EXHIBIT I

Alhambra Valley Districts
Design Guidelines

Adopted by the City of Martinez City Council
_____, 2010

Alhambra Valley Districts
Design Guidelines

These guidelines are excerpted from Contra Costa County's Alhambra Valley Specific Plan (1992) and shall serve as the Design Guidelines for the City of Martinez Alhambra Valley Districts. The guidelines are intended to provide a framework for high quality residential development that will complement and be compatible with the existing residential community in the Alhambra Valley and express the desired landscape and architectural character for future residential development in the valley.

These guidelines are also intended to serve as design criteria for use by planners, architects, landscape architects, engineers and builders and to provide guidance for the City staff and Planning Commission when reviewing future residential development proposals or remodeling of existing residences. These guidelines are also intended to provide a framework to achieve quality residential development without limiting design creativity. These guidelines are not meant to discourage unique and inventive design solutions, nor are they iron-clad rules. Deviations from the guidelines should be allowed for good reasons and should enrich the various patterns in the Alhambra Valley.

The Design Guidelines have the following two principal goals: to reduce the effective visual bulk of development; and to reduce the environmental impact of development. Both goals are to be achieved by the following design principals, shown in Table 1.

Table 1: Design Goals and Principals

Goal 1 – Reduce Effective Bulk

Principals

1. Cut building into hillside.
2. Terrace building using slope.
3. Reduce effective mass with vertical and horizontal articulation.
4. Follow hillside contours.
5. Follow contours with horizontal elements.
6. Avoid downhill cantilevers.
7. Avoid large retaining walls.
8. Use materials to reduce bulk.
9. Use underground spaces.
10. Avoid single form solutions.

Table 1 Continued

Goal 2 – Reduce Environmental Impact

Principals

1. Use form and materials which blend with texture of environment.
2. Do not use large expanses of single material.
3. Use native materials wherever possible.
4. Use non-reflective materials.
5. Screen foundations and underside of structures.
6. Make the landscape work for the site.
    a. Landscape with foresight.
    b. Use natural and planned landscape.
    c. Use earth formations to minimize impact.
    d. Use native drought-resistant plants.
7. Avoid sprawling plans.
8. Site building to avoid prominence.
9. Height limits.
    a. Limit.
    b. Variances.

Additional Design Principals

1. Protection of Ridgeline View – New residential structures should be located and designed so as to minimize obstruction of any ridge silhouette as viewed from scenic routes on the valley floor.

2. Drainage – Each building site should be graded so that concentrated water caused by improvements does not flow onto an adjacent property, but instead, is directed into a natural drainage channel, street or storm drainage facility.

3. Fences – Fences should be designed and located so that they do not block vehicle and pedestrian sight lines and so that they are compatible with the design of the residential building and are aesthetically attractive.

4. Roofs – All roofs on new structures should be of non-combustible materials and achieve a Class "A" rating or better.

5. Exterior Lighting – Both construction and permanent exterior lighting should be designed to eliminate glare and annoyance to adjacent property owners, passerby

and vehicular traffic. Lighting should be shielded and directed downward. Lamps should be low wattage and have incandescent light color.

6. Erosion Control – Landscape plans should include appropriate planting to repair, reseed and/or replant all grading cuts to prevent erosion.

7. Driveways – The maximum slope of new residential driveways should not exceed 25 percent; all driveways with a slope of 20 percent or more shall be constructed with grooved concrete. Driveways should be designed to follow as closely as practical to the natural contours of the property and to provide safe access, minimal grading and minimize the need for retaining walls, as practical.

8. Siting of Leachfields – Placement of leachfields for proposed tentative subdivision map applicants shall be limited to natural slopes of 20 percent or less.

9. Interior Sprinklers – All new residences may be equipped with interior sprinkler systems to aid in the suppression of fires. The use of fire retardant materials is encouraged.

10. Drought-Tolerant Landscaping – Landscaping for new residences shall comply with Zoning Title 22, Chapter 22.35, Water Conservation in Landscape, or as subsequently updated by State or local mandate.

GOAL 1: To reduce effective visual bulk of a structure and to avoid monumental and excessively large dwellings.

Structures stand out prominently on hills when seen from a distance or from below. Most hillside structures cannot be screened effectively until trees grow to maturity - a process which takes many years.

NO - Siting of structure enlarges viewshed from below.

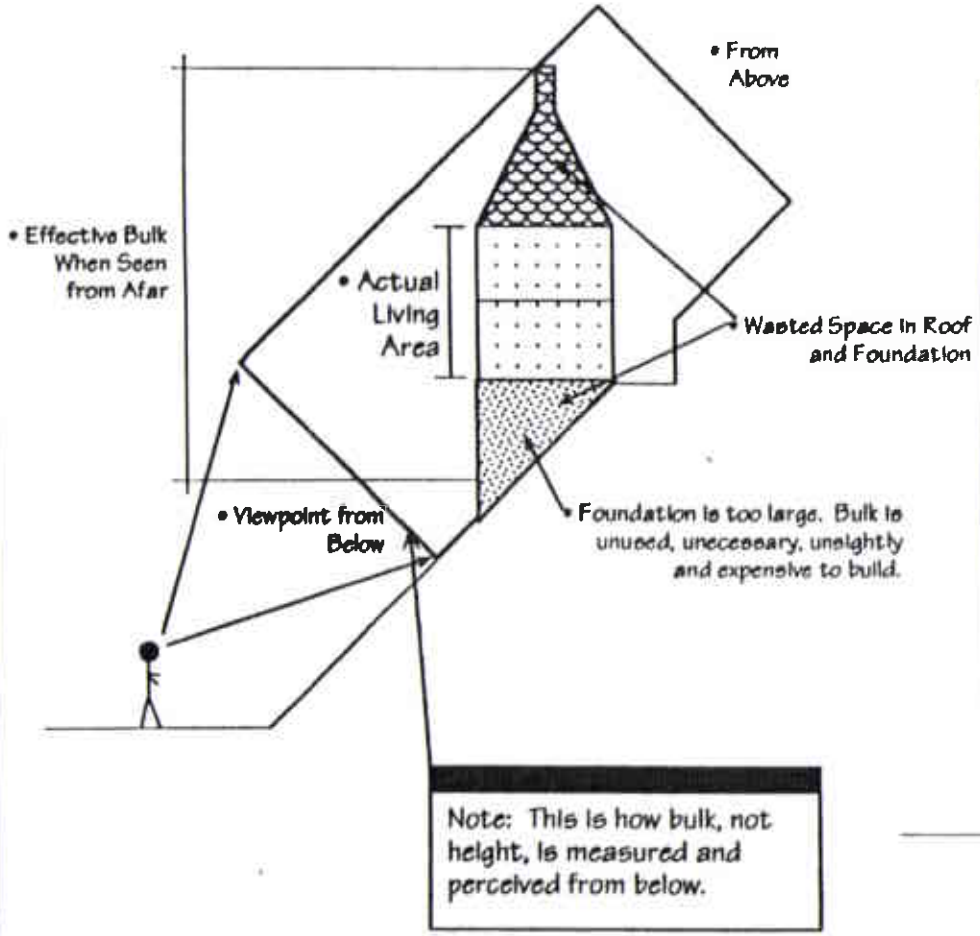

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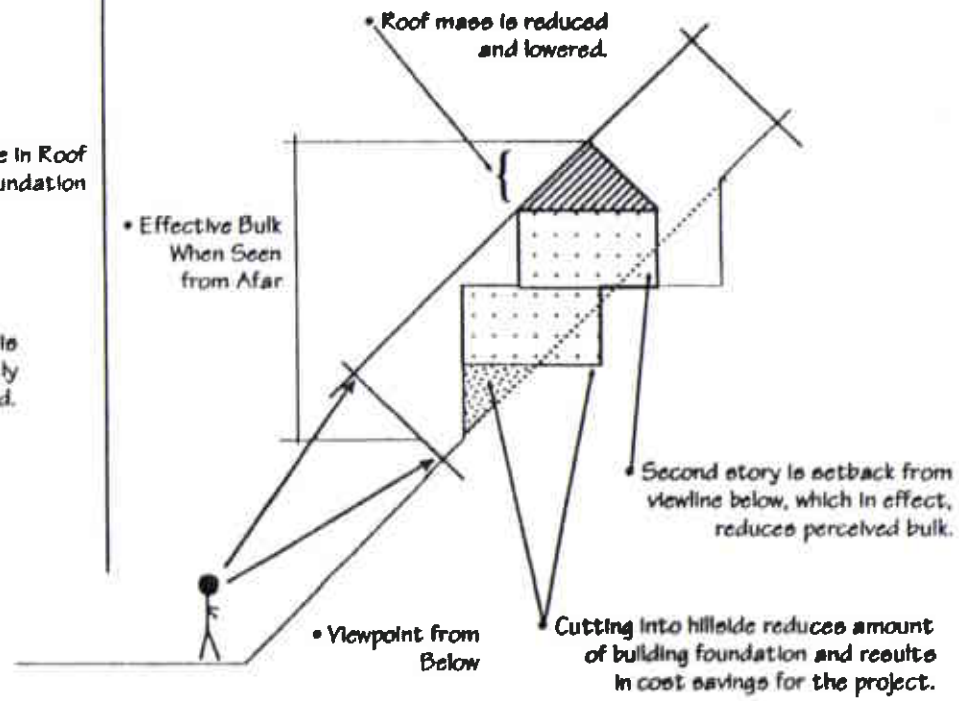
Figure: G1-P1

Principal 1: Cut building into hillside to reduce effective visual bulk.

- expose maximum of a half story (= 5 feet) of foundation to view in elevation;
- expose maximum of a half story of roof to elevation.

YES - same amount of living space redesigned reduces viewshed from below..



These graphics illustrate design principles and are not to scale.

Principal 2: Terrace building using the slope. Use roofs of lower levels for the deck open space of the upper levels.

12 foot wide decks (minimum) needed to effectively break up mass.

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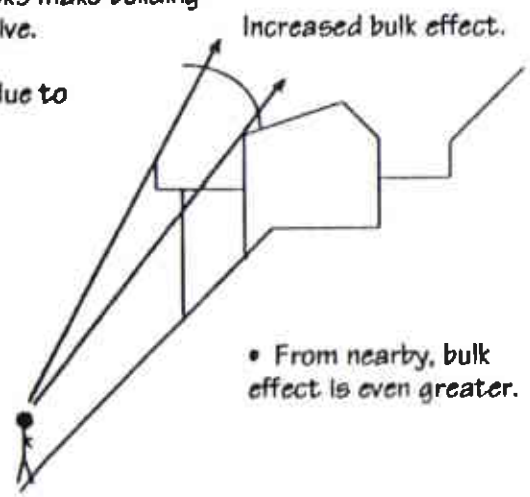
Figure: G1-P2

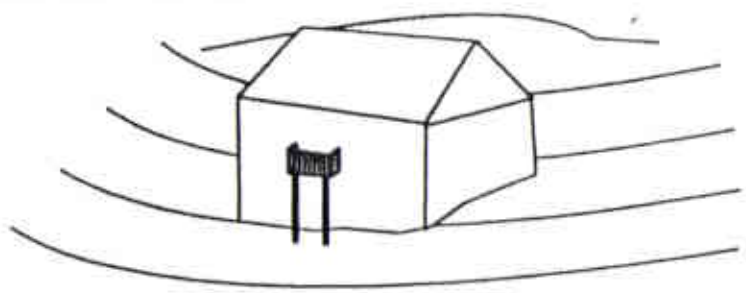
NO

- Overhaning decks make building seem more massive.
- Bulk increase due to deck overhang.
- Effective bulk.



NO

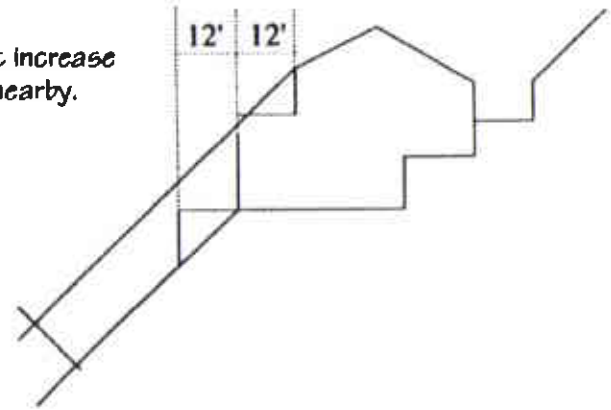
Building stuck up in the air stands out on the hillside.



Avoid decks hanging from the downhill side with long pole supports.

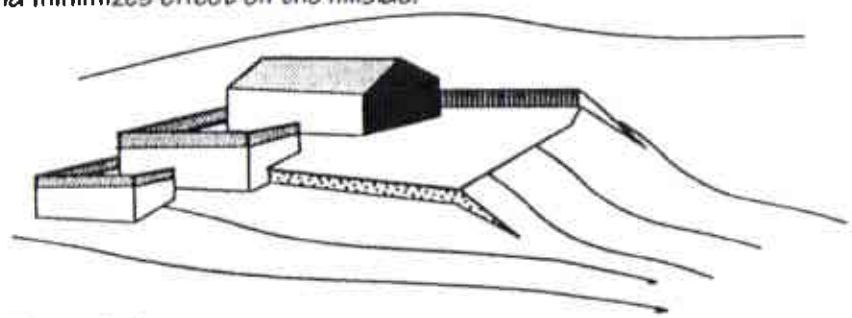
YES

- Terraced decks do not increase building bulk when seen nearby.
- Effective bulk with or without decks.



YES

- Building correctly fits into the ground and minimizes effect on the hillside.



- Use roof decks, low levels decks and side of building decks.

These graphics illustrate design principles and are not to scale.

Principal 3: Avoid large expanses of any material in a single plane. On downhill elevations, break up building masses with horizontal and vertical elements.

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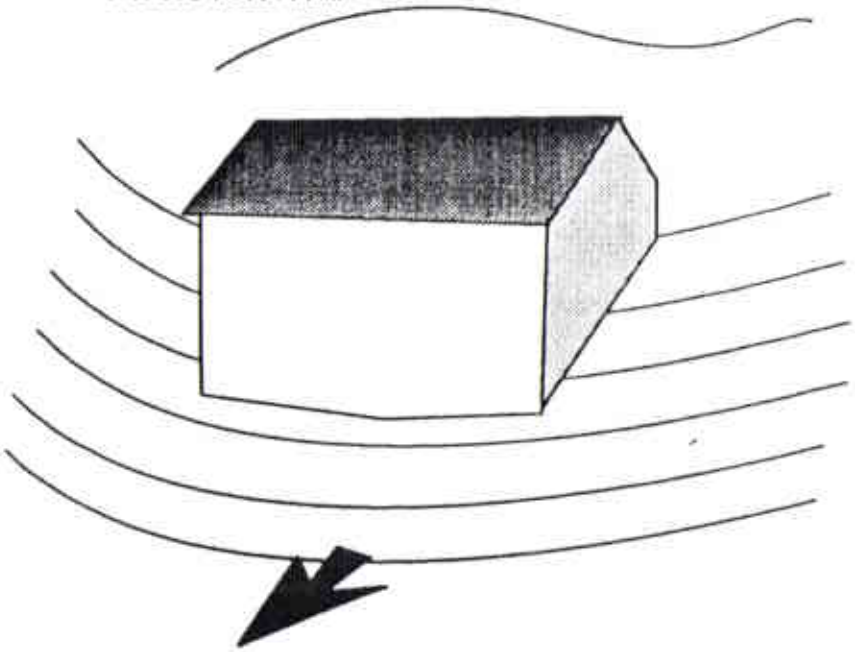
Figure: G1-P3

Suggested Deck Standards: Minimum deck setback: 12 feet; Maximum vertical height: 10 feet; Maximum horinzontal width: 30 feet.

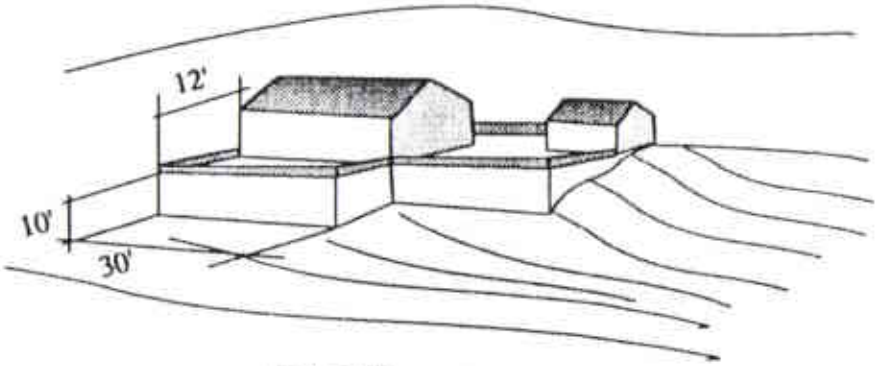
NO

- Large single plane downhill increases visual bulk.



YES

- Breaking up building mass reduces visual bulk. Deck elements must be large enough, however, to be effective.



- Minimum deck setback: 12 feet
- Maximum vertical height: 10 feet
- Maximum horizontal width: 30 feet.

These graphics illustrate design principles and are not to scale.

Principal 4: Avoid large expanses of any material in a single plane. On downhill elevations, break up building masses with horizontal and vertical elements.

Occasionally, a portion of the structure can "go against the grain" of a slope for a particular reason and in moderation.

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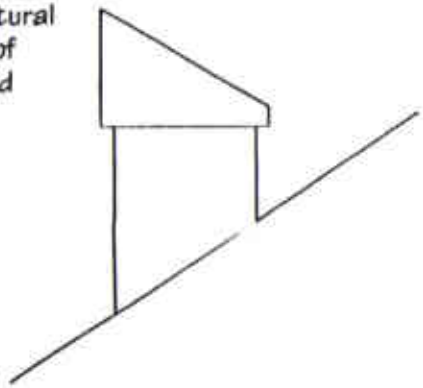
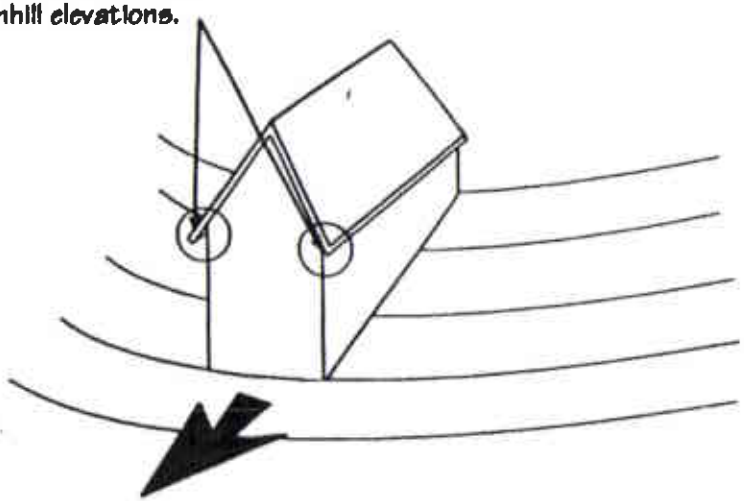
Figure: G1-P4

NO

- Angular forms which slope in the opposite direction to the natural slope destroys relationship of hillside and building mass and increases effective bulk.

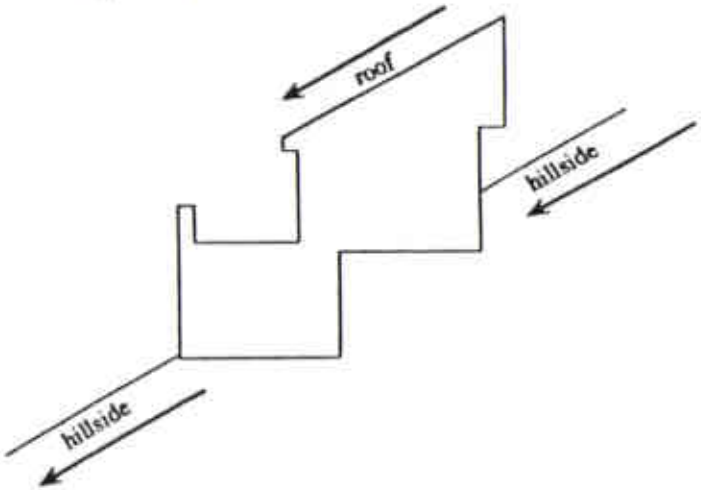


- Avoid large gable ends on downhill elevations.



YES

- Roof slope approximates that of the natural slope of the hillside and follows its direction. The building follows the ground form better.



These graphics illustrate design principles and are not to scale.

Principal 5: Follow the hillside contours with horizontal building elements to better integrate the structure into the site.

Suggestions: Do not use more than two-story high elements without major horizontal articulation

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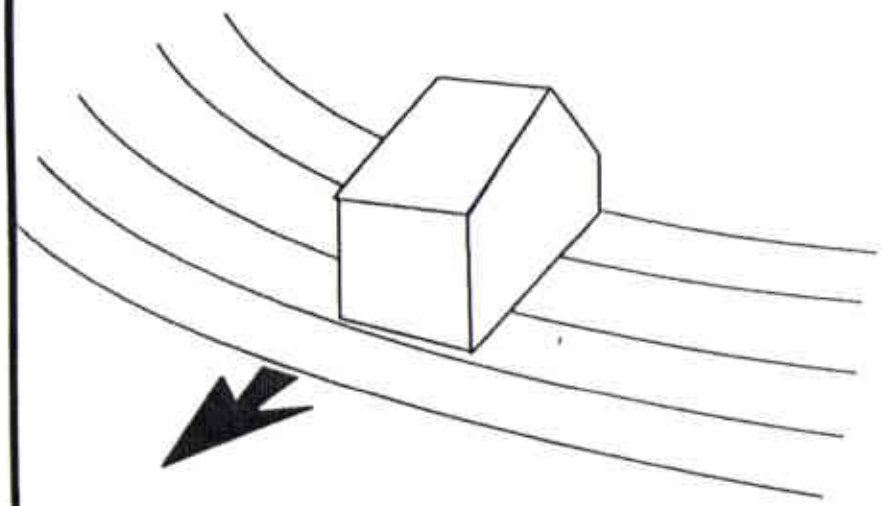
Figure: G1-P5

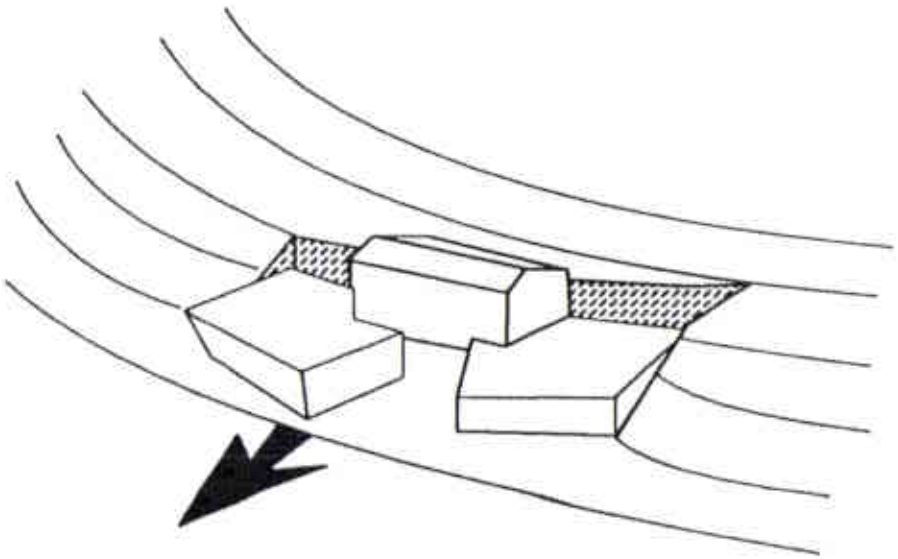
NO

- Building stands out as a major object.



YES

- Building mass follows contours and flows with the site.



These graphics illustrate design principles and are not to scale.

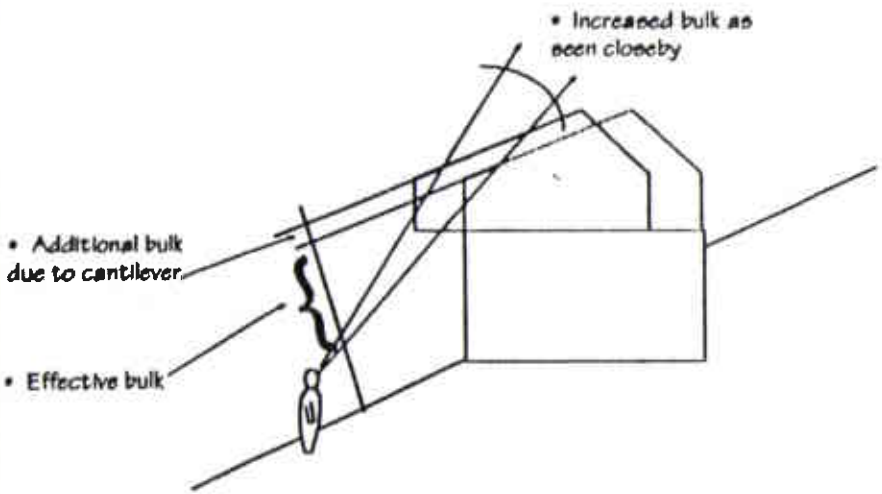
Alhambra Valley Specific Plan - Design Guidelines
Figure: G1-P6

Principal 6: Avoid cantilevers on downhill faces of buildings.

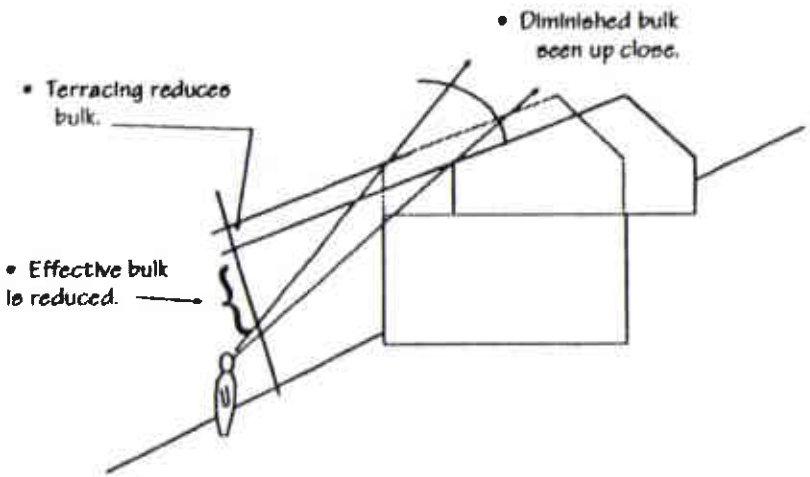
Limit downslope cantilevers to the dimensions necessary to provide proper sun screening over windows and walls.

NO

- Avoid large gable ends on downhill elevations.
- Additional bulk makes building appear taller and more monumental.



YES

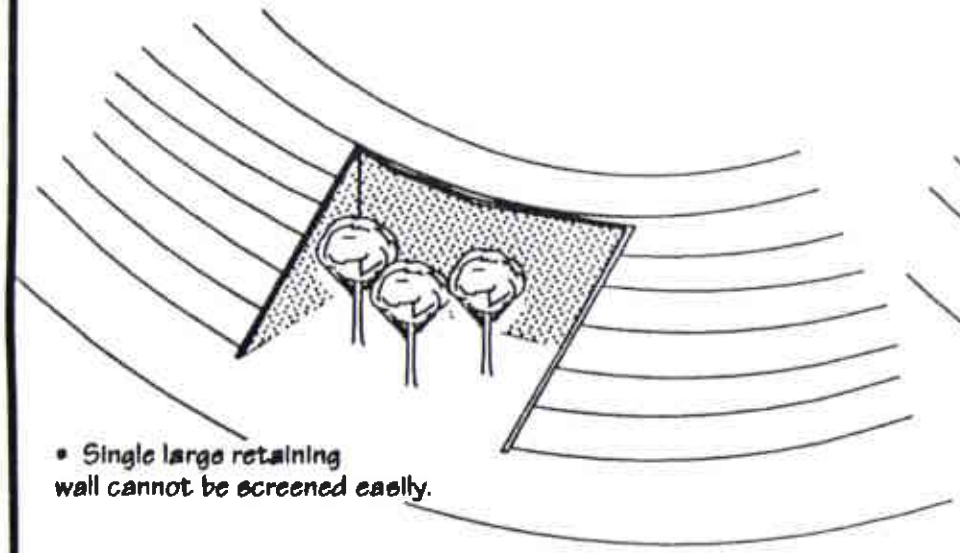


These graphics illustrate design principles and are not to scale.

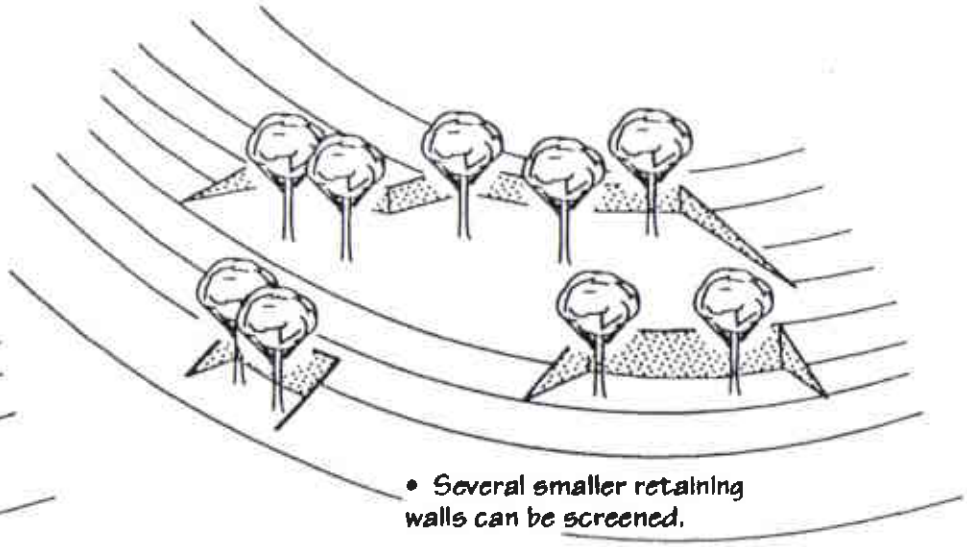
Alhambra Valley Specific Plan - Design Guidelines
Figure: G1-P7

Principal 7: Avoid large retaining walls in a uniform plane. Break retaining walls into separate elements such as terraces.

Suggested standards: Maximum vertical dimension of a single retaining wall should be six feet.

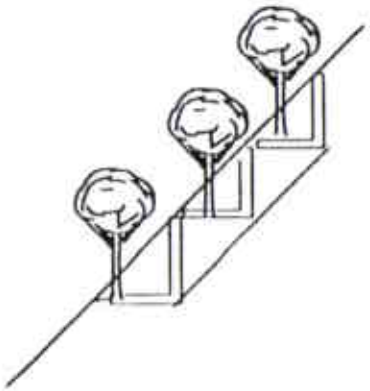


• Single large retaining wall cannot be screened easily.



• Several smaller retaining walls can be screened.

• Single retaining wall makes a massive scar on hillside. The toe of wall precludes planting of effective screen.



• Terraced retaining walls break up mass.

These graphics illustrate design principles and are not to scale.

Principal 7: Avoid large retaining walls in a uniform plane. Break retaining walls into separate elements such as terraces.

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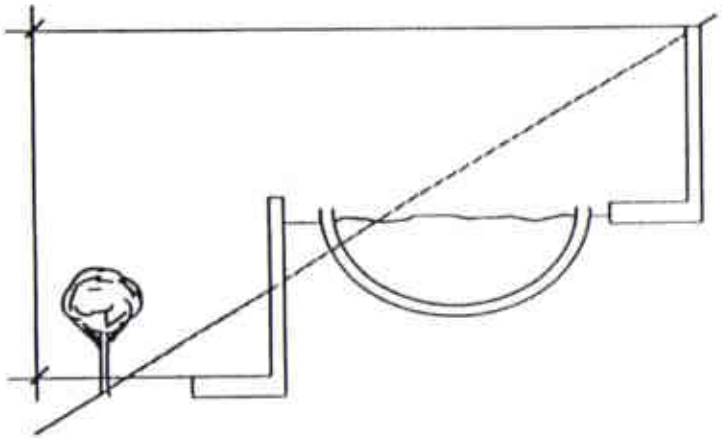
Figure: G1-P7b

NO

- No plantings possible due to the toe of retaining wall.

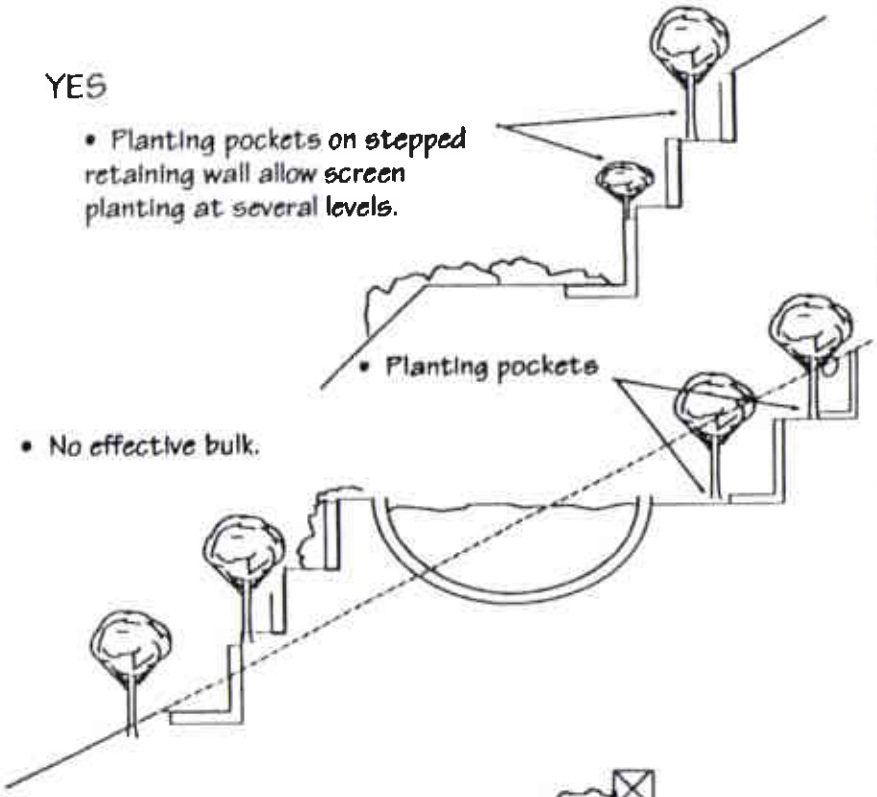


- Effective Bulk

- Large concrete retaining wall surfaces can be seen for miles and can take years to conceal with plantings and trees.

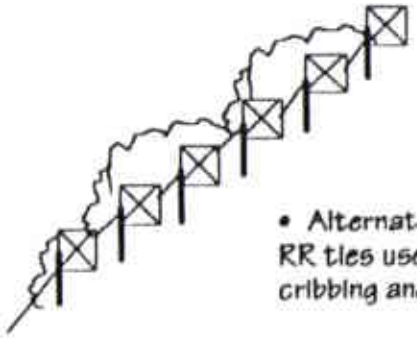
YES

- Planting pockets on stepped retaining wall allow screen planting at several levels.



- Planting pockets

- No effective bulk.



- Alternate possiblity: RR ties used for cribbing and planting.

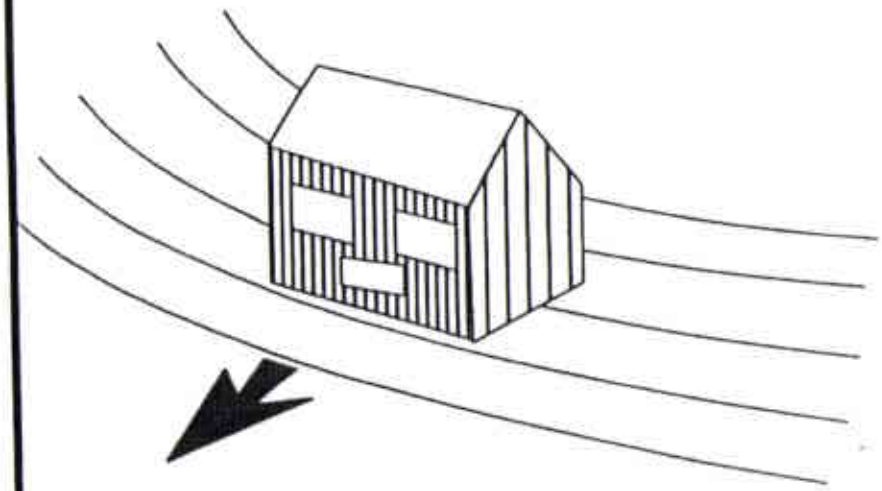
These graphics illustrate design principles and are not to scale.

Principal 8: Use changes of material to "soften" large building elevations and to blend into the hillside.

Alhambra Valley Specific Plan - Design Guidelines
Figure: G1-P8

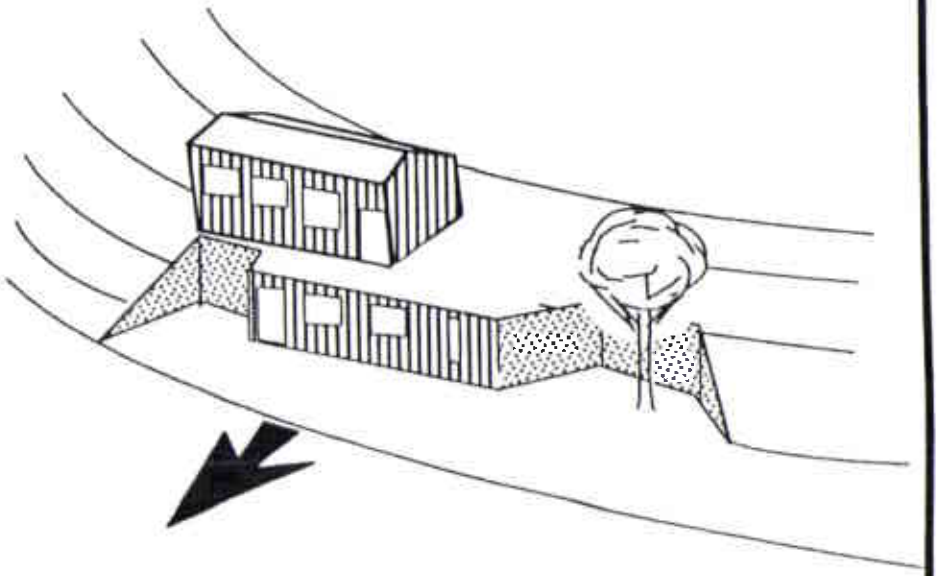
NO

- Large facades of uniform material is lifeless. Even if modulated by windows, facade is still plain.



YES

- Natural materials, wood and windows in small increments provide more interesting human scale and varied pattern to topography.
- Stone foundations and retaining walls relate well to the ground.



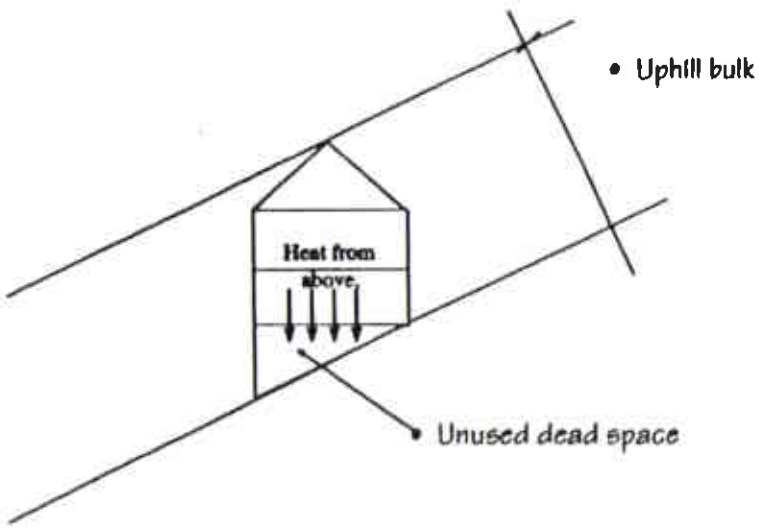
These graphics illustrate design principles and are not to scale.

Principal 9: Excavate underground or below grade rooms to dramatically reduce effective bulk, provide energy efficient and environmentally desirable spaces.

Alhambra Valley Specific Plan - Design Guidelines
Figure: G1-P9

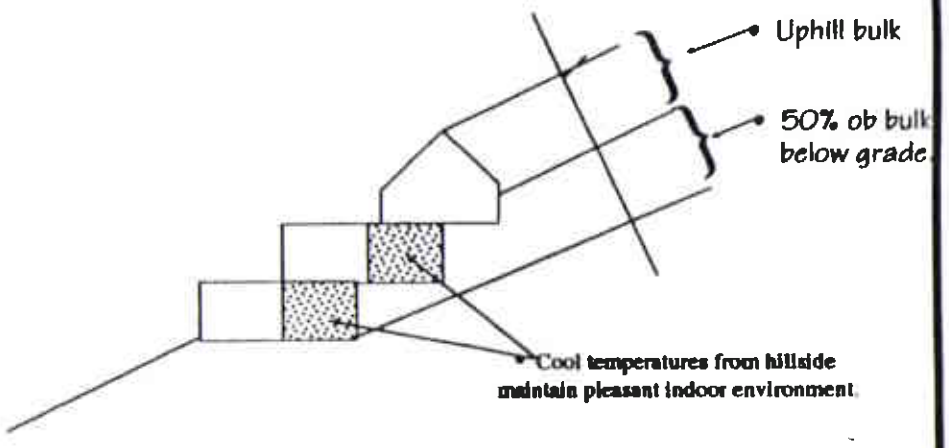
NO

- Sauna, workshop, billiards room wine cellar require air conditioning.



YES

- Cool, quiet space under ground.



- Shops, billiards, storage, halls closets, wine cellar. Space is cooled naturally by being placed into the hillside.

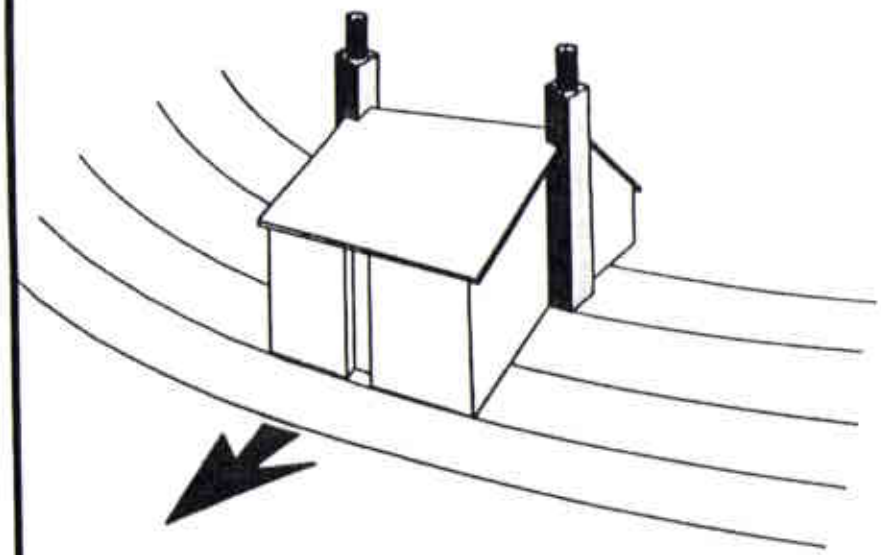
These graphics illustrate design principles and are not to scale.

Principal 10: Balance structure's horizontal elements with vertical accent elements like stairs or chimneys. Avoid single form solutions to the building envelope.

Alhambra Valley Specific Plan - Design Guidelines
Figure: G1-P10

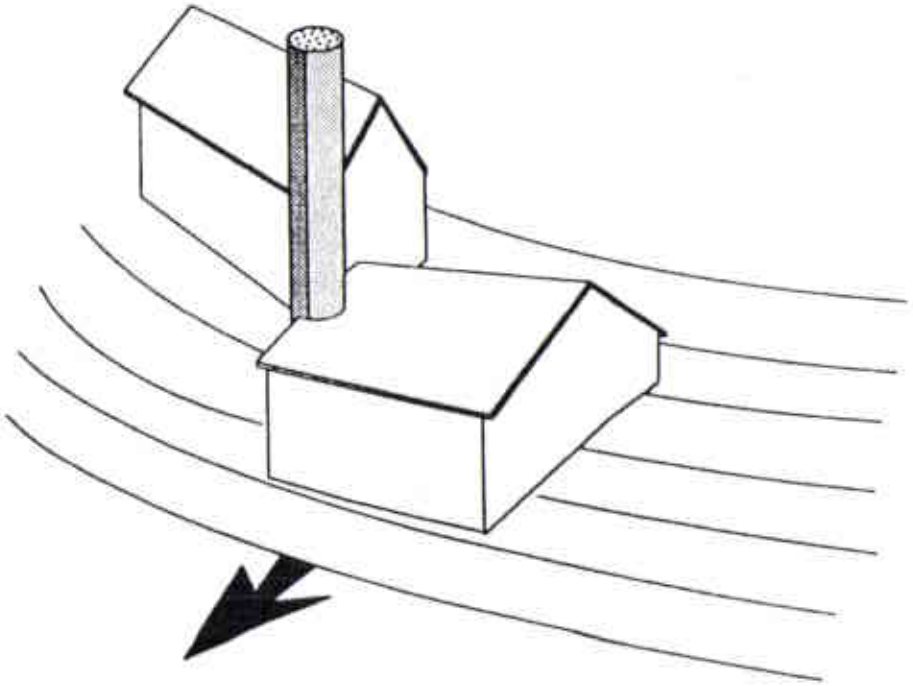
NO

- Large "colonial" on a steep hill is inappropriate to the site.



YES

- Broken-up massing and more natural "flow" of structures blends in with the topography of the site (see .H. Richardson, Frank Lloyd Wright, Green & Green).



These graphics illustrate design principles and are not to scale.

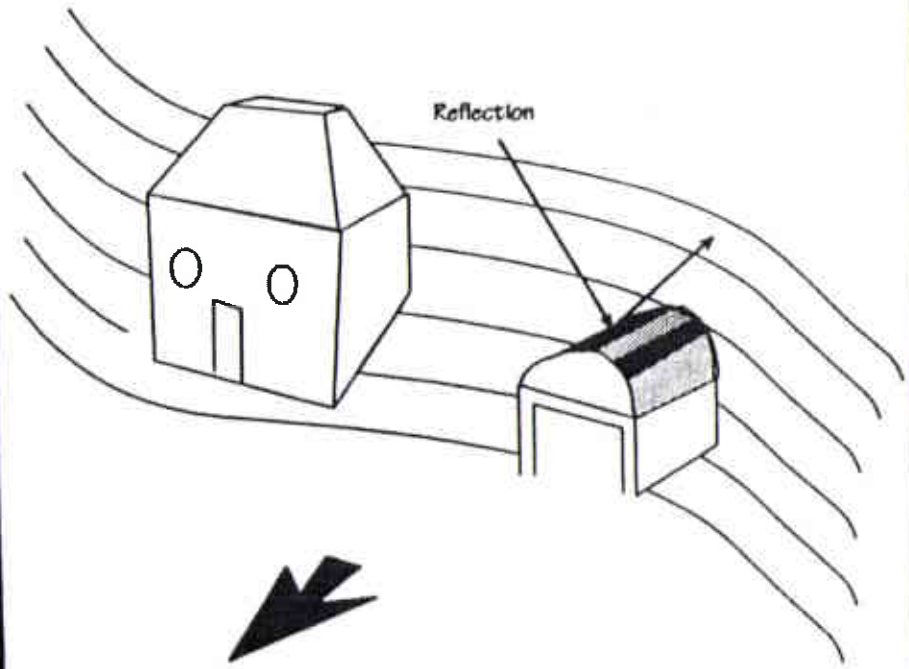
GOAL 2 To reduce the general environmental and visual impacts of new dwellings in the neighborhoods. Designs and siting of new buildings should respect existing structures and other features of the site and surrounding properties.

Alhambra Valley Specific Plan - Design Guidelines
Figure: G2-P1

Principal 1: Do not use colors, textures, materials and forms which will attract attention by not relating to other elements. Remember, the hillside, seen as a whole, is a texture of dwellings, trees and open spaces. No one dwelling should stand out.

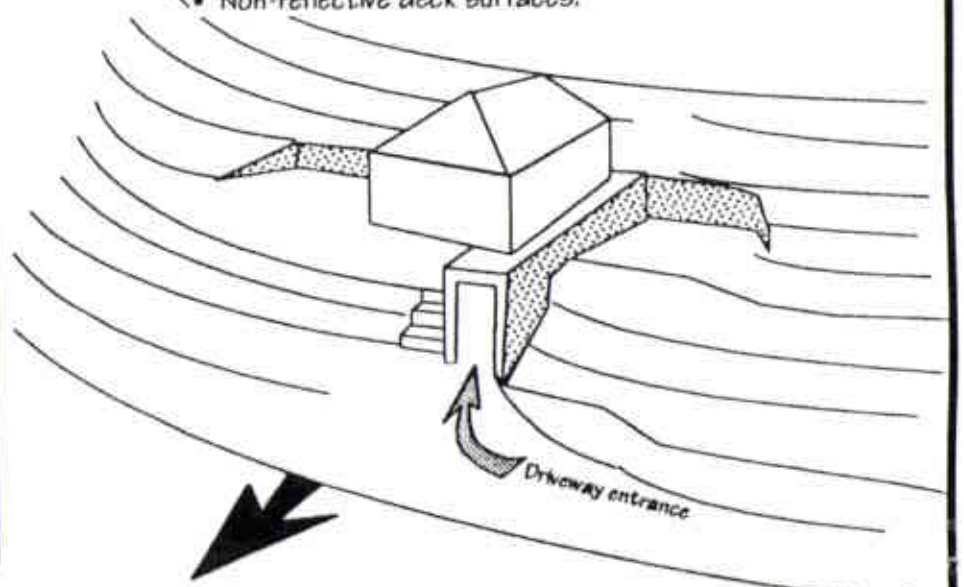
NO

- Avoid bright colors reflective materials



YES

- Native stone, earth-toned brick or texteured concrete retaining walls.
- Natural, earth-tone shingles (non-flammable) and non-refelctive solar panels.
- Wood-stained medium-value, earth-tones.
- Non-reflective deck surfaces.



These graphics illustrate design principles and are NOT to scale.

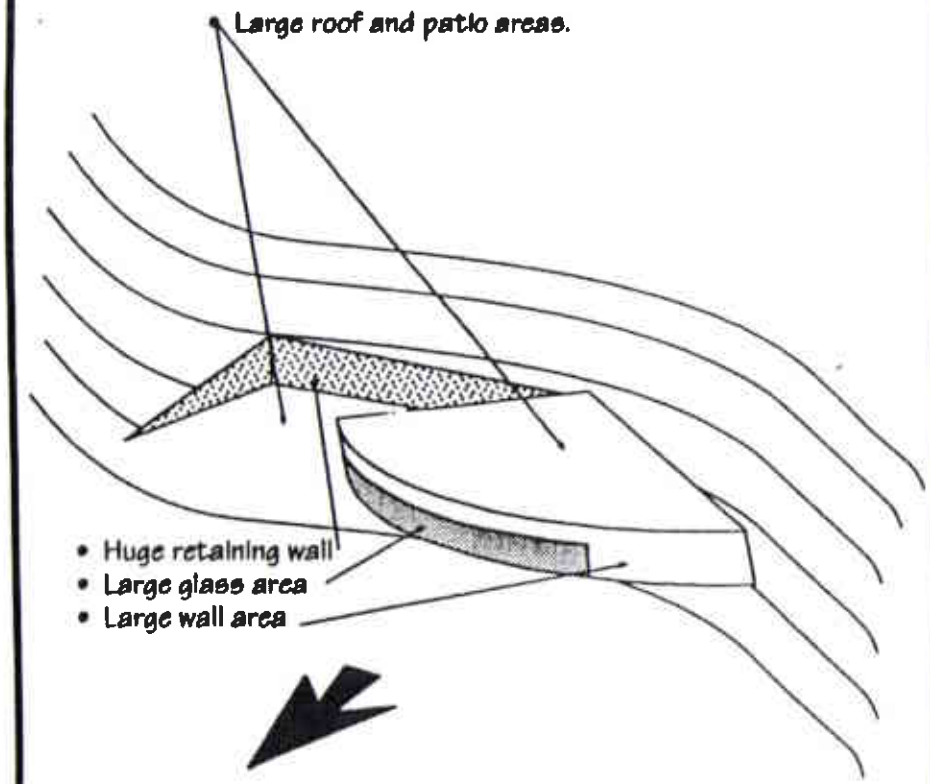
Principal 2: Do not use large expanses of a single material on walls, roofs or paved areas. Remember, most dwellings are seen from below and above by others higher on the hillside.

Suggestions: Maximum of 300 square feet of any single material in any plane. Areas larger than 300 square feet stnds out on the hillside.

Alhambra Valley Specific Plan - Design Guidelines

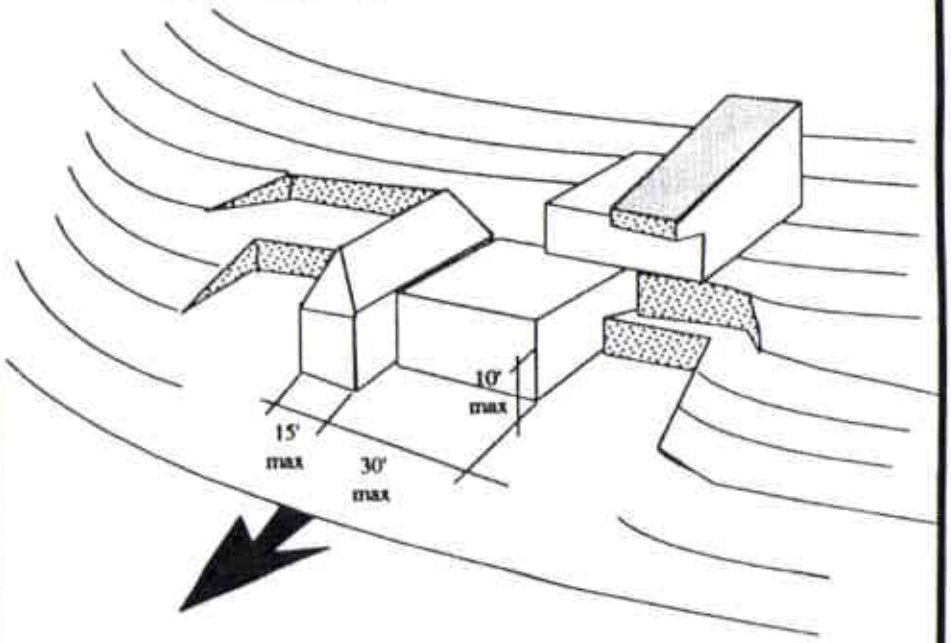
Figure: G2-P2

NO



YES

- Large roof areas broken up.
- Retaining wall broken up.
- Terraced patios and decks.
- Wall ares broken up.

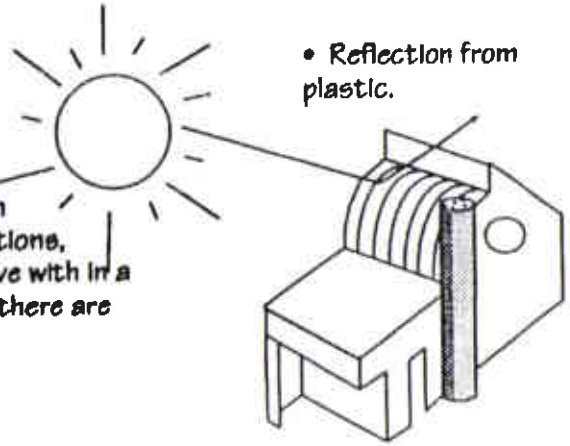


These graphics illustrate design principles and are not to scale.

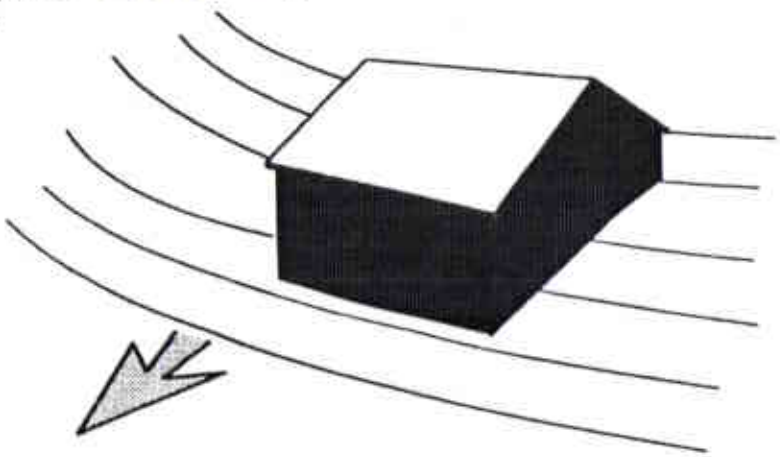
Alhambra Valley Specific Plan - Design Guidelines
Figure: G2-P3

Principal 3: Use native and natural materials which blend with the hillside where possible. Use synthetic or compound materials (concrete, stucco, metal, plastics and glass) with moderation and care.

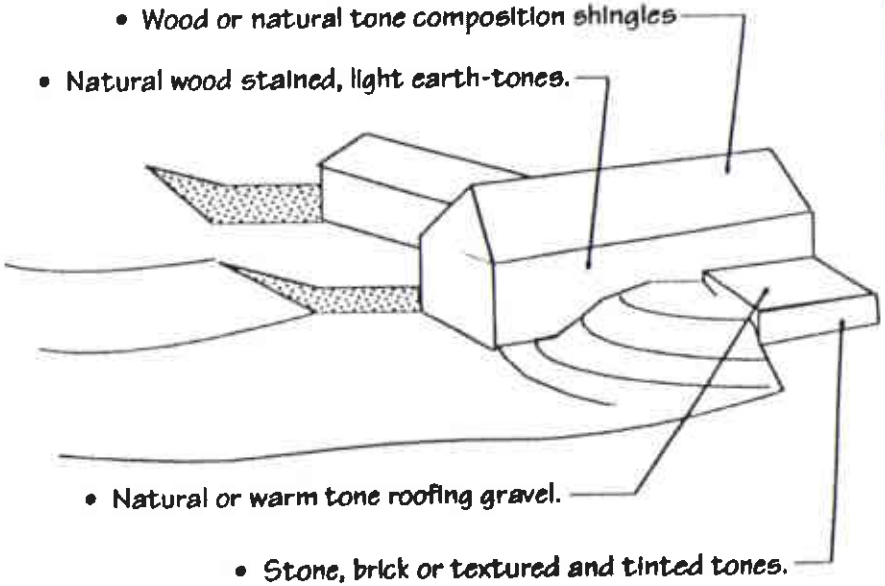
NO



• Very dark or very light painted structures standout on hills which are usually dried native grasses andbrush with light to medium values.



YES

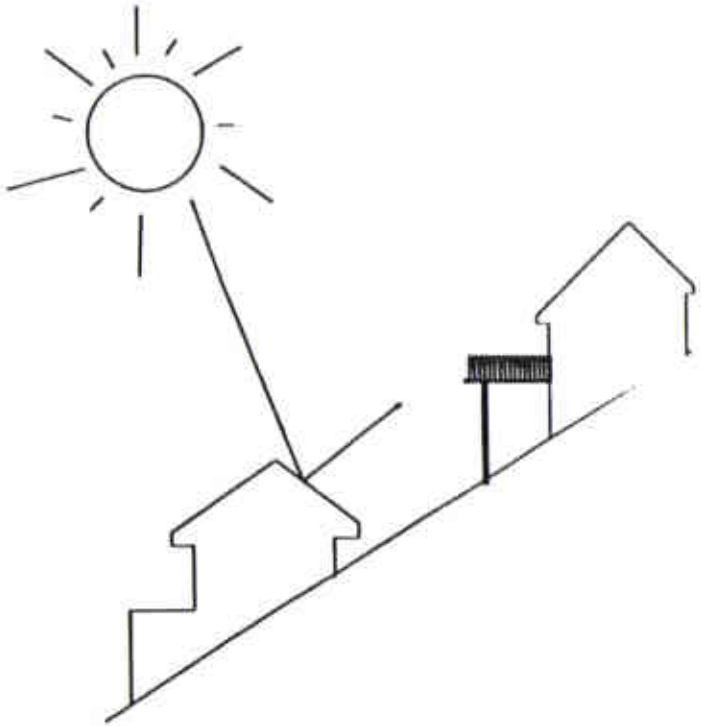


Principal 4: Use great care with reflective materials and exposed undersides of structures. Glass, aluminum and plastics all reflect light and can cause great annoyance for neighbors. Dark anodized aluminum is best. Where possible, use non-reflective glass or plastic for skylights. Control building forms so reflections do not strike other residences.

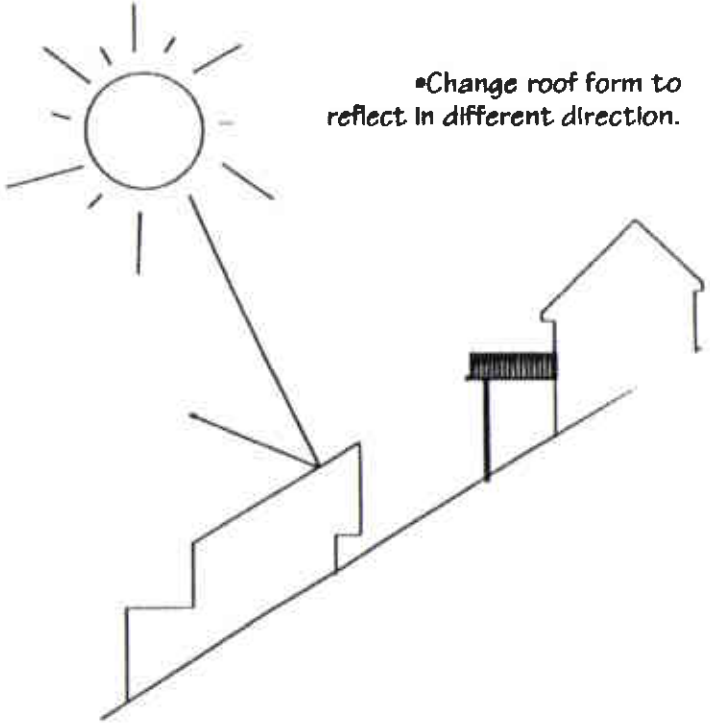
Alhambra Valley Specific Plan - Design Guidelines

Figure: G2-P4

NO



YES



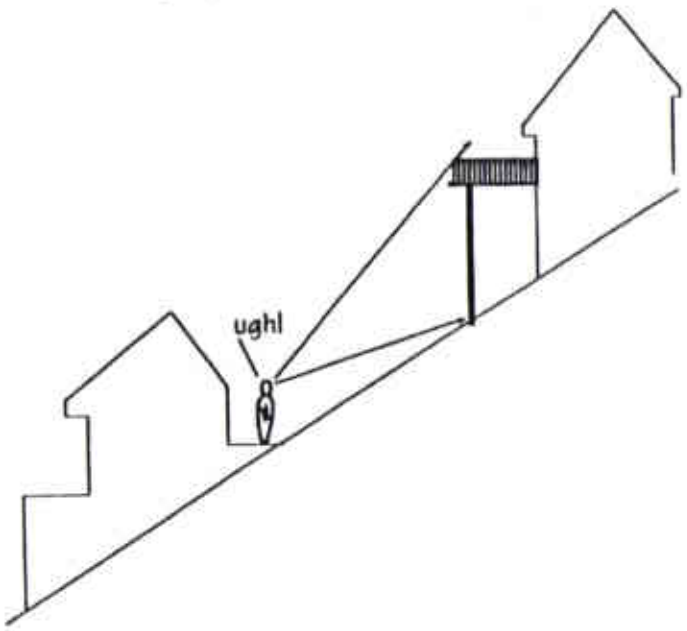
•Change roof form to reflect in different direction.

Alhambra Valley Specific Plan - Design Guidelines
Figure: G2-P5

Principal 5: Avoid unsightly exposed structureal and mechanical elements unless well-integrated into the design concept. Exposed structures are eyesores for people lower downhill.

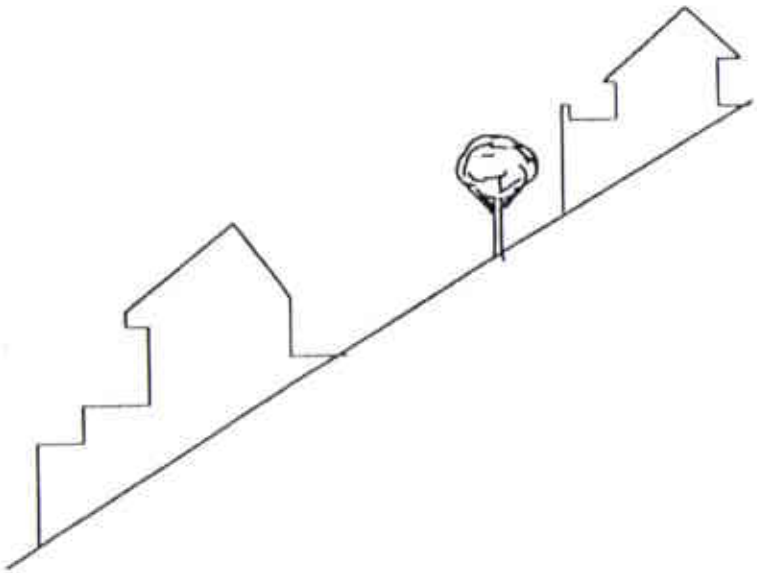
NO

- Poorly conceived lateral bracing, deck joists, plumbing drains, etc. can be unsightly.



YES

- Use foundation screening and closure of exposed struture or mechanical work unless well-integrated with the design concept.

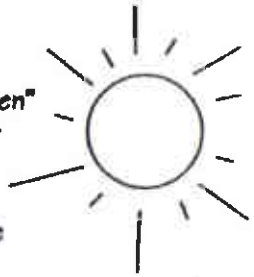


Alhambra Valley Specific Plan - Design Guidelines
Figure: G2-P6

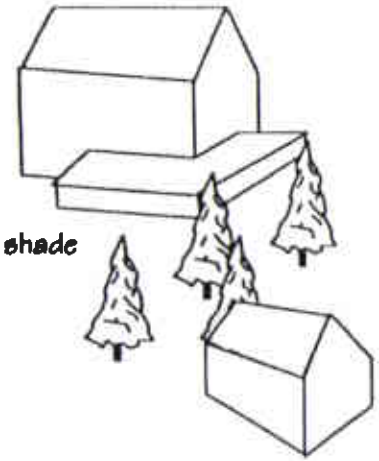
Principal 6: Use native and natural materials which blend with the hillside where possible. Use synthetic or compound materials (concrete, stucco, metal, plastics and glass) with moderation and care.

A. Install landscaping with foresight.

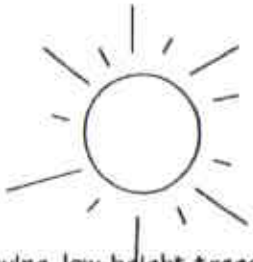
NO



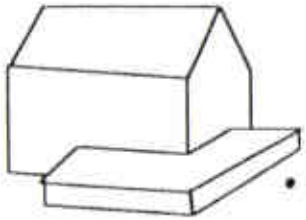
- Fast-growing trees planted for privacy "screen" grow into a view block for neighbors.
- Fast-growing trees die within a short period of time.
- Trees planted too close to dwelling become possible root-expansion and fire problems.
- House receives no sun shade benefits from trees.



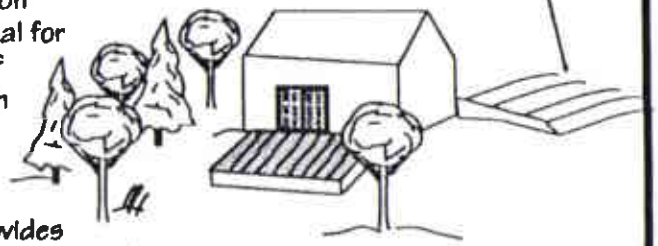
YES



- Fast-growing, low-height trees provide privacy but maintain views.
- Mix fast-growing and slow-growing trees to screen house from the hot sun.



- Iceplant
- Automatic irrigation systems are essential for good maintenance of landscaping and even for fire protection.



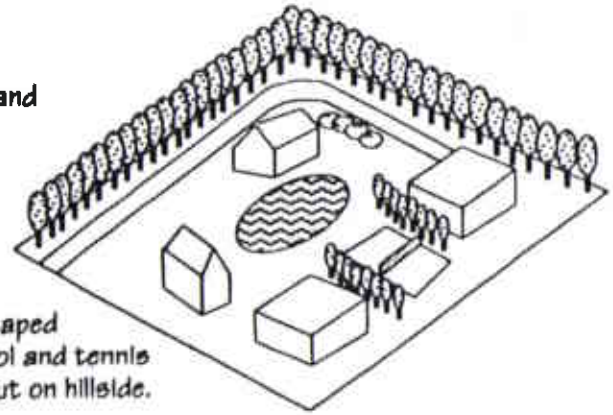
- Specimen tree provides beautiful obbject to look at and becomes part of the view, not something which obstructs the view.
- Well-covered planting and patios help reduce fire hazards

Alhambra Valley Specific Plan - Design Guidelines
Figure: G2-P6 b/c

B. Avoid landscaping entire large parcels of land. Instead, plan small discrete courts and patios of well-landscaped areas, leaving larger areas native and natural.

NO

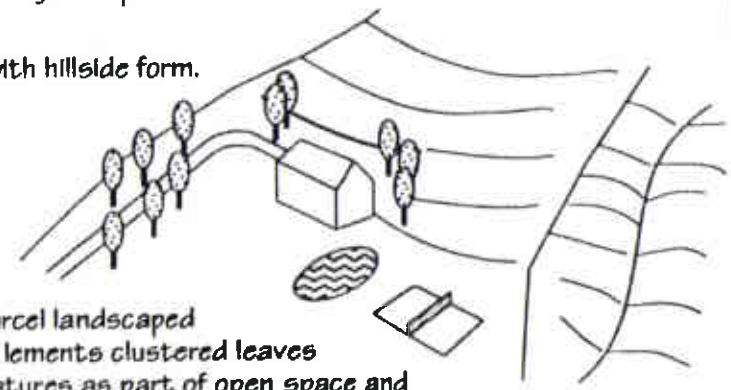
- Huge maintenance and irrigation problem.



- Large parcel landscaped with out-buildings, pool and tennis court which stands out on hillside.

YES

- Smaller maintenance and irrigation problem.
- Blends with hillside form.

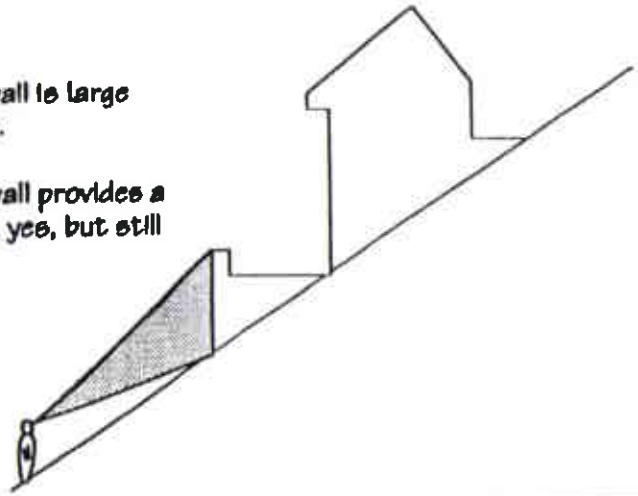


- Large parcel landscaped with major lements clustered leaves natural features as part of open space and does not attract undue attention.

C. Use earth berms and land forms to enhance dwelling, minimize impact conceal unsightly elements and parking lots.

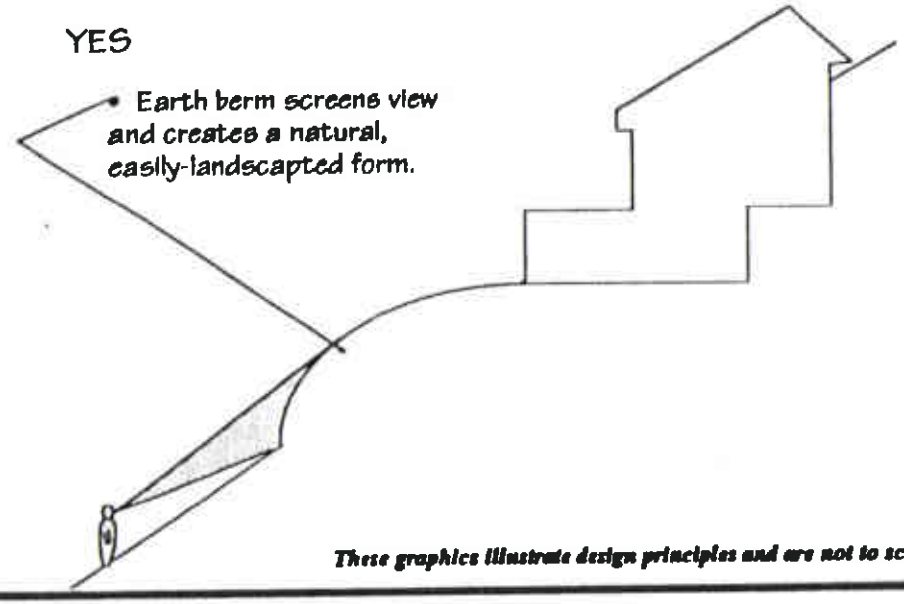
NO

- Retaining wall is large and unsightly.
- Retaining wall provides a visual screen, yes, but still unsightly.



YES

- Earth berm screens view and creates a natural, easily-landscapted form.



These graphics illustrate design principles and are not to scale.

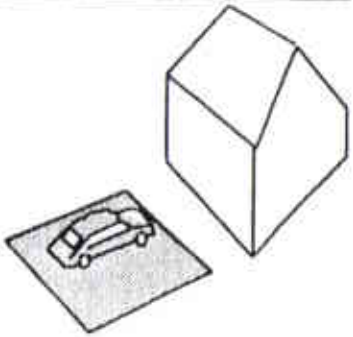
D. Drought-resistant trees and bushes plus natural vegetation should be used wherever possible. Certain fast-growing trees (Monterey Pine, Blue Gum Eucalyptus) are disouraged unless they are planted with the concept of fast growth - later removal by the owner in conjunction with slower growing varieties. Some trees are particularly suceptible to fire (pines and eucalyptus) and should never bee planted near dwellings, while some vegetation (iceplant) is extremely fire resistant. Some trees are desirable, albeit, slow growing (California Live Oak). These should be mixed with other planting since they provide beautiful, drought-resistant, low-maintenance shade when mature.

Alhambra Valley Specific Plan - Design Guidelines

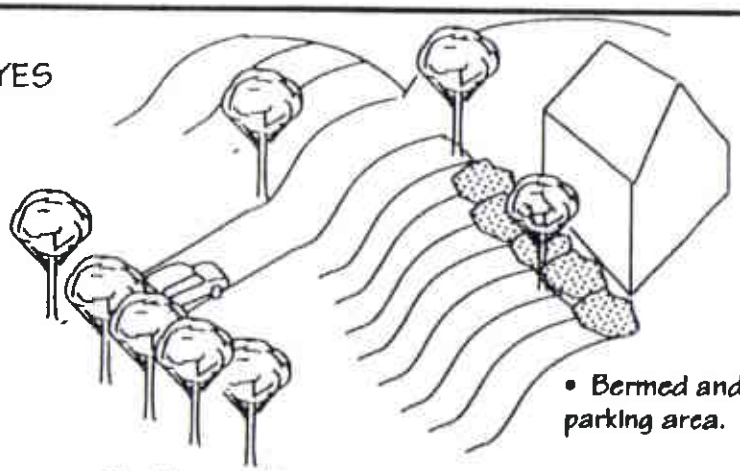
Figure: G2-P6 d

NO

- Unsightly parking lot.



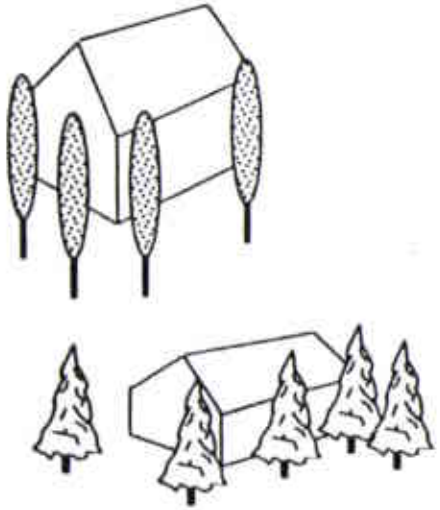
YES



- Bermed and screened parking area.
- Planting used to create shade in parking lot. Reduces heat buildup and glare from cars.

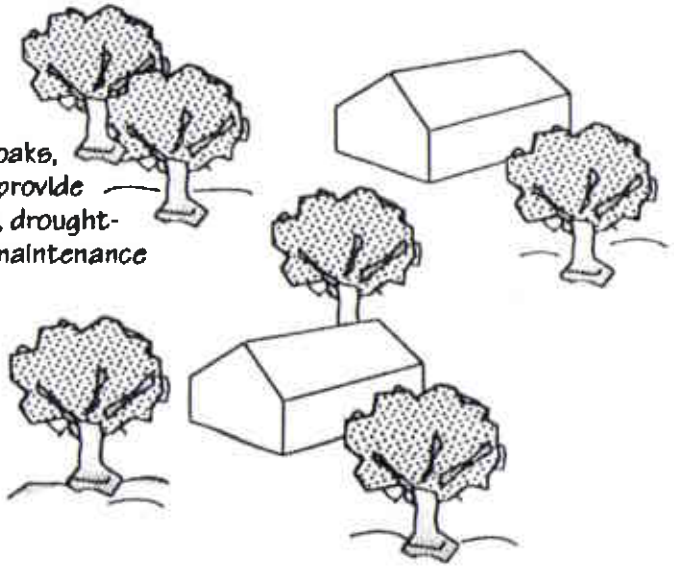
NO

- Poorly planned landscaping of fast-growing pines and eucaluyptus will eventually block view for distant dwellings next door and for even one's own home



YES

- Well-suited oaks, when mature, provide beauty, shade, drought-tolerant, low-maintenance landscaping.



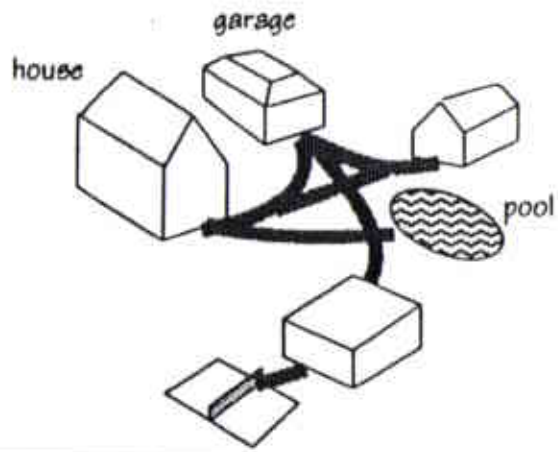
These graphics illustrate design principles and are not to scale.

Alhambra Valley Specific Plan - Design Guidelines
Figure: G2-P7

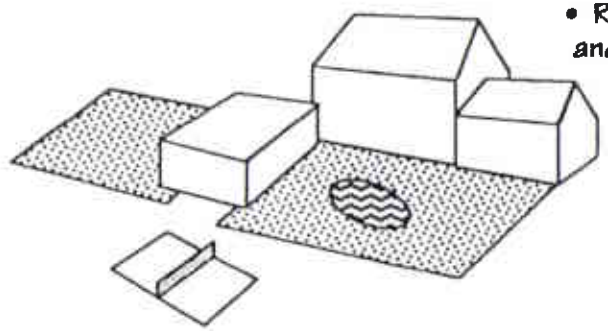
Principle 7: Remotely located outbuildings are discouraged.

Swimming pool houses, pump houses, loo sheds, garages and other structures remote from the principal dwelling make the effective bulk and general amount of building on a site seem larger. If possible, these facilities should be in the main dwelling, or, if remote, they should be dug into the hillsides or substantially screened with berms, plantings, fences, etc. Note: This is not meant to discourage cluster plans with courtyards between garage and dwellings.

NO



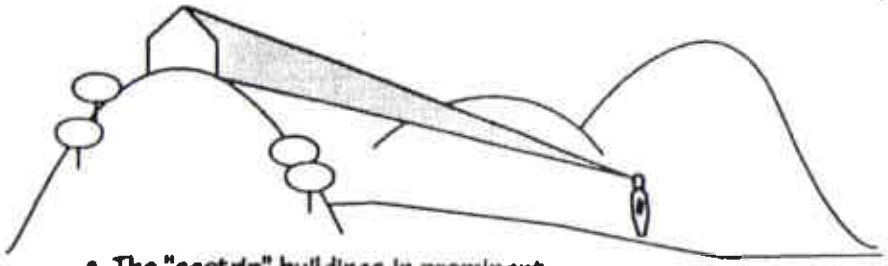
YES



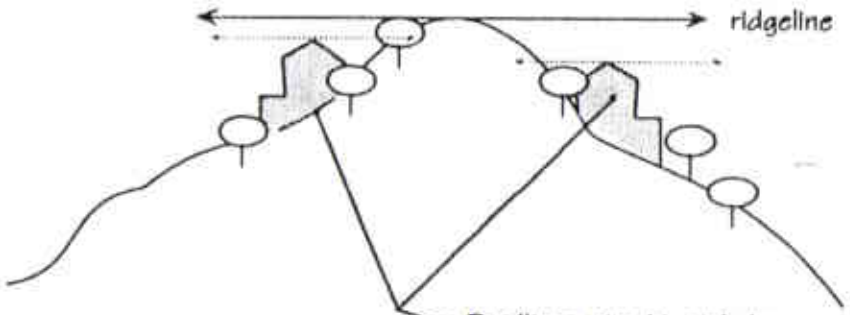
• Remote pump house dug-in and screened

Principle 8: Site buildings so they don't stand out.

Do not build on crest of knolls, ridgelines or other visually prominent locations. Remember all structures on the hill are part of a rich texture of buildings, landscaping and open space. No one dwelling should be exceptionally prominent.



• The "egotrip" buildings in prominent locations can be seen detrementally from everywhere.



• Dwellings sited just below crest does notin terfere with natural ridgeline.

These graphics illustrate design principles and are not to scale.