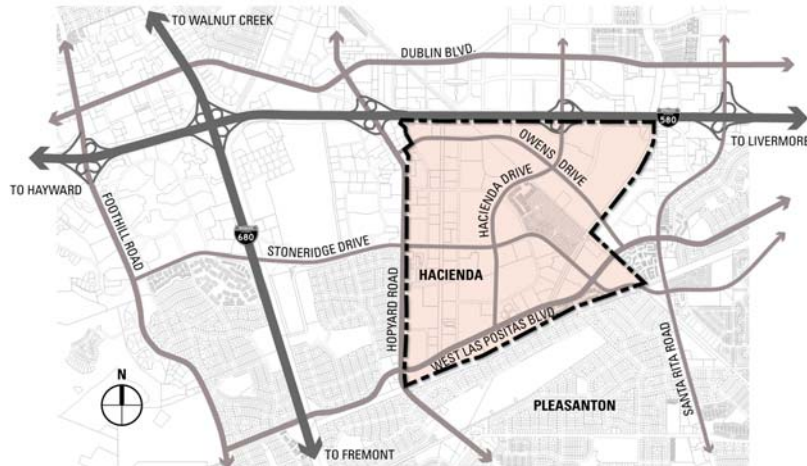
1.1 Hacienda Overview

A. Introduction

Hacienda is a mixed-use development designed to create a cohesive, visually unified community with a sense of identity, distinction, and quality. The development is controlled by interrelated documents including the Design Guidelines, Hacienda's Covenants, Conditions and Restrictions, the Development Plan, and Pleasanton Municipal Codes and Ordinances. These Design Guidelines are both an integral part of the Planned Unit Development ordinances adopted by the City of Pleasanton and Hacienda's Covenants, Conditions and Restrictions. Any issues of interpretation shall be resolved by the Hacienda Owners Association and City of Pleasanton. No portion of this document may be reused without permission of the City of Pleasanton and Hacienda Owners Association.



Figure 1-2: Hacienda Vicinity



Hacienda is generally located south of I-580, west of Tassajara Creek, north of W. Las Positas Boulevard, and east of Hopyard Road. Reference may be made to the vicinity map above for regional location.

B. Development Plan

The Development Plan (on file with the Hacienda Owners Association and City of Pleasanton) summarizes the Master Plan concepts of the Hacienda Planned Unit Development District in Pleasanton, California. In producing this Development Plan, special attention has been given to ensure that:



- the development is in the best interests of the public's health, safety and general welfare;
- the plan is consistent with the General Plan of the City of Pleasanton;
- the development is compatible with existing developed properties in the vicinity;

- vehicular and pedestrian circulation systems are in conformance with the most recent traffic study recommendations for the general area;
- the development presents a positive image for the City of Pleasanton along its I-580 frontage; and
- the project conforms to the purpose of the Planned Unit Development District.

These concepts are summarized and illustrated for Hacienda in the Land Use Plan, Vehicular Circulation Plan, Pedestrian Circulation Plan, Landscape Plan, Signing and Lighting Plan, Building Setback and Landscape Conditions, Section Study, and Major Intersection Studies which make up the Development Plan.

The park's original co-developers, The Prudential Development Group and Callahan Property Company, have constructed major infrastructure elements of the Development Plan, including all streets and medians; utilities; street lighting; key intersection signing, striping, lighting, landscaping, and some sidewalks. These and other areas comprise the Common Areas of Hacienda, as **further described** in Section 3.3 of these Design Guidelines.



C. **Declaration of Covenants, Conditions and Restrictions**



The Declaration of Covenants, Conditions and Restrictions for Hacienda (CC&R's) impose mutual restrictions under a general plan of development for the benefit of each and all Parcels, the Owners, and the City of Pleasanton. The CC&R's (available from the Hacienda Owners Association) is an important reference document to be used in conjunction with the Design Guidelines.

Specific development criteria have been extracted from the CC&R's and **Planned Unit Development (PUD) ordinances**, and are reproduced for reference within Appendix Section 5.3 of these Design Guidelines:



- Summary of Site Development Criteria
- Summary of Property Line Setbacks
- Landscaping Required Adjacent to Buildings
- Permitted Uses Within Each Planning District - Restrictions on Operation and Use

D. Design Guidelines

1. Purpose

The purpose of the Design Guidelines is to provide general definitions and illustrations in order to bring the Development Plan concepts into reality and to set forth illustrative interpretations of the **PUD and CC&R's** regarding architectural, site development, landscape, and walkway hardscape improvements. Investigation of specific conditions including utility locations, geotechnical information, micro-climates, existing site conditions, proposed plant materials, current government regulations, etc. **is** solely the responsibility of the developers and their consultants for each specific site.



2. Revision

The Design Guidelines shall be subject to periodic revisions. **While all substantive revisions to the standards herein require both the approval of the City of Pleasanton and Hacienda, minor changes to standards, modifications for clarity and changes needed in response to changes in law may be implemented by the City of Pleasanton administratively without the need for formal review and approval. Those seeking to make applications to the City of Pleasanton and Hacienda Owners Association should**



check to make sure that these Design Guidelines represent the current issue. The most current adopted edition of the Design Guidelines at the time of project submittal shall regulate the proposal. Projects and design features previously approved by the Hacienda Owners Association and the City of Pleasanton in compliance with the version of the Guidelines current at the time of approval shall not be subject to changes included in future editions of the Design Guidelines unless the project proposes modifications exceeding the Improvement Threshold standards defined below. Developers and their consultants shall be responsible for ongoing compliance with all applicable current municipal, state, and federal laws.

3. Improvement Thresholds

The Improvement Thresholds are designed to protect minor improvements and regular maintenance operations from required compliance with Design Guidelines revisions made subsequent to a project approval.

New construction, or renovation projects exceeding the following thresholds shall require compliance with the current Design Guidelines at the time of modification:


a. Building Construction Improvement or Addition Threshold 

All new, permanent, enclosed building construction of any size shall be subject to the currently adopted Design Guidelines at the date of project approval.


b. Parking Improvement Threshold


Any Building Construction or Building Addition exceeding 30,000 square feet in area shall be subject to the parking, striping, and preferential parking standards in the newest adopted version of the Design Guidelines at the date of project approval.

c. Drives, Circulation, and Sidewalk Thresholds

All Building Construction or Building Additions exceeding 75% of existing gross square footage shall be subject to the standards for driveways, site circulation, and sidewalks in the newest adopted version of the Design Guidelines. 

d. Landscape Improvement Threshold

(1)  Interior Zone (refer to Section 3.4) Any Interior Zone improvement exceeding 20% of the Interior Zone site area shall require renovation of the entirety of that Interior Zone landscape section (defined as a contiguous area of landscaping or area, such as a parking lot, with a consistent and homogeneous landscape theme) and applicable adjoining Streetscape Zone landscaping (refer to Section 1.1A.3.(d).(2)) using the landscape standards in the currently adopted version of the Design Guidelines at the date of project approval.

(2) Streetscape Zone (refer to Section 3.3) 

(a) The Streetscape Zone landscaping shall be delineated into Continuous Segments. These Continuous Segments shall define the Streetscape Zone as follows:



- Driveway to Driveway
- Driveway to Property Line
- Driveway to Site Corner
- Segment along a Property Line

- (b) Landscape improvements shall improve a minimum of 1 Continuous Segment.
 - (c) Any Exterior Zone landscape improvement disturbing more than 15% of the site area designated as Streetscape Zone (refer to Section 3.3) shall be subject to the landscape standards in the newest adopted version of the Design Guidelines.
- (3) Any concurrent minor improvements or maintenance operations unrelated to the specific improvement(s) exceeding Improvement Thresholds shall remain protected from compliance with the newest version of the Design Guidelines.

1.2 General Hacienda Concept Description

The dominant ingredients shaping the image of Hacienda are the street system, the surrounding visual corridor, and the high quality site development requirements.

The design concept accentuates the street system as the major element to organizing and unifying the variety of land uses throughout the park. All public streets are bounded by expansive parkways from a minimum of 33 feet to 50 feet with landscaped medians on the major streets. They include dense plantings of street trees and shrub masses emphasized on low mounded berms. The dominant image from both on and off site is that of lushly planted avenues and broad building setbacks.



The major project entries at Hacienda Drive at I-580 and at Hopyard Road and Stoneridge Drive, the primary intersections at Owens and Hacienda Drives and Stoneridge and Hacienda Drives, and secondary intersections throughout Hacienda serve as identity points combining landscaping, monument signing, and street and pedestrian lighting.

Additional design guidelines for individual site planning and architectural development have been established to reinforce this visual image from the road. Location and design treatment of parking lots, setback conditions, relationships to the freeway right-of-way line, building placement, height, architectural materials, site landscaping, and lighting are all controlled in those aspects that augment the overall Hacienda image.

Land uses include low and mid-rise offices, retail/commercial/financial mixed use, commercial hotel, and high density residential uses. Further information regarding allowed land use types, permitted activities, and prohibited uses is detailed in the PUD ordinances for Hacienda, reproduced in Appendix Section 5.3E of these Design Guidelines as Permitted Uses Within Each Planning District - Restrictions on Operation and Use.





Figure 1-3: TOD and Housing Sites

1.3 Transit Oriented Development (TOD) Concept Description

A. Purpose

Transit Oriented Development (TOD) Mixed Use Development Standards and Guidelines (TODDGL), incorporated herein, are to be used to evaluate mixed use and residential development in Hacienda in concert with the Hacienda PUD regulations, Design Guidelines, and CC&R's. The intent is to promote a building character, street scale and street-level uses that will allow the incremental development of a TOD "village", encourage pedestrian activity and promote easy access to the BART station. The development of **the 3 sites designated as TOD sites**, in the midst of the Hacienda property, will contribute to a complete and integrated community containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of residents and employees.



The TODDGL provides direction to developers and property owners on the key components of use, density, building mass and height, setbacks, architectural features, parking, access, and street character. The standards and guidelines illustrate desired development on 3 specific sites near the BART station in Hacienda (**Parcels 7G, 7E and the northern 12 acres of Parcel 6**). The potential for additional residential development in Hacienda outside these designated sites has been determined separately through the Housing Element Update process.



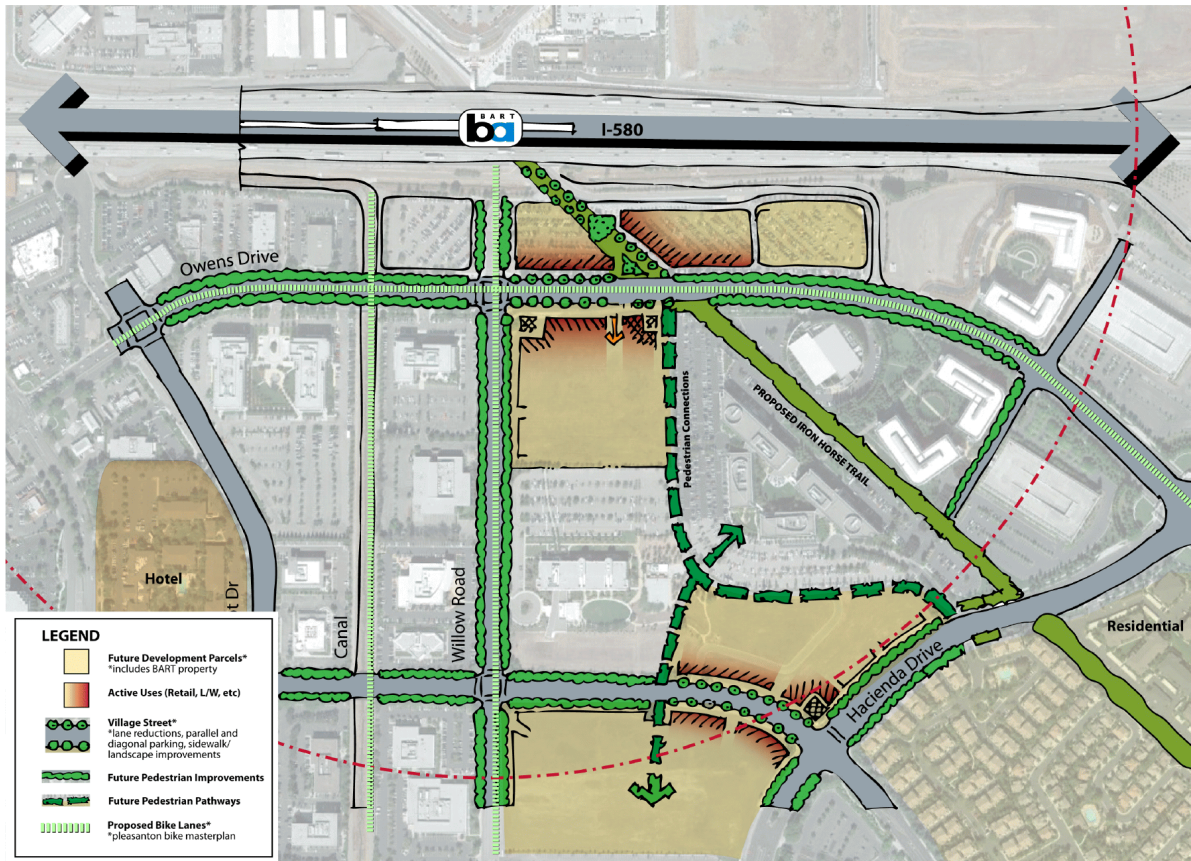
Where there are conflicts between the TODDGL and those included in previously adopted Hacienda regulations, the TODDGL and the core development standards adopted by Ordinance 2016 shall be applied to mixed use and residential development applications for Parcels 7G, 7E and the northern 12 acres of Parcel 6.

The Core PUD Regulations found in Section 1.3C of this document apply only to Parcels 7G, 7E and the northern 12 acres of Parcel 6. Compliance with these regulations is mandatory.

In regard to the balance of the standards and guidelines in this document, both quantitative and qualitative criteria have been incorporated. To enable greater flexibility and creativity, the **Pleasanton City Council** may approve proposals that exceed the identified numeric ranges if they determine that such proposals are consistent with the purpose of these standards and guidelines.



Figure 1-4: Hacienda TOD Concept



B. Vision Statement

Reproduced from the original Transit Oriented Development Mixed Use Development Standards and Guidelines dated March 1, 2011:

In consideration of the TODDGL, the Hacienda Task Force has put forward the following vision. This vision provides direction to property owners and associated developers on the City's planning intent. Property owners must translate this vision when preparing a proposed project for consideration by the City.

Vision Statement: The livability of these development sites is paramount. These future developments not only address housing needs for families of all incomes and ages, they also provide a supply of workforce housing in the City to accommodate mandated Regional Housing Need Allocations by the State of California.

We desire to build a neighborhood with several amenities for future residents and the existing community to enjoy. Simply put, it must be a very nice place to live.

The developments should be situated in an attractively designed landscaped environment with ample open space, play areas, trail connections, pedestrian amenities, pool area, fitness facility and community rooms for residents. The developments are intended to be transit oriented with direct and inviting access to all modes of transportation, including transit (e.g. BART), bus lines, trails, and bike connections. Activities should be located within easy walking distance of each other and transit to the maximum extent possible. Public plazas, water

features, greens, trees and other landscaping will be incorporated into the development for the benefit of the public, and to assist in creating a sense of place that will identify this new Hacienda neighborhood. Frequent use of public spaces will be encouraged through placement and design.

The developments should minimize the impacts of noise from the adjacent freeway, BART station and major thoroughfares (Owens, Willow and Hacienda) through creative placement of buildings, landscaping and open space. All developments shall adhere to the standard conditions of approval, green-building measures and other project specific conditions and environmental mitigations that may result from the review process.

In addition to evaluating conformance with the attached standards and guidelines, individual PUD applications must be measured against the aforementioned vision through the approved PUD process.

C. Core PUD Regulations

These mandatory requirements apply to residential and mixed use development of Parcels 7G, 7E and the northern 12 acres of Parcel 6.

Density: Minimum of 30 Units per Acre



NOTE: The city interprets the minimum to be an average minimum density to be met over each individual parcel.

Affordability: The greater of (a) 15% of all units, or (b) 130 units, will be made available exclusively to very-low income (50% of AMI) households. **Through** the affordable housing agreements entered into between the city and each developer, these affordable units will be deed-restricted in perpetuity. The affordable housing agreements will be recorded and will run with the land.



Section 8 Rental Assistance Vouchers: Through the affordable housing agreements entered into between the city and each developer, the developments will be required to accept HUD Section 8 Rental Vouchers as a means of assisting qualified applicants.

Bedroom Mix of Affordable Units: A minimum of 10% of the total affordable units will be 3 bedroom units; a minimum of 35% of the total affordable units will be 2 bedroom units; and the remaining affordable units will be 1 bedroom units.

Location of Affordable Units: Affordable units will be dispersed throughout the development.

1.4 Residential Housing Site Development Concept Description

A. Purpose



The Housing Development Standards and Guidelines (Housing DGL), **incorporated herein**, applies to development on 4 locations within the Hacienda PUD: **Parcels 18A/19, 23B, 54/56B and 59**. These standards and guidelines seek to promote residential development at densities that support work force housing that are compatible with Pleasanton's existing high-quality neighborhoods.



B. Vision Statement

Reproduced from the original Housing Development Standards and Guidelines dated August 21, 2012:



The livability of these development sites is paramount. These future developments address housing needs for families of all incomes and ages, and also provide a supply of workforce housing in the City to accommodate mandated Regional Housing Need Allocations by the State of California.

We desire to build quality neighborhoods with amenities for future residents and the existing community to enjoy. Simply put, it must be a very nice place to live.

The developments shall be situated in an attractively designed landscaped environment with ample open space, play areas, trail connections, pedestrian amenities, pool area, fitness facility and community rooms for residents. The developments shall be transit-oriented, where possible, with direct and inviting access to all available modes of transportation, including fixed transit (e.g. BART), bus lines, trails, and bike connections. Public plazas, water features, greens, trees and other landscaping will be incorporated into the developments for the benefit of the public, and to assist in creating a sense of place that will identify these new neighborhoods.


The developments shall minimize the impacts of noise from the adjacent thoroughfares through creative placement of buildings, landscaping and open space. All developments shall adhere to the standard conditions of approval, sustainable design practices and the city's green-building ordinance and other project specific conditions and environmental mitigations that may result from the review process.

In addition to evaluating conformance with the attached standards and guidelines, individual PUD applications must be measured against the aforementioned vision through the PUD process.

The intent of this document is to create quality developments that fit into the character of the city while being economically viable and environmentally sustainable.

1.5 Design Review Process

A. Hacienda Design Review Submittals and Required Approvals

Prospective development in Hacienda is under the charge and authority of the Hacienda Owners Association. Owners, lessees, or other occupants of parcels or Common Areas shall submit plans of proposed improvements or proposed changes to constructed improvements.  Submitted plans shall respect the spirit of the Design Guidelines. The Hacienda Owners Association is responsible for reviewing and approving all designed and proposed usage of projects to be located in Hacienda prior to submittal to the City of Pleasanton.


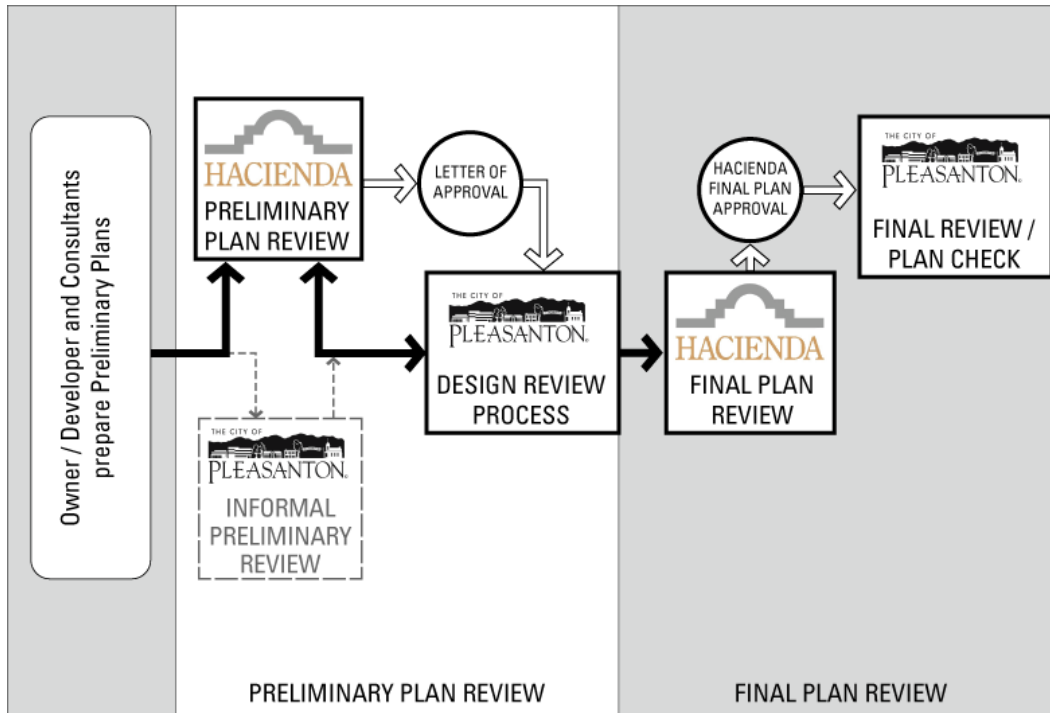
For an individual project or site, a potential developer, owner, or tenant notifies the Hacienda Owners Association and is sent a Hacienda Design Review package.  This includes the Design Guidelines, CC&R's, Hacienda PUD ordinance summary, and Hacienda Design Review checklists and forms for use as a guide to preparing and submitting plans to the Hacienda Owners Association for PUD applications at Hacienda. The Hacienda Owners Association shall not be held responsible for errors or omissions in the plans. It is the responsibility of the applicant that plans for an individual project or site shall be in substantial compliance with these Design Guidelines and all current city, state, and federal requirements. Contact the City of Pleasanton Planning Department to verify current city submittal procedures.


Figure 1-5: Design Review Process




Hacienda Design Review falls under 1 of 3 categories: Preliminary Review, Final Review, or Modification Design Review. Plans for review are presented to the Hacienda Owners Association, the Hacienda Owners Association’s Design Review Committee is scheduled for a review, and relevant interested parties are notified so that they may attend the review. The Hacienda Design Review meeting has an open portion, giving opportunity for presentation, questions, and clarification. In the closed portion, the Hacienda Owners Association’s Design Review Committee completes their analysis of the project. If the project is accepted and plans pass the review, a letter of approval is prepared for the City of Pleasanton. If the plans are not approved, a copy of the review and comments are sent to the applicant and another review is scheduled or the plans are withdrawn. After Hacienda approval, City of Pleasanton review is required. City of Pleasanton review falls under 4 categories: Preliminary Review, Design Review, PUD, and PUD Modification.


B. Hacienda and Pleasanton Preliminary Plan Review

Preliminary Review is initiated by a formal submittal of preliminary plans. Contact the Hacienda Owners Association’s office 1-2 weeks in advance of submittal to schedule the Hacienda Preliminary Plan Review performed by the Hacienda Owners Association’s Design Review Committee. Owners and/or consultants should refer to the Hacienda Preliminary Plan Review application and Article 3.2 of the CC&R’s for detailed information, lists, and required materials needed for submittal.

The following are generally required for the review: 

Hacienda Preliminary Review Requirements
Preliminary Review Submittal Forms
Preliminary Plans
Color Perspective Renderings
Materials and Color Samples
City of Pleasanton Application for Development Review
Geotechnical Study
Phase I/II Environmental Assessment
Traffic Study
Air Quality Analysis
Climate Action Plan Analysis
Noise Analysis
Green Building Analysis
Tree Report
Environmental Impact Report
Preliminary Review Fee
NOTE: submit files electronically in PDF format

The City of Pleasanton also encourages a free informal Preliminary Review for initial feedback. Preliminary Review presents an opportunity for the project applicant to clarify the city approval process for their particular project. The city's informal Preliminary Review may occur concurrently with the Hacienda Preliminary Plan Review and takes approximately 3-4 weeks to process. However, any determinations made by the City of Pleasanton as to project specific submittal requirements resulting from a city Preliminary Review must also be submitted to the Hacienda Owners Association for consideration as part of the Hacienda Preliminary Plan Review. 

Upon approval of plans by the Hacienda Owners Association, a letter of approval is filed with the City of Pleasanton and the submitter independently proceeds with formal application to the City of Pleasanton Planning Department. The Hacienda Owners Association's Design Review Committee may impose conditions of approval prior to the Hacienda Final Design Review. 

C. Pleasanton Formal Review Process

Applications for review will be categorized into 1 of 3 submittal categories: Design Review, PUD plan, and PUD Modification. Design Review applications typically cover applications for alteration or change to the physical character of existing structures such as exterior surfaces,

landscaping, or paved areas of the project. PUD Modifications are required for proposals to existing developments that request larger alterations, additions, or changes to planning characteristics such as designated use, site zoning, or site use. PUD Modifications are then categorized as Minor or Major Modifications depending on the level of complexity of the request, as well as the level of staff and Hacienda support. The final type of review is for a PUD plan. A PUD is required for all new development including commercial, office, Housing, TOD Residential, and Mixed-use development projects and development. It is a plan that is looked at in context of the city's General Plan and overall goals and policies and establishes the development standards for the life of the project. In addition to the foregoing, applications for review are also examined in relation to other applicable documents such as the city's Pedestrian and Bicycle Master Plan, Complete Streets Policy and City of Pleasanton Landscape Ordinance.



The city's formal review process can take between 2 weeks to 6 months depending on the scale of the project.

Review Process	Estimated Processing Timelines	
Hacienda Owners Association	•	2 weeks
Pleasanton Design Review	•	2-4 weeks
PUD Modification	•	4-6 weeks
• Minor modification	•	3-6 months
• Major modification	•	
PUD	•	3-6 months
Tentative Map	•	6-8 weeks
	•	Requires approval by the Planning Commission



Major PUD Modification and PUD plan applications require application approval by the Planning Commission, and City Council. Design Review and Minor PUD Modification applications can be processed administratively or by the Zoning Administrator. All Design Review approvals are appealable within 15 days of the date of approval, and new PUD development plans and PUD modifications are appealable within 20 days of approval. Further, per Pleasanton Municipal Code, the City Council may elect to review any approval within 15 (Design Review) or 20 (PUD modifications) days following the date of approval, or at its next regular meeting, whichever is later. A timeline planning guide is available from the Hacienda Owners Association with the Design Review materials.



New Housing, TOD Residential, and Mixed-use development projects, in addition to PUD approval must also secure Growth Management approval, tentative map approvals and comply with Core Development Standards, Non-core Development Standards, these Design Guidelines, and development standards.



The city will conduct environmental analysis of each project in accordance with CEQA and CEQA Guidelines. The city review process is subject to change. In addition, the degree of complexity of the application, completeness of submissions, and other factors may cause the application schedule to be prolonged.

With successful approval of plans by the city, the submitter prepares the final set of construction documents and specifications.

D. Hacienda Final Plan Review and Pleasanton Permitting



Hacienda Final Plan Review is initiated by a formal submittal to the Hacienda Owners Association. Owners and/or consultants should refer to the Hacienda Final Plan Review application and Article 3.2 of the CC&R's for detailed information, lists, and required materials needed for submittal.



The following are generally required for the review:



Hacienda Final Review Requirements
Final Review Submittal Forms
Final Plans and Specifications
Studies as Performed or Modified after Preliminary Review
Final Review Fee
NOTE: submit files electronically in PDF format



Any and all changes in previously approved plans or final plans must be similarly submitted for approval (see Section 1.5E: Changes To Approved Plans or Constructed Improvements). Refer to Hacienda and City of Pleasanton Design Review application forms for detailed information, lists, and required materials needed for submittal.

Plans are presented before the Hacienda Owners Association's Design Review Committee for approval. This review will primarily consist of an examination of the plans for their conformance with the Hacienda Preliminary Plan Review and the satisfaction of any special conditions applied during the Hacienda Preliminary Plan Review.



Upon approval of Final Plans by Hacienda, plans are formally submitted to the City of Pleasanton Building Department with the appropriate fees for plan check and issuance of construction permits. Plans may be considered for over the counter (OTC) plan check by appointment only if the project is minor in nature such as mechanical equipment replacement or a small tenant improvement with no structural changes and change of use. Please call the City of Pleasanton Building Division for further information regarding OTC appointments and availability. For all other permits, please allow 30 days minimum for the city's final review process. All relevant City of Pleasanton departments will review plans. With final approval, permits are issued and construction may commence.



E. Changes To Approved Plans or Constructed Improvements

During the course of development, after the completion of the project, or during the life of the project, changes may be desired for a property. Each alteration or change to physical character - such as exterior surfaces, landscaping, or paved areas of the project - or to planning characteristics - such as designated use, site zoning, or site use - shall also require plan review by the Hacienda Owners Association's Design Review Committee (see also Article 3.2 of the CC&R's) through the Hacienda Modification Plan Review process. The exact items required for submittal will be determined based upon the nature of the proposed change. See also Hacienda Variances/City Exceptions in Section 1.5G.



The City of Pleasanton must also approve any proposed changes to an approved plan, a completed project, and/or the conditions of approval of a project as described in Section 1.1C. In some cases, the city may make a determination that the changes are in "substantial

conformance" with the PUD approval and will approve the drawings as submitted. In other cases, the city may determine that a variation differs substantially from the PUD approval and will require a Design Review or PUD Modification. If such a determination is made, the developer must seek formal City of Pleasanton approval of the modifications.

The City of Pleasanton's PUD ordinance establishes a 2-level process allowing staff action on minor changes **to an approved PUD** (called "minor modifications") and requiring Planning Commission/City Council action on substantial changes (called "major modifications"). The **city Planning Manager** determines if the proposed change is a minor or major PUD modification. Please contact the city Planning Department for the PUD modification application requirements and details of the modification process.



F. Approvals

Approval of a Hacienda Preliminary Plan Review and/or Hacienda Final Plan Review submittal does not relieve the applicant of the responsibility to conform with all requirements of the CC&R's and Design Guidelines for Hacienda except as granted by specific variance by the Hacienda Owners Association's Design Review Committee.

In no event may plans be submitted to the City of Pleasanton for preliminary or final approvals without prior approval of the Hacienda Owners Association's Design Review Committee or written waiver of said approval process. The approval process by the Hacienda Owners Association's Design Review Committee shall be conducted in accordance with the CC&R's Article 3.

G. Hacienda Variances/City Exceptions

These Design Guidelines are intended to cover the development on the majority of sites within Hacienda. It is not possible to anticipate or make provisions for every condition that could be encountered on a development of this size and complexity. Special cases that cause these Design Guidelines to be inappropriate for a specific site may require the site developer to apply to the Hacienda Owners Association for a Hacienda Variance (refer to the CC&R's Article 9.2.13).

Once plans are approved and approval is granted for the Hacienda Variance, plans are submitted to the City of Pleasanton. Hacienda Variance approvals for signs shall be submitted to the City of Pleasanton as a city Sign Design Review application. All other Hacienda Variance approvals require modification to the PUD.

The City of Pleasanton requires the appropriate approval letter from the Hacienda Owners Association for all Sign Design Review or PUD modification applications. See Pleasanton Formal Review Process in Section 1.5C for modification to PUD requirements. All Sign Design Review applications are approved at the discretion of the Zoning Administrator depending on the nature of the request.

1. **General Criteria for Hacienda Variance Applications**

The Hacienda Variance shall be clearly stated and requested on Hacienda Owners Association Design Review submittal forms. The applicant must provide mitigation measures where proposed improvements do not meet minimum Design Guidelines requirements. The request for a Hacienda Variance shall include: a complete description of the variance requested including a specific citing of the Design Guideline requirement(s) related to the variance, the condition or situation giving rise to the need for a variance, all proposed mitigations to obviate the need for the original Design Guideline requirement(s), and a demonstration of how the proposed



mitigations meet or address the Design Review requirements for which a Hacienda Variance is being sought. The review and approval process for Hacienda Variances is the same as Hacienda Preliminary Plan Reviews and Hacienda Final Plan Reviews.

2. **Additional Considerations for Hacienda Variances on Signs**



The provisions of this Section shall be the sole authority for granting Hacienda Variances from the regulations contained in the Hacienda **Signing** Guidelines (Section 4.0). The Hacienda Owners Association's Design Review Committee may grant the Hacienda Variance from the regulations contained herein, only upon a determination that:



- a. There are exceptional or extraordinary circumstances or conditions which apply to the site of the sign which do not apply generally to property, improvements, or uses in the same zoning district;
- b. Granting the Hacienda Variance applied for is necessary for the preservation and enjoyment of a substantial property right necessary to the proposed use of the property, in that only such a variance would avoid an undue hardship resulting from a limitation on the ability of a given site to identify the businesses located thereon by means of on-site signage; and
- c. Granting the Hacienda Variance applied for will not be materially detrimental to or injurious to property, improvements, or uses within the immediate vicinity.

In granting a Hacienda Variance, the Hacienda Owners Association's Design Review Committee may impose such conditions as are necessary to protect the public safety and the aesthetic appearance of Hacienda, and to assure compliance with the objectives of **the** Sign Guidelines. Proceedings for consideration of any sign variance application shall be in accordance with the procedures established herein for consideration of sign approvals.



2.0 SITE PLANNING GUIDELINES

- Land Use Plan/Zoning
- Site Zone Definitions
- Site Design and Open Space
- Front, Side, and Rear Yard Designations
- Building and Parking Area Setbacks
- Internal Circulation
- Parking Area Requirements
- Grading and Drainage
- Service Areas, Accessory Enclosures, and Screening
- Architectural Guidelines
- Development Standards for Housing and TOD Sites
- Lighting Guidelines



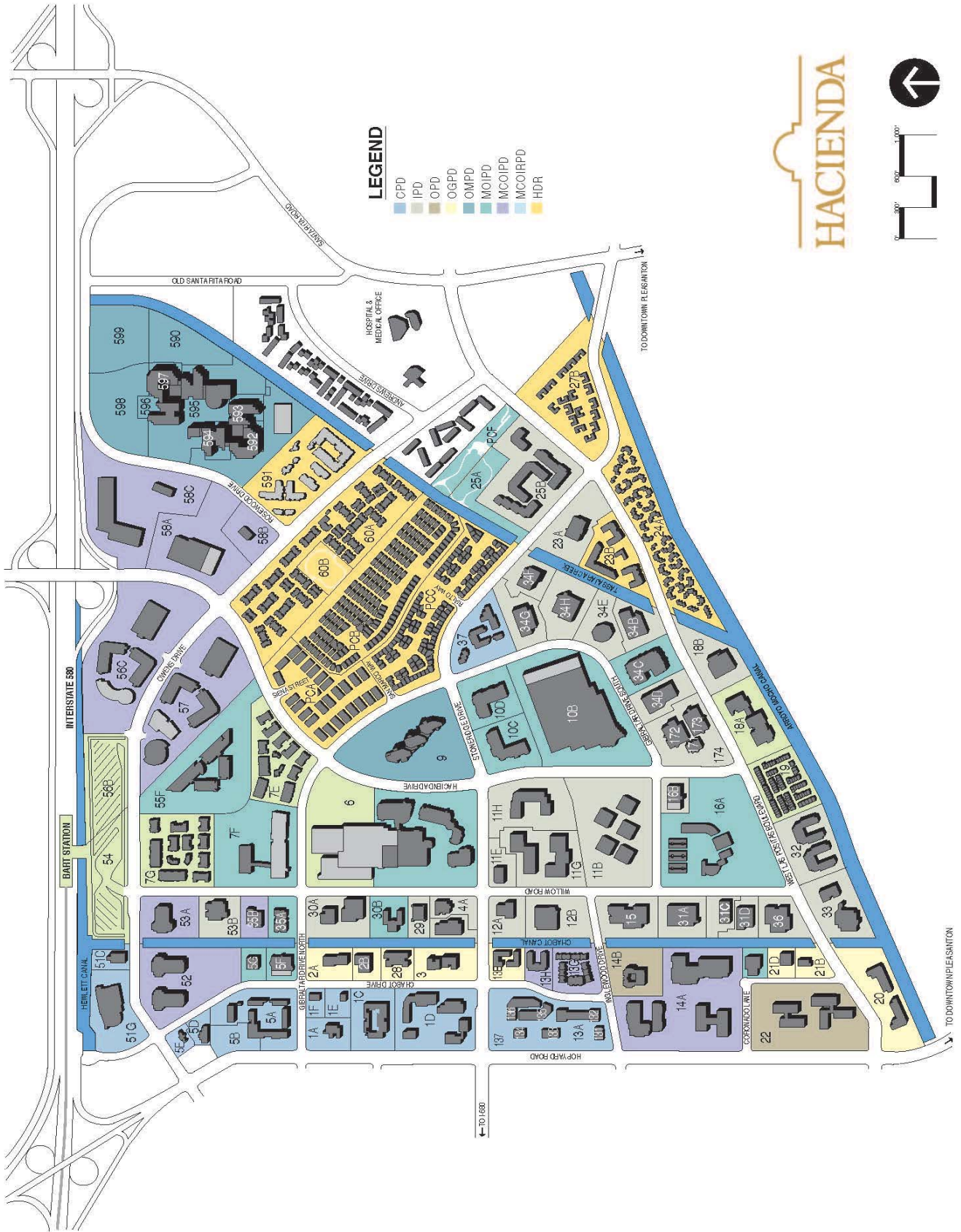




Figure 2-1: Hacienda Land Use


2.0 SITE PLANNING GUIDELINES

2.1 Land Use Plan/Zoning

Site development within Hacienda shall conform to the zoning established for the PUD District as specified by the Land Use Plan (refer to the map at the front of this Section). Specific uses allowed or prohibited by zoning are set forth in Appendix Section 5.3A, Summary of Site Development Criteria. 


The Land Use Plan illustrates the variety and locations of land uses intended to occupy Hacienda including Retail/Commercial Centers, Garden Office, Midrise Office, General Office, Research and Development, Light Manufacturing, High Density Residential, Mixed Office/Industrial, Mixed Commercial/Office/Industrial and Mixed Use. 

2.2 Site Zone Definitions

For the purposes of these Guidelines, Hacienda consists of 3 distinct zones which apply to these site planning guidelines: (1) the Common Areas, (2) the Streetscape Zones or Public Service Easements (P.S.E.) (refer to the definition in Section 3.3A), and (3) the Interior Zones. 

A. Common Area Standards

Common Areas within Hacienda are defined in Article 1.6 of the CC&R's. The Hacienda Owners Association will maintain, and repair or replace as necessary all elements within the Common Areas. Briefly these include:

- all median planting and irrigation;
- 4 primary, 17 secondary intersection plazas and portions of the P.S.E. along the east side of Hopyard Road including walls, Hacienda theme structures and monuments, lighting, signing, landscape, and irrigation;
- entries to Chabot Canal, Tassajara Creek, and Hewlett Canal;
- all street and traffic lighting and signing;
- traffic and pedestrian signals in and adjacent to the project;
- all bus stops, including concrete pads, benches, shelters, and lighting;
- soundwalls along Hopyard Road, Stoneridge Drive, Santa Rita Road and W. Las Positas Boulevard; and
- public exercise course stations. 

B. Streetscape Zone

The Streetscape Zone includes walks, landscaping, and elements within the P.S.E.. All installations within these zones, with the exception of Common Areas, will be constructed and maintained by each individual parcel owner according to the requirements set forth in the CC&R's and these Design Guidelines. Refer to Section 3.3 Streetscape Zone (Public Service Easement) for more detail.

C. Interior Zone

The Interior Zone encompasses all exterior elements within an individual parcel excluding the P.S.E.s. Refer to Section 3.3 Streetscape Zone for detailed information on P.S.E.s and additional information on defined Common Areas. The Interior Zone is subject to the needs of each individual tenant and thus has a greater degree of flexibility than the Streetscape Zone. Common concerns within this zone include: parking lot arrangements, landscaping,

irrigation, site lighting, regulatory and directional signing, service area screening, and side and rear property line treatment.

2.3 Site Design and Open Space

A. Circulation Hierarchy (Development Standards and Design Guidelines for Housing and TOD Sites)

1. Common Development Standards and Design Guidelines for Housing and TOD Sites

The intent of the circulation hierarchy is to provide a quality entry experience by visitors and residents emphasizing pedestrian access over vehicular access to one's home, while allowing for convenient secondary vehicular circulation. Site circulation should facilitate pedestrian and bicycle use and will link housing, shops, work places, schools, transit, parks and other facilities essential to the daily life of residents and employees in Hacienda.

- a. There shall be a distinct hierarchy of circulation including public streets, internal "streets" or drives, pedestrian walks/paseos and alleys/parking areas. These shall be arranged so that visitors and residents use the primary circulation of public streets, internal streets and drives and pedestrian walks/paseos for their primary circulation and addressing of the units and building orientation. Alleys and parking areas shall not be used for primary circulation to the building/units entries, and buildings should not orient to alleys or parking areas.
- b. Developments larger than 5 acres containing Residential uses are encouraged to dedicate a portion of the site as a public park.

2. Design Guidelines for TOD Sites

Active uses should be located at corners with public streets, internal streets, pedestrian walks/paseos and common open spaces. Active uses should be discouraged on alley and surface parking frontages.

3. Design Guidelines for Housing Sites

- a. Alleys and parking areas should not be used for primary circulation to the building entries and through the site. Where possible, primary entries should orient to public streets, internal streets, and paseos/open spaces.
- b. Pedestrian walkways should be separate and distinct from parking areas and drive aisles and include landscaping/trees, lighting and decorative paving at crossings.
- c. Streets, alleys and paseos should not only connect internally but also be publicly accessible and connect to adjacent streets and neighboring development.
- d. Anticipate future connections to adjacent parcels to provide future connectivity.
- e. Pedestrian and bike paths should be used where street connections to adjacent neighborhoods are infeasible.

B. Paseos/Pedestrian Walks (Development Standards and Design Guidelines for Housing and TOD Sites)



1. Common Development Standards and Design Guidelines for Housing and TOD Sites

NOTE: See specific Development Standards for Residential and TOD Development.



- a. Paseo connections should be made wherever auto connections are infeasible due to project or site constraints.
- b. Paseos should supplement the role of streets and drives in the circulation network.
- c. Paseos should provide easy and direct access to building entries, common open space amenities and visitor parking areas.
- d. Paseos should visually extend the street into an area for safe pedestrian use, with consistent street furnishings.
- e. Paseos should be embellished with special paving and pedestrian-scaled lighting.
- f. Buildings lining paseos should provide windows along the building face to encourage comfortable and safe pedestrian use.
- g. Buildings lining paseos should be designed to take advantage of midday sun. Taller buildings may require wider paseos.
- h. Paseos should be named as streets are, with buildings lining the paseos taking their respective addresses from the paseo. Street names will be established during the building permit process.

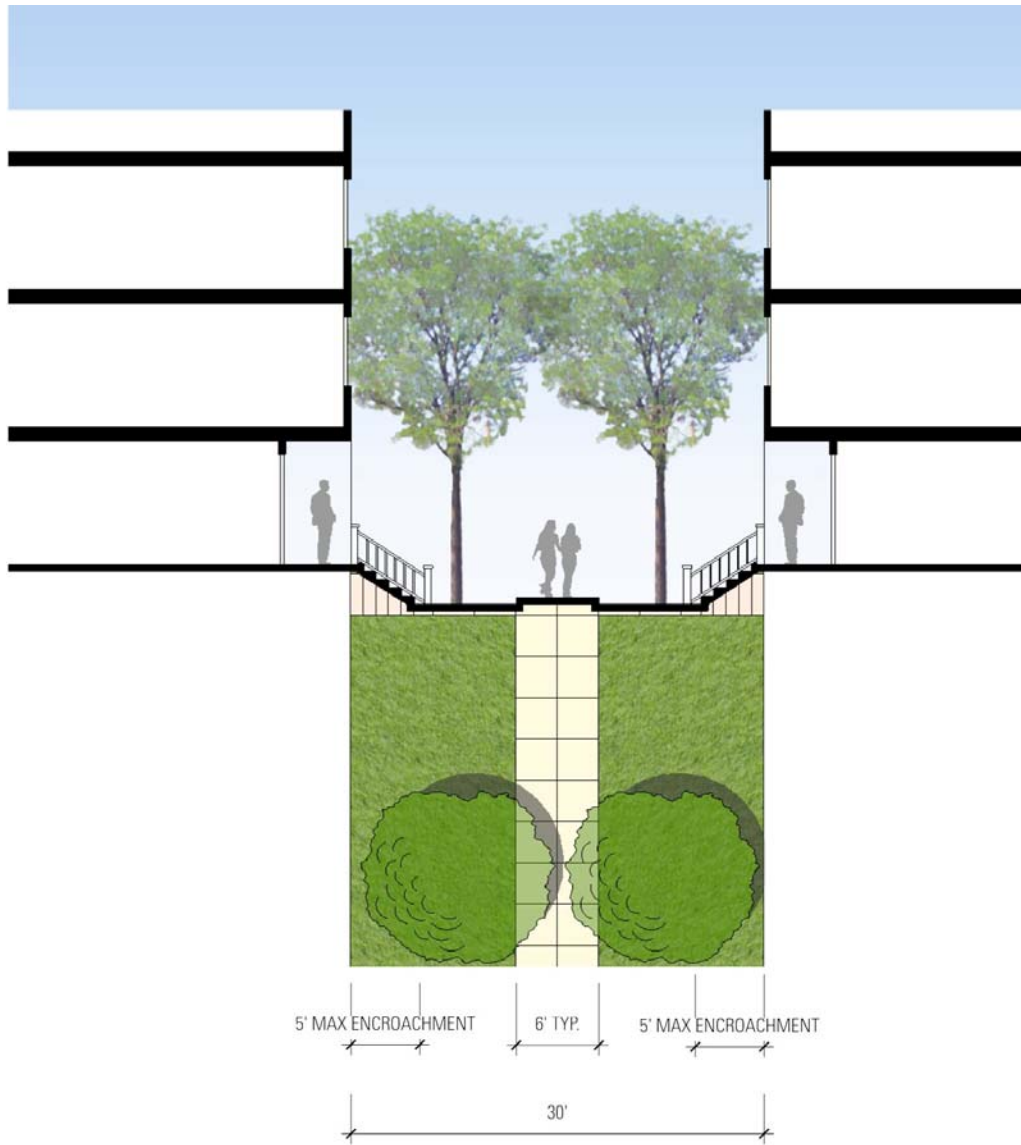
2. Development Standards for TOD Sites

- a. 30 foot minimum building-to-building dimension for residential buildings. Stoops and porches are allowed to encroach up to 5 feet.
- b. 40 foot minimum building-to-building dimension for mixed-use/commercial buildings. Outdoor seating areas are allowed to encroach up to 12 feet.

3. Development Standards for Housing Sites

25-30 foot minimum building-to-building dimension for residential buildings. Stoops and porches are allowed to encroach up to 5 feet. Low entry landscape walls (not exceeding 3 feet in height) may encroach up to 8 feet into the paseo.

Figure 2-2: Paseo at TOD and Housing Sites



PASEO AT TOD SITES





C. **Open Space (Development Standards and Design Guidelines for Housing and TOD Sites)**

1. Common Design Guidelines for Housing and TOD Sites

- a. Design of private open space should emphasize usability, with convenient access from the interior of units so that open space can be used as part of everyday living.
- b. Buildings and/or streets should define the edges of and face onto common open space.
- c. Common amenity areas should be appropriate to the size of the development. For larger developments (generally over five acres), recreational facilities such as a swimming pool or tennis courts, along with picnic areas should be provided.
- d. Play lots should be located in safe, convenient and highly visible locations to ensure informal surveillance by residents.

2. Development Standards for TOD Sites

TOD's are inherently built at multi-family densities to support transit. Open space is key to creating a livable community and it is essential that multifamily developments provide a connected network of specialized open spaces -- in the form of squares, plazas, greens, and play/activity areas. A well-landscaped, central public open space will become a community focal point and gathering space. The common usable open space is a subset of the overall open space requirement.

- a. On each property, common usable open spaces shall include at least 1 open lawn space measuring a minimum of 30 feet in each direction.
- b. 1 open space per each of Parcels 7G, 7E and the northern 12 acres of Parcel 6 must have a minimum dimension of 50 feet in each direction.
- c. The area of public plazas and/or parks can be counted toward the project's group usable open space requirement.
- d. The city shall provide incentives for the location of a public park on either Parcels 1, 2 or 3.

3. Development Standards and Design Guidelines for Housing Sites

Open space is key to creating a livable community and it is essential that multifamily developments provide a connected network of specialized open spaces in the form of squares, plazas, greens, and play/activity areas. A well-landscaped, central public open space will become a community focal point and gathering space. The common usable open space is a subset of the overall open space requirement.

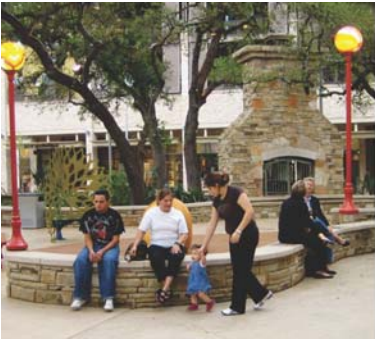
a. Development Standards

Common usable open spaces shall include:

- 0-10 units: No requirement for a common open space
- 10-50 units: Minimum of 1 space 20 feet (400 square foot) minimum dimension
- 51-100 units: Minimum of 1 space 30 feet (900 square foot) minimum dimension
- 101 or more units: Minimum of 1 space 40 feet (1,600 square foot) minimum dimension

b. Design Guidelines

- (1) Large open spaces should be the fundamental organizing element of the site plan.
- (2) Publicly accessible parks, plazas, and/or open spaces are encouraged for all sites greater than 5 acres, especially those sites not in close proximity to public parks.
- (3) Common open space should be centralized and directly accessible for all units when feasible. In new development it should be linked to adjacent parks and paths with streets or pedestrian ways.
- (4) Publicly accessible parks, plazas, and open spaces should be located adjacent to public streets or easily visible from public rights of way.
- (5) Common open space should be aggregated to make large usable areas that serve as the central focus to the project.



D. **Building Orientation (Development Standards and Design Guidelines for Housing and TOD Sites)**

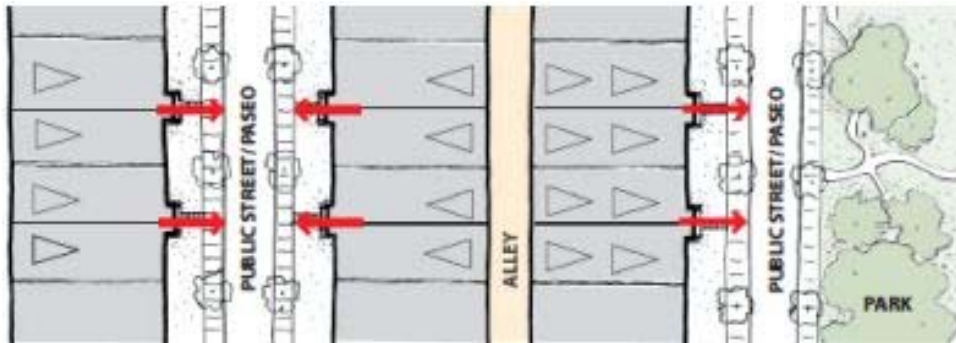


1. Common Design Guidelines for Housing and TOD Sites

The intent of the building orientation guidelines is to provide direction for site planning which places active building frontages with entries, active storefronts, and living spaces along streets and pedestrian paths and common open spaces to provide activity, safety and security through informal surveillance, in these areas. See the following pages for Residential and Mixed-Use building types.

- a. Buildings should face public and internal streets and paths whenever possible to provide an attractive environment for both residents and visitors, and provide clearly identifiable addresses for units. Building fronts should face other building fronts or open spaces whenever possible, rather than sides of buildings or perimeter walls.

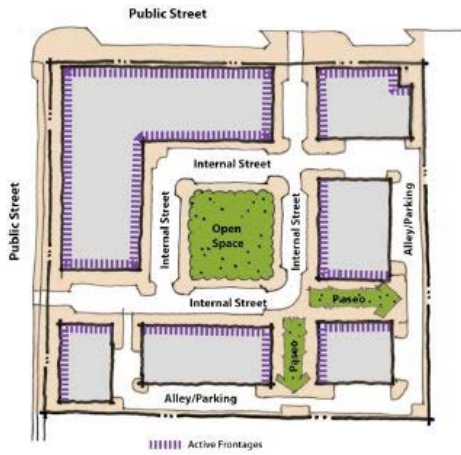
Figure 2-3: Paseo Frontage



- b. On residential frontages including public streets, internal streets, pedestrian walks/paseos, and open spaces, a minimum 75% of building façade should be fronted with livable residential space (e.g. not garages). It is particularly important for building corners to be activated with livable residential uses. Residential uses should be a minimum depth of 12 feet.
- c. On retail and live/work frontages, a minimum 75% of building façade should be fronted with active retail or live/work uses.

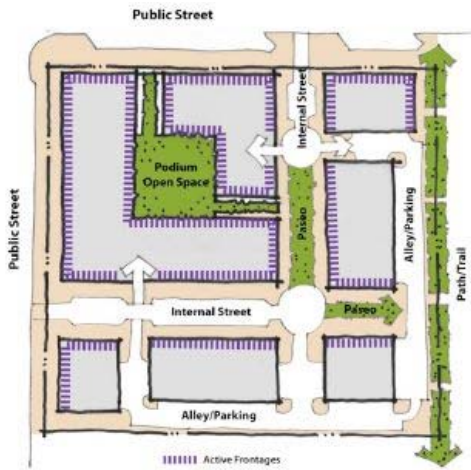


Figure 2-4: Site Orientation Diagram A



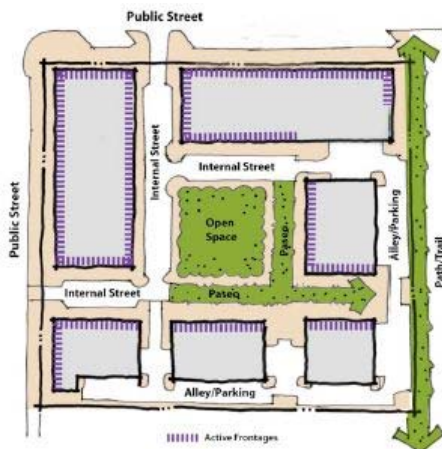
- (1) Through internal streets around a central common open space surround by active residential façades.
- (2) Perimeter alley access for garages and surface parking.

Figure 2-5: Site Orientation Diagram B



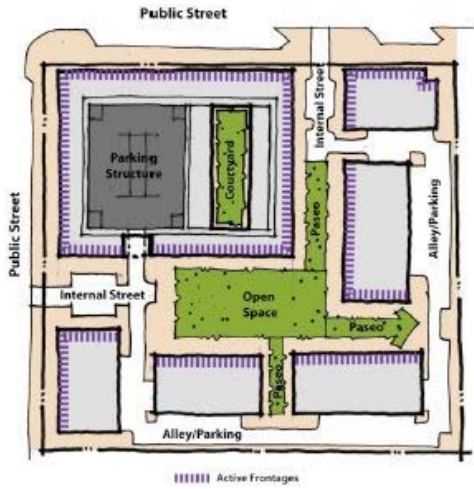
- (1) Through internal streets around a central common open space and internal pedestrian walks.
- (2) Perimeter alley access for garages and surface parking.
- (3) Paseos/Pedestrian walks should connect to proposed bike/ped trail.

Figure 2-6: Site Orientation Diagram C



- (1) Internal streets connected by pedestrian walks/paseos.
- (2) Podium parking with open space above and alley accessed garages and surface parking.
- (3) Paseos/Pedestrian walks should connect to proposed bike/ped trail.

Figure 2-7: Site Orientation Diagram D



- (1) Central Open space with internal circulation via pedestrian walks/paseos.
- (2) Minimal internal street access to residential wrap parking structure and alley accessed garage and surface parking.

2. Design Guidelines for Housing Sites



The intent of the building orientation guidelines is to provide direction for site planning which places active building frontages with entries, active storefronts, and living spaces along streets and pedestrian paths and common open spaces to provide activity, safety and security through informal surveillance in these areas.

- a. Building fronts should include door entries facing streets and open spaces.
- b. On retail and live/work frontages, a minimum 75% of the building façade should be fronted with active retail or live/work uses.





Figure 2-8: Site Orientation Diagram E

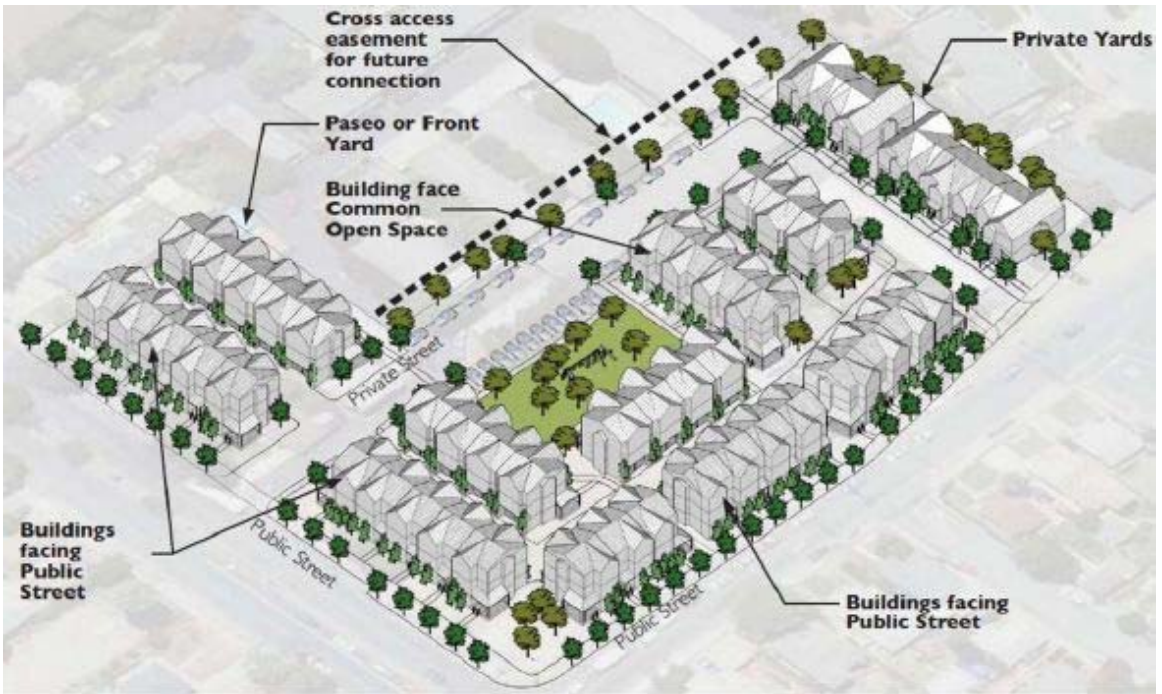


Figure 2-9: Site Orientation Diagram F



E. **Building Types (Development Standards and Design Guidelines for Housing and TOD Sites)**



Property owners and developers are encouraged to "mix and match" among the following Building Types in order to achieve the required minimum density, and to provide the varied building character desired by the city. Given the large size of the Housing and TOD Mixed Use parcels, it is anticipated that more than 1 building type will be built on each parcel, depending on the location, street frontage, mix of uses, and desired parking ratios. It is left to the applicant where and how to combine the Building Types listed below. If a developer wishes to incorporate a Building Type not identified in the Matrix, the City Council may review and approve new Types so long as the overall proposal conforms with the adopted TOD Standards and Guidelines.

Residential Building Matrix

(all buildings types can accommodate mixed-uses)



Type		Density/Parcel Size	Parking Ratio (Type)	Stories	Comments
Attached Row Houses/Tuck Under					
		14-25 du/ac 3-3.5 acres (for 75 units)	1.5-2 sp/u (tuck-under parking)	3 stories	least cost per unit as parking cost is low; however, greater use of land for affordable housing means less market rate housing
Garden Style Apartments with Surface Parking					
		20-25 du/ac 3-3.5 acres (for 75 units)	1.67-1.8 sp/u (surface parking)	3 stories	least cost per unit as parking cost is low; however, greater use of land for affordable housing means less market rate housing
Tuck Under Podium					
		25-40 du/ac 1 acre minimum 2+ acres typical	1.5-1.8 sp/u (surface parking)	3-4 stories	least cost per unit as parking cost is low; orientation similar to rowhouses and townhouses
Townhouse/Flats with Podium Parking					
		40-60 du/ac 1.25-1.75 acres (for 75 units)	1-1.5 sp/u podium structure stalls - visitor	4-5 stories	most typical high density type; best with low parking ratio (1:1)
Residential Wrap Building with Parking Structure					
		40-70 du/ac 2-3 acres 100-150 units minimum	1-1.67 sp/u multi-level structure stalls - visitor	3-4 stories 5 stories possible	most cost effective, but generally requires larger project to justify parking structure; 1 larger site
Residential Buildings with Off Site Parking District					
		50-80 du/ac 2-3.5 acres for 100-150 units	1-2 sp/u off site multi-level structure stalls - visitor	3-4 stories 5 stories possible	satellite parking structure; limited site parking; allows for greater density; cost effective structure parking due to size efficiency of scale

1. Attached Rowhouse/Townhouses (14-25 du/ac)

Attached rowhouse/townhouses are units typically situated in a row of at least 3 or more units where there is no separation between units. These can be designed as either front- or rear-loaded.



Density/Parcel Size	Parking Ratio (Type)	Stories	Comments
14-25 du/ac 3-3.5 acres (for 75 units)	1.5-2 spaces/unit (tuck-under parking)	3 story	Least cost per parking space. Most land area per unit.

Features:

- a. Generally uniform massing within individualized appearance.
- b. Front-loaded with the garage facing the street or "front" of the property, or rear-loaded with garage facing the rear of the property.
- c. Greater efficiency of space without side yards and may provide for greater densities on larger sites.
- d. Private open space for each unit is typically provided by a front patio or balconies.
- e. Typical built density: between 14-25 units per acre.
- f. The design focus should be on an overall building: attached units in a row.
- g. Units organized around "public" spaces and sites around common spaces.

2. Garden Style with Surface parking (20-25 du/ac)

Garden Style apartments are stacked flat units arranged on a single level and surrounded by units either above or below each unit.



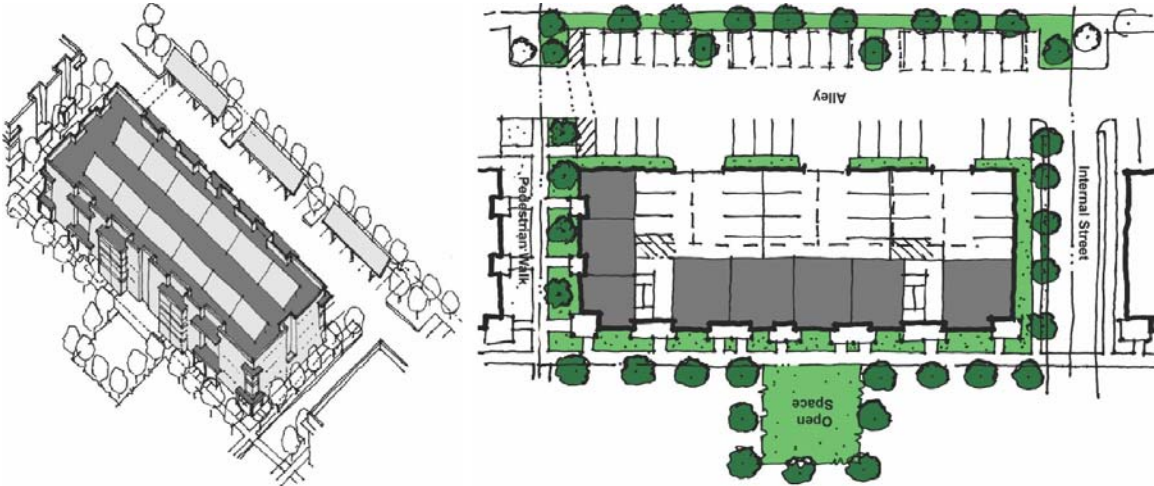
Density/Parcel Size	Parking Ratio (Type)	Stories	Comments
20-25 du/ac 3-3.5 acres (for 75 units)	1.67-1.8 spaces/unit (surface parking)	3 story	Least cost per parking space. Most land area per unit.

Features:

- a. Typically 2-4 stories of single-level units stacked on top of each other.
- b. Individual unit access can be from either common interior corridor or by discrete exterior entrances.
- c. Typical built density: 20-30 units per acre.
- d. The design focus is as a whole building, less on individual units.
- e. Common open space is typically provided in assembled areas of courtyards or common ground space.

3. Tuck Under Podium (25-40 du/ac)

Flats are typically stacked over small shared garages with ground floor units "lining" or fronting the streets, pedestrian walks or open spaces.



Density/Parcel Size	Parking Ratio (Type)	Stories	Comments
20-40 du/ac typically 1 acre minimum with 2+ acres typical	1.5-1.8 spaces/unit (surface parking)	3-4 story	Orientation similar to rowhouses and townhomes.

Features:

- a. Typically 3-4 stories in height, including parking garages.
- b. Typically will have 1/2 to 2/3 surface parking.
- c. Midpoint density: greater than garden apartments while not requiring a concrete podium for parking.
- d. Has similar orientation to rowhouses or townhouses with ground floor units facing streets, pedestrian paths and open spaces and garages accessed by alleys.
- e. Ground floor units have individual entries while upper units use shared stairs or elevator with corridor.
- f. Common open space in pedestrian walks or paseos.

4. Townhouses/Flats with Podium Parking (40-60 du/ac)

Townhouses or stacked flats are units built over a submerged or partially-submerged parking garage or "podium," rather than with individual garages.



Density/Parcel Size	Parking Ratio (Type)	Stories	Comments
40-50 du/ac 1.25-1.75 acres (for 75 units)	1-1.5 spaces/unit (structured podium parking)	4-5 story	Most typical high density type. Best with low parking ratio.

Features:

- a. Typically 3-4 stories or more in height above a parking podium (garage).
- b. May or may not have additional surface parking.
- c. Often appear more urban in appearance with raised stoops above a partially submerged parking podium.
- d. Typical built density: 30-50 units per acre.
- e. The design focus is as an entire building, not individual units.
- f. Common open space is typically provided.
- g. Parking podium can be at grade with residential/retail wrap.

5. Residential Wrap Building with Parking Structure (40-70 du/ac)



Density/Parcel Size	Parking Ratio (Type)	Stories	Comments
40-70 du/ac 2-3 acres (100-150 unit minimum)	1-1.67 spaces/unit (multi level parking structure)	3-4 story	Most cost effective. Requires larger project/site.

Features:

- a. Typically 3-4 stories or more in height.
- b. Stacked flats wrapped around parking structure or free standing around ground level courtyard.
- c. Typically built density: 40-60 plus units per acre.
- d. The design focus is as an entire building or group of buildings.
- e. Urban in appearance due to height, mass, and scale.
- f. Common open space is typically provided.
- g. Greener, heavily landscape, courtyards at grade.

6. Residential Buildings with Off-Site Parking District (50-80 du/ac)



Density/Parcel Size	Parking Ratio (Type)	Stories	Comments
50-80 du/ac 2-3.5 acres (100-150 unit minimum)	1-2 spaces/unit (multi level offsite parking structure)	3-4 story, 5 possible	Walk to offsite parking, limited onsite parking. Allows greater densities without added height.

Features:

- a. Typically 3-4 stories or more in height, stacked flats or combination of flats and townhouses.
- b. Parking is supplied by on-site spaces along with spaces located in adjacent parking garage. Parking space can be assigned.
- c. Often integrated into mixed-use neighborhoods.
- d. Parking structure serves multiple users from several nearby buildings.
- e. Greener, heavily landscape, courtyards at grade.

7. Mixed-Use Buildings



Vertical Mixed Use (Retail/Office)



High Density Mixed Use



Mixed Use



Mixed Use

Features:

- a. Vertical mix of uses (ground floor retail/live/work with offices or residential above).
- b. Entries and storefronts facing onto street or plazas.
- c. Parking usually located in podium structures.
- d. Typically taller first floor ceiling heights.

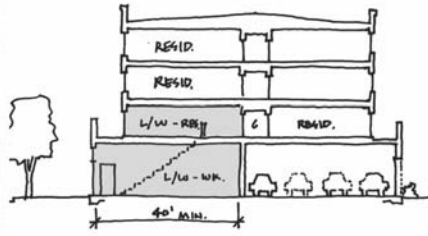
8. Retail Buildings (Stand Alone)



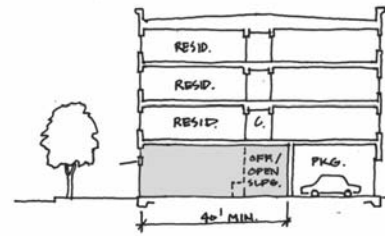
Features:

- a. Surface parking located behind/adjacent to retail building.
- b. Entries and storefronts facing onto street or plazas.
- c. Typically 20-30 feet in height with high ceilings.

9. Live/Work



Live/Work space connected to residence above



Live/Work space with studio residence

Features:

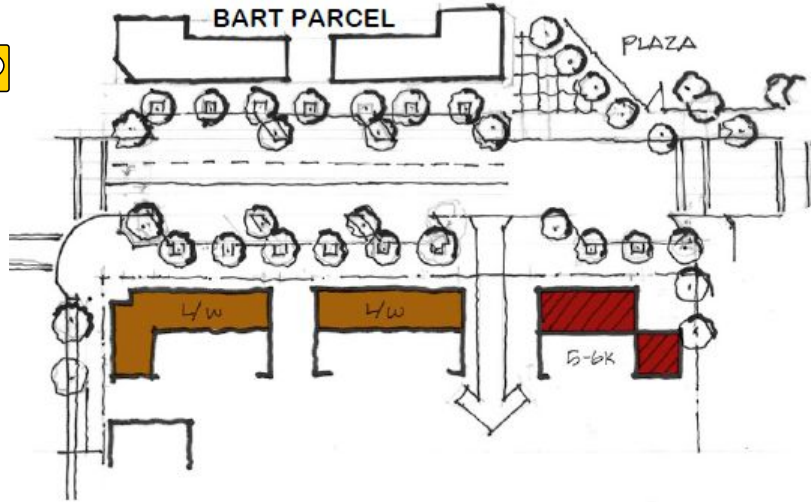
- a. 2 types - Ground floor residential units with extra "flex room" used for small business and/or a retail space; or a street-level work/shop space connected to upper-level residential rooms.
- b. Entries and storefronts facing onto street or plazas.
- c. Tenant parking usually located in podium structures or in private garages accessed from the rear of the building, with visitors served by on-street parking.
- d. Typically taller first floor ceiling heights or double height spaces.

10. Example Retail Configurations (listed stats do not study or include BART parcel)

Example 1

5 - 6,000 sf

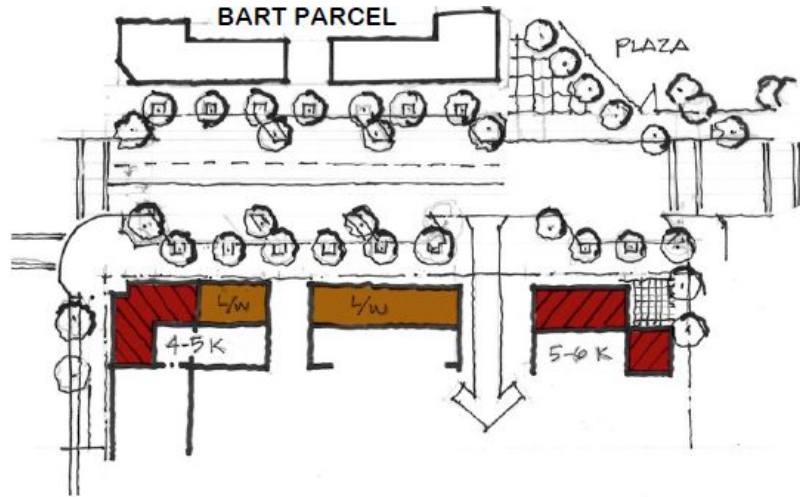
at 1 corner with Live/Work along the rest of the frontage



Example 2

10,000 sf

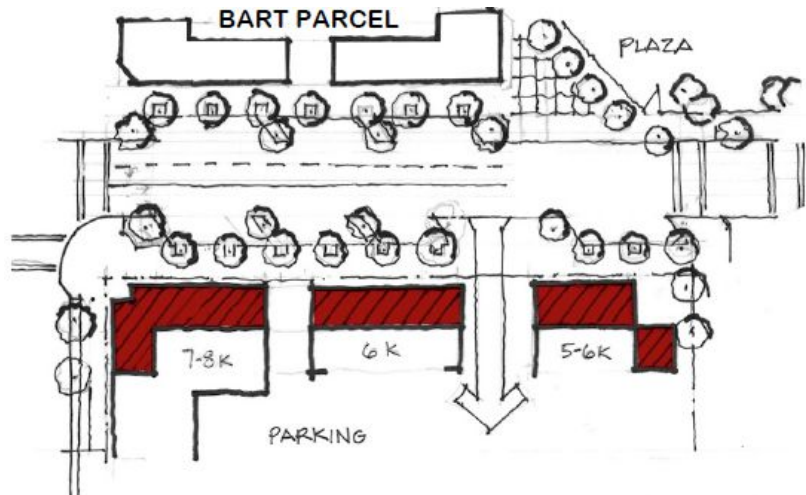
at both corners with Live/Work between



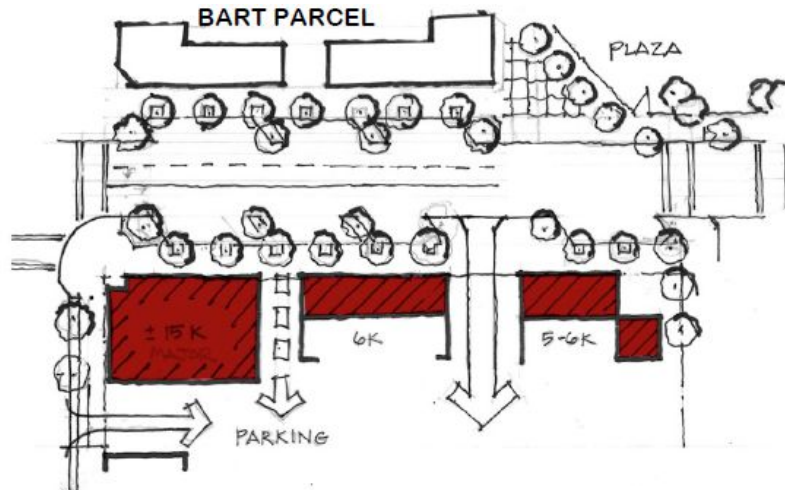
Example 3

18 - 20,000 sf

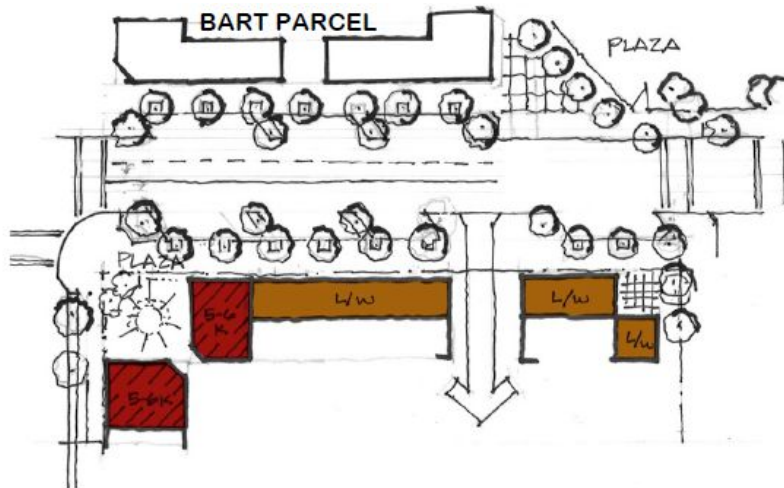
along Owens Drive



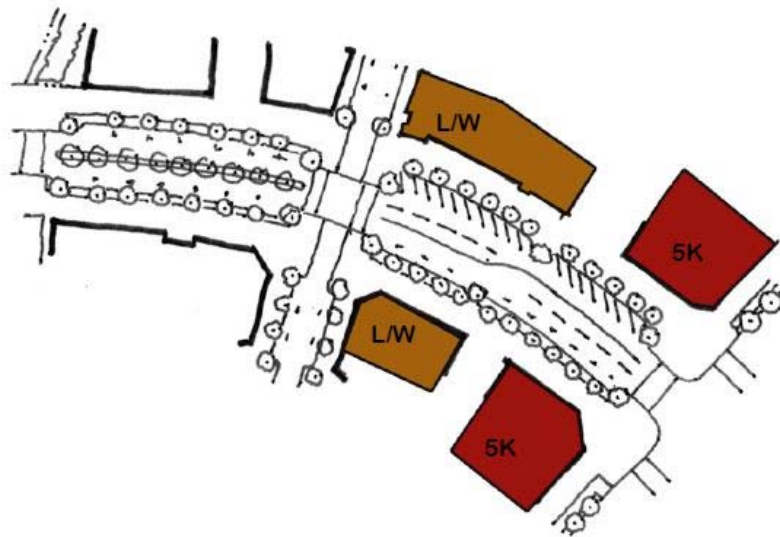
Example 4
 25 - 30,000 sf
 with Major Tenant
 (Grocery, Pharmacy)



Example 5
 10 - 12,000 sf
 60' deep at Willow Road
 with Live/Work along the
 rest of the frontage



Example 6
 Gibraltar Drive Retail
 5 - 10,000 sf
 at corner with Hacienda
 Drive



2.4 Front, Side, and Rear Yard Designations

A. Front Yard

On a typical interior parcel, the front yard will be the area adjacent to the street behind the curb; side yards are between the building and the property lines to each side; and the rear yard is the area adjacent to side yards and the rear property line.

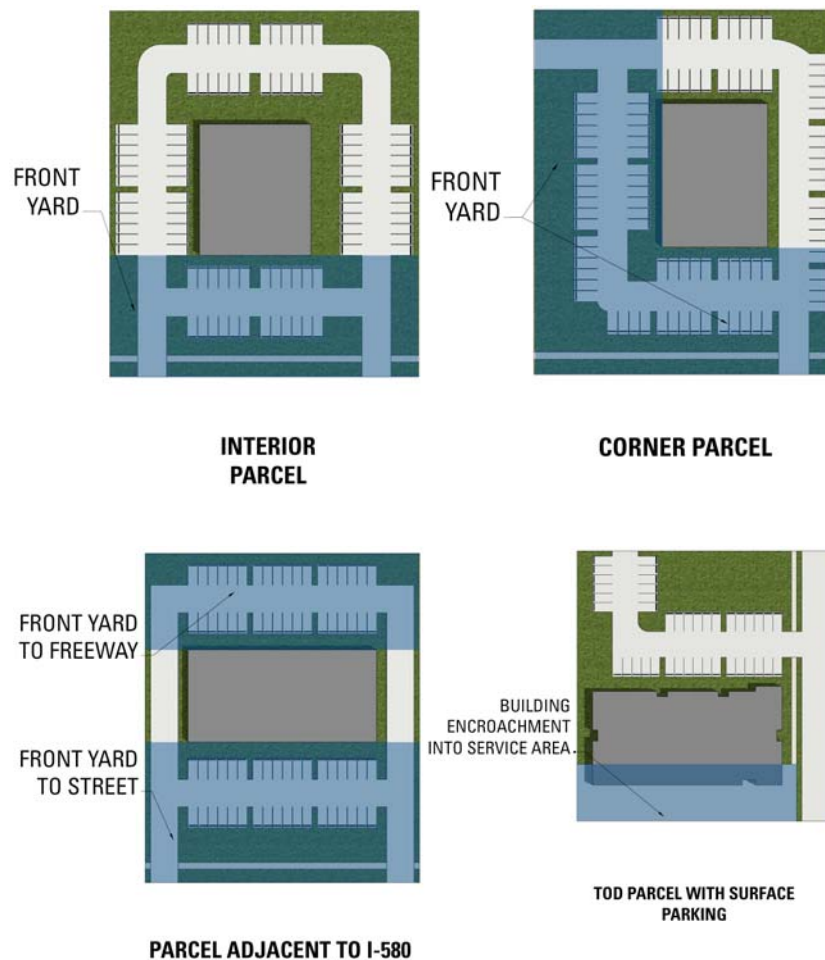
B. Corner Parcels

On corner parcels or parcels with streets on more than 1 side, the area adjacent to the streets will be considered front yards and there will be no rear yards for the purpose of establishing the required minimum landscaping depth against the building.

C. Highway Parcels

On Parcels 51, 56 and 58 adjacent to Highway 580, the area between the highway and buildings will be considered front yards for the purpose of establishing the required minimum landscaping depth against the buildings and service areas locations. There will be no rear yards as in a typical parcel. Any service areas are restricted to side yards only.

Figure 2-10: Front, Side and Rear Yard Designations



2.5 Building and Parking Area Setbacks

The minimum required setback dimensions from property lines to buildings and parking areas, and the required depths of landscaping are summarized for all front, side and rear yard conditions in the following sections of the Appendix and illustrated herein: Section 5.3B Summary of Property Line Setbacks and Section 5.3C Landscaping Required Adjacent to Buildings.

The standard Front Yard (Figures 2-11, 2-12, 2-15 and 2-16) and Side (Figures 2-19 and 2-20) and Rear Yard (Figure 2-21) setbacks apply to all site uses, except **TOD and Housing sites**. Refer to Section 2.5C for Retail/Commercial front and side yard setback option. Refer to Section 2.5D for Residential setback options.



A. Front Yard Building Setbacks

The minimum building setback from streets and the amount of front yard that must be dedicated to landscaping varies depending upon the P.S.E. depth, the land use, and the location and extent of parking as illustrated in the following table. Refer to Figure 3-1 for P.S.E. depth requirements (See Sections 2.5C through 2.5F for special conditions).

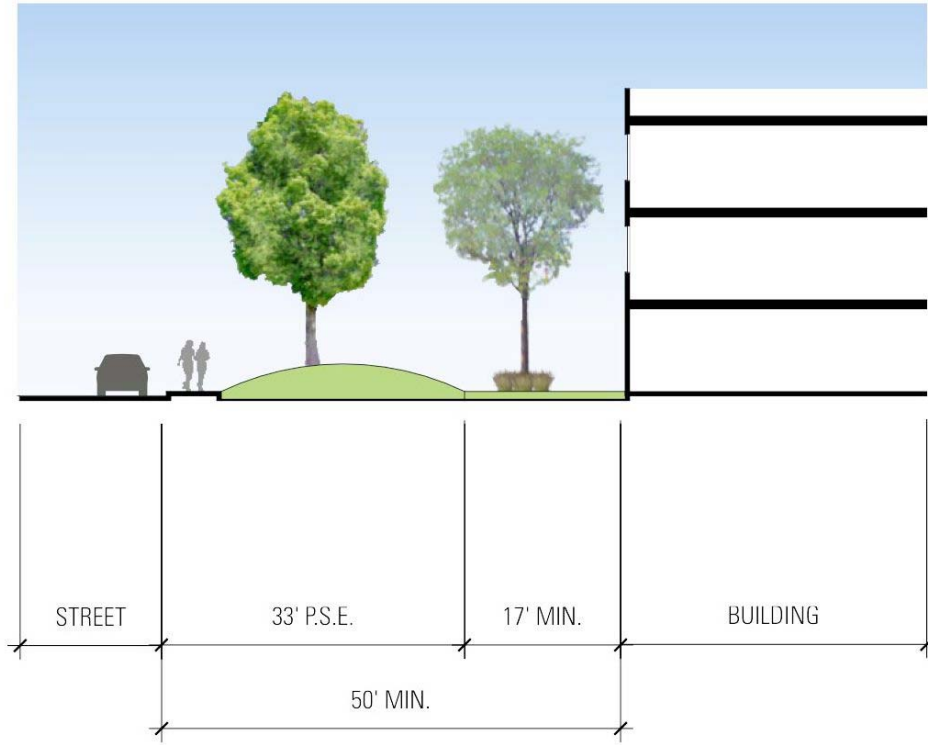
1. Front Yard Building Setbacks

Land Use	Allowed Encroachment into P.S.E.	Minimum Setback Without Parking	Minimum P.S.E. and Setback (Curb - Building Face)	Minimum Front Setback from Parking
CPD (Commercial/Retail)	None	17'-0" (@33' P.S.E.) 25'-0" (@50' P.S.E.)	50'-0" Min (@33' P.S.E.) 75'-0" Min (@50' P.S.E.)	15'-0" (@33' P.S.E.) 15'-0" (@50' P.S.E.)
OGPD (Garden Office)	None	17'-0" (@33' P.S.E.) 25'-0" (@50' P.S.E.)	50'-0" Min (@33' P.S.E.) 75'-0" Min (@50' P.S.E.)	15'-0" (@33' P.S.E.) 15'-0" (@50' P.S.E.)
OMPD (Mid-Rise Office)	None	17'-0" (@33' P.S.E.) 25'-0" (@50' P.S.E.)	50'-0" Min (@33' P.S.E.) 75'-0" Min (@50' P.S.E.)	15'-0" (@33' P.S.E.) 15'-0" (@50' P.S.E.)
OPD (General Office)	None	17'-0" (@33' P.S.E.) 25'-0" (@50' P.S.E.)	50'-0" Min (@33' P.S.E.) 75'-0" Min (@50' P.S.E.)	15'-0" (@33' P.S.E.) 15'-0" (@50' P.S.E.)
IPD (R&D/Office Flex)	None	17'-0" (@33' P.S.E.) 25'-0" (@50' P.S.E.)	50'-0" Min (@33' P.S.E.) 75'-0" Min (@50' P.S.E.)	15'-0" (@33' P.S.E.) 15'-0" (@50' P.S.E.)
HDR (High Density Residential)	None	17'-0" (@33' P.S.E.) 25'-0" (@50' P.S.E.)	50'-0" Min (@33' P.S.E.) 75'-0" Min (@50' P.S.E.)	15'-0" (@33' P.S.E.) 15'-0" (@50' P.S.E.)
MOIPD (Mixed Office/Industrial)	None	17'-0" (@33' P.S.E.) 25'-0" (@50' P.S.E.)	50'-0" Min (@33' P.S.E.) 75'-0" Min (@50' P.S.E.)	15'-0" (@33' P.S.E.) 15'-0" (@50' P.S.E.)
MCOIPD (Mixed Commercial/Office/Industrial)	None	17'-0" (@33' P.S.E.) 25'-0" (@50' P.S.E.)	50'-0" Min (@33' P.S.E.) 75'-0" Min (@50' P.S.E.)	15'-0" (@33' P.S.E.) 15'-0" (@50' P.S.E.)
PI (Public & Institutional)	None	17'-0" (@33' P.S.E.) 25'-0" (@50' P.S.E.)	50'-0" Min (@33' P.S.E.) 75'-0" Min (@50' P.S.E.)	15'-0" (@33' P.S.E.) 15'-0" (@50' P.S.E.)
TOD Sites (Parcels 7G, 7E and the northern 12 acres of Parcel 6)	25'@50' P.S.E. 20'@50' P.S.E.*	15'-0" (@50' P.S.E.) 22'-0" (@50' P.S.E.)*	25'-0" (@50' P.S.E.) 30'-0" (@50' P.S.E.)	n/a n/a
Housing Parcels (18A/19,23B,54/56B, 59)	4'@33' P.S.E.†	21'-0" (@33' P.S.E.)†	29'-0" Min (@33' P.S.E.)†	n/a n/a

* See Figure 2-17 for 50' P.S.E. at first 100' of Gibraltar Drive
† 15' Setback/5' encroachment allowed with enhanced private and public open space landscaping, see Figure 2-14

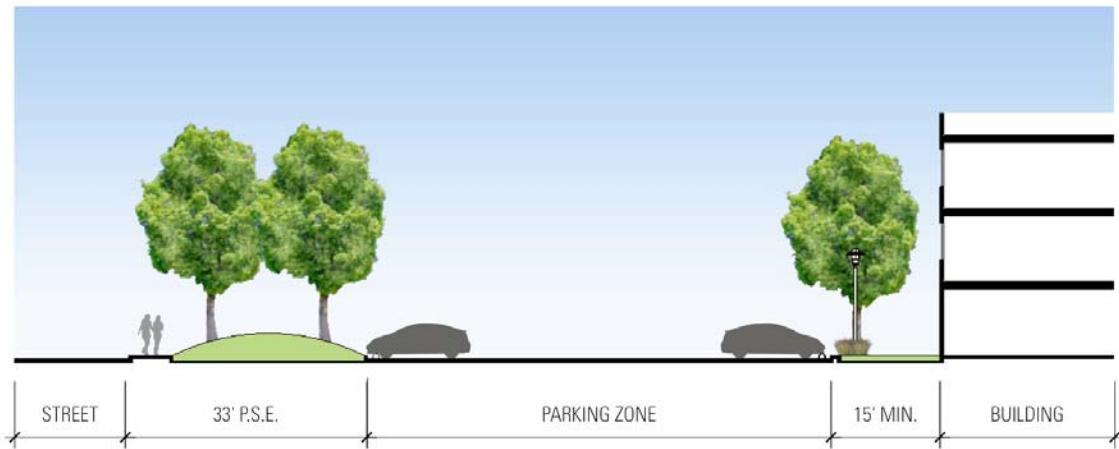
2. Front Yard Setbacks at 33' P.S.E.

Figure 2-11: 33' P.S.E. Front Yard Setback Without Parking



FRONT YARD SETBACK WITHOUT PARKING (33')

Figure 2-12: 33' P.S.E. Front Yard Setback With Parking



FRONT YARD SETBACK WITH PARKING (33')

Figure 2-13: 33' P.S.E. TOD and Housing Site Setback

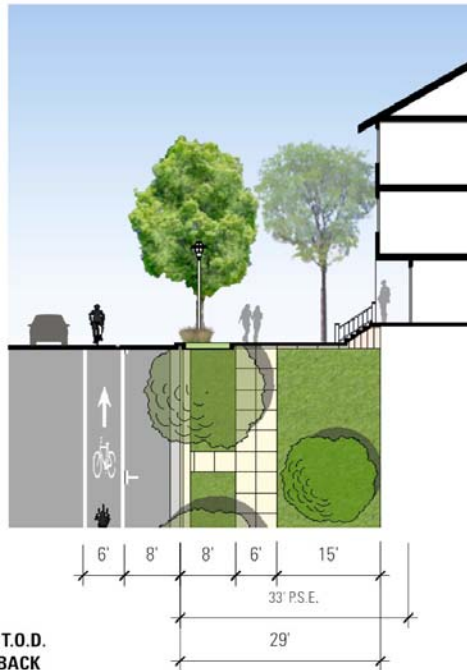
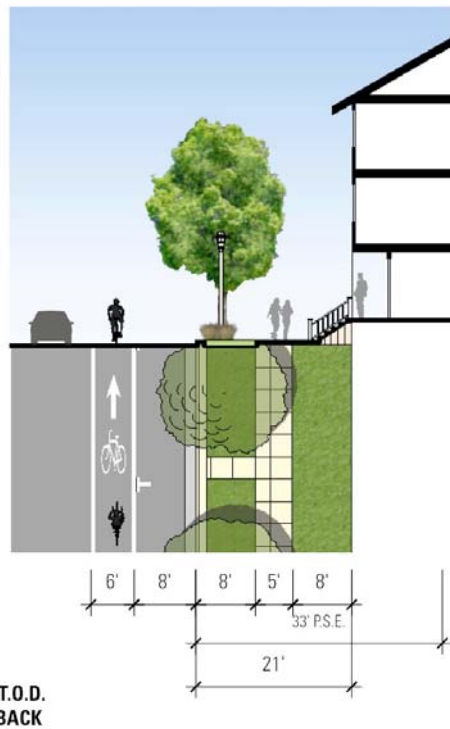


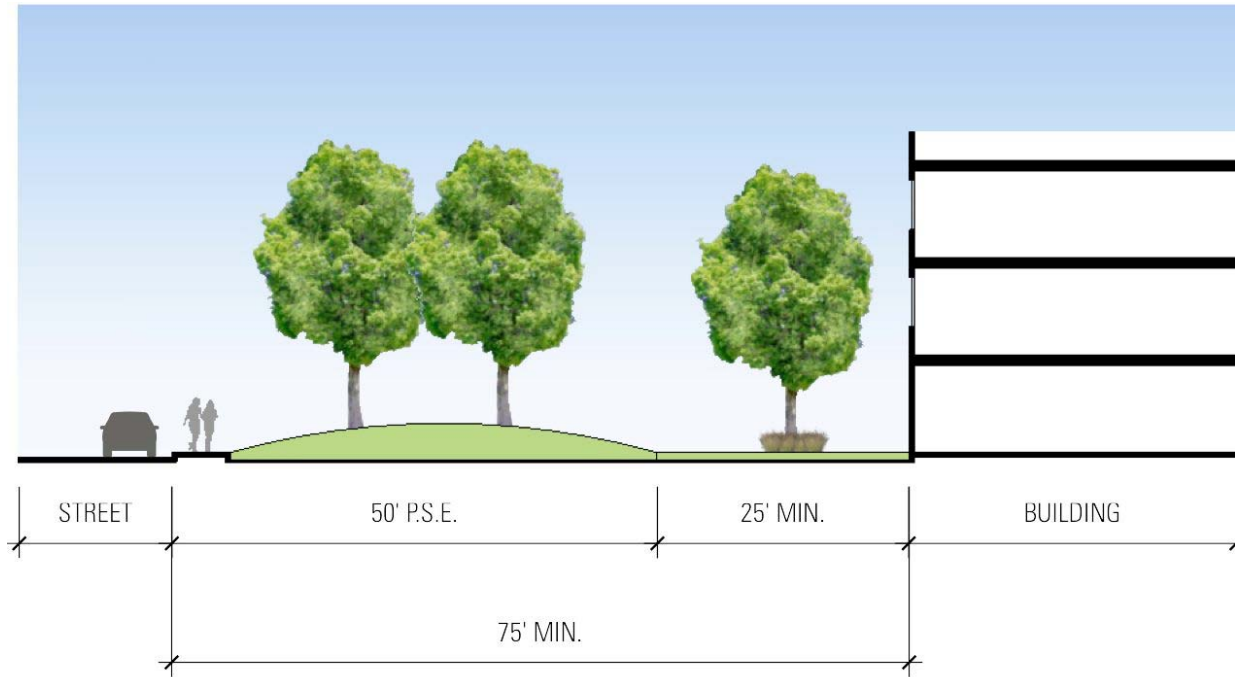
Figure 2-14: 33' P.S.E. TOD and Housing Site Setback Alternative



Alternative Residential and TOD Setback at 33' P.S.E. allowed in concert with enhanced private and public open space landscaping: 15' Setback (5' encroachment allowed).

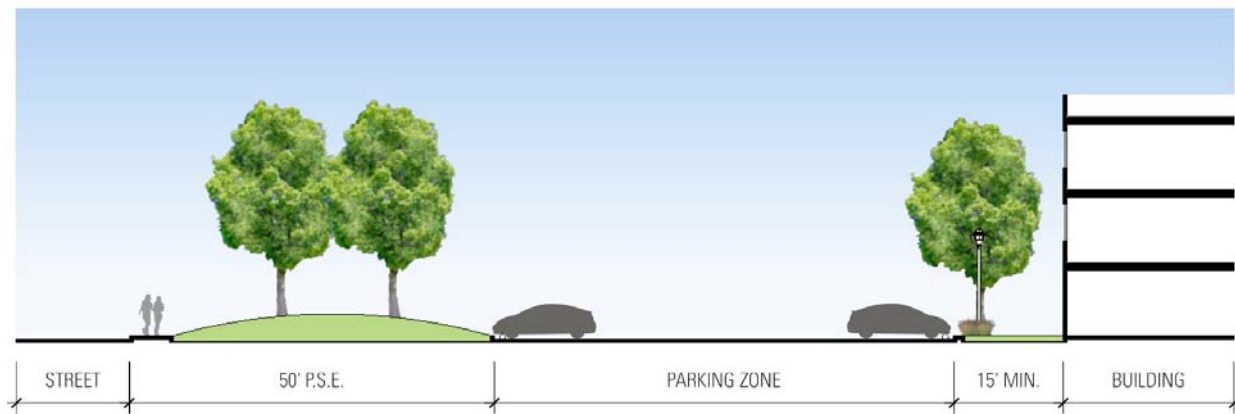
3. Front Yard Building Setbacks at 50' P.S.E.

Figure 2-15: 50' P.S.E. Front Yard Setback Without Parking



FRONT YARD SETBACK WITHOUT PARKING (50')

Figure 2-16: 50' P.S.E. Front Yard Setback With Parking



FRONT YARD SETBACK WITH PARKING (50')

Figure 2-17: 50' P.S.E. TOD 0' Setback First 100' Adjacent to Gibraltar Drive

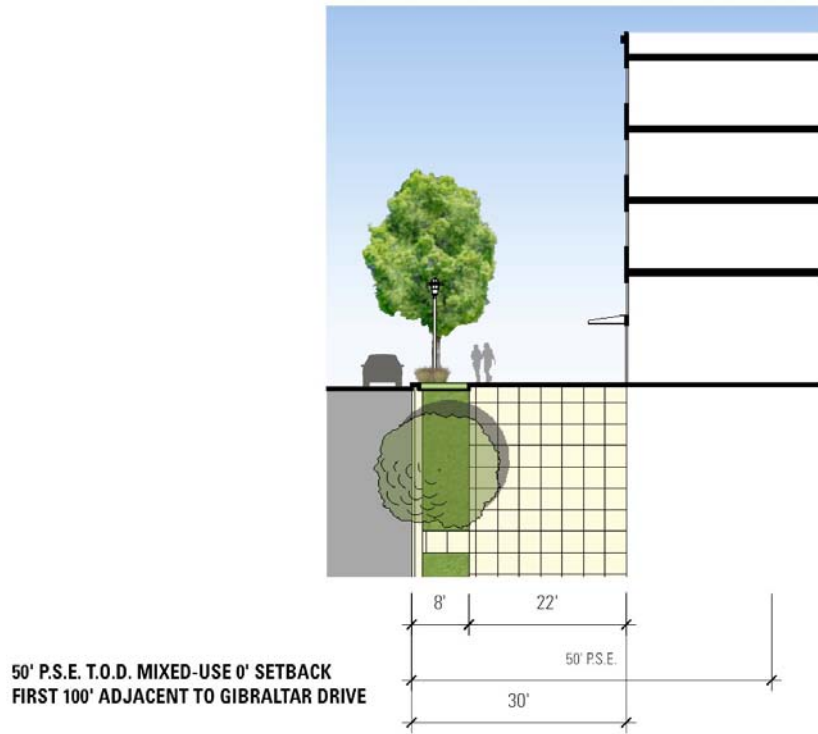
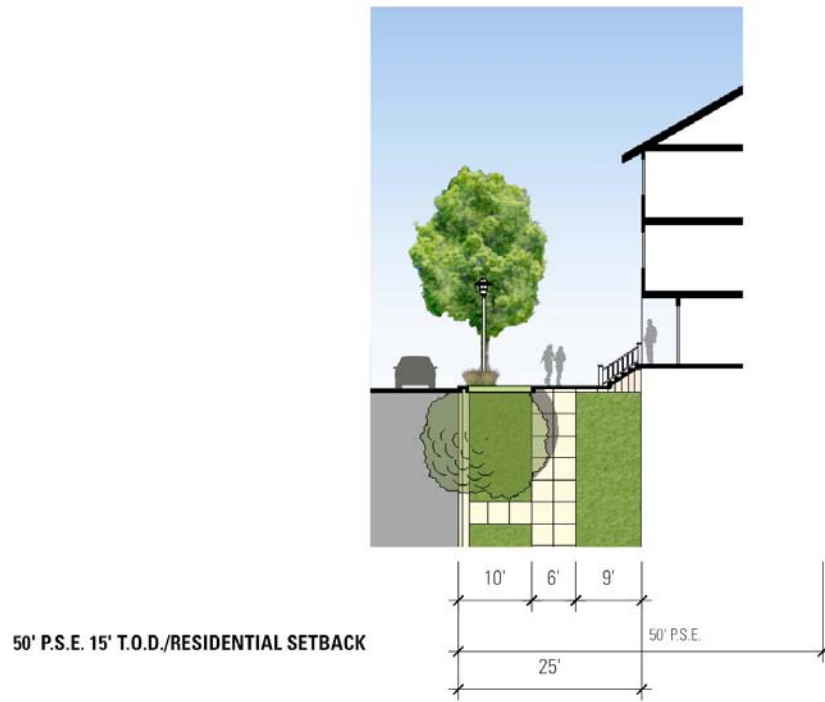


Figure 2-18: 50' P.S.E. TOD 15' Setback



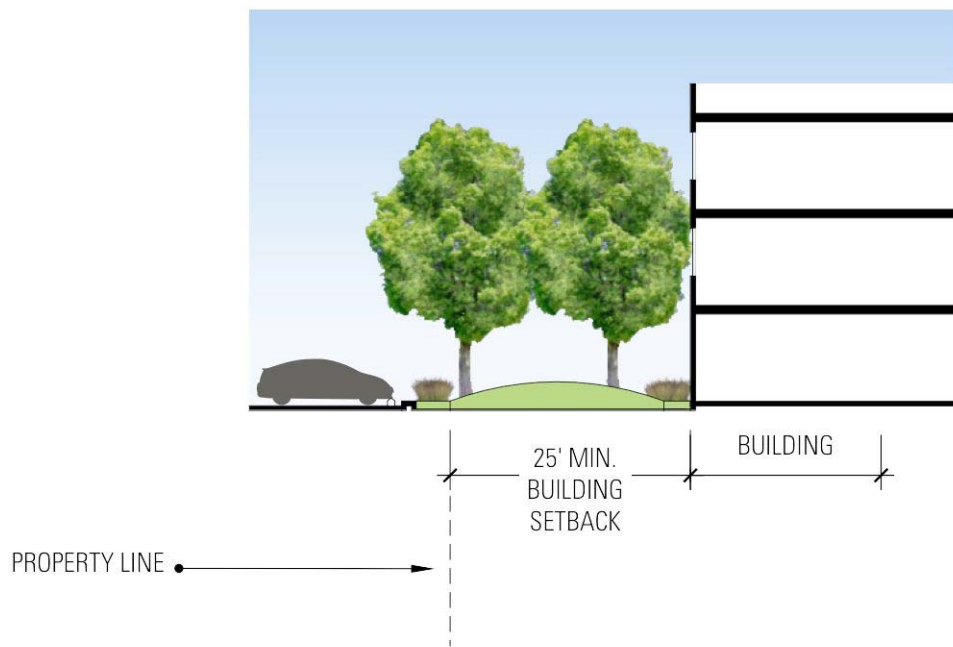
15' Setback (5' encroachment allowed)

B. Side and Rear Yard Building Setbacks

When a building is located with the minimum side and/or rear yard building setback(s), all of the area between the building and the side and/or rear lot line is to be landscaped. In other conditions for side yards there shall be a minimum continuous landscaping depth of 9 feet against the sides of the building and for rear yards no landscaping is required against the building. This requirement is in addition to the 5 foot minimum continuous landscaping depth required at all side and rear property lines. Refer to Section 2.5C Retail/Commercial Setbacks and Section 2.6A.4 Common Driveway Access sideyard conditions. TOD sites (Parcels 7G, 7E and the northern 12 acres of Parcel 6) require a minimum Rear Yard building setback of 20 feet.

1. Side and Rear Yard Setbacks (Parcels 7G, 7E and the northern 12 acres of Parcel 6 Exempt)

Figure 2-19: Side and Rear Yard Setbacks Without Parking



SIDE AND REAR YARD SETBACKS WITHOUT PARKING

Figure 2-20: Side Yard Setback With Parking

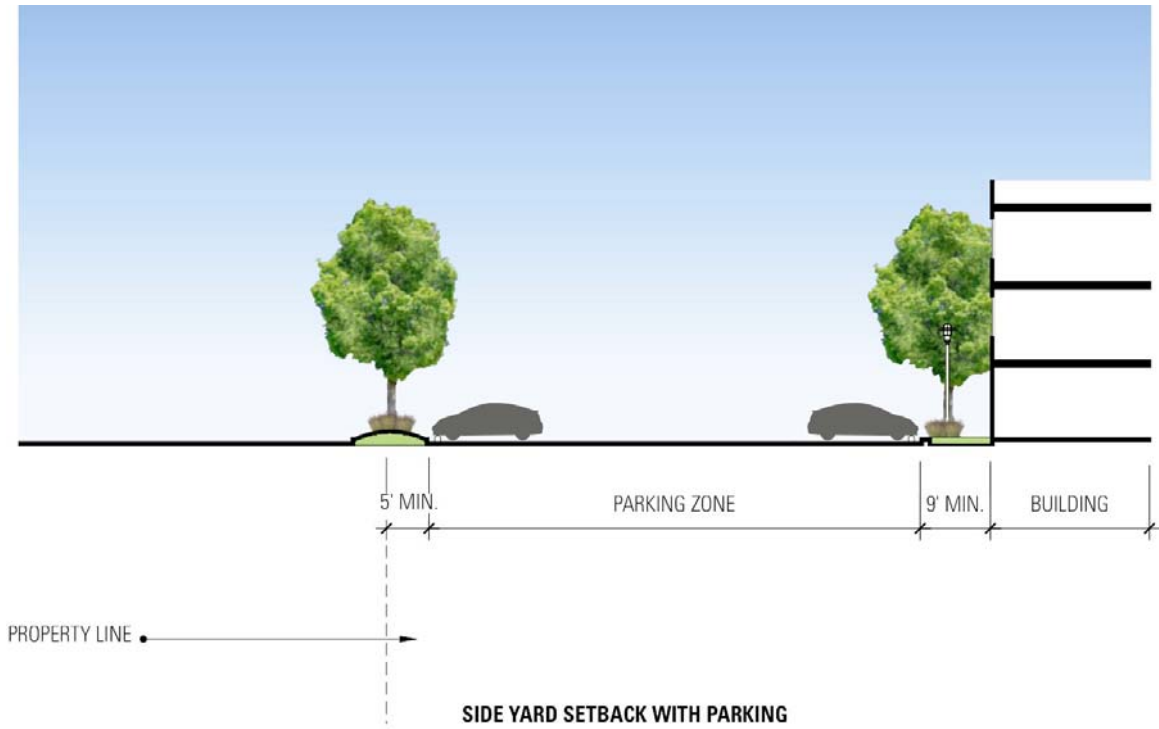
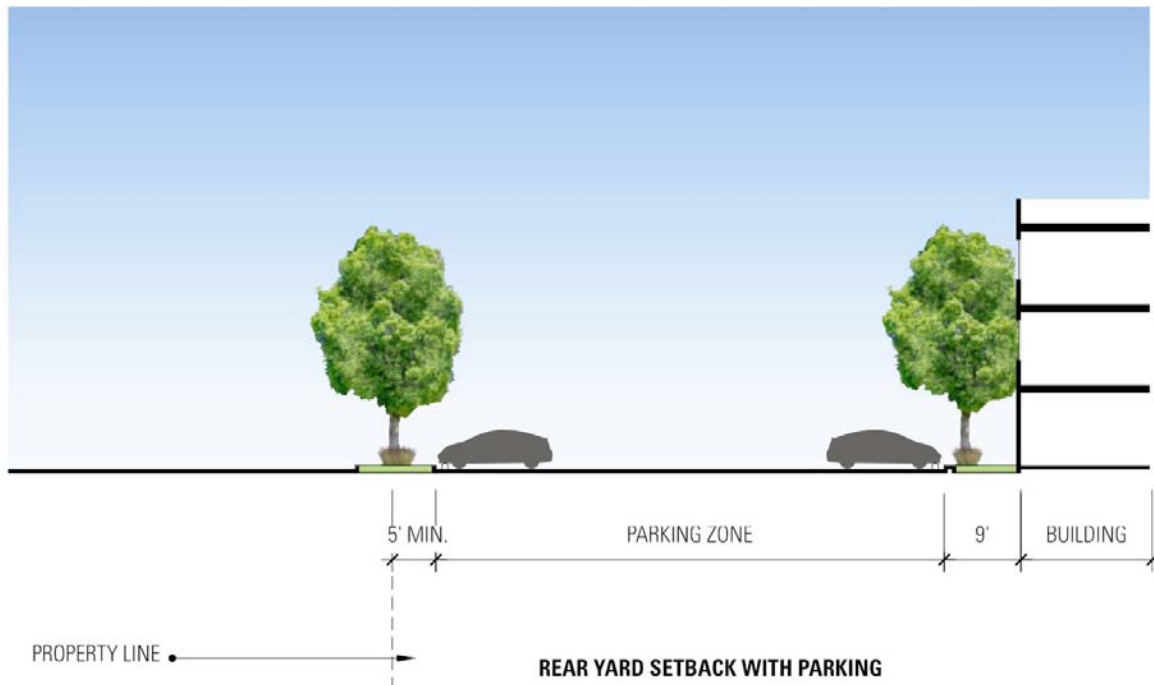


Figure 2-21: Rear Yard Setback With Parking

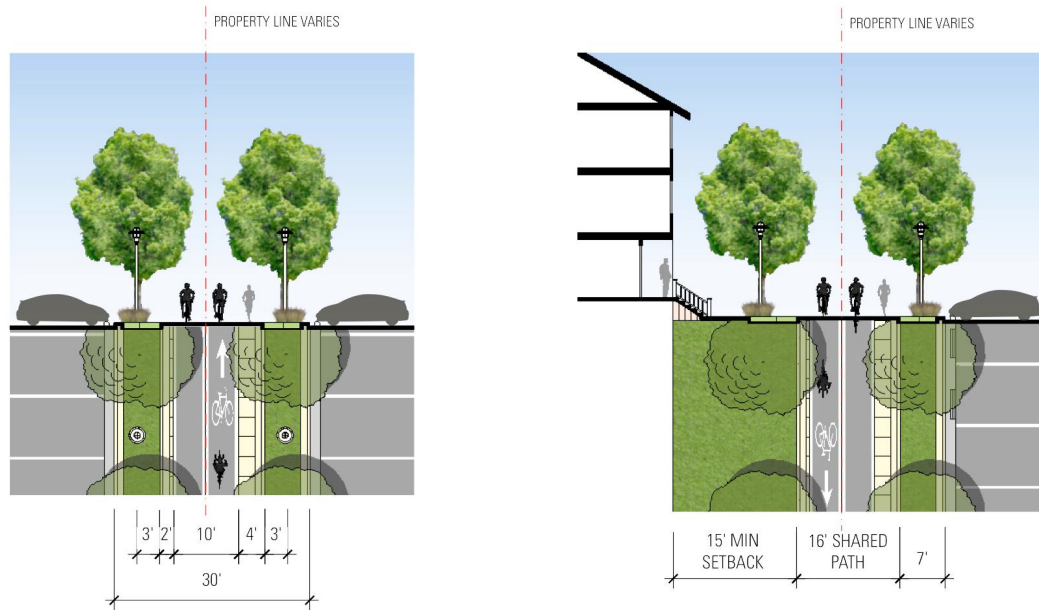


2. TOD Side and Rear Yard Setbacks at Trails (Parcels 7G, 7E and the northern 12 acres of Parcel 6)

The standards below are minimums for a shared-use path based on a typical class I bike path in the Pleasanton Bicycle and Pedestrian Master Plan. The location of the property line can vary. All path designs, crossings and connections should be coordinated with East Bay Regional Park District's Iron Horse Regional Trail Planning and those of adjacent properties.



Figure 2-22: Side and Rear Yard Setbacks At Trails



SIDE AND REAR YARD SETBACKS AT TRAILS

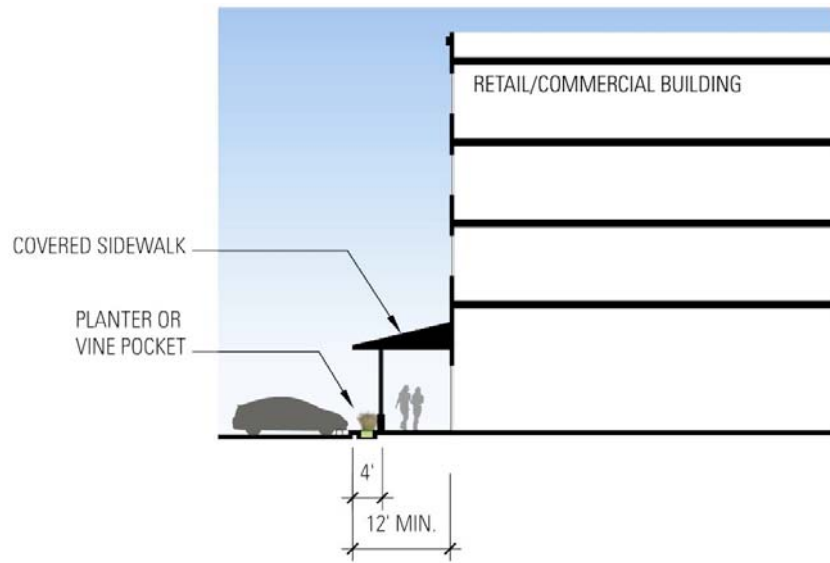
SIDE AND REAR YARD SETBACKS AT TRAILS

30-40' path ROW - (7' planting area, 2' decomposed granite, 10' AC or decomposed granite with adhesive, 4' decomposed granite, 7' planting area). Path ROW should span property boundaries wherever feasible.

C. Retail/Commercial Building Setback Option (Parcels 7G, 7E and the northern 12 acres of Parcel 6)

Landscaping shall not be required along a portion of a front and/or side of a Retail/Commercial building provided that a covered sidewalk with a minimum width of 12 feet is constructed immediately adjacent to the building and parking is located immediately adjacent to such walk. Small planters or vine pockets are recommended in the sidewalk area. Those portions of the front and/or side of a building without the covered sidewalk described above must be landscaped as otherwise required in these guidelines.

Figure 2-23: Retail/Commercial Building Setback Option

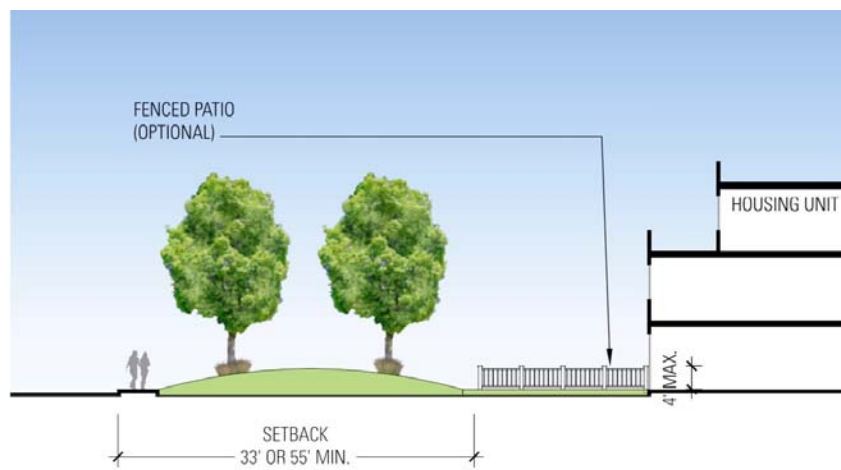


RETAIL/COMMERCIAL BUILDING SETBACK OPTION

- D. Residential Building Setback Option (Parcels 7G, 7E and the northern 12 acres of Parcel 6, 18A/19, 23B, 54/56B and 59 Exempt)

Residential building setbacks shall be a minimum depth equal to the depth of the adjacent P.S.E.. For those portions of a property that are not adjacent to a P.S.E. (e.g., abutting an arroyo), the setbacks shall be determined on a case by case basis. Except as allowed in Section 2.5E.3, building walls, patios, fencing, walkways, and parking areas shall not extend into the required setback zone. Interior residential site design (e.g., building to building separation, parking layout, etc.) shall be reviewed on a case by case basis (refer to Sections 2.5A.2 and 2.5A.3 for setbacks at Parcels 7G, 7E and the northern 12 acres of Parcel 6, 18A/19, 23B, 54/56B and 59).

Figure 2-24: Residential Building Setback Option



RESIDENTIAL BUILDING SETBACK OPTION

- E. Building Setback Exceptions (Parcels 7G, 7E and the northern 12 acres of Parcel 6 Exempt, see Section 2.5F)
1. Roof overhangs, buttresses, cornices, and sunshading devices may project into a required landscaping zone adjacent to a building façade provided these obstructions do not limit the size or density of allowable planting materials and do not project into the setback areas more than 4 feet.
 2. Parking Decks: See Section 2.7K.
 3. Variable Depth Front Yard: If a building face is not parallel to the adjacent street, the building may intrude into the setback zone (measured perpendicular to the building) provided the resulting amount of landscape area is equal to or greater than the area otherwise required. A building may intrude up to 3 feet into a 33 foot setback zone (residential only), up to 6 feet into a 50 foot setback zone, or 12 feet into a 75 foot setback zone.

Figure 2-25: 50' Building Setback Exception

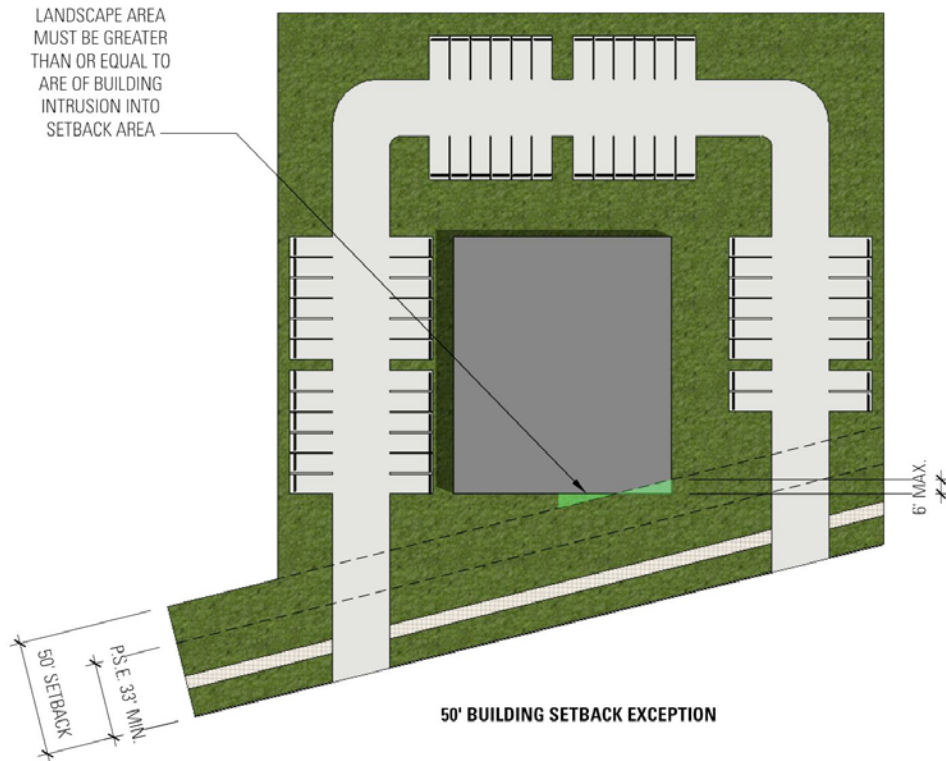
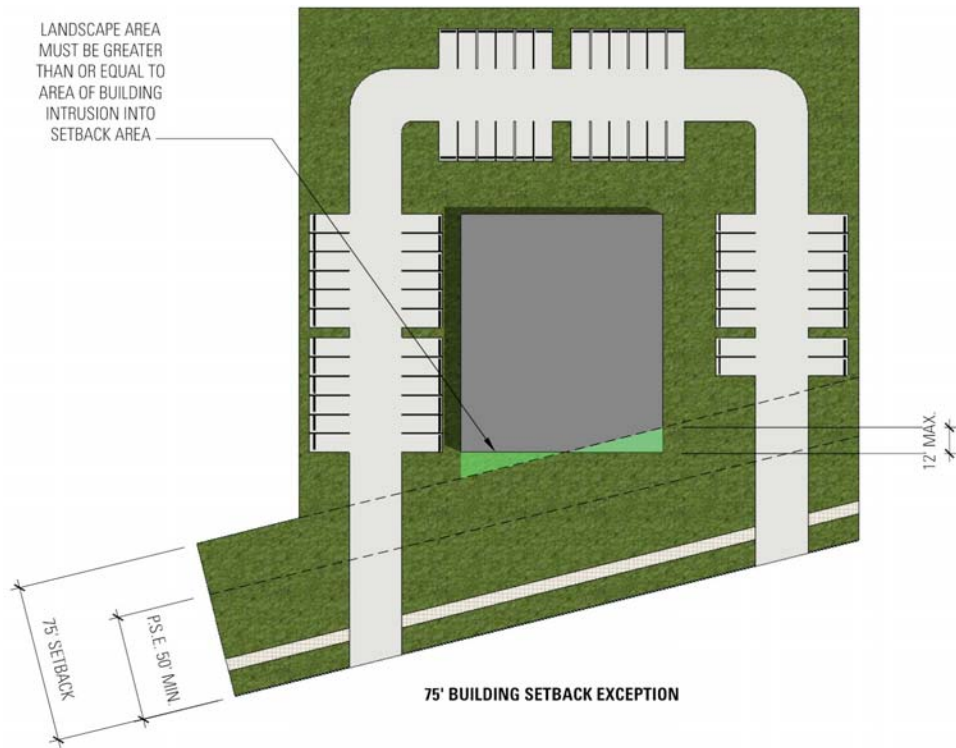
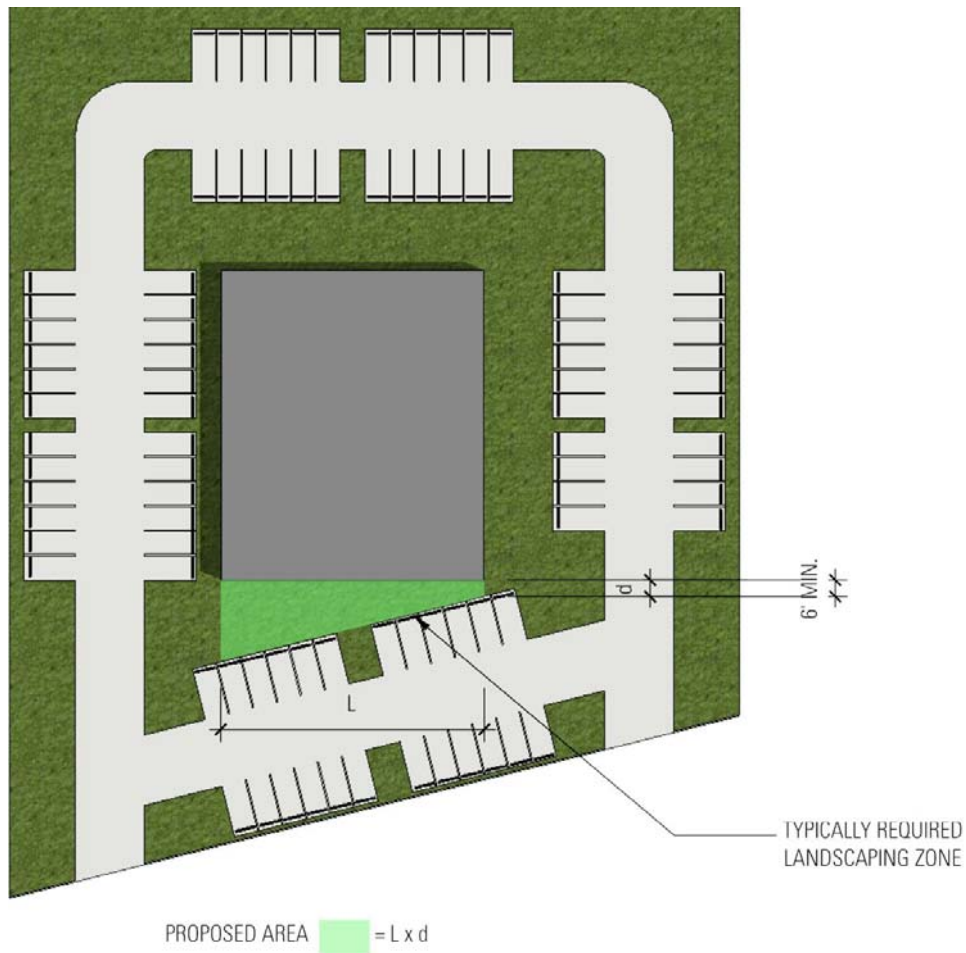


Figure 2-26: 75' Building Setback Exception



4. Variable Depth Landscape Zone: For office and retail projects, the depth of a required landscaping zone adjacent to a building façade may vary if it extends the length of the façade and is of an equivalent or greater area to a zone of uniform required depth. In no case may the depth be less than 6 feet.

Figure 2-27: Variable Depth Landscaping Zone



VARIABLE DEPTH LANDSCAPE ZONE WITH PARKING

F. TOD Sites Building Setback Exceptions



1. On sites zoned for TOD, proposed mixed-use buildings may encroach up to a maximum of 13 feet into an existing 33 foot easement, or 30 feet into an existing 50 foot easement. Proposed residential TOD buildings may encroach 28 feet into an existing 50 foot easement where existing utilities permit. Refer to Sections 2.5A.2 and 2.5A.3 for requirements at specific locations.
 - a. TOD building setbacks are not permitted to be any less than 8 feet from the back of sidewalk in any location.
 - b. TOD Building setbacks must provide enough room for planting and privacy while still allowing a strong relationship between the units and the street.
2. Roof overhangs, stoops, porches, eaves, cornices, architectural features, and sunshading devices may project into a required landscaping zone adjacent to a building façade provided these obstructions do not limit the size or density of

allowable planting materials and do not project into the setback areas more than 4 feet.

2.6 Internal Circulation

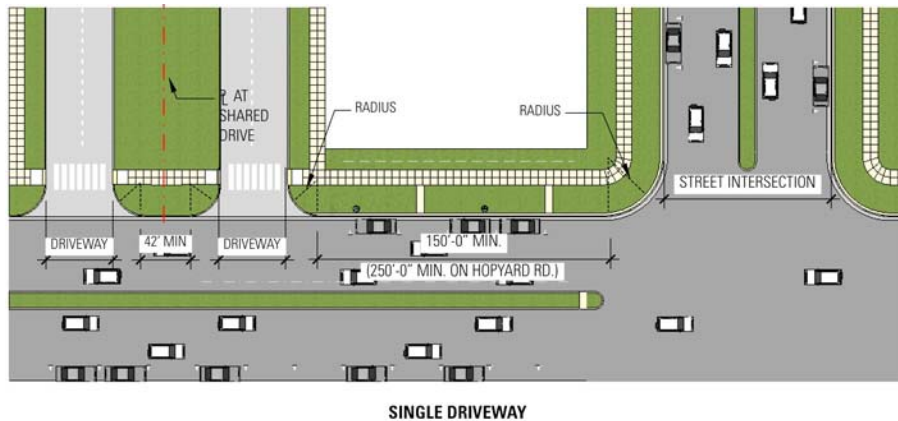
Vehicular access to parcels and circulation will be provided by a combination of internal streets, alleys, and driveways. This section details design guidelines for each circulation type. All access types shall have a maximum lane width of 13 feet and all projects shall provide a continuous path of pedestrian circulation from the public sidewalk to the main building entrance.



A. Driveways

1. Driveway curb cuts may not be constructed within 250 feet of street intersections on Hopyard Road, within 150 feet of all other street intersections, or on Hacienda Drive between the Interstate 580 interchange and Owens Drive. Multiple curb cuts along a single property may not be located closer than 100 feet apart unless specially approved by the Hacienda Owners Association. In addition, there shall be 2 feet minimum between curb cuts at property lines and 42 feet minimum between drive aisles of adjacent parcels.

Figure 2-28: Curb Cut Diagram



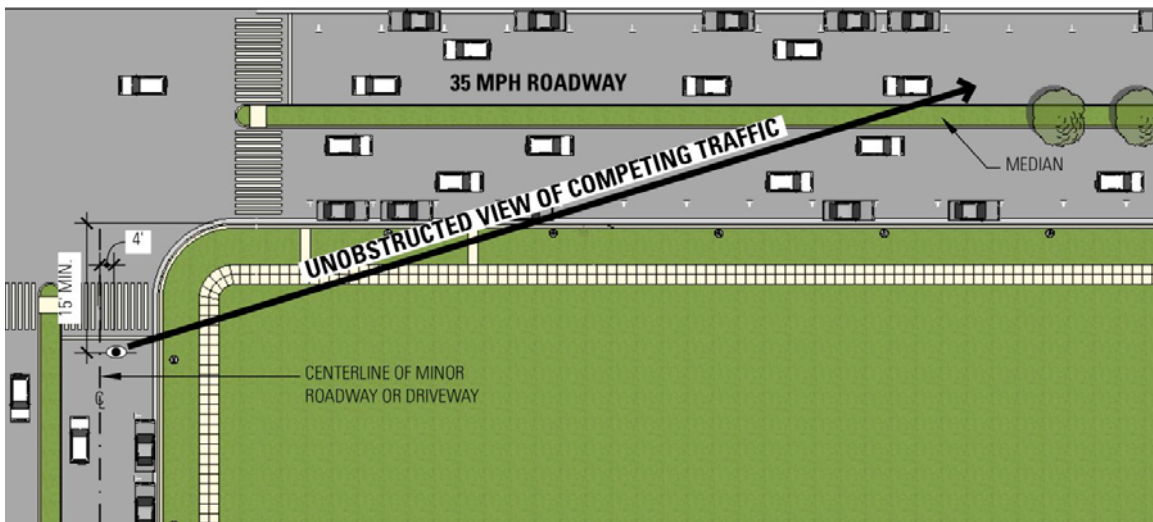
Measurements to the curb cuts are taken from the point of tangency where a 20' radius meets the street.

2. A safe sight distance triangle must be maintained for intersections and driveway egresses. The following criteria shall be used when designing roadway landscaping to prevent motorists' vision from being obscured by signs, trees, or shrubbery. Confirmation of adequate sight distance is the responsibility of the site developer.

Design Speed (MPH)	25	30	35	40	45	50	55	60	65	70
Corner View Distance (FT)	275	330	385	440	495	550	605	660	715	770

The corner sight distance is measured from a point: 4 feet from the centerline of the driveway or minor road, at least 15 feet from the edge of the major road pavement, and at an eye height of 3.5 feet on the minor road to an object (car) at a height of 4 feet on the major road. Refer to the current Caltrans Highway Design Manual for more details.

Figure 2-29: Corner Site Distance



Example: A vehicle legally stopped at a 'T' intersection is planning to make a left turn onto the major roadway. The minimum sight distance required to see and react to oncoming traffic is 385'.



3. Driveways

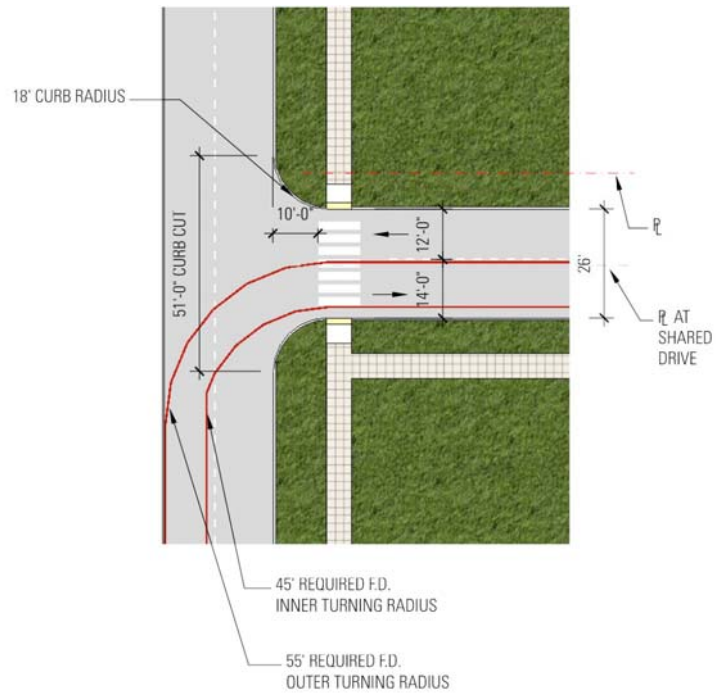
a. Driveway medians:

- shall have a minimum width of 6 feet;
- shall not extend beyond the street curb; and
- shall provide a pedestrian safety island at the sidewalk crossing.

b. Vehicular access shall be provided by 1 of the 3 types of driveways illustrated below.

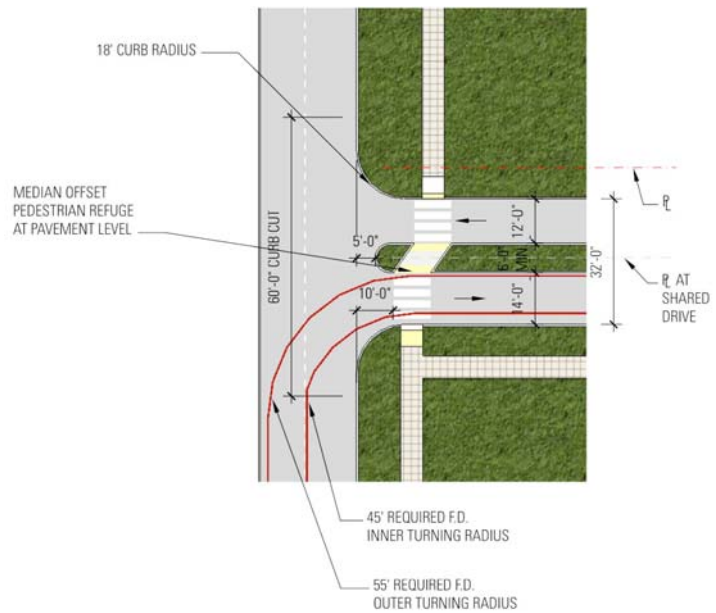
TOD and Housing Driveways (Parcels 7G, 7E and the northern 12 acres of Parcel 6, 18A/19, 23B, 54/56B and 59) shall have a maximum cumulative drive aisle width of 30 feet excluding median width.

Figure 2-30: Single Driveway



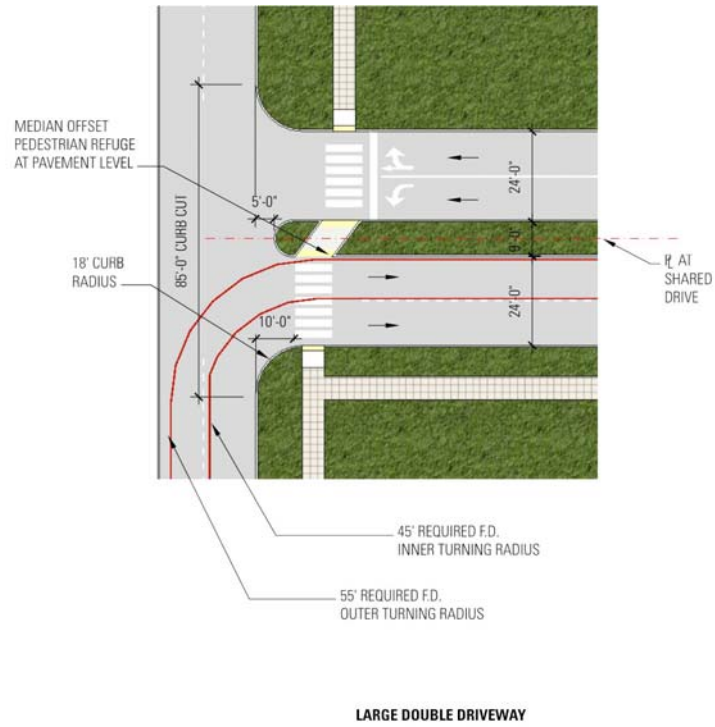
SINGLE DRIVEWAY

Figure 2-31: Small Double Driveway



SMALL DOUBLE DRIVEWAY

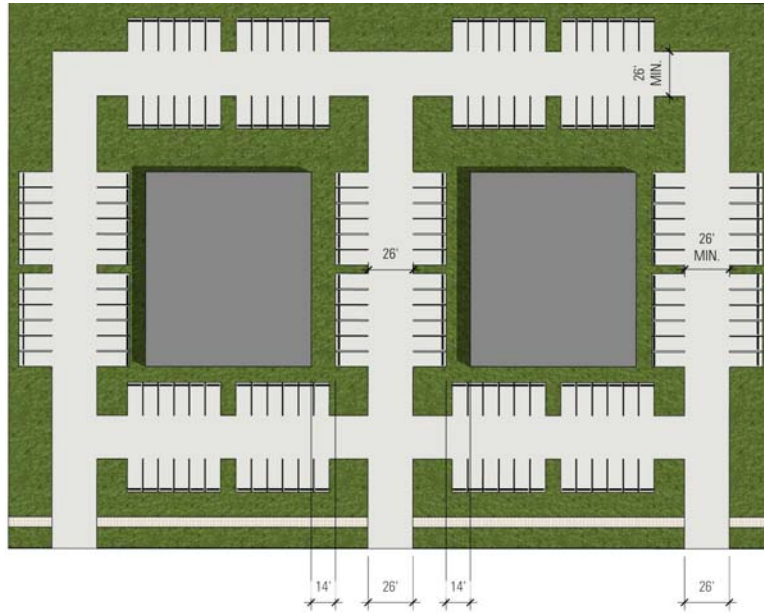
Figure 2-32: Large Double Driveway



4. Common Driveway for Adjacent Parcels

Where adjacent sites have a common drive aisle, the side yard setback conditions are illustrated below. The maximum on-site drive aisle width shall be 26 feet, except at on-site common driveway site access where it shall be 30 feet.

Figure 2-33: Common Driveway Access

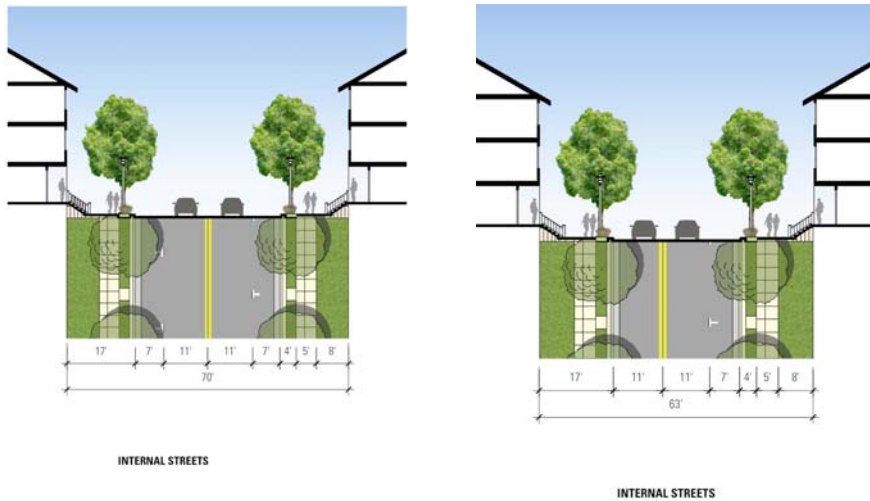


**COMMON DRIVEWAY ACCESS WITH
PARKING SIDEYARD SETBACK**

NOTE: The 14' side yard setback includes 5' transferred from the property line where adjacent parking occurs.

5. Driveway Apron. All driveways must include a concrete apron as detailed in the current version of the City of Pleasanton Standard Details.

Figure 2-34: Internal Streets and Drives



B. Internal Streets and Drives (Additional Development Standards and Design Guidelines for Housing and TOD Sites)

1. Common Development Standards for Housing and TOD Sites

- a. Internal streets shall have at minimum 4 feet plantings strip and 5 feet sidewalk on each side of the street.
- b. Front setbacks shall be a minimum 8 feet from the back of sidewalk providing enough room for planting and privacy while still allowing a strong relationship between the units and the street.
- c. Parallel parking is required on at least 1 side of internal streets. Parallel parking is encouraged on both sides of internal streets.

2. Common Design Guidelines for Housing and TOD Sites

- a. Internal streets should conform to the high quality standards and be designed to resemble public streets, with sidewalks, parking and street trees.
- b. Internal streets should include sidewalks, street trees, pedestrian scaled lighting, landscaping and provide a setting for social interaction and neighborhood activities.
- c. Internal streets should provide through or loop circulation wherever possible rather than dead end cul-de-sacs.
- d. Internal streets should connect to landmarks or amenity features such as open spaces, parks or community buildings.
- e. Street trees, separated sidewalks, benches, street lamps and special paving at intersections are desired elements to promote residential scaled, aesthetic streetscapes and reinforce pedestrian activity.
- f. Street trees should be planted at least every 25-35 feet on average depending on tree species, not to exceed 40 feet.
- g. High branching trees should be planted to form a canopy and provide shade along streets and drives. Refer to Appendix Section 5.3D for approved tree species.



3. Development Standards and Design Guidelines for Housing Sites

Head-in parking is not allowed on both sides of internal streets except for stand-alone retail areas.

C. Internal Alleys

1. Common Design Guidelines for Housing and TOD Sites

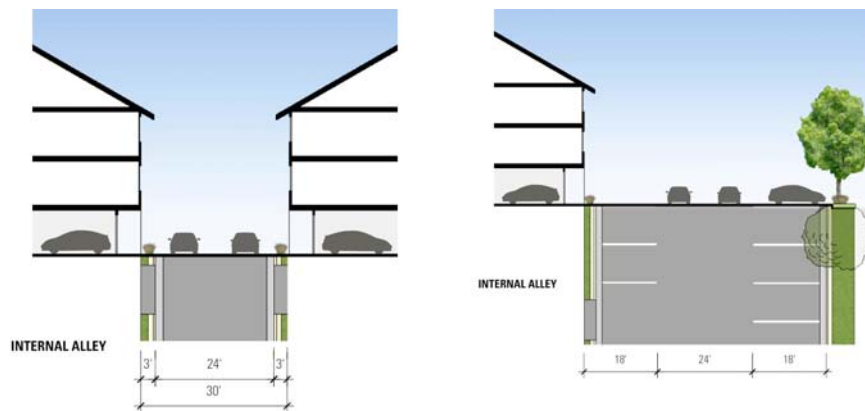
- a. Alleys should have at minimum 3 foot plantings strip adjacent to building garages.
- b. Garages should be recessed at least 2 feet from building façade.
- c. Tandem parking spaces, in garage or surface, are allowed as long as they are associated with the same unit.



2. Design Guidelines for TOD Sites

Active uses are discouraged on alley and surface parking frontages. Active uses should be located at corners with public streets, internal streets, pedestrian walks/paseos and common open spaces.

Figure 2-35: Internal Alleys



2.7 Parking Area Requirements

A. Parking Lot Drive Aisles

All parking areas shall provide adequate driveway space for the movement of vehicles with a 26 foot minimum width drive aisles, except at common vehicular access drives, see Section 2.6A.4.

B. Circulation, Fire Lanes, and Special Access

1. On-street parking shall only be allowed in designated parking lanes surrounding Parcels 7G, 7E and the northern 12 acres of Parcel 6. Parking lot circulation shall be contained within each parcel, excepting sites with common driveways (see Section 2.6A.4). In no case shall the adjacent street be used as a drive aisle for parking lot circulation.
2. All fire lanes and other restricted parking zones, lanes or areas must be signed, curbs painted red, and pavement striped according to the design criteria set forth in the section on Traffic Control and Directional Signs within the Signing guidelines. Sign content must be prepared in accordance with requirements of the Pleasanton Fire Department, and as required by the California Vehicle Code to permit citation or removal, or both, of vehicles parked in violation of these guidelines.
3. Current requirements for United States mail and delivery should be coordinated with the U.S. Postal Service.



C. Parking Location and Layout

Parking location and layout should facilitate convenient and safe pedestrian circulation.

1. When surface parking lots are located adjacent to the street, they should be screened from the street and sidewalk by a low wall, landscape edge or combination.
2. If surface parking areas exceed 1 double row in depth, pedestrian movement should be facilitated through the alignment of drive aisles and provision of walks in the direction of the pedestrian movement.
3. Parking facilities shall not interrupt a continuous path between the public sidewalk and building entrance.

D. Housing and TOD Site Parking (Additional Development Standards and Design Guidelines for Housing and TOD Sites)

1. Common Development Standards for Housing and TOD Sites

- a. Parking shall be located behind buildings, below grade or, where those options are not feasible, screened by low walls and landscaping.
- b. When fronting on public streets, internal streets, public walks/paseos or common open spaces, structured parking shall be wrapped or fronted with habitable uses.
- c. Podium parking that is semi-depressed shall be screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, or decorative screening.

2. Common Design Guidelines for Housing and TOD Sites

For buildings with parking accessed from the front, minimize the amount of frontage used for parking access. No more than 25% of the site frontage facing a street, internal street, or pedestrian walk/paseo should be devoted to garage opening, carports, or open/surface parking.

E. Paving and Striping

1. Parking areas shall be paved with asphalt or concrete to provide all weather surfaces.

- a. Paving materials should be specified with high albedo surfaces in order to mitigate thermal loading and reduce heat island effects.
- b. Paving design should minimize stormwater runoff through Low Impact Development techniques.

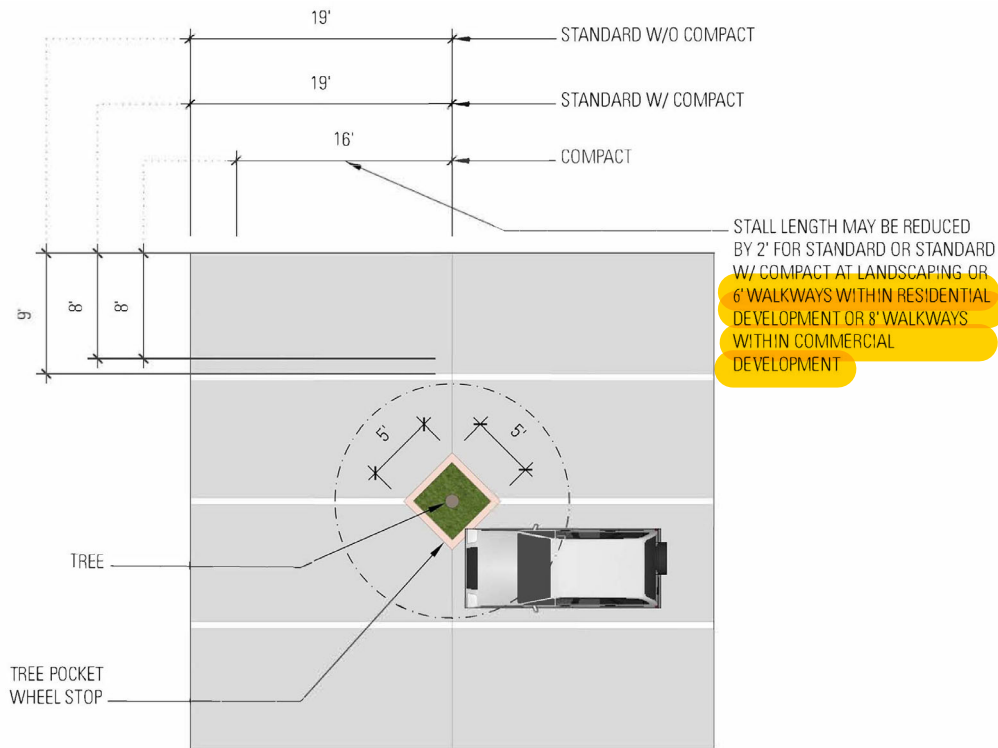


2. On and off-street parking shall comply with Section 2.7F and each space shall be striped and designated with white painted lines on the paved surfaces.

F. Parking Stall Requirements

- 1. The number of on-site parking spaces required for each land use planning district is listed in Appendix Section 5.3A Summary of Site Development Criteria and is a specified amount based on a calculation using the gross square footage of building area.
- 2. All required parking spaces shall be the equivalent of the 90° opposing stall and corresponding drive aisle dimensions as shown in the following illustration and table.

Figure 2-36: Typical Parking Space Design



TYPICAL PARKING SPACE (OPPOSING)

Stall Type	Stall Length	Stall Width	Overhang ^(c)	Reduced Stall
Standard	19'	9'	2'	17'
Compact ^(a)	16'	8'	1'	15'
Standard/Compact ^(b)	19'	8'	2'	17'

^(a) The maximum number of compact stalls is 40% of the total required number of on-site parking spaces.

^(b) Use of the combined standard/compact stall requires all spaces on-site to be the same size.

^(c) The reduction in stall length is permitted for vehicle overhangs only when parking space abuts continuous landscaping and/or paved walkways that permit such an overhang. Maintain minimum handicap requirement of 48" to 60" sidewalks plus vehicle overhang allowance (refer to Figure 2-36).

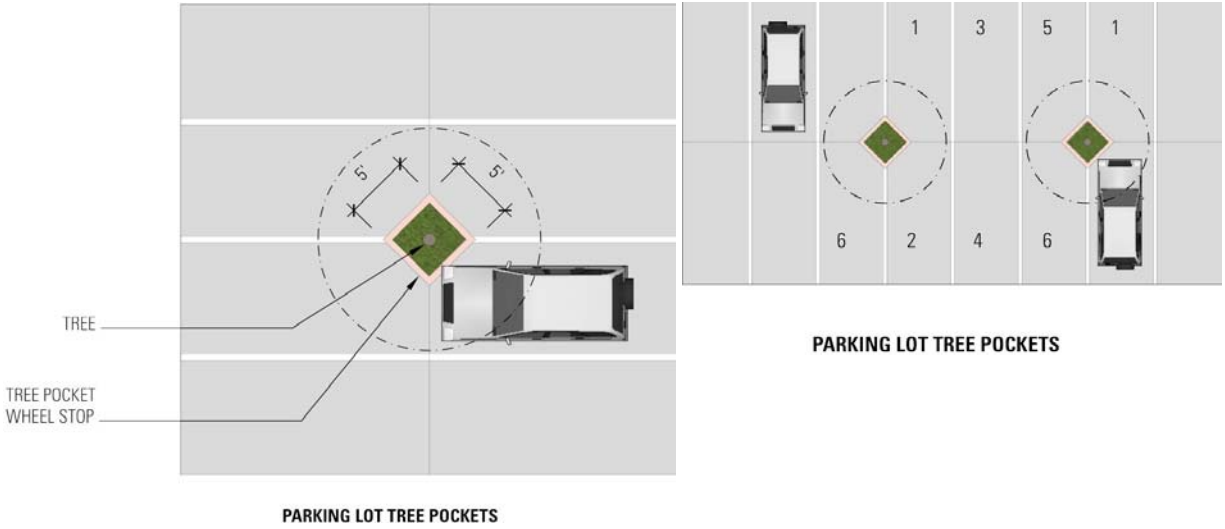
3. Angled parking will be permitted in all planning districts as an alternative to 90° parking provided that the Hacienda Owners Association's Design Review Committee finds all of the following objectives are met: ease of site circulation, ease of stall maneuverability, and safety for vehicles, pedestrians, and cyclists. While geometries may vary, tree quantity and placement requirements set forth in Section 3.4C shall still be met.

G. Parking Lot Tree Pockets

Between each group of 6 90° opposing parking spaces there shall be at least 15 foot by 5 foot diamond (rotated at 45° to the parking grid) tree pocket wheel stop. Where there is more than 1 double row of parking other geometries may be approved at the discretion of the Hacienda Owners Association's Design Review Committee if they provide at least 16 square feet of planting area and at least 4 feet clear (inside of the curbs) in all directions.

Retail/Commercial projects may provide "view corridors" through the orchard-style planting as long as the overall tree quantity requirements are maintained. Refer to Section 3.4C for parking landscape guidelines.

Figure 2-37: Parking Lot Tree Pockets



H. Accessible Parking Requirements

Parking spaces for the disabled shall be located near building entrances in conformance with the current federal, state and local codes in effect at the time of construction for each building. The following table and illustrations are current at the date of this edition and are included for reference only.

Public Accessible Parking	
Spaces in Lot	Number of Accessible Spaces
1 - 25	1*
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% of Total
1001 and over	20 + 1 per 100 above 1000

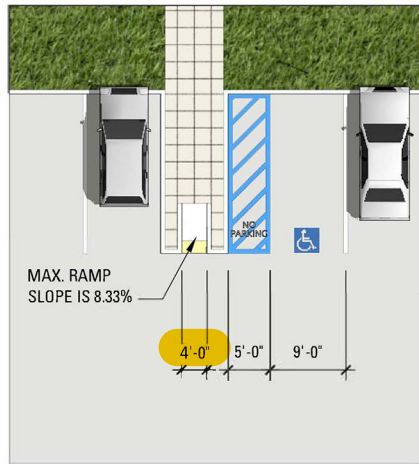
Source: California Building Code Section 11B-502 and Table 11B-208.2

*1 out of every 6 reserved stalls, a minimum of 1 per site, must be designated as van accessible and meet spacing requirements as illustrated in the following diagrams.

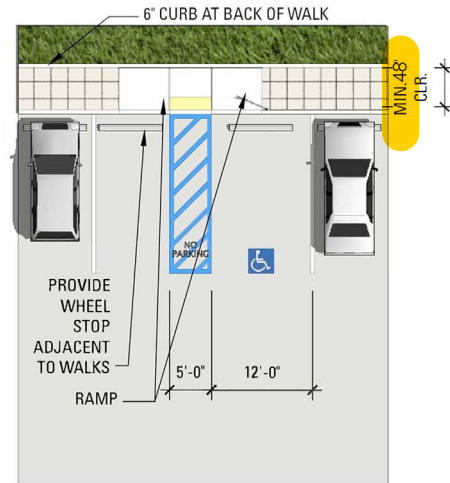
Residential Accessible Parking	
Standard Accessible Parking	2% of total parking spaces
Van Accessible Parking	1 space for every 8 Accessible Spaces

Refer to California Building Code Section 1109A for current standards.
 Spaces must meet spacing requirements as illustrated in the following diagrams.

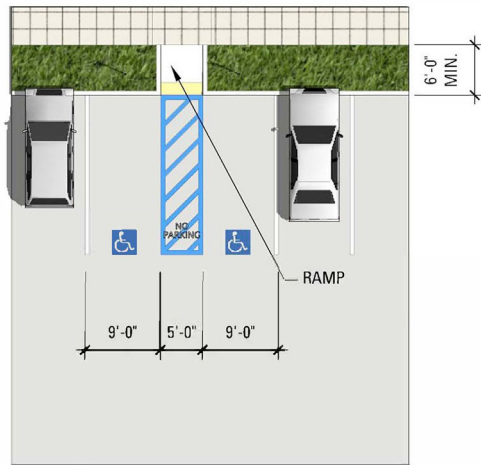
Figure 2-38: Parking Striping



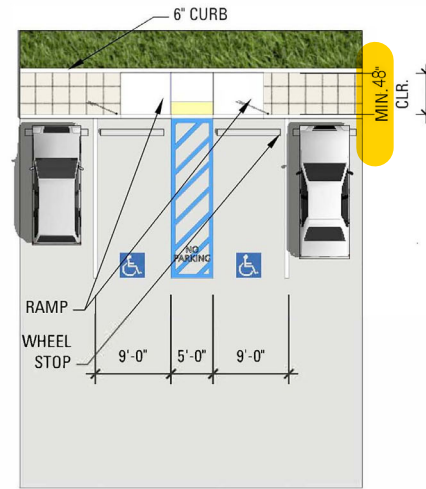
ACCESSIBLE PARKING STALL AT LANDSCAPE



VAN ACCESSIBLE PARKING STALL AT SIDEWALK



DOUBLE ACCESSIBLE PARKING STALL AT LANDSCAPE



DOUBLE ACCESSIBLE PARKING STALL AT SIDEWALK

NOTES:

1. Paint the words "No Parking" with 12" high letters within all loading/unloading zones at accessible parking stalls. Verify configurations with the current accessibility code requirement.
2. Additional Accessible Parking sign text shall read "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning the Pleasanton Police Department at 925.931.5100 California Vehicle Code §§ 22511.8/22658."

I. Bicycle Parking

1. Long-Term Bicycle Parking Facilities

Long-Term Bicycle Parking spaces shall comply with the current edition of the **Association of Pedestrian and Bicycle Professionals** Bicycle Parking Guidelines; be located in a convenient, secure location; and shall be sheltered from the sun and rain. Long-Term Bicycle Parking may be grouped into 1 room or structure or be located in private garages (where applicable).



a. Residential Projects

All residential projects shall provide, at each building, a minimum number of bicycle parking spaces in long-term facilities to accommodate the greater of 3.5% of the total number of required automobile stalls, or 0.8 bicycle stalls per residential dwelling unit.

b. Commercial Projects

All Commercial, Retail, and Industrial projects shall provide, at each building, a minimum number of bicycle parking spaces in long-term facilities to accommodate the greater of 3.5% of the total number of required automobile stalls, or 30% of the maximum design occupancy per tenant.

2. Short-Term Bicycle Parking Facilities

Short-term facilities shall comply with the current edition of the Association of Pedestrian and Bicycle Professionals Bicycle Parking Guidelines.

a. Residential Projects

Residential projects shall provide a minimum of 2 short-term public bicycle parking facilities for every 50 residential units. Short-term facilities shall be clearly visible from the main entry and located within 100 feet of the door. If the project has multiple entries, short term bicycle parking shall be proportionally dispersed near each entry.



b. Commercial Projects

All Commercial, Retail, and Industrial projects shall provide a minimum of 2 short-term bicycle parking facilities for every 5,000 square feet of gross building area. Short-term facilities shall be clearly visible from the main entry and located within 50 feet of the main entrance.



3. Each project may determine the type of system to be installed.

J. Preferential Alternative Vehicle Parking

Preferential Alternative Vehicle Parking shall comply with Section 18.88.035 of the Pleasanton Municipal Code. Reserved preferential parking spaces shall be designated for ridesharing carpools, vanpools, electric vehicles, alternative fuel vehicles, and vehicles belonging to or licensed through car share fleets. Car share vehicles must be available for use by members on an hourly basis and must clearly display the logo or name of the car share service.

1. Office and Industrial Development

a. Office and Industrial developments built prior to 2017 may maintain their project preferential parking at the rates in effect at the time the project was approved. Such projects may, and are encouraged to, adopt the current standards outlined in Section 18.88.035 of the Pleasanton Municipal Code at any time and will be required to do so should they exceed the Improvement Thresholds defined in Section 1.1D.3.



b. All projects exceeding Improvement Thresholds defined in Section 1.1D.3 shall designate at least 10% of the total quantity off-street parking spaces for preferential parking. Preferential parking shall be allotted as follows:

- minimum 10% carpool;
- minimum 10% vanpool;
- minimum 20% Electric Vehicle charging stations (half of EV charging stations must be Accessible Van Spaces as defined by the California Building Code); and
- the remaining 60% of designated spaces shall be designated for car-share vehicles, alternative fuel vehicles (excluding all gasoline or diesel hybrid or bi-fuel vehicles), additional carpool/vanpool vehicles, or additional EV charging stations.

c. All of the alternative vehicle parking spaces required under this subsection shall be preferentially located as close to the employee entrance as practical without displacing accessible parking or specially designated customer or client parking.

2. New Multi-Family and TOD Mixed-Use Residential Development

a. Multi-family projects up to 100 units with individual parking or surface parking.

- (1) 2 off-street parking spaces shall be provided exclusively as EV charging stations (half of EV charging stations must be Accessible Van Spaces as defined by the California Building Code).

- (2) For each additional 50 units: 1 additional EV charging station (1 Accessible Van charging station shall be provided for every 6 additional EV charging stations).
- b. Multi-family dwelling projects with shared parking garage structures
 - 10% of interior spaces shall be provided exclusively as EV charging stations (half of EV charging stations must be Accessible Van Spaces as defined by the California Building Code).
- 3. As a part of the Transportation System Management Program (see Article 5.11 of the CC&R's) preferential parking spaces will be located near building entrances. Parcel owners shall install a minimum of 1 sign per 2 spaces and paint pavement designations as indicated in the following diagrams.

Figure 2-39: Alternative Vehicle Parking Design

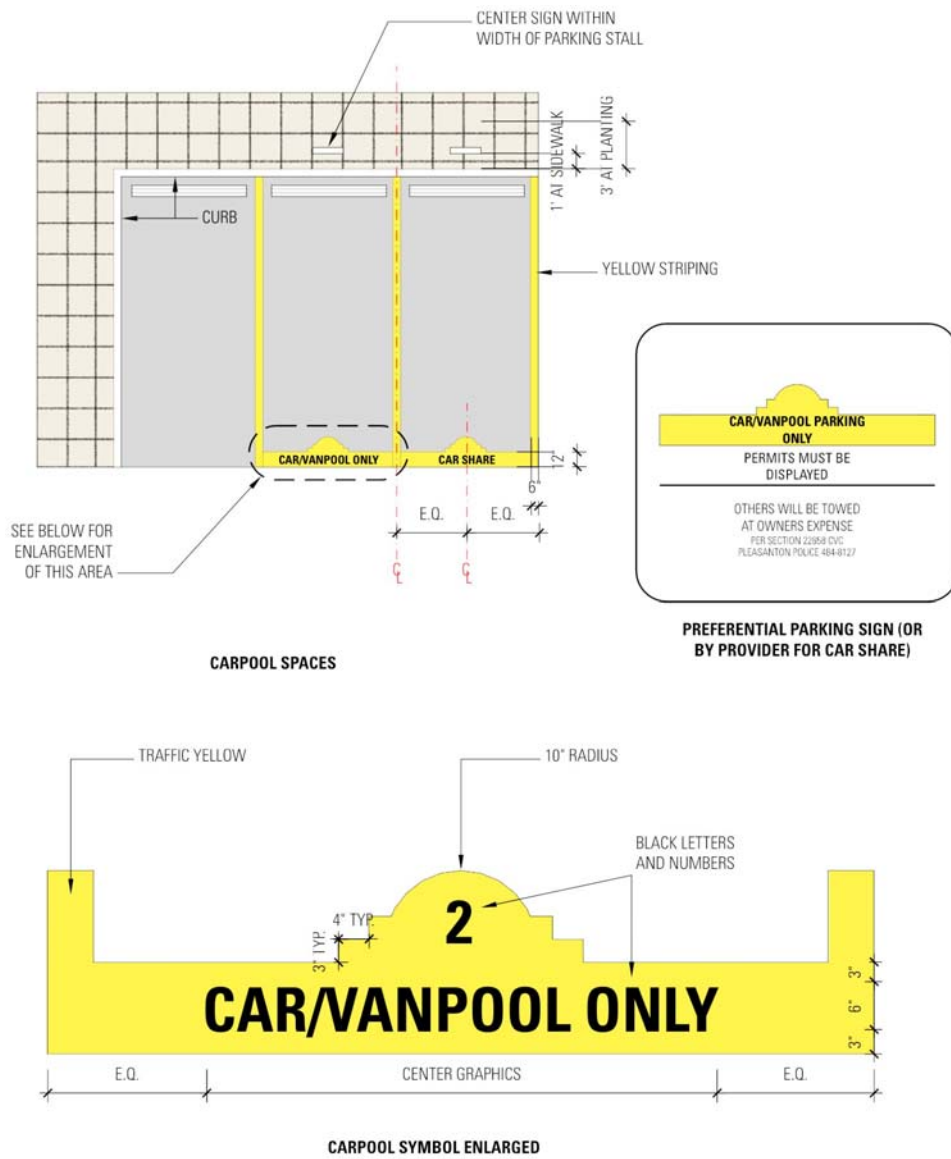
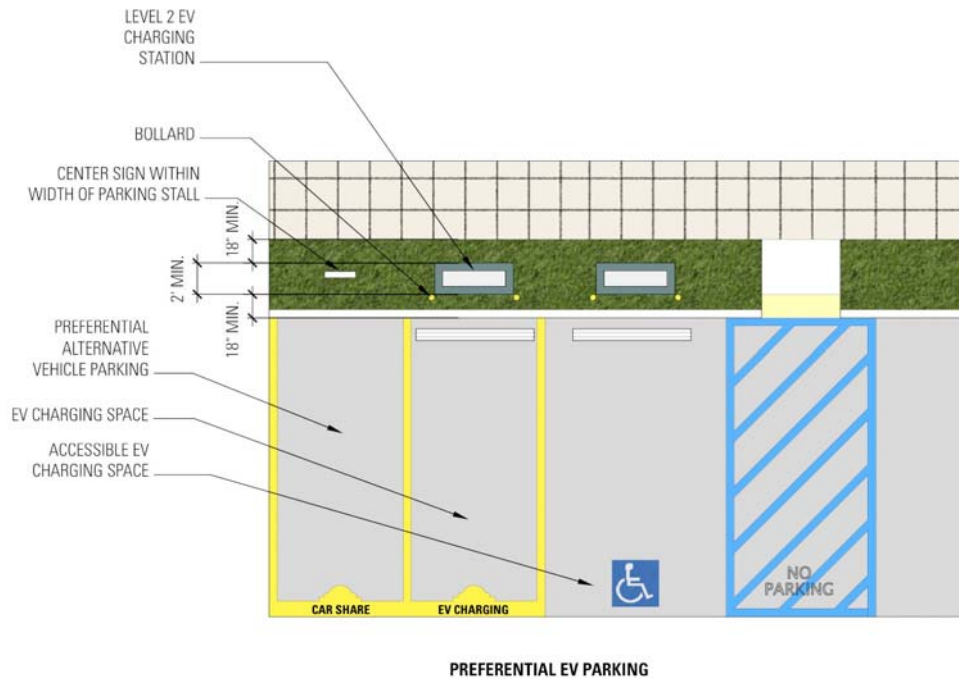


Figure 2-40: Preferential EV Parking Design



K. Parking Decks

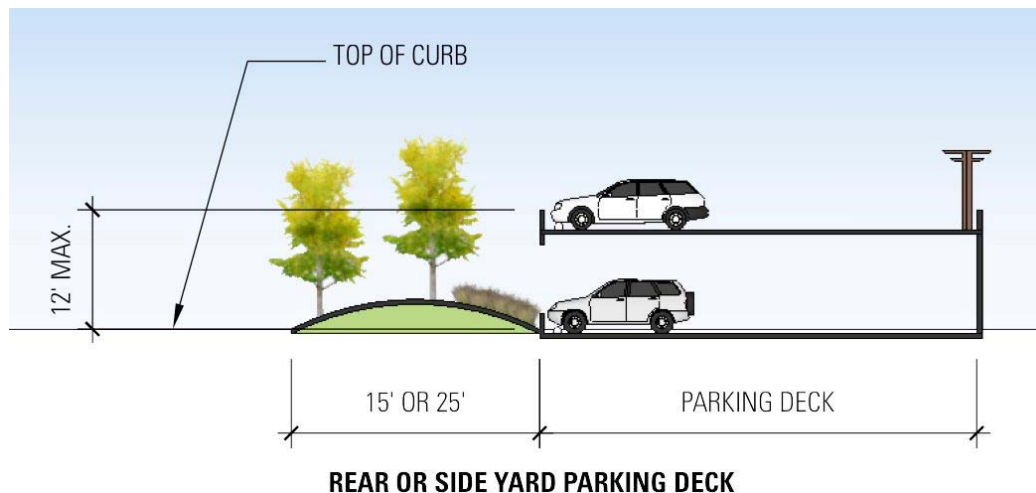
1. Single level parking decks less than 12 feet in height, measured from the top of the rail of the upper deck to the top of the highest street curb on or immediately adjacent to a parcel, may be permitted at the discretion of the Hacienda Owners Association's Design Review Committee in side or rear yards only. Parking decks located in TOD projects (Parcels 7G, 7E and the northern 12 acres of Parcel 6) must be located in the rear yard behind buildings, or must be wrapped or fronted with habitable uses. Decks shall be located a minimum of 25 feet from the side property line and shall be a minimum of 15 feet from the rear property line.
2. Parking decks shall be screened from the street and adjacent parcels by the use of plant materials and/or architecturally designed to integrate the parking decks with the

adjacent development. On TOD projects (Parcels 7G, 7E and the northern 12 acres of Parcel 6) parking decks and garages shall be screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, or decorative screening. There shall be a minimum of 9 feet of landscape required immediately adjacent to all elevated parking deck elevations not fronting on a landscaped area of the same width or greater.

3. **Open** roof decks shall be planned to visually break up large surfaces with either an equivalent area of landscaping required for on-grade parking surfaces in the form of planting at the deck perimeter, shrub pockets on the deck surface, trellises with vines for screening cars, trees where structurally practical or by other architectural means.
4. Stall and aisle dimensions for deck parking will be the same as for those on grade.
5. Multiple level parking structures (e.g., higher than 12 feet or more than 1 story above curb grade) shall be considered buildings for the purpose of establishing setbacks. The area of single or multiple level parking structures shall not be included in the determination of Floor Area Ratio.



Figure 2-41: Rear or Side Yard Parking Deck

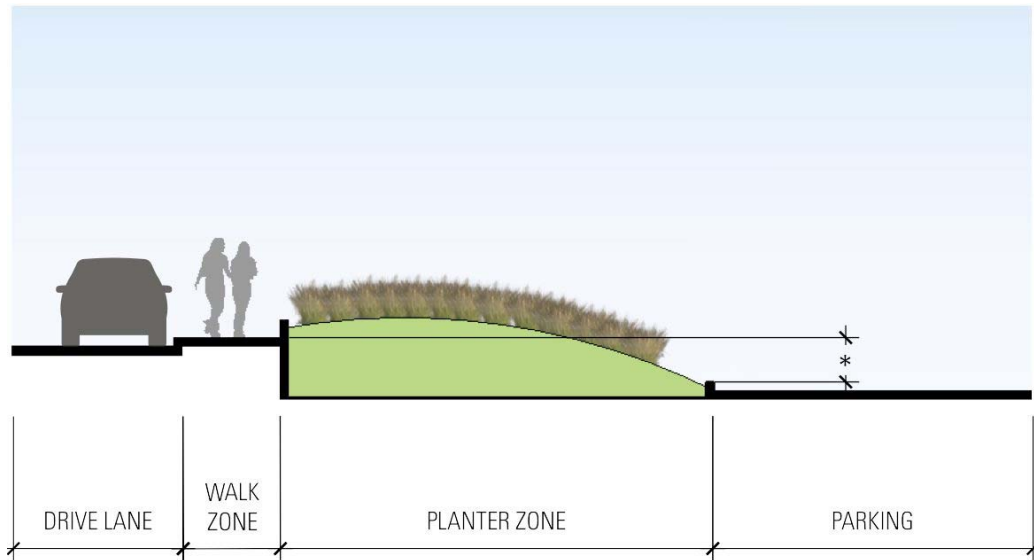


2.8 Grading and Drainage

A. Finished Grade for Parking Adjacent to Public Streets

Where proposed on-site parking is immediately adjacent to a public street (excepting Parcels 7G, 7E and the northern 12 acres of Parcel 6) the finished pavement grade in the parking area at the perimeter curb shall be at or below the existing street top of curb elevation adjacent to the parking.

Figure 2-42: Grading Concept



PARKING SURFACE AT OR BELOW TOP OF CURB AT STREET

B. Storm Drainage Collection System

All sites shall provide an on-site storm drainage collection system compliant with Low Impact Development hydromodification standards. Sheet drainage across property lines and over driveways into streets is prohibited. Drainage must meet city standards for non-point discharge.

C. Excavation Approval Required

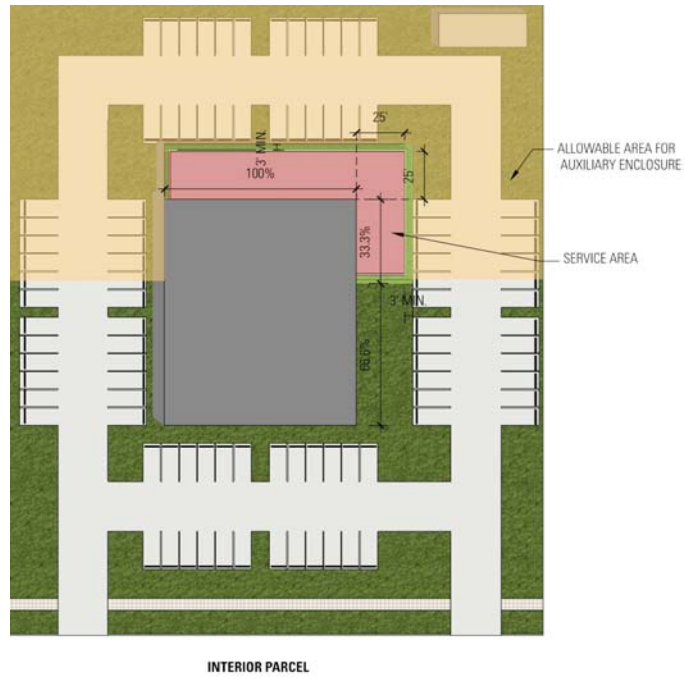
No excavation shall be made, and no sand, gravel, soil, or material shall be removed from any parcel without approval of the Hacienda Owners Association, except in connection with the development of that site. Upon completion of such construction, exposed openings shall be backfilled to grade, and disturbed ground shall be graded level and paved or landscaped.

2.9 Service Areas, Accessory Enclosures, and Screening

A. General Standards for Service Areas, Accessory Enclosures, and Screening

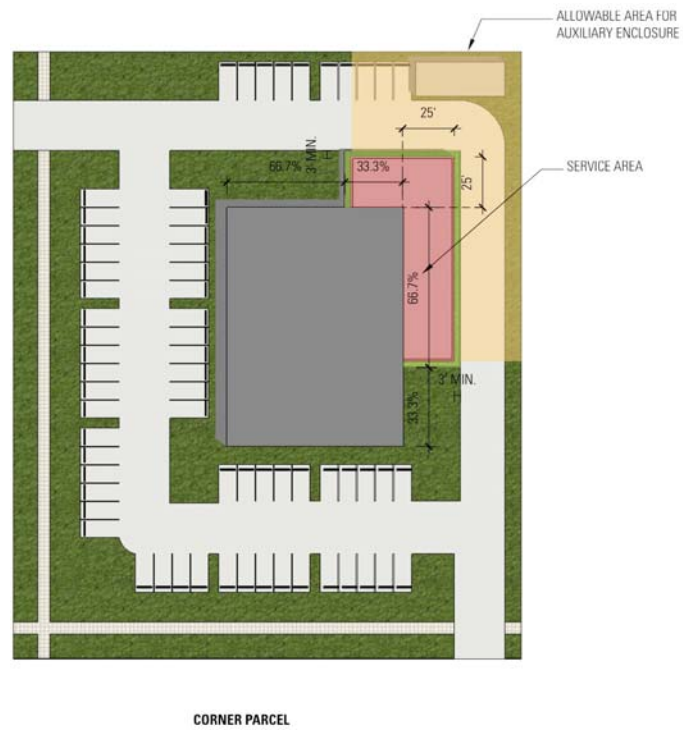
1. Buildings should be organized so the impact of servicing functions and utilities on streets and along pedestrian paths is minimal.
2. Interior Parcel All Districts: The service area is restricted to rear yards and no more than the rear one third of building length of 1 side yard. Accessory enclosures are allowed in the rear yard and in the rear one third of the side yard.

Figure 2-43: Interior Parcel Service Areas



3. Corner Parcels All Districts: The service area may not extend beyond the rear two thirds of building length on 1 side yard nor the rear one third of the other side yard. Accessory enclosures are allowed in the rear one third of the side yard.

Figure 2-44: Corner Parcel Service Areas



B. Service Areas

1. Service Areas by Use

a. Service Areas for Research and Development/Light Manufacturing Planning Districts

Service areas, which may include truck facilities, materials, supplies, and exposed mechanical and electrical equipment, must be screened with visual barriers so they are not visible from public streets or Interstate 580. In addition, materials and supply storage must be screened from adjacent parcels. The maximum width of service areas in side yards shall be 25 feet and service area screens shall be of architecturally suitable materials, no lower than 8 feet high, no higher than the line of the roof eave, and may extend from the building to the drive aisle.

b. Service Areas for Retail/Commercial/Financial, Commercial/Hotel, Residential, Mixed-use, and All Office Planning Districts

Service areas shall be permitted, but shall be architecturally screened in their entirety.

2. The size and location must be approved by the Hacienda Owners Association's Design Review Committee, but shall not exceed the standards set forth in Section 2.9A.

C. Auxiliary Enclosures

1. Auxiliary Enclosures

Auxiliary enclosures are required in order to locate large pieces of equipment in side yards and rear yards. Such equipment include, but are not limited to fuel cells, outdoor storage, antennas, satellite dishes, fuel storage tanks, and refuse collection areas. Refuse collection areas require specific provisions described in Section 2.9C.2.

a. Auxiliary enclosures shall consist of durable materials such as concrete or concrete block, shall be finished to integrate with the building design, and shall have gates.

b. Where auxiliary enclosures are located adjacent to parking, loading, or drives, the enclosure shall be protected by pipe bollards or concrete curbs.

c. Auxiliary enclosure walls shall be of sufficient height to screen the equipment within.

2. Outdoor Refuse Collection Areas

a. All land uses (excluding commercial uses) shall have refuse collection areas sized and designed to accommodate the city's source separated recycling program.

b. All new or redevelopment projects shall provide a roofed and enclosed refuse collection area equipped with drains connected to the sanitary sewer and pursuant to Section I.G of the Source Control standards of the Alameda Countywide Clean Water Program.

The enclosure pad shall be designed to prevent stormwater from entering the trash enclosure and shall prevent runoff from inside the trash enclosure. All exterior sides of the structure shall be sloped away from the structure.

- c. Projects that use refuse and recycling carts shall provide sufficient interior area for cart storage.
- d. Refuse collection areas shall be visually screened by opaque enclosures 8 feet in height. Such enclosures may extend to the property line.

The screening shall consist of durable materials such as concrete or concrete block, shall be finished to integrate with the building design, and shall have gates. The enclosure shall be protected by a 3 to 4 foot concrete wall, pipe bollards, or concrete curbs that are used to confine movement of the dumpsters.

- e. Collection areas must be situated to provide clear and convenient access to refuse collection vehicles but cannot be located between a street and a building.
 - (1) Enclosures should be located to minimize any conflict with individual units, common open space areas, or neighboring properties.
 - (2) Enclosures should contain refuse on site and completely screen refuse from public view.



D. Utilities

Utilities should be incorporated into building design and integrated into landscaped areas to minimize noise and visual impact. Options may include building façade insets or integration into low wall standards.

2.10 Architectural Guidelines

A. Building Design

Buildings shall be designed with a high quality visual image, with consistent architectural features on all sides. Buildings shall conform to all current building standards, codes, and requirements. In order to communicate intended architectural quality of the project, developers are required to submit architectural elevations showing all building sides, eye level color perspective renderings, and a materials color board for both the Hacienda Owners Association and City of Pleasanton Preliminary Plan Reviews. Refer to Section 1.5 for more information on the Design Review process.

The Floor Area Ratio (FAR) is defined as the Gross Square Footage of all buildings (excluding basements) on a parcel divided by the gross square footage of the parcel. The resulting percentage must not exceed the maximum FAR established for each parcel listed in Appendix Section 5.3A Summary of Site Development Criteria.



Height is defined as the vertical distance by which any part of a building rises above the top of the highest street curb on or immediately adjacent to the parcel or the vertical distance from the top of the building pad to the highest part of a building, whichever height is greater. The maximum height is likewise stipulated for each planning district in Appendix Section 5.3A.

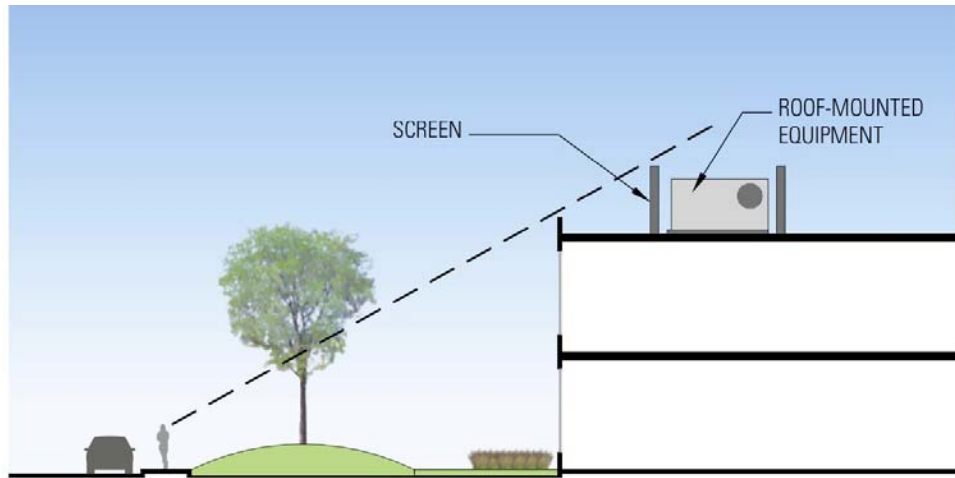


B. Building Mounted Equipment Screening

All building mounted mechanical and electrical equipment shall be entirely shielded from all viewpoints at roads and outside of property lines.

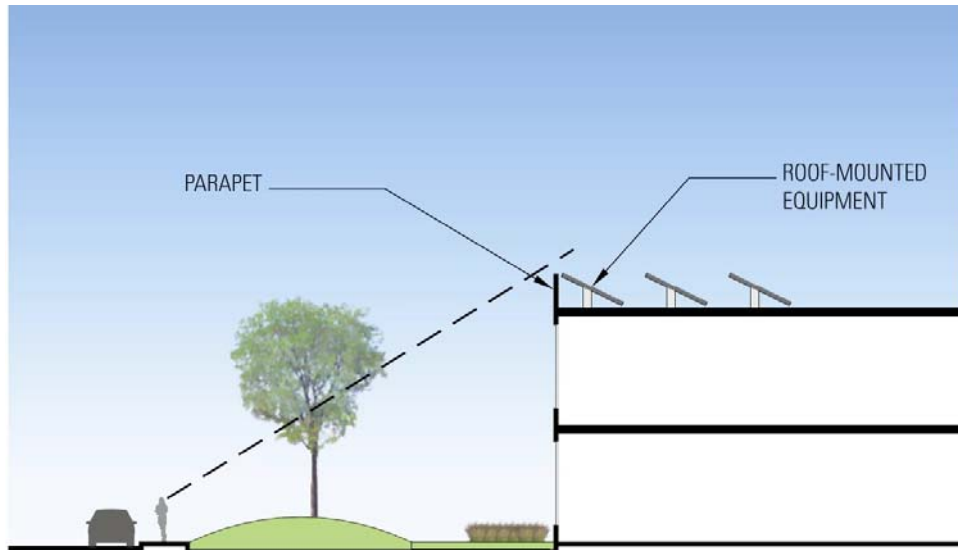
1. Visual barriers shall be of equal or greater height of the objects that they are screening.
2. Extended parapets and screens shall consist of architecturally suitable material conforming to the design of the building.
3. Any alterations to equipment or roof areas shall require reevaluation of screening design and compliance.

Figure 2-45: Typical Equipment Screening



TYPICAL EQUIPMENT SCREENING

Figure 2-46: Parapet Equipment Screening



PARAPET EQUIPMENT SCREENING

C. Utility Locations

Main gas meters, pressure regulators, backflow preventers, electrical transformers, and fire sprinkler risers shall be located on the side or rear of the buildings and shall be screened by earth berms and/or landscaping of the same or greater height (see Section 3.5 Interior Zone Plant Selection List [See Sections 3.3E and 3.3F for P.S.E. Planting] and Appendix Section 5.3D for approved species).

D. Fire Hydrants

In addition to fire hydrants installed along the streets by the developers, each parcel shall have onsite fire hydrants, as required by the City of Pleasanton's Fire Marshall. City owned and maintained fire hydrants shall be painted Kelly Moore Kel Guard Rust Inhibitive Safety Yellow #1700-63 or approved equivalent. Privately owned fire hydrants shall be painted Kelly Moore Kel Guard Rust Inhibitive Siren Red #1700-63 or approved equivalent.



E. Telecommunications Devices

The design, location and installation of either telecommunications or microwave dishes and/or antennae are subject to approval by the Hacienda Owners Association's Design Review Committee pursuant to Article 3 of the CC&R's and by the City of Pleasanton in accordance with Section 18.110 and Section 18.112 of the Pleasanton Municipal Code. The city's design review process requires a separate permit process from that used to obtain normal building shell and interior improvement approvals. The developer shall include within the site and building design a fully screened location for a future satellite dish or antennae.



F. Solar Energy Equipment

Designs for the installation of equipment for the production of solar energy should be developed in such a way as to remain as consistent as possible with the provisions of these Design Guidelines. Designs favoring roof mounted installations shielded from view are preferred. Ground level solar energy installations should incorporate screening, such as that contemplated for utilities, storage areas and telecommunications devices, or provide suitable architectural or functional integration into the site; such as through the use of solar carports. If removal of existing heritage trees is required for installation, the City will require submittal of a tree report prepared by a City-approved arborists. In addition, any trees approved to be removed may require their full assessed value to be paid into the City's Urban Forestry Fund. Where conflicts occur between solar energy equipment and other provisions of these Design Guidelines, such as the need to modify landscaping or other site improvements, mitigations should be made in order to retain, to the greatest degree possible, the intent of the original design standard. In all cases where such conflicts occur and exceptions to Design Guideline standards are created by virtue of a proposed design, application should be made for a Hacienda Variances and City Exceptions as outlined in Section 1.5G.



G. Prohibited Materials

1. Pre-engineered metal buildings are prohibited in Hacienda. Custom designed metal clad buildings may be permitted at the discretion of the Hacienda Owners Association's Design Review Committee. Acceptable metal buildings include architectural grade siding and should be custom designed rather than a "metal building system."
2. Slatted chain link fences are prohibited.
3. Wood retaining walls are prohibited.

2.11 Development Standards for Housing and TOD Sites

Residential units, live-work units, and retail space should be well integrated into the development in a mixed-use format. We encourage permitted retail uses at these sites that encourages non-vehicular access to goods and services for future and current residents and Hacienda office workers in an effort to minimize traffic impacts, greenhouse gases and other environmental impacts.

A. Complimentary Design

Design features should compliment the adjacent properties and draw on its surroundings to ensure compatibility. Special emphasis should be placed on set-backs, building height, massing and scale, landscape treatments, architectural design, and color palates to ensure compatibility.

B. Compatibility with Surrounding Development

While the densities, restrictions, and requirements on the 3 parcels (TOD Sites) are consistent it is generally desired that the design provides features which are generally compatible with residential neighborhoods across the major arterial or street. Features which assist in creating compatibility may include:



- additional landscaping including large trees within the setbacks;
- architectural treatments such as change in material at the upper floors, bays which extend a story lower to visually lower the façade, or building step backs at the top floor are all potential treatments which may be considered; and
- the corners of Gibraltar and Hacienda Drives should maintain the "gateway" treatments within the design guidelines.

C. Residential Entries



1. Common Development Standards and Design Guidelines for Housing and TOD Sites

a. Development Standards

See specific Development Standards for Residential and TOD Development

b. Design Guidelines

- (1) Entries should be the predominant feature of front façades, and should have a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings should have a prominent, centralized building entrance.
- (2) Building entries should be the prominent feature of the front façade and identify access to individual units.
- (3) Porches and balconies that face streets should be semi-transparent and be incorporated into the materials and design of the building.
- (4) Porches may encroach 5 feet into the front yard setback.
- (5) Front yard patios can be used and be part of entry path or a separate space. Patios should have a low fence, screen, or hedge no higher than 3 feet to transition between public and private areas.

2. Development Standards and Design Guidelines for TOD Sites

a. Development Standards

All ground floor units (within 5 feet of grade) shall have entries onto street, internal street, paseo (walk), or open space (including corridor buildings).

b. Design Guidelines

- (1) Building fronts should include porches, unit entries, and architectural detailing.
- (2) Building entries that face a public street, drive or common space should be the first choice for entry location.
- (3) Front yard patios can be used and be part of entry path or a separate space.



D.

Window Treatments



1. Windows are a very important element of building form and should be well organized on a building façade to create a rhythm or pattern.
2. Windows should emphasize vertical massing of buildings.
3. Windows should have a hierarchy of sizes emphasizing the function of the living spaces and views while allowing for privacy of neighboring properties.
4. Windows should be well detailed and consistent with the architectural design of the building.
5. Windows should be "punched" in from the exterior building wall or should be defined by well-designed trims. Trim material should contrast with wall materials.
6. Windows should overlook streets and open spaces to provide "eyes on the street" and ensure clear views for safety.



E. Roofs and Parapets

1. Use eave and parapet details to provide a strong skyline or silhouette and at visual interest to the roof line.
2. Emphasize vertical proportions of individual units rather than horizontal building massing.
3. Rooflines should correspond to variations in building massing and articulation with bays, gables, dormers and strong eave elements.
4. Roof elements should be varied to minimize the appearance of mass and bulk.
5. Gable roofs or bays with parapets are encouraged to emphasize vertical proportion and break up the massing of large hipped roof.



F. Retail and Live/Work Storefronts

1. Common Development Standards and Design Guidelines for Housing and TOD Sites

a. Development Standards

- (1) Retail and service uses shall have a minimum interior 15 foot clear floor to ceiling height.
- (2) Live/work uses shall have a minimum 12 foot clear floor to ceiling height for 2 story units and 15 foot clear floor to ceiling for 1 story units to allow for mezzanine.
- (3) Storefronts shall have a minimum depth of 40 feet, and 60 feet at corners.

b. Design Guidelines

- (1) Large display windows (large panes or divided lites) are strongly encouraged.
- (2) A well-designed and/or decorative material base is desired at display windows.
- (3) Entries and window displays should have consistent materials and detailing.
- (4) Entries should be located at corners or intersection whenever possible.
- (5) Recesses are encouraged to identify entries and provide weather protection.
- (6) Awnings, canopies, trellises and/or other shade devices over storefront windows and entries are strongly encouraged to provide signage, shade, and pedestrian cover.
- (7) Individual awnings that articulate the building façade rhythm are desired in lieu of long continuous horizontal awnings.
- (8) Live/work units when used as Live/Live should maintain a commercial storefront character.
- (9) Live/work units when used as Live/Live may be landscaped up to 8 feet from building storefront. Landscaping may include low fencing (3-3.5 feet) to create an outdoor patio.

2. Development Standards and Design Guidelines for TOD Sites

The combination of the Parcels 7G, 7E and the northern 12 acres of Parcel 6 are required to have a minimum of 10,000 square feet of retail space. This space can be provided in any location combinations per the following:

a. Retail

- (1) A minimum of 5,000 square feet of retail space is required on Parcel 54.
- (2) The primary retail locations are the intersection of Owens Drive and Willow Road, and the northeast corner of the Parcel 7G near the Iron Horse Trail pedestrian crossing.
- (3) Retail Space on Parcel 7E, if provided, should be located at the corner of Gibraltar and Hacienda Drives.

b. Live/Work

- (1) If not used for retail, the remaining Parcel 7G street-level building frontage along Owens Drive should provide Live/Work or other "active" spaces on the ground floor that could later be converted to retail or services assuming market conditions can support the additional commercial tenants. "Active" uses can include exercise room, management offices, building showroom or other like uses.
- (2) 50% of the Gibraltar Drive building frontage should provide Live/Work, Retail or other "active" spaces on the ground floor.

NOTE: If Parcel 6 develops as residential and/or mixed-use, then the same requirement for Gibraltar Drive building frontage applies to that property as the Parcel 2.

- (3) 50% of the Gibraltar Drive building frontage is required to have Live/Work or Retail space on the ground floor.
- (4) Retail space, if provided, should be located at the corner of Gibraltar and Hacienda Drives.

NOTE: Examples of retail and Live/Work configurations are shown in Section 2.3E.7 Mixed Use Buildings, Section 2.3E.9 Live/Work, and Section 2.3E.10 Example Retail Configurations.

- (a) On retail and live/work frontages, a minimum 75% of building façade should be fronted with active retail or live/work uses.
- (b) Retail and service uses shall have a minimum interior 15 feet clear floor to ceiling height.
- (c) Live/work uses shall have a minimum 12 foot clear floor to ceiling height for 2 story units and 15 foot clear floor to ceiling for 1 story units to allow for mezzanine.
- (d) Storefronts shall have a minimum depth of 40 feet, and 60 feet at corners.

3. Development Standards and Design Guidelines for Housing Sites

Clear or frosted glass should be used. Colored or reflective glass is not appropriate.



G. Gateway Corners

1. Buildings located on the corner of 2 public streets, end of a major pedestrian or shared path, and/or end of an important vista should have unique architectural elements.
2. A unique architectural element can be a change in height, a definition of a public plaza, and or a change in architectural style.



H. Building Signage

Refer to Section 4.0 for Signing Guidelines



I. Residential Storage

Each Residential or Live/Work unit shall have at least 40 cubic feet of enclosed storage area. Storage space should be outside of the unit but does not need to be adjacent to unit.

J. Materials and Character

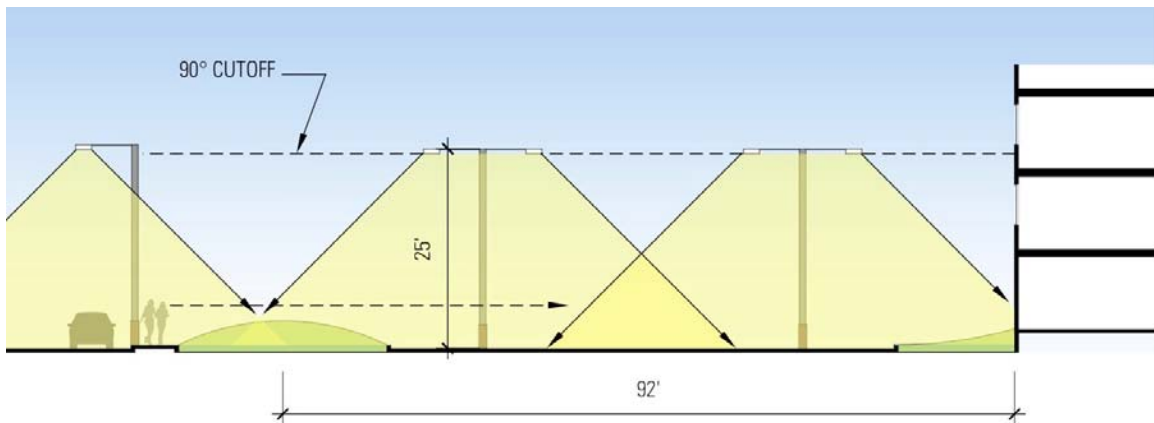
1. Materials should be selected to reinforce architectural character, building articulation and add visual interest.
2. Changes in material and/or color should be used to articulate building elements such as building entries; base, body and parapet caps; or bays and arcades.
3. Changes in material and/or colors should occur at appropriate façade locations to appear integral with the building massing, rather than a surface application (e.g. inside corners, not outside corners).
4. High quality materials, such as concrete, masonry or tile, should be used at important locations to articulate the building façade, providing visual interest as well as durable performance.
5. Architectural details and elements such as reveals, score-lines, trim, and/or other architectural elements and features should be scaled appropriately based on viewing distance (e.g., finer grain details from pedestrian view points and large scale details from more distant view points).

2.12 Lighting Guidelines

A. Objectives

1. On-site lighting should contribute to site security and the safe and efficient use of a parcel. Adequate lighting shall be provided along sidewalks, streets, driveways, paseos and parking areas for the safety and security of residents and visitors.
2. On-site lighting should complement and reinforce the architecture and parcel design character.
3. On-site parking area light fixtures and illumination levels should be consistent throughout Hacienda, except for retail, mixed-use, and residential land uses subject to Hacienda Design Review.
4. On-site lighting should not produce glare, nor contribute light pollution through upward projection.
 - a. Lighting at TOD and Mixed-use sites should not produce glare or be of intensity inappropriate for a residential environment.
 - b. All outdoor lighting should be appropriate for Lighting Zone 3 as defined by the California Energy Commission.
5. Lighting designs that exceed conformance with applicable energy saving guidelines are strongly preferred.
6. Light Emitting Diode (LED) luminaries are strongly encouraged. LED luminaries should meet the following criteria if specified:
 - a maintained correlated color temperature (CCT) between 2700K-4100K
 - a minimum Color Rendering Index (CRI) of 80
 - a minimum rated life at 70% of initial lumens (L70) of 50,000 hours

Figure 2-47: Parking and Vehicular Circulation Lighting



PARKING AND VEHICULAR CIRCULATION LIGHTING

B. Guidelines

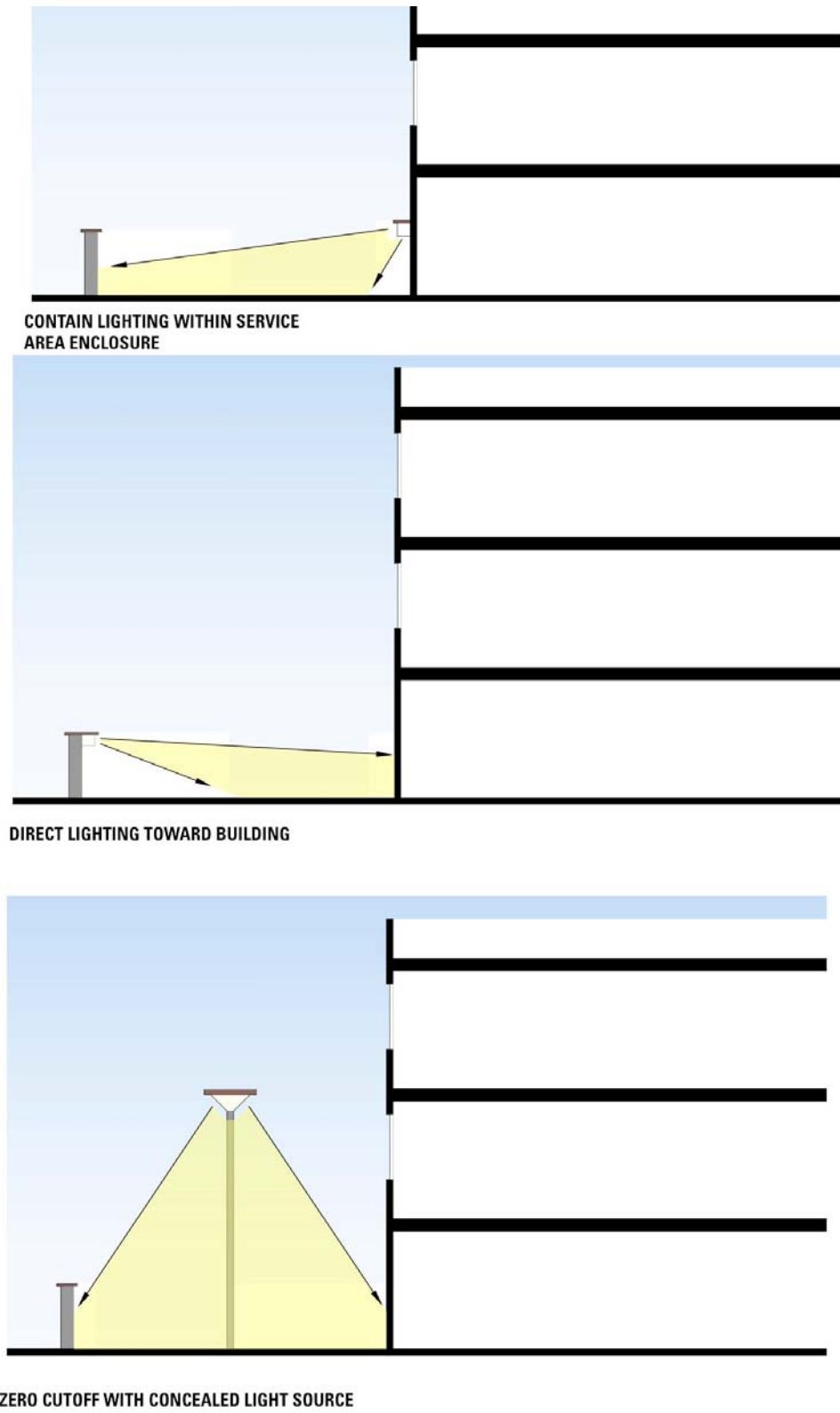
1. All lighting over 10 feet in height visible from an adjacent street shall be indirect and shall incorporate a full cut-off shield type fixture.
 - a. Fixtures under 10 feet in height should use up-light limiting shields to minimize light trespass.
 - b. Fixtures with open bulbs or searchlights are prohibited.
2. Parking areas, access drives, and internal vehicular circulation areas:
 - a. Site lighting on all parcels shall provide side and rear yard pole lighting with a maximum 25 foot fixture height.
 - b. Poles shall be set at least 2 feet behind curb with a footing flush with grade in planting areas and walks. Provide a 3 foot high cylindrical base within paved parking areas and adjust pole length to compensate for height of base and achieve uniform mounting height.
 - c. All projects exceeding Improvement Thresholds defined in Section 1.1D.3 shall comply with the following standards:
 - (1) Residential parking area illumination levels shall achieve a uniformity ratio of 6 to 1 (average to minimum) with a maintained average of 0.7 footcandles and a minimum of 0.2 footcandles.
 - (2) Commercial parking area illumination levels shall comply with Pleasanton Municipal Code 20.36.110.
 - (3) Total exterior illumination shall be capped per parcel at a maximum proportional to a maximum of 75,000 lumens per net acre.
 - (4) Light trespass across property lines shall be limited to 0.1 footcandles.

- (5) Light fixtures shall conform to the specifications of Hacienda Design Review and shall meet the following requirements of the Backlight/Uplight/Glare (BUG) luminaire classification:

Distance to property line	Backlight Rating	Uplight Rating	Glare Rating
> 2 mounting heights	B5	UO	G3
1-2 mounting heights	B4	UO	G1
0.5-1 mounting heights	B3	UO	G1
<0.5 mounting heights	B1	UO	G0

3. Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover should occur outside the service area. The light source shall not be visible from the street. Refer to City of Pleasanton Security Ordinance for additional requirements.

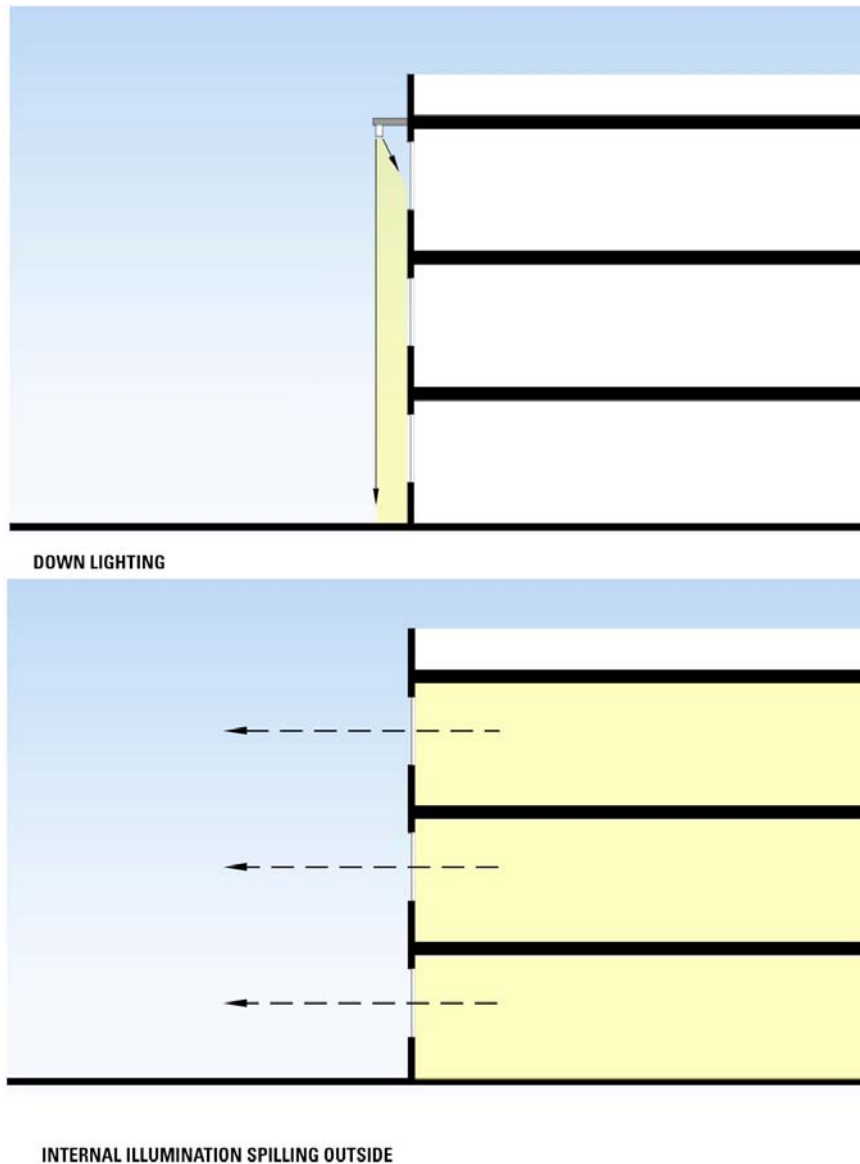
Figure 2-48: Service Area Lighting Design Concepts



4. Building illumination and architectural lighting shall be indirect in character (no light source visible). Indirect wall lighting or "wall washing", overhead down lighting, or interior illumination spilling outside is encouraged. Architectural lighting should articulate and animate the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement.

Except as otherwise required by the City of Pleasanton Security Ordinance, Building Code, or documented business operations, permanent building illumination and architectural lighting for non-residential uses shall be either automated to switch off between the hours of 11:00 pm and 7:00 am, be controlled by occupancy sensors, or a combination of both strategies.

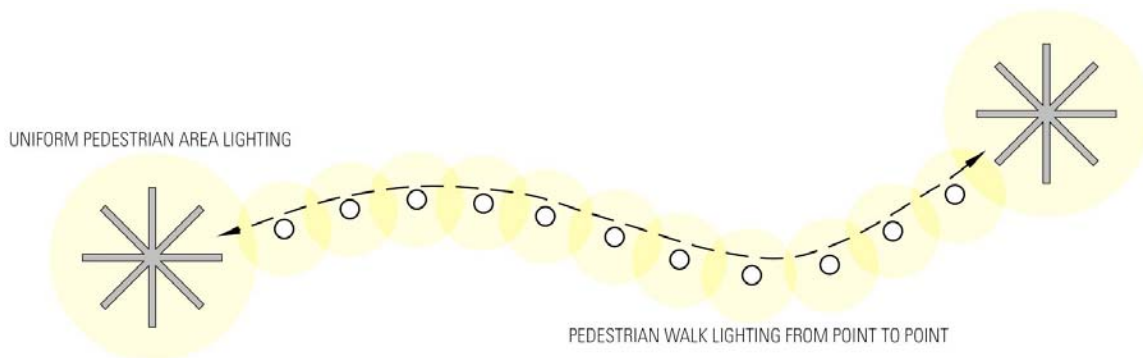
Figure 2-49: Architectural Lighting Design Concepts



5. Pedestrian walk and area lighting is segmented into 2 zones.
- a. First Zone: outdoor pedestrian use areas such as courtyard, entryway, etc.

Pedestrian area lighting shall achieve a uniformity ratio of 3 to 1 average to minimum, with an average illumination of 0.5 foot candles and a minimum of 0.18 foot candles.
 - b. Second Zone: point to point pedestrian walk lighting
 - (1) Pedestrian-scaled, post top mounted lights shall be mounted no higher than 14 feet above path level. Lighting shall clearly identify the pedestrian walkway and direction of travel.
 - (2) Pedestrian lighting is recommended for all public streets, interior streets, paseos, walks and common open spaces. Pedestrian lighting should incorporate photoelectric controls, LED luminaires, and solar power supplies.
 - (3) Technology incorporating 50% dimming controlled by pedestrian occupancy sensors is recommended for all point to point pedestrian lighting between the hours of 11:00 pm and 7:00 am.

Figure 2-50: Pedestrian Lighting Strategy



3.0 STREETS, LANDSCAPE AND COMMON AREA GUIDELINES

- Objectives
- Landscape Area Defined
- Streetscape Zone
- Interior Zone
- Interior Zone Plant Selection List
- Planting Guidelines
- Parcel Maintenance



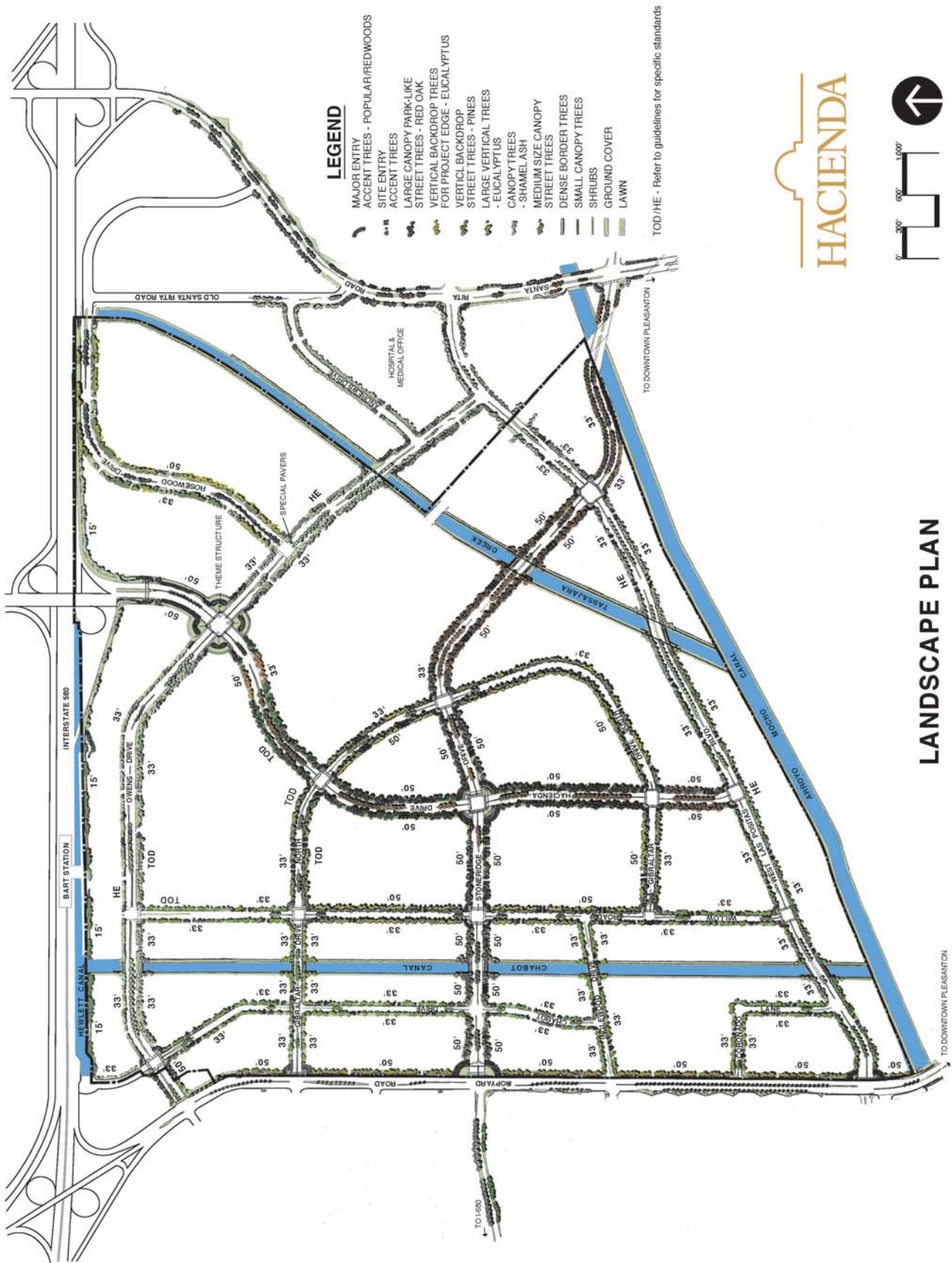


Figure 3-1: Hacienda Landscape Plan

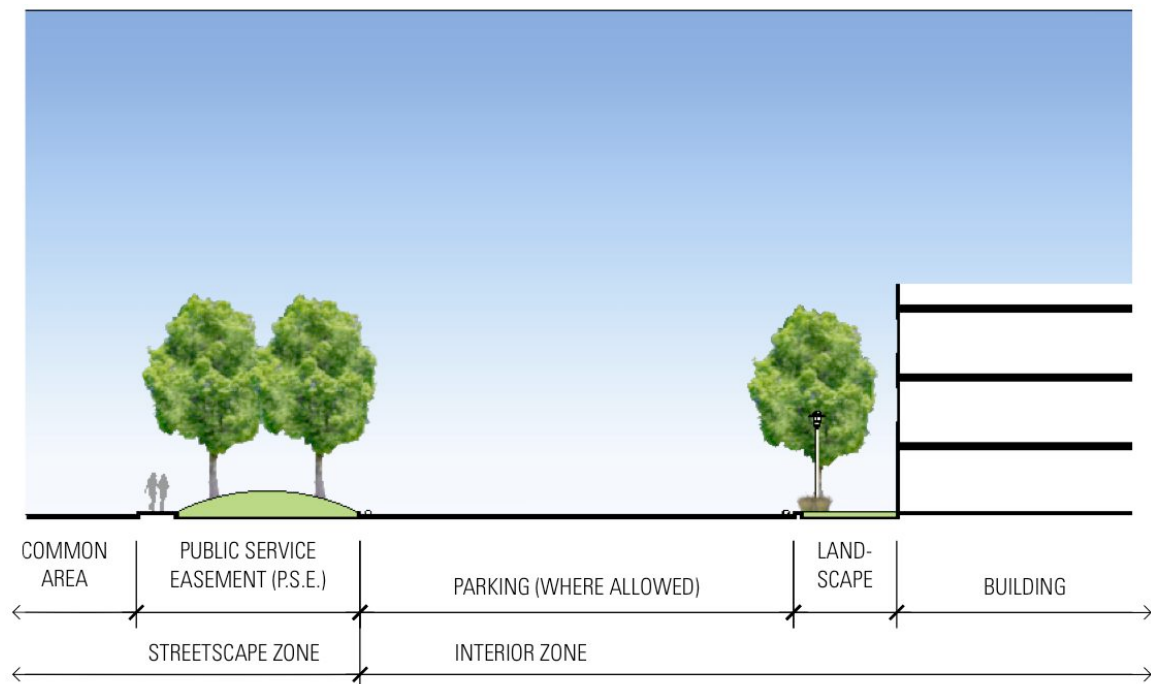
3.0 STREETS, LANDSCAPE AND COMMON AREA GUIDELINES

3.1 Objectives

A. Hierarchy

The Landscape and Common Area guidelines are designed to create a street hierarchy of grand boulevards and parkways with plaza intersections, and an orchard or grove-like infill character between hedgerows on individual sites, typical of California farm communities. The Landscape Illustrative Plan (at the front of this Section) illustrates the features and intent of this landscape concept. For the purpose of these guidelines, Hacienda consists of 3 distinct zones: 1) Common Areas, 2) Streetscape Zones or Public Service Easements, and 3) Interior Zones.

Figure 3-2: Streetscape and Interior Zone Diagram



B. Continuity

In general, the Common Areas and Streetscape Zones have been planned as specific treatment areas to provide continuity within Hacienda and with the outside community. The Interior Zones of each parcel (including parking, landscape, and building) have a greater degree of flexibility and are subject only to those guidelines that will insure the overall quality of Hacienda.

C. Special Planting Considerations

Parcel developers are advised that special planting procedures may be advisable due to the heavy, slow draining soil predominant in Hacienda. For all areas, it is strongly advised that the recommendations outlined in the Design Guidelines Sections 3.3H, 3.6, and Appendix Section

5.3D be given due consideration to avoid those short and long-term problems that have been encountered in Hacienda.

3.2 Landscape Area Defined

A. General Landscape Requirements

The term "landscape areas" shall refer to all areas within a given parcel not located on a structure and not utilized for parking, truck loading, storage, or refuse collection. Landscape areas shall include all walkways, unless otherwise indicated.

The minimum percentage of gross parcel area required to be landscaped is established for each planning district in the CC&R's and PUD, and is reproduced for reference as listed in Appendix Section 5.3A Summary of Site Development Criteria.

The minimum landscaping requirements on each parcel include, but are not limited to, Section 3.3 Streetscape Zone (Public Service Easement), Section 3.4C Parking Area Landscape Requirements, Section 3.4D Side and Rear Yard (and Creeks, Canals) Requirements, and the following tables in Appendix Section 5.3:

- Summary of Site Development Criteria
- Summary of Property Line Setbacks
- Landscaping Required Adjacent to Buildings
- Permitted Uses Within Each Planning District - Restrictions on Operation and Use

B. Special Residential Requirements

Parking Area Landscape Requirements and Common Open Spaces required for all sites containing residential uses.

1. The following quantities of Common Open Spaces are required for projects containing residential uses:


Proposed Development Density	Required Open Space Area per Dwelling Unit	Required Open Space Area per unit with provision of a publicly accessible park or area
Less than 40 du/ac parking	300 sf per du	250 sf
40 - 45 du/ac	250 sf per du	No reduction
Greater than 45 du/ac	200 sf per du	No reduction

2. Dedicated public parks are encouraged for all sites greater than 5 acres.

3.3 Streetscape Zone (Public Service Easement)

The Streetscape Zone forms the streetscape image and includes a 33 foot or 50 foot Public Service Easement along all streets as shown in Figure 3-2 and as described in Article 10.1 of the CC&R's. Elements within this zone include sidewalks, planting, irrigation, bus stops, exercise stations, utility trenches, street lighting, signing, landscape grading, and individual project driveways and entries. All installations within these zones, with the exception of Common Areas, will be constructed and

maintained by each individual parcel owner according to the requirements set forth in the CC&R's and these Design Guidelines.

A. Streetscape Zone (P.S.E.) Definition 

The Streetscape Zone includes the Public Service Easement (P.S.E.) and any adjacent landscape that can be viewed from the street.

1. Beginning at all property lines abutting streets, there shall be a P.S.E. of a continuous depth of either 33 feet or 50 feet. See Section 2.5 to determine the depth of the P.S.E. for specific street locations.
2. With the exception of TOD and Housing development sites, all P.S.E.s are limited to use for landscaping, walkways, driveway access to public streets, connections to public utilities, underground utilities, slope easements, and signage. On Parcels 7G, 7E and the northern 12 acres of Parcel 6, proposed mixed-use buildings may encroach into the P.S.E. where existing utilities permit. Refer to Section 2.5 for requirements at specific locations. To the extent that they are not already installed, all of the prescribed P.S.E. improvements on any parcel are to be installed during building construction. Unless P.S.E. improvements are in Common Areas, they shall be maintained at the expense of the owner of the parcel. Development of the P.S.E. shall be in accordance with the applicable landscape guidelines. See Landscape Section 3.3E for specific criteria.

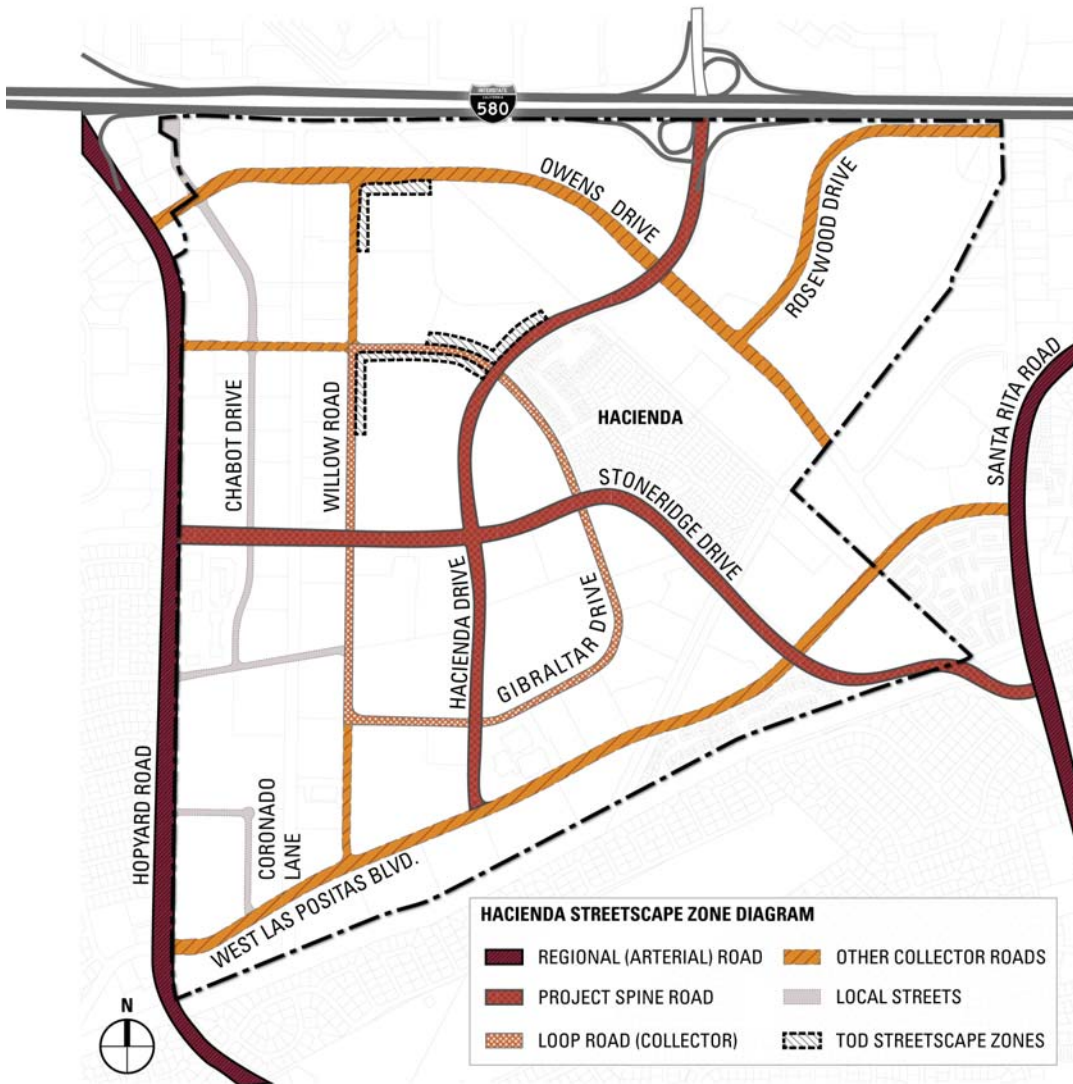
Figure 3-3: TOD Streetscape Zone Diagram



B. Streetscape Zone (P.S.E.) Design Concept

Six different street character types make up the Streetscape Zone in and around Hacienda, including Interstate 580, regional arterial roads, project spine (arterial) roads, project collector roads, and local streets. Each has its own character and function within Hacienda.

Figure 3-4: Streetscape Zone Design Concept



C. Housing and TOD Development Standards for the Streetscape Zone

1. Shared Housing and TOD Public Street Guidelines

The design of the public frontage of each project will vary depending on location and character of the street. The below standards are minimums for all projects but projects should relate to adjacent conditions as appropriate.

- a. Street trees shall be planted at least every 25-35 feet on average depending on tree species, not to exceed 40 feet.
- b. Pedestrian-scaled lighting 12-14 feet in height, shall be provided on all public streets.

2. Housing-Specific Streetscape Zone Guidelines

- a. Public streets shall have at minimum 6 foot planting strip and 5 foot sidewalk on each side of the street. Planting strip can have an average minimum width of 6 feet to accommodate a meandering sidewalk where applicable.
- b. Residential front setbacks shall be a minimum 10 feet from the back of sidewalk providing enough room for planting and privacy while still allowing a strong relationship between the units and the street. 15 feet is preferred to allow for a second row of trees. Retail buildings shall be set back at least 10 feet from back of curb.
- c. Low entry landscape walls, not to exceed 3 feet in height, may encroach up to back of sidewalk.
- d. Public streets shall be designed to include planned improvements from the Pleasanton Pedestrian and Bicycle Master Plan.

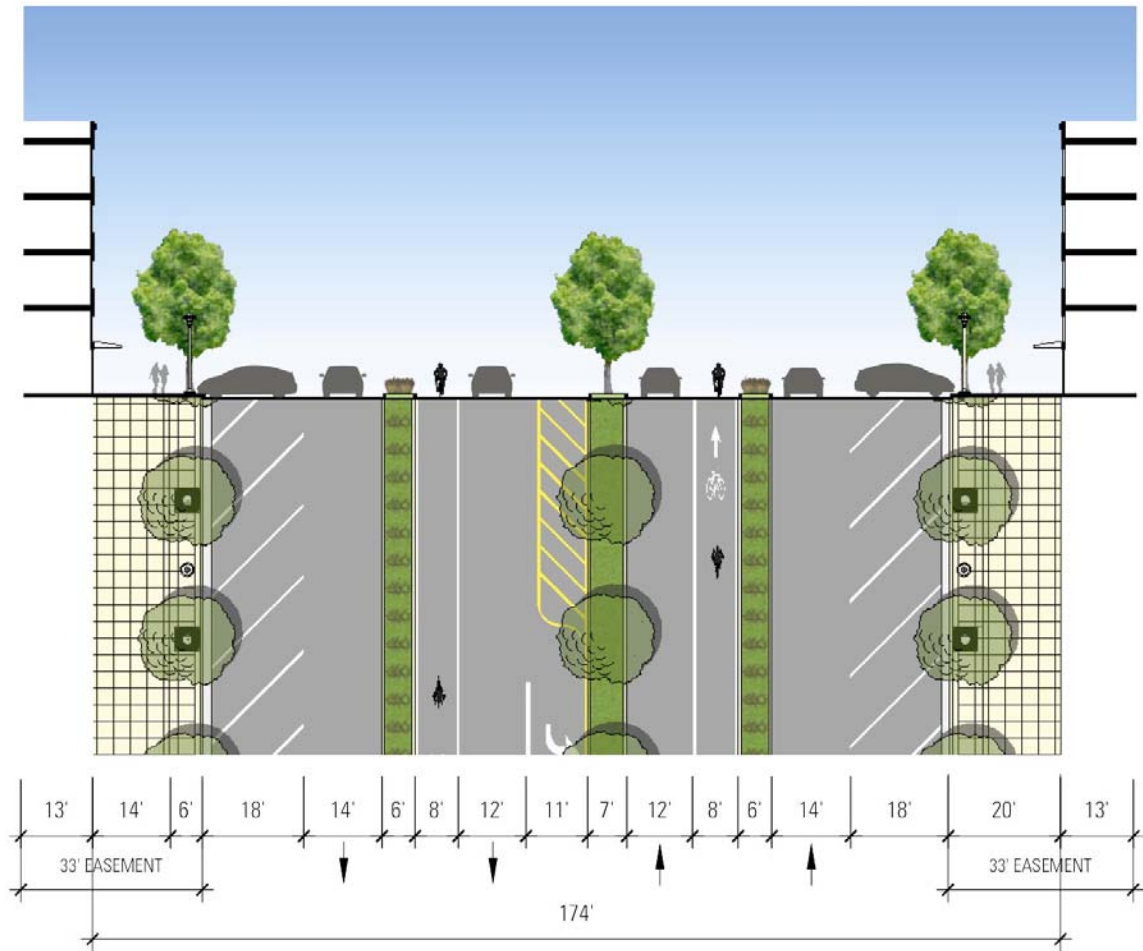
D. Public Street Improvements for TOD Development Areas

Streets, pedestrian paths and bike paths will contribute to a system of fully-connected and interesting routes between Parcels 7G, 7E and the northern 12 acres of Parcel 6 and BART. Their design will encourage pedestrian and bicycle use by being appropriately scaled and defined by buildings, trees and lighting.

1. Owens Drive Streetscape at TOD - Multi-way Boulevard (Center Median)

The following options for Owens Drive represent initial conceptual design and will need to be refined and studied further prior to implementation.

Figure 3-5: Owens Drive TOD Streetscape - Multi-way Boulevard

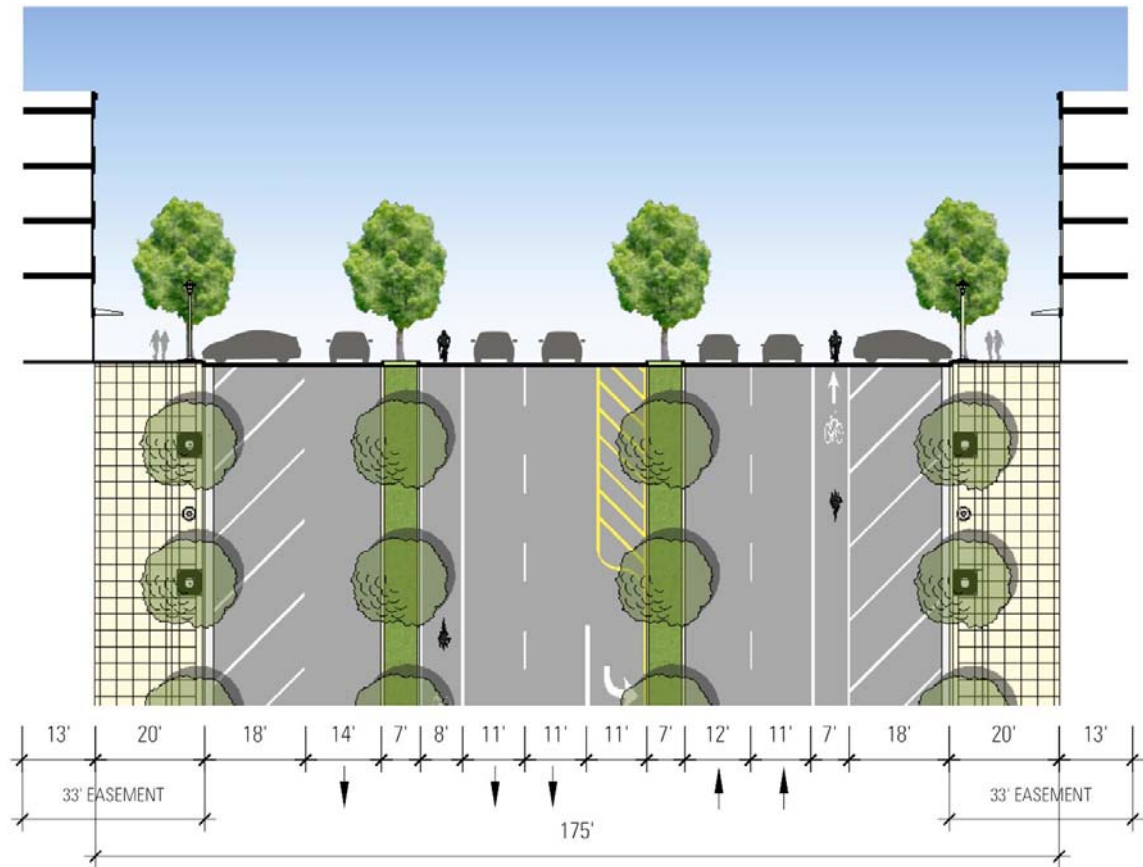


OWENS DRIVE T.O.D. STREETScape

2. Owens Drive Streetscape at TOD - Keep Center Median

The following Owens Drive section keeps the existing center median in its current location and provides diagonal parking on both sides of the street. The section also shows a multi-way boulevard on the north (westbound) side of the street.

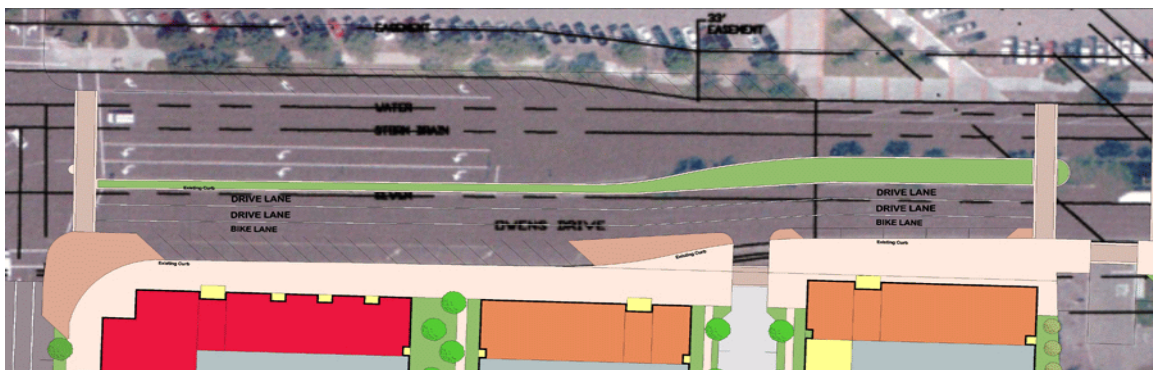
Figure 3-6: Owens Drive TOD Streetscape - Keep Center Median



OWENS DRIVE

The following plan diagram shows minimal change to the configuration of Owens Drive. The plan includes diagonal parking west of the internal street and parallel parking to the east. The plan does not show the second median illustrated in the section above but does include newly striped diagonal parking on the north side of the street. The plan below could be built out as the section above, west of the internal street when the north side (BART site) is developed.

Figure 3-7: Owens Drive TOD Streetscape - Minimal Change



3. Owens Drive Streetscape at TOD - Multi-way Boulevard Keeping Existing Curb

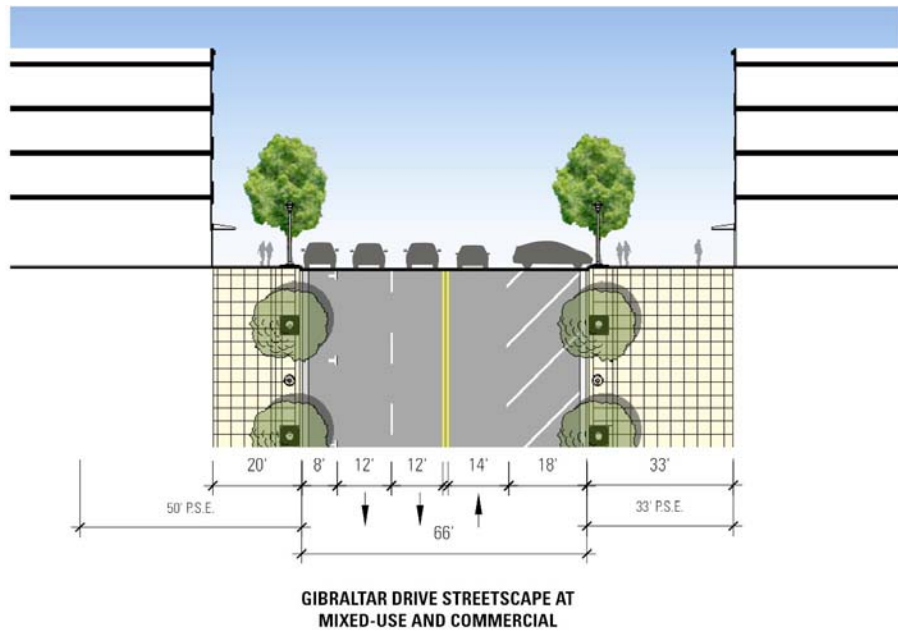
The configuration of Owens Drive illustrated below generally keeps the existing curb line, relocates the existing median, includes bulbouts and provides protection for cars backing out from parking spaces and bicyclists.

Figure 3-8: Owens Drive TOD Streetscape - Multi-way Boulevard



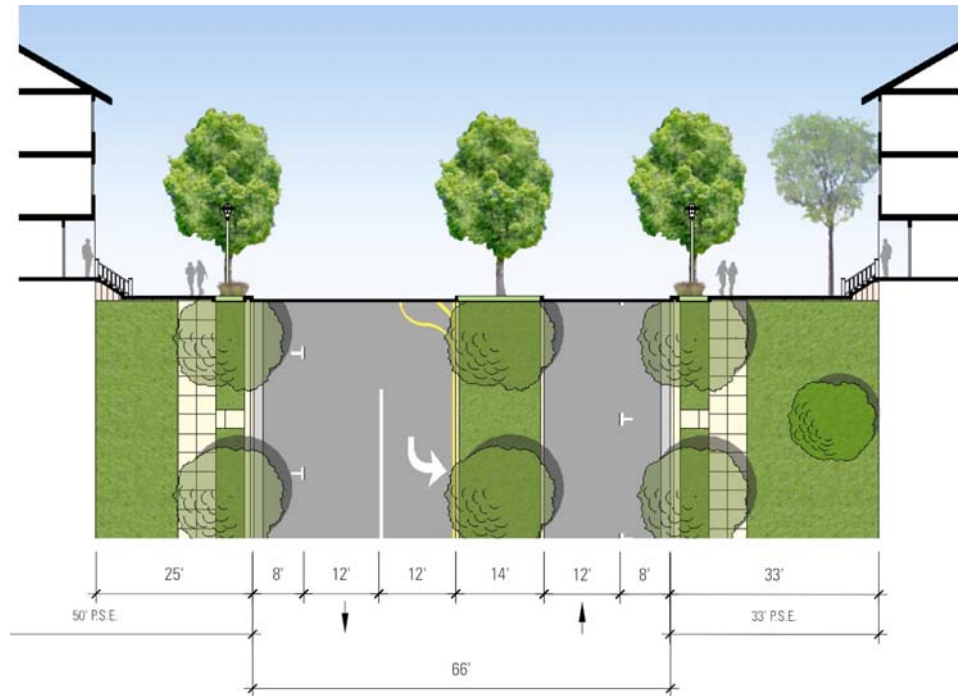
Current: 66 feet curb to curb
 South setback: minimum 50 feet P.S.E. from curb
 North setback: minimum 33 feet P.S.E. from curb
 Utilities located in first 33 feet of north side and first 10 feet of south side

Figure 3-9: Gibraltar Drive Streetscape at Mixed-Use and Commercial



20' setback ok on north side if utilities permit.

Figure 3-10: Gibraltar Drive Streetscape at Residential Uses



GIBRALTAR DRIVE AT RESIDENTIAL USES

E. Streetscape Zone (P.S.E.) Criteria Illustrations

Guidelines for Illustrations: The following pages identify the function and streetscape character of the streets for conventional development in and around Hacienda. Refer to Section 2.5F for streetscapes at TOD developments (Parcels 7G, 7E and the northern 12 acres of Parcel 6). For each street, a map, section, and typical plan are used to illustrate the design criteria, with detailed descriptions of specific requirements for the Streetscape Zone (P.S.E.). For more information on the Utility Section please refer to the illustration in Figure 3-15.

1. Sites adjoining Interstate 580 shall also conform to the City of Pleasanton's specific plan for development of the Interstate 580 corridor and as shown in Section 3.4F of the Design Guidelines.
2. Residential and Retail/Commercial sites, although related to the overall Hacienda image, have been given specific design guidelines allowing for their special needs. Streetscapes at Residential and at designated Housing and TOD sites (Parcels 7G, 7E and the northern 12 acres of Parcel 6, 18A/19, 23B, 54/56B and 59) should seamlessly transition to adjoining streetscapes. Where feasible such a transition should extend for a minimum of 20 feet from the property line.
3. Large "single user" sites are encouraged to exercise and may be given greater flexibility in deviating from streetscape tree size and spacing requirements and ground plane treatments as long as the Hacienda Owners Association's Design Review Committee determines that the proposed level of quality meets or exceeds that which would otherwise be required.

4. Where the minimum building setback is used (e.g., no parking between the P.S.E. and the building) or where there is additional landscape area adjacent to the P.S.E., the quantity of trees required in the P.S.E. may be distributed over this entire landscape area.
5. Landscape mounding (berm) is primarily intended to screen parking areas. Mounding is not required between street curbs and buildings where parking does not occur.
6. For Retail/Commercial sites, additional low-growing flowering shrubs and groundcover may be planted at driveway entries, identity monument signs, and on back sides and top of P.S.E. mounds in lieu of required shrub planting.
7. Refer to Section 3.3H for additional Landscape Grading and Drainage requirements at the Streetscape (P.S.E.) and Interior Zones.

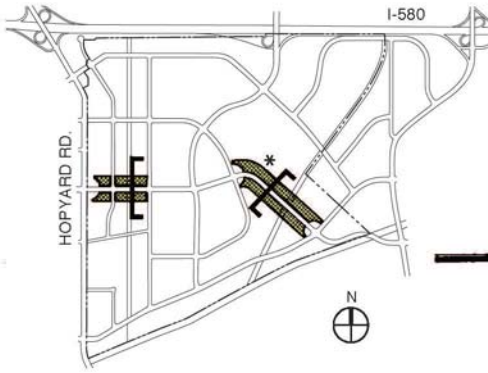
The following 11 pages of illustrations identify the specific design requirements for the Streetscape Zone (P.S.E.) in and around Hacienda.



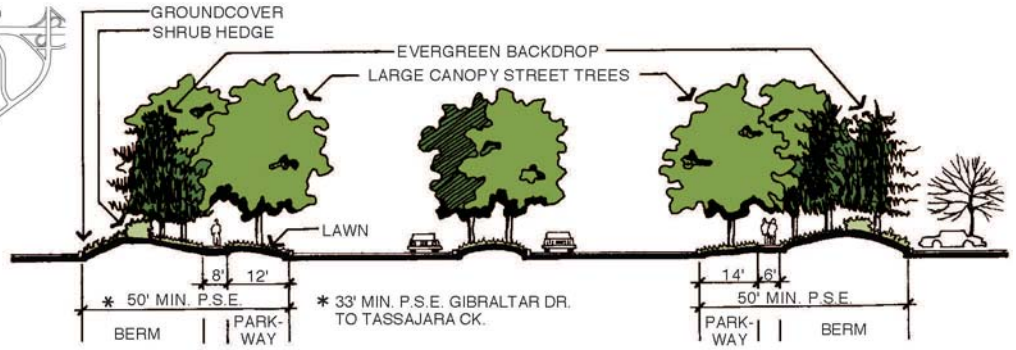
PROJECT SPINE ARTERIAL ROAD

STONERIDGE DRIVE (outside of Loop Road): a park-like grand boulevard is created by a mixture of trees and formal shrub planting.

LOCATION MAP



TYPICAL SECTION



North P.S.E. Streetscape

Median

South P.S.E. Streetscape

SIDEWALKS:

8' continuous walk at 12' from back of curb. Installed by Hacienda Owners Association.

NA

6' walk, continuous at 14' from back of curb. (See Section 3.3G for transition detail.)

GRADING:

Parkway: 12' with 3% slope to street curb.
Berm: 3' minimum above adjacent street curb. 3'6" minimum above parking surface.

NA

Parkway: 14' with 3% slope to street curb
Berm: Same as North P.S.E.

TREES:

1 tree per 650 sf minimum (Standard)
1 tree per 1,000 sf minimum (Retail)

- 1. **Quercus rubra** - Red Oak
24" box at 25'-40" oc
- 2. **Pinus canariensis** - Canary Island Pine
24" box at 15'-30" oc
- 3. Optional entry accent trees
(See Appendix Section 5.3D for tree list.)

- 1. 50% Red Oak (excluding entries). Random clusters in parkway, 8' from curb face only (see plan below).
- 2. 50% Pine trees (excluding entries) as backdrop tree behind Red Oak (see plan below).
- 3. Single tree type at each entry in clusters of 4 trees minimum.

- 1. 100% Red Oak

- 1. 50% Red Oak (excluding entries). Random clusters; minimum 4' from curbs and walks (see plan below).
- 2. Same as North P.S.E.
- 3. Same as North P.S.E.

SHRUBS:

- 1. **Raphiolepis indica** var. 'Rosea'
5 gallon at 3'-4" oc
- 2. Optional shrubs
(See Appendix Section 5.3D for shrub list.)

- 1. Unclipped hedge. 2 rows, triangularly spaced on rear side of top of mound.
- 2. Behind Raphiolepis on back side of berm.

- 1. Intersection accents

- 1. Same as North P.S.E.
- 2. Same as North P.S.E.

GROUNDCOVER:

- 1. **Lawn**
Juniperus procumbens var. 'Nana'
- 2. **Hedera helix** var. 'Hahnsii'
Euonymus fortunei var. 'Wolong Ghost'

- 1. Front side of berm.
- 2. Back side of berm only.

- 1. 100% Lawn (excluding accent areas above)

- 1. Same as North P.S.E.
- 2. Same as North P.S.E.

(See Section 3.3F for application details.)

8' WALK

BERM

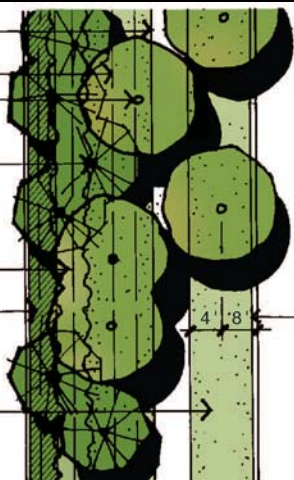
RED OAK

PINE

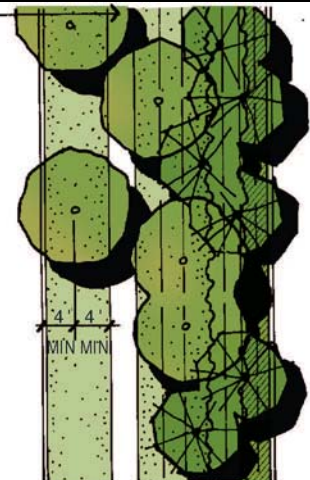
SHRUBS

GROUNDCOVER

LAWN



6' WALK

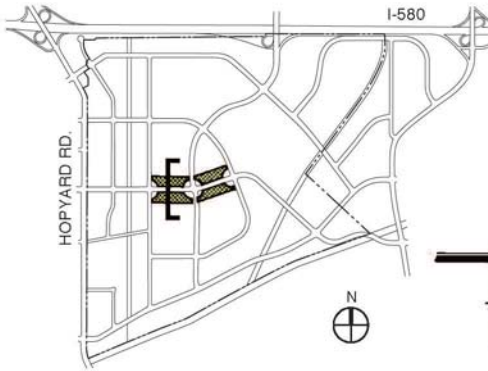


FIXED LOCATION BASED ON UTILITY TRENCH (FIELD VERIFY)
SEE SECTION 3.3I
P.S.E. UTILITY SECTIONS
CONDITION "G"

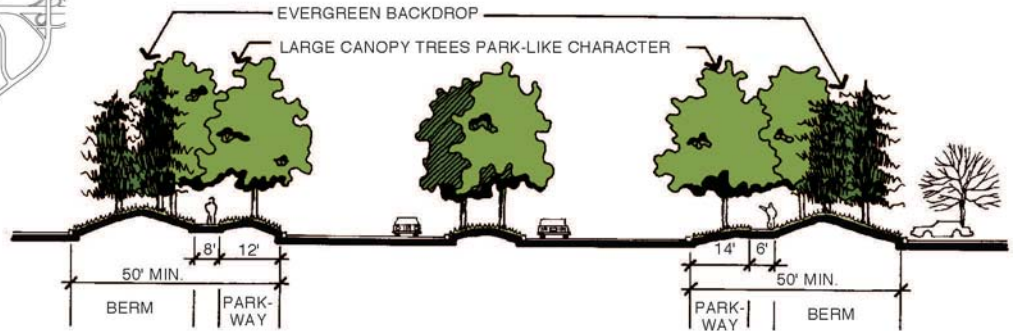
PROJECT SPINE ARTERIAL ROAD

STONERIDGE DRIVE (inside of Loop Road): a grand boulevard continues inside the Loop Road with the ground plane changing to an open expanse of lawn.

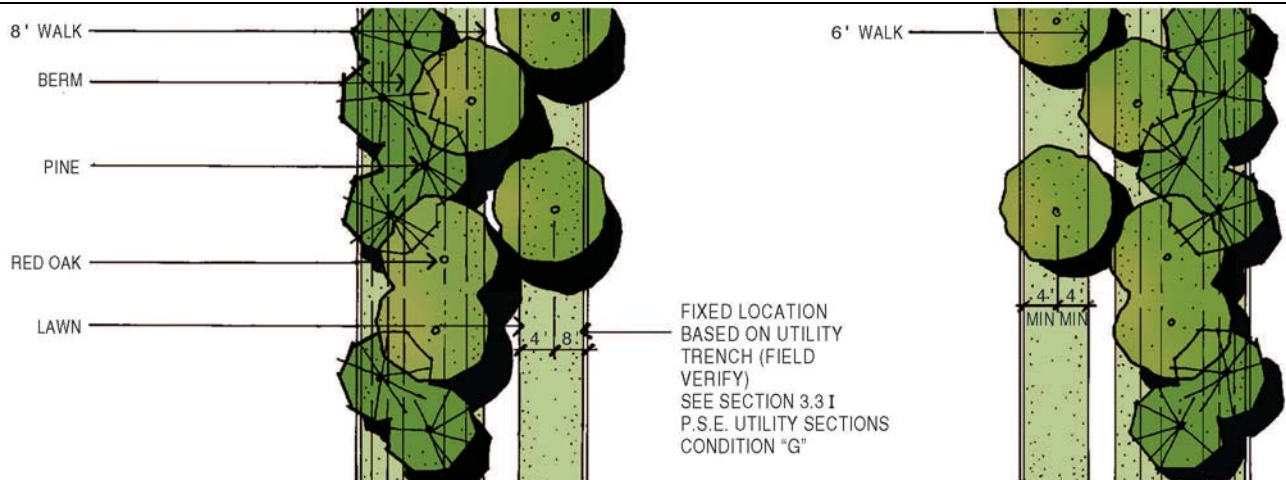
LOCATION MAP



TYPICAL SECTION



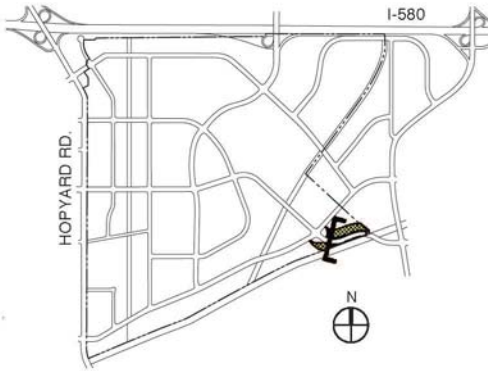
	North P.S.E. Streetscape	Median	South P.S.E. Streetscape
SIDEWALKS:	8' continuous walk at 12' from back of curb. Installed by Hacienda Owners Association.	NA	6' walk, continuous at 14' from back of curb. (See Section 3.3G for transition detail.)
GRADING:	Parkway: 12' with 3% slope to street curb. Berm: 3' minimum above adjacent street curb. 3'6" minimum above parking surface.	NA	Parkway: 14' with 3% slope to street curb. Berm: Same as North P.S.E.
TREES:	1 tree per 650 sf minimum (Standard) 1 tree per 1,000 sf minimum (Retail)		
1. <i>Quercus rubra</i> - Red Oak 24" box at 25'-40' oc	1. 50% Red Oak (excluding entries). Random clusters in parkway, 8' from curb face only (see plan below).	1. 100% Red Oak	1. 50% Red Oak (excluding entries). Random clusters; minimum 4' from curbs and walks (see plan below).
2. <i>Pinus canariensis</i> - Canary Island Pine 24" box at 15'-30' oc	2. 50% Pine trees (excluding entries) as backdrop tree behind Red Oak (see plan below).		2. Same as North P.S.E.
3. Optional entry accent trees (See Appendix Section 5.3D for tree list.)	3. Single tree type at each entry in clusters of 4 trees minimum.		3. Same as North P.S.E.
SHRUBS:	None	1. Intersection accents	None
GROUNDCOVER:			
Lawn <i>Juniperus procumbens</i> var. 'Nana'	100% of P.S.E.	1. 100% Lawn (excluding accent areas above)	100% of P.S.E.
(See Section 3.3F for application details.)			



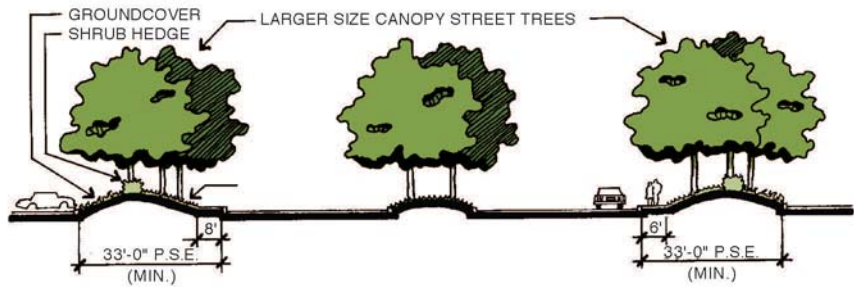
PROJECT SPINE ARTERIAL ROAD

STONERIDGE DRIVE EXTENSION (south of W. Las Positas Boulevard): the streetscape character continues with Red Oak trees as the P.S.E. narrows to 33 feet.

LOCATION MAP



TYPICAL SECTION



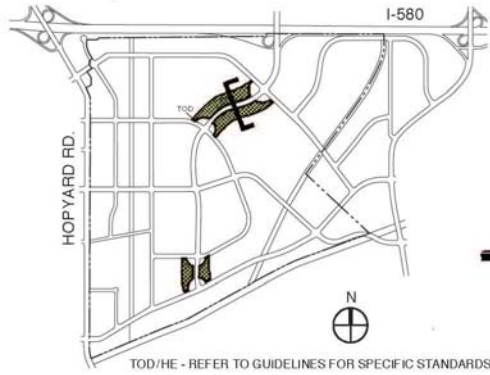
	North P.S.E. Streetscape	Median	South P.S.E. Streetscape
SIWALKS:	8' walk continuous at curb. Installed by Hacienda Owners Association.	NA	6' walk continuous at curb. (See Section 3.4D.4 for transition detail.)
GRADING:	Berm: 3' minimum above adjacent street curb. 3'6" minimum above parking surface.	NA	Berm: Same as North P.S.E.
TREES:			
1 tree per 650 sf minimum (Standard)			
1. <i>Quercus rubra</i> - Red Oak 24" box at 25'-40' oc	1. 100% Red Oak (excluding entries). Random pattern, 4' minimum from pavement and curbs.	1. 100% Red Oak	1. Same as North P.S.E.
2. Optional entry accent trees (See Appendix Section 5.3D for tree list.)	2. Single tree type at each entry in clusters of 4 trees minimum.		2. Same as North P.S.E.
SHRUBS:			
1. <i>Raphiolepis indica</i> var. 'Rosea' 5 gallon at 3'-4' oc	1. Unclipped hedge. 2 rows, triangularly spaced on rear side of top of mound.	1. Intersection accents	1. Same as North P.S.E.
2. Optional shrubs (See Appendix Section 5.3D for shrub list.)	2. Behind <i>Raphiolepis</i> on back side of berm.		2. Same as North P.S.E.
GROUNDCOVER:			
1. Lawn <i>Juniperus procumbens</i> var. 'Nana'	1. Front side of berm.	1. 100% Lawn (excluding accent areas above)	1. Same as North P.S.E.
2. <i>Hedera helix</i> var. 'Hahnslil' <i>Euonymus fortunei</i> var. 'Wolong Ghost' (See Section 3.3F for application details.)	2. Back side of berm only.		2. Same as North P.S.E.



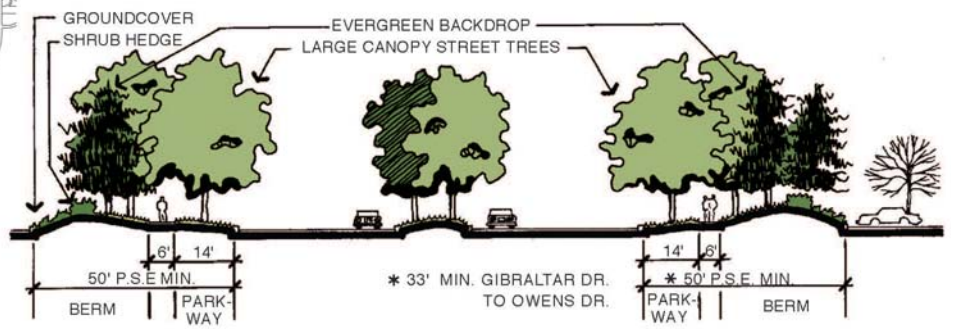
PROJECT SPINE ARTERIAL ROAD

HACIENDA DRIVE (south of Owens Drive outside of Loop Road): a park-like grand boulevard is created by a mixture of trees and formal shrub planting.

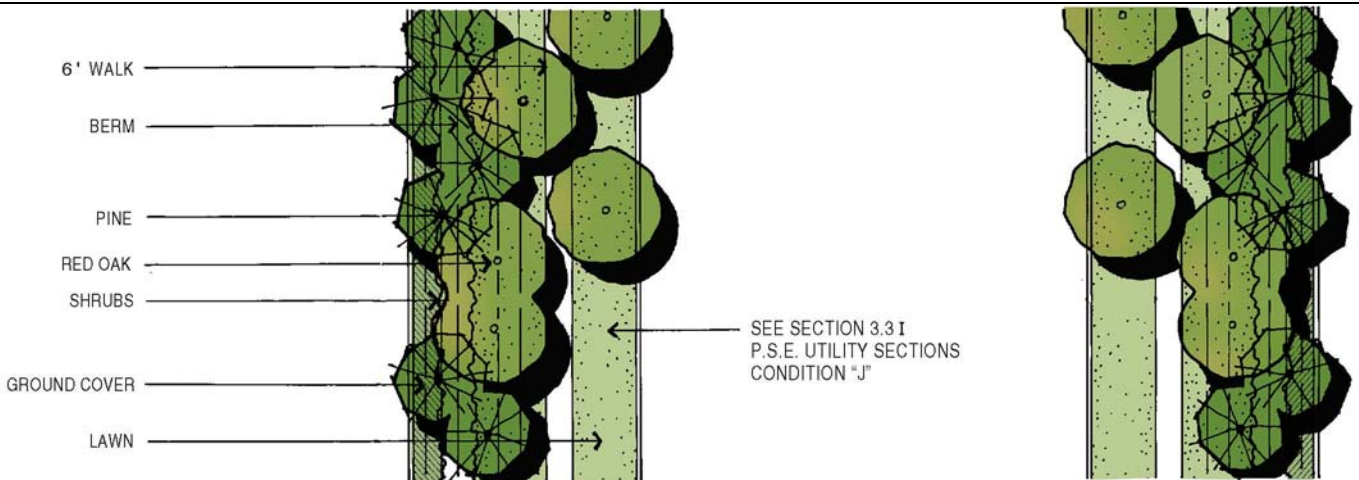
LOCATION MAP



TYPICAL SECTION



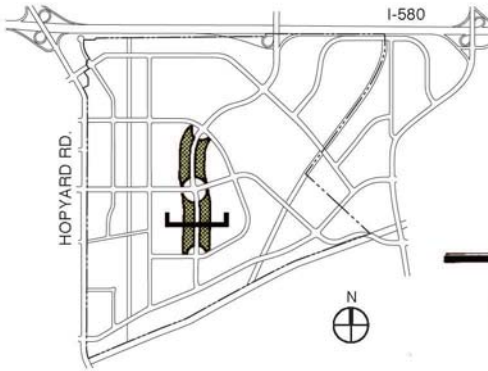
	West P.S.E. Streetscape	Median	East P.S.E. Streetscape
SIDEWALKS:	6' continuous walk at 14' from back of curb. (See Section 3.3G for transition detail.)	NA	Same as West P.S.E.
GRADING:	Parkway: 14' with 3% slope to street curb. Berm: 3' minimum above adjacent street curb. 3'6" minimum above parking surface.	NA	Parkway: Same as West at 50' P.S.E. 10' with 3% slope at 33' P.S.E. Berm: Same as West at 50' P.S.E.. 2' minimum above curb at 33' P.S.E. 2'6" minimum above surface at 33' P.S.E.
TREES:	1 tree per 650 sf minimum (Standard)		
	1. <i>Quercus rubra</i> - Red Oak 24" box at 25'-40" oc	1. 100% Red Oak	1. Same as West P.S.E. except, 1 tree per 1,000 sf minimum at retail.
	2. <i>Pinus canariensis</i> - Canary Island Pine 24" box at 15'-30" oc	2. 50% Pine trees (excluding entries) as backdrop tree behind Red Oak.	2. Same as West P.S.E.
	3. Optional entry accent trees (See Appendix Section 5.3D for tree list.)	3. Single tree type at each entry in clusters of 4 trees minimum.	3. Same as West P.S.E.
SHRUBS:			
	1. <i>Raphiolepis indica</i> var. 'Rosea' 5 gallon at 3'-4" oc	1. Intersection accents	1. Same as West P.S.E.
	2. Optional shrubs (See Appendix Section 5.3D for shrub list)	2. Behind <i>Raphiolepis</i> on back side of berm.	2. Same as West P.S.E.
GROUNDCOVER:			
	1. Lawn <i>Juniperus procumbens</i> var. 'Nana'	1. 100% Lawn	1. Same as West P.S.E.
	2. <i>Hedera helix</i> var. 'Hahnsii' <i>Euonymus fortunei</i> var. 'Wolong Ghost' (See Section 3.3F for application details.)	2. Back side of berm only (see plan below).	2. Same as West P.S.E.



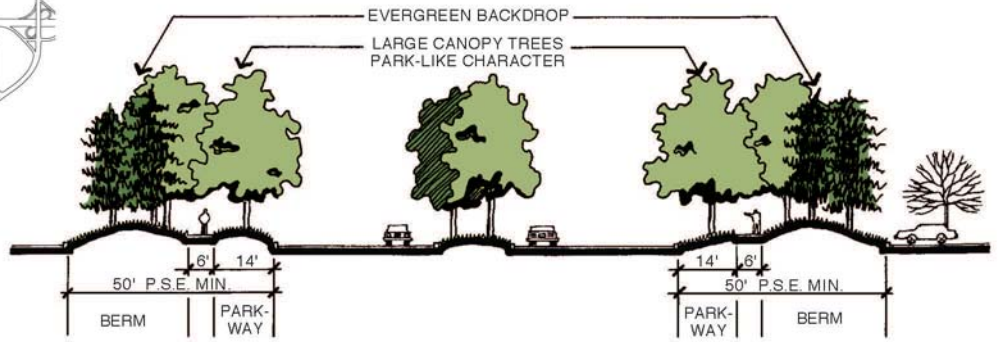
PROJECT SPINE ARTERIAL ROAD

HACIENDA DRIVE (inside of Loop Road): a grand boulevard continues inside the Loop Road with the ground plane changing to an open expanse of lawn.

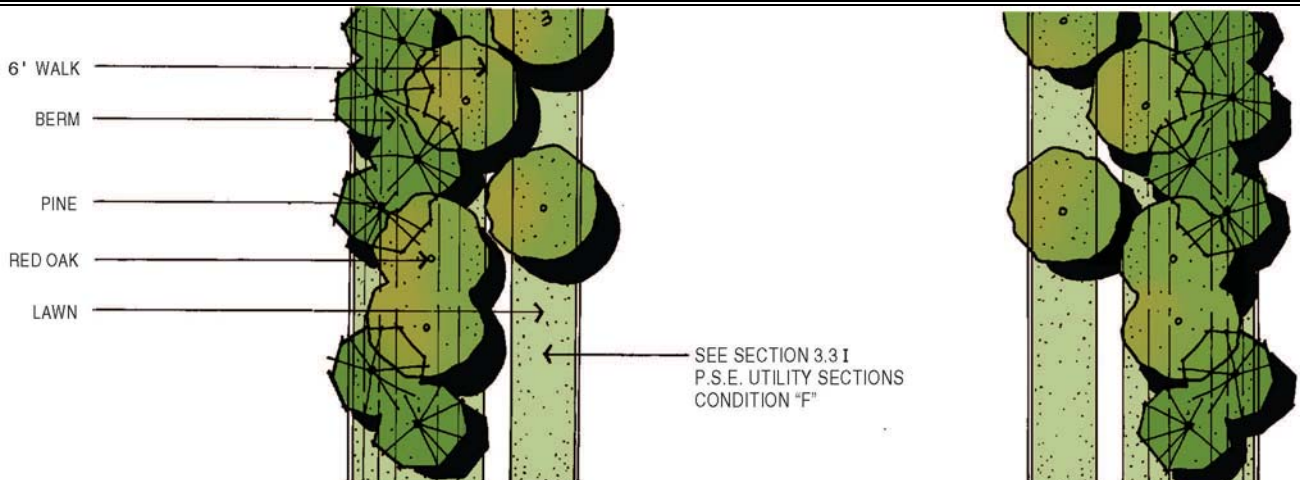
LOCATION MAP



TYPICAL SECTION



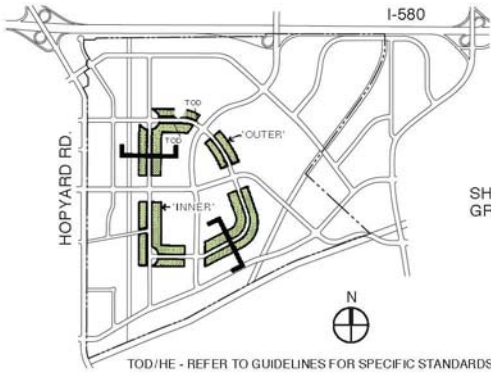
	West P.S.E. Streetscape	Median	East P.S.E. Streetscape
SIDEWALKS:	6' continuous walk at 14' from back of curb. (See Section 3.3G for transition details.)	NA	Same as West P.S.E.
GRADING:	Parkway: 14' with 3% slope to street curb. Berm: 3' minimum above adjacent street curb. 3'6" minimum above parking surface.	NA	Parkway: Same as West P.S.E. Berm: Same as West P.S.E.
TREES:	1 tree per 650 sf minimum (Standard)		
1. <i>Quercus rubra</i> - Red Oak 24" box at 25'-40" oc	1. 50% Red Oak (excluding entries). Random clusters; minimum 4' from curbs and walks (see plan below).	1. 100% Red Oak	1. Same as West P.S.E.
2. <i>Pinus canariensis</i> - Canary Island Pine 24" box at 15'-30" oc	2. 50% Pine trees (excluding entries) as backdrop tree behind Red Oak (see plan below).		2. Same as West P.S.E.
3. Optional entry accent trees (See Appendix Section 5.3D for tree list.)	3. Single tree type at each entry in clusters of 4 trees minimum.		3. Same as West P.S.E.
SHRUBS:	None	1. Intersection accents	None
GROUNDCOVER:			
Lawn <i>Juniperus procumbens</i> var. 'Nana'	1. 100% of P.S.E.	1. 100% Lawn	100% of P.S.E.
(See Section 3.3F for application details.)			



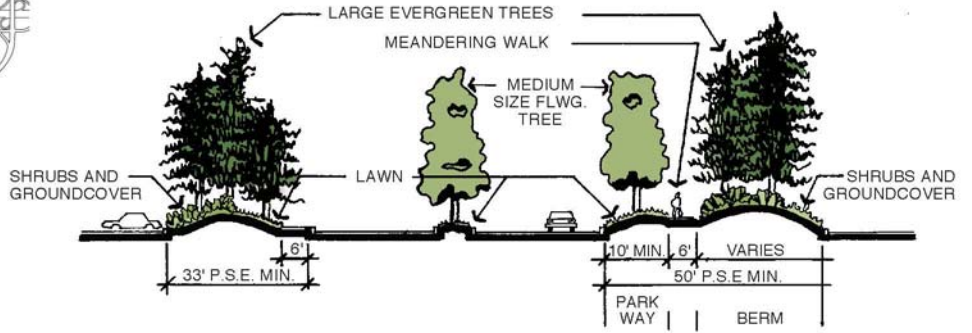
LOOP COLLECTOR ROADS

GIBRALTAR DRIVE NORTH (East of Willow Road), GIBRALTAR DRIVE SOUTH, and WILLOW ROAD (between Gibraltar Drive): this road is at the core of the park and is the most informal in character. The “loop” is defined by vertical evergreen tree planting, a meandering walk on 1 side, and a mixture of shrubs and groundcover.

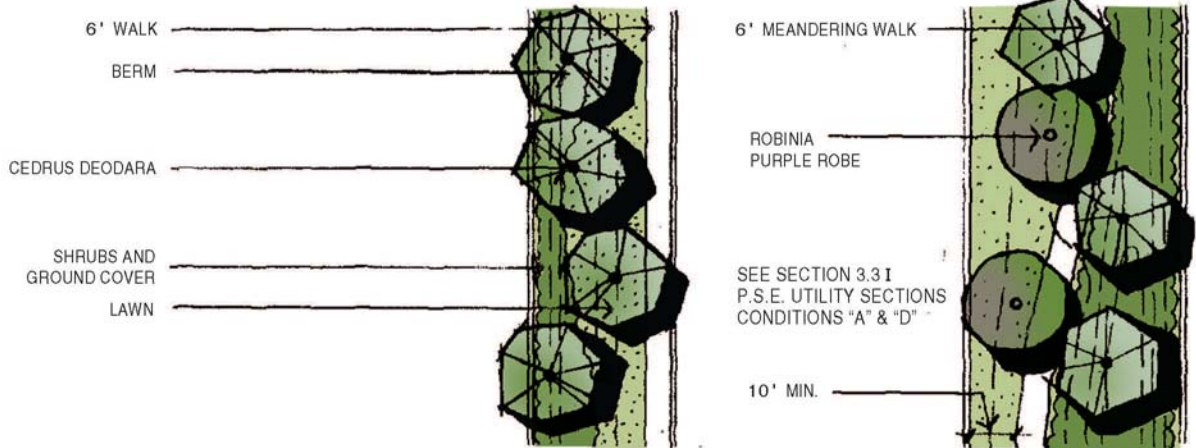
LOCATION MAP



TYPICAL SECTION



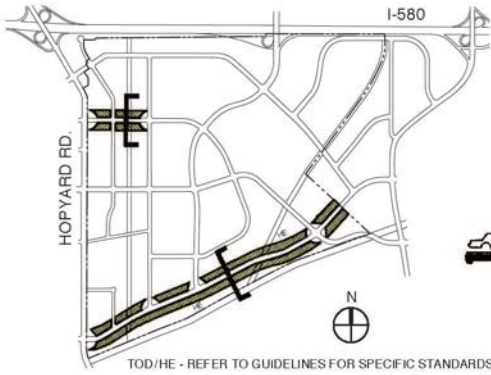
	Outer P.S.E. Streetscape	Median	Inner P.S.E. Streetscape
SIDEWALKS:	6' walk continuous at curb. (See Section 3.3G for transition detail.)	NA	6' walk, meandering 10' minimum from curb. (See Section 3.3G for transition detail.)
GRADING:	Parkway: NA Berm: 3' minimum above adjacent street curb. 3'6" minimum above parking surface.	NA	Parkway: Meandering 10' minimum width with 3-10% slope to street curb. Berm: Same as Outer P.S.E.
TREES:	1 tree per 650 sf minimum (Standard) 1 tree per 1,000 sf minimum (Retail)		
	1. <i>Cedrus deodara</i> - Deodar Cedar 24" box at 25'-35' oc	1. 100% Cedar (excluding entries). Random pattern, 6' minimum from paving.	1. 60% Cedar (excluding entries) as backdrop tree behind Locust.
	2. <i>Robinia pseudoacacia</i> var. 'Purple Robe' 24" box at 25'-30' oc	2. NA	2. 40% Locust (excluding entries). Random pattern, 4' minimum from paving.
	3. Optional entry accent trees (See Appendix Section 5.3D for tree list.)	3. Single tree type at each entry in clusters of 3 trees minimum.	3. Same as Outer P.S.E.
SHRUBS:			
	<i>Abelia grandiflora</i> var. 'Edward Goucher' 5 gallon at 3'-5' oc <i>Agapanthus africanus</i> 1 gallon at 18"-24" oc <i>Escallonia exoniensis</i> var. 'Fradesii' 5 gallon at 3'-4' oc <i>Raphiolepis indica</i> var. 'Rosea' 5 gallon at 3'-4' oc	Mixture of 3 shrubs minimum from list, top and back side of berm, in groundcover areas only. Shrubs to cover at least 40% of groundcover areas (see plan below).	Mixture of 3 shrubs minimum from list in groundcover areas only. Shrubs to cover at least 30% of groundcover area.
GROUNDCOVER:			
	1. Lawn <i>Juniperus procumbens</i> var. 'Nana'	1. 100% Lawn (excluding accent areas above)	1. Between curb and sidewalk only.
	2. <i>Hedera helix</i> var. 'Hahnsl' <i>Euonymus fortunei</i> var. 'Wolong Ghost'	2. Back side and top of berm in a meandering pattern.	2. Behind sidewalk.
	(See Section 3.3F for application details.)		



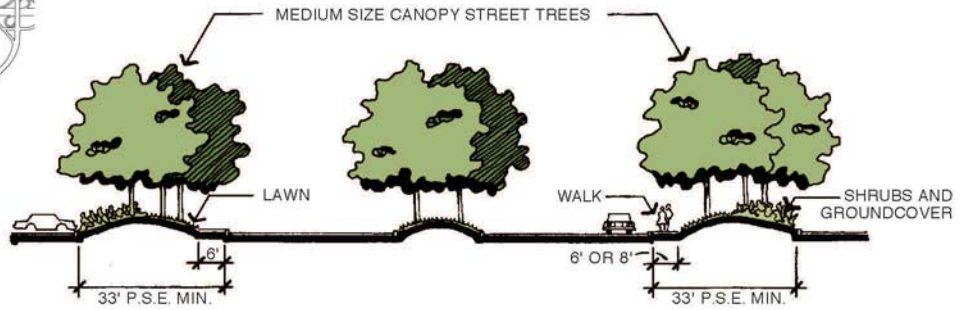
OTHER COLLECTOR ROADS

W. LAS POSITAS BOULEVARD and GIBRALTAR DRIVE NORTH (west of Willow Road): both of these streets serve as secondary access routes into the park, and will be planted with a medium sized tree and a mixture of shrubs, groundcover, and lawn.

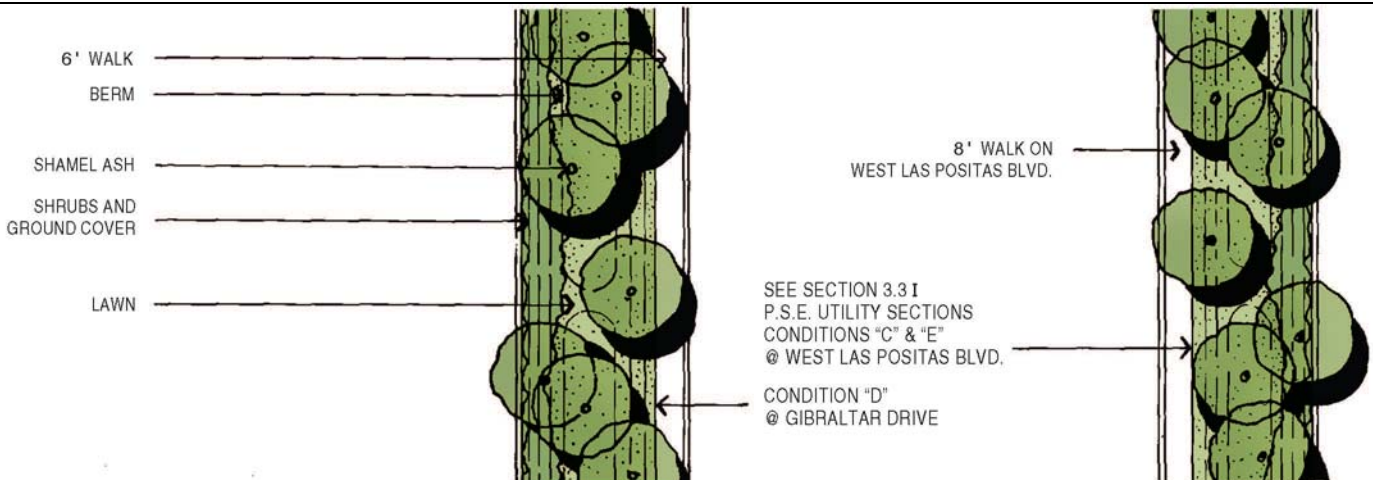
LOCATION MAP



TYPICAL SECTION



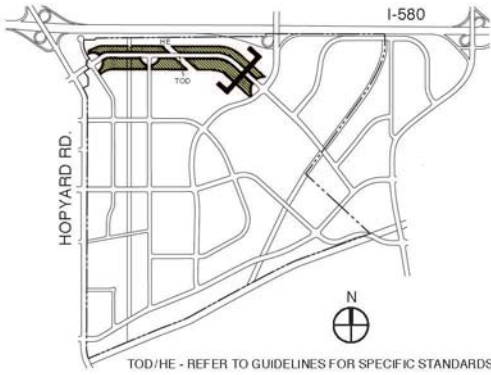
	North P.S.E. Streetscape	Median	South P.S.E. Streetscape
SIWALKS:	6' walk continuous at curb. (See Section 3.3G for transition detail.)	NA	W. Las Positas Boulevard: 8' walk (Installed by Hacienda Owners Association.) Gibraltar Drive North: 6' walk (See Section 3.3G for transition detail.)
GRADING:	Berm: 3' minimum above adjacent street curb. 3'6" minimum above parking surface.	NA	Berm: Same as North P.S.E.
TREES:	1 tree per 650 sf minimum (Standard) 1 tree per 1,000 sf minimum (Retail)		
	1. <i>Fraxinus uhdei</i> - Shamel Ash 24" box at 25'-40' oc	1. 100% Ash (excluding entries). Random pattern, 6' minimum from paving.	1. Same as North P.S.E.
	2. Optional entry accent trees (See Appendix Section 5.3D for tree list.)	2. Single tree type at each entry in clusters of 4 trees minimum.	2. Same as North P.S.E.
SHRUBS:			
	<i>Abelia grandiflora</i> var. 'Edward Goucher' 5 gallon at 3'-5' oc <i>Agapanthus africanus</i> 1 gallon at 18"-24" oc <i>Escallonia exoniensis</i> var. 'Fradesii' 5 gallon at 3'-4' oc <i>Raphiolepis indica</i> var. 'Rosea' 5 gallon at 3'-4' oc	Mixture of 3 shrubs minimum from list, top and back side of berm, in groundcover areas only. Shrubs to cover at least 40% of groundcover areas (see plan below).	30% of P.S.E. Mixture, placement and coverage same as North P.S.E.
GROUND COVER:			
	1. Lawn <i>Juniperus procumbens</i> var. 'Nana'	1. 100% Lawn (excluding accent areas above)	1. Same as North P.S.E.
	2. <i>Hedera helix</i> var. 'Hahnsii' <i>Euonymus fortunei</i> var. 'Wolong Ghost'	2. Back side of berm in a meandering pattern (see plan below).	2. Same as North P.S.E.
	(See Section 3.3F for application details.)		



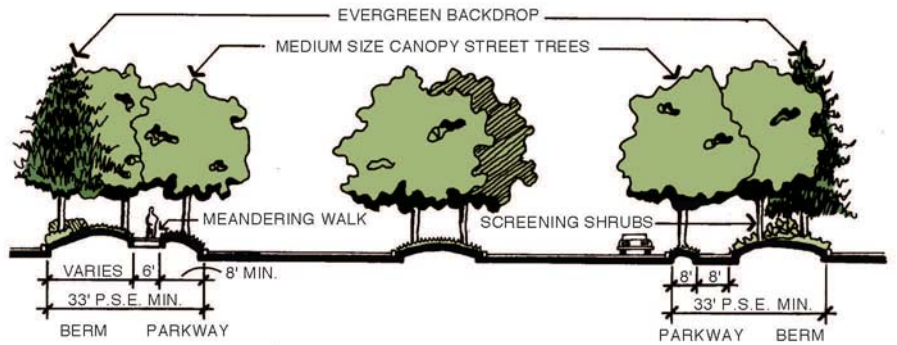
COLLECTOR ROAD

OWENS DRIVE (Chabot to Hacienda Drives): a park-like boulevard is created by a mixture of evergreen and deciduous trees planted in lawn.

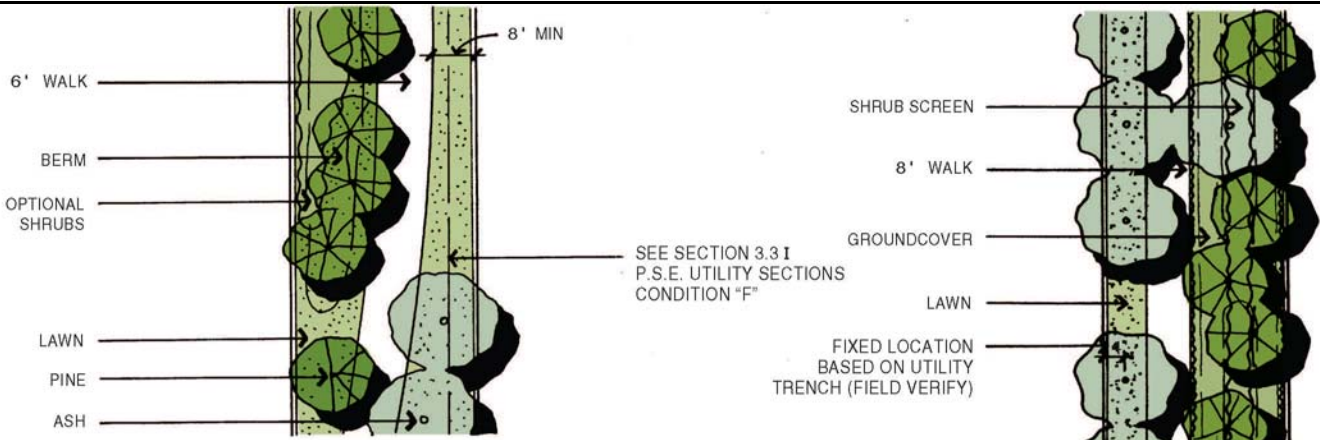
LOCATION MAP



TYPICAL SECTION



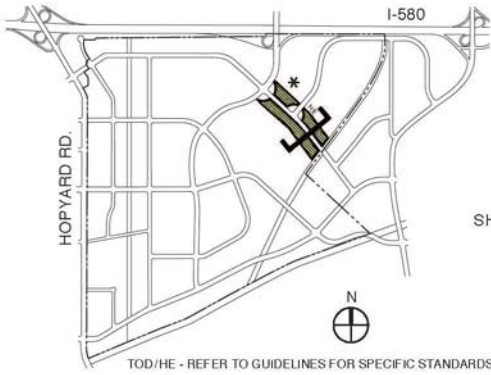
	South P.S.E. Streetscape	Median	North P.S.E. Streetscape
SIDEWALKS:	6' walk, meandering 10' minimum from curb. (See Section 3.3G for transition detail.)	NA	8' walk, separated from curb. (See Section 3.3G for transition detail.)
GRADING:	Parkway: Meandering 10' minimum width with 3-10% slope to street curb. Berm: 3' minimum above adjacent street curb. 3'6" minimum above parking surface.	NA	Parkway: 8' continuous with 3% slope to street curb. Berm: 2' minimum above adjacent street curb. 2'6" minimum above parking surface.
TREES:	1 tree per 650 sf minimum (Standard) 1 tree per 1,000 sf minimum (Retail)		
	1. <i>Fraxinus uhdei</i> - Shamel Ash 24" box at 25'-40" oc	1. 100% Ash	1. 50% Shamel Ash (excluding entries). Clusters; 6' minimum from curbs and walks; 4' minimum with root barrier.
	2. <i>Pinus canariensis</i> - Canary Island Pine 24" box at 15'-30" oc	2. 50% Pine trees (excluding entries) as backdrop tree behind Shamel Ash (see plan below).	2. Same as South P.S.E.
SHRUBS:	1. See Appendix Section 5.3D for shrub list.	1. Optional masses of shrubs on back side of berm.	1. Same as South P.S.E.
	<i>Abelia grandiflora</i> var. 'Edward Goucher' 5 gallon at 3'-5" oc		
	<i>Escallonia exoniensis</i> var. 'Fradesii' 5 gallon at 3'-4" oc		
	<i>Viburnum suspensum</i> 5 gallon at 3'-4" oc		
	<i>Xylosma congestum</i> 5 gallon at 3'-5" oc		
GROUNDCOVER:	1. Lawn	1. Medians wider than 6'	1. Parkway.
	<i>Juniperus procumbens</i> var. 'Nana'		
	2. <i>Hedera helix</i> var. 'Hahnsl'		
	<i>Euonymus tortunei</i> var. 'Wolong Ghost'		
	(See Section 3.3F for application details.)		
	2. Behind sidewalk.		2. Behind walk excluding shrub zones.



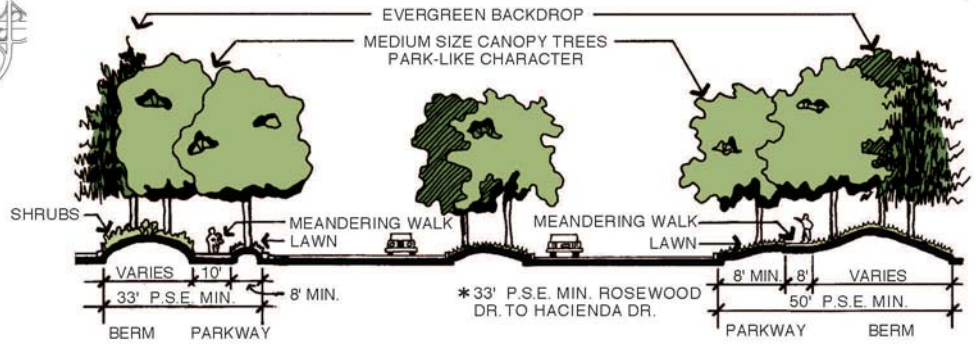
COLLECTOR ROAD

OWENS DRIVE (Hacienda Drive to Tassajara Creek): a park-like boulevard is created by a mixture of evergreen and deciduous trees planted in lawn.

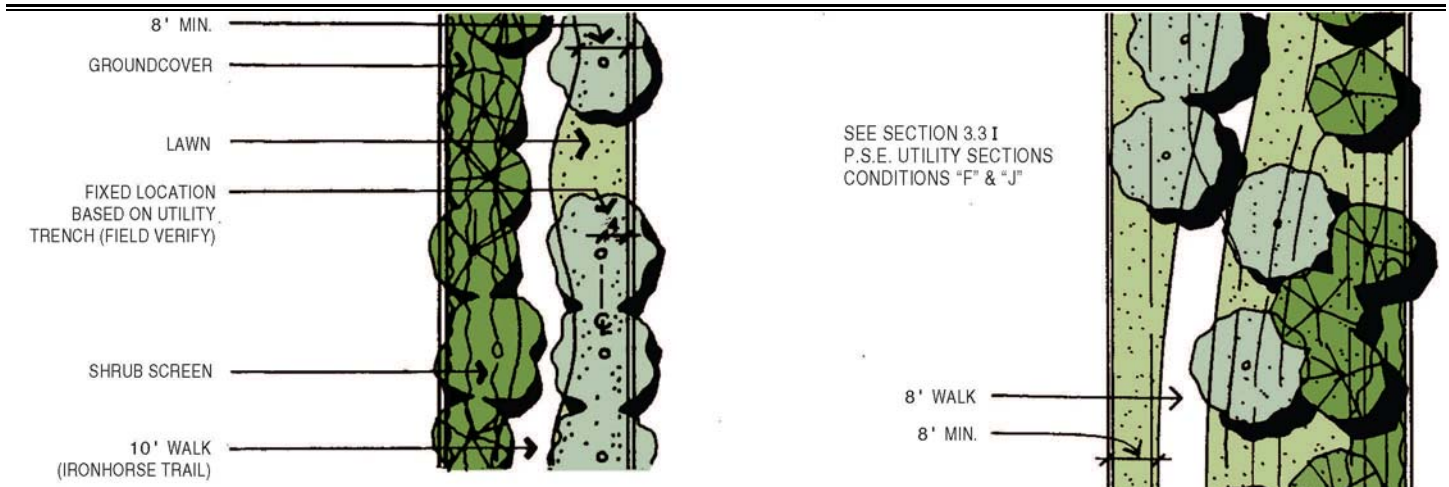
LOCATION MAP



TYPICAL SECTION



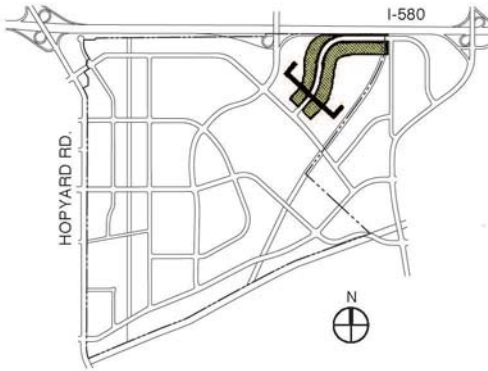
	South P.S.E. Streetscape	Median	North P.S.E. Streetscape
SIDEWALKS:	6' walk, meandering 8' minimum from curb. (See Section 3.3G for transition detail.)	NA	8' walk, meandering 8' minimum from curb. (See Section 3.3G for transition detail.)
GRADING:	Parkway: Meandering 8' minimum width with 3-10% slope to street curb. Berm: 2' minimum above adjacent street curb. 2'6" minimum above parking surface.	NA	Parkway: Same as South P.S.E. Berm: 3' minimum above adjacent street curb. 3'6" minimum above parking surface. Berm at retail: same as South P.S.E. (2' minimum).
TREES:	1 tree per 650 sf minimum (Standard) 1 tree per 1,000 sf minimum (Retail)		
	1. <i>Fraxinus uhdei</i> - Shamel Ash 24" box at 25'-40' oc	1. 100% Ash	1. Same as South P.S.E.
	2. <i>Pinus canariensis</i> - Canary Island Pine 24" box at 15'-30' oc	2. 50% Pine trees (excluding entries) as backdrop tree behind Shamel Ash (see plan below).	2. Same as South P.S.E.
SHRUBS:	1. See Appendix Section 5.3D for shrub list.	1. Masses of low-growing, flowering shrubs on back side of berm.	1. Optional masses of shrubs on back side of berm.
GROUNDCOVER:	Lawn <i>Juniperus procumbens</i> var. 'Nana'	1. 100% of P.S.E. excluding shrub zones.	1. Medians wider than 6'
	(See Section 3.3F for application details.)		1. Same as South P.S.E.



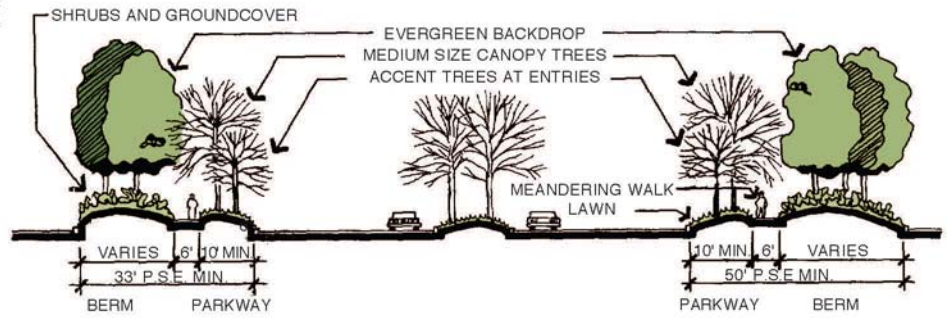
COLLECTOR ROAD

ROSEWOOD DRIVE: this road has an informal character defined by medium sized canopy trees and a backdrop of evergreen trees, meandering walks and a mixture of shrubs and groundcovers.

LOCATION MAP



TYPICAL SECTION



	West P.S.E. Streetscape	Median	East P.S.E. Streetscape
SIDEWALKS:	6' walk, meandering 10' minimum from curb. (See Section 3.3G for transition detail.)	NA	Same as West P.S.E.
GRADING:	Parkway: Meandering 10' minimum width with 3-10% slope to street curb. Berm: 2' minimum above adjacent street curb. 2'6" minimum above parking surface.	NA	Parkway: Same as West P.S.E. Berm: 3' minimum above adjacent street curb. 3'6" minimum above parking surface.
TREES:	1 tree per 650 sf minimum (Standard) 1 tree per 1,000 sf minimum (Retail)		
1. <i>Sapium sebiferum</i> - Chinese Tallow 24" box at 20'-30" oc	1. 40% Chinese Tallow. Random clusters. 4' minimum from street curbs and walks.	1. 100% Chinese Tallow	1. Same as West P.S.E.
2. <i>Acacia melanoxylon</i> - Acacia 24" box at 15'-25' oc	2. 60% Acacia. Random clusters. 8' minimum from street curbs and walks.		2. Same as West P.S.E.
3. Optional entry accent trees (See Appendix Section 5.3D for tree list.)	3. Single tree type at each entry in clusters of 4 trees minimum.		3. Same as West P.S.E.
SHRUBS:			
<i>Abelia grandiflora</i> var. 'Edward Goucher' 5 gallon at 3'-5" oc <i>Aqapanthus africanus</i> 1 gallon at 18"-24" oc <i>Escallonia exoniensis</i> var. 'Fradesii' 5 gallon at 3'-4" oc <i>Raphiolepis indica</i> var. 'Rosea' 5 gallon at 3'-4" oc	Mixture of 3 shrubs minimum from list in groundcover areas only. Shrubs to cover at least 30% of groundcover areas (see plan below).	1. Intersection accents and medians less than 8'	Same as West P.S.E.
GROUNDCOVER:			
1. Lawn <i>Juniperus procumbens</i> var. 'Nana'	1. Between curb and sidewalk only.	1. Medians wider than 6'	1. Same as West P.S.E.
2. <i>Hedera helix</i> var. 'Hahnslil' <i>Euonymus tortunei</i> var. 'Wolong Ghost'	2. Behind sidewalk.		2. Same as West P.S.E.
(See Section 3.3F for application details.)			

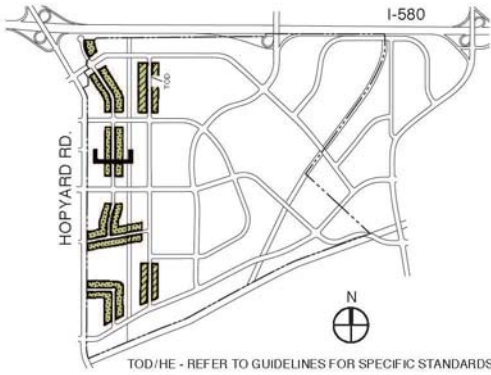


COLLECTOR ROAD/LOCAL STREETS:

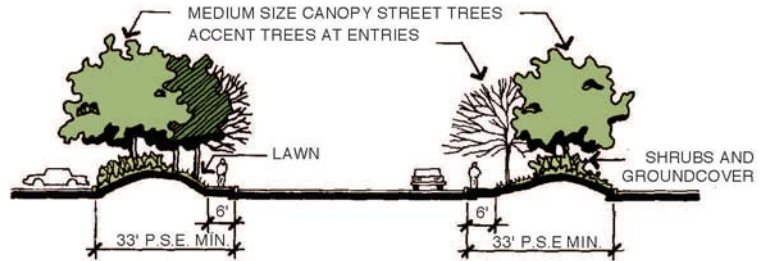
WILLOW ROAD (n/o and s/o of Loop Road), CHABOT DRIVE, INGLEWOOD DRIVE, CORONADO LANE, and OWENS COURT: these streets are generally the narrowest in the park and are given an intimate, residential-like character: small canopy trees and a lush mixture of shrubs, groundcover, and lawn.



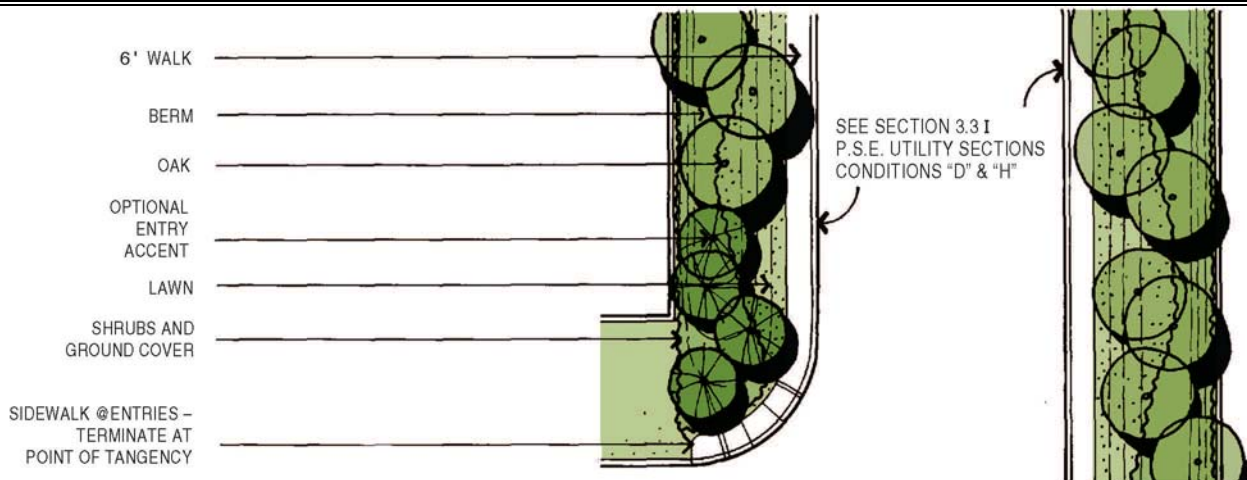
LOCATION MAP



TYPICAL SECTION



	North and West P.S.E. Streetscape	Median	South and East P.S.E. Streetscape
SIDEWALKS:	6' walk continuous at curb. (See Section 3.3G for transition detail.)	NA	Same as North and West P.S.E.
GRADING:	Berm: 3' minimum above adjacent street curb. 3'6" minimum above parking surface.	NA	Berm: Same as North and West P.S.E.
TREES:			
1 tree per 650 sf minimum (Standard) 1 tree per 1,000 sf minimum (Retail)			
1. <i>Quercus ilex</i> - Holly Oak 24" box at 20'-30" oc	1. 100% Oak (excluding entries). Random clusters, minimum 6' from structures.	1. 100% Oak	1. Same as North and West P.S.E.
2. Optional entry accent trees (See Appendix Section 5.3D for tree list.)	2. Single tree type at each entry in clusters of 4 trees minimum.		2. Same as North and West P.S.E.
SHRUBS:			
<i>Abelia grandiflora</i> var. 'Edward Goucher' 5 gallon at 3'-5' oc <i>Escallonia exoniensis</i> var. 'Fradesii' 5 gallon at 3'-4' oc <i>Pyracantha</i> var. 'Santa Cruz' 5 gallon at 2'-3' oc <i>Raphiolepis indica</i> var. 'Rosea' 5 gallon at 3'-4' oc	Mixture of 3 shrubs minimum from list, top and back side of berm, in groundcover areas only. Shrubs to cover at least 30% of groundcover areas (see plan below).	1. Intersection accents	Same as North and West P.S.E.
GROUNDCOVER:			
1. Lawn <i>Juniperus procumbens</i> var. 'Nana'	1. Front side of berm (see plan below).	1. 100% Lawn	1. Same as North and West P.S.E.
2. <i>Hedera helix</i> var. 'Hahnsii' <i>Euonymus fortunei</i> var. 'Wolong Ghost' (See Section 3.3F for application details.)	2. Top and back side in a meandering pattern (see plan below).		2. Same as North and West P.S.E.



F. Streetscape Zone (P.S.E.) Planting

1. Trees: The quantity of trees planted in the Streetscape Zone (P.S.E.) shall be 1 tree (24 inch box size) per 650 square feet. For Retail/Commercial sites the quantity may be reduced to 1 tree (24 inch box size) per 1,000 square feet. Tree species and size requirements are shown in Sections 3.5 and 3.6. All trees in the P.S.E. shall be planted a minimum of 2 feet (unless otherwise indicated) from structures and other improvements (curbs, sidewalks, walls & fences, underground trenches, etc.). Tree limbs extending into the street shall have a minimum ground clearance of 12 feet. Tree trunks shall be kept a minimum of 15 feet from all project street lights.

2. Groundcover

a. For landscapes designed and installed prior to 2017, ivy groundcover may be maintained in the Streetscape Zone (P.S.E.) using Hahn's Ivy (*Hedera helix* var. 'Hahnsii') planted from flats at 12 inches on center. Landscapes designed and installed after 2016, or projects subject to the criteria outlined in Section 1.1D.3, Improvement Thresholds, should use Euonymous Woolong Ghost (*Euonymous fortunei* var. 'Wolong Ghost') planted from 1 gallon containers planted at 3 feet on center.

b. For landscapes designed and installed prior to 2017, turf groundcover may be maintained in the Streetscape Zone (P.S.E.) using a lawn seed mix of Tall Fescue (*Fescue eliator*) or Dwarf Tall Fescue of equal quantities by weight of any 3 of the following varieties or 1 of the blended varieties, applied at a rate of 12 pounds per 1,000 square feet:

Tall Fescue	Dwarf Tall Fescue	Dwarf Fescue Blends
'Adventure'	'Bonsai'	'Triplet'
'Apache'	'Pixie'	'Triple A'
'Jaguar'	'Tomahawk'	'Mow-Less Blend'
'Mustang'	'Rebel Jr.'	'Tall Fescue Blend'
'Olympic'	'SR 3100'	
'Rebel II'	'Shortstop'	

NOTE: Alternative new varieties may be submitted for review.

Landscapes designed and installed after 2016, or projects subject to the criteria outlined in Section 1.1D.3, Improvement Thresholds, should use Dwarf Japanese Juniper 'Nana' (*Juniperus procumbens* var. 'Nana') planted from 1 gallon containers at 3 feet on center.

G. Streetscape Zone (P.S.E.) Walkways and Ramps

1. Convenient paved pedestrian routes shall be provided from all sidewalks and transit stops in the P.S.E. to building entries.

2. Natural colored concrete walks are to be installed on each street at the dimensions and in the locations shown on each appropriate street illustration in Section 3.3E. Walks shall connect from 1 parcel to the next, shall follow the radius of all driveway cuts, and shall be designed to meet Federal and State Handicapped Requirements.

3. The city may require a project to install a sidewalk across the front of an undeveloped lot if the city determines that a sufficient number of sites have been developed to warrant a continuous sidewalk for pedestrian use.
4. Refer to the current version of the Pleasanton City Standard Specifications and Standard Details for concrete sidewalk, transition, curb ramp, and joint details.
 - a. 6 or 8 foot walks adjacent to the curb shall maintain a minimum clearance of 6 feet or 8 feet around all fire hydrants and electrolier locations.
 - b. Ramps for the disabled shall be provided at all locations where sidewalks meet street corners or driveways and shall be designed to comply with City of Pleasanton standards and the current applicable California Building Code accessibility requirements.

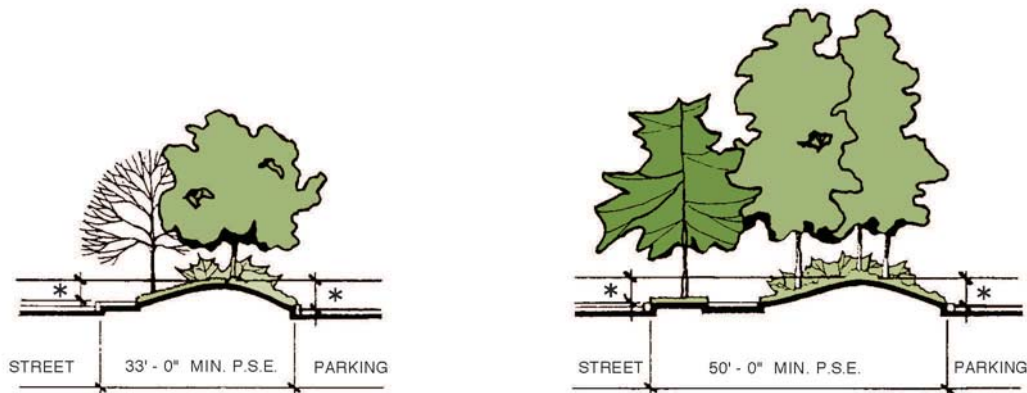
H. Landscape Grading and Drainage

1. All planting areas shall be graded to a minimum 2% slope and maximum 33% slope unless site conditions warrant an exception.
2. Where proposed on-site parking is immediately adjacent to a public street, the finished pavement grade in the parking area at the perimeter curb shall be at or below the existing street top of curb elevation to the parking.
3. All landscape elements shall be designed and coordinated with adjacent properties so that there is a smooth transition from 1 property to the next.
4. All landscape areas in the Streetscape Zone (P.S.E.) shall include long graceful earth berms that utilize the whole parkway width to achieve a minimum height typically 3 feet above adjacent street curb and typically varying from 3 feet 6 inches to 5 feet above parking surface.

(*) Exceptions to Berm Height: (1) the north side of Owens Drive between Chabot Drive and Hacienda Drive; and (2) all retail and residential sites (see Section 3.3E Landscape Illustrations and 3.3H.5 below).



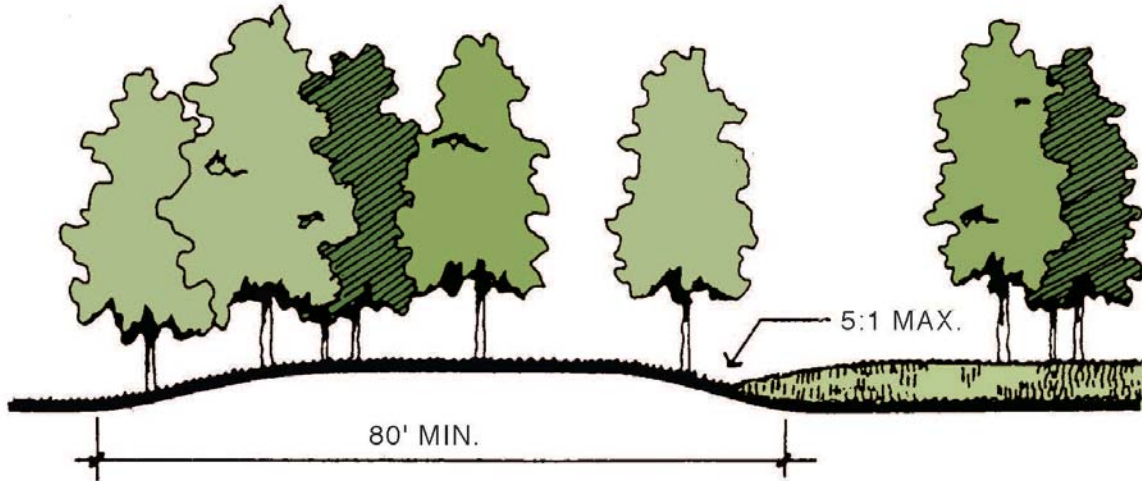
Figure 3-11: Landscape Grading and Drainage



* NOTE: BERM HEIGHT VARIES

5. For Retail/Commercial sites, P.S.E. mounding heights may be reduced to a minimum of 2 feet above adjacent street curbs where no shrubs occur in the P.S.E.. Mounding heights may be reduced to 1 foot above adjacent street curbs when additional shrub plantings are installed on top of the mounds.
6. In addition to providing consistent form, the intent of this grading guideline is to screen parking. Berms shall have a minimum length of 80 feet where practical and a maximum slope of 5:1 where transitioning from flat to top of berm.

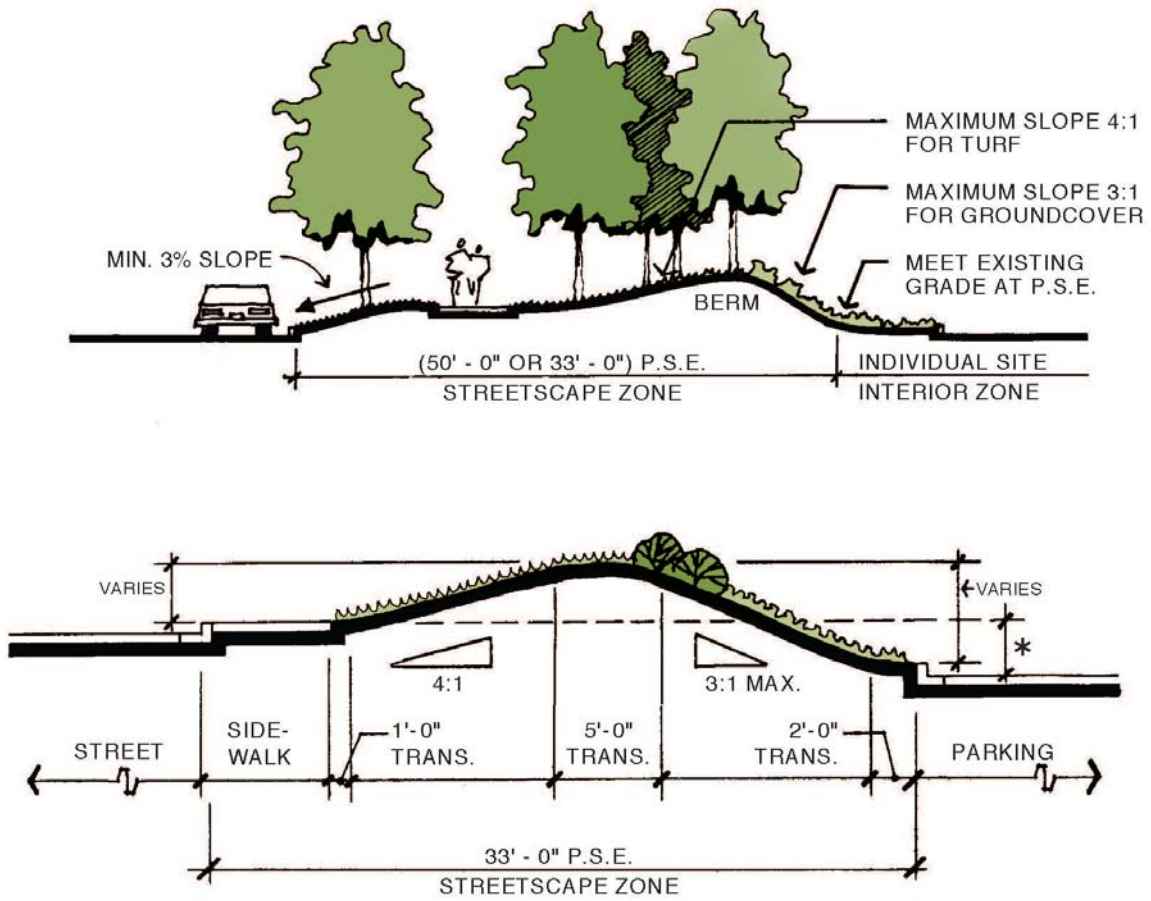
Figure 3-12: Berms



INTENT OF MOUNDING

7. Typical Mound Grading: Transition from the Streetscape Zone (P.S.E.) to the Interior Zone landscape areas shall be smooth with grades not exceeding 3:1 (33% slope) for groundcover and 4:1 (25% slope) for turf and shall utilize continuous planting across the easement lines.

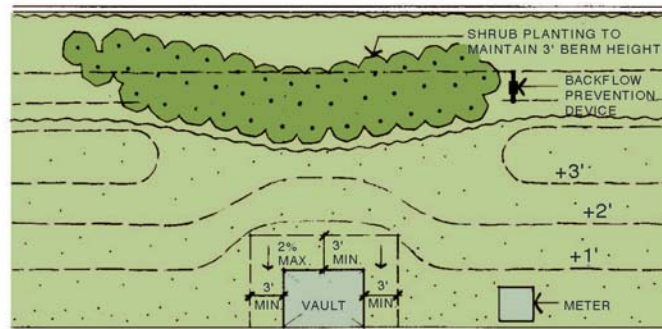
Figure 3-13: Landscape Mound Design



* NOTE: FINISH PARKING SURFACE AT OR BELOW TOP OF STREET CURB ELEVATION.

8. Landscape mounding must transition around PG&E underground vaults per PG&E requirements by either grading or use of small concrete retaining walls. Where grading transition lowers berm height below 3 feet such as in a 33 foot wide P.S.E. shrub planting shall be used to make up the difference.

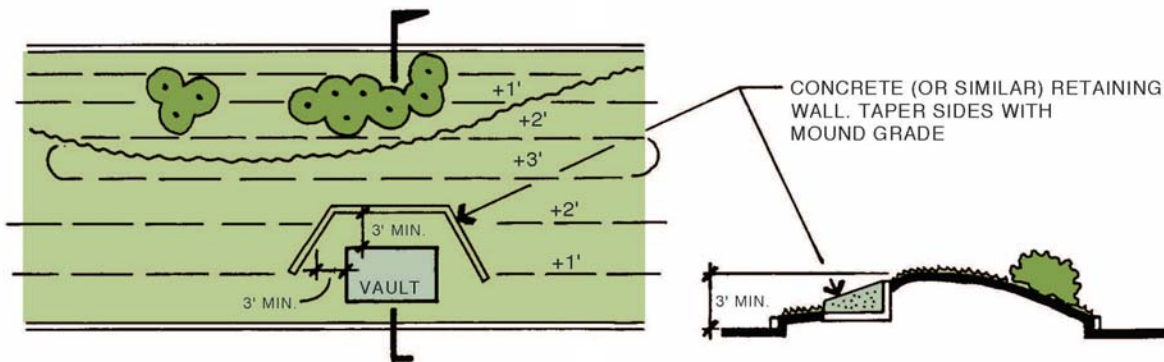
Figure 3-14: Landscape at Utilities



PLAN



ELEVATION



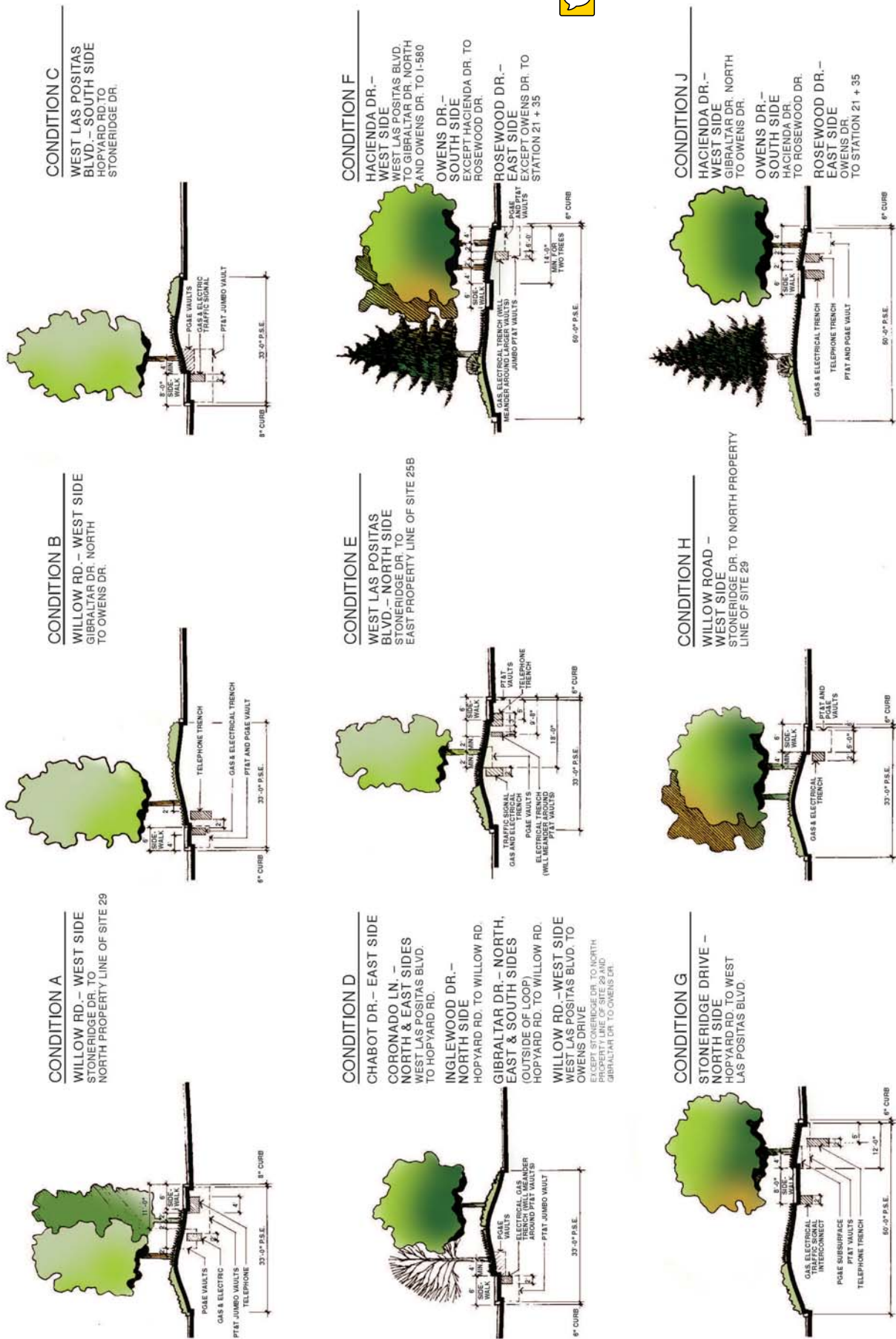
PLAN WITH WALL

SECTION

I. Streetscape Zone (P.S.E.) Utilities

Underground trench locations for the various streets affect tree planting locations and are illustrated on the following Utility Sections exhibit. Exact constructed locations may vary and should be field verified prior to initiating site design.

Figure 3-15: P.S.E. Utility Sections



NOTES:

- 1 FOR SPECIFIC PROJECTS, EXACT TRENCH LOCATIONS SHOULD BE VERIFIED
- 2 MAXIMUM 2% GRADE ALLOWED WITHIN 3' OF P&E VAULTS
- 3 VAULTS SHOULD BE INCORPORATED TOTALLY WITHIN WALK PAVING WHEREVER POSSIBLE
- 4 TREES SHOULD BE LOCATED A MINIMUM OF 2' FROM VAULTS
- 5 THE FOLLOWING STREETS ALSO HAVE A COMMUNICATIONS TRENCH LOCATED APPROX. 7' BEHIND CURB ON THE OPPOSITE SIDE OF THE STREET FROM THE UTILITY TRENCHES SHOWN ABOVE
 - OWENS DR., ROSEWOOD DR., HACIENDA DR. (NORTH OF GIBRALTAR), WILLOW RD. (NORTH OF GIBRALTAR), STONERIDGE DR. (NORTH OF GIBRALTAR), AND STONERIDGE DR. (BETWEEN INGLEWOOD AND STONERIDGE)

P.S.E. UTILITY SECTIONS



J. Streetscape Zone (P.S.E.) Irrigation

1. Above grade backflow prevention devices for domestic water shall be screened from view from the street by locating them in shrub areas, on the back side of berms, or shall be screened as described in Section 2.10C. On streets with parkways, they shall not be permitted in the area between the sidewalk and the curb. All backflow prevention devices installed within the development shall be painted forest green (Pantone Color System Number 357 or equivalent).
2. Double detector check valves are required in the Streetscape Zone (P.S.E.) for fire line service to buildings. Above grade check valves shall be screened from view in the same manner as described in Section 2.10C above. There shall be 12 inch minimum clearance above finish grade to bottom of check valves. Flange by flange fittings are required. (Placement of check valves subject to change; check with City Public Works.)
3. See Section 3.6D for additional Irrigation requirements.

K. Streetscape Zone (P.S.E.) Maintenance


All landscape within the P.S.E. portion of the Streetscape Zone shall be installed and maintained by the individual parcel owner and/or the holder of a leasehold estate interest in the parcel according to the guidelines set forth in Sections 3.6 and 3.7 of this document.

3.4 Interior Zone

The Interior Zone encompasses all exterior elements within an individual parcel excluding the P.S.E.s and Building area. This zone is subject to the needs of each individual tenant and thus has a greater degree of flexibility than the Streetscape Zone. Common concerns within this zone include: parking lot arrangements, landscaping, irrigation, site lighting, regulatory and directional signing, service area screening, and side and rear property line treatment. For Residential sites refer to City Residential Site Planning Standards for Interior Zone requirements.

A. Interior Zone Design Concept

It is intended that the Interior Zones of Hacienda should recall the orchard and/or grove-like infill character between hedgerows (side and rear property lines) typical of California farm communities.

1. Parking lots are to be planted in geometric patterns with low canopy trees. Subtle light levels, restrained graphics (see Section 4), and screening of service areas will all contribute to reinforcing the Hacienda landscape design concept. From Interstate 580, the views of the adjacent sites should convey the image of quality consistent throughout Hacienda. Particular materials and treatments are outlined in the following design guidelines.
2. Landscape plans shall incorporate seasonal variety and color to the extent possible. Tall deciduous trees should be utilized where summer shade is needed and winter solar access desired.
3. Landscaping shall comply with **WELO** and the Bay Friendly Basics scorecard  requirements.

4. Irrigated lawn areas excepting common open spaces are highly discouraged. Lawns are prohibited on slopes greater than 25% and in strips less than 8 feet wide. Lawns shall not exceed 25% of site area. All specific plant species shall comply with Section 3.5.



B. Building and Parking Area Setbacks

The minimum required setback dimensions from property lines to buildings and parking areas, and the required depths of landscaping, are summarized for all front, side, and rear yard conditions in Section 2.5 and in the following tables in Appendix Section 5.3:

- Summary of Site Development Criteria
- Summary of Property Line Setbacks
- Landscaping Required Adjacent to Buildings
- Permitted Uses Within Each Planning District - Restrictions on Operation and Use

C. Parking Area Landscape Requirements

1. A minimum of 1 15 gallon tree is required per each 6 parking stalls to be placed at intersections between or immediately adjacent to the stalls. A combination of tree wells, planter islands, or planting areas within 6 feet of the parking lot may be used to achieve the minimum tree quantity (see Section 2.7G Parking Lot Tree Pockets).
2. Tree wells should be covered by 3 inch minimum layer of mulch, decomposed granite, gravels, bark or similar as required by species to reduce water use.
3. Tree wells and planters within paved parking areas shall provide a minimum 4 foot clear planting space (see Section 2.7G Parking Lot Tree Pockets). The addition of a deep root barrier is recommended in these soils, as well as sub-surface drainage adjacent to curbs at planting areas. Prior to planting, tree wells shall be prepared to insure adequate relief from soil compaction incurred in the establishment of the parking lot.
4. Tree wells and planting edge curbs along parking areas should be used in lieu of wheel stops.

5. A single species tree is to be used for each parking compound, but the tree species may differ in separated parking compounds. At least 40% of trees species selected shall have a medium to large size canopy (30-35 foot diameter) within 15 years.
6. The tree species must comply with Appendix Section 5.3D Landscape Plant Species List (from WUCOLS IV - Zone 1) and Bay Friendly Basics checklist requirements. A planting drainage test is recommended in selecting the correct species. If special soil or parcel conditions prevent the use of trees from the list, the property owner should recommend alternatives to the Hacienda Owners Association's Design Review Committee.

D. Side and Rear Yard (and Creeks, Canals) Requirements

1. A 5 foot minimum planting strip is to be provided continuously along and adjacent to interior property lines so that where 2 properties adjoin, there shall be a 10 foot zone. See Site Planning Section 2.6A.4 for common drive exception.
2. Drainage within the 5 foot planting strip may flow to adjacent property located within Hacienda, but may not flow into Alameda County flood control channels unless specific approval is granted by the Flood Control District. Drainage from other portions of the site may not flow across the 5 foot planting zone onto adjacent sites.
3. A maximum slope of 2:1 is allowed within the 5 foot planting zone. A 1 foot minimum flat transition area shall be provided at the top and bottom of all slopes within this zone. Thus, a maximum of 18 inch change in grade is possible within the 5 foot zone. When property is adjacent to a flood control right-of-way, grades must be kept flush with the bottom of existing flood control fences.

Figure 3-16: Side and Rear Yard Landscape Adjacent to Flood Control Channels



4. Either shrub and/or tree plantings as specified in the Landscape Plant Species List (from WUCOLS IV - Zone 1) located in Appendix Section 5.3D, shall be required in the 5 foot planting zone. Where 2 parcels adjoin, proper screening with shrub and tree planting is required in the planting zone. The first property owner to receive plan approval may plant a combination of trees and/or shrubs. The second property owner then must plant the required complement of tree and/or shrubs.
5. Landscaping adjacent to a common access drive, as defined in Section 2.6A.4, shall be coordinated so that both sides of the drive feature the same plant materials and include small to medium shrubs and trees on each side.
6. No walls or fences exceeding 30 inches in height shall be permitted within a required 5 foot planting zone. Walls or fences separating adjoining parcels may be permitted

when located at the property line, at the discretion of the Hacienda Owners Association's Design Review Committee.

Canal Area	Plantings
Tassajara Creek	Mix 70% minimum <u>Quercus suber</u> (Cork Oak) 30% maximum <u>Cercis canadensis</u> (Eastern Redbud)
Chabot Canal and Arroyo Mocho Canal	Mix 70% minimum <u>Rhus lancea</u> (African Sumac) 30% maximum <u>Cercis canadensis</u> (Eastern Redbud)

Along Tassajara Creek, in addition to the 5 foot strip, planting clusters 18 foot square minimum shall be located not more than 300 feet apart and may conform with the parcel owners parking layout. Where 2 properties adjoin, planting clusters shall be a minimum of 42 feet by 18 feet.

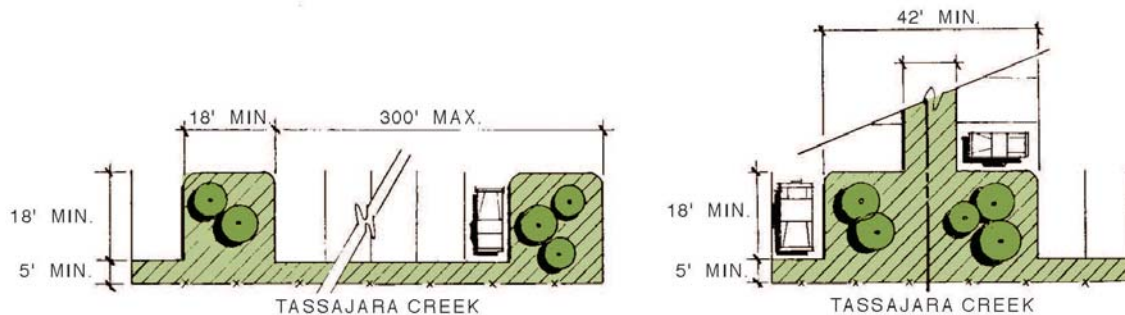
Adjacent to the canals and transportation corridor, a combination of trees and shrubs shall be planted. Unless specifically permitted by the Alameda County Flood District no vines shall be permitted at its fence.

Tree Planting Requirements for Rear and Side Yards Adjacent to Chabot Canal, Tassajara Creek, and Arroyo Mocho Canal: 1 15 gallon size minimum tree required every 3 parking stalls or maximum 27 foot on center.

E. Interior Zone Planting Requirements

All landscape areas within each parcel shall be planted and irrigated in accordance with the planting palettes and criteria recommended in these Design Guidelines Sections 3.4, 3.5 and 3.6. Additional information relevant to these areas is available through the Hacienda Owners Association.

Figure 3-17: Landscape Design at Tassajara Creek



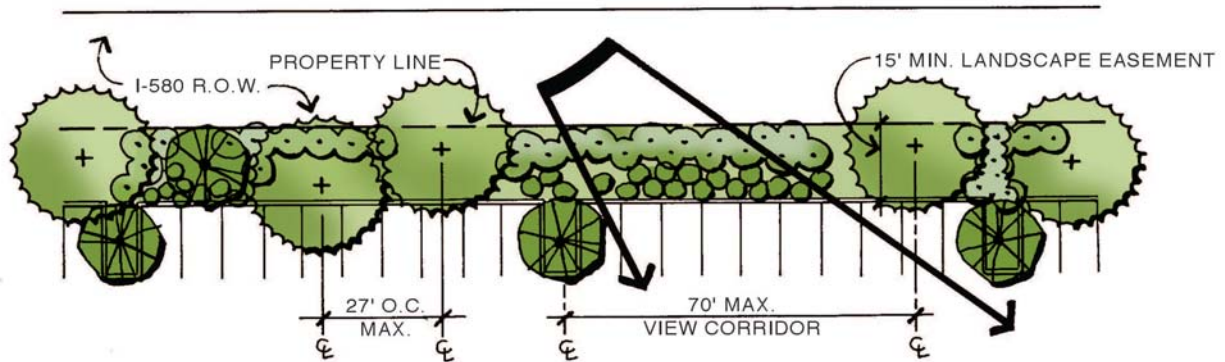
F. Freeway Frontage Sites Landscape Requirements



Any sites (such as Parcels 51, 56 and 58) fronting on Interstate 580 shall have a continuous 15 foot landscape strip immediately adjacent to the property line along the freeway. Planting requirements are as follows:

Landscape	Design Standard
Trees	<p>Install 1 tree, 15 gallon size minimum, every 3 parking stalls along the 15' strip or a maximum 27' on center. Trees may be randomly spaced and occasionally clustered to allow for key view corridors to identity elements or signing, as long as the total tree quantity requirements are maintained. Adjacent site back-to-back view corridors shall not exceed 70' in total combined length.</p> <p>Mix: 60% minimum <u>Cedrus deodara</u> (Deodar Cedar) 40% maximum <u>Pyrus caleriana</u> (Flowering Pear)</p>
Shrubs	<p>Large masses of flowering shrubs shall be installed in at least 50% of the total 15' wide landscape strip area.</p> <p>Mix: <u>Escallonia fradesii</u> towards Interstate 580 ROW Mix: <u>Raphiolepis indica</u> or Dwarf Bronze Flax towards site</p>
Groundcover	<p>Groundcovers shall be planted in areas not covered by shrubs.</p> <p>Mix: <u>Osteospermum frutencens</u> (Freeway Daisy) or <u>Hemerocallis</u> species (Daylily)</p>

Figure 3-18: Freeway Frontage Landscape



3.5 Interior Zone Plant Selection List (see Sections 3.3E and 3.3F for P.S.E. planting)




Plant species shall be selected from the Landscape Plant Species List (from WUCOLS IV - Zone 1) located in Appendix Section 5.3D. 75% of plant coverage shall be composed of species classified as low (L) or very low water (VL) use.

3.6 Planting Guidelines

A. Plant Material Installation

1. New trees should be double staked and braced per City Standard Detail #808.B. Trees shall be secured with corded rubber ties or V.I.T. rigid tree ties.
2. Trees larger than 24 inch box size should be secured with guy wires and reinforced rubber hose guards. Guy wires in lawn areas shall have 1/2" P.V.C. sleeves.

B. Tree Preservation and Protection

1. Pleasanton Municipal Code Section 17.16 does not allow removing, injuring or destroying public trees without the written permission of the Director of Community Development.
2. Refer to Pleasanton Municipal Code Section 17.16 for definitions and regulations related to the protection of trees. 
 - a. Protected trees include any tree planting required as part of a Pleasanton Planning approval, trees planted within city right-of-way, and trees on public property. All protected trees require Planning Division approval prior to approval.
 - b. Heritage Trees are defined by PMC Section 17.16.080. Improvements to any existing or new project site containing Heritage Trees must submit the following: 
 - a Tree Survey Plan;
 - a Certified Tree Report;
 - an appraisal of tree value; and
 - Precautions and Tree Protection Notes and a designated Tree Protection Zone (TPZ) shown on plans. 
 - c. PMC 17.16.080 requires that Heritage Trees be pruned in conformance with the current International Society of Arboriculture Best Management Practices: Tree Pruning.
3. Pursuant to Pleasanton resolution No. 94-86, property owners within Hacienda shall be allowed to remove any existing Eucalyptus trees from their property subject to the following conditions:
 - a. Replacement tree species shall conform to the Hacienda Design Guidelines, including Appendix Section 5.3D.
 - b. Eucalyptus shall be replaced at a minimum of a 1-to-1 basis, unless otherwise approved by the City of Pleasanton Planning Department.
 - c. Replacement trees shall be installed within 7 days after removal.
 - d. Replacement trees shall be irrigated in conformance with Section 3.6D.
 - e. Tree replacement plans shall be submitted to the City of Pleasanton Planning Department for review and approval prior to tree removal.
4. The owner of each parcel shall be responsible for the maintenance of all trees and shrubs located within the Interior Zone and Streetscape Zone.
 - a. All tree pruning shall be supervised by a Certified Arborist (International Society of Arboriculture).
 - b. Tree pruning shall be undertaken by a contractor holding a valid State of California Contractor's License for Tree Service (C61-D49).

- c. Trees shall be protected during the design, implementation, and maintenance of irrigation systems.
 - (1) Avoid designs that trench irrigation lines through existing root systems.
 - (2) Irrigation lines or heads shall not be located within 5 feet of a trunk, nor shall roots over 1 inch in diameter be severed.
 - (3) Any trenches within 10 feet of a Heritage Tree shall be dug by hand.
- d. Plant species shall be specified and located to be compatible with the water, sun/shade exposure, and soil requirements of existing trees.

C. Utility and Service Area Screening

- 1. Service and trash areas shall be screened in accordance with Section 2.9: Service Areas, Accessory Enclosures, and Screening. All utility service including meters, vaults, sprinklers, risers, etc. shall be screened by landscape materials including trees, shrubs, vines, and groundcovers, or by methods in Section 2.9.
- 2. Service areas shall be screened with a combination of trees, shrubs, vines, and berms which shall be used to aid in eye level screening of service areas and should be planted at a size to achieve this function within a 3 year period from the date of installation (refer to Appendix Section 5.3D).

D. Irrigation

- 1. All new or rehabilitated site landscape development shall meet City of Pleasanton Landscape Ordinance and WELO requirements for design, irrigation equipment and water usage.
- 2. A maximum of 25% of landscape areas shall be fully irrigated with an automatically controlled underground irrigation system. Replacement projects are encouraged to remove and replace irrigated lawn with drought tolerant plantings where possible.
- 3. Landscape irrigation and domestic water services to each site shall be separately metered.
 - a. Each irrigation service point of connection shall have a manual shutoff at the point of connection, a backflow prevention device installed above grade per City of Pleasanton requirements, an automatic irrigation controller that uses evapotranspiration and/or soil moisture data to adjust watering schedules, and a rain sensor that suspends scheduled irrigation during rain.
 - b. Irrigation valve circuits shall be grouped by planting hydrozone.
 - c. Separate valve circuits (bubblers or drip) with 2 deep watering/aeration tubes (perforated, 4 inch diameter by 36 inch deep minimum) shall be provided for trees except in irrigated lawn areas.
 - d. Irrigation devices and infrastructure shall be screened with planting.
- 4. All irrigation systems shall be designed to be compatible with the implementation of a reclaimed water system subject to hydraulic and subsurface feasibility. Reclaimed





Water Systems shall comply with **Pleasanton City Standards**. Special mainline pipe coding, quick couplers, and valve tags shall be installed per current State Code for reclaimed water irrigation systems. Plant species should be specified with high salt tolerances for compatibility with reclaimed water. Refer to Appendix Section 5.3D for salt tolerant species.

5. All irrigation heads within a P.S.E., common area, or next to walkways or parking shall be low volume sub-surface type. No fixed risers are permitted in these areas.
6. Unless specific permission by the Alameda County Flood Control District is granted, irrigation next to flood control channels shall be designed to prevent spray on the channel side of the fence.
7. Systems shall be designed to be limited to low volume sub-surface drip irrigation for turf and groundcover, and drip/bubbler for trees and shrubs. This type of design provides the appropriate amount of water to each plant as efficiently as possible without overwatering or creating run-off to paved areas.
8. The irrigation system shall be designed to prevent water runoff onto neighboring property and/or non-landscaped areas.
9. Precipitation rates for sprinkler heads and individual valve timing shall be no greater than the soil's absorption rate. Irrigation heads shall have matched precipitation rates within each control valve circuit. The application rate shall not exceed 0.75 inches per hour.
10. The amount of irrigation water applied shall be reduced after the plant materials have become established and shall be adjusted each season to account for cooler temperatures as well as natural irrigation provided by rainfall.
11. The presence of an existing landscape irrigation system shall compel building management to participate in periodic Irrigation Audits, Surveys, and water use analysis as required by the City of Pleasanton.
12. Gate valves shall be installed to allow for shutting down various sections for service and repairs without affecting the entire system.
13. All piping shall be P.V.C. buried to a minimum depth of 12 inches (lateral piping) or 18 inches (mainline piping).
14. Install anti-drain valves (check valves) at each sprinkler head to prevent erosion and water loss from "low" elevation sprinkler heads.
15. Landscaping shall be watered only between the hours of 10:00 pm and 6:00 am.

3.7 Parcel Maintenance

A. Landscape Maintenance

1. All areas of each parcel not used for structures, walkways, paved driveways, parking or storage areas shall be maintained, at all times, under the supervision of a professional landscape maintenance contractor or certified gardener, in a fully and well-kept landscaped condition. This shall include regular mowing, fertilizing, pest control, and clean-up as defined in the CC&R's.

2. Undeveloped parcels shall be maintained in a neat, weed-free condition at the parcel owners expense.

B. General Parcel Maintenance

1. The owner of each parcel shall at all times properly maintain and keep the entire parcel, including all improvements, in a safe, clean and visually attractive condition, in a good state of repair, and shall comply in all respects with all governmental, health, fire and police requirements and regulations.
2. The owner of each parcel shall, at his own expense, remove rubbish of any character whatsoever which may accumulate on such parcel.
3. Each owner shall be responsible for the cleaning, maintenance, and re-lamping of any external lighting fixtures pursuant to Section 2.12 excluding those street lights located in common areas.

4.0 SIGNING GUIDELINES

- General
- Sign Location Zones Defined
- Sign Types and Locations
- Additional Sign Types
- Signs Exempt from Design Guidelines
- Prohibited Signs
- Signage Definitions



4.0 SIGNING GUIDELINES

4.1 General

A. Objectives

Signage standards for Hacienda have been created to accomplish a number of objectives. These are as follows:



- to regulate the type, size, number, design, and placement of signs, in a manner that will enhance the aesthetic appearance of Hacienda, consistent with the necessity for business entities within Hacienda to identify the locations of their businesses to clients and to the general public;
- to restrict signs displayed for purposes other than business identification;
- to provide for informational, directional, and traffic control signage necessary to safe, convenient and efficient vehicular and pedestrian traffic;
- to establish minimum standards for the durability, safety, quality, and type of materials used in construction of signs within Hacienda; and
- to regulate temporary signage identifying future building occupants, design consultants, construction contractors, lending institutions, sale or leasing agents, and the types of building space or buildings to be constructed.

B. Approval Required

1. No sign, except as provided by Section 4.5 in these Design Guidelines, shall be constructed, placed, erected, located, remodeled or maintained within Hacienda, without first having obtained a sign approval for such action as provided herein. Each preliminary plan for building or site design shall contain the information required for all building and site signage (a Master Sign Program) which shall be submitted simultaneously with preliminary plans to the Hacienda Owners Association for Design Review and sign approval; but may be submitted separately on request and approval from the Hacienda Owners Association.
2. The Hacienda Owners Association's Design Review Committee shall approve, deny, or conditionally approve the application for the Master Sign Program when the application meets all requirements of these Design Guidelines. Following a determination of approval by the Hacienda Owners Association's Design Review Committee on each application, the applicant shall forward the application to the City of Pleasanton. Approval by the City of Pleasanton shall constitute conformance with all city sign regulations.
3. The Signing Guidelines found in this shall constitute a general Master Sign Program in the absence of an approved site-specific Master Sign Program. No sign shall be established, altered, or displayed on any property regulated by either the Signing Guidelines, or a specific Master Sign Program, except in accordance with the terms thereof. Applications for and consideration of Master Sign Programs, or amendments thereto, shall be governed by the procedures set forth in Section 1.5.



The function and purpose of a Master Sign Program is to establish a unified scheme of signage for a given project. Site signs should have design features consistent with the buildings in the development, and should be integrated into the site development and landscaping. Master Sign Programs should be designed in such a way as to develop a consistency in presentation among and between sign types to help achieve the specific look desired for the project and to make sure that signs that are added to or modified within the Master Sign Program reinforce the overall design.



The number, types, and locations of signs is best determined by the unique needs of the property and in consideration of the unique circumstances of each site and each combination of uses. The goal of a Master Sign Program shall be to harmonize the appearance of affected signs, in a manner allowing creativity in design and commercial identification, while complying with the requirements set forth in Section 4.3 of these Design Guidelines. Each Master Sign Program shall indicate on a plan view diagram the sign types, locations, and quantity of signs to be displayed on the affected premises. In addition, plans, elevations, and sections shall indicate sizes, materials, color, typography, and illumination of each sign type.



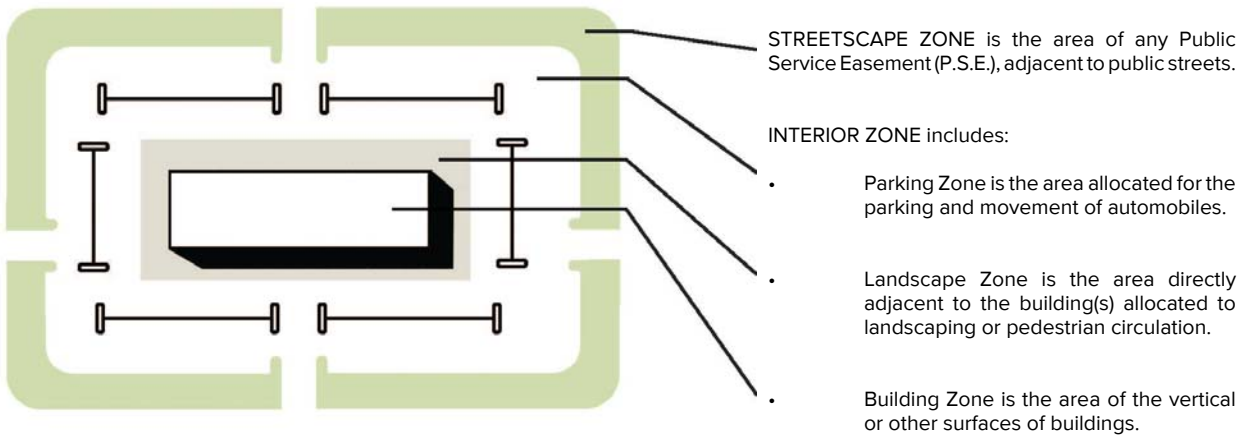
Signs added to an existing program and modifications to existing signs must be done in conformity with the regulations contained in each Master Sign Program. All signs, whether new or modified, must be reviewed for compliance with either the adopted Master Sign Program, if applicable, or the general signing guidelines.



4.2 Sign Location Zones Defined

The following Sign Location Zones within Hacienda sites are hereby defined for purposes of these Design Guidelines:

Figure 4-1: Sign Location Zones Diagram




4.3 Sign Types and Locations

A. Sign Types

1. Only the following types of signs as defined in these Design Guidelines, are authorized for display on any site, and only in the locations and quantities specified

herein. The applicability and design of sign types varies by project type for office, retail and residential sites. Refer to the notes in the table below and details in Section 4.3B, Sign Type Illustrations and Requirements, for full requirement descriptions.



Sign Type	Zone for Sign Location
Directional Signage 	Streetscape, Internal Street
Traffic Control Signage	Streetscape
Project Identification Monument	Streetscape
Tenant Directory Monument*	Landscape or Parking
Parking Signage	Landscape or Parking
Pedestrian Entry Sign	Building
Single Tenant Façade Entry Sign	Building
Low-rise Building Wall Sign* (1 to 3 story building)	Building
Mid-rise Building Wall Sign (office) and Freeway Building Sign (retail)* (4 to 6 story building)	Building
Freeway Pylon Sign*	Interior
* Not allowed at sites designated for Residential, Housing, or TOD development.	

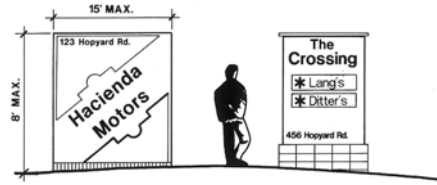
B. Sign Type Illustrations and Requirements

The following pages illustrate sign types with complete descriptions of sign requirements authorized to be displayed within Hacienda.



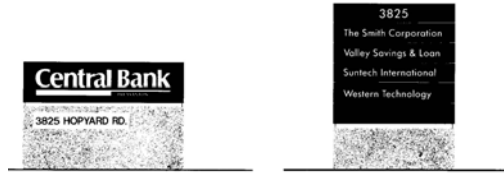







1. Project Identification Monument



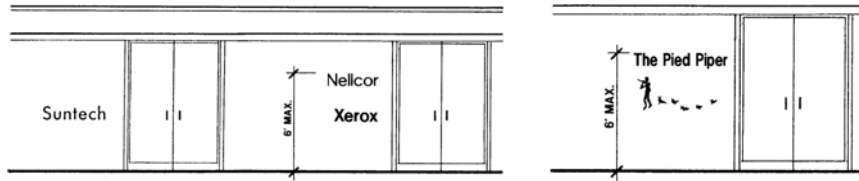
Component	Signage Requirements
Maximum Sign Dimensions	<ul style="list-style-type: none"> 5' / 8' height from the lowest exposed point of sign base (note design limitations below) 15' width 75 sf including base (< 5' height) / 56 sf including base (> 5' height)
Maximum Sign Panel Area	<ul style="list-style-type: none"> 50 sf total per side (< 5' height) / 40 sf total per side (> 5' height) 25 sf per side (tenant names) Maximum of 2 sides Panels: Project Name, Owner, Address, 4 Tenant Names or Generic Services
Letter Height	<ul style="list-style-type: none"> Address Height: 3.5" minimum Project Name Height: 8" minimum Owner Height: 8" maximum Tenant Name Height: 6" minimum / 12" maximum Tenant Logo Height: 6" minimum / 12" maximum
Required Materials	Compatible with architectural finishes
Illumination	<ul style="list-style-type: none"> Zero cutoff indirect illumination is required with no visible or internal fixtures Illuminated address required per Fire Department requirements Illumination should comply with Section 2.12A
Required Location	<ul style="list-style-type: none"> Required at all sites in Streetscape Zone Signs must be placed adjacent to a driveway (no farther than 25% of the distance between driveways or a driveway and an adjacent street corner) and set back at least 5' from the back edge of any public sidewalk Sign copy must be clearly legible from the street
Quantity	Maximum of 1 sign per street frontage per site, with 1 additional sign if driveways are more than 250' apart
Special Requirements	<ul style="list-style-type: none"> Monument with street address required at each site Limit 1 combined or 2 separate signs per common drive Perpendicular orientation to street preferred

2. Tenant Directory Monument



Component	Signage Requirements
Maximum Sign Dimensions	<ul style="list-style-type: none"> 5' height from the lowest exposed point of sign base 8' width 40 sf 
Maximum Sign Panel Area	<ul style="list-style-type: none"> 40 sf total per side 35 sf per side (tenant names) Maximum of 2 sides Panels: Project Name, Owner, Address, 5 Tenant Names  
Letter Height	<ul style="list-style-type: none"> Address Height: 3.5" minimum Tenant Name Height: 3.5" minimum / 8" maximum Tenant Logo Height: 3.5" minimum / 8" maximum
Required Materials	Compatible with architectural finishes
Illumination	<ul style="list-style-type: none"> Zero cutoff indirect illumination is required with no visible or internal fixtures Illumination should comply with Section 2.12A 
Permitted Location	<ul style="list-style-type: none"> In on-site Landscape Zone or Parking Zone A sign may be placed within the Parking Zone when located at least 40' from the back of the P.S.E.
Quantity	Maximum of 1 sign per building face
Special Requirements	<ul style="list-style-type: none"> Street address required Signs need consistent appearance across a given project 

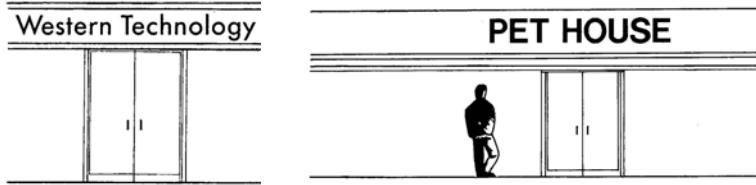
3. Pedestrian Entry Sign



Component	Signage Requirements
Maximum Sign Dimensions (Excludes seasonal or holiday displays)	<ul style="list-style-type: none"> 9" height 4' width 6 sf * (including interior signage within 5' of glazing)
Maximum Sign Panel Area	<ul style="list-style-type: none"> 3 sf per sign 1 Panel per sign: 1 Tenant Name
Letter Height	<ul style="list-style-type: none"> Tenant Name Height: 9" maximum Tenant Logo Height: 9" maximum
Required Materials	<ul style="list-style-type: none"> Stencil graphics Compatible with architectural finishes
Illumination	Illumination prohibited
Permitted Location	In Building Zone at a maximum of 6' above the finished first story floor mounted on glass or other architectural element within 10' feet of the building entry
Quantity	Maximum of 2 tenant names per building entry
Special Requirements	<ul style="list-style-type: none"> Individual letters and logos only [†] Special signs regarding addressing, limits on solicitation, smoking restrictions or other advisory notices may be considered separately
<p>* Maximum 8 sf including interior signage within 5' of glazing allowed for Retail signs.</p> <p>[†] Office uses may include phone and web address within the allowable area. Retail uses may incorporate window-applied signs consisting of the business name, hours of operation, and generic product types or services up to a maximum of 25% of window area.</p>	

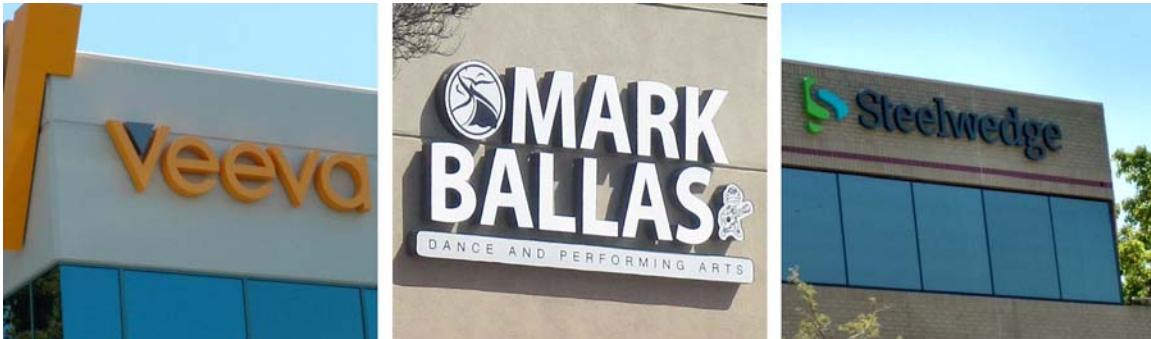
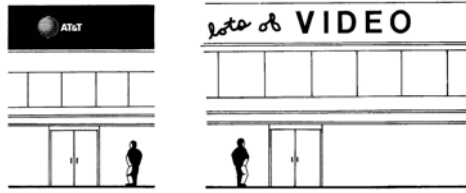


4. Single Tenant Façade Entry Sign



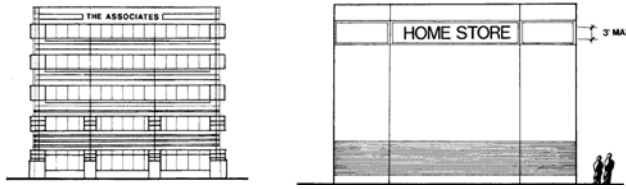
Component	Signage Requirements
Maximum Sign Dimensions	<ul style="list-style-type: none"> • 2' height (office and residential) / 8' height (to allow for special retail designs) • 16' width (office and residential) / up to 75% of the storefront (retail) • 25 sf (office and residential) / 40 sf (retail)
Maximum Sign Panel Area	<ul style="list-style-type: none"> • 25 sf per sign (office and residential) / 40 sf per sign (retail) • 1 Panel per sign: 1 Tenant Name
Letter Height	<ul style="list-style-type: none"> • Tenant Name Height: 18" maximum (office and residential) / 24" maximum (retail) • Tenant Logo Height: 24" maximum (office and residential) / 30" maximum (retail)
Required Materials	<ul style="list-style-type: none"> • Compatible with architectural finishes • Exposed raceways are prohibited, integrated raceways are allowed
Illumination	<ul style="list-style-type: none"> • Indirect illumination only (office and residential) / Indirect or internal illumination (retail) • Except as required by documented business operations, illumination shall be prohibited between 11:00 pm and 7:00 am • Illumination should comply with Section 2.12A
Permitted Location	In Building Zone for individual tenant entry only, formally integrated into the building façade over the tenant entry within 12' (office and residential) / 18' (retail) above the finished first story
Quantity	Maximum of 1 sign per building entry
Special Requirements	<ul style="list-style-type: none"> • Use of this sign excludes use of Low-rise Building Wall Signs and Mid-rise Building Wall Signs on the same elevation • Small cans comprising no more than 25% of the total copy area that are suitably integrated into the building architecture may be used for illuminated signs where individual channel letters are not possible due to design constraints arising out of the configuration of the sign or proposed sign location

5. Low-rise Building Wall Sign



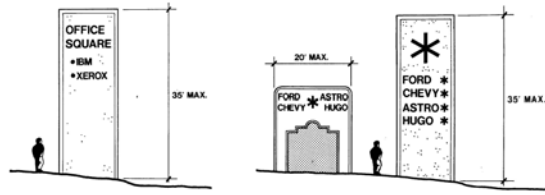
Component	Signage Requirements
Maximum Sign Dimensions	<ul style="list-style-type: none"> 3' height (building < 25') / 5' height (building > 25') Width may be the lesser of up to 40' or 40% of the building width 75 sf (building < 25') / 200 sf (building > 25')
Maximum Sign Panel Area	<ul style="list-style-type: none"> 75 sf (building < 25') / 200 sf (building > 25') 1 Panel per sign: 1 Tenant Name
Letter Height	<ul style="list-style-type: none"> Tenant Name Height: 36" maximum (building < 25') / 60" maximum (building > 25') Tenant Logo Height: 36" maximum (building < 25') / 60" maximum (building > 25') Letter Depth: 3" minimum
Required Materials	<ul style="list-style-type: none"> Compatible with architectural finishes Exposed raceways are prohibited, integrated raceways are allowed
Illumination	<ul style="list-style-type: none"> Indirect illumination only (office) / Indirect or internal illumination (retail) Except as required by documented business operations, illumination shall be prohibited between 11:00 pm and 7:00 am Illumination should comply with Section 2.12A
Permitted Location	<ul style="list-style-type: none"> For 1, 2 or 3-story buildings in the Building Zone Sign shall not extend above building parapet and below the highest occupiable floor unless otherwise precluded by landscaping
Quantity	<ul style="list-style-type: none"> Maximum of 3 signs per building Maximum of 1 sign per building face or 2 signs per building face when the building elevation exceeds 250' (signs to be placed at opposing sides of the building) Maximum of 3 signs per building face (retail only) equally spaced with the total length of signage less than 60% of the length of the building face on which signs are mounted
Special Requirements	<ul style="list-style-type: none"> Signs on retail projects are restricted to those elevations with at least 30% storefront development Signs on retail projects must be integrated within the storefront area Small cans comprising no more than 25% of the total copy area that are suitably integrated into the building architecture may be used for illuminated signs where individual channel letters are not possible due to design constraints arising out of the configuration of the sign or proposed sign location






6. Mid-rise Building Wall Sign and Freeway Building Sign



Component	Signage Requirements
Maximum Sign Dimensions	<ul style="list-style-type: none"> 40" height 40' width or 50% of building width, whichever is less (office) 120 sf (office) / 75 sf (retail)
Maximum Sign Panel Area	<ul style="list-style-type: none"> 120 sf (office) / 75 sf (retail) 1 Panel per sign: 1 Tenant Name
Letter Height	<ul style="list-style-type: none"> Tenant Name Height: 40" maximum Tenant Logo Height: 40" maximum Letter Depth: 3" minimum
Required Materials	<ul style="list-style-type: none"> Compatible with architectural finishes Exposed raceways are prohibited, integrated raceways are allowed
Illumination	<ul style="list-style-type: none"> Indirect illumination only (office) / Indirect or internal illumination (retail) Except as required by documented business operations, illumination shall be prohibited between 11:00 pm and 7:00 am Illumination should comply with Section 2.12A
Permitted Location	<ul style="list-style-type: none"> Mid-rise Building Wall Signs are authorized only on buildings of 4 or more stories within the Building Zone Freeway Building Signs (retail only) are restricted to those elevations directly adjacent to Interstate 580 for tenants in those buildings within the Building Zone. Sign shall not extend above building parapet and below the highest occupiable floor unless otherwise precluded by landscaping
Quantity	<ul style="list-style-type: none"> Maximum of 2 Mid-rise Building Wall Signs per building Maximum of 1 Mid-rise Building Wall Sign per building face or 2 signs per building face when the building elevation exceeds 250' (signs to be placed at opposing sides of the building) Maximum of 4 Freeway Building Signs (retail only) total per project Maximum of 1 Freeway Building Sign (retail only) per 30,000 sf of total project square footage (all buildings) or 1 sign for each 75 lineal feet of rear elevation, whichever is less
Special Requirements	<ul style="list-style-type: none"> Use of Mid-rise Building Wall Signs and Freeways Signs are mutually exclusive Small cans comprising no more than 25% of the total copy area that are suitably integrated into the building architecture may be used for illuminated signs where individual channel letters are not possible due to design constraints arising out of the configuration of the sign or proposed sign location

7. Freeway Pylon Sign



Component	Signage Requirements
Maximum Sign Dimensions	<ul style="list-style-type: none"> 35' height 20' width 550 sf including base 
Maximum Sign Panel Area	<ul style="list-style-type: none"> 400 sf total per side Maximum of 2 sides 7 panels per sign: Project Name and 6 Tenant Names 
Letter Height	<ul style="list-style-type: none"> Tenant Name Height: 16" minimum / 60" maximum Tenant Logo Height: 16" minimum / 60" maximum
Required Materials	<ul style="list-style-type: none"> Compatible with architectural finishes Exposed raceways are prohibited, integrated raceways are allowed 
Illumination	<ul style="list-style-type: none"> Indirect illumination only (office) / Indirect or internal illumination (retail) Except as required by documented business operations, Illumination shall be prohibited between 11:00 pm and 7:00 am Illumination should comply with Section 2.12A 
Permitted Location	<ul style="list-style-type: none"> Sites directly adjacent to I-580 Signs may only be oriented toward the freeway 
Quantity	Maximum of 1 sign per site with direct freeway frontage

4.4 Additional Sign Types

A. Traffic Control and Directional Signs

Traffic control and directional signs complying with the regulations set forth in these Design Guidelines are hereby authorized for all sites.

1. General Criteria

- a. The finish of traffic control and directional sign posts shall match the finish of the light standards on the site, and the panel color shall be derived from the building color palette subject to city regulations and the provisions of these sign guidelines. All sign faces shall have no exposed fasteners.
- b. No traffic control or directional sign shall have a sign face exceeding 16 square feet in area per side, nor shall it exceed a height of 10 feet above the nearest curb, **nor shall it contain a sign panel whose lowest point is below 7 feet above the nearest curb;** nor shall it be illuminated.
- c. No traffic control or directional sign shall be located so as to impair safe circulation of vehicles or pedestrians.
- d. When applicable, all traffic control signs shall use the International Symbol Signs as designated for the U.S. Department of Transportation and available in the Manual on Uniform Traffic Control Devices; all such signs shall be reflective.
- e. All directional signs on each site shall be of uniform design, using a California MUTCD compliant "post and panel" system, or a sign system of similar design, specifically approved in writing by the City of Pleasanton Engineering Department.
- f. Miscellaneous regulatory sign installation shall be allowed where required by state and local code requirements.



2. Fire Lanes

Fire Lanes must be kept clear and are to be designated and marked in 1 or more of the following methods:

- a. Traffic control signs shall meet the requirements of the California Fire Code Section 503.3 and shall read "NO PARKING FIRE LANE, P.M.C. 20.24".
- b. Curb marking by 3 inch white letters saying "FIRE LANE" on painted red curb.
- c. Diagonal striping of 4 inch wide yellow stripes marking an 8 foot wide fire access lane.

Figure 4-2: Fire Lane Striping

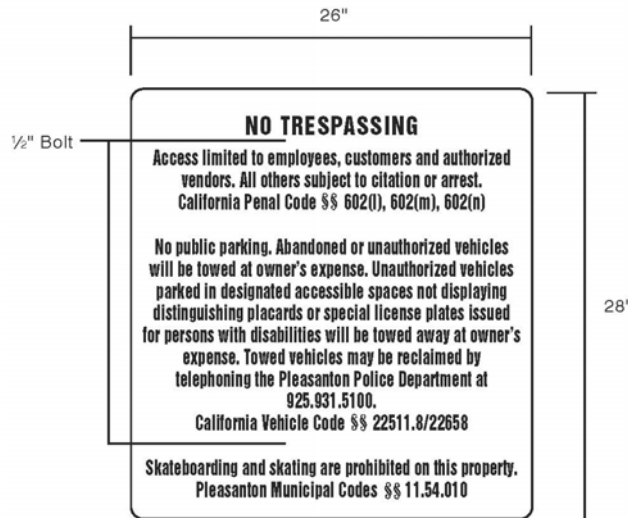


3. Parking Control

Each site should contain traffic control sign(s) indicating that vehicles improperly parked in handicapped stalls, fire lanes, preferential parking or other restricted areas will be towed away at the owner's expense. The required text for the sign at each entrance shall be at least 1 inch in cap height. Handicapped parking stalls shall be designated on the pavement with the appropriate international symbol. Fire lanes shall be marked with the city-required curb markings. Refer to Section 2.7E Paving and Striping and Section 2.7H Accessible Parking Requirements.

The signs described in this subsection shall conform in appearance to the example shown below.

Figure 4-3: Parking Control Sign



NOTE: Signs must also include the name and telephone number of each towing company that is a party to a written general towing authorization agreement with the owner.

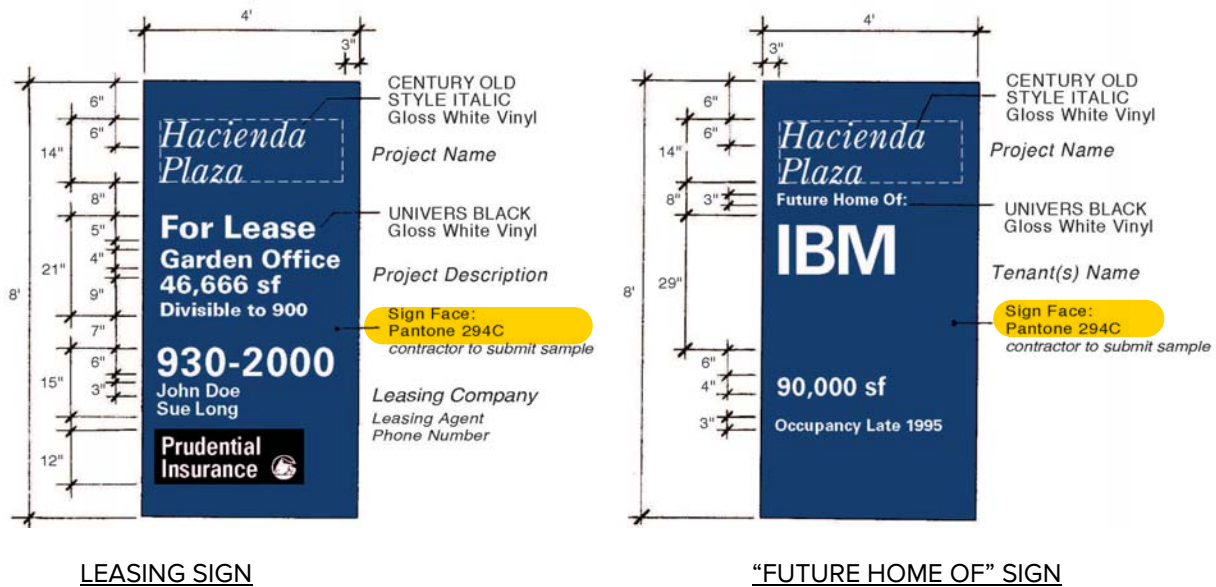
4. Address Sign

Each site shall display an Address Sign in the Streetscape Zone, visible from each street frontage and located at the height specified by the Fire Department. The Address Sign shall be integrated into at least 1 sign located in the Building Zone displayed on a site. The area of the Address Sign typography shall not be included in calculations of sign area.

B. Construction Project and Leasing Signs

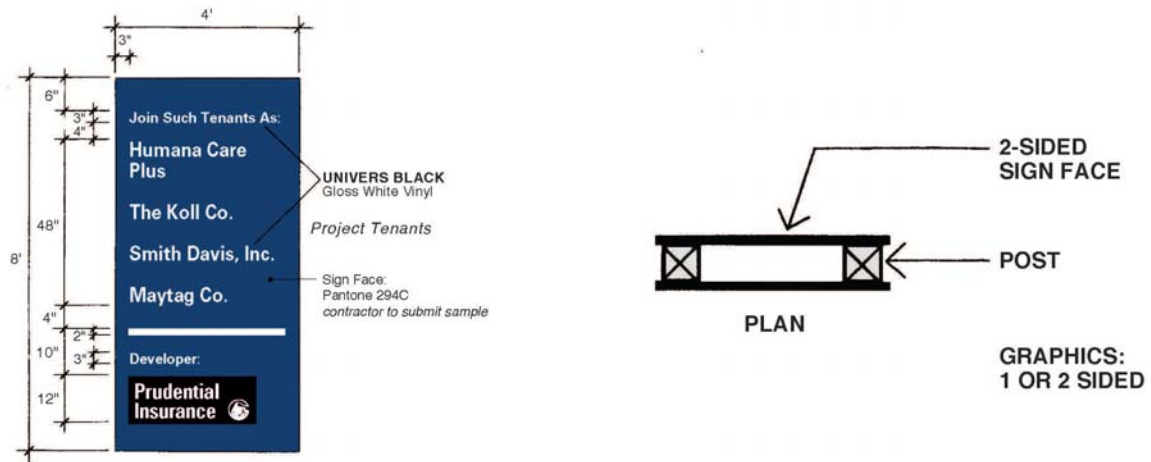
- Each site is authorized to display 1 temporary Leasing sign while the project is at less than full occupancy or "Future Home of" sign per street frontage until the arrival of the tenant, in the graphic formats shown below. All dimensions, letter heights, colors, and other characteristics of the signs described in herein shall be approved prior to construction by the Hacienda Owners Association's Design Review Committee. Such signs shall be 2-sided with posts concealed from view behind the sign panels and mounted flush with the grade such that the bottom of the sign panel meets the surface where it is installed. The preferable design of Leasing Signs and "Future Home of" Signs is 2-sided content oriented perpendicular to the adjacent street. The backside need not contain graphics if the sign is parallel with the adjacent street.

Figure 4-4: Construction Project and Leasing Signs



- Multi-tenant building sites may display a second temporary sign using the format depicted below, at the discretion of the Hacienda Owners Association's Design Review Committee. All dimensions, letter heights, colors, and other characteristics of the signs described in herein shall be approved prior to construction by the Hacienda Owners Association's Design Review Committee. Such signs shall be 2-sided with posts concealed from view behind the sign panels and mounted flush with the grade such that the bottom of the sign panel meets the surface where it is installed.

Figure 4-5: Temporary Multi-Tenant Building Signs



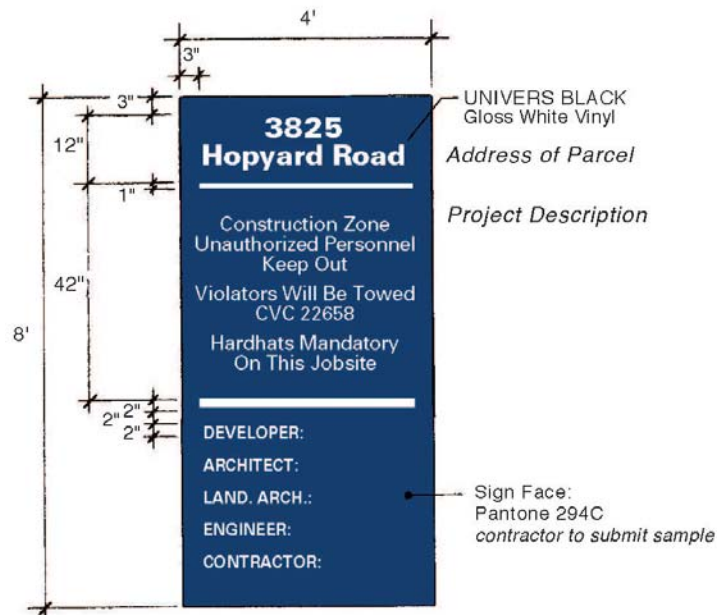
JOIN SUCH TENANTS AS SIGN

ALL TEMPORARY SIGNS

3. During construction, each site may display a construction site sign at the vehicular entrances using the format depicted below. All dimensions, letter heights, colors, and other characteristics of the signs described in herein shall be approved prior to construction by the Hacienda Owners Association's Design Review Committee. Such signs shall be 2-sided with posts concealed from view behind the sign panels and mounted flush with the grade such that the bottom of the sign panel meets the surface where it is installed.



Figure 4-6: Construction Sign



CONSTRUCTION SIGN

4.5 Signs Exempt from Design Guidelines

The following sign types are exempt from the regulations set forth in Section 4:

- **Construction Project and Leasing Signs**, provided that such signs comply with the dimensions, appearance, regulations, and construction requirements described in Section 4.4B of these Design Guidelines, and provided further that no such sign shall exceed 10 feet in height, that no such sign shall be displayed until a building permit application for the subject construction has been filed with the city (no Construction Project sign shall be displayed after the city has issued an occupancy permit for the subject construction; Leasing signs complying with these Design Guidelines may be displayed until the subject site is fully occupied);
- decorative artwork;
- flags meeting the following criteria:
 - no more than 3 flag poles shall be displayed per parcel;
 - each flag does not exceed the height of the tallest building on the parcel, or 60 feet, whichever is lower;
 - the maximum lateral dimension of each flag does not exceed 25% of the height of the pole or other structure to which it is affixed;
 - multiple flags shall be displayed in combination with at least 1, but no more than 2, noncommercial flags of approximately the same dimensions in conformance with **the United States** Flag Code; and
 - external flag pole pullies and halyards are expressly prohibited;
- interior signs;
- temporary signs, banners, pennants, or other special event signs are regulated by Pleasanton Municipal Code 18.96.160 and 18.116.040 and are subject to temporary exemption by the Pleasanton Community Development Director; (a 1-day, 1-time only use of large hot/cold air balloons is subject to granting of conditional use permit in accordance with Municipal Code sections 18.96.060K and 18.124.170; under no circumstances shall such balloon be displayed by an individual business); and
- warning signs shall be exempt where required by applicable codes and regulations.

4.6 Prohibited Signs

No person shall erect, maintain, display, relocate or place any sign of the following types:

- animated signs;
- bandit or yard signs (refer to Section 4.7 for definition);
- audible signs;
- flashing signs;
- moving signs;

- off-site signs;
- portable signs;
- roof-mounted signs;
- signs with exposed transformers or raceways **unless integrated into the building architecture;**
- window signs located above the first story of a multiple story building;
- commercial signs attached to a vehicle and meeting 1 or more of the following criteria:
 - the sign is temporary;
 - the sign is a moving sign;
 - the sign is portable;
 - the sign is displayed above the vehicle; and/or
 - the sign is parked in a position ensuring an unobstructed view of the sign from a public street; and
- signs not authorized by Sections 4.3 and 4.4 of these Design Guidelines.



4.7 Signage Definitions

For purposes of implementing these sign guidelines, certain terms will have specific meanings. These are outlined as follows:



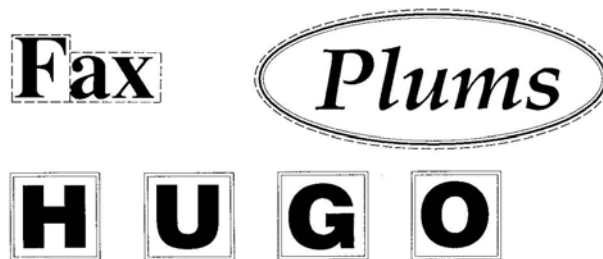
Term	Definition
"Address sign"	the official street address of a building or part thereof, consisting of numbers alone or numbers and the street name
"Animated sign"	person using, carrying or wearing a sign, including a sandwich board, costume, placard, or similar device
"Artwork, advertising"	exterior works of art, such as statues, murals and supergraphics that are displayed so as to advertise a product or service; advertising artwork shall include internally illuminated structures or architectural features that incorporate sign copy
"Artwork, decorative"	exterior works of art, including statues, murals, architectural features and supergraphics, that do not advertise a product or service or business
"Bandit signs"	also referred to as "snipe signs" or "yard signs" are signs of any size, made of materials, including paper, corrugated plastic, cardboard, wood, and metal which are temporarily affixed to a tree, pole, stake, fence, traffic control device, or any other object
"Building entry"	a doorway or other point of pedestrian access to a building, facing a street adjacent to the building's site, or facing a vehicular parking area on or adjacent to the site
"Building elevation"	the vertical exterior elements of a building shown or depicted as a direct projection to a vertical plane
"City"	the City of Pleasanton, California



Term	Definition
"Commercial signage"	a sign which advertises or directs attention to a business, commodity, service, or commercial attraction
"Construction project sign"	a temporary sign identifying the persons, firms or businesses associated with any construction work on property where the sign is located or availability of the building, use or function for which the construction is intended
"Direct illumination"	illumination by which light travels directly from its source to the viewer's eye (example: neon sign)
"Finished grade"	the intersection of the building wall on which a sign is mounted, and the finished level of the first floor nearest the sign
"Ground sign"	a sign which is supported by a freestanding base on 1 or more poles, uprights or braces in or upon the ground
"Indirect illumination"	illumination only by light cast upon an opaque surface from a concealed source (examples: halo illuminated or spot lighting)
"Internal illumination"	illumination by which light travels through a material such as plastic, other than the bulb or tubing necessary to enclose the light source, so that the light is spread evenly over the surface of the material (example: individually illuminated channel letters)
"Interior sign"	a sign located in the interior of a building, or an enclosed courtyard, not visible from any adjacent public street
"Leasing sign"	a temporary sign announcing the type or availability of the building or use on the site, future occupants, and/or leasing information
"Logo"	a distinctive graphic advertising symbol, including stylized typography
"Moving sign"	a sign which has rotating, revolving, changing, reflecting, or other visible mechanical or electronic movement of any description, including the optical illusion of movement, and including any sign which has a flashing device, intermittent illumination, light beacon, or varying brilliance, and also including flags, banners, balloons, pennants, ribbons, streamers and other objects that move with the wind
"Off-site sign"	a sign which advertises or directs attention to a residence, business, commodity, service, entertainment or attraction conducted, sold, or offered at a location other than the site on which the sign is located
"Portable sign"	any movable sign not attached to the ground or to a building, such as "A-frame" or "sandwich board" signs
"Real estate sign"	a sign pertaining to the sale, exchange, lease or rental of buildings or real property, but does not include a sign advertising the initial sale or rental of new buildings (see "Construction project sign")
"Sign"	any structure, object, device, display or advertising artwork, situated outdoors (or indoors in the case of a "Window sign"), which is used entirely or in part to advertise, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images (this definition does not include any decorative artwork)
"Sign approval"	a formal certificate of authorization issued by the Hacienda Owners Association's Design Review Committee pursuant to the procedures set forth in Section 4.1B of these Signing Guidelines
"Sign area"	the number of square feet of the smallest single geometric shape within which a sign panel can be enclosed (for purposes of this definition, geometric shape shall mean a circle, oval, rectangle, triangle, or combination of these shapes; in determining the area of a sign which has more than 1 panel, the total area of all sign panels shall be considered [see Figure 4-7])

Term	Definition
"Sign copy"	words, letters or symbols displayed on a sign
"Sign height"	for a sign mounted directly from buildings means a distance from the highest point of the sign structure to the finished level of the first floor; for ground signs, "Sign height" means the greatest exposed vertical dimension
"Sign panel"	the portion of a sign that is used for displaying sign copy, together with any frame, color, panel, ornamental molding, or condition which is occupied by or forms an integral part of the sign copy and which is used to differentiate sign copy from any wall or background against which it may be placed; those portions of the supports, uprights, surface or base of a sign that do not function as a sign shall not be considered as part of a sign panel
"Sign panel area"	the square foot area of text and graphics associated with the sign
"Sign structure"	the structural elements of a sign and the supporting structure thereof, other than a building
"Site"	the legal parcel of property on which a building is located; if a parcel contains more than 1 building, the "Site" of each building is that portion of the parcel that is closer to the building than to any other building on the parcel
"Temporary sign"	any sign, banner, pennant, decoration, valance, or advertising display constructed of cloth, canvas, fabric, cardboard, plywood or other light material with or without a frame, and designed or intended to be displayed for less than 30 days, or in the case of a construction project sign, for that interval approved by the Hacienda Owners Association
"Traffic directional sign"	a sign which serves to control traffic, parking and pedestrian movements on private property
"Wall sign"	any sign attached to or erected against a wall, awning, canopy, fascia, fence or roof of a building or structure, with the exposed face of the sign approximately parallel to and extending no more than twelve inches from the surface of said structure
"Warning sign"	a sign limited to messages of warning, danger or caution, such as "no trespassing" and "no dumping"
"Window sign"	a sign that is applied or attached to the interior of a window, or painted on the exterior of a window, or located within a building so that it can be seen through a window from a public street

Figure 4-7: Sign Area Calculation Diagram



5.0 APPENDIX

- Consultant Reference List
- Design References
- Site Planning Reference Tables



5.0 APPENDIX

5.1 Consultant Reference List

2016 Consolidation
Van Meter Williams Pollack LLP 333 Bryant Street, Suite 300 San Francisco, CA 94107 Telephone: 415.974.5352

5.2 Design References

The following is a listing of all publications of the Project Documents as well as a few selected listings of important design works used by Hacienda in conjunction with project development. All Project Documents are available in their entirety through the Hacienda Owners Association.



Development Plan
The following are the release dates for revisions to the Development Plan: <ul style="list-style-type: none">• December 1, 1981• November 1, 1983• March 15, 1984• June 18, 1985• December 22, 1986• February 1, 1987• June 1, 1987• September 1, 1987

Planned Unit Development Ordinances

The following are the dates for principle ordinances that define Hacienda within the Planned Unit Development District:

City of Pleasanton Planned Unit Development Ordinance 1040
Adopted June 22, 1982

City of Pleasanton Planned Unit Development Ordinance 1109
Adopted November 22, 1983; Amended April 24, 1984 (Ordinance 1134) and June 18, 1985 (Ordinance 1202)
Prepared by: City of Pleasanton

City of Pleasanton Planned Unit Development Ordinance 1246, Phase II PUD-85-8, Hacienda Business Park
Adopted March 18, 1986
Prepared by: City of Pleasanton

City of Pleasanton Planned Unit Development Ordinance 1325
Adopted August 4, 1987

City of Pleasanton Planned Unit Development Ordinance 1596
Adopted June 15, 1993

City of Pleasanton Planned Unit Development Ordinance 1637
Adopted September 20, 1994

City of Pleasanton Planned Unit Development Ordinance 1641
Adopted November 1, 1994

City of Pleasanton Planned Unit Development Ordinance 1707
Adopted March 4, 1997

City of Pleasanton Planned Unit Development Ordinance 1762
Adopted October 6, 1998

Covenants, Conditions and Restrictions

The following are the release dates for updates and revisions to the Covenants, Conditions and Restrictions:

Covenants, Conditions and Restrictions for Hacienda Business Park (1)
Recorded September 17, 1982 under Series No. 82-141251

Covenants, Conditions and Restrictions for Hacienda Business Park (2)
Recorded January 24, 1985 under Series No. 85-014396

Covenants, Conditions and Restrictions for Hacienda Business Park (2) - First Amendment
Recorded June 29, 1987 under Series No. 87-182797

Covenants, Conditions and Restrictions for Hacienda Business Park (2) - Second Amendment
Recorded November 22, 1989 under Series No. 89-317183

Covenants, Conditions and Restrictions for Hacienda Business Park (2) - Third Amendment
Recorded September 28, 1993 under Series No. 93-343173

Covenants, Conditions and Restrictions for Hacienda Business Park (2) - Fourth Amendment
Recorded November 29, 1993 under Series No. 93-417506

Covenants, Conditions and Restrictions for Hacienda Business Park (2) - Fifth Amendment
Recorded February 16, 1995 under Series No. 95-036988

Covenants, Conditions and Restrictions for Hacienda Business Park (2) - Sixth Amendment
Recorded April 30, 1997 under Series No. 97-109714

Covenants, Conditions and Restrictions for Hacienda Business Park (3)
Recorded May 1, 1998 under Series No. 98-146103

Covenants, Conditions and Restrictions for Hacienda Business Park (3) - First Amendment
Recorded May 23, 2000 under Series No. 2000-153840

Covenants, Conditions and Restrictions for Hacienda Business Park (3) - Second Amendment
Recorded May 25, 2000 under Series No. 2000-157497

Covenants, Conditions and Restrictions for Hacienda Business Park (3) - Third Amendment
Recorded May 13, 2003 under Series No. 2003-277996

Covenants, Conditions and Restrictions for Hacienda Business Park (3) - Fourth Amendment
Recorded June 9, 2005 under Series No. 2005-234212

Covenants, Conditions and Restrictions for Hacienda Business Park (3) - Fifth Amendment
Recorded April 28, 2008 under Series No. 2008-141080

Covenants, Conditions and Restrictions for Hacienda Business Park (3) - Sixth Amendment
Recorded October 6, 2010 under Series No. 2010-290243

Covenants, Conditions and Restrictions for Hacienda Business Park (3) - Seventh Amendment
Recorded October 4, 2011 under Series No. 2011-280578

Covenants, Conditions and Restrictions for Hacienda Business Park (3) - Eighth Amendment
Recorded November 17, 2011 under Series No. 2011-328308

Covenants, Conditions and Restrictions for Hacienda Business Park (3) - Ninth Amendment
Recorded May 8, 2012 under Series No. 2012-147572

Covenants, Conditions and Restrictions for Hacienda Business Park (4)
Recorded April 8, 2013 under Series No. 2013-124373

Covenants, Conditions and Restrictions for Hacienda Business Park (4) - First Amendment
Recorded April 4, 2016 under Series No. 2016-079801



Design Guidelines

The following are the release dates for updates and revisions to the Design Guidelines:

- May 1, 1982
- December 1, 1982
- March 1, 1983
- November 1, 1983
- March 15, 1984
- November 15, 1984
- June 18, 1985
- December 20, 1985
- December 22, 1986
- February 1, 1987
- June 1, 1987
- September 1, 1987
- May 1, 1994
- March 26, 2008
- May 17, 2012
- July 1, 2018



Environmental Impact Reports

The following are the release dates for environmental impact reports:

Final Environmental Impact Report
Hacienda Business Park PUD-81-30
March 1982
Prepared by: Brian Swift - Planning Department, City of Pleasanton

Final Environmental Impact Report
Amendment of the Pleasanton General Plan
Growth Management Element (GP-83-1) and Supplement EIR
Hacienda Business Park Planned Unit Development (PUD-81-30)
Volume 1, August, 1983
Volume 2, October, 1983
Certified November 8, 1983
Prepared by: Earth Metrics, Inc.

Final Environmental Assessment Amendments of the Pleasanton General Plan Land Use and Circulation
Element and Amendment to the Hacienda Business Park Planned Unit Development (PUD-81-30)
March 20, 1984
Prepared by: Earth Metrics, Inc.

Hacienda Business Park Phase II
Draft Environmental Impact Report
October, 1985
Prepared by: Christopher Owens, Esq.

Hacienda Business Park Phase II
Final Environmental Impact Report
January, 1986
Prepared by: Christopher Owens, Esq.

Development Agreements:

The following are the release dates for development agreements:

Development Agreements By and Between the City of Pleasanton and The Prudential Insurance Company of America; and the City of Pleasanton and Callahan-Pentz Properties, Pleasanton
December 30, 1983 and April 22, 1986

Phase I Amendment 1 - January 15, 1993

Phase II Amendment 1 - June 15, 1993

Phase I and II Amendment 2 - November 23, 1994

Phase I and II Amendment 3 - February 28, 2008

Phase II Amendment - May 1, 2012

Traffic Studies

The following are the release dates for major city traffic studies:

Tri-Valley Transportation Study (TVTS) and Analysis of the Pleasanton Area Traffic Circulation System
July, 1983
Prepared by: TJKM

TVTS, Tri-Valley Transportation Study 1985, Volume II - Technical Appendix
September, 1985
Prepared by: TJKM

TVTS, Tri-Valley Transportation Study 1985, Volume I - Study Summary
September, 1986
Prepared by: TJKM

Traffic Baseline Reports:
1985, 1986, 1988, 1989, 1994, 1995, 1996, 1998, 1999, 2000, 2001, 2003, 2004 and 2009

Additional Resources

Pleasanton

Pleasanton Municipal Code
Pleasanton Recycled Water Use Guidelines (RWG)
Pleasanton Earth Friendly Landscape Design Guidelines

Accessibility

California Building Code: Vol. 1 Chapter 11 Accessibility
Americans with Disabilities Act (ADA) Guidelines U.S. Department of Justice Federal Register, Volume 56 No. 144, July 29, 1991
United States Access Board

Energy

California Energy Code: Title 24, Part 6

Mobility

Association of Pedestrian and Bicycle Professionals: Bicycle Parking Guidelines 2010

Resource Conservation

State of California Water Efficient Landscape Ordinance
California Department of Water Resources - Water Use Classification of Landscape Species
National Pollution Discharge Elimination System Permit Provision C.3 (NPDES-C.3,-Landscape Based)

Sustainability

LEED Green Building Rating System Version 4
US Green Building Council
July, 2014

5.3

Site Planning Reference Tables



The Summary Tables on the following pages are excerpted from the CC&R's and PUD. All requirements and standards contained herein are an integral part of these Design Guidelines and the criteria by which projects are evaluated under Hacienda's Design Review process. These tables are included here for convenience as reference information. Please check with the Hacienda Owners Association for any updates.

A. Summary of Site Development Criteria

LOT	PARCELS	USE	HEIGHT	MAXIMUM FLOOR AREA RATIO (1)	MAXIMUM HEIGHT (2)	MINIMUM LANDSCAPE RATIO (3)	MINIMUM PARKING RATIO(4)
1	1A	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5
	1C	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5
	1D	CPD	(2 STORY)	25%	45'	25%	SEE NOTE 5
	1E	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5
	1F	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5
2	2A	OGPD	(2 STORY)	40%	55'	25%	1 PER 250 SQ FT
			(3 STORY)	45%	55'	25%	1 PER 250 SQ FT
	2B	OGPD	(2 STORY)	40%	55'	25%	1 PER 250 SQ FT
			(3 STORY)	45%	55'	25%	1 PER 250 SQ FT
3		OGPD	(2 STORY)	40%	55'	25%	1 PER 250 SQ FT
			(3 STORY)	45%	55'	25%	1 PER 250 SQ FT
4	4A	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT
	4B	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT
5	5A	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5
	5B	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5
	5D	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5
	5E	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5
	5F	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7
	5G	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7
6		MOIPD	SEE NOTE 7	SEE NOTE 7	85.5'	SEE NOTE 7	SEE NOTE 7
		MCOIRPD	SEE NOTE 7/9	SEE NOTE 7/9	85.5'	SEE NOTE 7/9	SEE NOTE 7/9
7	7E	MCOIRPD	SEE NOTE 7/9	SEE NOTE 7/9	85.5'/SEE NOTE 9	SEE NOTE 7/9	SEE NOTE 7/9
	7F	MOIPD	SEE NOTE 7	SEE NOTE 7	85.5'	SEE NOTE 7	SEE NOTE 7
	7G	MCOIRPD	SEE NOTE 7/9	SEE NOTE 7/9	85.5'/SEE NOTE 9	SEE NOTE 7/9	SEE NOTE 7/9
8	PCA,PCB,PCC	HDR		SEE NOTE 6	N/A	N/A	N/A
9		OMPD	(5 STORY)	50%	72'	25%	1 PER 250 SQ FT
10	10B	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7
	10C	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7
	10D	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7
11	11B	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT
	11E	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT
	11G	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT
	11H	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT
12	12A	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT
	12B	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT
13	131-137	CPD	(2 STORY)	SEE NOTE 5	45'	25%	SEE NOTE 5
	13E	OGPD	(2 STORY)	40%	45'	25%	1 PER 250 SQ FT
	13G	MCOIPD	SEE NOTE 8	SEE NOTE 8	55'	SEE NOTE 8	SEE NOTE 8
	13H	MCOIPD	SEE NOTE 8	SEE NOTE 8	55'	SEE NOTE 8	SEE NOTE 8

LOT	PARCELS	USE	HEIGHT	MAXIMUM FLOOR AREA RATIO (1)	MAXIMUM HEIGHT (2)	MINIMUM LANDSCAPE RATIO (3)	MINIMUM PARKING RATIO(4)
14	14A 14B	MCOIPD OPD	SEE NOTE 8 (2 STORY) (3 STORY)	SEE NOTE 8 40% 40%	45' 55' 55'	SEE NOTE 8 25% 25%	SEE NOTE 8 1 PER 250 SQ FT 1 PER 250 SQ FT
15		IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT
16	16A 16B	MOIPD IPD	SEE NOTE 7 (1 STORY) (2 STORY)	SEE NOTE 7 35% 40%	55' 45' 45'	SEE NOTE 7 20% 20%	SEE NOTE 7 1 PER 250 SQ FT 1 PER 250 SQ FT
17	171-174	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT
18	18A 18B	MCOIRPD IPD	(1 STORY) (2 STORY) SEE NOTE 10 (1 STORY) (2 STORY)	35% 40% SEE NOTE 10 35% 40%	45' 45' SEE NOTE 10 45' 45'	20% 20% SEE NOTE 10 20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT SEE NOTE 10 1 PER 250 SQ FT 1 PER 250 SQ FT
19		MCOIRPD	(1 STORY) (2 STORY) SEE NOTE 10	35% 40% SEE NOTE 10	45' 45' SEE NOTE 10	20% 20% SEE NOTE 10	1 PER 250 SQ FT 1 PER 250 SQ FT SEE NOTE 10
20		OGPD	(2 STORY)	40%	45'	25%	1 PER 250 SQ FT
21	21B 21C 21D	OGPD MOIPD OGPD	(2 STORY) (3 STORY) SEE NOTE 7 (2 STORY)	40% 45% SEE NOTE 7 40%	55' 55' 45' 45'	25% 25% SEE NOTE 7 25%	1 PER 250 SQ FT 1 PER 250 SQ FT SEE NOTE 7 1 PER 250 SQ FT
22		OPD	(2 STORY) (3 STORY)	40% 45%	55' 55'	25% 25%	1 PER 250 SQ FT 1 PER 250 SQ FT
23	23A 23B	IPD HDR	(1 STORY) (2 STORY) SEE NOTE 10	35% 40% SEE NOTE 10	45' 45' SEE NOTE 10	20% 20% SEE NOTE 10	1 PER 250 SQ FT 1 PER 250 SQ FT SEE NOTE 10
24	24A	HDR		SEE NOTE 6	N/A	N/A	N/A
25	25A 25B PARCEL F	MOIPD IPD MOIPD	SEE NOTE 7 (1 STORY) (2 STORY) SEE NOTE 7	SEE NOTE 7 35% 40% SEE NOTE 7	45' 45' 45' 45'	SEE NOTE 7 20% 20% SEE NOTE 7	SEE NOTE 7 1 PER 250 SQ FT 1 PER 250 SQ FT SEE NOTE 7
26	PCA,PCB,PCC	HDR		SEE NOTE 6	N/A	N/A	N/A
27	27B	HDR		SEE NOTE 6	N/A	N/A	N/A
28		OGPD	(1 STORY)	N/A	N/A	N/A	1 PER 250 SQ FT
29		IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT
30	30A 30B	IPD MOIPD	(1 STORY) (2 STORY) SEE NOTE 7	35% 40% SEE NOTE 7	45' 45' 55'	20% 20% SEE NOTE 7	1 PER 300 SQ FT 1 PER 300 SQ FT SEE NOTE 7
31	31A 31C 31D	IPD IPD IPD	(1 STORY) (2 STORY) (1 STORY) (2 STORY) (1 STORY) (2 STORY)	35% 40% 35% 40% 35% 40%	45' 45' 45' 45' 45' 45'	20% 20% 20% 20% 20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT 1 PER 250 SQ FT 1 PER 250 SQ FT 1 PER 250 SQ FT 1 PER 250 SQ FT

LOT	PARCELS	USE	HEIGHT	MAXIMUM FLOOR AREA RATIO (1)	MAXIMUM HEIGHT (2)	MINIMUM LANDSCAPE RATIO (3)	MINIMUM PARKING RATIO(4)
32		IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT
33		IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 300 SQ FT 1 PER 300 SQ FT
34	34B	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 300 SQ FT 1 PER 300 SQ FT
	34C	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7
	34D	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT
	34E	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 300 SQ FT 1 PER 300 SQ FT
	34F	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT
	34G	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 300 SQ FT 1 PER 300 SQ FT
	34H	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 300 SQ FT 1 PER 300 SQ FT
35	35A	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7
	35B	MCOIPD	SEE NOTE 8	SEE NOTE 8	55'	SEE NOTE 8	SEE NOTE 8
36		IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT
37		CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5
51	51C	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5
	51G	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5
52		MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8
53	53A	MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8
	53B	IPD	(4 STORY)	50%	72'	30%	1 PER 250 SQ FT
54		MCOIRPD	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10
55	55F	MOIPD	SEE NOTE 7	SEE NOTE 7	85.5'	SEE NOTE 7	SEE NOTE 7
56	56B	MCOIRPD	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10
	56C	MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8
57		MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8
58	58A	MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8
	58B	MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8
	58C	MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8
59	590,592-599	OMP	(6 STORY)	40%	85.5'	30%	1 PER 250 SQ FT
	591	HDR	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10
60	60A	HDR		SEE NOTE 6	N/A	N/A	N/A
	60B	HDR		SEE NOTE 6	N/A	N/A	N/A

NOTES:

- A. **CPD** = Retail/Commercial/Financial; **OGPD** = Garden Office; **OMP** = Midrise R&D Office; **OPD** = General Office; **IPD** = Research & Development/Light Manufacturing; **MOIPD** = Mixed Office, Research & Development/Light Manufacturing; **MCOIPD** = Mixed Retail/Commercial/Financial, Office, and Research & Development/Light Manufacturing; and **MCOIRPD** = Mixed Retail/Commercial/Financial, Office, Research & Development/Light Manufacturing and Residential.

1. The number of stories listed is the maximum number of usable floors, above ground, which any building, or portion of a building, may include.
 - a. "Maximum Floor Area Ratio" is the maximum permitted ratio of the Gross Square Footage of a building or buildings on a Parcel to the total Parcel area. The Gross Square Footage of a building or buildings shall be the sum of the area of each floor, excluding mechanical penthouses and subgrade basements, measured horizontally to the outside faces of the exterior walls.
 - b. Any Parcel containing a single structure that combines differing story height elements shall have a Maximum Floor Area Ratio equal to that ratio indicated for the highest number of stories.
 - c. Any Parcel upon which separate structures of differing story height elements are constructed shall have a Maximum Floor Area Ratio equal to a weighted average of Minimum Floor Area Ratio for each type of structure; such average shall be computed using as weights the actual number of square feet contained in each structure as specified in the formula below.

Let X = square footage of one story structure
 Let Y = square footage of two story structure
 Let Z = square footage of three story structure
 Let W = square footage of four story structure

Let 35%, 40%, 45%, and 50% be the Maximum Floor Area Ratio for one-story, two-story, three-story, and four-story structures, respectively-

$$\text{Then } \frac{X}{.35} + \frac{Y}{.40} + \frac{Z}{.45} + \frac{W}{.50} \text{ Must be less than or equal to the total square footage of the Parcel}$$

2. "Maximum Height" is the vertical distance by which any part of an Improvement rises above the top of the highest street curb on or immediately adjacent to the Parcel, or the vertical distance from the top of the building pad to the top of the highest point of any improvement, whichever is greater.
3. "Minimum Landscape Ratio" is the minimum permitted ratio of the square footage of the total landscape area to the total Parcel area. See also the Landscape Requirements in the Appendix table, Landscape Required Adjacent to Buildings. Landscape Area shall include all planting, walks, and plaza areas located on the grounds but not those on structures.
4. "Minimum Parking Ratio" is the minimum permitted ratio of the number of parking spaces on a Parcel to the Gross Square Footage of a building or buildings on a Parcel. Notwithstanding the Minimum Parking Ratio set forth in this table, the use of any Parcel or portion of a Parcel for any type of medical/dental clinics or related facilities shall require a Minimum Parking Ratio of 1 per 250 square feet of that specific use. Prior to the issuance of a business license, zoning certification and/or a building permit, the applicant for any medical occupancy must submit written documentation of current use, square footage and available parking for the subject site demonstrating the availability of 4.00 parking spaces/1,000 square feet of gross floor area for that portion of the site devoted to medical use.
5. The Maximum Floor Area Ratio and Minimum Parking Ratio for all buildings within the CPD District shall be limited as follows:

<u>Uses</u>	<u>Maximum Floor Area Ratio</u>	<u>Minimum Parking Ratio</u>
Free Standing Restaurant	12.5%	1 per 150 sf
Hotel/Motel	40.0% except 60.0% on Parcel 56A	1 per room plus 1 per employee at maximum shift
Garden Office	40.0%	1 per 250 sf
Commercial/Retail	30.0%	1 per 200 sf

Hotel/Motel uses combined with restaurant uses on a single parcel shall provide parking equal to the requirements for hotel/motel use plus the restaurant use, treating each individually. Specialized commercial land uses such as auto sales shall be reviewed on a case by case basis with regard to variances to the above criteria.

6. Residential land uses shall be subject to individual site plan approval; site plan shall respect the spirit of the Design Guidelines and shall be subject to approval by the Hacienda Owners Association's Design Review Committee and the city.
7. Development standards for MOIPD uses shall be determined by the use proposed for the site. These standards shall be based on the number of floors proposed in the tallest proposed building on the site and shall be as follows:

<u>Number Of Stories</u>	<u>Maximum Floor Area Ratio</u>	<u>Minimum Landscape Ratio</u>	<u>Minimum Parking Ratio</u>
One	35%	20%	1 per 300 sq. ft.
Two	40%	25%	1 per 300 sq. ft.
Three	45%*	25%	1 per 300 sq. ft.
Four	50%	25%	1 per 300 sq. ft.
Five	60%	30%	1 per 300 sq. ft.
Six	60%	30%	1 per 300 sq. ft.

* A FAR up to 50% may be permitted at the city's discretion if it is found that the building's design and massing are done in a manner that minimizes the additional building area (over 45%) and sufficient landscaping would be provided to mitigate the increased building coverage.

Parking ratios shall be designed to provide adequate off-street parking for a building's intended uses. Ratios less than 1 per 300 square feet shall only be approved if both the applicant and the city agree to such a standard. Ratios between 1 per 300 sq. ft. and 1 per 250 sq. ft. shall be approved by the city if requested by the applicant. Ratios higher than 1 per 250 sq. ft. require mutual approval by the applicant and the city.

Notwithstanding the number of stories of a proposed building on a site and the corresponding Maximum Floor Area Ratios set forth in this Note 7, if a warehouse use is a proposed use for a significant portion, or the whole, of a building on a site, the Maximum Floor Area Ratio for the building wherein the warehouse use is proposed to be located shall be increased to 60%. Whether the portion of the building proposed for warehouse use is significant shall be determined on a case-by-case basis during the design review process for individual projects within the Hacienda boundary. In addition, minimum landscaping and parking requirements shall be modified as appropriate, generally consistent with other warehouse projects in Pleasanton.

8. Development standards for MCOIPD uses shall be determined by the use proposed for the site. These standards shall be based on the use and the number of floors proposed. If a warehouse, office or industrial use is proposed, the development standards shall be based on those standards described in Note 7 above. If a commercial use is proposed, the development standards shall be as follows:

<u>Uses</u>	<u>Maximum Floor Area Ratio</u>	<u>Minimum Landscape Ratio</u>	<u>Minimum Parking Ratio</u>
Free-Standing Restaurant	12.5%	25%	1 per 150 sf
Hotel/Motel	60%	30%	1 per room plus 1 per employee at maximum shift
Commercial/Retail	30%	25%	1 per 200 sf

Other specialized commercial land uses shall be reviewed on a case by case basis, and modifications to the above standards may be approved. Combined retail/office uses on a Parcel shall follow the development standards for office use, except that parking shall be provided for each use, treating each individually.

9. Development standards for applicable portions of this site as per Hacienda TOD Standards and Design Guidelines (March 1, 2011).
10. Development standards for applicable portions of this site as per Housing Site Development Standards and Design Guidelines (August 21, 2012).

B. Summary of Property Line Setbacks

	<u>FRONT YARD SETBACKS¹¹</u>		<u>SIDE YARD SETBACKS</u>		<u>REAR YARD SETBACKS</u>	
Hopyard Road, Stoneridge Drive ⁹ , Hacienda Drive ⁷ , Owens Drive ¹ , and Rosewood Drive	(B)	75'	(B)	25'	(B)	25'
	(P)	50'	(P)	5'	(P)	5'
	(D)	50'	(D)	25'	(D)	15'
Stoneridge Drive ¹⁰ , Hacienda Drive ⁸ , W. Las Positas Boulevard, and Owens Drive ²	(B)	50'	(B)	25'	(B)	25'
	(P)	33'	(P)	5'	(P)	5'
	(D)	33'	(D)	25'	(D)	15'
Willow Road ³ , and Gibraltar Drive North and Gibraltar Drive South ⁴ ("Inner Loop Road")	(B)	75'	(B)	25'	(B)	25'
	(P)	50'	(P)	5'	(P)	5'
	(D)	50'	(D)	25'	(D)	15'
Willow Road ⁵ , Gibraltar Drive North and Gibraltar Drive South ⁶ , and all other streets	(B)	50'	(B)	25'	(B)	25'
	(P)	33'	(P)	5'	(P)	5'
	(D)	33'	(D)	25'	(D)	15'
Interstate 580	(B)	40'	(B)	25'	(B)	N/A
	(P)	15'	(P)	5'	(P)	N/A
	(D)	15'	(D)	25'	(D)	N/A

NOTES:

Setbacks are minimum permitted distances between a Property Line and an Improvement such as a building or a parking area; provided that if (i) there are no parking areas constructed between a building façade and a Front Property Line, and (ii) the building façade is not parallel to the Front Property Line, a building corner may intrude not more than 12 feet into a 75 foot setback and 6 feet into a 50 foot setback, measured perpendicular to the building façade, so long as the additional minimum landscaping adjacent to the building façade meets the requirements of Note 1 in the Appendix table, Landscaping Required Adjacent to Buildings. Setbacks and applicable driveway medians shall be landscaped as provided in the Design Guidelines.

- (B) A building setback (includes multi-level parking structures)
- (P) A parking setback
- (D) A single level parking deck setback

1. The north side of Owens Drive between Rosewood Drive and Tassajara Creek and the south side of Owens Drive between Hopyard Road and Chabot Drive.
2. The north side of Owens Drive between Chabot Drive and Rosewood Drive and the south side of Owens Drive between Chabot Drive and Tassajara Creek.
3. That portion of the east side of Willow Road within the Inner Loop Road.
4. Those portions of Gibraltar Drive North and Gibraltar Drive South within the Inner Loop Road.
5. All of Willow Road within the Property excluding that portion described in Note 3.
6. All other portions of Gibraltar Drive North and Gibraltar Drive South within the Property excluding those portions described in Note 4.
7. All of Hacienda Drive within the Property excluding that portion described in Note 8.
8. The southeast side of Hacienda Drive between Gibraltar Drive and Owens Drive.
9. All of Stoneridge Drive within the Property excluding that portion described in Note 10.
10. The north side of Stoneridge Drive between Gibraltar Drive and Tassajara Creek and all of Stoneridge Drive Extension south of W. Las Positas Boulevard.
11. Refer to Section 2 of the Design Guidelines for allowable setback encroachment on Parcels utilizing development standards for Transit Oriented Development and Housing Element type projects.

C. Landscaping Required Adjacent to Buildings

In addition to the landscaping required in the Public Service Easement ("P.S.E.") on each Parcel fronting a Street within or adjacent to the Property, in landscape easements, and in the side and rear yards, each Parcel shall contain additional minimum landscaping adjacent to each building in accordance with the Design Guidelines, as summarized below. No additional landscaping is required at the rear of a building.

ADDITIONAL MINIMUM LANDSCAPING^{1,2}

<u>STREET</u>	<u>AT FRONT OF BUILDING⁹</u>		<u>AT SIDE OF BUILDING⁹</u>	
Hopyard Road, Stoneridge Drive, Hacienda Drive, Owens Drive ³ , and Rosewood Drive	(P)	15'	(P)	9'
	(NP)	25'	(NP)	20'
W. Las Positas Boulevard and Owens Drive ⁴	(P)	15'	(P)	9'
	(NP)	17'	(NP)	20'
Willow Road ⁵ , and Gibraltar Drive North and Gibraltar Drive South ⁶ ("Inner Loop Road")	(P)	15'	(P)	9'
	(NP)	25'	(NP)	20'
Willow Road ⁷ , Gibraltar Drive North and Gibraltar Drive South ⁸ , and all other streets	(P)	15'	(P)	9'
	(NP)	17'	(NP)	20'
Interstate 580	(P)	15'	(P)	9'
	(NP)	25'	(NP)	20'

NOTES:

- (P) If surface parking area is located to the front or side (whichever is applicable) of the building.
 (NP) If surface parking area is not located to the front or side (whichever is applicable) of the building.

- The depth of the additional minimum landscaping adjacent to a building façade may vary, provided that (i) the shortest distance between the building façade and the front of the additional minimum landscaping shall be no less than six feet, (ii) the area of the additional minimum landscaping equals or exceeds the area that would result from a uniform depth of the amount shown in this table (above), and (iii) the landscaping extends the length of the façade.
- For buildings constructed for retail and commercial uses in the CPD planning district, no additional landscaping shall be required immediately adjacent to the front and side of such buildings if a 12 foot covered sidewalk is constructed immediately adjacent to the front and side of such buildings, and parking is permitted immediately adjacent to such sidewalk. On Parcels sharing a common driveway, landscaping is not required adjacent to the Side Property Line where the common driveway is located.
- The north side of Owens Drive between Rosewood Drive and Tassajara Creek and the south side of Owens Drive between Hopyard Road and Chabot Drive.
- The north side of Owens Drive between Chabot Drive and Rosewood Drive and the south side of Owens Drive between Chabot Drive and Tassajara Creek.
- That portion of the east side of Willow Road within the Inner Loop Road.
- Those portions of Gibraltar Drive North and Gibraltar Drive South within the Inner Loop Road.
- All of Willow Road within the Property excluding the portion described in Note 5.
- All portions of Gibraltar Drive North and Gibraltar Drive South within the Property excluding the portion described in Note 6.
- Refer to Section 2 of the Design Guidelines for allowable landscape variations on Parcels utilizing development standards for Transit Oriented Development and Housing Element type projects.

D. Landscape Plant Species List (WUCOLS - Zone 1)



The following species shall form the basis for landscape design at Hacienda. **Reference may also be made to the current version of the Water Use Classification of Landscape Species for Zone 1.** Other species may be submitted for consideration but will be evaluated by Hacienda based on suitability, water consumption, and their potential to be invasive.

1. Tree Species



Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Acacia stenophylla</i>	Eumong/Shoestring Acacia	VL	N	Small	
<i>Acacia pendula</i>	Weeping Acacia	L	N	Small	
<i>Acer palmatum</i> & cvs.	Japanese Maple	M	N	Medium	
<i>Acer pseudoplatanus</i>	Sycamore Maple	M	Y	Medium	
<i>Acer rubrum</i> & cvs.	Red Maple	M	N	Medium	
<i>Aesculus californica</i>	California Buckeye	VL	N	Medium	
<i>Afrocarpus gracilior</i> (<i>Podocarpus gracilior</i>)	African Fern Pine	M	N	Small	
<i>Albizia julibrissin</i>	Silk Tree	L	N	Small	Very salt sensitive. No reclaimed water.
<i>Alnus cordata</i>	Italian Alder	M	N	Medium	
<i>Araucaria araucana</i>	Monkey Puzzle Tree	L	N	Large	
<i>Araucaria bidwillii</i>	Bunya-Bunya	L	N	Large	Requires large clear area.
<i>Arbutus 'Marina'</i>	Marina Arbutus (Madrone)	L	Y	Medium	Avoid clay.
<i>Arbutus texana</i>	Texas Madrone	L	Y	Medium	Avoid clay.
<i>Arbutus unedo</i>	Strawberry Tree	L	Y	Small	Avoid clay.
<i>Brachychiton populneus</i>	Bottle Tree	L	N	Large	
<i>Callistemon viminalis</i>	Weeping Bottle Brush	L	Y	Small	
<i>Calocedrus decurrens</i>	California Incense Cedar	M	N	Large	
<i>Casuarina cunninghamiana</i>	River She-Oak	L	Y	Large	
<i>Casuarina stricta</i> (<i>Allocauarina verticillata</i>)	Coast Beefwood	L	Y	Small	
<i>Catalpa speciosa</i>	Western Catalpa	L	N	Large	
<i>Cedrus deodara</i>	Deodar Cedar	L	Y	Large	Requires large clear area.
<i>Celtis australis</i>	European Hackberry	L	N	Medium	
<i>Celtis occidentalis</i>	Common Hackberry	L	N	Medium	
<i>Celtis sinensis</i>	Chinese Hackberry	L	N	Medium	Very salt sensitive. No reclaimed water.
<i>Ceratonia siliqua</i>	Carob	L	Y	Medium	Male plants only. Avoid clay.
<i>Cercis occidentalis</i>	Western Redbud	VL	Y	Small	

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Cercis reniformis</i>	Oaklahoma Redbud	L	Y	Small	
<i>Chilopsis linearis</i>	Desert Willow	L	N	Small	Prune as tree habit.
<i>Chitalpa tashkentensis</i> 'Morning Cloud', 'Pink Dawn'	White & Pink Chitalpa	L	N	Small	
<i>Cinnamomum camphora</i>	Camphor Tree	M	N	Large	
<i>Cupressus arizonica</i> (<i>Hesperocyparis arizonica</i>)	Arizona Cypress	VL	N	Medium	Very salt sensitive. No reclaimed water.
<i>Cupressus macnabiana</i> (<i>Hesperocyparis macnabiana</i>)	MacNab Cypress	VL	N	Medium	
<i>Cupressus sempervirens</i>	Italian Cypress - full form	L	Y	Large	
<i>Cupressus sempervirens</i> 'Fastigiata', 'Stricta'	Italian Cypress	L	Y	Tall	
<i>Eriobotrya deflexa</i>	Bronze Loquat	M	N	Small	
<i>Eriobotrya japonica</i>	Loquat	L	N	Small	
<i>Fraxinus angustifolia</i> 'Raywood' (<i>F. oxycarpa</i>)	Raywood Ash	M	Y	Medium	
<i>Fraxinus dipetala</i>	California Ash	M	N	Small	
<i>Fraxinus velutina</i> 'Rio Grande'	Fan-Tex-Ash	M	N	Large	Very salt sensitive. No reclaimed water.
<i>Ginkgo biloba</i>	Maiden Hair Tree	M	N	Large	Very salt sensitive. No reclaimed water.
<i>Juglans hindsii</i>	California Black Walnut	M	N	Large	
<i>Juniperus scopulorum</i> cvs.	Rocky Mountain Juniper	L	N	Small	
<i>Juniperus</i> spp.	Juniper	L	N	Small	
<i>Koelreuteria bipinnata</i>	Koelreuteria Bipinnata	M	Y	Medium	
<i>Lagerstroemia</i> spp., hybrids & cvs.	Crepe Myrtle	L	N	Small	Good species for bank and bioswale.
<i>Laurus</i> 'Saratoga'	Saratoga Laurel	L	Y	Small	
<i>Laurus nobilis</i>	Sweet Bay	L	Y	Small	
<i>Leptospermum</i> 'Dark Shadows'	Dark Shadows Tea Tree	L	Y	Small	
<i>Leptospermum laevigatum</i>	Australian Tea Tree	L	Y	Small	
<i>Lyonothamnus</i> spp. <i>Aspleniifolius</i>	Catalina Ironwood	L	N	Medium	
<i>Maytenus boaria</i>	Mayten Tree	M	Y	Small	Avoid clay.
<i>Melaleuca bracteata</i> 'Revolution Green'	River Tea Tree	L	Y	Small	
<i>Melaleuca decussata</i>	Totem Poles (Lilac Melaleuca)	VL	N	Medium	

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
Melaleuca linariifolia	Flax Leaf Paper Bark	L	Y	Small	
Melaleuca styphelioides	Prickly-Leaved Paperbark	L	N	Large	
Morus alba	White Mulberry	M	N	Medium	Very salt sensitive. No reclaimed water.
Olea europaea 'Swan Hill' & fruitless var.	European Olive	VL	Y	Small	
Parkinsonia aculeata	Mex. Palo Verde/Jerusalem Thorn	VL	N	Small	
Pinus brutia (P. halepensis brutia)	Calabrian Pine	L	Y	Medium	
Pinus brutia spp. Eldarica (Pinus brutia elderica)	Eldarica Pine	L	Y	Medium	
Pinus canariensis	Canary Island Pine	L	Y	Large	
Pinus halepensis	Aleppo Pine	L	Y	Medium	
Pinus pinea	Italian Stone Pine	VL	Y	Large	Potential to become invasive.
Pistacia chinensis & var. 'Keith Davies'	Chinese Pistache	L	N	Large	Very salt sensitive. No reclaimed water.
Platanus acerifolia 'Bloodgood' (Platanus x hispanica & cvs.)	London Plane	M	N	Large	Very salt sensitive. No reclaimed water. Avoid clay.
Platanus racemosa	California Sycamore	M	N	Large	Salt sensitive. No reclaimed water.
Podocarpus macrophyllus	Yew Pine	M	N	Small	
Populus alba 'Pyramidalis'	Bolleana Poplar	M	N	Medium	Very salt sensitive. No reclaimed water.
Populus fremontii	Western Cottonwood	M	Y	Large	Good species for large areas and bioswales.
Prunus caroliniana	Carolina Laurel Cherry	L	N	Small	
Prunus ilicifolia	Holly Leaf Cherry	L	Y	Small	
Prunus ilicifolia lyonii	Catalina Cherry	L	Y	Small	
Prunus spp. Cherry	Flowering Cherry	M	N	Small	
Prunus spp. Plum	Flowering Plum	L	Y?	Small	
Pseudotsuga menziesii	Douglas Fir	L	N	Large	Requires large area.
Quercus agrifolia	Coast Live Oak	VL	Y	Large	
Quercus douglasii	Blue Oak	VL	N	Large	
Quercus ilex	Holly Oak	L	Y	Medium	Avoid clay.
Quercus kelloggii	California Black Oak	L	N	Large	
Quercus lobata	Valley Oak	L	Y	Large	Avoid clay.

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Quercus x morehus</i>	Abram's Oak	L	N	Large	
<i>Quercus suber</i>	Cork Oak	L	Y	Large	Avoid clay.
<i>Quercus texana</i>	Texas Red Oak, Nuttall's Oak	L	N	Large	Good for bioswale. Likes clay.
<i>Quercus wislizeni</i>	Interior Live Oak	VL	Y	Large	
<i>Rhaphiolepis</i> 'Majestic Beauty'	Majestic Beauty	L	Y	Large	
<i>Rhus lancea</i>	African Sumac	L	N	Small	
<i>Robinia x ambigua</i> & cvs. 'Purple Robe'	Purple Locust	L	Y	Medium	
<i>Sambucus mexicana</i>	Blue Elderberry	L	Y?	Small	
<i>Sciadopitys verticillata</i>	Japanese Umbrella Pine	M	N	Small	
<i>Sophora japonica</i>	Japanese Pagoda Tree	M	Y	Medium	Avoid clay.
<i>Sophora secundiflora</i>	Texas Mountain Laurel	L	N	Small	Very salt sensitive. No reclaimed water.
<i>Tilia tomentosa</i>	Silver Linden	L	N		
<i>Ulmus</i> 'Frontier'	Frontier Elm	L	N	Medium	
<i>Ulmus parvifolia</i> & cvs. 'True Green'	Chinese Evergreen Elm	L	Y	Medium	Avoid clay.
<i>Ulmus wilsoniana</i> 'Prospector'	Prospector Elm	L	N	Medium	
<i>Zelkova serrata</i>	Saw Leaf Zelkova	M	Y	Large	Avoid clay.

2. Palm Species

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Chamaerops humilis</i>	Mediterranean Fan Palm	L	Y	Small	
<i>Jubaea chilensis</i>	Chilean Wine Palm	L	N	Tall	
<i>Phoenix roebelenii</i>	Pigmy Date Palm	L	N	Medium	
<i>Syagrus romanzoffiana</i>	Queen Palm	L	N	Medium	
<i>Trachycarpus fortunei</i>	Windmill Palm	L	N	Medium	Very salt sensitive. No reclaimed water.
<i>Washingtonia filifera</i>	California Fan Palm	L	Y	Medium	

3. Shrubs

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
Abelia floribunda	Mexican Abelia	M	N		
Abelia x grandiflora & cvs.	Glossy Abelia	M	N		
Acacia cultriformis	Knife Acacia	L	N		
Acacia redolens & cvs.	Prostrate Acacia	VL	Y		
Agave ngulate (& thick-leaved relatives) (CA native and non-native)	Agave	VL	Y		
Agave ngulate (& thin-leaved relatives) (CA native and non-native)	Agave	VL	Y		
Aloe spp.	Aloe	L	Y		
Alyogyne huegelii	Blue Hibiscus	L	N		
Arctostaphylos 'Austin Griffiths'	Austin Griffiths Manzanita	L	Y		
Arctostaphylos bakeri 'Louis Edmunds'	Louis Edmunds Manzanita	L	?		
Arctostaphylos canescens	Hoary Manzanita	VL	?		
Arctostaphylos densiflora & cvs. ('Harmony', 'Howard McMinn', 'Sentinel')	Vine Hill Manzanita	L	Y		
Arctostaphylos hookeri (shrub cvs.) 'John Dourley'	John Dourley Manzanita	L	?		
Arctostaphylos 'Lester Rowntree'	Lester Rowntree Manzanita	L	?		
Arctostaphylos purissima 'Vandenberg'	Vandenberg Manzanita	L	?		
Arctostaphylos stanfordiana cvs.	Stanford's Manzanita	VL	?		
Arctostaphylos 'Sunset'	Sunset Manzanita	L	?		
Arctostaphylos viridissima 'White Cloud'	White Cloud Manzanita	L	?		
Arctostaphylos viscida	Whiteleaf Manzanita	VL	?		
Artemisia spp. (shrubby)	Sagebrush	VL	?		
Atriplex - See Extriplex californica					
Aucuba japonica	Japanese Aucuba	M	N		Shade only.
Baccharis 'Centennial'	Centennial Baccharis	VL	Y		
Baccharis pilularis var. Consanguinea	Coyote Brush	L	Y		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
Bambusa spp.	Bamboo (Bambusa)	L	Y		
Berberis aquifolium 'Mahonia '	Oregon Grape	M	N		Shade only.
Berberis nevinii	Nevin Mahonia	L	N		
Berberis pinnata & cvs. 'Mahonia'	California Holly Grape	L	N		
Brunfelsia pauciflora	Yesterday Today and Tomorrow	M	N		Part shade.
Buddleja alternifolia	Fountain Butterfly Bush	L	N		Salt sensitive. No reclaimed water.
Buxus microphylla japonica & cvs.	Japanese Boxwood	M	Y		
Callistemon citrinus & cvs.	Bottle Brush	L	Y		
Callistemon 'Violaceus'	Purple Bottle Brush	L	Y		
Calycanthus occidentalis	Western Spice Bush	M	N		
Camellia japonica & cvs.	Camellia	M	N		
Camellia sasanqua & cvs.	Sasanqua Camellia	M	N		
Carpenteria californica 'Elizabeth'	Bush Anemone	M	N		
Ceanothus arboreus & cvs.	Island Ceanothus	L	Y		
Ceanothus 'Blue Jeans'	Blue Jeans Ceanothus	L	Y		
Ceanothus 'Concha'	Concha Ceanothus	L	Y		
Ceanothus 'Dark Star'	Dark Star Ceanothus	L	Y		
Ceanothus 'Frosty Blue'	Frosty Blue Ceanothus	L	Y		
Ceanothus 'Joan Mirov'	Joan Mirov Ceanothus	L	Y		
Ceanothus 'Julia Phelps'	Julia Phelps Ceanothus	L	Y		
Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus	L	Y		
Ceanothus foliosus & cvs.	Wavy Leaf Mountain Lilac	VL	Y		
Ceanothus rigidus 'Snowball'	Snowball Ceanothus	L	Y		
Ceanothus thyrsiflorus 'Arroyo de la Cruz'	Arroyo de la Cruz Ceanothus	L	Y		
Ceanothus thyrsiflorus 'Skylark'	Skylark Ceanothus	L	Y		
Ceanothus thyrsiflorus 'Snow Flurry'	Snow Flurry Ceanothus	L	Y		
Ceanothus thyrsiflorus var. Griseus 'Yankee Point'	Yankee Point Ceanothus	L	Y		
Ceanothus 'Tilden Park'	Tilden Park Ceanothus	L	Y		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
Cephalocereus spp.	Old Man Cactus	VL	N		
Cephalanthus occidentalis	Button Bush	M	N		Good species for bioswale.
Ceratostigma griffithii	Burmese Plumbago	L	N		
Cercocarpus betuloides	Mountain Ironwood	VL	N		
Cercocarpus betuloides or C. minutiflorus	Mountain Mahogany	L	Y		
Chaenomeles cvs.	Flowering Quince	L	N		
Cistus spp. & cvs.	Rockrose	L	N		
Coleonema pulchellum (C. pulchrum)	Breath of Heaven	M	Y		
Cordyline fruticosa (C. terminalis)	Hawaiian Ti	M	N		
Cordyline hybrids & cvs.	Cordyline hybrids and cvs.	M	N		
Correa spp. & cvs.	Australian Fuchsia	L	N		
Corylus maxima	Filbert	L	N		
Cotinus coggygria	Smoke Tree	L	N		
Cotinus obovatus	American Smoke Tree	L	N		
Cotyledon spp.	Cotyledon	L	N		
Dasyliirion spp.	Desert Spoon	VL	N		
Dendromecon rigida	Tree Poppy	VL	N		
Dodonaea viscosa	Hopseed Bush	L	N		
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	L	N		
Elaeagnus pungens	Silverberry	L	N		
Elaeagnus x ebbingei	Ebbinge's Silverberry	L	N		
Ephedra nevadensis	Nevada Ephedra	VL	N		
Ephedra viridis	Green Ngula Tea	L	N		
Ericameria arborescens	Golden Fleece	VL	N		
Eriobotrya 'Coppertone'	Coppertone Loquat	M	N		
Eriodictyon crassifolium	Thickleaf Yerba Santa	L	N		
Eriodictyon tomentosum	Wooly Yerba Santa	L	N		
Eriogonum arborescens	Santa Cruz Island Buckwheat	VL	N		
Eriogonum fasciculatum & cvs.	California Buckwheat	VL	N		
Eriogonum giganteum	St. Catherine's Lace	VL	N		
Escallonia spp. & cvs.	Escallonia	M	Y		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Euonymus alatus</i>	Burning Bush	M	N		
<i>Euonymus japonica</i> , E. japonica 'Grandiflora'	Evergreen Euonymus	L	Y		
<i>Fatsia japonica</i>	Japanese Aralia	M	Y		Shade only.
<i>Felicia fruticosa</i>	Shrub Aster	L	N		
<i>Forestiera pubescens</i>	Desert Olive	L	N		
<i>Forsythia</i> spp. & hybrids	Forsythia	M	Y		
<i>Forsythia</i> x <i>intermedia</i>	Forsythia	L	Y		
<i>Fremontodendron</i> spp. & cvs.	Flannel Bush	VL	N		
<i>Furcraea</i> spp.	Furcraea	L	N		
<i>Garrya elliptica</i>	Coast Silk Tassel	L	N		
<i>Garrya fremontii</i>	Fremont Silk Tassel	L	N		
<i>Grevillea</i> spp. & cvs.	Grevillea	L	N		
<i>Grewia occidentalis</i>	Lavender Star Flower	M	N		On slopes or espalier.
<i>Heteromeles arbutifolia</i>	Toyon	L	Y		
<i>Hibiscus syriacus</i>	Rose of Sharon	L	N		
<i>Hymenolepis parviflora</i> (<i>Athanasia acerosa</i>)	Golden Coulter Bush	L	N		On slopes.
<i>Hypericum</i> 'Hidcote'	St. Johns Wort	M	N		
<i>Hypericum</i> x <i>moserianum</i>	Gold Flower	M	N		
<i>Ilex cornuta</i> 'Burfordii'	Burford Holly	L	Y		
<i>Ilex vomitoria</i>	Yaupon	L	N		
<i>Ilex</i> x <i>altaclarensis</i> 'Wilsonii'	Wilson Holly	M	N		
<i>Isopogon formosus</i>	Rose Cone Flower/Drumsticks	L	N		
<i>Jasminum humile</i>	Italian Jasmine	L	N		Good on slopes.
<i>Jasminum mesnyi</i>	Primrose Jasmine	L	N		Good on slopes.
<i>Jasminum officinale</i> (or <i>J. o.</i> affine <i>grandiflorum</i>)	Common Jasmine	L	N		
<i>Jasminum parkeri</i>	Dwarf Jasmine	L	N		Good species for containers or topiary.
<i>Juniperus californica</i>	California Juniper	L	Y		
<i>Keckiella antirrhinoides</i>	Yellow Penstemon	L	N		
<i>Keckiella cordifolia</i>	Climbing Penstemon	L	N		
<i>Kerria japonica</i> 'Pleniflora'	Japanese Rose	M	N		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
Lantana camara & cvs.	Lantana	L	Y		
Lavandula spp. & cvs.	Lavender	L	N		
Lavatera ngulate (L. bicolor)	Bush Mallow	L	N		
Leptospermum laevigatum 'Revesii'	Dwarf Tea Tree	L	Y		
Leptospermum rotundifolium	Tea Tree	L	N		
Ligustrum ovalifolium	California Privet	L	Y		
Ligustrum x vicaryi	Golden Privet	L	Y		
Loropetalum chinense & cvs.	Fringe Flower	L	N		
Lupinus excubitus	Grape Soda Lupine	VL	N		
Magnolia stellata	Star Magnolia	M	N		
Malacothamnus fremontii	Fremont's Bush Mallow	VL	N		
Melaleuca armillaris	Bracelet Honey-Myrtle	VL	N		
Melaleuca incana	Grey Honey-Myrtle	L	N		
Melaleuca wilsonii	Wilson Melaleuca	L	N		
Mimulus aurantiacus (Diplacus arachnoideus)	Sticky Monkey Flower	VL	N		
Mimulus aurantiacus var. Puniceus	Red Bush Monkey Flower	VL	N		
Myrsine africana	African Boxwood	L	N		
Myrtus communis	True Myrtle	L	Y		
Nandina domestica	Heavenly Bamboo	L	N		Salt sensitive.
Opuntia spp. & cvs.	Prickly Pear/Cholla	VL	N		
Perovskia spp. & cvs.	Russian Sage	L	N		
Osmanthus spp.	Sweet Olive	M	N		
Perovskia spp. & cvs.	Russian Sage	L	N		
Philadelphus lewisii (P. californicus)	Wild Mock Orange	M	N		
Philadelphus mexicanus	Evergreen Mock Orange	L	N		
Philadelphus microphyllus	Littleleaf Mock Orange	L	N		
Photinia serratifolia (P. serrulata)	Chinese Photinia	M	N		
Photinia x fraseri	Fraser Photinia	M	N		
Phyllostachys spp.	Bamboo (Phyllostachys)	L	N		
Pinus mugo	Mugo Pine	L	N		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Pistacia lentiscus</i>	Mastic Tree	VL	Y		
<i>Pittosporum crassifolium</i>	Evergreen Pittosporum	M	Y		
<i>Pittosporum tobira</i> & cvs.	Mock Orange	L	Y		
<i>Podocarpus lawrencei</i> cvs.	Mountain Plum Pine	M	N		
<i>Portulacaria afra</i> & cvs.	Elephant's Food	VL	N		
<i>Protea</i> spp. & cvs.	Protea	M	N		
<i>Punica granatum</i> & cvs.	Dwarf Pomegranate	L	N		Salt sensitive.
<i>Purshia stansburyana</i> (<i>Cowania ngulate</i> , <i>Purshia ngulate</i>)	Cliff Rose	L	N		
<i>Quercus dumosa</i>	Nuttall's Scrub Oak	VL	N		
<i>Quercus durata</i>	Leather Oak	VL	N		
<i>Rhagodia spinescens</i> (R. <i>deltophylla</i>)	Australian Saltbush	VL	Y		
<i>Rhamnus alaternus</i>	Italian Buckthorn	L	N		
<i>Rhamnus californica</i> 'Eve Case'	Eve Case Coffeeberry	L	Y		
<i>Rhamnus californica</i> & cvs. (<i>Frangula californica</i>)	Coffeeberry	L	Y		
<i>Raphiolepis indica</i> & cvs.	Indian Hawthorne	L	Y		Avoid clay soils.
<i>Raphiolepis ngulate</i> & cvs.	Yeddo Hawthorne	L	Y		Avoid clay soils.
<i>Rhododendron</i> spp. (CA native and non-native spp.)	Rhododendron/Azalea	M	N		
<i>Rhus integrifolia</i>	Lemonade Berry	L	N		
<i>Rhus ovata</i>	Sugar Bush	L	N		
<i>Ribes californicum</i>	Hillside Gooseberry	L	N		
<i>Ribes sanguineum</i> var. & cvs.	Red Flowering Currant	L	N		Needs afternoon shade.
<i>Ribes speciosum</i>	Fuchsia Flowering Gooseberry	L	N		
<i>Ribes viburnifolium</i>	Evergreen Currant	L	N		Shade only.
<i>Romneya coulteri</i>	Matilija Poppy	VL	N		
<i>Rosa californica</i>	California Wild Rose	L	N		Salt sensitive.
<i>Rosmarinus officinalis</i>	Rosemary	L	Y		
<i>Salvia</i> 'Allen Chickering'	Allen Chickering Sage	L	N		
<i>Salvia</i> 'Aromas'	Aromas Salvia	L	N		
<i>Salvia clevelandii</i> & hybrids	Cleveland/Alan Chickering etc.	L	N		
<i>Salvia greggii</i> & hybrids	Autumn Sage	L	N		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
Salvia leucantha & cvs.	Mexican Bush Sage	L	Y		
Salvia leucophylla	Purple Sage	L	N		Good species for dry banks and hillsides.
Salvia mellifera	Black/Green Sage	L	N		
Salvia microphylla (S. m. 'Hot Lips')	Cherry/Graham Sage	L	N		
Salvia muelleri	Royal Purple Autumn Sage	L	N		
Salvia x jamensis cvs.	Sage (jamensis cvs.)	L	N		
Sarcococca hookeriana humilis	Sweet Sarcococca	L	N		
Sarcococca ruscifolia	Fragrant Sarcococca	L	N		
Senecio cineraria (Jacobaea angulate)	Dusty Miller	L	N		
Senecio flaccidus (Senecio douglasii)	Douglas Groundsel	VL	N		
Senna artemesioides (Cassia artemesioides)	Feathery Cassia/Senna	L	N		
Senna bicapsularis (Cassia candolleana)	New Zealand Cassia/Senna	L	N		
Simmondsia chinensis	Jojuba	VL	Y		
Sollya heterophylla	Australian Bluebell Creeper	L	N		
Spiraea spp. (CA native and non-native spp.)	Spiraea	M	N		
Styrax redivivus (S. californicus, S. fulvescens)	Snowdrop Bush	L	N		
Syringa vulgaris	Lilac	L	N		
Syringa x persica	Persian Lilac	L	N		
Tecoma 'Crimson Flare'	Yellow Bells	L	N		
Teucrium chamaedrys	Germander	L	N		
Teucrium x lucidrys	Germander	L	N		
Teucrium fruticans & cvs.	Bush Germander	L	N		
Thuja occidentalis	American Arborvitae	M	N		Salt sensitive.
Vaccinium ovatum	Evergreen Huckleberry	M	N		Shade only.
Viburnum davidii	David Viburnum	M	N		Shade only.
Viburnum japonicum	Japanese Viburnum	M	N		
Viburnum odoratissimum	Sweet Viburnum	L	N		
Viburnum opulus	European Cranberry Bush	L	N		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
Viburnum rhytidophyllum	Leatherleaf Viburnum	M	N		
Viburnum x burkwoodii	Burkwood Viburnum	L	N		
Vitex rotundifolia	Beach Vitex	M	N		
Westringia fruticosa (rosmariniformis) & hybrids & cvs.	Coast Rosemary	L	N		
Westringia 'Wynyabbie Gem'	Wynyabbie Gem Westringia	L	N		
Xylosma congestum	Shiny Xylosma	L	Y		
Xylosma congestum 'Compacta'	Compact Shiny Xylosma	L	Y		

4. Ground Covers

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
Abelia grandiflora 'Prostrata'	Prostrate Glossy Abelia	M	N		1.5'-2' height by 4' wide
Ajuga reptans	Carpet Bugle	M	N		Shade.
Arctostaphylos edmundsii 'Big Sur', 'Bert Johnson', 'Rosey Dawn'	Big Sur Manzanita	L	?		
Arctostaphylos hookeri 'Ken Taylor'	Ken Taylor Manzanita	L	?		
Arctostaphylos hookeri 'Wayside'	Wayside Manzanita	L	?		
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	?		
Arctostaphylos uva-ursi 'Pt. Reyes'	Pt. Reyes Manzanita	L	?		
Arctostaphylos uva-ursi 'Radiant'	Radiant Manzanita	L	?		
Arctostaphylos uva-ursi 'San Bruno Mountain'	San Bruno Mtn Manzanita	L	?		
Arctostaphylos uva-ursi 'Tom's Point'	Tom's Point Manzanita	L	?		
Arctostaphylos uva-ursi 'Wood's Compact'	Wood's Compact Manzanita	L	?		
Artemisia californica 'Montara'	Montara Sagebrush	L	Y		Tolerates clay soils.
Atriplex leucophylla	Saltbush	VL	Y		Salt tolerant.
Baccharis pilularis cvs.	Dwarf Coyote Brush	L	Y		
Berberis repens	Creeping Mahonia	L	N		Shade.

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
Callistemon 'Little John'	Little John Bottlebrush	L	Y		
Campanula poscharskyana (C. spp. & var.)	Serbian Bell Flower	M	N		
Carissa macrocarpa (prostrate cvs.)	Natal Plum	L	N		
Ceanothus 'Centennial'	Centennial Ceanothus	L	Y		
Ceanothus gloriosus 'Anchor Bay', 'Hearts Desire'	Ground Cover Ceanothus	L	Y		
Ceanothus gloriosus v. Exaltus 'Emily Brown'	Emily Brown Ceanothus	L	Y		
Ceanothus maritimus 'Frosty Dawn', 'Pt. Sierra'	Ground Cover Ceanothus	L	Y		
Ceanothus maritimus 'Valley Violet'	Valley Violet Ceanothus	L	Y		
Ceanothus thyrsiflorus var. griseus 'Carmel Creeper'	Carmel Creeper Ceanothus	L	Y		
Ceanothus thyrsiflorus var. Griseus 'Diamond Heights'	Diamond Heights Ceanothus	L	Y		
Ceanothus thyrsiflorus var. Griseus 'Yankee Point'	Yankee Point Ceanothus	L	Y		
Cephalophyllum spp.	Ice Plant	L	N		
Ceratostigma plumbaginoides	Dwarf Plumbago	L	N		
Convolvulus mauritanicus	Ground Morning Glory	L	N		Good species for firescaping.
Coprosma petriei 'Verde Vista'	Verde Vista Coprosma	L	N		
Coprosma x kirkii	Creeping Coprosma	L	N		
Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	L	N		1' tall by 6' spread.
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	L	N		1' tall by 12' spread.
Cotoneaster horizontalis	Prostrate Rock cotoneaster	L	N		2' tall by 7' spread.
Crassula multicava	Groundcover Jade	L	N		Good species for groundcover under redwoods.
Drosanthemum spp.	Ice Plant	L	Y		
Eriogonum fasciculatum 'Theodore Payne'	Theodore Payne Buckwheat	L	N		Good species for dry slopes.
Eriogonum fasciculatum 'Warriner Lytle'	Warriner Lytle Buckwheat	L	N		Good species for dry slopes.
Euonymus ngulat & cvs.	Purple Winter Creeper	M	N		
Festuca rubra	Creeping Red Fescue	L	N		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Fragaria x bringhurstii</i>	California Wild Strawberry	M	N		
<i>Gaultheria procumbens</i>	Creeping Wintergreen	M	N		
<i>Gazania</i> spp.	Gazania	M	Y		
<i>Isotoma axillaris</i>	Rock Isotoma	M	N		
<i>Iva hayesiana</i>	San Diego Poverty Weed	VL	Y		Good species for firescaping.
<i>Juniperus chinensis</i> & cvs. (J. ngulate)	Groundcover Juniper	L	Y		
<i>Juniperus conferta</i> & cvs.	Shore Juniper	L	Y		
<i>Juniperus horizontalis</i> & cvs.	Bar Harbor Juniper	L	Y		
<i>Lampranthus</i> spp.	Ice Plant	L	N		
<i>Lantana camara</i> & cvs.	Lantana	L	N		
<i>Lantana</i> hybrids	Hybrid Lantana	L	Y		
<i>Lantana montevidensis</i> (Sellowiana)	Trailing Lantana	L	Y		
<i>Lessingia filaginifolia</i> 'Silver Carpet' (Corethrogyne)	California Beach Aster	L	Y		4" tall by 8' spread.
<i>Lobelia ngulate</i> (Pratia)	Creeping Pratia	M	N		
<i>Lobelia pedunculata</i> cvs. (Pratia)	Matted Pratia	M	N		
<i>Myoporum parvifolium</i> & cvs.	Myoporum	L	Y		
<i>Myoporum</i> x 'Pacificum'	Pacifica Saltbush	L	Y		
<i>Osteospermum</i> spp.	African Daisy	L	N		
<i>Pachysandra terminalis</i>	Japanese Spurge	M	N		
<i>Phlox subulata</i>	Moss Pink	M	N		
<i>Potentilla neumanniana</i>	Spring Cinquefoil	M	N		
<i>Rosmarinus</i> cvs.	Trailing Rosemary	L	Y		
<i>Salvia</i> 'Bee's Bliss'	Bee's Bliss Sage	L	N		
<i>Salvia</i> 'Dara's Choice'	Sonoma Sage	L	N		
<i>Salvia sonomensis</i> & cvs.	Sonoma Sage	L	N		Good species for slopes.
<i>Salvia spathacea</i> (shade) & cvs.	Hummingbird/Pitcher Sage	L	N		
<i>Santolina</i> spp.	Lavender Cotton	L	N		Avoid clay soils.
<i>Scaevola</i> 'Mauve Clusters'	Fan Flowers	L	N		
<i>Scaevola aemula</i>	Fairy Fan	L	N		
<i>Sedum</i> spp. (some are <i>Hylotelephium</i>)	Stone Crop	L	Y		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Senecio serpens</i>	Blue Chalksticks	L	N		
<i>Thymus</i> spp. & cvs.	Thyme	L	N		
<i>Verbena rigida</i>	Vervain	L	N		
<i>Verbena tenera</i> (pulchella)	Rock Verbena	L	N		
<i>Vinca minor</i>	Periwinkle	M	Y		

5. Grasses

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Arundinaria gigantea</i>	Cane Reed	L	N		
<i>Bothriochloa barbinodis</i>	Cane Bluestem	L	N		
<i>Bouteloua curtipendula</i>	Sideoats Grama	VL	N		
<i>Bouteloua gracilis</i> & cvs.	Blue Grama	L	N		
<i>Calamagrostis nutkaensis</i>	Pacific Reed Grass	M	N		
<i>Deschampsia cespitosa</i> & cvs.	Tufted Hairgrass	L	N		
<i>Distichlis spicata</i>	Salt Grass	L	Y		Extremely salt tolerant.
<i>Festuca cinerea</i>	Fescue (cinerea)	L	N		
<i>Festuca idahoensis</i> & cvs.	Idaho Fescue	VL	N		
<i>Festuca tenuifolia</i>	Fescue (tenuifolia)	M	N		
<i>Hakonechloa macra</i> & cvs.	Hakone Grass	M	N		
<i>Helictotrichon sempervirens</i> & cvs.	Blue Oat Grass	L	N		
<i>Juniperus procumbens</i> 'Nana'	Dwarf Japanese Garden Juniper, Green Mound Juniper	L	?		Non-lawn grass substitute.
<i>Koeleria macrantha</i> (crinata)	June Grass	L	N		
<i>Melica imperfecta</i>	Coast Range Onion Grass	VL	N		
<i>Molinia caerulea</i>	Moor Grass	M	N		
<i>Muhlenbergia capillaris</i> & cvs.	Hairy Awn Muhly	L	Y		
<i>Muhlenbergia dumosa</i>	Bamboo Muhly	L	Y		
<i>Muhlenbergia lindheimeri</i>	Lindheimer Muhly	L	Y		
<i>Muhlenbergia pubescens</i>	Soft Muhly	L	Y		
<i>Muhlenbergia rigens</i>	Deer Grass	L	Y		
<i>Panicum virgatum</i> & cvs.	Switch Grass	M	N		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Pennisetum alopecuroides</i> & cvs.	Black Pennisetum	L	N		
<i>Pennisetum massaicum</i>	Bunny Tails	L	N		
<i>Poa costiniana</i>	Australian Blue Grass	M	N		
<i>Sesleria</i> spp. & cvs.	Moor Grass	M	N		
<i>Stipa lepida</i> (<i>Nassella lepida</i>)	Foothill Needlegrass	VL	N		
<i>Stipa pulchra</i> (<i>Nassella pulchra</i>)	Purple Needlegrass	VL	N		
<i>Zoysia tenuifolia</i>	Mascarene Grass	M	Y		

6. Perennials

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Achillea filipendulina</i>	Fern Leaf Yarrow	L	N		
<i>Achillea tomentosa</i>	Woolly Yarrow	L	N		
<i>Aeonium</i> spp.	Canary Island Rose	L	N		
<i>Agapanthus africanus</i>	Lily-of-the-Nile	M	N		
<i>Agapanthus campanulatus</i>	Bell Agapanthus	M	N		
<i>Agapanthus inapertus major</i>	Drooping Agapanthus	L	N		
<i>Agapanthus praecox</i> spp., <i>orientalis</i> & cvs.	Agapanthus	M	N		
<i>Agave americana</i>	Agave	L	N		
<i>Arctotis</i> hybrids	African Daisy	L	N		
<i>Armeria maritima</i>	Sea Pink	M	N		
<i>Armeria pseudarmeria</i>	Sea Pink	M	N		
<i>Arum italicum</i>	Italian Arum	VL	N		
<i>Asarum caudatum</i>	Wild Ginger	M	N		
<i>Aspidistra elatior</i>	Cast Iron Plant	L	N		Shade only.
<i>Banksia ericifolia</i>	Heath-Leafed Banksia	L	N		
<i>Begonia</i> cvs.	Begonia	M	N		Part shade to shade.
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	M	N		
<i>Bergenia crassifolia</i>	Winter Blooming Bergenia	M	N		
<i>Bergenia</i> hybrids	Hybrid Bergenia	M	N		
<i>Calibrachoa</i> cvs.	Million Bells	M	N		
<i>Calylophus drummondiana</i>	Texas Primrose	L	N		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Calylophus hartwegii</i>	Sierra Sundrop	L	N		
<i>Campanula</i> spp. & cvs.	Bell Flower	M	N		
<i>Carex brunnea</i> (sold as <i>C. elegantissima</i>)	Narrow Sedge	M	N		
<i>Carex divulsa</i> (sold as <i>C. tumulicola</i>)	European Gray Sedge	L	N		Good species for bioswale.
<i>Carex flacca</i> (<i>C. glauca</i>)	Blue Sedge	M	N		Good species for bioswale.
<i>Carex praegracilis</i>	California Field Sedge	M	N		Good species for bioswale.
<i>Carex spissa</i>	San Diego Sedge	M	N		Good species for bioswale.
<i>Carex subfusca</i>	Rusty Sedge	L	N		Good species for bioswale. Part shade to shade.
<i>Carex testacea</i>	Orange New Zealand Sedge	M	N		Good species for bioswale.
<i>Carex texensis</i>	Catlin Sedge	L	N		Good species for bioswale.
<i>Carex tumulicola</i>	Berkeley Sedge	L	N		Good species for bioswale.
<i>Centaurea cineraria</i>	Dusty Miller (<i>cineraria</i>)	L	N		
<i>Centaurea gymnocarpa</i>	Velvet Centaurea	L	N		
<i>Chondropetalum elephantinum</i>	Large Cape Rush	M	N		Good species for bioswale.
<i>Chondropetalum tectorum</i>	Cape Reed	L	N		Good species for bioswale.
<i>Clivia miniata</i>	Clivia	M	N		Shade only.
<i>Coreopsis auriculata</i> 'Nana'	Dwarf Coreopsis	L	N		
<i>Coreopsis lanceolata</i>	Lanceleaf Tickseed	L	N		
<i>Cotyledon</i> spp.	Cotyledon	L	N		
<i>Crassula multicava</i>	Groundcover Jade	L	N		Good species for groundcover under redwoods.
<i>Dietes bicolor</i> & cvs.	Fortnight Lily	L	N		
<i>Dietes grandiflora</i> & cvs.	Fairy Iris	L	N		
<i>Dietes iridioides</i> & cvs.	Fortnight Lily	L	N		
<i>Dudleya</i> spp.	Dudleya Live-Forever	L	N		
<i>Echeveria</i> spp.	Hens and Chickens	L	N		
<i>Erigeron glaucus</i>	Beach Aster	L	N		
<i>Erigeron karvinskianus</i> (<i>E. x 'Moerheimii'</i>)	Santa Barbara Daisy	L	N		
<i>Eriogonum grande rubescens</i>	San Miguel Island Buckwheat	L	N		
<i>Eriophyllum confertiflorum</i>	Golden Yarrow	L	N		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Eriophyllum lanatum</i> & cvs.	Woolly Sunflower	L	N		
<i>Eschscholzia californica</i>	California Poppy	VL	N		
<i>Euphorbia caput-medusae</i>	Medusa's Head	VL	N		
<i>Gaillardia</i> spp., hybrids & cvs.	Gaillardia	M	N		
<i>Gaillardia</i> x <i>grandiflora</i> & cultivars	Blanket Flower	L	N		
<i>Geranium incanum</i>	Carpet Geranium	L	N		
<i>Geranium</i> spp., G. 'Rozanne'	Cranesbill	M	N		
<i>Globularia</i> x <i>indubia</i>	Globe Daisy	M	N		
<i>Graptopetalum</i> spp.	Graptopetalum	VL	N		
<i>Helleborus argutifolius</i>	Corsican Hellebore	L	N		
<i>Hemerocallis</i> spp.	Day Lily	M	N		
<i>Heuchera elegans</i>	Urn Flowered Alum Root	M	N		Shade only.
<i>Heuchera maxima</i> & cvs.	Island Alum Root	M	N		Shade only.
<i>Heuchera sanguinea</i>	Coral Bells	M	N		Shade only.
<i>Heuchera</i> hybrids & cvs. (CA natives and non-natives)	Coral Bells Cultivars	M	N		Shade only.
<i>Iberis sempervirens</i>	Evergreen Candy Tuft	M	N		
<i>Iris douglasiana</i>	Douglas Iris	L	N		
<i>Iris</i> Pacific Coast hybrids	Pacific Coast Hybrids	L	N		
<i>Juncus effusus</i> & cvs.	Soft rush	M	N		
<i>Juncus pallidus</i>	Pale Rush	M	N		
<i>Juncus patens</i> & cvs.	California Grey Rush	L	N		
<i>Kniphofia uvaria</i> hybrids & cvs.	Red Hot Poker	L	N		
<i>Limonium californicum</i>	Western Marsh Rosemary	L	Y		Salt tolerant.
<i>Liriope</i> spp., L. <i>spicata</i> 'Silver Dragon'	Lilyturf	M	Y		
<i>Nephrolepis cordifolia</i>	Southern Sword Fern	M	N		
<i>Oenothera elata</i> (E. <i>hookeri</i>)	Hooker's Evening Primrose	L	N		
<i>Oenothera stubbei</i>	Baja Evening Primrose	L	N		
<i>Ophiopogon jaburan</i>	Giant Lily Turf	M	N		
<i>Ophiopogon japonicus</i>	Mondo Grass	M	N		
<i>Ophiopogon planiscapus nigrescens</i>	Black Mondo Grass	M	N		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Orthrosanthus multiflorus</i>	Blue Flag	L	N		
<i>Papaver pilosum</i>	Hairy Poppy	L	N		
<i>Pelargonium domesticum</i>	Martha Washington Pelargonium	M	N		
<i>Pelargonium peltatum</i>	Ivy Geranium	L	N		
<i>Pelargonium x hortorum</i> & cvs.	Garden Geranium	L	N		
<i>Phormium hybrids</i>	Flax	L	N		
<i>Polypodium californicum</i>	California Polypody	VL	N		Shade only.
<i>Polystichum munitum</i>	Western Sword Fern	M	N		Shade only.
<i>Romneya coulteri</i>	Matilija Poppy	VL	N		Allow room to spread.
<i>Salvia leucantha</i> & cvs.	Mexican Bush Sage	L	N		
<i>Santolina</i> spp.	Lavender Cotton	L	N		
<i>Senecio cineraria</i>	Dusty Miller	L	N		
<i>Senecio viravira</i>	Dusty Miller	L	N		
<i>Stachys byzantina</i>	Lamb's Ears	L	N		
<i>Tagetes lemmonii</i>	Mountain Marigold	L	N		
<i>Teucrium hyrcanicum</i>	Germander (hyrcanicum)	L	N		
<i>Tulbaghia violacea</i>	Society Garlic	L	N		
<i>Zinnia grandiflora</i>	Prairie Zinnia	L	N		

7. Vines

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Aristolochia durior</i>	Dutchman's Pipe	M	N		
<i>Bougainvillea</i> spp.	Bougainvillea	L	Y		
<i>Calystegia purpurata</i> spp. <i>purpurata</i>	Coast Morning Glory	L	N		
<i>Clematis lasiantha</i>	Pipestem Clematis	L	N		
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine	M	N		
<i>Distictis buccinatoria</i>	Blood Red Trumpet Vine	M	N		
<i>Euonymus fortunei</i> 'Wolong Ghost'	Wolong Ghost Euonymous	M	N		
<i>Ficus pumila</i> (repens)	Creeping Fig	M	N		
<i>Gelsemium sempervirens</i>	Carolina Jessamine	L	N		
<i>Hardenbergia violacea</i>	Lilac Vine	M	N		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Humulus lupulus</i>	Hops	L	N		
<i>Jasminum polyanthum</i>	Pink Jasmine	M	N		
<i>Kennedia nigricans</i>	Black Coral Pea	L	N		Good species for heavy clay.
<i>Lonicera hildebrandiana</i>	Giant Burmese Honeysuckle	M	N		
<i>Lonicera japonica</i> 'Purpurea'	Purple-Leaf Japanese Honeysuckle	M	N		
<i>Macfadyena unguis-cati</i>	Cat's Claw	L	N		
<i>Mandevilla</i> cvs.	Alice Dupont etc.	M	N		
<i>Parthenocissus tricuspidata</i>	Boston Ivy	L	N		
<i>Passiflora</i> spp.	Passion Vine	M	N		
<i>Rosa banksiae</i> 'Lutea', 'Alba'	Lady Banks Rose	L	N		
<i>Rosa</i> 'Cecile Brunner'	Cecile Brunner Rose	L	N		
<i>Rosa</i> hybrids (climbing)	Climbing Roses	M	N		
<i>Solanum laxum</i> (jasminoides)	Potato Vine	M	N		
<i>Trachelospermum jasminoides</i>	Star Jasmine	M	N		
<i>Vitis vinifera</i>	European Grape	L	N		
<i>Wisteria</i> spp.	Wisteria	M	N		
<i>Wisteria</i> spp.	Wisteria	M	N		
x <i>Fatshedera lizei</i>	Lemon and Lime	M	N		

8. Bulbs

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Amaryllis belladonna</i>	Naked Lady	VL	N		
<i>Bloomeria crocea</i>	Golden Stars	VL	N		
<i>Chlorogalum pomeridianum</i>	Soap Plant	VL	N		
<i>Gladiolus</i> hybrids & selections	Gladiolus	M	N		
<i>Iris x hollandica</i>	Dutch Iris	M	N		
<i>Iris xiphium</i>	Spanish Iris	M	N		
<i>Moraea</i> spp.	Moraea	VL	N		Winter growing.
<i>Muscari macrocarpum</i>	Grape Hyacinth	VL	N		
<i>Narcissus</i> spp.	Daffodil	VL	N		
<i>Scilla peruviana</i> (<i>S. hughii</i>)	Giant Scilla	VL	N		

Botanical Name	Common Name	H ₂ O Use	Reclaimed Water	Size	Comments
<i>Sisyrinchium striatum</i>	Yellow Eyed Grass	M	N		
<i>Sparaxis</i> spp.	Harlequin Flower	VL	N		
<i>Toxicocordion fremontii</i> (<i>Zygadenus fremontii</i>)	Star Lily	VL	N		

E. Permitted Uses Within Each Planning District - Restrictions on Operation and Use

1.0 Permitted Uses. The use of every Parcel shall be in compliance with the provisions of this Section and with the lawful use of said Parcel. Where either the lawful use or the use otherwise permitted by this Section is more restrictive than the other, the more restrictive shall apply. The permitted uses are set forth by planning district for the referenced Lots, and such permitted uses shall govern every portion of such Lot, even if the Lot is subdivided into smaller Parcels. The permitted uses for each planning district are as follows:

- 1.1 OGP, OPD, and OMPD Districts. All permitted and conditionally permitted uses as specified in the O (Office) District, as set forth in Section 18.44.080 of the Pleasanton Municipal Code, and as it may be hereinafter amended.
- 1.2 CPD Districts. All permitted and conditionally permitted uses as specified in the C-C (Central Commercial) and C-F (Freeway Commercial) Districts, as set forth in Section 18.44.080 of the Pleasanton Municipal Code, and as it may be hereinafter amended.
- 1.3 IPD Districts. All permitted and conditionally permitted uses as specified in the I-P (Industrial Park) District, as set forth in Section 18.44.080 of the Pleasanton Municipal Code, and as it may be hereinafter amended.
- 1.4 Mixed O/I PD (MOIPD) Districts. All permitted and conditionally permitted uses as specified in the O (Office) District and I-P (Industrial Park) District, as set forth in Section 18.44.080 of the Pleasanton Municipal Code, and as it may be hereinafter amended.
- 1.5 Mixed C/O/I PD (MCOIPD) Districts. All permitted and conditionally permitted uses as specified in the C-C (Central Commercial) District, C-F (Freeway Commercial) District, O (Office) District, and I-P (Industrial Park) District, as set forth in Section 18.44.080 of the Pleasanton Municipal Code, and as it may be hereinafter amended.
- 1.6 Mixed C/O/I/R PD (MCOIRPD) Districts. All permitted and conditionally permitted uses as specified in the C-C (Central Commercial) District, C-F (Freeway Commercial) District, O (Office) District, and I-P (Industrial Park) District, as set forth in Section 18.44.080 of the Pleasanton Municipal Code, and as it may be hereinafter amended. High Density Residential uses as established through a PUD. Alternatively, all permitted and conditionally permitted uses established through the adoption of site-specific permitted and conditionally permitted uses as part of any PUD approval.

1.6.1 The permitted uses for the TOD Residential Mixed Use District (Parcels 7G, 7E and the northern 12 acres of Parcel 6) and Housing Element Mixed Use Sites (Parcels 18A, 19, 54 and 56B) - Service and Retail Uses are:

- (a) Art galleries, art supply, hobby and toy stores;
- (b) Bicycle shops/repair;
- (c) Bookstores, newsstands and music stores;
- (d) Clothing, shoe and accessory stores;
- (e) Convenience market (limited operation to hours from 6:00am to 10:00pm for Non-TOD Mixed Use sites);
- (f) Office supply, copying and similar business services;
- (g) Delicatessen stores;
- (h) Drug stores and prescription pharmacies;
- (i) Farmers Market;
- (j) Financial institutions - banks, savings and loans, credit unions;
- (k) Florists;
- (l) Gift shops;
- (m) Grocery Stores;
- (n) Gyms and health clubs;
- (o) Hardware stores;
- (p) Instruction and tutoring, 20 or fewer students at any one time;
- (q) Jewelry stores;
- (r) Laundries and dry cleaners;
- (s) Medical and dental offices;
- (t) Personal services (spas, nail and hair care);
- (u) Pet and bird stores;
- (v) Photographic studios;
- (w) Post offices and private mailing services;
- (x) Professional Offices and Services (Accountant, Lawyer, Architect, Educational/training, etc);
- (y) Recreation and sports facilities, indoor;
- (z) Restaurants, cafes, take-out, and other ready to eat food not including drive-through facilities;
- (aa) Shoe or watch repair shops;
- (bb) Specialty retail stores;
- (cc) Sporting goods stores, no firearms sales; and
- (dd) Tailor or dressmaking shops.

1.6.2 The permitted uses for the TOD Residential Mixed Use District (Parcels 7G, 7E and the northern 12 acres of Parcel 6) and Housing Element Mixed Use Sites (Parcels 18A, 19, 54 and 56B) - Public and Community Uses are:

- (a) Child care (small-family [Housing Element only], licensed);
- (b) Community or recreation center;
- (c) Cultural arts facility (museum, performing arts);
- (d) Educational facility;
- (e) Government office that serves the public on-site;

- (f) Police substation;
- (g) Public library; and
- (h) Social services office (including meeting space).

1.6.3 The permitted uses for the TOD Residential Mixed Use District (Parcels 7G, 7E and the northern 12 acres of Parcel 6) and Housing Element Mixed Use Sites (Parcels 18A, 19, 54 and 56B) - Other Uses are: uses similar in nature to those found in Sections 1.6.1 and 1.6.2 above, subject to the approval of the Director of Community Development.

1.6.4 The conditional uses for the TOD Residential Mixed Use District (Parcels 7G, 7E and the northern 12 acres of Parcel 6) and Housing Element Mixed Use Sites (Parcels 18A, 19, 54 and 56B) are:

- (a) Childcare centers;
- (b) Liquor stores;
- (c) Bars (as described in the Pleasanton Municipal Code);
- (d) Wine bars and wine sales;
- (e) Any uses proposed to have normal business hours between 10 p.m. and 6 a.m.; and
- (f) Uses similar in nature to any of the above, subject to a permit from the Planning Commission.

1.6.5 The permitted uses for the Live/Work space within TOD Residential Mixed Use District (Parcels 7G, 7E and the northern 12 acres of Parcel 6) and Housing Element Mixed Use Sites (Parcels 18A, 19, 54 and 56B) are:

- (a) Residential uses (Live/Live);
- (b) Art and craft work such as ceramics, painting, photography, sculpture, woodwork, and similar cottage industries;
- (c) Offices of architects, attorneys, consultants, writers, planners, CPAs, tax preparers, therapist and other small-scale professional office uses;
- (d) Hair stylists and other personal services, excluding massage;
- (e) All permitted uses in retail space; and
- (f) Other small-scale, low impact use may be allowed as determined by the Director of Community Development.

1.6.6 The conditional uses for the TOD Residential Mixed Use District (Parcels 7G, 7E and the northern 12 acres of Parcel 6) and Housing Element Mixed Use Sites (Parcels 18A, 19, 54 and 56B) are: any uses proposed to have normal business hours between 10 p.m. and 6 a.m.

1.7 HDR (High Density Residential) Districts. High Density Residential uses as established through a PUD.

1.8 Public or private parks, or other recreational facilities, as they may be required as a condition of approval for a site specific PUD.

2.0 **Conduct of Permitted Uses.** All uses shall be performed or carried out entirely within a building designated and constructed for that use. Activities which cannot be carried on within a building may be permitted, but only if the Design Review Committee consents in writing to said use to the location for such activity, and if said use is permitted by the then existing zoning or other applicable land use regulations and said use is not specifically prohibited by Section 3.0; provided, however, that such use shall be permitted only if (i) such activity is screened so as not to be Visible from Neighboring Property or Streets and (ii) all lighting required for such use is shielded from adjacent streets.

3.0 **Prohibited Uses.** The following uses are prohibited on all or portions of the Property.

3.1 The following operations and uses shall not be permitted on any Parcel;

- (a) Trailer courts, mobile home parks, or recreation vehicle camp grounds;
- (b) Junk yards or recycling facilities;
- (c) Drilling for and/or the removal of oil, gas or other hydrocarbon substances (except that this provision shall not be deemed to prohibit entry to the Property below a depth of five hundred (500) feet for such purposes);
- (d) Commercial excavation except in the course of approved construction;
- (e) Distillation of bones;
- (f) Dumping, disposal, incineration, or reduction of garbage, sewer, offal, dead animals or refuse;
- (g) Fat rendering;
- (h) Stockyard or slaughter of animals;
- (i) Cemeteries;
- (j) Refining of petroleum or its products;
- (k) Smelting of iron, tin, zinc, or other ores;
- (l) Jail or honor farms;
- (m) Labor or migrant worker camps;
- (n) Truck or bus terminals;
- (o) Petroleum storage yards;
- (p) Automobile or truck dealerships (except on Lot 51), wrecking, auto or truck repair, or painting;
- (q) Storage of radioactive materials, hazardous substances, hazardous wastes and/or medical wastes as such terms are defined in applicable federal, state, regional or local laws, rules, regulations or orders governing such matters, as amended from time to time, except to the extent the storage of such materials, and any related use or disposal thereof (i) involves only the presence of commercially reasonable quantities of such materials used or held for use in the ordinary course of business, where such use is ancillary or incidental to the on-site conduct of a primary business which is otherwise a permitted use under this Declaration, and (ii) is conducted in compliance with all applicable laws, rules, regulations, orders, permits, licenses and operating authorities having jurisdiction over such materials; and

(r) Construction yards.

3.2 The prohibited uses for the for the TOD Residential Mixed Use District (Parcels 7G, 7E and the northern 12 acres of Parcel 6) and Housing Element Mixed Use Sites (Parcels 18A, 19, 54 and 56B) are:

(a) Cigarette stores; and

(b) Adult bookstores.

