



Utility areas should be carefully designed and integrated into the site



Utilities should be screened with landscaping



3.5 UTILITARIAN ASPECTS OF DESIGN

Utility service areas should be carefully designed, located, and integrated into the site plan as part of the early building design process, rather than as an afterthought at the construction document phase. Utility service areas should be aesthetically screened from view and should be designed to minimize the noise, odor, and visual problems caused to adjacent buildings, properties, and streets. Trash and recycling enclosures, as well as truck loading and material handling, should be accommodated on-site in designated areas.

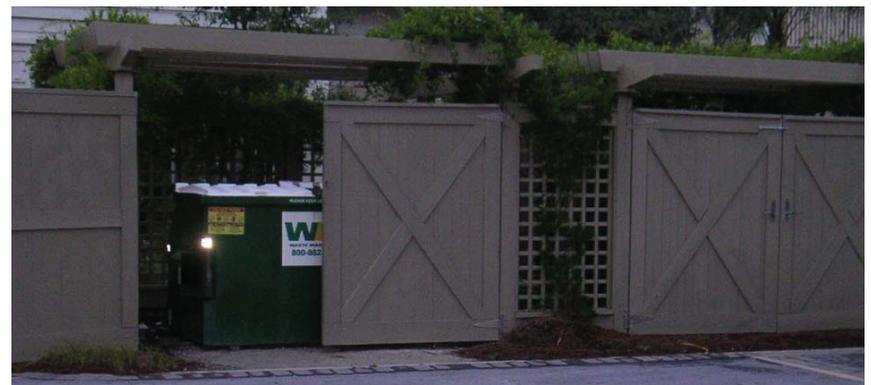
Walls and fences should only be used when necessary for security and screening purposes. Lighting levels should be sufficient for the safety of site occupants and visitors but should not spill onto adjacent properties. Effective lighting provides safety and direction for vehicles and pedestrians, provides visibility and security for businesses, and enhances architectural building and landscape details.





A. GENERAL UTILITIES GUIDELINES

1. Service, utility, and loading areas should be carefully designed, located, and integrated into the site plan and building design. These critical functional elements should not detract from the public viewshed area.
2. Place noise and odor generating functions away from adjacent parcels where they may create a nuisance.
3. Mechanical equipment including gas meters, electrical meters, cable boxes, junction boxes, and irrigation controllers should be located within a utility room. Where this cannot be achieved, these features should be designed as an integral part of the building on a rear or side elevation and screened from public view.
4. Utilities should be installed underground to avoid icing as well as for aesthetic reasons.
5. Transformers should be placed underground to maximize safety and minimize visual impacts. When this cannot be achieved, the transformers should be well screened and placed in the rear or side yard area.





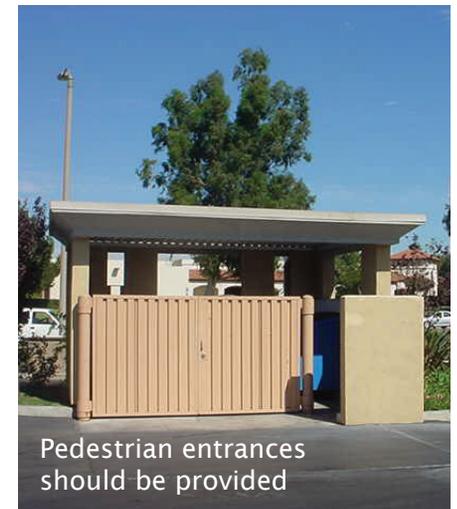
6. Double detector check valve assemblies (backflow preventers) for landscape irrigation and domestic water should not be located at visually prominent locations, such as the end of drive aisles or at site entries, and should be well-screened with shrubs, berming, or low screen walls.
7. Roof mounted mechanical equipment should be screened from public view.
8. Roof scuppers should not be used in areas that are visible to the street or in public spaces.
9. Roof access should be provided from the interior of the building. Exterior roof access ladders should be avoided.
10. Gutters and downspouts on the exterior of the building should be decorative or designed to integrate with the building facade.

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B. TRASH ENCLOSURES

1. Trash enclosures should be large enough to include space for recycling bins.
2. Trash enclosures should be designed with similar finishes, materials, and details used in the primary buildings within the project to reduce the visual impact of the enclosure.
3. Enclosures should be located away from adjacent residential uses to minimize nuisances to neighboring properties.
4. Enclosures should be unobtrusive and conveniently located for trash disposal by tenants and collection by service vehicles. Enclosures should not be located at the end of "dead-end" drive aisles.
5. Enclosures should not be visible from primary entry drives or the public right-of-way.
6. Trash and recycling containers should be screened using landscaping.
7. Chain link fencing should not be used as a screening material.
8. Trash and recycling containers should be large enough to handle the refuse generated by the site.
9. A pedestrian entrance to the trash enclosure should be provided so that large access doors do not have to be opened as often.





Loading and storage areas should be screened

C. LOADING AND SERVICE AREAS

1. Loading facilities should be designed as an integral part of the building served and should be in the most inconspicuous location.
2. Loading facilities should be located as far as possible from adjacent properties, particularly residential uses, and should not be located in areas visible from any adjacent public or private street, unless screened appropriately.
3. Service and loading areas should be located and designed for easy access by service vehicles, for convenient access by each tenant, and to minimize circulation conflicts with other site uses.
4. No loading facility, including incidental parking and maneuvering areas, should extend into any required minimum setback.
5. Public circulation should not route through loading or service areas.
6. Paved areas behind commercial buildings should be minimized to discourage accumulation of trash and stored goods. No area behind commercial buildings should be paved unless it is required for circulation, loading or service activities, or parking.
7. Service and roll-up doors should be painted to match the building or trim.





D. WALLS AND FENCES

1. Fences and walls should be minimized along public streets.
2. Fences and walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions.
3. Walls on sloping terrain should be stepped to follow the terrain.
4. Walls should not block the sight lines of drivers entering, leaving, or driving through the site.
5. Fences and walls should be designed with materials and finishes that complement project architecture.
6. To bring continuity to the overall street scene, similar elements, such as columns, materials, and cap details, should be incorporated on perimeter walls that transition from one project to another.
7. All exterior perimeter walls located along public streets should have offsets approximately every 50 feet to 75 feet.
8. When used for screening purposes, all fences and walls should be made of solid material.



Fence materials should complement the project architecture





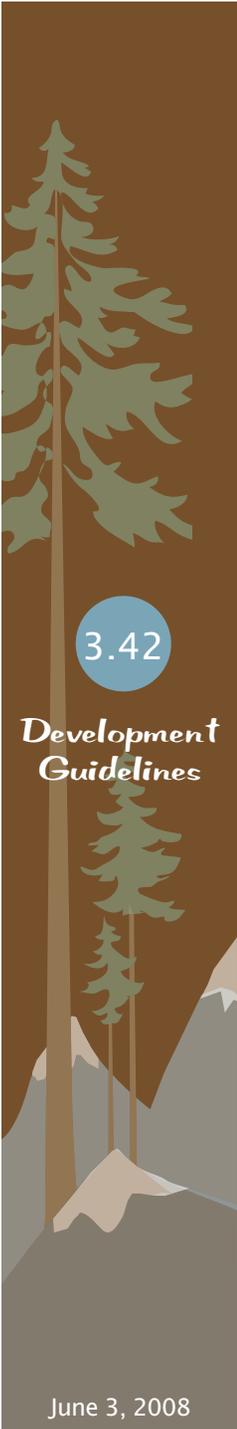
Retaining walls that are four feet high or more should be of native rock, granite blocks, bricks, or other masonry system that resembles natural materials

9. All non-transparent perimeter walls and/or fences should be articulated with similar materials and details on both sides and should incorporate landscaping whenever possible.
10. Where security fencing is required, it should be wrought iron grillwork in combination with solid pillars or short, solid wall segments.
11. Retaining walls that are four feet high or more should be of native rock, granite blocks, bricks, or other masonry system that resembles natural materials.
12. Decorative metal may be used as a fence material.
13. Chain link or similar metal wire fencing with slats is prohibited for screening purposes.



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E. LIGHTING

1. Sensitivity to the mix of uses, as well as to the surrounding hillside areas, should be considered in choosing light sources.
2. Light fixtures should be architecturally compatible with the building design. The design of parking lot lighting fixtures should be compatible with the architecture used in the development.
3. All building entrances should be well-lit.
4. Parking lots and access, walkways, and paseos should be illuminated to ensure safe nighttime conditions.
5. Light fixtures should be sited and directed to prevent spot lighting, glare, or light spillage beyond property lines.
6. All lighting should be shielded to minimize glare upon neighboring properties. The shield should be painted to match the surface to which it is attached.
7. Lighted roof panels, internally illuminated awnings, and other methods of illuminating buildings are discouraged.





8. Security lighting fixtures should not project above the fascia or roofline of the building.
9. Security lighting fixtures should not be substituted for parking lot or walkway lighting fixtures.
10. The height of a light pole should be appropriately scaled to the building or complex and the surrounding area. Pedestrian light poles along sidewalks or pathways and parking lot light standards should be 10 to 15 feet high unless bollards are used. Light poles, standards, and fixtures within parking areas should be between 10 and 15 feet in height.
11. Low-voltage/high efficiency lighting conserves energy and should be used in the landscape whenever possible.
12. Use the latest lighting technology to minimize the brightness of lighting and conserve energy.

