

RESOLUTION NO. -10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARTINEZ
ADOPTING DESIGN GUIDELINES FOR THE ALHAMBRA VALLEY ANNEXATION AREA**

WHEREAS, the City of Martinez has initiated the process to annex a portion of Contra Costa County that is subject to the Alhambra Valley Specific Plan. The process is collectively known as the Alhambra Valley Annexation Project and includes an area located in the central portion of Contra Costa County, directly outside the current southwest jurisdictional boundary of the City of Martinez, but within the City's Sphere of Influence and the County Urban Limit Line. The proposed annexation area is comprised of 155 parcels covering approximately 400 acres. It is generally bounded by the City's current jurisdictional boundary to the north; detached single family homes and undeveloped hills to the east; Alhambra Valley Road and Briones Regional Park to the south; and undeveloped hills and rangeland to the west; and

WHEREAS, in order for the City of Martinez to annex the area into the City, it will need to take the planning and policy actions listed below that collectively make up the Alhambra Valley Annexation Project ("Project"):

- Adopt a Negative Declaration pursuant to the California Environmental Quality Act (CEQA);
- Amend the Martinez General Plan Land Use Element and Land Use Map to incorporate four new land use designations;
- Amend the Martinez General Plan Land Use Element, Scenic Roadways Element, Parks and Recreation Element and Transportation Element to add new policies relating to the Alhambra Valley annexation area;
- Amend the Martinez Zoning Ordinance to include a new chapter: the Alhambra Valley Districts which will contain four new zoning districts and regulations applicable thereto;
- Amend the Martinez Zoning Map to show the annexation area and the new Zoning Districts for the annexation area;
- Approve Pre-Zonings and General Plan Land Use designations for the properties to be annexed;
- Amend the Zoning Ordinance to incorporate approval of and approve the Alhambra Valley Design Guidelines;
- Approve a City-Initiated Contra Costa Local Agency Formation Commission (LAFCO) application; and

WHEREAS, in addition, in order to complete the annexation of the area into the City of Martinez, LAFCO will need to take the planning and policy actions listed below:

- LAFCO processing and approval of City's annexation application; and

WHEREAS, pursuant to CEQA the City has conducted an Initial Study to evaluate the Project's potential impacts on the environment; and

WHEREAS, on the basis of said Initial Study, a Negative Declaration has been prepared; and

WHEREAS, on April 16, 2010 the City provided a Notice of Intent to adopt a Negative Declaration to the public, responsible agencies, trustee agencies, and the county clerk in which the Project is located as well as all persons requesting notice, and published said notice in a newspaper of general circulation as required by law; and

WHEREAS, the Planning Commission of the City of Martinez held a duly noticed public hearing on May 25, 2010, listened to testimony from the public, and continued the item to a date uncertain; and

WHEREAS, the Planning Commission held the continued duly noticed public hearing on June 29, 2010 and considered all oral and written comments received at or prior to the public hearings on the matter and directed staff to return with a resolution; and

WHEREAS, the Planning Commission held a continued duly noticed public hearing on August 10, 2010 to consider draft resolutions, and considered all oral and written comments received at or prior to the public hearings on the matter and recommended denial of the proposed project; and

WHEREAS, by the adoption of Resolution ____, the City Council has adopted the Negative Declaration prepared for the proposed Project; and

WHEREAS, by the adoption of Resolution ____, the City Council has amended the General Plan for the proposed Project; and

WHEREAS, by the introduction of Ordinance No. ____ C.S., the City Council has amended the Zoning Ordinance to include zoning regulations to be applied to the Alhambra Valley; and

WHEREAS, by the introduction of Ordinance No. ____ C.S., the City Council has rezoned the Project area with the applicable Alhambra Valley (AV) Zoning Districts; and

WHEREAS, the adopted General Plan and Zoning amendments for the Alhambra Valley Annexation Area integrate the land use and development policies and regulations of Contra Costa County's 1992 Alhambra Valley Specific Plan into the City's regulatory framework; and

WHEREAS, the Alhambra Valley Design Guidelines are an integral part of the 1992 Alhambra Valley Specific Plan, and thus an integral part of the City's Alhambra Valley (AV) Zoning Districts.

NOW, THEREFORE, BE IT RESOLVED by the Martinez City Council that:

WHEREAS, the Record of Proceedings ("Record") upon which the City Council bases its decision herein, includes, but is not limited to: (1) the Initial Study and Negative Declaration, and the technical reports cited in and/or relied upon in preparing the Initial Study and Negative Declaration, (2) all staff reports, City files and records and other documents prepared for and/or submitted to the City relating to the Initial Study and Negative Declaration, (3) the City of Martinez General Plan, its related EIR and the Martinez Municipal Code, (4) all documents, designs, plans, studies, data and correspondence submitted in connection with the Initial Study, Negative Declaration or the Project, (5) all documentary and oral evidence received at public hearings or submitted to the City during the comment period relating to the Initial Study, Negative Declaration or the Project, (6) prior CEQA documents prepared relating to the Project site, and (7) all other matters of common knowledge to the City, including, but not limited to, City, State and Federal laws, policies, rules, regulations, reports, records and projections related to development within the City and its surrounding areas. The location and custodian of the Record is the City of Martinez Planning Manager, 525 Henrietta Street, Martinez, CA.

NOW, THEREFORE, the City Council of the City of Martinez finds and resolves as follows:

1. That the above recitals are found to be true and constitute part of the findings upon which this resolution is based.

2. Based on the Record and the findings set forth herein, the City Council hereby adopts the Alhambra Valley Design Guidelines, attached hereto as Exhibit A and incorporated herein by reference.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 1st day of December, 2010 by the following vote:

AYES:

NOES:

ABSENT:

RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ

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

<p style="text-align: center;">Goal 1 – Reduce Effective Bulk</p> <p>Principals</p> <ol style="list-style-type: none">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

<p style="text-align: center;">Goal 2 – Reduce Environmental Impact</p> <p>Principals</p> <ol style="list-style-type: none">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.<ol style="list-style-type: none">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.<ol style="list-style-type: none">a. Limit.b. Variances.
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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

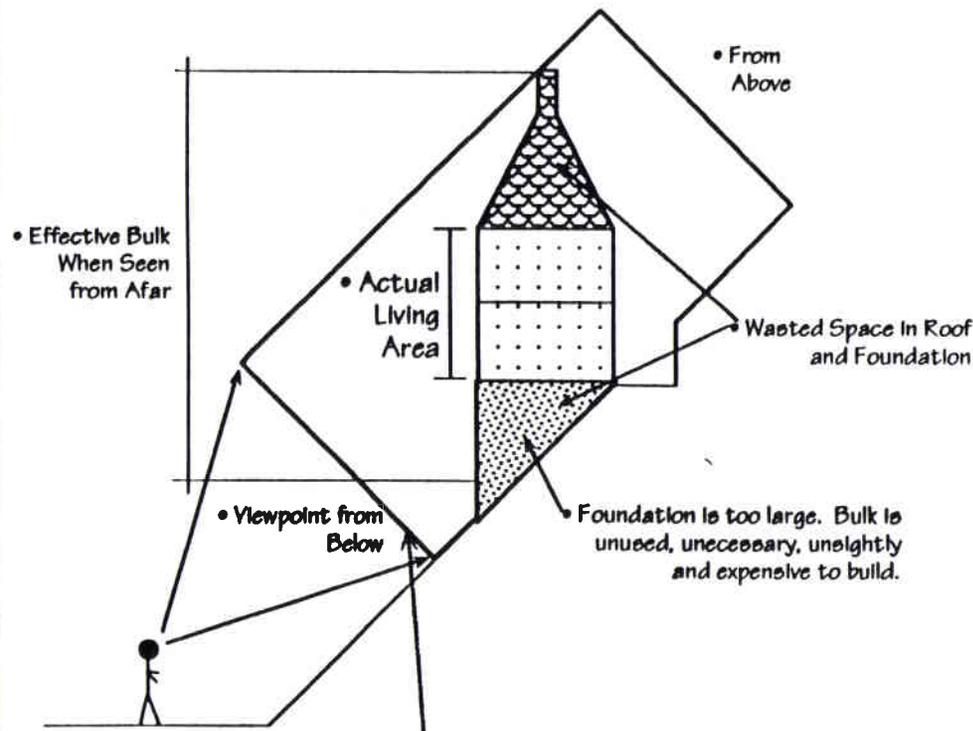
and vehicular traffic. Lighting should be shielded and directed downward. Lamps should be low wattage and have incandescent light color.

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.



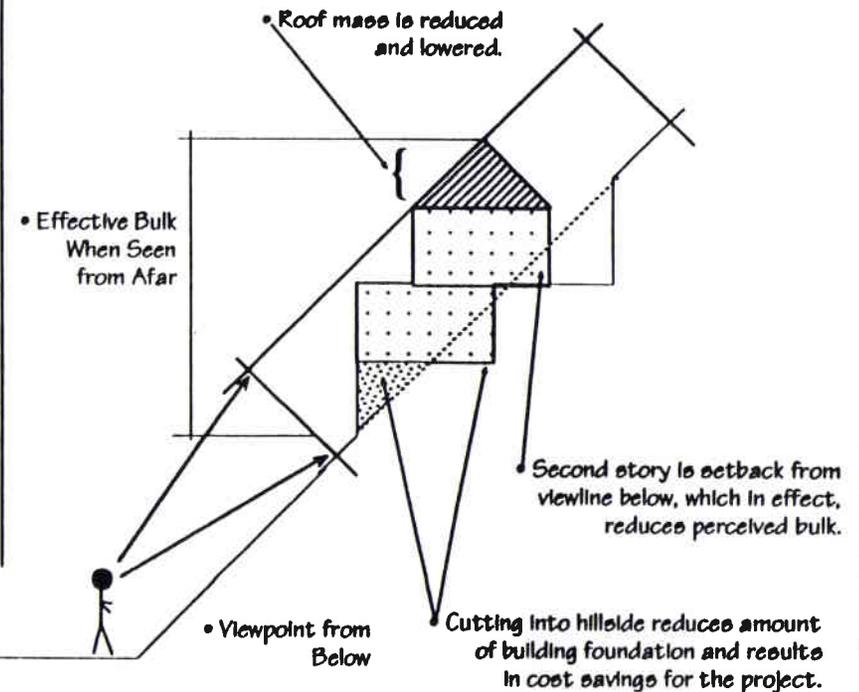
Note: This is how bulk, not height, is measured and perceived from below.

**Design Guidelines
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.

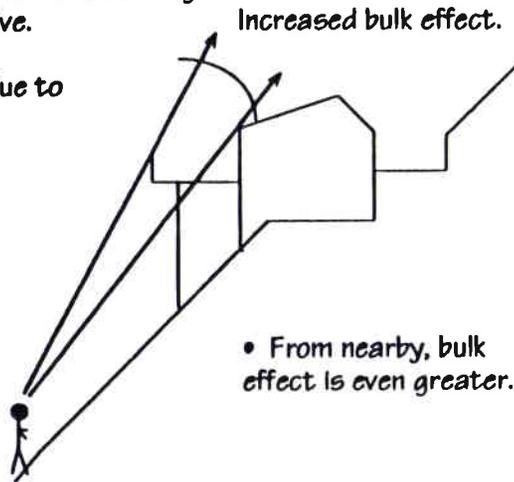
Design Guidelines
Figure: G1-P2

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.

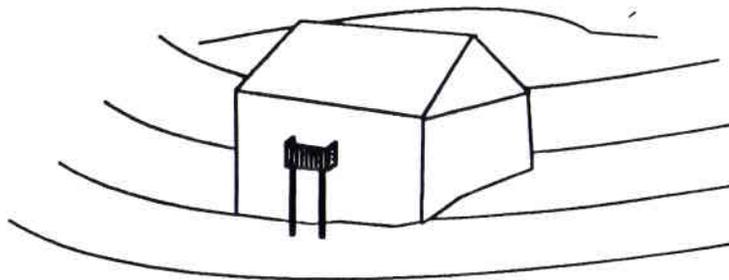
NO

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



NO

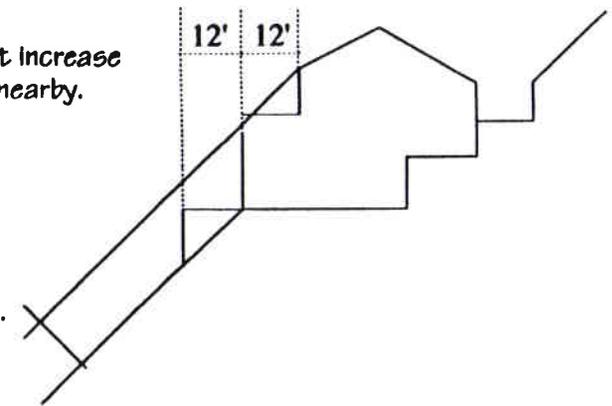
Building stuck up in the air stands out on the hillside.



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

YES

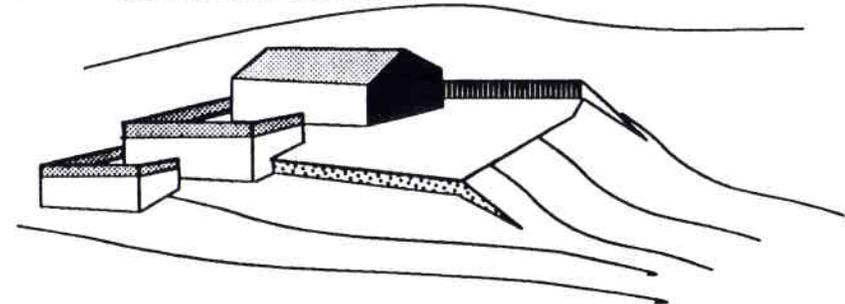
- Terraced decks do not increase building bulk when seen nearby.



- 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.

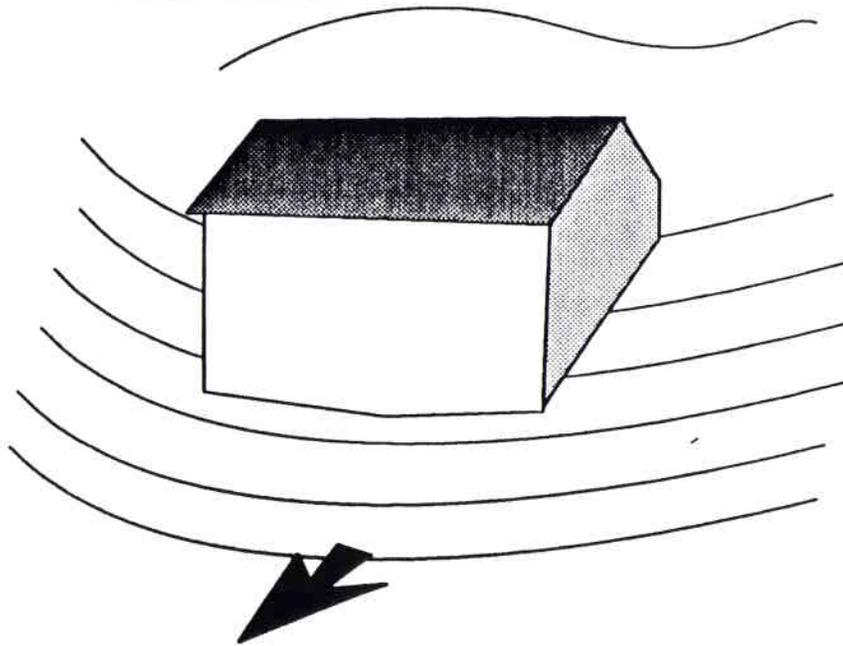
Principal 3: Avoid large expanses of any material in a single plane. On downhill elevations, break up building masses with horizontal and vertical elements.

Design Guidelines
Figure: G1-P3

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

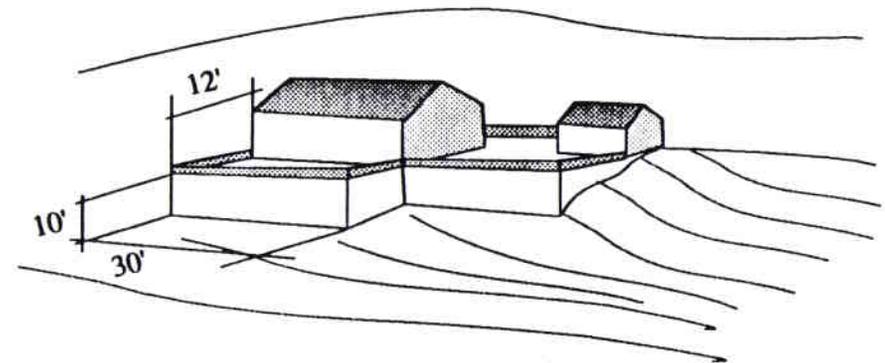
NO

- 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.

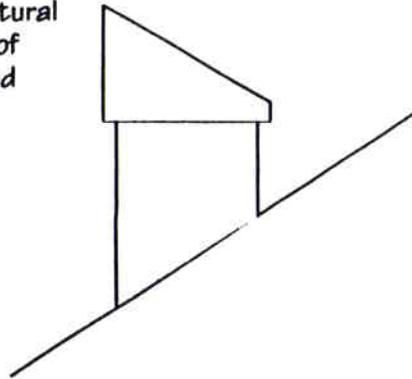
Principal 4: Avoid large expanses of any material in a single plane. On downhill elevations, break up building masses with horizontal and vertical elements.

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

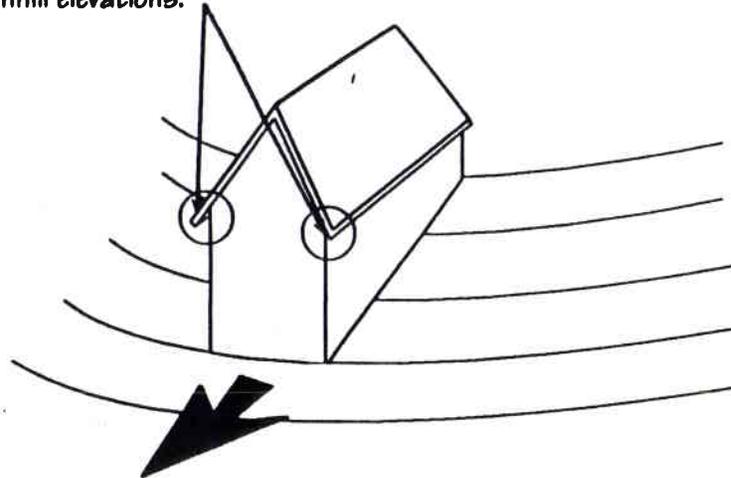
**Design Guidelines
Figure: G1-P4**

NO

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

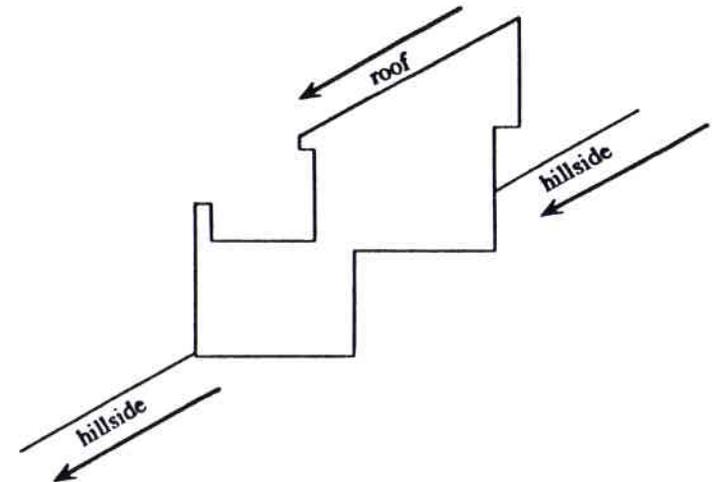


- Avoid large gable ends on downhill elevations.



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.

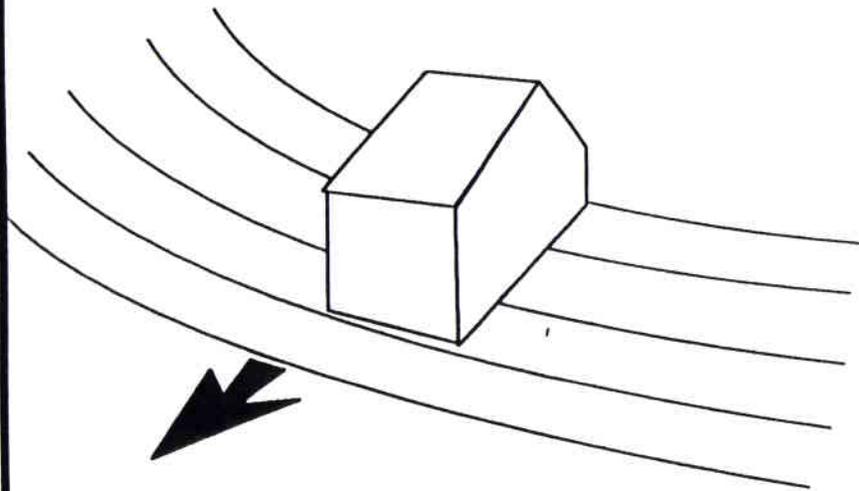
Design Guidelines
Figure: G1-P5

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

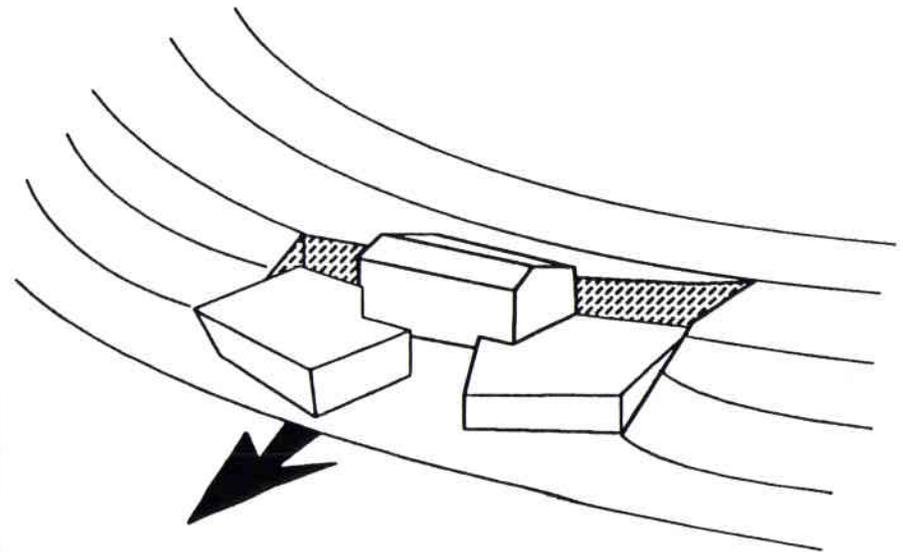
NO

- 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.

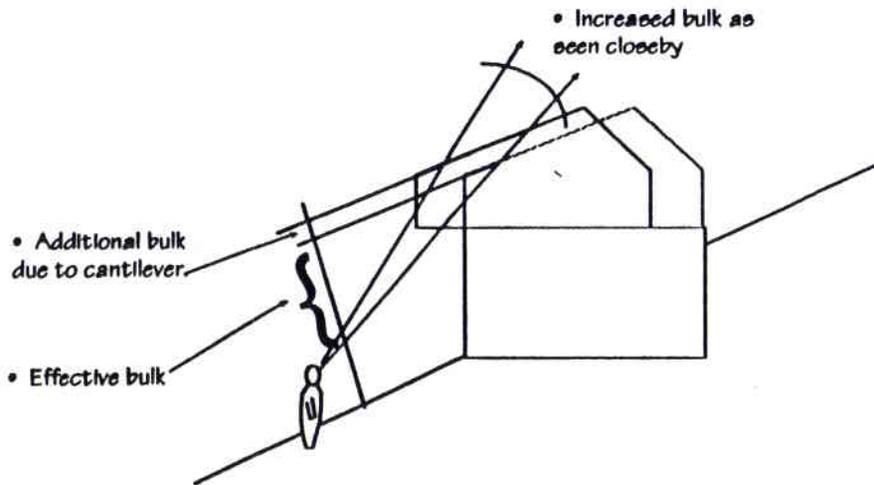
Design Guidelines
Figure: G1-P6

Principal 6: Avoid cantilevers on downhill faces of buildings.

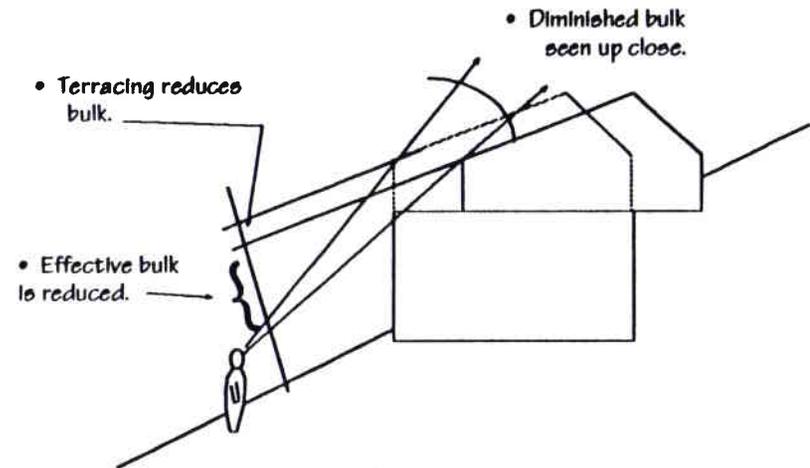
Limit downslope cantilevers to the dimensions necessary to provide proper sun screening over windows and walls.

NO

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



YES

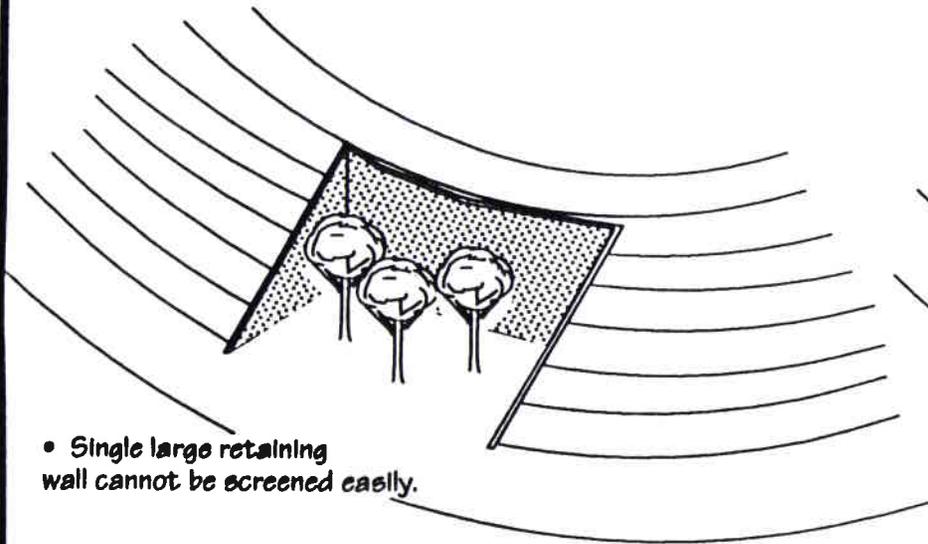


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Design Guidelines
Figure: G1-P7

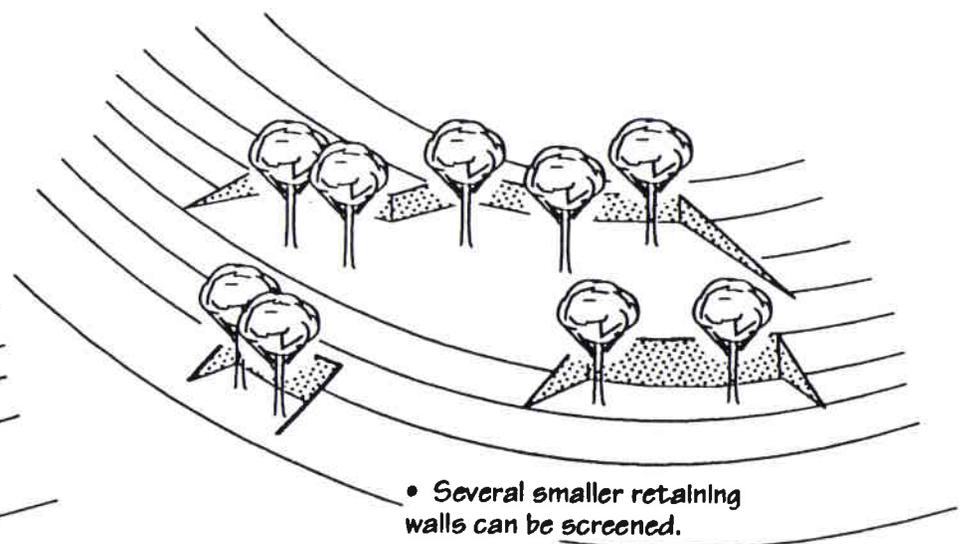
Principal 7: Avoid large retaining walls in a uniform plane. Break retaining walls into separate elements such as terraces.

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



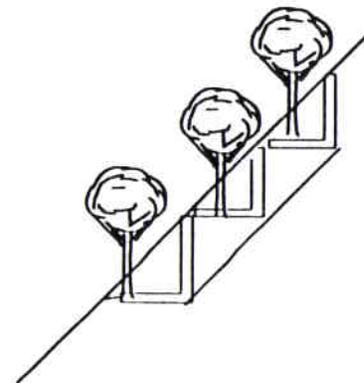
- Single large retaining wall cannot be screened easily.

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



- Several smaller retaining walls can be screened.

- Terraced retaining walls break up mass.



These graphics illustrate design principles and are not to scale.

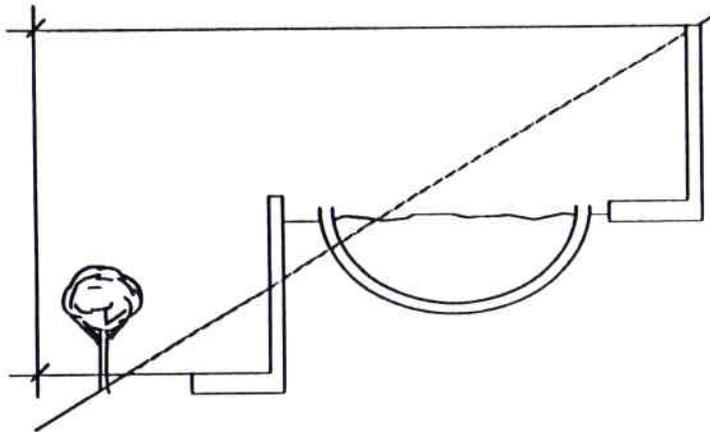
Design Guidelines
Figure: G1-P7b

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

NO

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

- Effective Bulk

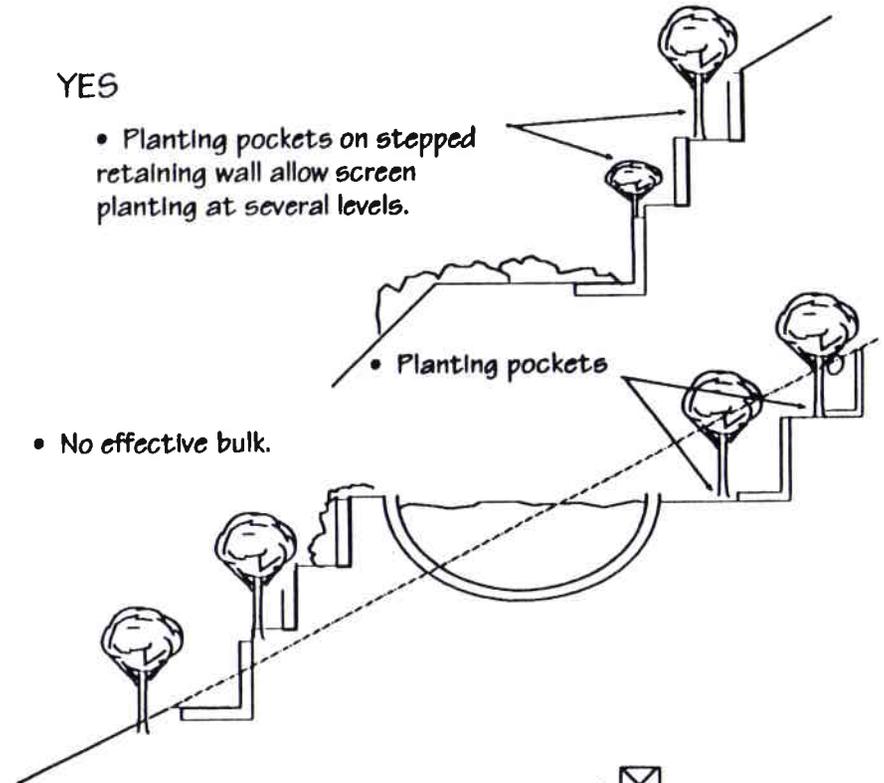


- Large concrete retaining wall surfaces can be seen for miles and can take years to conceal with plantings and trees.

YES

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

- No effective bulk.



- Planting pockets

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

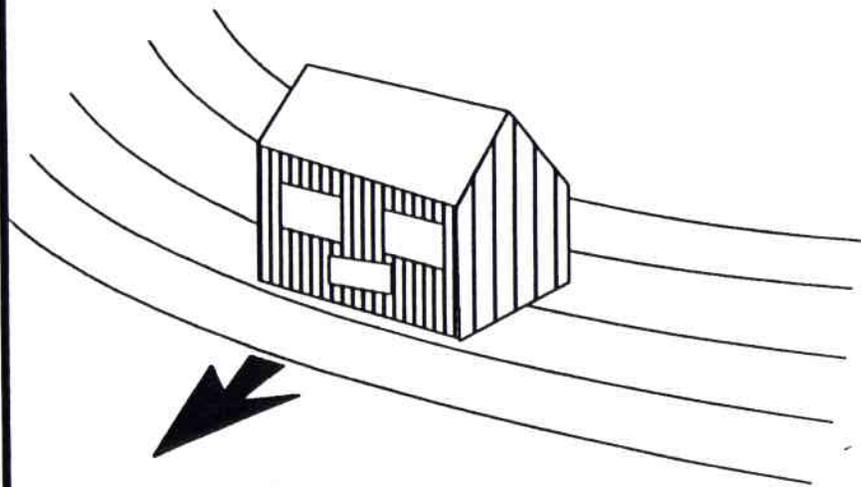
These graphics illustrate design principles and are not to scale.

Design Guidelines
Figure: G1-P8

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

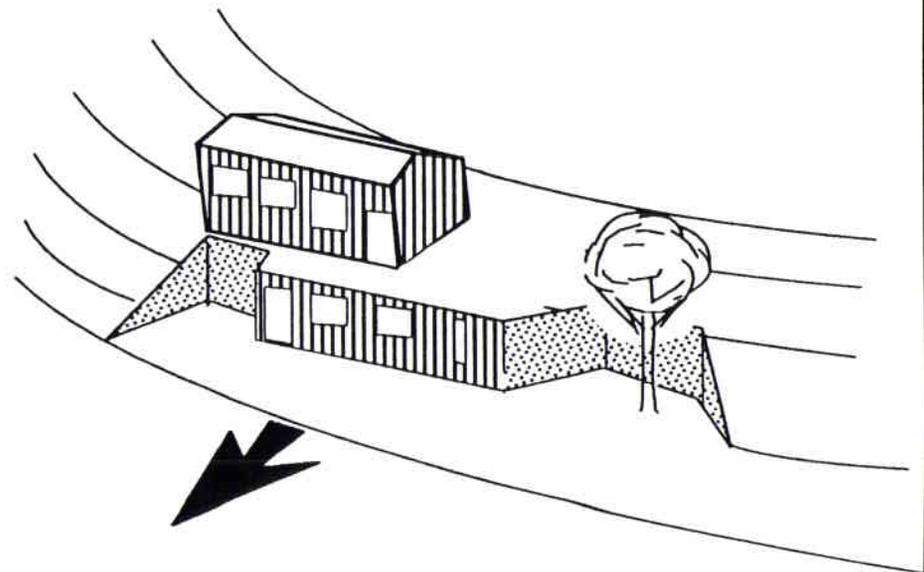
NO

- 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.



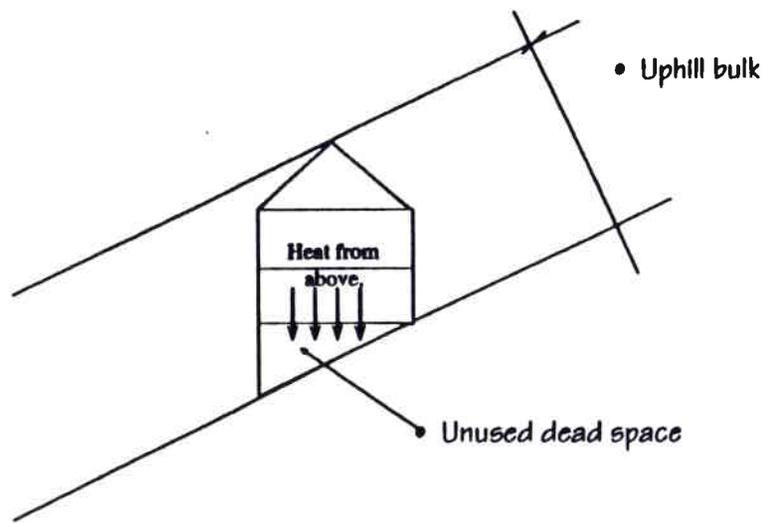
These graphics illustrate design principles and are not to scale.

Design Guidelines
Figure: G1-P9

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

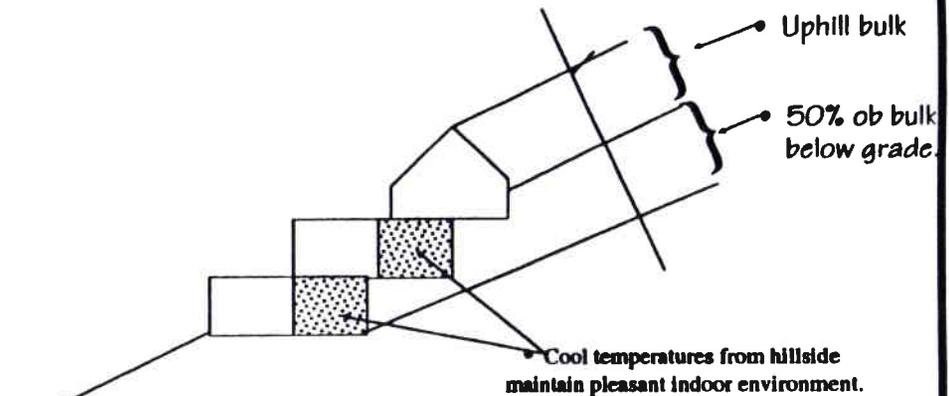
NO

- 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.

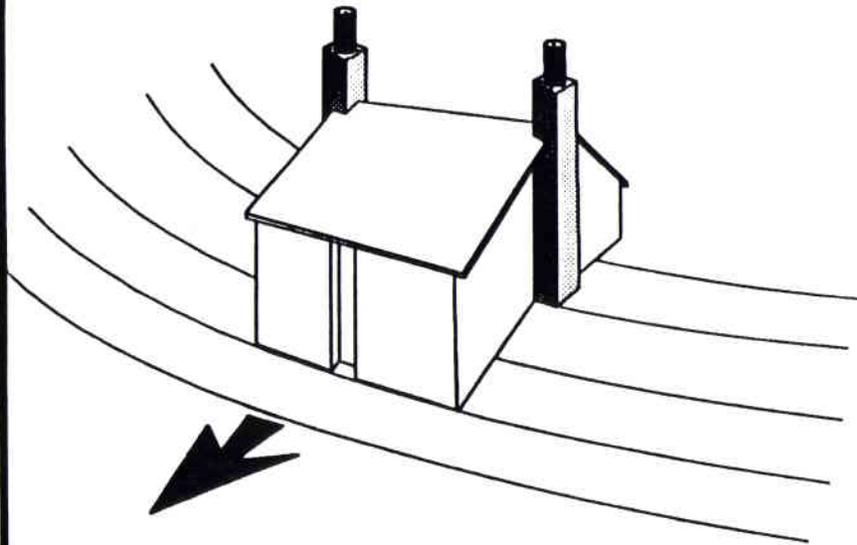
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Design Guidelines
Figure: G1-P10

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

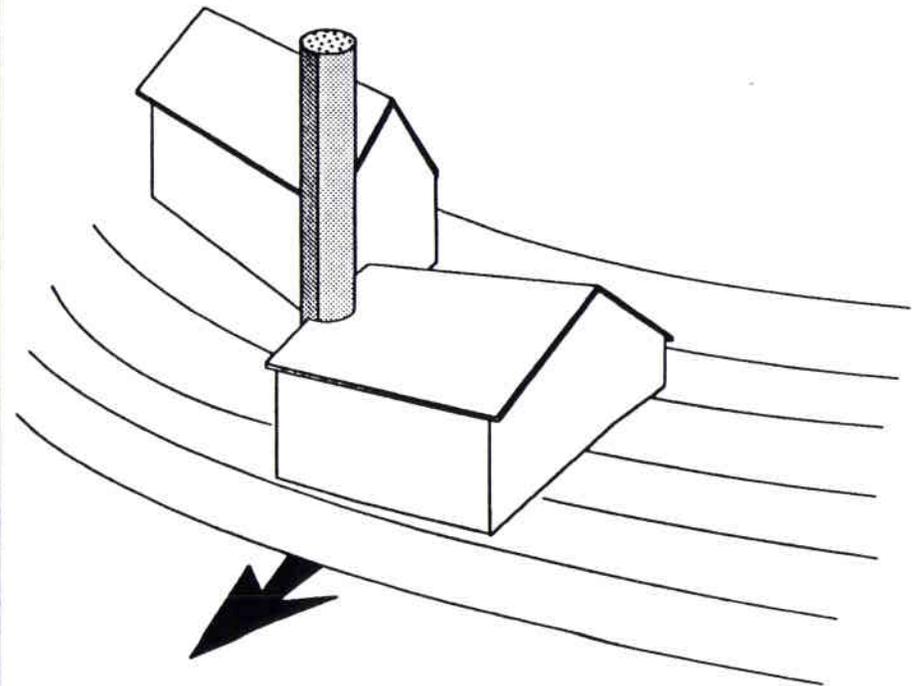
NO

- 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.

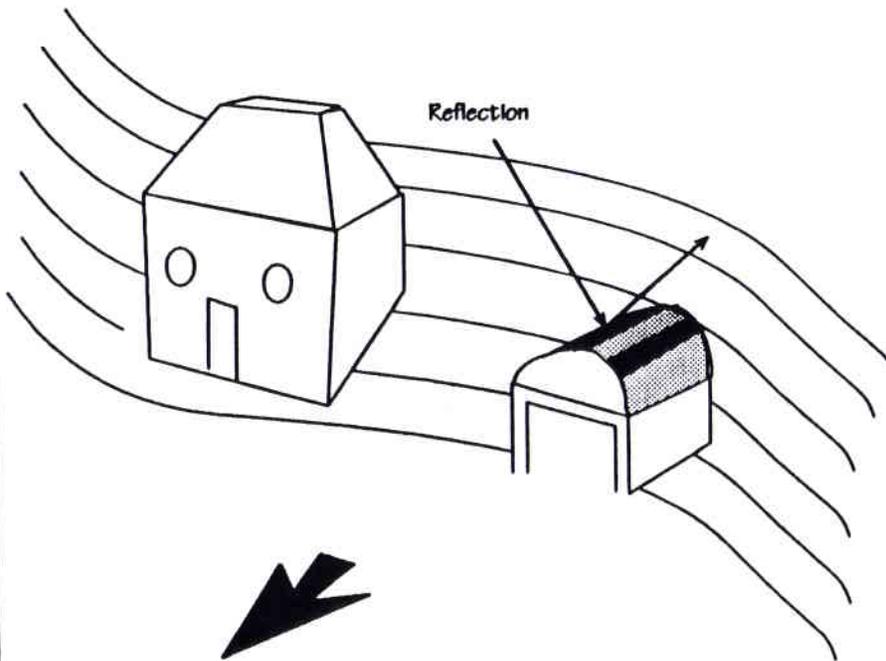
GOAL 2 To reduce the general environmental and visual impacts of new dwellings in the neighborhoods. Designs and siting of new buildings should respect existing structures and other features of the site and surrounding properties.

**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.

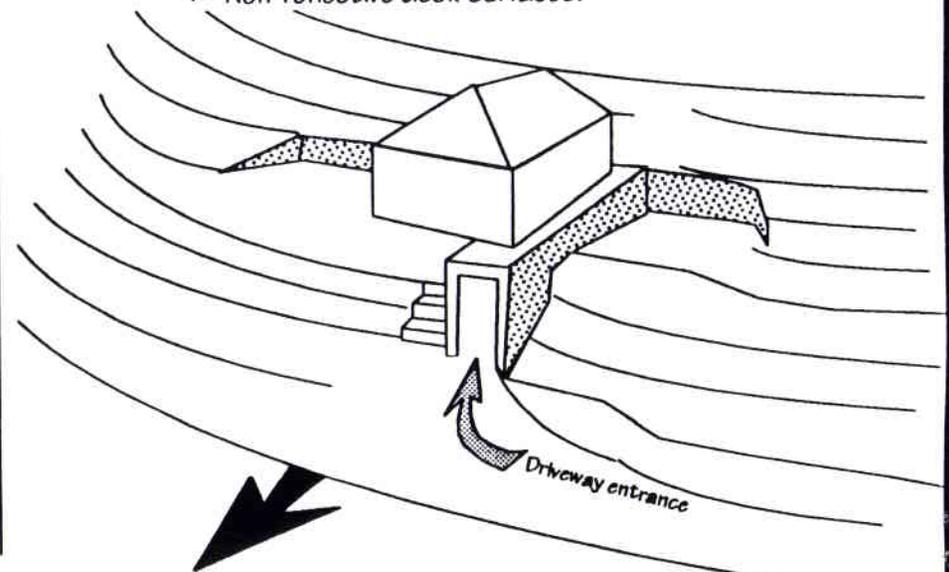
NO

- Avoid bright colors
reflective materials



YES

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



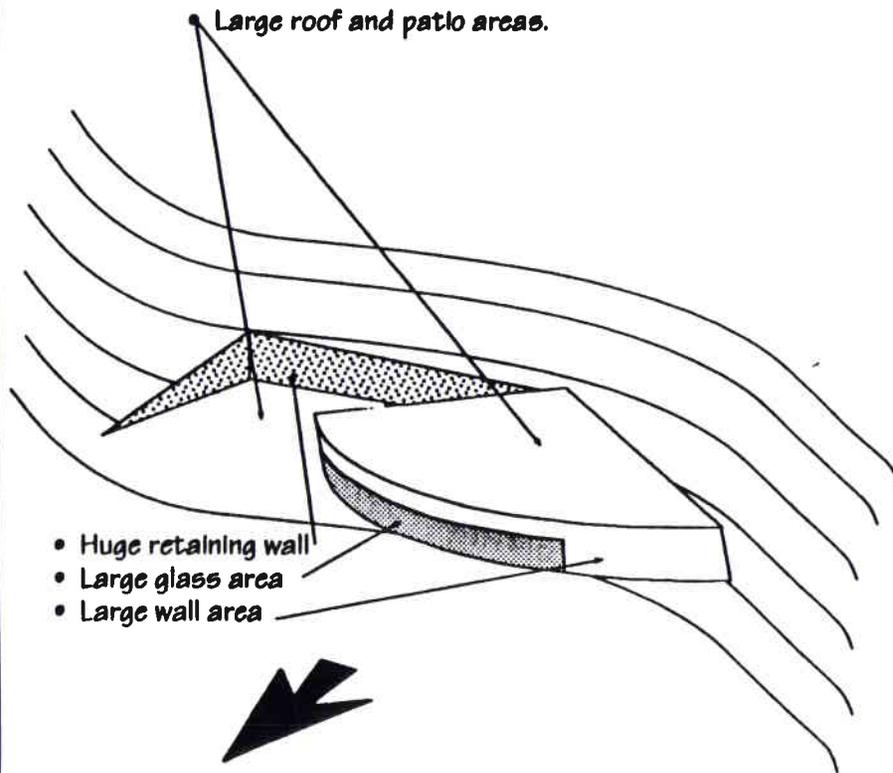
These graphics illustrate design principles and are NOT to scale.

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 stand out on the hillside.

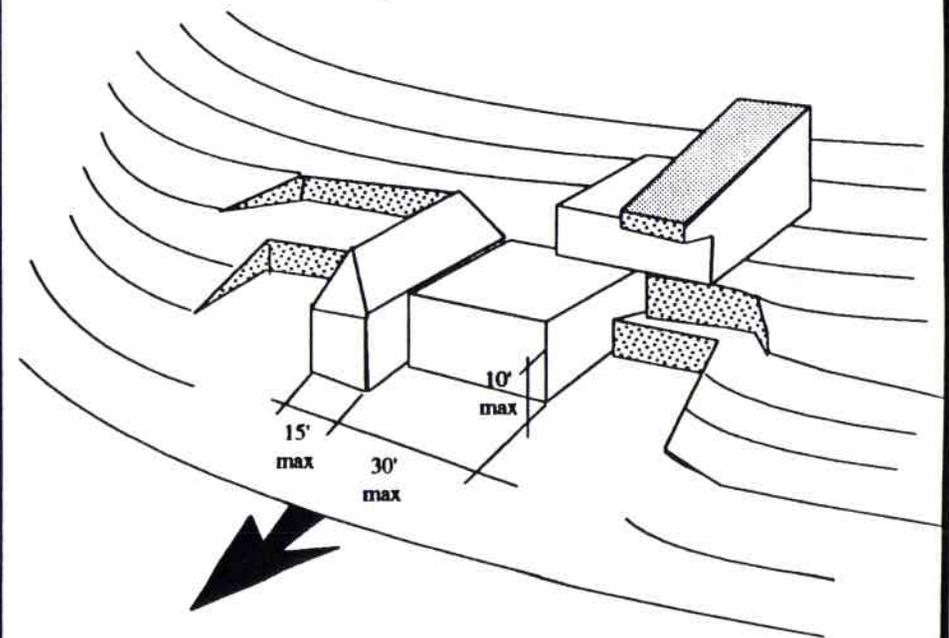
Design Guidelines*
Figure: G2-P2*

NO



YES

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



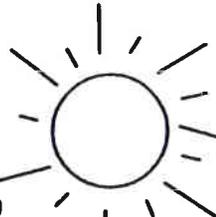
These graphics illustrate design principles and are not to scale.

Design Guidelines
Figure: G2-P3

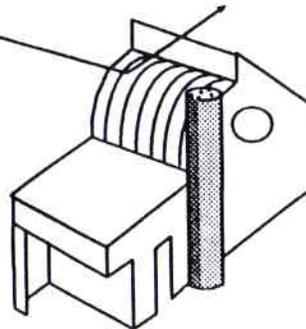
Principal 3: Use native and natural materials which blend with the hillside where possible. Use synthetic or compound materials (concrete, stucco, metal, plastics and glass) with moderation and care.

NO

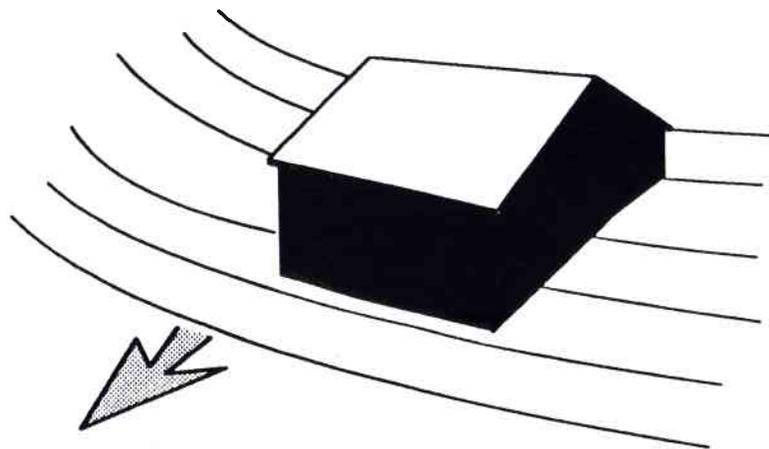
• **Architect's Note:**
This may look great in architectural publications, but it is difficult to live with in a neighborhood unless there are many such buildings.



• Reflection from plastic.

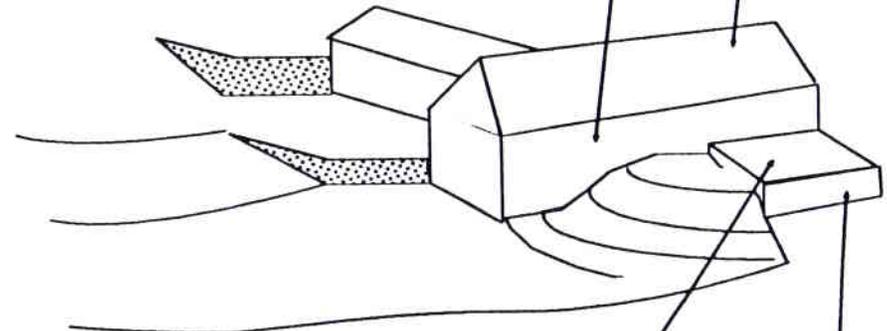


• Very dark or very light painted structures stand out on hills which are usually dried native grasses and brush with light to medium values.



YES

- Wood or natural tone composition shingles
- Natural wood stained, light earth-tones.

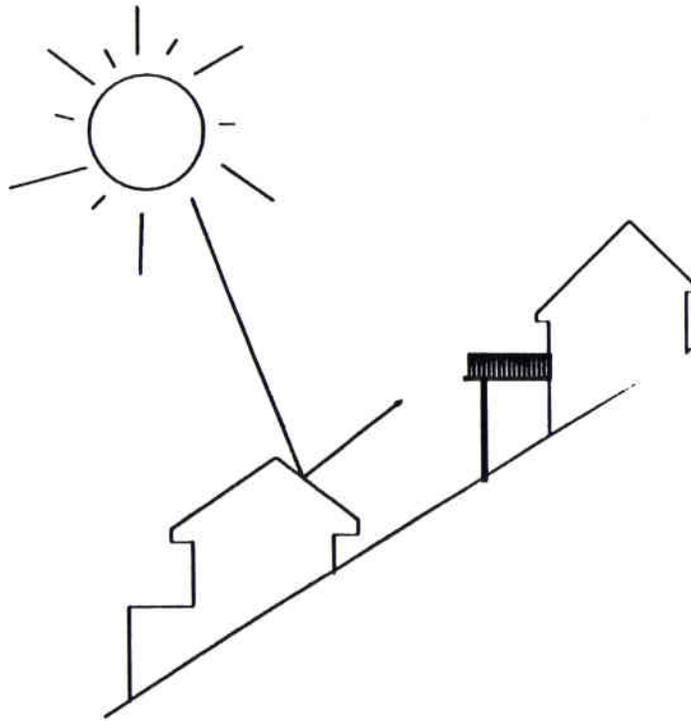


- Natural or warm tone roofing gravel.
- Stone, brick or textured and tinted tones.

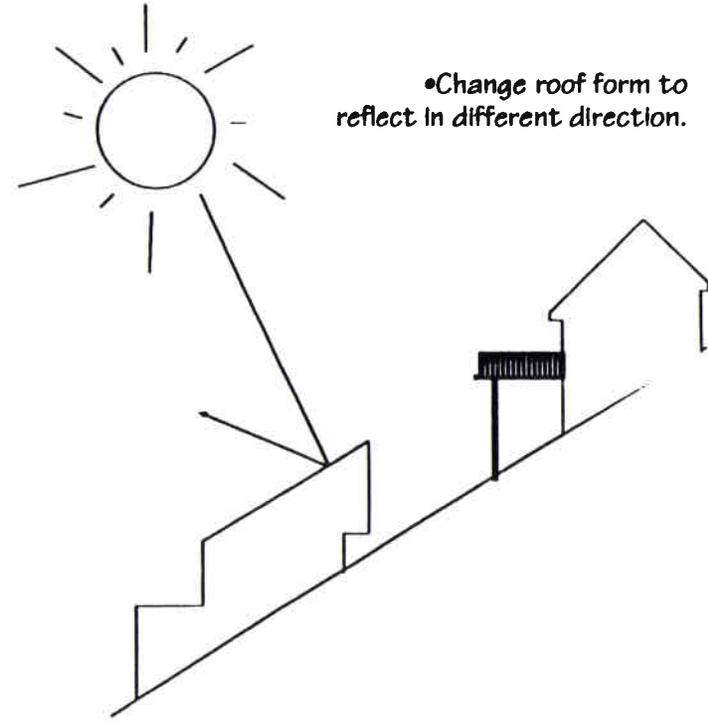
Principal 4: Use great care with reflective materials and exposed undersides of structures. Glass, aluminum and plastics all reflect light and can cause great annoyance for neighbors. Dark anodized aluminum is best. Where possible, use non-reflective glass or plastic for skylights. Control building forms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

Design Guidelines
Figure: G2-P4

NO



YES

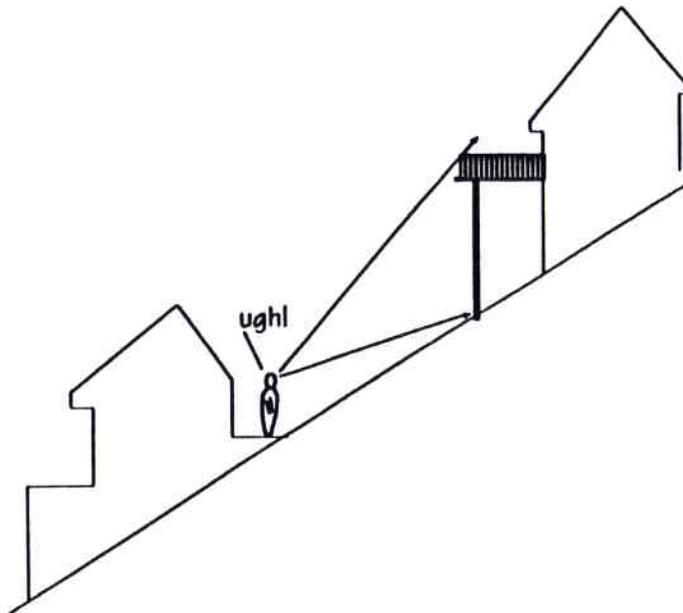


Design Guidelines
Figure: G2-P5

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

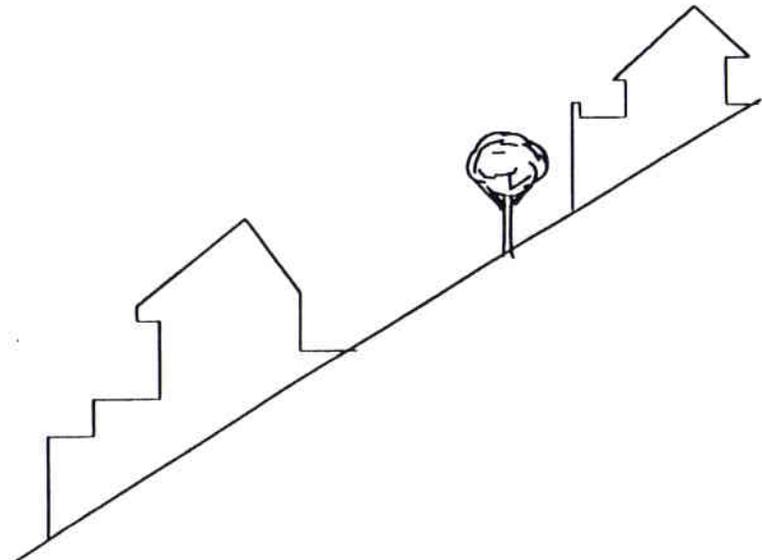
NO

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



YES

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



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.

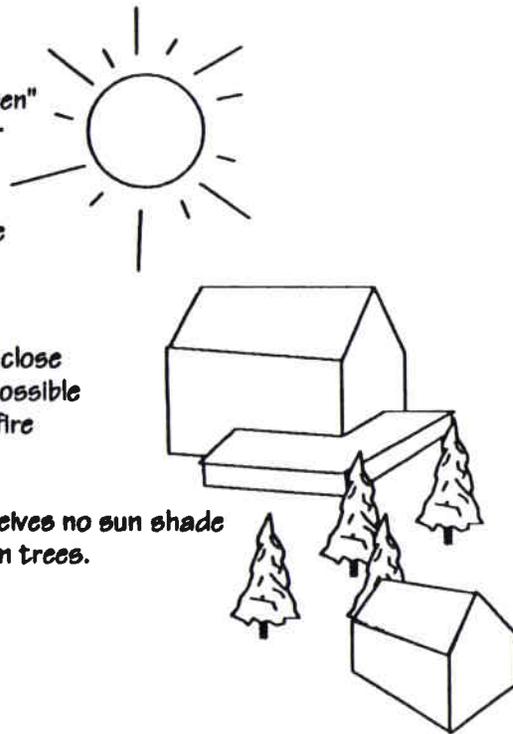
NO

- 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

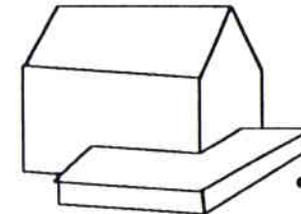
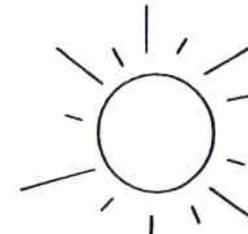
- Fast-growing, low-height trees provide privacy but maintain views.

- Mix fast-growing and slow-growing trees to screen house from the hot sun.

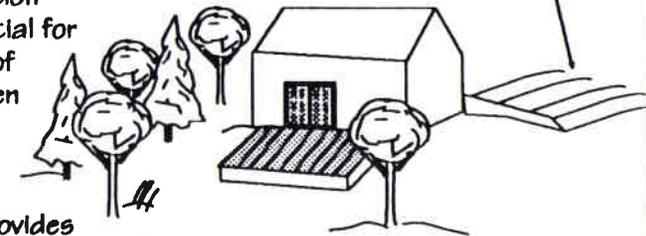
- Automatic irrigation systems are essential for good maintenance of landscaping and even for fire protection.

- Specimen tree provides beautiful object to look at and becomes part of the view, not something which obstructs the view.

- Well-covered planting and patios help reduce fire hazards



• Iceplant

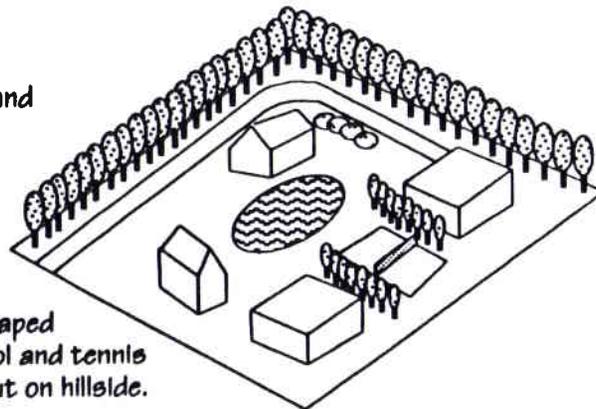


Design Guidelines
Figure: G2-P6 b/c

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.

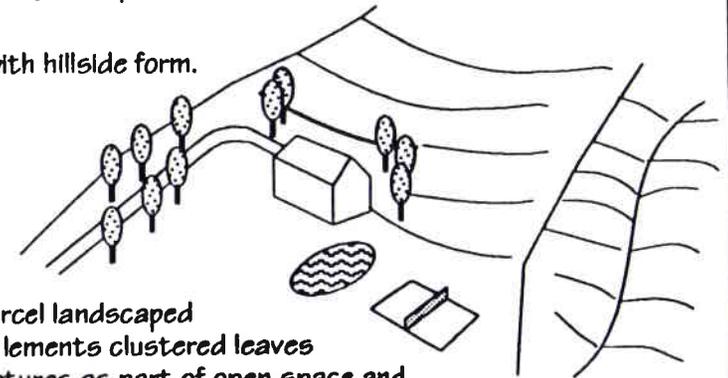


- Large parcel landscaped with out-buildings, pool and tennis court which stands out on hillside.

YES

- Smaller maintenance and irrigation problem.

- Blends with hillside form.

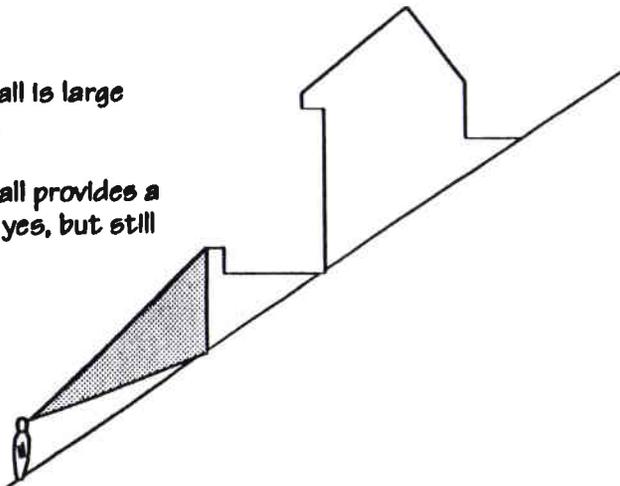


- Large parcel landscaped with major elements clustered leaves natural features as part of open space and does not attract undue attention.

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

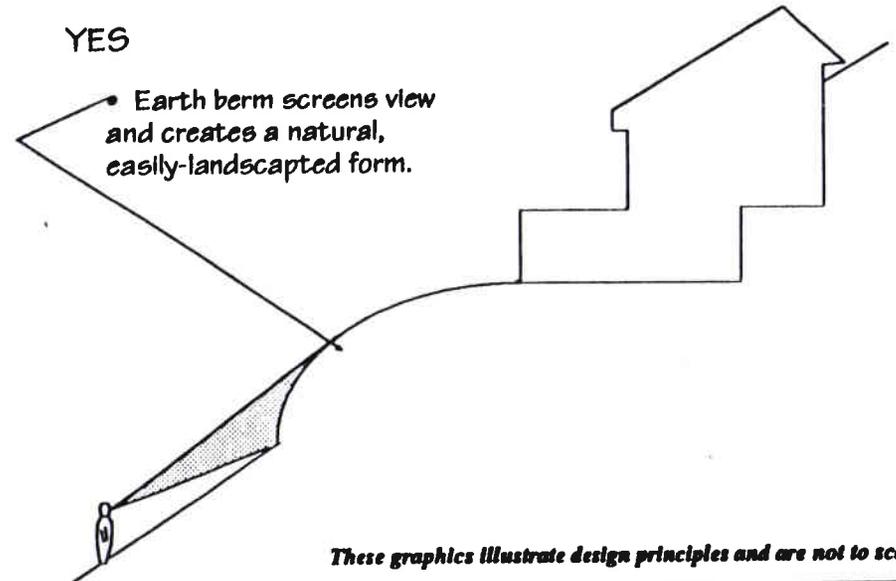
NO

- 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-landscaped form.



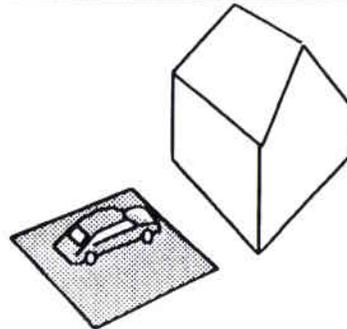
These graphics illustrate design principles and are not to scale.

Design Guidelines
Figure: G2-P6 d

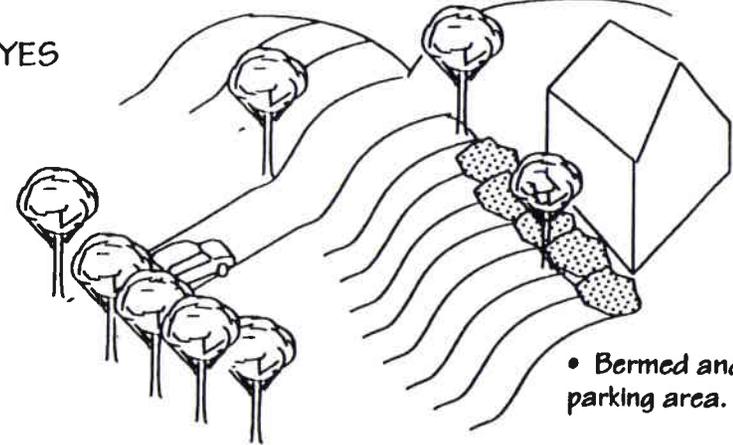
D. Drought-resistant trees and bushes plus natural vegetation should be used wherever possible. Certain fast-growing trees (Monterey Pine, Blue Gum Eucalyptus) are discouraged unless they are planted with the concept of fast growth - later removal by the owner in conjunction with slower growing varieties. Some trees are particularly susceptible to fire (pines and eucalyptus) and should never be 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.

NO

- Unsightly parking lot.



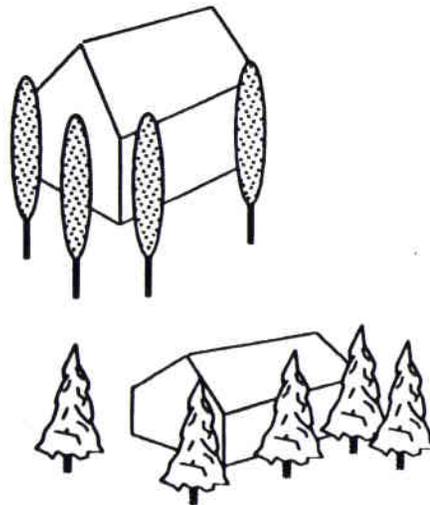
YES



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

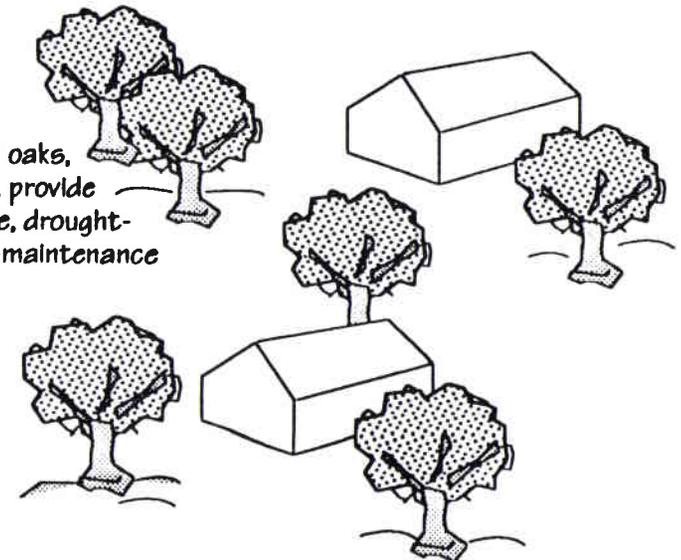
NO

- Poorly planned landscaping of fast-growing pines and eucalyptus 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.



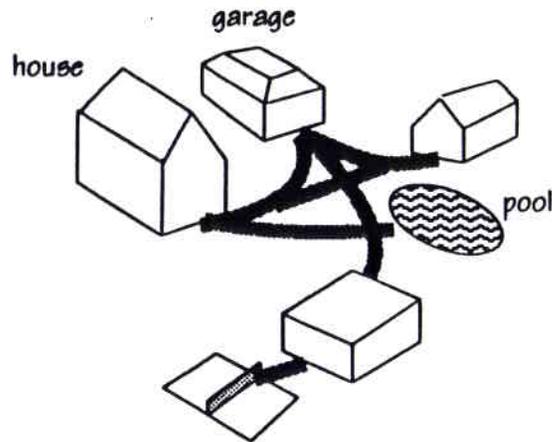
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Design Guidelines
Figure: G2-P7

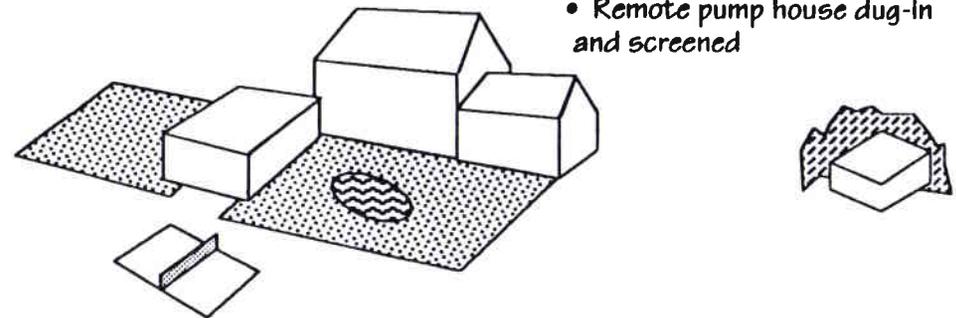
Principle 7: Remotely located outbuildings are discouraged.

Swimming pool houses, pump houses, tool 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

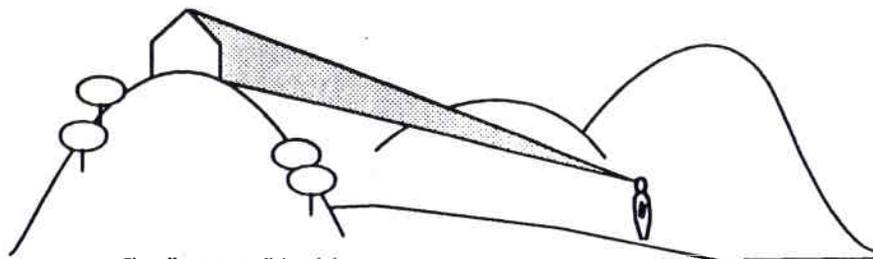


YES

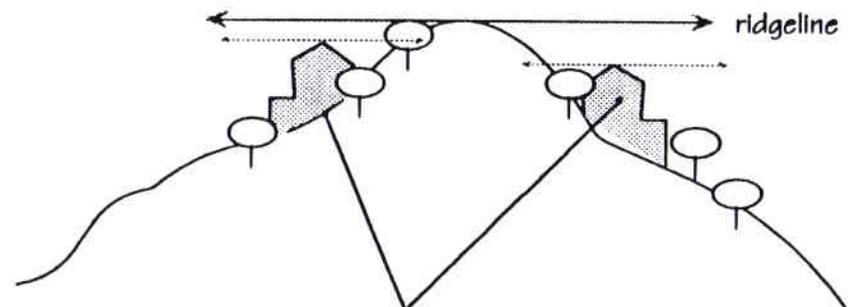


Principle 8: Site buildings so they don't stand out.

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 detrimentally from everywhere.



- Dwellings sited just below crest does not interfere with natural ridgeline.

These graphics illustrate design principles and are not to scale.