

ALHAMBRA CORRIDOR
Site Plan and Design Review Guidelines Checklist

Applicant's Name: _____ **Phone:** _____
Project Address: _____ **Email:** _____

Applicant shall fill out the design guidelines checklist for all guidelines applicable to the project. Check the box if meets guideline and indicate in the comments how the guideline is met. Indicate NA if a design guideline is not applicable. Any design guideline that the project does not meet shall be indicated as a deviation with a comment explaining the rationale for the deviation.

SECTION 1: RESIDENTIAL NEIGHBORHOODS

A. SINGLE FAMILY

1. SITE PLAN

- The site layout shall maintain existing front and side yard setbacks established in the neighborhood.

Comments / Deviations:

Staff Comments:

2. CONTEXT

- The new design shall be compatible with existing neighborhoods through complementary forms, texture and material as well as scale.

Comments / Deviations:

Staff Comments:

3. MATERIALS

- Exterior materials found on existing traditional residential structures in the neighborhood are most appropriate. Grooved plywood, imitation materials such as synthetic stone, and aluminum or vinyl siding are discouraged.

Comments / Deviations:

Staff Comments:

4. ALLEYS

- The architectural style of any new alley development shall be compatible with surrounding existing structures. Enhancements are encouraged when appropriate, and the design of a structure along the alley shall minimize visual prominence of any garage doors.

Comments / Deviations:

Staff Comments:

5. LANDSCAPING

Landscaping shall be provided to add interest and encourage pedestrian use of alleys.

Comments / Deviations:

Staff Comments:

B. MULTI FAMILY

1. SITE PLAN

The site layout shall maintain the scale and rhythm of the existing neighborhood.

Comments / Deviations:

Staff Comments:

2. CONTEXT

The design of the new structures shall be compatible with existing neighborhood through complementary forms, texture, and material as well as scale. The use of varied setbacks to the exterior walls and roof forms is strongly encouraged. The same design theme and materials should be used on all building elevations visible from the street/alley.

Comments / Deviations:

Staff Comments:

3. MATERIALS

Materials which are in harmony with the existing neighborhood are encouraged. Plywood panels, imitation materials such as synthetic stone, and aluminum or vinyl siding are discouraged.

Comments / Deviations:

Staff Comments:

4. PEDESTRIAN FRIENDLY FEATURES

Proposed development with property abutting an alley is encouraged to minimize the importance of garage doors and parking. Landscaping and special architectural features that add interest to these areas are also encouraged, to increase pedestrian use of alleys. Sidewalks shall be consistent in texture and design to ensure continuity for pedestrian use.

Comments / Deviations:

Staff Comments:

5. LANDSCAPING

Projects must include a landscaping and irrigation plan and landscaping features shall provide adequate open space and comply with the criteria identified in section iv. Landscaping.

Comments / Deviations:

Staff Comments:

6. PARKING

Parking shall be adequately screened and located outside of front setbacks. If the project is within a Neighborhood Preservation Transition Area, it shall conform to the criteria identified in this subsection.

Comments / Deviations:

Staff Comments:

7. TRASH STORAGE

Provisions for combined facility locations between property lines are encouraged to minimize the number of trash containers and facilities and create a more pedestrian friendly environment within the alleyways. Trash facilities shall be located away from on-site open space and courtyard areas.

Comments / Deviations:

Staff Comments:

SECTION 2: MIXED USE NEIGHBORHOODS

A. COMMERCIAL BUILDINGS

1. SITE PLAN

The layout of commercial buildings in the same neighborhood as existing residential buildings must be compatible to the extant neighborhood.

Comments / Deviations:

Staff Comments:

2. ELEVATIONS

The elevations of new commercial projects shall complement the existing streetscape. The same design theme and materials shall be used on all building elevations visible from the street or alley. The roof line shall repeat the pitch and rhythm of the existing streetscape.

Comments / Deviations:

Staff Comments:

3. MATERIALS

The exterior material shall not be foreign to the existing neighborhood. If a new material is introduced to the streetscape through the new project, it must be compatible to the existing buildings.

Comments / Deviations:

Staff Comments:

4. LANDSCAPING

The project must include a landscaping and irrigation plan to help integrate the new project into the surrounding residential neighborhood. The landscaping on the site must reduce or soften the impact of the project on the surrounding neighborhood.

Comments / Deviations:

Staff Comments:

5. PEDESTRAIN FRIENDLY FEATURES

Proposed development with property abutting an alley is encouraged to minimize the importance of garage doors and parking. Landscaping and special architectural features that add interest to these areas are also encouraged, to increase pedestrian use of alleys, and additional lighting along the alleyway is encouraged. Sidewalks shall be consistent in texture and design to ensure continuity for pedestrian access.

Comments / Deviations:

Staff Comments:

6. SIGNS

Attached or monument signs are encouraged for use in all non-freeway oriented development. They are to be directed to pedestrian use and shall be at the average pedestrian eye level.

Comments / Deviations:

Staff Comments:

7. TRASH STORAGE

Provisions for combined facility locations between property lines are encouraged to minimize the number of trash containers and facilities and create a more pedestrian friendly environment within the alleyways. Trash facilities shall be located away from on-site open space and courtyard areas.

Comments / Deviations:

Staff Comments:

B. COMMERCIAL INFILL - ALHAMBRA SPECIAL FEATURES AREA

1. SITE PLAN

The site layout shall be planned to reinforce the earlier architectural character of the neighborhood.

Comments / Deviations:

Staff Comments:

2. ARCHITECTURAL STYLE

The site plan of any new project shall reflect the form of the prevalent architectural styles of this area (Spanish Colonial Revival and Mission Revival with a Moorish influence) through the use of courtyards visible from the street, fountains, and pedestrian access into and through the project area.

Comments / Deviations:

Staff Comments:

3. PARKING

Parking shall be placed in the rear of the project to protect the view from the street and to facilitate pedestrian and transit orientation. Parking areas shall be adequately screened through landscaping or other screening features and shall provide adequate lighting for user safety.

Comments / Deviations:

Staff Comments:

4. ELEVATIONS

A continuation of the Spanish Colonial Revival and Mission Revival styles with Moorish influence is most appropriate.

Comments / Deviations:

Staff Comments:

5. EXTERIOR DETAILS

Towers, domes, pilasters, columns, capitals, corbels, arched windows and door openings as well as wood lintels are encouraged as they were used in the aforementioned styles. The unevenness of hand finishing is preferred over a machine finish.

Comments / Deviations:

Staff Comments:

6. MATERIALS

Exterior materials shall include tile roofing, stucco walls, decorative tile trim and terra cotta floor.

Comments / Deviations:

Staff Comments:

7. PEDESTRAIN FRIENDLY FEATURES

Development in this portion of the corridor is encouraged to include a Public Art Element, smaller scale architectural features and clear window glazing, in addition to courtyards and fountains, to enhance pedestrian experience into and through the area.

Comments / Deviations:

Staff Comments:

8. COURTYARDS

Courtyards shall be designed in a way that clearly defines the courtyard space with a physical element such as an arched entry and walls that provide a sense of enclosure and protection. The space should project this sense to the building occupant and be easily perceived by passersby inviting them into the space.

Comments / Deviations:

Staff Comments:

9. ALLEYS

Alleys shall be integrated as additional pedestrian ways to enhance the east-west pedestrian linkage between Midtown and East Sacramento.

Comments / Deviations:

Staff Comments:

10. CAST IRON LIGHTING

Efforts to improve and promote additional use of the decorative cast iron historic street lights are encouraged.

Comments / Deviations:

Staff Comments:

11. LANDSCAPING

Landscaping shall be complementary to the building and the commercial area and should comply with Section 4 of these guidelines.

Comments / Deviations:

Staff Comments:

12. SIGNS

Attached or monument signs are encouraged for use in all non-freeway oriented development. They are to be directed to pedestrian use and shall be at the average pedestrian eye level. Signs should comply with the General Design Review Guidelines.

Comments / Deviations:

Staff Comments:

C. OTHER COMMERCIAL STRIPS AND TRANSPORTATION CORRIDOR

1. SITE PLAN

The site layout shall provide for courtyards and open spaces which may be used for outdoor services and activities with clearly defined pedestrian pathways.

Comments / Deviations:

Staff Comments:

2. ELEVATIONS

Exterior elevations of the project shall provide small scale architectural features that relate to the pedestrian level, and the visual mass of the building shall be reduced by variations in the façade surface and clear window glazing. For “Restricted General Commercial” properties between “R” and “S” streets, avoid visual mass by breaking up long building elements through building clusters with open space, providing offsets in plan to prevent monotonous repetition on building façade, or breaking long horizontal lines in parapet with vertical or horizontal off-sets or change of roof forms.

Comments / Deviations:

Staff Comments:

3. MATERIALS

Materials used on the exterior of the building must work in concert with the design of the structure. False/imitation material shall be avoided.

Comments / Deviations:

Staff Comments:

4. LANDSCAPING

Landscaping shall be complementary to the building and commercial area and should comply with the landscape criteria identified in Section 11-F of these guidelines.

Comments / Deviations:

Staff Comments:

5. PEDESTRIAN FRIENDLY FEATURES

The inclusion of a Public Art Element is strongly encouraged to promote pedestrian use. The Public Art Element encourages art incorporated into private developments to enhance visual experience within the corridor. The type of features intended under this provision include: mosaic tiled entries, sculptures, unique landscaping or architectural features. Sidewalks shall be similar in texture and design to ensure continuity for pedestrian access.

Comments / Deviations:

Staff Comments:

6. SIGNS

Attached or monument signs are encouraged for use in all non-freeway oriented development. They are to be directed to pedestrian use and shall be at the average pedestrian eye level. Signs should comply with the General Design Review Guidelines.

Comments / Deviations:

Staff Comments:

7. TRASH STORAGE

Provisions for combined facility locations between property lines are encouraged to minimize the number of trash containers and facilities and create a more pedestrian friendly environment within the alleyways. Trash facilities shall be located away from on-site open space and courtyard areas.

Comments / Deviations:

Staff Comments:

D. INDUSTRIAL NEIGHBORHOODS

1. SITE PLAN

The site layout of new projects in industrial neighborhoods must protect and preserve the character of existing adjacent residential neighborhoods. Courtyards, open spaces and architectural features should be provided to integrate the two uses when a change of use is proposed from industrial to residential.

Comments / Deviations:

Staff Comments:

2. LANDSCAPING

New or enhanced landscaping must be provided and should comply with the landscape criteria identified in section 4.

Comments / Deviations:

Staff Comments:

3. PEDESTRIAN FRIENDLY FEATURES

New uses in these neighborhoods shall help to bridge adjacent residential uses through clearly defined pedestrian pathways. These pathways shall be similar in texture and design to ensure continuity for pedestrian access.

Comments / Deviations:

Staff Comments:

4. SIGNS

Attached or monument signs are encouraged for use in all non-freeway oriented development. They are to be directed to pedestrian use and shall be at the average pedestrian eye level. Signs should comply with the General Design Review Guidelines.

Comments / Deviations:

Staff Comments:

5. TRASH STORAGE

Provisions for combined facility locations between property lines are encouraged to minimize the number of trash containers and facilities and create a more pedestrian friendly environment within the alleyways. Trash facilities shall be located away from on-site open space and courtyard areas.

Comments / Deviations:

Staff Comments:

SECTION 3: NEIGHBORHOOD PRESERVATION TRANSITION BUFFER AREA

A. ARCHITECTURAL STYLE

The design should be similar in scale and architectural character to adjacent single family residential structures. Prevalent styles east of Alhambra include Mediterranean, Mission, Spanish, Colonial, Period Revival, Craftsman and California Bungalow. Prevalent styles west of Alhambra include the above as well as Queen Anne, East Lake, Stick, Italianate and some Blends.

Comments / Deviations:

Staff Comments:

B. EXTERIOR DETAILS

Exterior wall finishes and roofing materials should be similar to those used in adjacent residential neighborhoods. A roof pitch of at least 4/12 is encouraged for structures using pitched roof designs.

Comments / Deviations:

Staff Comments:

C. VISUAL CONTINUITY

Visual disruptions to the existing streetscape are strongly discouraged. These areas were created to ensure the compatibility of new construction to existing residential neighborhoods. Disruptive features would include excessive massing of the building, incompatible architectural design, and inappropriate placement on site. A landscape element shall be included to soften the hard edge of commercial development to residential use and shall adhere to the criteria and plant list identified in Section 3 of these guidelines.

Comments / Deviations:

Staff Comments:

D. LANDSCAPING

1. STREET TREES

When there are existing trees present, tree planting areas shall provide a minimum of 10 feet of unexcavated soil area radiating from the curbside of sidewalk directly behind the tree. Soil depth shall be a minimum of 4 feet from the surface unless otherwise stated. This area shall not be subject excavation greater than 12". Where there are no existing trees, tree planting areas shall provide a minimum of 10 feet of soil area radiating from curbside of sidewalk directly behind the tree planting location with a minimum depth of 4 feet from the surface unless otherwise stated. Street trees will be required.

Comments / Deviations:

Staff Comments:

2. ALHAMBRA BOULEVARD FROM I STREET TO P STREET

New projects will be required to provide tree planting in the public right-of-way strip adjacent to the sidewalk. To ensure uniform theme and continuity, the use of public right-of-way along Alhambra Boulevard shall include trees that are compatible with the Mediterranean features identified for this portion of the corridor.

Comments / Deviations:

Staff Comments:

3. OTHER AREAS IN THE ALHAMBRA CORRIDOR

Areas lacking trees will be required to plant trees approved by the city arborist in public right of way medians. On-site landscaping shall emphasize trees that provide a canopy for pedestrian comfort and scale and shall also include ground cover and shrubs.

Comments / Deviations:

Staff Comments:

4. OVERHEAD UTILITIES

It is a priority of these guidelines that the City work with SMUD and other agencies to have the overhead utility wires removed and placed underground on Alhambra Boulevard. These guidelines will be revised to reflect the use of taller trees when underground work has been completed. "Directionally Controlled Horizontal Drilling" technique is encouraged during construction to prevent damage to existing root systems.

Comments / Deviations:

Staff Comments:

By signing below, the applicant certifies that this form accurately describes the proposed work.

Applicant's Signature: _____ **Date:** _____

Name of Applicant (Print Name) _____

FOR CITY STAFF USE ONLY **Counter Staff (Print Name):** _____