

CITY OF GRASS VALLEY

Community Design Guidelines

ADOPTED

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Amendments	
Resolution	Date
2010	9/14/2010

CHAPTER 1

INTRODUCTION

1.0 Background

These Community Design Guidelines were developed by an Ad Hoc Committee appointed by the City of Grass Valley City Council. The Ad Hoc Committee, whose membership included elected and appointed officials along with others representing a cross-section of civic interests, was assisted by City staff and professional design consultants. Relying on the Community Design Element of the Grass Valley 2020 General Plan as a framework, the Ad Hoc Committee developed these Guidelines with the overall aim of maintaining a balance between accommodating growth, new development and revitalization, and preserving the natural assets and historical heritage of the City.

The Community Design Guidelines are intended to provide design professionals, property owners, developers, and citizens-at-large with a clear and common understanding of the City's expectations regarding the aesthetics and functionality of development proposals in Grass Valley. In short, they provide direction as to how new or revitalized developments should look and fit into the community.

These Guidelines do not prescribe a rigid formula for design or assume that there is a singular way of meeting the City's design expectations. Since the Community exhibits a varied range of circumstances and conditions under which development must occur, the intent of the Guidelines is to encourage creativity within a flexible yet defined framework of design principles.

2.0 Design Character

Preservation and enhancement of Grass Valley's distinctive character and unique quality of life are central concerns of these Guidelines. As stated in the Community Design Element of the Grass Valley

2020 General Plan, "Community design is about community building." Although Grass Valley's existing design character cannot be described by a dominant theme, there are certain features of the Community's natural setting, rich heritage, and friendly, small town ambiance, which provide a basis for quality project design.

Grass Valley's built-environment exhibits considerable diversity and variety. The City is comprised of a number of areas, neighborhoods and districts with contrasting design features and distinctive qualities. The eclectic nature of the Community requires that the designer carefully apply considerations of scale, proportion, architectural detailing, materials, textures and colors to arrive at a successful design solution. The purpose of the Guidelines is to ensure that a proposed development not only 'fits' into its immediate surroundings, but also contributes positively to the overall sense of place, which is unique to Grass Valley.

3.0 Design Principles

The Community Design Guidelines embody a number of principles and directions, which are founded on design-related goals contained in the City's 2020 General Plan. Among those goals are:

- *Preserve and enhance the existing Community while encouraging diversity through innovative, unique and creative design solutions and architectural styles.*
- *Conserve Community attributes that provide a sense of natural setting and continuity with the past by integrating the natural and built environment through preservation and enhancement of existing on-site natural features, historical or significant structures, views of the surrounding natural environment, neighborhood integrity and design.*
- *Assure that new development is sensitive to and strengthens the existing built and natural environment.*
- *Create, maintain and enhance civic places through the emphasis of functional relationships and integration of the Community rather than the separation and barriers between adjacent development and uses.*

- *Foster development that supports a variety of transportation modes and facilitates pedestrian mobility, convenience, and safety.*
- *Balance aesthetic and functional considerations of design.*
- *Encourage designs, which result in the conservation and preservation of natural resources through the efficient use thereof.*

4.0 Applicability / Review

The Community Design Guidelines apply to development proposals, which are subject to development review by the City. The determination of a proposed project's compliance with these Guidelines may be rendered by City staff, the Development Review Committee or the Planning Commission, in accordance with ordinances, policies and procedures which govern the City's development review process.

The Guidelines are but one tool, which influences the use and development of properties within the City. Zoning, subdivision and other land use laws and regulations affect how proposed development may look or function. The Guidelines are intended to be applied in conjunction with other City rules and requirements governing land use and development. In some cases, they may conflict with or be superseded by particular regulations of zoning or other laws of higher authority.

The Guidelines are subject to interpretation and flexible application, and do not exhibit the same rigidity and regulatory mandate contained in City ordinance. However, they do constitute a directive framework for expressing the City's design concerns and preferences. Therefore, proposed developments are expected to reflect the principles and expectations elaborated by the Guidelines.

5.0 Organization and Use of Guidelines

The Community Design Guidelines are organized into chapters based upon the land use/development type under consideration. There are separate chapters for commercial, office, industrial, and multi-family residential

land uses, as well as a chapter (chapter 7) addressing special planning areas.

Each chapter contains design criteria involving site planning, architectural elements, streetscape design, circulation, lighting, signage and other matters critical to a proposed project's appearance, function and impact on the Community. While there are common elements and issues, each chapter does address design aspects unique to the land use/development type under consideration. Chapter 7 addresses specific areas of the City, which have been identified as 'Special Planning Areas' by virtue of their particular locations, high visibility, unique characteristics or potential for in-fill development and/or revitalization.

It is recommended that the Guidelines be considered in whole in order to understand the focus, concerns and expectations, which they embody. Readers are urged to consult City staff concerning application or explanation of the Guidelines. The City encourages early reference to the Guidelines as an important element in development project planning and design.

The following appendices have been incorporated into this document by reference:

Appendix A: City Ordinance Design Requirements

Appendix B: Erosion Control Design Criteria

Appendix C: Trash/Recycling Enclosure Design Criteria

Appendix D: Mail Delivery Facilities Design Criteria

Appendix E: Plant Selection Guide

Appendix F: Metal Building Guidelines

6.0 Relationship to Other City Documents

In addition to the Grass Valley Community Design Guidelines, the City requires the use of other pertinent documents that apply to design. The following document references shall be utilized along with these design guidelines for all development within the City of Grass Valley:

- City of Grass Valley 2020 General Plan
- Grass Valley Downtown Historic Area, Design Manual

CHAPTER 2

GLOSSARY OF TERMS

The following terms are used to describe certain elements of site and building architecture. They are generally defined as stated. Terms used in the Community Design Guidelines but not identified here shall have the same meaning as that contained in the City of Grass Valley 2020 General Plan or Zoning Ordinance. As interpretation questions arise with implementation of these guidelines, terms that are unclear and not contained herein should be added.

Alternative Modes of Transportation: The use of bicycles, walking or public transportation as an alternative to private vehicle use.

Arcade: A covered passageway or lane supported by columns, piers, or pillars.

Awning: A fixed frame fabric shelter supported entirely from the exterior wall of a building.

Berm: An earth embankment, typically landscaped, used for screening of a given area.

Buffering: An area set aside to preserve the integrity of an adjacent area and to prevent physical or aesthetic encroachment on that area.

Bulbouts: A traffic calming device used to slow down automobiles while turning or used to create a shorter distance for pedestrians to cross roads. Commonly landscaped.

Business Park: a defined geographic area accommodating a full range of industrial, office and commercial employment generating land uses, integrated into a campus-type setting, designed to preserve and enhance the natural environment.

Canopy: A permanent roofed structure supported in part by a wall of the building on posts or stanchions.

CEQA: California Environmental Quality Act.

Cluster Development: Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an abutting open space area.

Commercial: Buildings that house retail commercial, highway commercial, downtown commercial, commercial services, entertainment, restaurants, fast food, and other commercial uses permitted in the C-1, C-2, C-2-A, and C3 zones.

Cut and Fill: The act of cutting into a slope and using the soil to backfill an area.

Design Guidelines: Guidelines established by a local municipality intended to advise and direct the design of buildings, roads, parking facilities, etc.

Drought Tolerant Plants: Vegetation that uses little to no water once established.

Easement: A legal tool which gives the right to use property owned by another for a specific purpose. Utility companies use easements over the private property of individuals to be able to install and maintain utility facilities.

Eaves: The lower border of a roof or a projecting edge that overhangs the wall of a building.

Environment: CEQA defines environment as “the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise and objects of historic or aesthetic significance.”

Erosion: The loosening and transportation of rock and soil debris by wind, rain or running water.

Facade: The front exterior surface of a building.

Fascia: A flat band, usually a horizontal member of a building that covers the open end of a projecting eave.

Finger Island: Used to divide up parking stalls in a parking lot. Usually planted with landscaping to break up the hardscape of a parking lot.

Floor Area Ratio (FAR): The gross floor area permitted on a site, divided by the total area of the site expressed in decimals to one or two places.

Footcandle: A unit of illuminance on a surface that is one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

Freeway Oriented Sign: Any visual device or representation, oriented in view to the driving public traveling on Highway 49 and/or 20 (Grass Valley), designed or used for the purpose of communicating a message or identifying or attracting attentions to a premise, product, service, person, organization, business or event.

Gang Mail Boxes: Multiple mail box compartments within a single parcel box.

Ground Plane Treatment: All hardscape, landscape or erosion control treatments that affect the ground surface. This includes accent paving, sidewalk, low growing shrubs and flowering plants, grasses, gravel, wood chips, rock formations, etc.

Hardscape: All features of the landscape such as sidewalks, streets, furnishings, and constructed elements contrasting to vegetative landscape.

Human (Pedestrian) Scale: A spatial level of comfort a pedestrian experiences within a defined space.

Industrial: Buildings that house industrial business park development and heavy commercial uses including, manufacturing, auto repair, storage facilities, warehousing/distribution, and other uses permitted in the M-1, M-2, and I/S zones.

Infill Development: Development of vacant land (usually individual lots or leftover properties) within areas, which are already largely developed.

Ingress and Egress: The ability to enter a site from a roadway (ingress) and exit a site onto a roadway (egress) by motorized vehicle.

Infrastructure: The basic framework for provision of municipal services including, but not limited to, streets, sidewalks, storm drains, water, sewer and other utility systems, park and recreation.

Landmark: Refers to a building, element, or site (including a specific tree or tree species) having historic, architectural, social or cultural significance and designated for preservation by the local, state or federal government.

Landscaping: Planting, including trees, shrubs, and ground covers suitably designed, selected, installed and maintained so as to permanently enhance a site, the surroundings of a structure, or the sides or medians of a roadway.

Lineal: Arrangement in a system of lines.

Mass and Scale: Size and shape of a building and its relationship to the surrounding structures and spaces.

Medians: A paved or planted strip dividing a roadway into lanes according to direction of travel.

Mid-block Crossing: A crosswalk in the middle of a block that allows pedestrians to cross the roadway in commercial areas without having to reach the end of a block.

Mixed Use: Allows the combining of two or more uses on a single parcel or a single structure.

Molding: A decorative plane or curved strip used for ornamentation or finishing.

Monotonous Structures: Unvarying structures marked by a sameness of pitch and intensity.

Multi-Family Residential: Buildings that house multiple residential units in a single building (3 or more per structure). Such as apartments/condominiums as permitted in the R-3 zone.

- Natural Environment:** the natural geographic community making up the physical features of property which has not been apparently disturbed from grading or other man-made aspects.
- Neighborhood:** a geographical section of town having distinguishing physical/environmental characteristics which may be occupied or visited by people.
- Office:** Buildings that house both offices and supporting activities including, medical, dental, legal, architectural, engineering, contractors and banks as permitted in the OP, and CBP zones.
- Parapet Walls:** A low wall or railing to protect the edge of a platform, roof, or bridge.
- Pedestrian Networks:** A connecting and linked series of pathways, sidewalks and walkways.
- Pedestrian Orientation:** features designed into a development for the purpose of enjoyment to the walking public.
- Primary Street Tree:** Tree along a public street used for shade and /or ornamentation which is planted on or off the public right-of-way.
- Projections:** A spatial object upon a plane or curved surface or a line that outcrops its points to create shadow effects on a surface.
- Retaining Wall:** Used to hold back, keep possession, restrain, secure or keep intact unstable ground of hillsides.
- Right-of-way:** The strip of land over which certain transportation and public use facilities are built, such as roadways, railroads and utility lines.
- Roofline Cornices:** The molded and projecting horizontal member that crowns an architectural composition or a wall. A decorative band of metal or wood used to conceal curtain fixtures.
- Rumble Strip Crosswalk:** Crosswalk with accent paving to create a pedestrian friendly crossing and to slow down automobile speeds.
- Screening:** To give protection, to separate or to shield from a view.
- Setbacks:** Refers to an area of certain distance from a property line within which building development cannot occur. Use of setbacks creates front, side and rear yard areas in developments. Setbacks are also used to establish safe 'clear areas' around buildings for fire, police or aesthetic reasons.
- Shall:** As used herein, shall is not intended to diminish the flexible application of the stated guidelines, but to reinforce the requirement to meet, at a minimum, the intent of the particular section, guideline, or design principle.
- Should:** Signifies a directive to be honored if at all possible.

Sign: Any representation (written or pictorial) used to identify, announce or otherwise direct attention to a business, profession, commodity, service or entertainment.

Site: A parcel of land used or intended for use or a group of uses and having frontage on a public or an approved private street.

Slope: Land gradient described as a percentage equal to 100 times the vertical rise divided by the horizontal run.

Street Trees: Trees strategically planted, usually in parkway strips or medians, to enhance the visual quality of a street.

Structure: Anything constructed or erected which requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Viewshed: The area within view from a defined observation point.

Xeriscape: The use of water-conserving landscape practices.



CHAPTER 3

DESIGN GUIDELINES FOR COMMERCIAL PROJECTS

Commercial Design Goals:

*To encourage project designs which are attractive and safe for customers;
To encourage project designs that are functional for business;
To yield a variety of retail and business opportunities;
To contribute to creating active gathering places for the community, and;
To promote commercial building architecture reflective of Grass Valley's diversity with attention to detail.*

1.0 Site Design

Intent To ensure that natural features such as: topography; trees; watercourses and wetlands; and other features such as: open space; view corridors; prevailing climatic conditions; setbacks; landscape and utility easements; relationship to adjacent buildings, land uses and the street; have been appropriately incorporated into the design and the selection of the best location for a building or buildings on a particular site.

1.1 General Design Intent

- a. To stimulate original design solutions that are tailored to the site rather than utilize generic or trademark buildings and site design.
- b. To seek site designs that conserve community attributes and that provide a sense of natural setting and continuity with the past.
- c. To integrate the natural and built environment through preservation and enhancement of natural features of a site as an element within the overall design.
- d. To encourage design that adds to the character of the community by providing opportunities for integration of the project with the adjacent properties, the neighborhood and the City.
- e. To encourage design that incorporates the use of natural resources in all aspects of the project.
- f. To encourage site design that incorporates orientation and siting for climate and energy conservation.
- g. To ensure commercial project sites are designed to include a mix of building, landscape/open space, and parking and circulation areas in balanced proportions that create appropriate mass and scale relationships within and between adjacent projects/properties.



Historic Mining Attributes



Use of Stone as Facade Treatment

1.2 Site Planning and Building Placement



Streetscape Design



*Pedestrian Network Linking
Commercial Projects*

- a. Building coverage shall not exceed the maximum coverage or floor area ratio (FAR) established in the City of Grass Valley Zoning Ordinance. Actual building coverage achieved may be less than the maximum allowed due to site constraints including, but not limited to tree preservation requirements, topography, wetlands, easements or other natural or physical constraints. Landscape or other open space areas, as may be required by the Zoning Ordinance and as dictated by site features, shall constitute a portion of the parcel area for calculation purposes of the maximum coverage or floor area ratio.
- b. All new design proposals shall consider the influence on neighboring properties and should integrate the relationships between the old and new developments to create a pleasing transition. Adjacent properties zoned differently shall minimize impacts on the property zoned for lower density. This can be achieved through orientation, setbacks, building heights, buffering, fencing, landscaping, or design details. This site plan shall reflect the need for privacy of adjacent residents.
- c. The site plan shall exhibit a desirable transition with the streetscape and provide for adequate planting, drainage, safe pedestrian movement, parking areas and landscaping. Pad buildings and/or a portion of a main building on a site shall be located along street frontages to enhance and add definition to the streetscape/street edge.
- d. Buildings shall be designed to take advantage of sunlight, existing circulation, natural landscaping, open space and attractive views such as prominent landmarks, historic buildings and the natural environment.
- e. Buildings within commercial centers shall avoid "Linear Placement". This can be accomplished through varied setbacks, multi-building developments and vertical and horizontal facade articulation.
- f. Where multiple buildings are proposed, grouping/orientation of structures shall be sited to create pedestrian scaled plazas, gathering places and open spaces.
- g. All commercial projects shall be linked to existing commercial projects through pedestrian networks. This can be accomplished through sidewalks, covered walkways, landscaping and plazas. Where feasible, parking areas shall also be linked for internal vehicular traffic.
- h. Apartments and multi-family units should be encouraged on the upper stories of new and remodeled commercial buildings throughout Grass Valley. Second story apartments shall have their own entryways, which can be located at both the front and back of the building.

- i. Development design should include preservation of natural site features, such as rock outcrops or large trees, to the extent feasible. Said resources should be incorporated into Development and public views of them should be maintained.

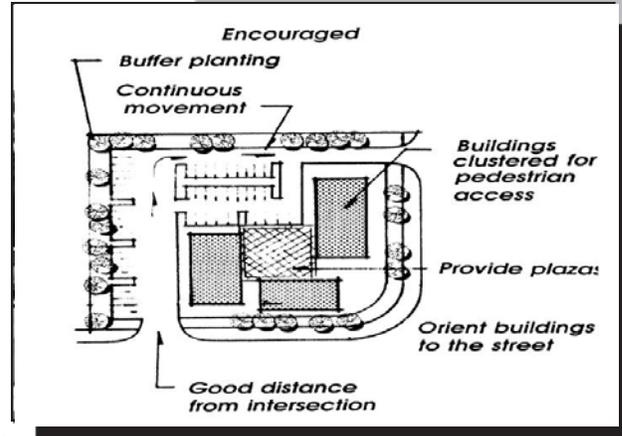
1.3 Building Setbacks

- a. The setbacks for individual projects shall comply with the minimum requirements set forth in the Zoning ordinance.
- b. Building setbacks shall be minimized in Commercial areas along street frontages to define the pedestrian zone along the street and encourage a safe pedestrian environment.
- c. Projects with more than one story should have increasingly larger setbacks per number of floors from adjacent residential or open space zones. When abutting residential or open space zones, side and rear setbacks shall allow for a sufficient landscape area adjacent to the property lines to buffer impacts of the commercial development and screen potentially undesirable views from the residential into the commercial property.
- d. Building setbacks from public streets in infill developments must consider the surrounding building setbacks. Building facades shall utilize a minimal front setback and incorporating landscaping where feasible.

For further information, refer to Appendix A, City Ordinance Design Requirements.

1.4 Grading and Hillside Development

- a. The amount of cut and fill required to prepare a site for development should be minimized, while preserving and accentuating the relationship between the natural features of the site and building(s). Buildings should incorporate existing natural hillsides and existing trees into their design elements.
- b. Siting of the building should address the conformation of the facility to the existing natural topographic features of the site while providing the required disabled access to the building entries.
- c. Where extensive grading is necessary, cut and fill slope areas shall be treated with rounded toe and slope, and variation in slope face ratios (i.e. 2:1; 3:1; 4:1) to achieve a natural land form.



Commercial Setbacks



Commercial Abutting Residential



***Retaining Walls Should Blend in
with Natural Features***

- d. Graded areas shall be treated for erosion control and shall be planted immediately with native trees and vegetation selected and placed to create a “natural forest” character in the landscape.
- e. To avoid long planes and high walls, building masses should be broken up and tapered with different floor variations to achieve harmony with the slope. Walls on sloping terrain should be stepped at regular intervals to follow the terrain.
- f. Street and walkway layouts should follow existing natural contours to carefully integrate the streets with the hillside terrain, and minimize cut and fill on hillsides.
- g. Retaining wall structures over six feet in height are strongly discouraged. Retaining walls should blend in with natural features of the site. Where retaining walls are necessary, retaining walls over six feet must be architecturally treated or articulated to reduce overall mass (i.e. by varying the wall plane or creating landscaped terrace areas).
- h. Plant materials should be selected for their effectiveness of erosion control, fire resistance and drought tolerance. Irregular plant spacing will achieve a more natural appearance on slopes and trees should be planted along contour lines or in swale areas to create a natural woodland or forest effect.
- i. All building site excavations and exposed slopes should be suitably stabilized with planting, and/or by acceptable engineering methods. Slopes should be rounded and contoured to blend with the existing topography. Development on slopes of 30% or greater should be restricted to sensitive grading and improvement. Slopes greater than 2:1 are not encouraged, but may be acceptable when evaluated on a case by case basis by the Development Review Committee and the City Engineer.
- j. Development design should include preservation of significant views of the natural ridge silhouettes.
- k. Development design should consider preserving significant trees on the site to the extent feasible. Where feasible, project design should preserve a minimum of 20% of the existing trees 8” DBH or greater on the site.
- l. The removal of any existing tree 24” DBH or greater on a development site may require replacement with mitigation trees.

For more information, refer to Appendix B, Erosion Control Design Criteria.

1.5 Fencing and Screening

- a. Commercial sites that abut residentially zoned properties shall provide a solid wall or fence with minimum height of six feet continuously along the boundary except at pedestrian/vehicle access points, where feasible, or when mature vegetation or trees would need to be removed. Landscaping (i.e. vines) is also encouraged.
- b. Walls and solid fences on public streets are discouraged.
- c. Fencing between commercial uses and open space is discouraged. When necessary, for purposes of security, such fencing shall be an open type (i.e., wrought iron) to allow views to the open space.
- d. Walls and fences shall be made of native stone, masonry with cement plaster finish, wood, vinyl clad, chain link, detailed wrought iron or brick.
- e. Screen materials and colors shall complement the buildings architectural style utilizing the prevalent materials and design for the structure and the neighborhood. Materials and finishes shall be durable, able to withstand local climatic conditions and easily maintained.



Detailed Wrought Iron Fence

1.6 Storage and Building Equipment

- a. Screening of building equipment shall be integrated into the building design to prevent undesirable views from public roadways, adjacent properties and other areas from which observation by the public may occur.
- b. Outdoor storage in commercial projects shall be screened from the public view through a combination of location on property, building design and landscaping with berming and fencing.
- c. New public utilities revisions and infrastructure shall be placed underground if feasible.
- d. Ground mounted utility infrastructure, including HVAC units, electrical switch gear or panels, telephone or cable boxes, gas meters, fire sprinkler risers, irrigation controllers and lighting timers shall be oriented away from public view corridors and appropriately screened with architectural enclosures (integrated into the building design) or landscape screen treatment (evergreen shrubbery) to the maximum extent permitted by the utility.
- e. Roof mounted equipment shall be screened from view of adjacent properties, roads, and pedestrian areas. Special attention should be given to changes in elevations where views of roofs from adjacent roadways occur. In this case equipment should be screened by parapet walls of sufficient height or enclosed in a screen shelter.



Fence/Wall



Screened Storage Area

- f. Solar panels are encouraged and should be integrated into the design of the roofs. If solar components are of such a nature that they cannot be made visually pleasing, they should be hidden from view with screening.
- g. New public utilities revisions and infrastructure shall be placed underground if feasible.

For more information, refer to Appendix D, Mail Delivery Facilities Design Criteria.

1.7 Loading and Service

- a. Loading and service areas for delivery or transfer of merchandise including vehicle access to those areas shall be screened from public view corridors and building entries by a combination of building design, layout, grade separations, masonry walls and dense landscaping.
- b. Delivery vehicle circulation should not mingle with the general public vehicular or pedestrian access or circulation on site.

1.8 Trash/Recycling Enclosures

- a. All refuse and recycling containers shall be placed within screened storage areas or enclosures that are designed with current City of Grass Valley waste management standards.
- b. Enclosures must be sized to accommodate the anticipated volume of trash while taking advantage of centralizing enclosures in situations of multiple buildings and/or users.
- c. Enclosures shall be constructed of six-foot high masonry walls with solid metal gates. Enclosure finishes should match the building in color and texture and should include stonework, landscaping, berms, wood and other natural elements common to Grass Valley.
- d. Enclosures shall be constructed of non-combustible materials and shall be located no closer than five feet (5') from any building in accordance with the Grass Valley Fire Department.
- e. Trash enclosures for commercial projects shall not be placed within twenty feet (20') of abutting residential zoned properties. Enclosures shall be located remotely from project entrances, building entrances, public view corridors and main circulation paths.
- f. Enclosures shall allow for a minimum three-foot (3') landscape buffer on all non-accessible sides.
- g. Recycling drop-off areas shall be located away from the primary public view corridors and avoid direct impact on pedestrian or vehicular circulation. Convenient access to these areas shall be provided to encourage their use.



Landscaped Buffer Around Trash Enclosure

- h. Building equipment and storage on the ground should be screened from public view with durable materials that complement the building and the environment.
- i. Enclosure design shall be treated with importance to ensure quality and attention to detail.

For further information, refer to Appendix C, Trash/Recycling Enclosure Design Criteria.

1.9 Landscaping

- a. The natural characteristics of the site including existing trees, rock outcroppings, slope and/or other natural features, soil type, climatic conditions, topography, drainage patterns and solar orientation should be incorporated into the landscape design to visually enhance development.



Parking Lot Screening

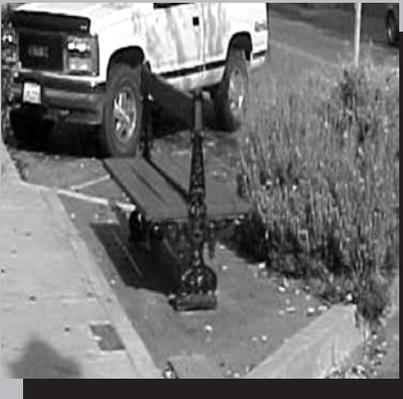
- b. Landscape designs shall complement and enhance, rather than replicate, adjacent site landscaping. Native plant materials shall be used. Use of turf shall be limited to accent areas and activity areas pursuant to the City's Water Efficient Landscape Ordinance.
- c. Landscape designs shall be used to soften hardscape. Use of turf shall be limited to accent areas and activity areas pursuant to the City's Water Efficient Landscape Ordinance.
- d. Site areas not used for buildings, parking or other designated functions shall be landscaped.
- e. Planting trees, shrubs vines and ground cover in combination with berming and/or strategically placed screen walls should be used for screening. Plant materials used for screening should be predominantly evergreen which are combined and spaced appropriately to provide effective screening.
- f. Plant types should be selected according to the appropriateness for the climate zone, the low water use (drought tolerant-Xeriscape), size, branching structure, density, aesthetic considerations (flowering, leaf color, fall color), maintenance considerations, and the continuance of existing native plantings (refer to the City's Plant Selection Guide).



Landscaping with Existing Rock Outcropping



Native Landscaping

*Public Plaza**Visual Feature**Bench Type*

- g. As per City ordinance, the use of automatic irrigation systems which are properly timed and maintained are required. Plants must be grouped according to their water needs and irrigated separately from other groupings with dissimilar water needs.
- h. The top and toe of slopes within landscape areas should be setback a minimum of two feet (2') from fences, walls, property lines, street curbs, pedestrian paths or other hardscape surfaces in order to prevent drainage across these surfaces. Landscape drainage should not flow across adjacent walks, plazas, parking lots and other paved surfaces.
- i. As per City ordinance, landscape planting and irrigation plans shall be prepared by a qualified licensed Landscape Architect registered in the State of California and shall be subject to approval by the City.

For more information, refer to Appendix E, Plant Section Guide.

1.10 Public Spaces

- a. Commercial centers shall provide outdoor public spaces like plazas and courtyards with seating areas to complement the commercial uses and to provide an area for pedestrians and employees to relax and enjoy the outdoors.
- b. Public spaces shall be located along streets within sight and easy walking distance from each other to provide a continuous, well-linked sequence of pedestrian destinations.
- c. Public spaces shall provide a contrast to adjacent buildings by use of landscaping, sitting areas and walkways. Types of seating should range from single benches to groups of seats or benches. Steps, low walls and planters can also provide seating. Some seating should be located in high activity areas and some should be located in quiet places.
- d. Public spaces shall incorporate built and natural amenities that will attract people to the area. These amenities include water features, sun, shade, sitting areas, public art, outdoor stages and landscaping. Design selection and placement of all site furnishings such as tables, benches and trash receptacles should be based on consideration of the overall concept of the site and architectural character of the project as well as any design "theme" that may have been established by adjoining uses.
- e. Materials including native stone, brick, stamped or color pavement and decorative tiles shall be used in pedestrian networks, plazas and sitting areas to emphasize detail and pedestrian scale.

- f. Visual features such as art, sculptures, fountains, historic elements or other water features should be located within Public Spaces to create a sense of character throughout Grass Valley.
- g. Public spaces shall be designed to human (pedestrian) scale resulting in spaces in which people are comfortable and desire to use.
- h. Outside vending machines, newspaper stands, telephone outlets, automatic teller machines and other assorted mechanical fixtures or devices should not have a visually prominent appearance and should be designed into the architecture of the project.



Historic Element of Grass Valley

2.0 Architectural Characteristics

Intent To promote high quality building design through a careful creative approach to design and problem solving which will provide visual interest, diversity and continuity of the "community of Grass Valley" feeling in all new, rehabilitated and expanded structures.

2.1 General Design Considerations

- a. Building design shall preserve and enhance the existing community character of Grass Valley through diverse approaches to design.
- b. Building design shall recognize and protect the major view corridors of the site and adjacent neighborhood to and from the natural and built environment.
- c. Building design shall add to the existing identifiable and unique sense of place in the neighborhood or create that feeling through pedestrian scale facilities and appurtenances.
- d. Building design shall encompass the whole building (i.e., all sides) with a continuation of architectural elements, treatments, colors and careful attention to details.
- e. Infill building design shall be consistent with the neighborhood's historical development types in terms of scale, design and materials.
- f. Building design shall be completed by a licensed Architect or building design professional pursuant to state law.
- g. New development shall recognize, respect, preserve and be compatible with existing historic structures of Grass Valley. Older buildings, which retain much of their original design shall be preserved and restored where feasible.
- h. Building design should incorporate design for climate and energy conservation.



Outdoor Stage in Plaza



Commercial Building Design

2.2 Massing and Form



*New Development with
Historic Character*



*Use of Stone on the Base of
Building Facade*



Varied Rooflines

- a. Building design shall respect the height and scale of the surroundings in both the built and natural environment.
- b. Building design shall utilize materials, colors and forms to reduce the large scale and reflect the attention to detail that enhances Grass Valley's Community character.
- c. Street facades shall have a pedestrian oriented scale through appropriate use of materials, articulation and detail.
- d. Multi-story building facades shall be proportioned and articulated vertically and horizontally to create human scale at street level, and reduce overall mass.
- e. Large blank walls in pedestrian traffic areas are discouraged. Articulated and angled walls, varied setbacks, facade treatments, and detailing techniques shall be used to create interest. Vertical and horizontal wall articulation, such as variation in the wall plane, color changes, or material use, can be used to visually divide the building into smaller sections.
- f. Building elevations visible from freeways, major streets and adjacent properties should be designed so as not to present the appearance of a rear elevation with loading doors, large blank walls and, absence of architectural features. Angled walls, painted patterns, varied setbacks and rooflines, architectural wall treatments, and extensive landscaping and screening techniques should be used to minimize visual impacts.
- g. All buildings shall have a definable base, mid body and cap element. Vertical elements in the facade should be placed to create rhythm which reduces building mass.

2.3 Roofs

- a. Roof forms are an integral part of the building design and shall be used to complement and enhance the building style and Architecture.
- b. Rooflines should be varied and articulated to enhance building character.
- c. Roofline cornices, shadow lines and detailed eaves should be carefully and thoughtfully detailed to create interest on the building facade.

- d. Roof materials shall be consistent with the existing neighborhood and the quality and style of other building materials used. Appropriate roofing material considerations for use in the Grass Valley area include, but are not limited to, slate, concrete tile (flat with smooth or raked finish), copper, standing seam or batten metal roof (factory applied enamel finishes only), corrugated metal simulated wood shakes or shingles and architectural grade composition shingles.
- e. Roof overhangs on south and west facing walls of buildings offer effective protection of window areas from the summer sun, while allowing in the lower winter sun rays.



Roof Details

2.4 Materials and Finishes

- a. Construction materials that will replicate a sense of Grass Valley's mining heritage shall be utilized in new construction. These include but are not limited to metal roofing and siding, wood siding, split faced block, and stone. Attention to detail in application is the key in successful material use.
- b. High quality durable materials, such as stone, river cobble, brick, block, wood, tile, plaster, board and batt siding and horizontal siding shall be utilized in the natural or manufactured appearance and placed carefully to ensure that the material will not require subsequent painting or other colorization for long term appearance and maintenance.
- c. Texture and color shall be used to reduce apparent size of building and create visual harmony while enhancing the streetscape appearance of the building. Aesthetic use of materials, textures and colors should be extended to all elevations.
- d. Color selection for buildings shall reflect or complement the natural environment of the Grass Valley area utilizing earth tone and natural colors. Color Palettes may include the introduction of bright accent colors for emphasizing details.
- e. Any metal exposed on buildings shall be of architectural quality, color and texture and should be harmonious with the surrounding neighborhood buildings.
- f. Any metal exposed on buildings shall be of architectural quality, color and texture and should be harmonious with the surrounding neighborhood buildings. It should be composed of low glare materials, which will not result in off-site light glare or have an unfavorable appearance when viewed from public streets or from other surrounding areas.



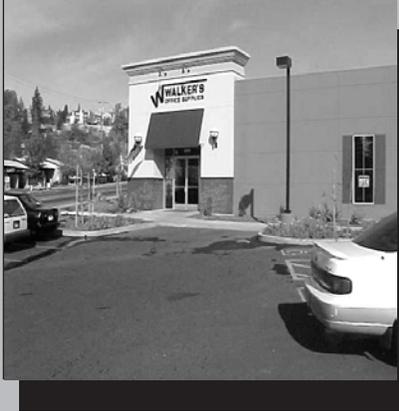
Use of Different Materials



Attention to Detail in Building Design

For further information on metal components in a building, refer to Appendix F, Metal Building Guidelines.

2.5 Architectural Elements



Main Building Treatment

- a. Main building entries shall be emphasized through building articulation and form to be easily identifiable and visible from the street and parking areas and to create a focal point on the front elevation. On larger buildings, detail treatments at doors and entries should include the use of porches, canopies, arches, tile, color ornamental techniques, moldings, small roofs or combinations of architectural features.
- b. Access ramps, and other entry access ways for the disabled should be designed as an integral part of the building.
- c. All facades shall exhibit three-dimensional detailing to cast shadows and create visual interest on the facade. The elements used to provide relief can include awnings and projections, trellises, detailed parapets and arcades.
- d. Windows, entry ways, columns, awnings and other architectural features shall be compatible with the streetscape and create a repetitive rhythm that creates human scale and encourages continued walking along the street.
- e. Designs shall relate to the surrounding architecture by providing similar facade treatments.
- f. Architectural elements such as horizontal bands, window lines overhangs, canopies, balconies and awnings should be used to make buildings appear shorter.
- g. Protected courtyards, porches, arcades, verandas and overhangs should be utilized as effective means for shading exterior wall surfaces and windows from direct sun exposure as well as adding visual character to the building.
- h. Continuous arcades should be added along the frontage of commercial centers to provide pedestrian protection from rain, snow and summer sun, allowing them to move from one shop to another without having to leave the arcade.
- i. 50 to 80 percent of ground floor retail areas should be transparent "storefront" windows, where appropriate.

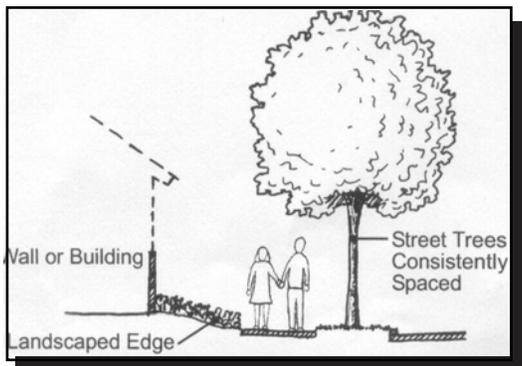


Continuous Arcade Treatment



Window Treatment

- j. Windows shall have details appropriate to the buildings architectural style.
- k. Outside vending machines, newspaper stands, public telephones, automatic teller machines and other fixtures shall not be visually prominent, and must be designed into the architecture of the project.
- l. Mail delivery facilities in commercial projects should be “Gang” type delivery and collection boxes. These facilities should be included on site (located out of pedestrian and vehicular circulation) with paved areas for pedestrian access and landscaped screening as determined by the U.S. Postal Service.
- m. All railing including stairway handrails and guardrails and decorative railing shall be constructed of wood or metal and should be painted to coordinate with other building features and elements.
- n. Plexiglass and glossy vinyl illuminated awnings are discouraged. Canvas, treated canvas, matte finish vinyl and fabric awnings are encouraged.



Pedestrian Friendly Street Edge

- o. Existing wood and metal canopies located in the downtown should be maintained to reflect the town’s historical ambiance. Projects involving these structures should consider enhancements to prolong their life.

3.0 Streetscape Design

Intent To create an area adjacent to the street where pedestrian amenities and landscaping combine to create the public open space and “Street Edge” that expresses a consistent element thereby linking development along the public corridor that, although diverse, maintains the small town character of Grass Valley.

3.1 General Design Considerations

- a. Buildings shall be set back from the front property line along a public way to allow for a sidewalk and sufficient width of landscaped area along the length of the frontage to establish a streetscape presence.



Streetscape Elements



Accent Interlocking Pavers



Accent Brick Pavers



Light Fixture Detail



Planter



Bus Shelter

- b. "Canopy" street trees shall be planted at consistent intervals along the street with the integration of groupings of "vertical" trees to create a "natural" street edge environment.
- c. Consistent and uniform street furniture including, benches, trash and recycling containers, planters, bicycle racks, transit shelters and community art and water features should be incorporated into Commercial Project Streetscape designs to create an enjoyable and comfortable pedestrian atmosphere.
- d. Landscaping shall be used to enhance the streetscape design of commercial areas within Grass Valley by providing shade, defining public areas, softening hardscape, and accenting architectural elements.
- e. The "street edge" shall be defined through consistent setbacks, landscaping, walls, building placement and street trees that define pedestrian and vehicular corridors while providing a welcoming "pedestrian friendly" space.

3.2 Walkways and Sidewalks

- a. Sidewalks should include features to improve pedestrian safety including separation from curb with a planting strip, bulb-outs at intersections, rumble strip crosswalks and mid-block crossings.
- b. The use of alternative paving materials such as brick, interlocking pavers, cobbles, tile, accent paving, stamped concrete and granite pavers on sidewalks, walkways and pedestrian crossings is encouraged precisely at locations where pedestrian and vehicular traffic converge.

3.3 Street Furniture

- a. Furnishings should be selected based on usefulness, durability, maintenance and aesthetic detail. Styles of furnishings shall be consistent with or complementing to styles existing in the project area.
- b. Bench styles should be complementary to the Community character and the commercial project design.
- c. Trash and Recycling containers should be consistent with bench styles and should be placed as needed to promote a clean environment.
- d. Planters containing trees, shrubs and flowers should be located in commercial areas to define public spaces, and provide for seating which enhances the pedestrian environment.
- e. Bicycle racks should be encouraged in commercial areas near building entrances and transit stops to promote alternative modes of transportation.
- f. Design of transit shelters shall be compatible with other street furniture, and should be consistent throughout town. They should be visible and easily accessible for pedestrians.

3.4 Streetscape Landscaping

- a. Street trees should be planted at intervals to create a full canopy of shade along sidewalks and walkways, when the trees mature. Trees should be protected with tree grates and tree fences when appropriate to allow for growth and maturing of the tree.
- b. Primary street trees should provide shade for the pedestrians, define the public way and soften the street; Secondary street trees should complement and support the primary trees in form and function; Accent trees should be used to define entrances, add variety in form and color or highlight other focal points of the streets.
- c. Low growing (max 36") shrubs should be used to frame the sidewalk, define entrances for public plazas and screen parked cars in parking areas abutting the street.
- d. Ground plane treatments, ground cover and seasonal plants for color variation should be incorporated into the streetscape landscaping.
- e. Trees and shrubs planted at all intersections and driveways shall be selected and located to maintain a safe sight line distance for vehicles and pedestrians, defined as a right angle triangular shape whose base and side is measured a distance of twenty five feet parallel and perpendicular to the intersection or driveway. The entire area of this triangle shall be kept at a maximum height of thirty inches above finished grade.
- f. Landscaping should have little or no mess, should be drought tolerant or native species, and should have relatively open structure to allow light to penetrate (refer to the City's Water Efficient Landscape' Ordinance). Plant materials for streetscapes should be selected and located to avoid future conflicts with underground and overhead utility lines, easements, services and equipment.
- g. Medians should be incorporated into the streetscape by use of landscaping compatible with that of the street edge landscaping.

For further information, refer to Appendix E, Plant Selection Guide.



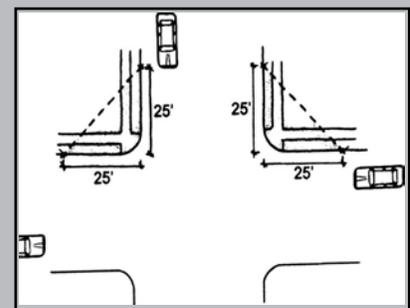
Tree Grate and Fence



Landscaped Median



Streetscape Landscaping



Site Distance Triangle

4.0 Circulation

Intent To improve pedestrian access in Grass Valley by requiring project designs to incorporate pedestrian and transit linkages with adjacent properties and within the City as a whole, while maintaining and enhancing parking availability.



Landscaped Parking Lot

4.1 General Circulation Guidelines

- a. Parking lot designs shall provide clearly identifiable and easily accessible entrances to project sites, integrate and separate the needs of pedestrians and vehicles, provide aisle circulation patterns with avoidance of dead-end aisles, and provide or address the potential of interconnection between adjacent similar uses. Whenever feasible, curb cuts on-site, and those of adjacent uses, should be combined to minimize the number of entrances on a public right-of-way.
- b. Commercial project design should provide safe and efficient access for pedestrians to the street, public transportation systems, existing pedestrian travel systems and adjacent neighborhoods and compatible uses.
- c. Active street environments should promote walking, riding a bicycle and driving a car in safety and comfort. Commercial projects in Grass Valley shall be designed to accommodate other modes of transportation by providing facilities and links needed for pedestrians and bicyclists.
- d. Efficient and safe vehicle circulation between the building and the street, and on-site shall be provided in all commercial projects.



Pedestrian Access to the Street

4.2 Vehicle Access and On-Site Circulation

- a. Shared access drives between adjacent parcels of similar use should be utilized to minimize the number of curb cuts to the street. Reciprocal access and parking agreements, between compatible adjacent land uses, for pedestrians and vehicles are strongly encouraged.
- b. Major access points to commercial centers or adjacent developments should have coordinated access points whenever possible. Separated ingress and egress points with landscaped islands should be provided. Ingress or egress points shall be coordinated with openings in the center median and existing or planned access points on the opposite side of the roadway.
- c. On-site vehicle circulation should be designed to discourage speeding throughout parking areas to minimize the potential conflict with pedestrians and parked vehicles. Radii for turns shall be designed to facilitate emergency vehicles to the satisfaction of the Fire Department.



Drive-Through Lane Behind Structure

- d. Commercial auto repair garages, tire stores, service stations, car washes, convenience stores, banks, fast food restaurants and all types of buildings with drive through lanes should be oriented to avoid service bays and/or drive through lanes fronting on the street frontage. Drive through lanes should be dedicated lanes separated by planters from the remainder of the parking and vehicular circulation areas. The lanes should have a minimum stack length of 180' measured from the center line of the service window or ATM machine to the entry point.
- e. Traffic Calming techniques such as sidewalk bulb outs, mid-block crosswalks and attractive "rumble strip" pedestrian crossings should be provided to slow traffic, making the pedestrian environment more safe and enjoyable.
- f. Avoid use of bumpers in the parking areas to facilitate lot cleaning and snow removal.

4.3 Pedestrian Access

- a. All pedestrian circulation walkways shall be designed to provide access to the disabled in compliance with the American Disabilities Act (ADA) and/or California Title 24, California Building Code (CBC).
- b. New commercial projects and significant remodels shall provide continuous pedestrian walkways in the public right-of-way or landscape corridor. Street sidewalks should be placed so that a minimum of six feet exists between the sidewalk and back of curb to allow for street tree planting in a planting strip or tree well. Walks shall align with the curb at intersections, public transit stops and site access walks.
- c. Pedestrian access shall be clearly defined by sidewalk corridors of a minimum width of four feet. Accent paving materials should be used at entry and transition areas within public sidewalks or pavement areas.
- d. Pedestrian pathways should utilize common design elements, i.e., colors, textures, materials, pedestrian scale lighting, furniture, trash receptacles, signage, etc.
- e. Pedestrian access shall be clearly defined by sidewalk corridors of a minimum width of four feet.
- f. Bicycle routes, lanes and pathways should be developed throughout Grass Valley and linked to office projects to encourage alternatives to vehicle travel. Where bike routes exists or are planned, new projects shall incorporate connections into the project design.



Rumble Strip Crosswalk



Tree Wells Along Sidewalk

4.4 Parking

- a. Disabled accessible parking spaces shall be provided and located as required by the American Disabilities Act (ADA) and California Title 24 regulations contained in the California Building Code (CBC). Disabled path of travel from the accessible stalls, public rights-of-ways, public transportation and between all structures on site shall be provided.
- b. Each site shall provide the minimum number of parking spaces and the minimum space size and aisle dimensions as required by the Zoning Ordinance. Compact parking spaces, when provided, shall be dispersed evenly throughout parking area.
- c. Customer parking shall be located near primary building entrances and avoid conflict with servicing truck traffic. Employee parking should also be located so as to avoid truck/car conflicts.
- d. All new parking areas shall be located behind or beside buildings or properly screened along the street edge. Existing parking areas located adjacent to the street should be buffered from public view by a combination of berming and/or screen walls with appropriate screen planting.
- e. Parking runs shall be limited to a maximum of six (6) spaces separated by a "finger island" planter of six feet (6') in width (measured inside curb face) by the depth of the stall to allow for the root zone of a large canopy shade tree(s). Planters shall be protected from vehicles through the use of raised curbs. Trees planted in parking lots should be deciduous and spaced so as to provide 50% shade coverage at maturity.
- f. End row parking spaces should be protected from the turning movements of other vehicles with a curb.
- g. Pedestrian corridors through building groups shall be provided for parking areas placed behind structures. Sidewalk corridors in parking lots should have five feet of landscaping with shade trees on at least one side of the walkway or alternating from one side to the other to provide separation and the potential of shading for pedestrians.
- h. Raised reinforced barrier curbing shall be used at all perimeter spaces of the parking lot. The standard size stall depth may be reduced by eighteen inches (18") to be used as a wheel stop and allow the car to overhang into the planter. Where an overhang is utilized, planters must be a minimum of five (5) feet in depth. The additional eighteen inches of area shall be incorporated into the perimeter planting area as additionally provided landscaping area for purposes of calculation.
- i. Shopping cart return areas, in size and numbers appropriate to the size of the project or use, should be provided in conveniently located areas. Cart return areas shall not eliminate required parking spaces nor conflict with pedestrian and vehicular circulation.



Landscaped Parking Lot



"Finger Island" Planter

- j. On street parallel parking should be encouraged where permitted to slow down vehicle traffic and to provide a buffer between the streets edge and the street.
- k. Parking facilities including garages, carports and parking lots should be placed on the side or rear of buildings or properly screened along the street edge. Parking areas placed behind structures should be connected to the street or main building entry through defined pedestrian corridors separated from vehicle traffic. Sidewalk corridors in parking lots should have six feet of landscaping with shade trees on at least one side of the walkway or alternating from one side to the other to provide shading for pedestrians.

5.0 Lighting

Intent To improve the appearance of Grass Valley and the security of its citizens by creating livelier, friendlier and safer spaces through the artful illumination of buildings streetscapes, walkways, plazas, landmarks and other highlights.

5.1 General Lighting Guidelines

- a. Exterior lighting should be used to enhance architectural, landscaping and other project features with the exception of roof lights or lighted roof panels. Fixtures, standards and all exposed lighting accessories should be harmonious with building design.
- b. Main building entries should have the highest amount of illumination followed by the pedestrian walkways.
- c. Lighting levels should be limited to the minimum levels necessary to provide public safety. Lighting fixtures should be thoughtfully placed to avoid light spillage and glare on adjacent properties. "Down shine" luminare should be utilized.
- d. Lighting fixtures should be thematic to complement the architecture of the project and should be of durable and vandal resistant materials and construction. Energy efficient lighting shall also be utilized.
- e. Neon lighting, if used, should be limited in application to proper architectural period and/or building styling.
- f. Lighting "spill over" shall not exceed 0.5 foot candles at any point on residential premises, churches and other sensitive uses.

For further information on Neon Lighting, refer to Section 6.1 General Sign Guidelines, Pages 3-21 and 3-22 (o - t).

5.2 Parking Areas, Drives and Pedestrian Ways

- a. A photometric lighting plan of site illumination including all site and building mounted exterior lighting indicating the level of illumination proposed throughout the entire site should be provided to City staff before project approval.



Thematic Light Fixture



Pedestrian Walkway Lighting

- b. Parking areas and drive entries should have illumination levels of 1.0 footcandle at the pavement surface for increased safety and adequate identification. However, maximum acceptable lighting levels on abutting residential properties shall be limited to no more than 0.5 foot candles power at the property line.
- c. Parking and vehicle circulation area light standards shall not exceed twenty feet (20') in height from the adjacent finished grade of the lot. Lighting should be located to ensure adequate light levels are dispersed evenly throughout the lot. The lighting plan and landscape plan shall be coordinated to avoid conflicts with trees.
- d. Commercial projects abutting residential uses shall not place light fixtures higher than eight feet (8') in parking areas unless the fixture is setback from the property line a distance equal to twice the height of the proposed fixture (maximum twenty feet (20') high).
- e. Pedestrian walkway lighting should have a minimum illumination level of .5 footcandle at walking surface to identify any level changes. This can be achieved through the use of low bollard type luminaries' three to four feet (3'-4') maximum height or taller ornamental lighting fixtures to fifteen feet (15') maximum height. The posts should be located to avoid hazards for pedestrians and vehicles, they should be placed to minimize glare and the coverings should be shatter proof.

6.0 Signage

Intent To encourage architecturally integrated signage that complements the building design theme and style.



Commercial Sign

6.1 General Sign Guidelines

- a. Permitted number of signs, sizes, types and locations shall be determined by application of the Grass Valley Sign Ordinance.
- b. Multiple building projects shall establish a full signage criteria package for the main building(s) and pad building(s) that defines the parameters of sign type, size, font, placement, illumination, color and construction to ensure integration of all tenant and center signage.
- c. No signs should be placed in public right-of-ways on sidewalks or streets except hanging over sidewalks. All overhead signs should clear adjacent sidewalks with minimum headroom of eight (8) feet, and should project no more than four (4) feet into a public right-of-way.
- d. Freeway oriented signs are strongly discouraged in Grass Valley. Signage should be oriented into the community even though it may be viewed incidentally from the freeway.

- e. Roof signs are discouraged in Grass Valley. The sign ordinance prohibits any sign that exceeds the eave or parapet roof line of the building. Roof signs, where allowed, shall incorporate subtle colors, and frames or supporting structures should be concealed from public view or painted to match the background roof materials.
- f. Attached signing is encouraged. Detached or freestanding signs may be considered if contained within a low profile structure, architecturally related to and compatible with the main structure.
- g. Signage should be designed as an integral architectural element of the project and site to which it relates. Sign placement on a facade should complement building elements rather than block them.
- h. All signs should be compatible with other signs on the premises and not compete for attention. Identification signs of prototype design and corporation logos should conform to the criteria for all other signs.
- i. All signs should be minimum size and height to adequately identify the business name. The number of graphic elements such as letters, numbers and logos on a sign should be held to the minimum needed to convey the sign's major message and should be composed in proportion to the area of the sign's face. Additional information, such as products and services, which add clutter and unnecessary advertising is discouraged. The use of telephone numbers on signs is also discouraged.
- j. All buildings shall have address numerals, in colors that contrast with the background, which shall be placed in a location visible from the street. All detached signs shall incorporate the street address number it identifies.
- k. Color of signs and sign components should be complementary to the building architecture, color and character.
- l. Illumination shall be indirect lighting with the light source shielded from view, or if internal to the sign, only the letters of the business name may be illuminated. Sign background must be opaque.
- m. Landscaping should be incorporated into the signage design of all ground mounted signs.
- n. Signage is encouraged to be thematic with use of images representative of the use(s) being advertised.
- o. Neon signage within the Historical District should be limited to replacements, maintenance and/or enhancement to existing signs. Neon on historical buildings is generally discouraged unless the building period and/or styling is designed to accommodate neon features.
- p. Any new neon signage or neon building features shall be subject to separate review and approval by the Design Review Committee.



Thematic Signage



Signage Complements Building Architecture

- q. The use of neon window signs in or near the Historical District is discouraged.
- r. Neon signage or neon building features should be used as an enhancement to the building and related architecture. It should help identify the business but not advertise specific products, services or name brands.
- s. The use of red, yellow or green neon is discouraged where these colors could be confused with traffic signals.
- t. Awning signs should be integrated into the awning and be limited to the awning flap (valance) or to the end panels of angled, curved or box awnings. Canvas awning signs should not appear to be separately pasted or applied on as a different material.

For further information on signage, refer to Sign Ordinance and Appendix A regarding sign standards.

CHAPTER 4

DESIGN GUIDELINES FOR OFFICE PROJECTS

Office Design Goals:

- To encourage project designs which are attractive and safe;*
- To encourage project designs that are functional for business;*
- To yield a variety of business opportunities, and;*
- To contribute to creating active gathering places for the community.*

1.0 Site Design

Intent To ensure that natural features such as: topography; trees; watercourses and wetlands; and other features such as: open space; view corridors; prevailing climatic conditions; setbacks; landscape and utility easements; relationship to adjacent buildings, land uses and the street; have been appropriately incorporated into the design and the selection of the best location for a building or buildings on a particular site.

1.1 General Design Intent

- a. To stimulate original design solutions that are tailored to the site rather than utilize generic or trademark buildings and site design.
- b. To seek site designs that conserve community attributes and that provide a sense of natural setting and continuity with the past.
- c. To integrate the natural and built environment through preservation and enhancement of natural features of a site as an element within the overall design.
- d. To encourage design that adds to the character of the community by providing opportunities for integration of the project with the adjacent properties, the neighborhood and the City.
- e. To encourage design that incorporates the use of natural resources in all aspects of the project.
- f. To encourage site design that incorporates orientation and siting for climate and energy conservation.
- g. To ensure office project sites are designed to include a mix of building, landscape/open space, and parking and circulation areas in balanced proportions that create appropriate mass and scale relationships within and between adjacent projects/properties.



Design for Continuity with the Past



Office Design



***Vertical and Horizontal
Facade Articulation***



Buildings with Varied Setbacks



Office in Old Residential Unit

1.2 Site Planning and Building Placement

- a. Building coverage shall not exceed the maximum coverage or floor area ratio (FAR) established in the City of Grass Valley Zoning Ordinance. Actual building coverage achieved may be less than the maximum allowed due to site constraints including, but not limited to tree preservation requirements, topography, wetlands, easements or other natural or physical constraints. Landscape or other open space areas, as may be required by the Zoning Ordinance and as dictated by site features, shall constitute a portion of the parcel area for calculation purposes of the maximum coverage or floor area ratio.
- b. All new design proposals shall consider the influence on neighboring properties and should integrate the relationships between the old and new developments to create a pleasing transition. Adjacent properties zoned differently shall minimize impacts on the property zoned for lower density. This can be achieved through orientation, setbacks, building heights, buffering, fencing, landscaping, or design details.
- c. Buildings shall be designed to take advantage of sunlight, existing circulation, natural landscaping, open space and attractive views such as prominent landmarks, historic buildings and the natural features.
- d. Buildings within office developments shall avoid "Linear Placement". This can be accomplished through varied setbacks, multi-building developments and vertical and horizontal facade articulation.
- e. Where multiple buildings are proposed, structures shall be clustered around pedestrian scaled plazas, gathering places and open spaces.
- f. Where permitted by ordinance, historic residential structures shall be renovated for use as small office buildings. Preservation of the residential character and history is essential to the community character of Grass Valley.
- g. Apartments and multi-family units should be encouraged on the upper stories of new and remodeled office buildings throughout Grass Valley. Second story apartments shall have their own entryways, which can be located at both the front and back of the building.

1.3 Building Setbacks

- a. The setbacks for individual projects shall comply with the minimum requirements set forth in the Zoning ordinance.
- b. Building setbacks shall be utilized in office developments to encourage pedestrian circulation throughout and adjacent to the site.
- c. Projects with more than one story should have increasingly larger setbacks per number of floors from adjacent residential or open space zones. When abutting residential or open space zones, side and rear setbacks shall allow for a sufficient landscape area adjacent to the property lines to buffer impacts of the office development and screen views to and from the residential uses.
- d. Building setbacks from public streets in infill developments must consider the surrounding building setbacks to ensure placement that will define the street edge while respecting adjoining building placement.

For further information, refer to Appendix A, City Ordinance Design Requirements.

1.4 Grading and Hillside Development

- a. The amount of cut and fill required to prepare a site for development should be minimized, while preserving and accentuating the relationship between the natural features of the site and building(s). Buildings should incorporate existing natural hillsides and existing trees into their design elements.
- b. Siting of the building should address the conformation of the facility to the existing natural topographic features of the site while providing the required disabled access to the building entries.
- c. Where extensive grading is necessary, cut and fill slope areas shall be treated with rounded toe and slope, and variation in slope face ratios (i.e. 2:1; 3:1; 4:1) to achieve a natural land form.
- d. Graded areas shall be treated for erosion control and shall be planted immediately with native trees and vegetation selected and placed to create a “natural forest” character in the landscape.
- e. To avoid long planes and high walls, building masses should be broken up and tapered with different floor elevations to achieve harmony with the slope. Walls on sloping terrain should be stepped at regular intervals to follow the terrain.
- f. Street and walkway layouts should follow existing natural contours to carefully integrate the streets with the hillside terrain, and minimize cut and fill on hillsides.



Building Setback



Incorporation of Existing Hillsides and Trees



Retaining Wall

- g. Retaining wall structures over six feet in height are strongly discouraged. Retaining walls should blend in with natural features of the site. Where retaining walls are necessary, retaining walls over six feet must be architecturally treated or articulated to reduce overall mass (i.e. by varying the wall plane or creating landscaped terrace areas).
- h. Plant materials should be selected for their effectiveness of erosion control, fire resistance and drought tolerance. Irregular plant spacing will achieve a more natural appearance on slopes and trees should be planted along contour lines or in swale areas to create a natural woodland effect.
- i. All building site excavations and exposed slopes should be suitably stabilized with planting, and/or by acceptable engineering methods. Slopes should be rounded and contoured to blend with the existing topography. Development on slopes of 30% or greater should be restricted to sensitive grading and improvement. Slopes greater than 2:1 are not encouraged, but may be acceptable when evaluated on a case by case basis by the Development Review Committee and the City Engineer.
- j. Development design should include preservation of significant views of the natural ridge silhouettes.
- k. Development design should consider preserving significant trees on the site to the extent feasible. Where feasible, project design should preserve a minimum of 20% of the existing trees 8" DBH or greater on the site.
- l. The removal of any existing tree 24" DBH or greater on a development site may require replacement with mitigation trees.

For more information, refer to Appendix B, Erosion Control Design Criteria.

1.5 Fencing and Screening

- a. Office sites that abut residentially zoned properties shall provide a solid wall or fence with minimum height of six feet continuously along the boundary except at pedestrian/vehicle access points. Landscaping (i.e. vines) is also encouraged.
- b. Walls and solid fences on public streets are discouraged.
- c. Fencing between office uses and open space is discouraged. When necessary, such fencing shall be an open type (i.e., wrought iron) to allow views to the open space.
- d. Walls and fences shall be made of native stone, masonry with cement plaster finish, wood, detailed wrought iron and brick.
- e. Screen materials and colors shall complement the buildings architectural style utilizing the prevalent materials and design for the structure and the neighborhood. Materials and finishes shall be durable including resistance to graffiti and water staining, able to withstand local climatic conditions and easily maintained.



Fence



Fence

1.6 Storage and Building Equipment

- a. Screening of building equipment shall be integrated into the building design to prevent undesirable views from public roadways, adjacent properties and other areas from which observation by the public may occur.
- b. Outdoor storage in office projects shall be screened from the public view through a combination of location on property, building design and landscaping with berming and fencing.
- c. New public utilities and infrastructure shall be placed underground if feasible.
- d. Ground mounted utility infrastructure, including HVAC units, electrical switch gear or panels, telephone or cable boxes, gas meters, fire sprinkler risers, irrigation controllers and lighting timers shall be oriented away from public view corridors and appropriately screened with architectural enclosures (integrated into the building design) or landscape screen treatment (evergreen shrubbery) to the maximum extent permitted by the utility.
- e. Roof mounted equipment shall be screened from view of adjacent properties, roads and pedestrian areas. Special attention should be given to changes in elevations where views of roofs are possible. In this case equipment should be screened by parapet walls of sufficient height or enclosed in a screen shelter.
- f. Solar panels are encouraged and should be integrated into the design of the roofs. If solar components are of such a nature that they cannot be made visually pleasing, they should be hidden from view with screening.

For more information, refer to Appendix D, Mail Delivery Facilities Design Criteria.

1.7 Loading and Service

- a. Loading and service areas for delivery or transfer of merchandise including vehicle access to those areas shall be screened from public view corridors and building entries by a combination of building design, site layout, grade separations, masonry walls and dense landscaping.
- b. Delivery vehicle circulation should not mingle with the general public vehicular or pedestrian access or circulation on site.

1.8 Trash/Recycling Enclosures

- a. All refuse and recycling containers shall be placed within screened storage areas or enclosures that are designed with current City of Grass Valley waste management standards.
- b. Enclosures must be sized to accommodate the anticipated volume of trash while taking advantage of centralizing enclosures in situations of multiple buildings and/or users.



Fence



Trash Enclosure



Trash Enclosure

- c. Enclosures shall be constructed of six-foot high masonry walls with solid metal gates and compatible with building architecture. Enclosure finishes should match the building in color and texture and should include stonework, landscaping, berms, wood and other natural elements common to Grass Valley.
- d. Enclosures shall be constructed of non-combustible materials and shall be located no closer than five feet (5') from any building in accordance with the Grass Valley Fire Department.
- e. Trash enclosures for office developments shall not be placed within twenty feet (20') of abutting residential zoned properties. Enclosures shall be located remotely from project entrances, building entrances, public view corridors and main circulation paths.
- f. Enclosures should allow for a minimum three-foot (3') landscape buffer on all non-accessible sides.
- g. Recycling drop-off areas should be located away from the public view corridor and avoid pedestrian or vehicular circulation but be conveniently located to encourage their use.
- h. Building equipment and storage on the ground should be screened from public view with durable materials that complement the building and the environment.
- i. Enclosure design shall be treated with importance to ensure quality and attention to detail.

For further information, refer to Appendix Trash/Recycling Enclosure Design Criteria.

1.9 Landscaping



Landscaping with no Turf

- a. The natural characteristics of the site including existing trees, rock outcroppings, slope and/or other natural features, soil type, climatic conditions, topography, drainage patterns and solar orientation should be incorporated into the landscape design to visually enhance the development.
- b. Landscape designs shall complement adjacent site landscaping. Use of turf shall be limited to accent areas and activity areas pursuant to the City's Water Efficient Landscape Ordinance.
- c. Site areas not used for buildings, parking or other designated functions shall be landscaped.
- d. Landscape designs shall be used to soften hardscape. Use of turf shall be limited to accent areas and activity areas pursuant to the City's Water Efficient Landscape Ordinance.

- e. Planting trees, shrubs vines and ground cover in combination with berming and/or strategically placed screen walls should be used for screening. Plant materials used for screening should be predominantly evergreen which are combined and spaced appropriately to provide effective screening (woodland/ forest effect).
- f. Plant types should be selected according to the appropriateness for the climate zone, the low water use (drought tolerant Xeriscape), size, branching structure, density, aesthetic considerations (flowering, leaf color, fall color), maintenance considerations, and the continuance of existing native plantings (refer to the City's Plant Selection Guide).



*Landscape and Berms
Used for Screening*

- g. As per City Ordinance, the use of automatic irrigation systems which are properly timed and maintained is required. Plants must be grouped according to their water needs and irrigated separately from other groupings with dissimilar water needs.
- h. The top and toe of slopes within landscape areas should be setback a minimum of two feet (2') from fences, walls, property lines, street curbs, pedestrian paths or other hardscape surfaces in order to prevent drainage across these surfaces. Landscape drainage should not flow across adjacent walks, plazas, parking lots and other paved surfaces.
- i. As per City Ordinance, landscape planting and irrigation plans shall be prepared by a qualified licensed Landscape Architect registered in the State of California and shall be subject to approval by the City.



Public Space

For more information, refer to Appendix E, Plant Section Guide.

1.10 Public Spaces

- a. Office developments shall provide outdoor public spaces like plazas and courtyards with seating areas to complement the center and to provide an area for pedestrians and employees to relax and enjoy the outdoors.
- b. Public spaces shall provide a contrast to adjacent buildings by use of landscaping, sitting areas, and walkways. Seating should be provided. Steps, low walls and planters can also provide seating. Some seating should be located in high activity areas and some should be located in quiet places.



Public Space



Visual Feature



Design for Preservation of Community Aesthetics

2.0 Architectural Characteristics

Intent To promote high quality building design through a careful, creative approach to design and problem solving which will provide visual interest, diversity and continuity of the “community of Grass Valley” feeling in all new, rehabilitated and expanded structures.



Reuse of Residential Structure to Office Use

- c. Public spaces shall incorporate built and natural amenities that will attract people to the area. These amenities include water features, sun, shade, sitting areas, public art, outdoor stages (i.e. “bandstand”) and landscaping. Design selection and placement of all site furnishings such as tables, benches and trash receptacles should be based on consideration of the overall concept of the site and architectural character of the project. Thematic furnishings significantly enhance the site and community.
- d. Materials including native stone, brick, stamped or color pavement and decorative tiles shall be used in pedestrian networks, plazas and sitting areas.
- e. Visual features such as art, sculptures, fountains, historic elements or other water features should be located within Public Spaces to create a sense of character throughout Grass Valley.
- f. Public spaces shall be designed to human (pedestrian) scale resulting in spaces in which people are comfortable and desire to use.
- g. Outside vending machines, newspaper stands, telephone outlets, automatic teller machines and other assorted mechanical fixtures or devices should not have a visually prominent appearance and should be designed into the architecture of the project.

2.1 General Design Considerations

- a. Building design shall preserve and enhance the existing community character of Grass Valley through diverse approaches to design.
- b. Building design should recognize and preserve the major view corridors of the site and adjacent neighborhood to and from the natural and built environment.
- c. Building design should add to the existing identifiable and unique sense of place in the neighborhood or create that feeling through thematic architecture, detail and pedestrian scale facilities and appurtenances.

- d. Building design should encompass the whole building (i.e., all sides) with a continuation of architectural elements, treatments, and colors and careful attention to details.
- e. Infill building design should be consistent with the neighborhood's historical development types in terms of scale, design and materials.
- f. Building design shall be performed by a licensed Architect or building design professional as required by State law.
- g. New development should recognize, respect, preserve and be compatible with existing historic structures of Grass Valley. Older buildings, which retain much of their original design should be preserved and restored.
- h. Building design should incorporate design for climate and energy conservation.
- i. All railing including stairway handrails and guardrails and decorative railing shall be constructed of wood or metal and should be painted to coordinate with other building features and elements.

2.2 Massing and Form

- a. Building design shall respect the height and scale of the surroundings in both the built and natural environment.
- b. Building design shall utilize materials, colors and forms to reduce the large scale of buildings and reflect the attention to detail that enhances Grass Valley's community character.
- c. Street facades shall have a pedestrian oriented scale with massing of the building "stepping" away from the public and/or other view corridors.
- d. Buildings at or near interior side or rear property lines shall be designed to "step" or tier away from the property line with each successive story, above two stories, for a horizontal distance equal to one-half of the vertical height of the story below.
- e. Large blank walls are discouraged. Angled walls, varied setbacks, facade treatments, and ornamental techniques should be used. Vertical and horizontal wall articulation, such as variety in the height and wall depth of structures can be used to visually divide a building into smaller sections.
- f. Changes in materials, variety in architectural details, careful window placement, etc. shall be used to reduce building mass and create architectural interest.
- g. All buildings shall have a definable base, mid body and cap element.



Detail All Sides of Building



*Base, Mid-Body,
And Cap Elements*

2.3 Roofs



Varied Rooflines

- a. Roof designs are an integral part of the building design and shall complement and enhance the building form and architecture.
- b. Rooflines shall be varied and articulated to eliminate blank expanses of building mass.
- c. Roofline cornices, shadow lines and detailed eaves should be developed to create interest on the building facade.
- d. Roof materials shall be consistent with the quality and style of other building materials used. Appropriate roofing material considerations for use in the Grass Valley area include, but are not limited to, slate, concrete tile (flat with smooth or raked finish), copper, standing seam or batten metal roof (factory applied enamel finishes only), corrugated metal, simulated wood shakes or shingles and architectural grade composition shingles.
- e. Roof overhangs on south and west facing walls of buildings offer effective protection of window areas from the summer sun, while allowing in the lower winter sun rays.



Brick Texture

2.4 Materials and Finishes

- a. Construction materials that will replicate a sense of Grass Valley's mining heritage shall be utilized in new construction. These include but are not limited to metal roofing and siding, wood siding, split faced block, and stone. Attention to detail in application is the key in successful material use.
- b. High quality durable materials, such as stone, river cobble, brick, block, wood, tile, plaster, board and batt siding and horizontal siding shall be utilized in the natural or manufactured appearance and placed carefully to ensure that the material will not require subsequent painting or other colorization for long term appearance and maintenance.
- c. Texture and color shall be used to reduce apparent size of building and create visual harmony in the appearance of the building. Materials, textures and colors should be extended to all elevations.



Disabled Ramps

- d. Color selection for the building shall reflect the natural environment of the Grass Valley area through the use of earth tones and natural colors. Bold or bright colors are encouraged as accent colors only to emphasize building details. Colors compatible with the historic character of a particular structure or neighborhood shall also be emphasized.
- e. Any metal exposed on buildings shall be of architectural quality, color and texture and should be harmonious with the surrounding neighborhood buildings.

For further information on metal components in a building, refer to Appendix F, Metal Building Guidelines.



2.5 Architectural Elements

- a. Main building entries shall be emphasized through building articulation and form to be easily identifiable and visible from the street and parking areas and to create a focal point on the front elevation. On larger buildings, detail treatments at doors and entries should include the use of porches, canopies, arches, tile, color ornamental techniques, moldings, small roofs or combinations of architectural features.
- b. Access ramps, and other entry access ways for the disabled should be designed as an integral part of the building.
- c. All facades shall exhibit three-dimensional detailing to cast shadows and create visual interest on the facade. The elements used to provide relief can include awnings and projections, trellises, detailed parapets, balconies and arcades.
- d. Designs shall relate to the surrounding architecture by providing use of similar color, material or architectural style. Where adjacent architecture is lacking, the building designs should reflect Grass Valley's attention to detail.
- f. Architectural elements such as horizontal bands, window lines overhangs, canopies, balconies and awnings should be used to emphasize a horizontal scale in larger buildings.
- g. Protected courtyards, porches, balconies, arcades, verandas and overhangs are effective means of shading exterior wall surfaces and windows from direct sun exposure as well as adding visual character to the building.
- h. Windows shall have details appropriate to the buildings architectural style.
- i. Mail delivery facilities in office projects should be "Gang" type delivery and collection boxes. Design of these areas shall be consistent with the primary building design. These facilities should be included on site (located out of pedestrian and vehicular circulation) with paved areas for pedestrian access and landscaped screening as determined by the U.S. Postal Service.

Balconies Add Visual Character to Buildings



Window Treatment



Architectural Details

3.0 Streetscape Design

Intent To create an area adjacent to the street where pedestrian amenities and landscaping combine to create the public open space that expresses a consistent street edge thereby linking development along the public corridor that, although diverse, maintains the small town character of Grass Valley.



Streetscape Landscaping



Rumble Strip Crosswalk



Trash Container

3.1 General Design Considerations

- a. Buildings, parking and paved areas shall be set back from the front property line along a public way to allow for a sidewalk and sufficient width of landscaped area along the length of the frontage to establish a streetscape presence.
- b. Consistent and uniform street furniture including, benches, trash and recycling containers, planters, bicycle racks, transit shelters and community art and water features should be incorporated into office development designs to create an enjoyable and comfortable pedestrian atmosphere.
- c. Landscaping should enhance the street edge design of office developments within Grass Valley by providing shade trees, softening hardscape materials and supporting architectural elements.
- d. The street edge should be established through consistent setbacks, landscaping, building placement and orientation that defines pedestrian and vehicular corridors while presenting a "pedestrian friendly" atmosphere along the street edge and on site.

3.2 Walkways and Sidewalks

- a. Sidewalks should include features to improve pedestrian safety including bulb-outs at intersections, rumble strip crosswalks and mid-block crossings.
- b. The use of alternative paving materials such as brick, interlocking pavers, cobbles, tile, stamped concrete and granite pavers on sidewalks, walkways and pedestrian crossings is encouraged.

3.3 Street Furniture

- a. Furnishings should be selected based on usefulness, durability, maintenance and aesthetic detail.
- b. Bench styles should be complementary to the Community character and the office development design.
- c. Trash and Recycling containers should be consistent with bench styles and should be placed as needed to promote a clean environment.

- d. Planters containing trees, shrubs and flowers shall be located in office areas to define outdoor spaces and enhance the human scale of these spaces.
- e. Bicycle Racks should be encouraged in office areas near building entrances and transit stops to promote alternative modes of transportation.
- f. Transit stops shall be designed to complement the office architecture and to encourage safety, visibility and access.

3.4 Streetscape Landscaping

- a. Street trees shall be planted at consistent intervals to create a full canopy of shade along sidewalks and walkways, when the trees mature. Trees should be protected with tree grates and tree fences when appropriate to allow for growth and maturing of the tree.
- b. Primary street trees should provide shade for the pedestrians, define the public way and soften the street; Secondary street trees should complement and support the primary trees in form and function; Accent trees should be used to define entrances, add variety in form and color or highlight other focal points of the streets.
- c. Low growing (max 36") shrubs should be used to frame the sidewalk, define entrances for public plazas and screen parked cars in parking areas abutting the street.
- d. Ground plane treatments, ground cover and seasonal plants for color variation should be incorporated into the streetscape landscaping.
- e. Trees and shrubs planted at all intersections and driveways shall be selected and located to maintain a safe sight line distance for vehicles and pedestrians, defined as a right angle triangular shape whose base and side is measured a distance of twenty five feet parallel and perpendicular to the intersection or driveway. The entire area of this triangle shall be kept at a maximum height of thirty inches above finished grade.
- f. Landscaping should be drought tolerant or native species, and should have relatively open structure to allow light to penetrate (refer to the City's Water Efficient Landscape Ordinance). Plant materials for streetscapes should be selected and located to avoid future conflicts with underground and overhead utility lines, easements, services and equipment.
- g. Medians should be incorporated into the streetscape by use of landscaping compatible with that of the street edge landscaping.

For further information, refer to Appendix E, Plant Selection Guide.



Streetscape Landscaping



Landscaped Median

4.0 Circulation

Intent To improve pedestrian access in Grass Valley by requiring project designs to incorporate pedestrian and transit linkages with adjacent properties and within the City as a whole, while maintaining and enhancing parking availability.



Active Street Environment



Bulbout

4.1 General Circulation Guidelines

- a. Parking lot designs shall provide clearly identifiable and easily accessible entrances to project sites, integrate and separate the needs of pedestrians and vehicles, provide aisle circulation patterns with avoidance of dead-end aisles, and provide or address the potential of interconnection between adjacent similar uses.
- b. Office project design should provide safe and efficient access for pedestrians to the street, public transportation systems, (existing pedestrian travel systems) and adjacent neighborhoods and compatible uses.
- c. Active street environments should promote walking, riding a bicycle and driving a car in safety and comfort. Office projects in grass Valley should be designed to accommodate other modes of transportation by providing facilities and links needed for pedestrians and bicyclists.

4.2 Vehicle Access and On-Site Circulation

- a. Major access points to office developments or adjacent developments shall be coordinated. Separated ingress and egress points with landscaped islands shall be provided. Ingress or egress points should be coordinated with openings in the center median and existing or planned access points on the opposite side of the roadway.
- b. On-site vehicle circulation shall be designed to discourage speeding throughout parking areas to minimize the potential conflict with pedestrians and parked vehicles. Radii for turns shall be designed to facilitate emergency vehicles to the satisfaction of the Fire Department.
- c. Shared access drives between adjacent parcels of similar use should be utilized to minimize the number of curb cuts to the street. Reciprocal access and parking agreements, between compatible adjacent land uses, for pedestrians and vehicles are strongly encouraged.
- d. Traffic Calming techniques such as sidewalk bulb outs, mid-block crosswalks and attractive “rumble strip” pedestrian crossings should be provided to slow traffic, making the pedestrian environment more safe and enjoyable.

- e. Avoid use of bumpers in the parking areas to facilitate lot cleaning and snow removal.

4.3 Pedestrian Access

- a. All pedestrian circulation walkways shall be designed to provide access to the disabled in compliance with the American Disabilities Act (ADA) and/or California Title 24, California Building Code (CBC).
- b. New office developments shall provide continuous pedestrian walkways in the public right-of-way or landscape corridor. Street sidewalks should be placed so that a minimum of six feet exists between the sidewalk and back of curb to allow for street tree planting in a planter strip or tree wells. Walks shall align with the curb at intersections, public transit stops and site access walks.
- c. Pedestrian access shall be clearly defined by sidewalk corridors of a minimum width of four feet. Accent paving materials should be used at entry and transition areas within public sidewalks or pavement areas.
- d. Pedestrian pathways should utilize common design elements, i.e., colors, textures, materials, pedestrian scale lighting, furniture, trash receptacles, signage, etc.
- e. Pedestrian access shall be clearly defined by sidewalk corridors of a minimum width of four feet.
- f. Bicycle routes, lanes and pathways should be developed throughout Grass Valley and linked to office projects to encourage alternatives to vehicle travel. Where bike routes exists or are planned, new projects shall incorporate connections into the project design.

4.4 Parking

- a. Disabled accessible parking spaces shall be provided and located as required by the American Disabilities Act (ADA) and California Title 24 regulations contained in the California Building Code (CBC). Disabled path of travel from the accessible stalls, public rights-of-ways, public transportation and between all structures on site shall be provided.
- b. Each site shall provide the minimum number of parking spaces and the minimum space size and aisle dimensions as required by the Zoning Ordinance. Compact parking spaces, when provided, shall be dispersed evenly throughout parking area.
- c. All new parking areas shall be located behind or beside buildings, or properly screened along the street edge. Existing parking areas located adjacent to the street should be buffered from public view by a combination of berming and/or screen walls with appropriate screen planting.



Pedestrian Entrance



Landscaped Median



Landscaped Parking Lot



Landscaped Island



Ornamental Lighting

- d. Parking runs should be limited to a maximum of six (6) spaces separated by a "finger island" planter of six feet (6') width (measured inside curb face) by the depth of the stall to allow for the root zone of a large canopy shade tree(s). Planters shall be protected from vehicles through the use of raised curbs. Trees planted in parking lots should be deciduous and spaced so as to provide 50% shade coverage at maturity.
- e. Parking areas placed behind structures should be connected to the main entry area by pedestrian corridors. Sidewalk corridors in parking lots should have six feet of landscaping with shade trees on at least one side of the walkway or alternating from one side to the other to provide shading for pedestrians.
- f. Raised reinforced barrier curbing shall be used at all perimeter spaces of the parking lot. The standard size stall depth may be reduced by eighteen inches (18") to be used as a wheel stop and allow the car to overhang into the planter. Where an overhang is utilized, planters must be a minimum of six (6) feet in depth. The additional eighteen inches of area shall be incorporated into the perimeter planting area as additionally provided landscaping area for purposes of calculation.
- g. On street parallel parking should be encouraged where permitted to slow down vehicle traffic and to provide a buffer between the streetscape and the street. The parking should be divided up by bulbouts for pedestrian walkways and for street trees and planters.
- h. Parking facilities including garages, carports and parking lots should be placed on the side or rear of buildings or properly screened along the street edge. Parking areas placed behind structures should be connected to the street or main building entry through defined pedestrian corridors separated from vehicle traffic. Sidewalk corridors in parking lots should have five feet of landscaping with shade trees in at least one side of the walkway or alternating from one side to the other to provide shading for pedestrians.

5.0 Lighting

Intent To improve the appearance of Grass Valley and the security of its citizens by creating livelier, friendlier and safer spaces through the artful illumination of buildings, streetscapes, walkways, plazas, landmarks and other highlights.

5.1 General Lighting Guidelines

- a. Exterior lighting should be used to enhance architectural, landscaping and other project features with the exception of roof lights or lighted roof panels. Fixtures, standards and all exposed accessories should be harmonious with building design.
- b. Main building entries should have the highest amount of illumination followed by the pedestrian walkways.

- c. Lighting levels should be limited to the minimum levels necessary to provide public safety. Lighting fixtures should be thoughtfully placed to avoid light spillage and glare on adjacent properties.
- d. Lighting fixtures should be attractive to complement the architecture of the project and should be of durable and vandal resistant materials and construction. Energy efficient lighting is required. Down-shining luminaries shall be utilized to minimize off site glare.
- e. Lighting “spill over” shall not exceed 0.5 candles at any point on residential premises, churches and other sensitive uses.

5.2 Parking Areas, Drives and Pedestrian Ways

- a. A photometric lighting plan of site illumination including all site and building mounted exterior lighting indicating the level of illumination proposed throughout the entire site should be provided to City staff before project approval.
- b. Parking and vehicle circulation area light standards shall not exceed twenty feet (20') in height from the adjacent finished grade of the lot. Lighting should be located to ensure adequate light levels are dispersed evenly throughout the lot. The lighting plan and landscape plan shall be coordinated to avoid displaying significant landscape features (i.e. trees).
- c. Office developments abutting residential uses shall not place light fixtures higher than eight feet (8') in parking areas unless the fixture is setback from the property line a distance equal to twice the height of the proposed fixture (maximum twenty feet (20') high).



Pedestrian Walkway Lighting

- d. Parking areas and drive entries shall have minimum illumination level of 1.0 foot candles at the pavement surface for increased safety and adequate identification.

- e. Pedestrian walkway lighting should have a minimum illumination level of .5 footcandle at walking surface to identify any level changes. This can be achieved through the use of low bollard type luminaries' three to four feet (3'-4') maximum height or taller ornamental lighting fixtures to fifteen feet (15') maximum height. The posts should be located to avoid hazards for pedestrians and vehicles, they should be placed to minimize glare and the coverings should be shatter proof.

6.0 Signage

Intent To encourage architecturally integrated signage that complements the building design theme and style.



Signage



Signage

6.1 General Sign Guidelines

- a. Permitted number of signs, sizes, types and locations shall be determined by application of the Grass Valley Sign Ordinance.
- b. Multiple building projects shall establish a full signage criteria package for the main building(s) and pad building(s) that defines the parameters of sign type, size, font, placement, illumination, color and construction to ensure integration of all tenant and center signage.
- c. No signs should be placed in public right-of-ways on sidewalks or streets except hanging over sidewalks. All overhead signs should clear adjacent sidewalks with a minimum headroom of eight (8) feet, and should project no more than four (4) feet into a public right-of-way.
- d. Signage should be designed as an integral architectural element of the project and site to which it relates. Sign placement on a façade should complement building elements rather than block them.
- e. All signs should be compatible with other signs on the premises and not compete for attention. Identification signs of prototype design and corporation logos should conform to the criteria for all other signs.
- f. All signs should be minimum size and height to adequately identify a business and the products or services it sells. The number of graphic elements such as letters, numbers and logos on a sign should be held to the minimum needed to convey the sign's major message and should be composed in proportion to the area of the sign's face. The use of telephone numbers on signs is discouraged.
- g. All buildings shall have address numerals, in colors that contrast with the background, which shall be placed in a location visible from the street. All detached signs shall incorporate the street address number it identifies.
- h. Freeway oriented signs are strongly discouraged in Grass Valley. Signage should be oriented into the community even though it may be viewed incidentally from the freeway.

- i. Roof signs are discouraged in Grass Valley. The sign ordinance prohibits any sign that exceeds the eave or parapet roof line of the building. Roof signs, where allowed, shall incorporate subtle colors, and frames or supporting structures should be concealed from public view or painted to match the background roof materials.
- j. Attached signing is encouraged. Detached or freestanding signs may be considered if contained within a low profile structure, architecturally related to and compatible with the main structure.
- k. Color of signs and sign components shall be compatible with the building architecture.
- l. Illumination shall be indirect with the light source shielded from view. Where internal illumination is utilized only, the sign letters may be lighted. The sign background must be opaque
- m. Landscaping should be incorporated into the signage design of all ground-mounted signs.
- n. Neon signage within the Historical District should be limited to replacements, maintenance and/or enhancement to existing signs. Neon on historical buildings is generally discouraged unless the building period and/or styling is designed to accommodate neon features.
- o. Any new neon signage or neon building features shall be subject to separate review and approval by the Design Review Committee.
- p. The use of neon window signs in or near the Historical District is discouraged.
- q. Neon signage or neon building features should be used as an enhancement to the building and related architecture. It should help identify the business but not advertise specific products, services or name brands.
- r. The use of red, yellow or green neon is discouraged where these colors could be confused with traffic signals.



Sign with Landscaping



Sign with Stone Base

For further information on signage, refer to Sign Ordinance and Appendix A regarding sign standards.



CHAPTER 5

DESIGN GUIDELINES FOR INDUSTRIAL PROJECTS

Industrial Design Goals:

***To encourage project designs which are attractive and safe;
To encourage project designs that are functional for industry, and;
To yield a variety of industrial opportunities.***

1.0 Site Design

Intent *To ensure that natural features such as: topography; trees; watercourses and wetlands; and other features such as: open space; view corridors; prevailing climatic conditions; setbacks; landscape and utility easements; relationship to adjacent buildings, land uses and the street; have been appropriately incorporated into the design and the selection of the best location for a building or buildings on a particular site.*

1.1 General Design Intent

- a. To stimulate original design solutions that are tailored to the site rather than utilize generic or trademark buildings and site design.
- b. To seek site designs that conserve community attributes and that provide a sense of Grass Valley's natural setting and continuity with the past.
- c. To integrate the natural and built environment through preservation and enhancement of natural features on a site as a component of the overall project design.
- d. To encourage design that adds to the character of the community by providing opportunities for integration of the project with the adjacent properties, the neighborhood and the City.
- e. To encourage design that incorporates the use of natural resources in all aspects of the project.
- f. To encourage site design that incorporates orientation and siting for climate and energy conservation.
- g. To ensure industrial project sites are designed to include a mix of building, landscape/open space, and parking and circulation areas in balanced proportions that create appropriate mass and scale relationships within and between adjacent projects/properties.
- h. To protect important public viewsheds that are of value to the Community of Grass Valley.



Industrial Development



Site Design



***Vertical and Horizontal
Facade Architecture***

1.2 Site Planning and Building Placement

- a. Building coverage shall not exceed the maximum coverage or floor area ratio (FAR) established in the City of Grass Valley Zoning Ordinance. Actual building coverage achieved may be less than the maximum allowed due to site constraints including, but not limited to tree preservation requirements, topography, wetlands, easements or other natural or physical constraints. Landscape or other open space areas, as may be required by the Zoning Ordinance and as dictated by site features, shall constitute a portion of the parcel area for calculation purposes of the maximum coverage or floor area ratio.
- b. All new design proposals shall consider the influence on neighboring properties and should integrate the relationships between the old and new developments to create a pleasing transition. Adjacent properties zoned differently shall minimize impacts on the property zoned for lower density. This can be achieved through orientation, setbacks, building heights, buffering, fencing, landscaping, or design details.
 - c. Buildings shall be designed to take advantage of sunlight, existing circulation, natural landscaping, open space and attractive views such as prominent landmarks, historic buildings and the natural environment.
 - d. Buildings within industrial centers shall avoid "Linear Placement". This can be accomplished through varied setbacks, multi-building developments and vertical and horizontal facade articulation.

1.3 Building Setbacks

- a. The setbacks for individual projects shall comply with the minimum requirements set forth in the Zoning ordinance.
- b. Industrial building developments should be setback from the street to minimize unsightly views from the public.
- c. Projects with more than one story should have increasingly larger setbacks per number of floors from adjacent commercial, office or open space zones. When abutting commercial, office or open space zones, side and rear setbacks shall allow for a sufficient landscape area adjacent to the property lines to buffer impacts of the industrial development and screen potentially undesirable views from the commercial or office use into the industrial property.
- d. Building setbacks from public streets in infill developments must consider the surrounding building setbacks.

For further information, refer to Appendix A, City Ordinance Design Requirements.



Building Setbacks

1.4 Grading and Hillside Development

- a. The amount of cut and fill required to prepare a site for development should be minimized, while preserving and accentuating the relationship between the natural features of the site and building(s). Buildings should incorporate existing natural hillsides and existing trees into their design elements.
- b. Siting of the building should address the conformation of the facility to the existing natural topographic features of the site while providing the required disabled access to the building entries.
- c. Where extensive grading is necessary, cut and fill slope areas shall be treated with rounded toe and slope, and variation in slope face ratios (i.e. 2:1; 3:1; 4:1) to achieve a natural land form.
- d. Graded areas shall be treated for erosion control and shall be planted immediately with native trees and vegetation selected and placed to create a "natural forest" character in the landscape.
- e. To avoid long planes and high walls, building masses should be broken up and tapered with different floor variations to achieve harmony with the slope. Walls on sloping terrain should be stepped at regular intervals to follow the terrain.
- f. Street and walkway layouts should follow existing natural contours to carefully integrate the streets with the hillside terrain, and minimize cut and fill on hillsides.
- g. Retaining wall structures over six feet in height are strongly discouraged. Retaining walls should blend in with natural features of the site. Where retaining walls are necessary, retaining walls over must be architecturally treated or articulated to reduce overall mass (i.e. by varying the wall plane or creating landscaped terrace areas).
- h. Plant materials should be selected for their effectiveness of erosion control, fire resistance and drought tolerance. Irregular plant spacing will achieve a more natural appearance on slopes and trees should be planted along contour lines or in swale areas to create a "natural woodland" effect.



Retaining Wall



Industrial Screening

*Wall**Wall*

- i. All building site excavations and exposed slopes should be suitably stabilized with planting, and/or by acceptable engineering methods. Slopes should be rounded and contoured to blend with the existing topography. Development on slopes of 30% or greater should be restricted to sensitive grading and improvement. Slopes greater than 2:1 are not encouraged, but may be acceptable when evaluated on a case by case basis by the Development Review Committee and the City Engineer.
- j. Development design should include preservation of significant views of the natural ridge silhouettes.
- k. Development design should consider preserving significant trees on the site to the extent feasible. Where feasible, project design should preserve a minimum of 20% of the existing trees 8" DBH or greater on the site.
- l. The removal of any existing tree 24" DBH or greater on a development site may require replacement with mitigation trees.

For more information, refer to Appendix B, Erosion Control Design Criteria.

1.5 Fencing and Screening

- a. Industrial sites that abut commercial or office-zoned properties shall provide a solid wall or fence with minimum height of six feet continuously along the boundary except at pedestrian/vehicle access points. Landscaping (i.e. vines) is also encouraged.
- b. Walls and solid fences on public streets are discouraged.
- c. Walls and fences shall be made of native stone, Split faced block, masonry with cement plaster finish, natural brick, wood, detailed wrought iron and vinyl-clad chain link fence in green or black.
- d. Screen materials and colors shall complement the buildings architectural style utilizing the prevalent materials and design for the structure and the neighborhood. Materials and finishes shall be durable including resistance to graffiti and water staining, able to withstand local climatic conditions and easily maintained.

1.6 Storage and Building Equipment

- a. Screening of building equipment shall be integrated into the building design to prevent undesirable views from public roadways, adjacent properties and other areas from which observation by the public may occur.
- b. Outdoor storage in industrial projects shall be screened from the public view through a combination of location on property, building design and landscaping with berming and fencing.
- c. New public utilities and infrastructure shall be placed underground if feasible.

- d. Ground mounted utility infrastructure, including HVAC units, electrical switch gear or panels, telephone or cable boxes, gas meters, fire sprinkler risers, irrigation controllers and lighting timers shall be oriented away from public view corridors and appropriately screened with architectural enclosures (integrated into the building design) or landscape screen treatment (evergreen shrubbery) to the maximum extent permitted by the utility/agency.
- e. Roof mounted equipment shall be screened from view of adjacent properties, roads and pedestrian areas. Special attention should be given to changes in elevations where views of roofs are possible. In this case equipment should be screened by parapet walls of sufficient height or enclosed in a screen shelter.
- f. Solar panels are encouraged and should be integrated into the design of the roofs. If solar components are of such a nature that they cannot be made visually pleasing, they should be hidden from view with screening.
- g. Building equipment and storage on the ground should be screened from public view with durable materials that complement the building and the environment.

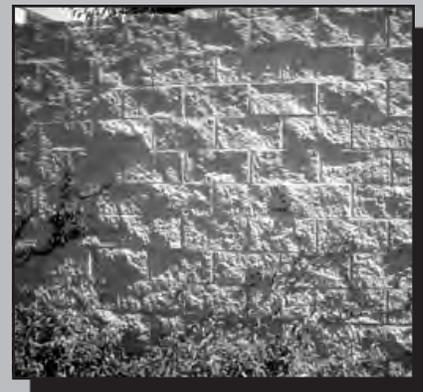
For more information, refer to Appendix D, Mail Delivery Facilities Design Criteria.

1.7 Loading and Service

- a. Loading and service areas for delivery or transfer of merchandise including vehicle access to those areas shall be screened from public view corridors and building entries by a combination of building design, layout, grade separations, masonry walls and dense landscaping.
- b. Delivery vehicle circulation should not mingle with the general public vehicular or pedestrian access or circulation on site.
- c. Customer parking shall be located near primary building entrances and avoid conflict with servicing truck traffic. Employee parking should also be located so as to avoid truck/car conflicts.

1.8 Trash/Recycling Enclosures

- a. All refuse and recycling containers shall be placed within screened storage areas or enclosures that are designed with current City of Grass Valley waste management standards.
- b. Enclosures must be sized to accommodate the anticipated volume of trash and located in low visibility areas that are readily accessible to multiple users.



Trash Enclosure

- c. Enclosures shall be constructed of six-foot high masonry walls with solid metal gates. Enclosure finishes should match the building in color and texture and should include stonework, landscaping, berms, wood and other natural elements common to Grass Valley.



Landscape Design Softens Hardscape

- d. Trash enclosures for industrial projects shall not be placed within twenty feet (20') of abutting residential zoned properties. Enclosures shall be located remotely from project entrances, building entrances, public view corridors and main circulation paths.
- e. Enclosures shall be constructed of non-combustible materials and shall be located no closer than five feet (5') from any building in accordance with the Grass Valley Fire Department.
- f. Enclosures should allow for a minimum three-foot (3') landscape buffer on all non-accessible sides.
- g. Recycling drop-off areas should be located away from the public view corridor and avoid pedestrian or vehicular circulation but be conveniently located to encourage their use.

- h. Enclosure design shall be treated with importance to ensure quality and attention to detail.

For further information, refer to Appendix C, Trash/Recycling Enclosure Design Criteria.

1.9 Landscaping

- a. The natural characteristics of the site including existing trees, rock outcroppings, slope and/or other natural features, soil type, climatic conditions, topography, drainage patterns and solar orientation shall be incorporated into the landscape design to visually enhance the development.
- b. Landscaping materials shall be placed on tree planting (or "urban forestation") within industrial areas to create a landscape form that characterizes the natural landscape setting of the community, especially in areas of high public visibility like the Idaho-Maryland Road area.
- c. Landscape designs shall be used to soften hardscape. Use of turf shall be limited to accent areas and activity areas pursuant to the City's Water Efficient Landscape Ordinance.
- d. Site areas not used for buildings, parking or other designated functions shall be landscaped.
- e. Planting trees, shrubs vines and ground cover in combination with berming and/or strategically placed screen walls should be used for screening. Plant materials used for screening shall be predominantly evergreen which are combined and spaced appropriately to provide effective screening.



Landscaping

- f. Plant and tree types should be selected according to the appropriateness for the climate zone, the low water use (drought tolerant-Xeriscape), size, branching structure, density, aesthetic considerations (flowering, leaf color, fall color), maintenance considerations, and the continuance of existing native plantings (refer to the City's Plant Selection Guide).
- g. As per City Ordinance, the use of automatic irrigation systems which are properly timed and maintained is required. Plants and trees must be grouped according to their water needs and irrigated separately from other groupings with dissimilar water needs.
- h. The top and toe of slopes within landscape areas should be setback a minimum of two feet (2') from fences, walls, property lines, street curbs, pedestrian paths or other hardscape surfaces in order to prevent drainage across these surfaces. Landscape drainage should not flow across adjacent walks, plazas, parking lots and other paved surfaces.
- i. As per City Ordinance, landscape planting and irrigation plans shall be prepared by a qualified licensed Landscape Architect registered in the State of California and shall be subject to approval by the City.

For more information, refer to Appendix E, Plant Section Guide.

2.0 Architectural Characteristics

Intent To promote high quality industrial building design reflective of the natural and historic setting of the Sierras and the character of Grass Valley.

2.1 General Design Considerations

- a. Building design shall preserve and enhance the existing community character of Grass Valley through diverse approaches to design.
- b. Building design shall recognize and protect the major view corridors of the site and adjacent neighborhood to and from the natural and built environment.
- c. Building design shall include primary facades and the front of the building with a continuation of similar and/or compatible architectural elements, treatments and colors to all sides of the building where visible to the general public.
- d. Primary facades and the front of the building shall include continuation of similar and/or compatible architectural elements, treatments and colors to all sides of the building where visible to the general public.
- e. Building design shall be completed by a licensed Architect or building design professional to state law.



Articulated Building Design

Metal Building

GRASS VALLEY COMMUNITY DESIGN GUIDELINES

- f. New development shall be reflective of and compatible with existing historic structures of Grass Valley.
- g. Building design should incorporate design for climate and energy conservation.

2.2 Massing and Form



Detailed Building Elevation

- a. Building design shall utilize materials, colors and forms to reduce the large scale of industrial buildings, and reflect the attention to detail that enhances Grass Valley's community character.
- b. Multi-story building elements shall be placed to create interest and identity on large buildings.
- c. Buildings at or near interior side or rear property lines shall be designed to "step" or tier away from the property line with each successive story for a horizontal distance equal to the vertical height of the story below.

- d. Building elevations visible from freeways, major streets and adjacent properties should be designed so as not to present the appearance of a rear elevation with loading doors, large blank walls and, absence of architectural features. Angled walls, painted patterns, varied setbacks and rooflines, architectural wall treatments, and extensive landscaping and screening techniques should be used to minimize visual impacts.
- e. Vertical and horizontal wall articulation, such as variety in the height and wall depth of structures, architectural patterns, and use of colors and materials should be used to visually divide large industrial building elevations into smaller sections.
- f. All buildings shall have a definable base, mid body and cap element.

2.3 Roofs



Varied Rooflines

- a. Roof designs must be an integral part of the building design and shall complement and enhance the building form and architecture.
- b. Rooflines shall be varied and articulated to reduce building mass and add visual interest on large warehouse type buildings. Articulation of wall height and alignment, and wall cornice detailing shall be used.
- c. Roof materials and colors shall be consistent with the quality and style of other building materials used in the vicinity. Appropriate roofing material considerations for use in the Grass Valley area include, but are not limited to, slate, Concrete tile (flat with smooth or raked finish), copper, standing seam or batten metal roof (factory applied enamel finishes only), corrugated metal, fire retardant treated wood shakes or shingles and architectural grade composition shingles.

- d. When applicable, roof overhangs on south and west facing walls of buildings shall be used to provide effective protection of window areas from the summer sun, while allowing in the lower winter sun rays.

2.4 Materials and Finishes

- a. Construction materials that will replicate a sense of Grass Valley's mining heritage shall be utilized in new construction. These include but are not limited to metal roofing and siding, wood siding, split faced block, and stone. Attention to detail in application is the key in successful material use.
- b. High quality durable materials, such as stone, river cobble, brick, block, wood, tile, plaster, board and batt siding, metal and horizontal siding shall be utilized in the natural or manufactured appearance and placed carefully to ensure that the material will not require subsequent painting or other colorization for long term appearance and maintenance.
- c. Texture and color shall be used to emphasize detail and create the architectural interest and quality characteristic of Grass Valley.
- d. Color selection for the building shall reflect the natural environment of the Grass Valley area through the use of warm earth tones and natural colors.
- e. Metal building designs shall be consistent with the character of Grass Valley with careful attention to architectural detail. Detail shall be emphasized through the use of trim bands, parapets, fascias, entry recess design elements, reveals, covered entries, decorative windows and other design features which result in appearances similar to conventionally constructed buildings.
- f. Any metal exposed on buildings shall be of architectural quality, color and texture and should be harmonious with the surrounding neighborhood buildings. It should be composed of low glare materials, which will not result in off-site light glare or have an unfavorable appearance when viewed from public streets or from other surrounding areas.

For further information on metal components on a building, refer to Appendix F, Metal Building Guidelines.



Metal Building



Different Building Materials



Metal Building



Main Building Entrance



Window Articulation



Streetscape Design

2.5 Architectural Elements

- a. Main building entries shall be emphasized through building articulation and form to be easily identifiable and visible from the street and parking areas and to create a focal point on the front elevation. On larger buildings, detail treatments at doors and entries should include the use of, canopies, arches, columns, accent color techniques, moldings, smaller roofs or combinations of architectural features.
- b. Access ramps, and other entry access ways for the disabled should be designed as an integral part of the building.
- c. All facades shall exhibit three-dimensional detailing to cast shadows and create visual interest on the façade. The elements used to provide relief can include awnings and projections, trellises, detailed parapets and arcades. On larger buildings, creative use of paint, texture changes, and simple score lines shall be utilized.
- d. Mail delivery facilities in industrial projects should be "Gang" type delivery and collection boxes. These facilities should be included on site (located out of pedestrian and vehicular circulation) with paved areas for pedestrian access and landscaped screening as determined by the U.S. Postal Service.
- e. Windows shall have details appropriate to the buildings architectural style.
- f. All railing including stairway handrails and guardrails and decorative railing shall be constructed of wood or metal and should be painted to coordinate with other building features and elements.

3.0 Streetscape Design

Intent To create an area adjacent to the street, or within the project area, where pedestrian amenities and landscaping combine to create the public open space thereby linking development along the public corridors that, although diverse, maintains the small town character of Grass Valley.

3.1 General Design Considerations

- a. Buildings, parking and paved areas shall be set back from the front property line along a public way to allow for a sidewalk and sufficient width of landscaped area along the length of the frontage to establish a street edge.
- b. Landscaping shall be used to enhance the street edge design of industrial areas within Grass Valley by providing street trees which frame the street and provide shade, and understory plantings which soften hardscape areas.

- c. Street edge plantings shall incorporate a mixture of native tree species (i.e. evergreen and deciduous), both vertical and canopy forms, planted in groupings to reflect a “natural forest” character.

3.2 Walkways and Sidewalks

- a. Sidewalks should include features to improve pedestrian safety including separation from curb with a planting strip, bulb-outs at intersections, rumble strip crosswalks and mid-block crossings.
- b. The use of alternative paving materials such as brick, interlocking pavers, cobbles, tile, accent paving, stamped concrete and granite pavers on sidewalks, walkways and pedestrian crossings is encouraged precisely at locations where pedestrian and vehicular traffic converge.

3.3 Street Furniture

- a. Furnishings shall be utilized when appropriate and selected based on usefulness, durability and maintenance. Furnishings shall complement the building architecture.
- b. Transit shelters, when located in industrial business areas, shall be designed to complement the project architecture or be consistent with a city-wide shelter design standard.

3.4 Streetscape Landscaping

- a. Street trees shall be planted at intervals to create a full canopy of shade along sidewalks when the trees mature. Trees should be protected with tree grates and tree fences when appropriate to allow for growth and maturing of the tree.
- b. Primary street trees should provide shade for the pedestrians, define the public way and soften the street. Secondary street trees should complement and support the primary trees and be used to create a “natural forested” character in streetscapes. Accent trees should be used to define entrances, add variety in form and color or highlight other focal points of the streets.
- c. Low growing shrubs should be used to frame the sidewalk and screen parked cars in parking areas abutting the street.
- d. Ground plane treatments, ground cover and seasonal plants for color variation should be incorporated into the streetscape landscaping.
- e. Trees and shrubs planted at all intersections and driveways shall be selected and located to maintain a safe sight line distance for vehicles and pedestrians, defined as a right angle triangular shape whose base and side is measured a distance of twenty five feet parallel and perpendicular to the intersection or driveway. The entire area of this triangle shall be kept at a maximum height of thirty inches above finished grade.



Bicycle Racks



Streetscape Landscaping

- f. Landscaping shall be drought tolerant, and of native species. Plant materials for streetscapes should be selected and located to avoid future conflicts with underground and overhead utility lines, easements, services and equipment.

For further information, refer to Appendix E, Plant Selection Guide.

4.0 Circulation

Intent To improve accessibility in Grass Valley's industrial areas by requiring project designs to incorporate pedestrian and transit linkages with adjacent properties and within the City as a whole, while maintaining and enhancing parking availability.



On-Site Parking Lot

4.1 General Circulation Guidelines

- a. Parking lot designs shall provide clearly identifiable and easily accessible entrances to project sites, integrate and separate the needs of pedestrians and vehicles, provide aisle circulation patterns with avoidance of dead-end aisles, and provide or address the potential of interconnection between adjacent similar uses.
- b. Industrial projects in Grass Valley should be designed to accommodate other modes of transportation by providing facilities and links needed for pedestrians and bicyclists.
- c. Efficient and safe ingress and egress, and on-site circulation shall be provided in all industrial projects.

4.2 Vehicle Access and On-Site Circulation

- a. Major access points to industrial centers or adjacent developments should have coordinated access points whenever possible. Separated ingress and egress points with landscaped islands should be provided. Ingress or egress points should be coordinated with openings in the center median and existing or planned access points on the opposite side of the roadway.
- b. On-site vehicle circulation should be designed to discourage speeding throughout parking areas to minimize the potential conflict with pedestrians and parked vehicles. Radii for turns shall be designed to facilitate emergency vehicles to the satisfaction of the Fire Department.
- c. Shared access drives between adjacent parcels of similar use should be utilized to minimize the number of curb cuts to the street. Reciprocal access and parking agreements, between compatible adjacent land uses, for pedestrians and vehicles are strongly encouraged.
- d. Avoid use of bumpers in the parking areas to facilitate lot cleaning and snow removal.

4.3 Pedestrian Access

- a. All pedestrian circulation walkways shall be designed to provide access to the disabled in compliance with the American Disabilities Act (ADA) and/or California Title 24, California Building Code (CBC).
- b. Industrial project design should provide safe and efficient access for pedestrians to the street and public transportation systems.
- c. New Industrial projects shall provide continuous pedestrian walkways in the public right-of-way or landscape corridor. Street sidewalks should be placed so that a minimum of six feet exists between the sidewalk and back of curb to allow for streetscape planting and shading. Walks shall align with the curb at intersections, public transit stops and site access walks.
- d. Pedestrian access shall be clearly defined by sidewalk corridors of a minimum width of four feet.
- e. Bicycle routes, lanes and pathways should be developed throughout Grass Valley and linked to office projects to encourage alternatives to vehicle travel. Where bike routes exist or are planned, new projects shall incorporate connections into the project design.



Pedestrian Walkway



Landscaped Parking Lot

4.4 Parking

- a. Disabled accessible parking spaces shall be provided and located as required by the American Disabilities Act (ADA) and California Title 24 regulations contained in the California Building Code (CBC). Disabled path of travel from the accessible stalls, public rights-of-ways, public transportation and between all structures on site shall be provided.
- b. Each site shall provide the minimum number of parking spaces and the minimum space size and aisle dimensions as required by the Zoning Ordinance. Compact parking spaces, when provided, shall be dispersed evenly throughout parking area.
- c. Parking areas located adjacent or beside the street should be buffered from public view by a combination of berming and/or screen walls with appropriate screen planting.
- d. Parking runs shall be limited to a maximum of six (6) spaces separated by a "finger island" planter of a minimum of six feet (6') width (measured inside curb face) by the depth of the stall to allow for the root zone of a large canopy shade tree(s). Planters shall be protected from vehicles through the use of raised curbs. Trees planted in parking lots should be deciduous and spaced so as to provide 50% coverage at maturity.
- e. Sidewalk corridors in parking lots should have six feet of landscaping on at least one side of the walkway or alternating from one side to the other to provide shading for pedestrians.



"Finger Island" Planter



Parallel Parking

- f. Raised reinforced barrier curbing shall be used at all perimeter spaces of the parking lot. The standard size stall depth may be reduced by eighteen inches (18") to be used as a wheel stop and allow the car to overhang into the planter. Where an overhang is utilized, planters must be a minimum six (6) feet in depth. The additional eighteen inches of area shall be incorporated into the perimeter planting area as additionally provided landscaping area for purposes of calculation.
- g. On street parallel parking should be encouraged where permitted to slow down vehicle traffic and to provide a buffer between the streetscape and the street.

5.0 Lighting

Intent To improve the appearance of Grass Valley and the security of its citizens by creating livelier, friendlier and safer spaces through the artful illumination of buildings, streetscapes, walkways and other highlights.

5.1 General Lighting Guidelines

- a. Exterior lighting should be used to enhance architectural, landscaping and other project features with the exception of roof lights or lighted roof panels. Fixtures, standards and all exposed accessories should be harmonious with building design and reflective of Grass Valley's attention to detail.
- b. Main building entries shall have the highest amount of illumination followed by the pedestrian walkways.
- c. Lighting levels shall be limited to the minimum levels necessary to provide public safety. Lighting fixtures shall be thoughtfully placed to avoid light spillage and glare on adjacent properties. All fixtures shall incorporate "down shine" features for light control.
- d. Lighting fixtures should complement the architecture of the project and should be of durable and vandal resistant materials and construction. Energy efficient lighting is required.
- e. Lighting "spill over" shall not exceed 0.5 foot candles at any point on residential premises, churches and other sensitive uses.



Ornamental Lighting

5.2 Parking Areas, Drives and Pedestrian Ways

- a. A photometric lighting plan of site illumination including all site and building mounted exterior lighting indicating the level of illumination proposed throughout the entire site should be provided to City staff before project approval.
- b. Parking and vehicle circulation area light standards shall not exceed twenty feet (20') in height from the adjacent finished grade of the lot. Lighting should be located to ensure adequate light levels are dispersed evenly throughout the lot, but avoid displacing planned trees.



Parking Lot Lighting

- c. Parking areas and drive entries shall have minimum illumination level of 1.0 footcandles at the pavement surface for increased safety and adequate identification.

6.0 Signage

Intent To encourage architecturally integrated signage that complements the building design theme and style, and avoids unsightly visual clutter.

6.1 General Sign Guidelines

- a. Permitted number of signs, sizes, types and locations shall be determined by application of the Grass Valley Sign Ordinance.
- b. Multiple building projects shall establish a full signage design package for the main building(s) and pad building(s) that defines the parameters of sign type, size, font, placement, illumination, color and construction to ensure integration of all tenant and center signage.
- c. Signage shall be designed as an integral architectural element of the project and site to which it relates. Sign placement on a facade shall complement building elements rather than block them.
- d. All signs should be compatible with other signs on the premises and not compete for attention. Identification signs of prototype design and corporation logos should conform to the criteria for all other signs.
- e. All signs should be minimum size and height to adequately identify a business and the products or services it sells. The number of graphic elements such as letters, numbers and logos on a sign should be held to the minimum needed to convey the sign's major message and should be composed in proportion to the area of the sign's face. The use of telephone numbers on signs is discouraged.
- f. All buildings shall have address numerals, in colors that contrast with the background, which shall be placed in a location visible from the street. All detached signs shall incorporate the street address number it identifies.
- g. Color of signs and sign components shall complement the building architecture.
- h. Freeway oriented signs or roof signs are discouraged in Grass Valley. Where allowed, roof signs shall incorporate subtle colors, and frames or supporting structures should be concealed from public view or painted to match the background roof materials.
- i. Attached signing is encouraged. Detached or freestanding signs may be considered if contained within a low profile structure, architecturally related to and compatible with the main structure.



Signage



Signage Complements Building Architecture

- j. Illumination shall project directly on the sign face, the light source should be shielded from view and internal illumination is discouraged. Where internal illumination is utilized, only sign copy letters shall be illuminated. Sign background shall be opaque.
- k. Landscaping should be incorporated into the signage design of all ground mounted signs.

CHAPTER 6

DESIGN GUIDELINES FOR MULTI-FAMILY PROJECTS

Multi-Family Design Goals:

*To encourage design that is attractive and safe for residents;
To encourage design that reflects the quality and character of Grass Valley, and;
To contribute to creating a “pedestrian friendly” environment for the community.*

1.0 Site Design

Intent To ensure that natural features such as: topography; trees; watercourses and wetlands; and other features such as: open space; view corridors; prevailing climatic conditions; setbacks; landscape and utility easements; relationship to adjacent buildings, land uses and the street; have been appropriately incorporated into the design and the selection of the best location for a building or buildings on a particular site.

1.1 General Design Intent

- a. To stimulate original design solutions that are tailored to the site rather than utilize generic or trademark buildings and site design.
- b. To seek site designs that conserve community attributes and that provide a sense of natural setting and continuity with the past.
- c. To integrate the natural and built environment through preservation and enhancement of natural features as components of the overall design.
- d. To encourage design that incorporates the preservation and use of natural resources in all aspects of the project.
- e. To encourage site design that incorporates orientation and siting for climate and energy conservation.
- f. To ensure residential project sites are designed to include a mix of building, landscape/open space, and parking and circulation areas in balanced proportions that create positive mass and scale relationships within and between adjacent projects.



Multi-Family Development

1.2 Site Planning and Building Placement

- a. Apartments and multi-family units should be encouraged on the upper stories of new and remodeled commercial and office buildings throughout Grass Valley. Second story apartments shall have their own entryways, which can be located at both the front and back of the building.
- b. The placement and design of new structures should respect attractive views such as prominent landmarks, historic buildings and the natural environment.



2nd Story Multi-Family Units

**Neighborhood Compatibility**

c. All new design proposals shall consider the influence on neighboring properties and should integrate the relationships between the old and new developments to create a pleasing transition. Adjacent properties zoned differently shall minimize impacts on the property zoned for lower density. This can be achieved through orientation, setbacks, building heights, buffering, fencing, landscaping, or design details.

d. Where multiple residential buildings are proposed, the structures shall be clustered around plazas, patios, courtyards, gardens, play areas, swimming pools and open spaces.

e. Multi-family residential developments shall avoid monotonous structures. Open space breaks, clustering varied building placement and a diversity of building types should be used to create identifiable and physical neighborhoods.

f. Ground floor residential entries shall be oriented to the streets to encourage public activity and welcome visitors. Ancillary units and upper floor units in multi-family developments may be accessed from the rear of the building.

**Varied Building Placement**

g. The site plan shall exhibit a desirable transition with the streetscape and provide for adequate planting, drainage, safe pedestrian movement, parking areas and landscaping.

h. Detached buildings in a multi-family residential project shall be located so that the primary entrance to each unit does not open directly onto the parking area. Landscaped patios, courtyards or open space are techniques in which this can be accomplished.

i. A clear definition between public and semi-public areas (sidewalks) and private areas around the buildings shall be provided in new development.

j. Buildings shall be designed to take advantage of sunlight, circulation, natural landscaping, open space and view sheds.

1.3 Building Setbacks

a. The setbacks for individual projects shall comply with the minimum requirements set forth in the Zoning ordinance.

b. Building setbacks should be used to enhance privacy and security, provide distance and space for light and air and to create space where landscaping can be established to buffer adjacent properties.

c. Multi-family setbacks along street frontages should be minimized to create a safer and more active streetscape. If units are set back from the street, the area should be landscaped.

d. Building setbacks from public streets in infill developments must respond to and complement the surrounding building setbacks.

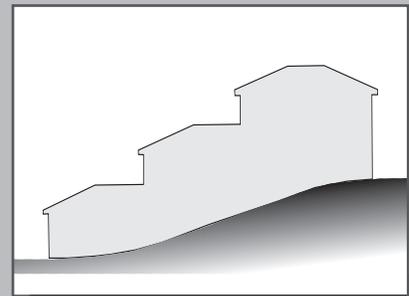
For further information, refer to Appendix A, City Ordinance Design Requirements.

1.4 Grading and Hillside Development

- a. The amount of cut and fill required to prepare a site for development should be minimized, while preserving and accentuating the relationship between the natural features of the site and building(s). Projects shall incorporate existing natural hillsides and existing trees into their design elements.
- b. Siting of the building(s) shall conform to the existing natural topographic features of the site while providing the required disabled access to the building entries.
- c. To avoid long planes and high walls, building masses shall be broken up and tapered with different floor variations to achieve harmony with the slope. Walls on sloping terrain should be stepped at regular intervals to follow the terrain.
- d. Where extensive grading is necessary, cut and fill slope areas shall be treated with rounded toe and slope, and variation in slope face ratios (i.e. 2:1; 3:1; 4:1) to achieve a natural land form.
- e. Graded areas shall be treated for erosion control and shall be planted immediately with native trees and vegetation selected and placed to create a "natural forest" character in the landscape.
- f. Retaining wall structures over six feet in height are discouraged. Retaining walls should blend in with natural features of the site. Where retaining of greater than six feet (6') is required, crib walls with landscaping or a terraced wall treatment shall be used.
- g. Street and walkway layouts should follow existing natural contours to carefully integrate the streets with the hillside terrain, and minimize cut and fill on hillsides. Finished slopes should taper or terrace to match the existing grades and the elevations on adjacent streets.
- h. Cut and fill slopes shall be rounded at top and toe of slopes and steepness of slope shall vary where possible to create a natural look to graded slopes. Angular, engineered cut and fills shall be avoided.
- i. Plant materials should be selected for their effectiveness of erosion control, fire resistance and drought tolerance. Irregular plant spacing will achieve a more natural appearance on slopes and trees should be planted along contour lines or in swale areas to create a "natural forest" grove effect.
- j. All building site excavations and exposed slopes should be suitably stabilized with planting, and/or by acceptable engineering methods. Slopes should be rounded and contoured to blend with the existing topography. Development on slopes of 30% or greater should be restricted to sensitive grading and improvement. Slopes greater than 2:1 are not encouraged, but may be acceptable when evaluated on a case by case basis by the Development Review Committee and the City Engineer.



Retaining Wall



Taper Building Mass to Conform to Slope



Wood Picket Fence

*Fence**Fence*

- k. Development design should include preservation of significant views of the natural ridge silhouettes.
- l. Development design should consider preserving significant trees on the site to the extent feasible. Where feasible, project design should preserve a minimum of 20% of the existing trees 8" DBH or greater on the site.
- m. The removal of any existing tree 24" DBH or greater on a development site may require replacement with mitigation trees.

For more information, refer to Appendix B, Erosion Control Design Criteria.

1.5 Fencing and Screening

- a. Screen materials and colors shall complement the buildings architectural style utilizing the prevalent materials and design for the structure and the neighborhood. Materials and finishes shall be durable including resistance to graffiti and water staining, able to withstand local climatic conditions and easily maintained.
- b. Walls and solid fences on public streets are discouraged. If they are needed to provide a noise buffer, physical separation and privacy between incompatible uses, or security, then they should be fully landscaped on the street side of the wall.
- c. Attached multi-family residential development should use privacy fencing to separate private porches, patios, balconies and other spaces of individual units.
- d. Walls and fences shall be made of native stone, masonry with cement plaster finish, wood, detailed wrought iron and brick.

1.6 Storage and Building Equipment

- a. Screening of building equipment shall be integrated into the building design to prevent undesirable views from public roadways, adjacent properties and other areas from which observation by the public may occur.
- b. Building equipment and storage on the ground should be screened from public view with durable materials that complement the building and the environment.
- c. Outdoor storage in residential projects shall be screened from the public view through a combination of location on property, building design and landscaping with berming and fencing.
- d. New public utilities revisions and infrastructure shall be placed underground if feasible.

- e. Ground mounted utility infrastructure, including HVAC units, electrical switchgear or panels, telephone or cable boxes, gas meters, fire sprinkler risers, irrigation controllers and lighting timers shall be oriented away from public view corridors and appropriately screened with architectural enclosures (integrated into the building design) or landscape screen treatment (evergreen shrubbery) to the maximum extent permitted by the utility or agency.
- f. Roof mounted equipment shall be screened from view of adjacent properties, roads and pedestrian areas. Special attention should be given to changes in elevations where views of roofs are possible. In this case equipment should be screened by parapet walls of sufficient height or enclosed in a screen shelter.
- g. Solar panels are encouraged and should be integrated into the design of the roofs. If solar components are of such a nature that they cannot be made visually pleasing, they should be hidden from view with screening.

For more information, refer to Appendix D, Mail Delivery Facilities Design Criteria.

1.7 Trash/Recycling Enclosures

- a. All refuse and recycling containers shall be placed within screened storage areas or enclosures that are designed with current City of Grass Valley waste management standards.
- b. Trash enclosures shall be located remotely from project entrances, building entrances, public view corridors and main circulation paths, but must be accessible to truck traffic for pick-up.
- c. Enclosures must be sized to accommodate the anticipated volume of trash while taking advantage of centralizing enclosures in situations of multiple buildings and/or users.
- d. Enclosures shall be constructed of six-foot high masonry walls with solid metal gates. Enclosure finishes should match the building in color and texture and should include stonework, landscaping, berms, wood and other natural elements common to Grass Valley.
- e. Enclosure design shall be treated with importance to ensure quality and attention to detail.
- f. Enclosures shall be constructed of non-combustible materials and shall be located no closer than five feet (5') from any building in accordance with the Grass Valley Fire Department. Groupings of more than two enclosures shall be avoided.
- g. Enclosures should allow for a minimum three-foot (3') landscape buffer on all non-accessible sides.



Stone Trash Enclosure



Multi-Family Landscaping



Drought Tolerant Landscaping

- h. Recycling drop-off areas should be located away from the public view corridor and avoid pedestrian or vehicular circulation but be conveniently located to encourage their use.
- i. Building equipment and storage on the ground should be screened from public view with durable materials that complement the building and the environment.

For further information, refer to Appendix C, Trash/Recycling Enclosure Design Criteria.

1.8 Landscaping

- a. The natural characteristics of the site including existing trees, rock outcroppings, slope and/or other natural features, soil type, climatic conditions, topography, drainage patterns and solar orientation should be incorporated into the landscape design to visually enhance the development.
- b. Landscape designs shall consider adjacent site landscaping and enhance rather than duplicate the effort. Use of turf shall be limited to accent areas and activity areas pursuant to the City's Water Efficient Landscape Ordinance.
- c. Site areas not used for buildings, parking or other designated functions shall be landscaped.
- d. Landscape designs shall be used to soften hardscape. Use of turf shall be limited to accent areas and activity areas pursuant to the City's Water Efficient Landscape Ordinance.
- e. Planting trees, shrubs vines and ground cover in combination with berming and/or strategically placed screen walls should be used for screening. Plant materials used for screening should be predominantly evergreen which are combined and spaced appropriately to provide effective screening.
- f. Plant types should be selected according to the appropriateness for the climate zone, the low water use (drought tolerant-Xeriscape), size, branching structure, density, aesthetic considerations (flowering, leaf color, fall color), maintenance considerations, and the continuance of existing native plantings (refer to the City's Plant Selection Guide).
- g. As per City Ordinance, the use of automatic irrigation systems which are properly timed and maintained is required. Plants must be grouped according to their water needs and irrigated separately from other groupings with dissimilar water needs.

- h. The top and toe of slopes within landscape areas should be setback a minimum of two feet (2') from fences, walls, property lines, street curbs, pedestrian paths or other hardscape surfaces in order to prevent drainage across these surfaces. Landscape drainage should not flow across adjacent walks, plazas, parking lots and other paved surfaces.
- i. As per City Ordinance, landscape plantings and irrigation plans shall be prepared by a qualified licensed Landscape Architect registered in the State of California and shall be subject to approval by the City.

For more information, refer to Appendix E, Plant Section Guide.

1.9 Public Spaces

- a. Multi-Family Residential developments shall provide outdoor public spaces like plazas, gardens, play areas, swimming pools and courtyards with seating areas to complement the space and to provide an area for residence and friends to relax and enjoy the outdoors.
- b. Public spaces shall be defined through the use of landscaping, sitting areas and walkways. Types of seating should range from single benches to groups of seats or benches. Steps, low walls and planters can also provide seating.
- c. Public spaces shall incorporate built and natural amenities that will attract people to the area. These amenities include water features, sun, shade, sitting areas, and landscaping. Design selection and placement of all site furnishings such as tables, benches and trash receptacles should be based on consideration of the overall concept of the site and architectural character of the project.
- d. Materials including native stone, brick, stamped or colored pavement and decorative tiles shall be used in the public spaces, plazas and sitting areas.
- e. Public spaces shall be designed to human (pedestrian) scale resulting in spaces in which people are comfortable and desire to use.



Multi-Family Courtyard



Sitting Area in Multi-Family

2.0 Architectural Characteristics

Intent To promote high quality building design through a thoughtful creative approach to design and problem solving which will provide visual interest, diversity and continuity of the "Community of Grass Valley" feeling in all new, rehabilitated and expanded structures.

2.1 General Design Considerations



***Vertical and Horizontal
Articulation Reduces
Building Mass***



Architectural Detail

- a. Building design shall preserve and enhance the existing community character of Grass Valley through diverse approaches to design, that addresses quality and detail.
- b. Building design shall recognize and protect the major view corridors of the site and adjacent neighborhood to and from the natural and built environment.
- c. Building design shall add to the existing identifiable and unique sense of place in the neighborhood or create that feeling through pedestrian scale facilities and appurtenances.
- d. Building design shall encompass the whole building (i.e., all sides) with a continuation of architectural elements, treatments, and colors and careful attention to details.
- e. Infill building design shall be consistent with the neighborhood's historical development types in terms of scale, design and materials.
- f. Building design should be prepared by a licensed Architect or building design professional pursuant to State law.
- g. New development should recognize, respect, preserve and be compatible with existing historic structures of Grass Valley. Older buildings, which retain much of their original design should be preserved and restored.
- h. Building design should incorporate design for climate and energy conservation.

2.2 Massing and Form

- a. Multi-family projects shall respect the development pattern, height, scale and design of the surrounding neighborhood and natural environment in which they are located.
- b. Building design shall utilize materials, colors and forms to reduce the large scale of buildings, and reflect the attention to detail that enhances Grass Valley's community character.

- c. Multi-story buildings shall scale down their facades to reduce apparent height and should incorporate some one-story elements to “soften” the buildings overall mass and be of human scale at street level.
- d. Multi-family developments of greater than four (4) units shall include a variety of size and design types.
- e. Large blank walls are discouraged. Angled walls, asymmetrical patterns, varied setbacks, facade treatments, and ornamental techniques shall be used to articulate building mass.
- f. All units in row-type residential buildings should be unique and varied in design to provide visual difference. Large or long continuous wall planes should be avoided. Vertical and horizontal wall articulation, such as variety in the height and wall depth of structures, can be used to visually divide the buildings into smaller sections.
- g. Multi-family garages and carports should be set behind the front facade or placed in the rear of the building to minimize the visual impact of such facilities.
- h. The height of a building should be taken into account when determining the distance between structures to optimize privacy and suitable scale and balance within the development.
- i. Multi-family residential developments should be designed and oriented to reduce overview from second story units into private backyards and patio areas of on-site and adjacent developments.



Varied Setbacks

2.3 Roofs

- a. Roof designs must be an integral part of the building design and shall complement and enhance the building form and architecture.
- b. Rooflines should be varied and articulated to eliminate blank expanses of building mass and should create a continuous harmony throughout the residential development.
- c. Roofline cornices, shadow lines and detailed eaves should be developed to create interest on the building facade.
- d. Roof materials shall serve a functional purpose and should be consistent with the existing neighborhood and with the quality and style of other building materials used. Appropriate roofing material considerations for use in the Grass Valley area include, but are not limited to, slate, concrete tile (flat with smooth or raked finish), copper, standing seam or batten metal roof (factory applied enamel finishes only), simulated wood shakes or shingles and architectural grade composition shingles.



Tile Roof



Simulated Wood Shingles



Varied Building Facades



Building Detail



Use of Different Materials

- e. Roof overhangs shall be provided on south and west facing walls of buildings where necessary to offer effective protection of window areas from the summer sun, while allowing in the lower winter sun rays.
- f. Decorative Chimney caps are encouraged in residential areas throughout Grass Valley.

2.4 Materials and Finishes

- a. High quality durable materials, such as stone, river cobble, brick, block, wood, tile, plaster, board and batt siding and horizontal siding shall be utilized in the natural or manufactured appearance and placed carefully to ensure that the material will not require subsequent painting or other colorization for long term appearance and maintenance.
- b. Texture and color shall be used to reduce apparent size of building and create visual harmony while enhancing the streetscape appearance of the building. Materials, textures and colors should be extended to all elevations.
- c. Color selection for the building shall reflect the natural color environment of the Grass Valley area through the use of earth tone and natural colors. The number of colors applied to a building should be kept to a minimum.

For further information on metal components in a building, refer to Appendix F, Metal Building Guidelines.

2.5 Architectural Elements

- a. Building facades shall be varied and articulated to provide visual interest and avoid a monotonous streetscape. Frequent building entries and windows should face the street.
- b. Main building entries shall be emphasized through building articulation and form to be easily identifiable and visible from the street and parking areas and to create a focal point on the front elevation. Detail treatments at doors and entries should include the use of porches, tile, color, ornamental techniques, moldings, small roofs or combinations of architectural features.
- c. All facades shall exhibit three-dimensional detailing to cast shadows and create visual interest on the facade. The elements used to provide relief can include projections, trellises, detailed parapets and arcades.
- d. Windows, entryways, columns and other architectural features shall be compatible with the streetscape and create a repetitive rhythm that creates human scale and encourages continued walking along the street when the building interfaces directly with the street corridor.

- e. Designs shall relate to the surrounding architecture by providing similar facade treatments.
- f. Windows shall have details appropriate to the buildings architectural style.
- g. Front porches and balconies are encouraged and should face the street to provide spaces for social interaction within a neighborhood.
- h. Architectural features that create private or semi-private transitional space between buildings and streets such as porches, balconies, patios, staircases and courtyards are highly encouraged.
- i. Protected courtyards, porches, arcades, verandas and/or overhangs shall be provided as a means of shading exterior wall surfaces and windows from direct sun exposure as well as adding visual character to the building.
- j. Access ramps, and other entry access ways for the disabled shall be designed as an integral part of the building when required.
- k. All railing including stairway handrails and guardrails and decorative railing shall be constructed of wood or metal and should be painted to coordinate with other building features and elements.
- l. Mail delivery facilities in multi-family projects should be "Gang" type delivery and collection boxes. These facilities should be included on site (located out of pedestrian and vehicular circulation) with paved areas for pedestrian access and landscaped screening as determined by the U.S. Postal Service.

3.0 Streetscape Design

Intent To create an area adjacent to the street where pedestrian amenities and landscaping combine to create the public open space that expresses a common continuous theme thereby linking development along the public corridor that, although diverse, maintains the small town character of Grass Valley.

3.1 General Design Considerations

- a. Buildings, parking and paved areas shall be set back from the front property line along a public way to allow for a sidewalk and sufficient width of landscaped area along the length of the frontage to establish a streetscape presence.
- b. Landscaping should enhance the streetscape design of residential areas within Grass Valley by providing shade, softening hardscape materials and accentuating architectural elements.



Setbacks



Mail Delivery Facilities



Bus Shelter



Streetscape Landscaping

- c. The street edge presence and appearance should be established through setbacks, landscaping, building placement and architecture that defines pedestrian and vehicular corridors while presenting consistent character along the sidewalk or street.
- d. Recreational facilities should be located and/or designed to minimize nuisance impacts on adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units should be provided to minimize noise and visual conflicts.
- e. Each dwelling unit, where feasible, should have a private usable open space area directly accessible to the unit. Common open space for all units should include areas where passive or recreational activities can occur. Required setbacks and incidental remote areas should be used for buffering, berming or screening. Common areas should be readily accessible from all buildings and should be integral to the on-site pedestrian system.

3.2 Walkways and Sidewalks

- a. Sidewalks should include features to improve pedestrian safety including separation from curb with a planting strip, bulb-outs at intersections, rumble strip crosswalks and mid-block crossings.
- b. The use of alternative paving materials such as brick, interlocking pavers, cobbles, tile, accent paving, stamped concrete and granite pavers on sidewalks, walkways and pedestrian crossings is encouraged precisely at locations where pedestrian and vehicular traffic converge.

3.3 Street Furniture

- a. Transit stops should be located along residential streets throughout the community to encourage alternative modes of transportation. Transit shelters should be compatible with other street furniture or complement the adjacent project architecture; they should be visible and easily accessible from residential areas.

3.4 Streetscape Landscaping

- a. Street trees should be planted at intervals to create a full canopy of shade along sidewalks and walkways, when the trees mature. Trees should be protected with tree grates and tree fences when appropriate to allow for growth and maturing of the tree.
- b. Primary street trees should provide shade for the pedestrians, define the public way and soften the street; Secondary street trees should complement the primary trees and through groupings create a “natural forested” character; Accent trees should be used to define entrances, add variety in form and color or highlight other focal points of the streets.

- c. Low growing (36" in height) shrubs should be used to frame the sidewalk, define entrances for public plazas and screen parked cars in parking areas abutting the street.
- d. Ground plane treatments, ground cover and seasonal plants for color variation should be incorporated into the streetscape landscaping.
- e. Trees and shrubs planted at all intersections and driveways shall be selected and located to maintain a safe sight line distance for vehicles and pedestrians, defined as a right angle triangular shape whose base and side is measured a distance of twenty five feet parallel and perpendicular to the intersection or driveway. The entire area of this triangle shall be kept at a maximum height of thirty inches above finished grade.
- f. Landscaping should be drought tolerant or native species, and should have relatively open structure to allow light to penetrate (refer to the City's Water Efficient Landscape Ordinance). Plant materials for streetscapes should be selected and located to avoid future conflicts with underground and overhead utility lines, easements, services and equipment.

For further information, refer to Appendix E, Plant Selection Guide.

4.0 Circulation

Intent To improve the "walkability" of Grass Valley by requiring project designs to incorporate pedestrian and transit linkages with adjacent properties and within the City as a whole, while maintaining and enhancing parking availability.

4.1 General Circulation Guidelines

- a. Parking lot designs shall provide clearly identifiable and easily accessible entrances to project sites, integrate and separate the needs of pedestrians and vehicles, provide aisle circulation patterns with avoidance of dead-end aisles, and provide or address the potential of interconnection between adjacent similar uses.
- b. Residential project design should provide safe and efficient access for pedestrians to the street, public transportation systems, existing pedestrian travel systems and adjacent neighborhoods.
- c. Active street environments should promote walking, riding a bicycle and driving a car in safety and comfort. Residential projects in Grass Valley shall be designed to accommodate other modes of transportation by providing facilities and links needed for pedestrians and bicyclists.



On-Site Circulation

4.2 Vehicle Access and On-Site Circulation



Vehicle Access Drives

- a. On-site vehicle circulation should be designed to discourage speeding throughout parking areas to minimize the potential conflict with pedestrians and parked vehicles. Radii for turns shall be designed to facilitate emergency vehicles to the satisfaction of the Fire Department.
- b. Shared access drives between adjacent residential uses should be utilized to minimize the number of curb cuts to the street. Reciprocal access and parking agreements, between compatible adjacent land uses, for pedestrians and vehicles are strongly encouraged.
- c. Avoid use of bumpers in the parking areas to facilitate lot cleaning and snow removal.

4.3 Pedestrian Access

- a. All pedestrian circulation walkways shall be designed to provide access to the disabled in compliance with the American Disabilities Act (ADA) and/or California Title 24, California Building Code (CBC).
- b. Multi-family project design should provide safe and efficient access for pedestrians to the street, public transportation systems and adjacent neighborhoods.
- c. Site layouts shall be designed to provide pedestrian accessibility from the public pedestrian system to the main building entrance(s) to minimize the conflict with vehicular circulation.
- d. Pedestrian pathways should utilize common design elements, i.e., colors, textures, materials, pedestrian scale lighting, etc.
- e. New Multi-family Residential projects shall provide continuous pedestrian walkways in the public right-of-way or landscape corridor. Street sidewalks should be placed so that a minimum of six feet exists between the sidewalk and back of curb to allow for streetscape planting and shading. Walks shall align with the curb at intersections, public transit stops and site access walks.
- f. Pedestrian access shall be clearly defined by sidewalk corridors with a minimum width of four feet. Accent paving materials should be used at entry and transition areas within public sidewalks or pavement areas.
- g. Safe and efficient pedestrian walkways should be integrated into the site plan. Pedestrian connections should be provided from the project to recreation areas, neighborhood schools, commercial areas, churches, parking areas and other public facilities.



Pedestrian Walkways

- h. Pedestrian access shall be clearly defined by sidewalk corridors of a minimum width of four feet.
- i. Bicycle routes, lanes and pathways should be developed throughout Grass Valley and linked to office projects to encourage alternatives to vehicle travel. Where bike routes exist or are planned, new projects shall incorporate connections into the project design.

4.4 Parking

- a. Disabled accessible parking spaces shall be provided and located as required by the American Disabilities Act (ADA) and California Title 24 regulations contained in the California Building Code (CBC). Disabled path of travel from the accessible stalls, public rights-of-ways, public transportation and between all structures on site shall be provided.
- b. The minimum number of parking spaces and the minimum space size and aisle dimensions as required by the Zoning Ordinance shall be provided. Compact parking spaces, when provided, shall be dispersed evenly throughout parking area.
- c. Parking runs should be limited to a maximum of six (6) spaces separated by a "finger island" planter of six feet (6') width (measured inside curb face) by the depth of the stall to allow for the root zone of a large canopy shade tree(s). Planters shall be protected from vehicles through the use of raised curbs. No more than six (6) carport stalls should be grouped together and landscaping should be installed between each group of carport stalls. Trees planted in parking lots should be deciduous and spaced so as to provide 50% shade coverage at maturity.
- d. On street parallel parking is encouraged where permitted to slow down vehicle traffic and to provide a buffer between the pedestrian corridor and the street.
- e. Guest parking should be provided on-site as well as on street to accommodate for visitors to the multi-family residential development.
- f. Parking facilities including garages, carports and parking lots should be placed on the side or rear of buildings or properly screened along the street edge. Parking areas placed behind structures should be connected to the street or main building entry through defined pedestrian corridors separated from vehicle traffic. Sidewalk corridors in parking lots should have five feet of landscaping with shade trees on at least one side of the walkway or alternating from one side to the other to provide shading for pedestrians.
- g. On-site vehicle circulation should be designed to discourage speeding throughout parking areas to minimize the potential conflict with pedestrians and parked cars. Radii for turns shall be designed to facilitate emergency vehicles to the satisfaction of the Fire Department.



Parking Lot



Carports Located at Side of Building

5.0 Lighting

Intent To improve the appearance of Grass Valley and the security of its citizens by creating livelier, friendlier and safer spaces through the artful illumination of buildings, streetscapes, walkways, plazas, landmarks and other highlights.



Light Fixture



Parking Lot Lighting

5.1 General Lighting Guidelines

- a. Main residential entries should have the highest amount of illumination followed by the pedestrian walkways.
- b. Exterior lighting should be used to enhance architectural, landscaping and other project features with the exception of roof lights or lighted roof panels. Fixtures, standards and all exposed accessories should be harmonious with building design.
- c. Lighting levels should be limited to the minimum levels necessary to provide public safety. Lighting fixtures should be thoughtfully placed to avoid light spillage and glare on adjacent properties. "Down shine" fixture design shall be required.
- d. Lighting fixtures should be attractive to complement the architecture of the project and should be of durable and vandal resistant materials and construction. Energy efficient lighting is required.
- e. Lighting "spill over" shall not exceed 0.5 foot candles at any point on residential premises, churches and other sensitive uses.

5.2 Parking Areas, Drives and Pedestrian Ways

- a. A photometric lighting plan of site illumination including all site and building mounted exterior lighting indicating the level of illumination proposed throughout the entire site should be provided to City staff before project approval.
- b. Parking and vehicle circulation area light standards should not exceed twelve feet (12') in height from the adjacent finished grade of the lot. Lighting should be located to ensure adequate light levels are dispersed evenly throughout the lot, but avoid displacing planned trees.
- c. Parking areas and drive entries shall have minimum illumination level of 1.0 footcandles at the pavement surface for increased safety and adequate identification.
- d. Pedestrian walkway lighting should have a minimum illumination level of .5 footcandle at walking surface to identify any level changes. This can be achieved through the use of low bollard type luminaries' three to four feet (3'-4') maximum height or light standards of up to eight (8') in height. The posts should be located to avoid hazards for pedestrians and vehicles, they should be placed to minimize glare and the coverings should be shatter proof.

6.0 Signage

Intent To encourage architecturally integrated signage that complements the building design theme and style.

6.1 General Sign Guidelines

- a. Signs must comply with the Grass Valley Sign Ordinance.
- b. Sign size, shape, color, type, location and material shall be designed as an integral articulation of the building. Sign placement on a facade should complement the building elements rather than block them.
- c. All signs should be minimum size and height to adequately identify the multi-family development. The number of graphic elements such as letters, numbers and logos on a sign should be held to the minimum needed to convey the sign's major message and should be composed in proportion to the area of the sign's face. The use of telephone numbers on signs is discouraged.
- d. Colors, materials and lighting of every sign shall be restrained and harmonious with the building and site to which it relates. Sign structure shall be constructed of materials which complement the building structure.
- e. All buildings shall have address numerals, in colors that contrast with the background, which shall be placed in a location visible from the street. All detached signs shall incorporate the street address number it identifies.
- f. Illumination should project the sign face, the light source should be shielded from view and internal illumination is discouraged.
- g. No signs should be placed in public right-of-ways on sidewalks or streets.
- h. Landscaping should be incorporated into the signage design of all ground mounted signs.
- i. Freeway oriented signs or roof signs are discouraged in Grass Valley. Where allowed, roof signs shall incorporate subtle colors, and frames or supporting structures should be concealed from public view or painted to match the background roof materials.
- j. Attached signing is encouraged. Detached or freestanding signs may be considered if contained within a low profile structure, architecturally related to and compatible with the main structure.



Signage



Sign with Stone Structure



CHAPTER 7

SPECIAL PLANNING AREAS

1.0 Introduction

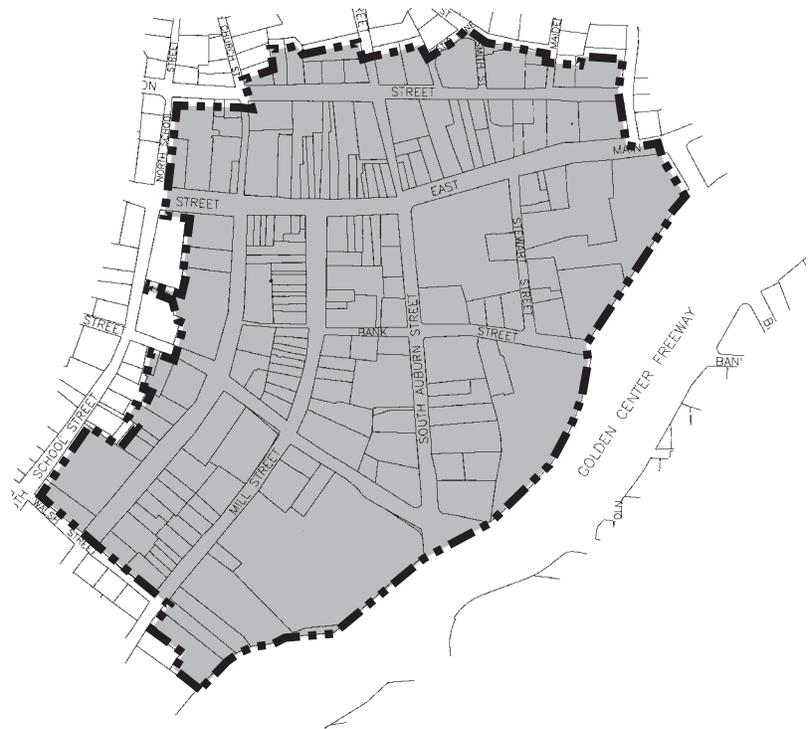
The Community Design Guidelines apply throughout the Community of Grass Valley and are generally categorized by land use type. Additionally, there are several areas within the City that because of unique characteristics deserve special attention. These areas are unique to the Community because of their visual design characteristics, proximity to the downtown core, historic characteristics, visual prominence, or redevelopment potential. Transitions into these areas identify the entry into a place of significance or special character, and should be addressed and enhanced by the City. Such transitions can be accomplished through the use of gateways and entry monumentations, or through a change in streetscape design with lighting and landscaping elements. Each of these areas is important in their own way and as such have unique design considerations that are addressed in the following chapter. Any property or project that is located within one of these special design areas shall take into consideration the additional information contained within this chapter.

1.1 Design Policy

- a. The City shall pursue evaluation and preparation of unique design solutions for entry features appropriate to each of the special planning areas. These entry features shall be more than signage, representing the unique character of each area and capitalizing on the rich beauty and unique characteristics of each area and Grass Valley as a Community. These gateway statements are an opportunity for public art.

2.0 Downtown Commercial Area

The Downtown Commercial Area includes the historic, vibrant core of Grass Valley. This preserved historic area is located in the center of the original 1872 Townsite and is the heart of Grass Valley. The uses that exist in the Downtown Commercial Area are commercial, office and some residential. The historic mining character of Grass Valley is reflected in the building details within this area making it a focal point of the City that should be preserved. The Design Manual for the Downtown Historic Area of Grass Valley is incorporated herein by reference, and shall be used as a guiding design document for projects within this area.





Grass Valley's Historic Commercial Area



New City Hall Building With Historical Character



New Structure with Historic Details



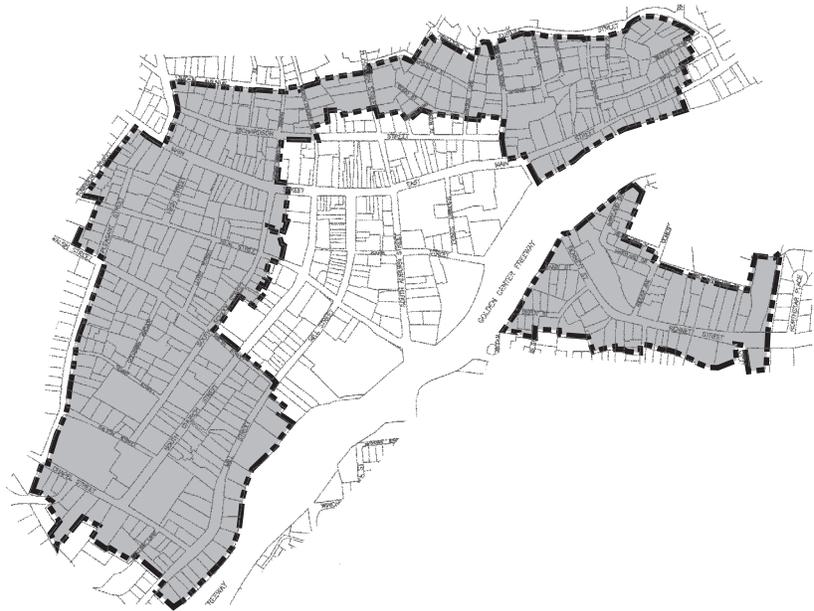
Rhythm of Building Facades in the Historical Downtown



Historic Commercial Structure

3.0 Downtown Residential Area

Downtown Residential refers to all the residential structures surrounding the historic downtown. This residential area was part of the original 1872 Townsite of Grass Valley; therefore it contains original historic structures. The Downtown Residential area is comprised mostly of historic residential structures that are still being used as residences, with a few office and church uses dispersed throughout the area. The character of the Downtown Residential area shall be preserved through the application of residential guidelines that encourage all preservation and restoration to be sensitive and remain consistent with the existing adjacent structures.



3.1 Guidelines for Downtown Residential Area

- a. The historic residential character of existing structures shall be preserved. New and renovated structures shall contain detail treatments around windows and doors, articulated roof forms, varied rooflines, wood siding, porches, balconies, decorative fences, and other details consistent with the historic residential character of the area. The use of architectural detail is an important element in this area.
- b. The existing character of the streetscape shall be maintained when appropriate. Residential landscape guidelines in Chapter 6 shall apply.
- c. Building setbacks shall complement adjoining building setbacks. Siting of new structures in this area shall preserve and protect views of historic structures and community features.
- d. As portions of the area redevelop or infill, historic street widths and yard fencing shall be preserved to a feasible extent. Focus shall remain on “pedestrian friendly” street character.
- e. New yard fencing and retaining wall materials and design shall be consistent with or complement adjoining existing fences/walls.



Residential Structure with Porch



Narrow Street with Tree Canopy Shade



Roof Details



Porch Rail Details



Decorative Fence

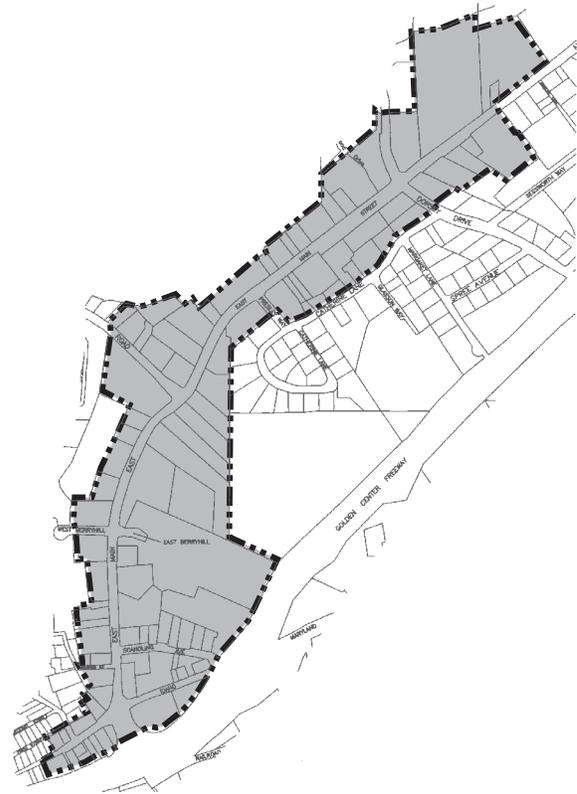


Decorative Fence

4.0 East Main Street Area

The East Main Street area extends from Idaho Maryland Road northeast to the City limits along East Main Street. This area is comprised of a mix of uses including office, and commercial uses such as gas stations, restaurants and retail stores. Most structures within this area have large setbacks with parking lots fronting the streets making it an automobile oriented area. Sidewalks are located along the street, and landscaping is varied and minimal. Few reused historic buildings remain within the area, however, most of the structures are newer and not of historic character. The emphasis in design for this area should concentrate on building character, streetscape, and screening of parking areas. This area is clearly automobile oriented but is transitional in its land use and development patterns.

The southern end of East Main Street is a transitional area for linkage to the Downtown Residential and Downtown Core areas. The design guidelines for office, and commercial uses shall apply to this area.



4.1 Guidelines for East Main Street Area

- a. Detail treatments around windows and doors, articulated roof forms, varied rooflines, and other treatments reminiscent of historic Grass Valley shall be incorporated into new and renovated buildings.
- b. The existing character of the streetscape shall be maintained with the use of sidewalks on the street edge. Landscaping and street furniture shall be incorporated into the streetscape design along East Main Street.
- c. All new parking areas shall be screened with landscaping along the street edge. Points of ingress and egress shall be accented for ease of access. Where existing parking lots are utilized, the use of trees, shrubs, vines and ground cover in combination with berming should be used for screening and accenting.
- d. A Signage Master Plan shall be prepared for each center or project that defines the parameters of sign type, size, font, placement, illumination, color and construction. Signage should be consolidated and complement the adjacent building design.



Articulated Roof Forms



***Reuse of Residential Structure
for Office Use***



Consolidate and Unify Signage



Building Design



***Streetscape Design Screens
Parking Areas***

5.0 Colfax Avenue Area

The Colfax Avenue Area includes the area along Colfax Avenue and the surrounding residential lots. The character of Colfax Avenue is truly a mixed use area with a mix of single-family and multi-family residential, commercial such as grocery and liquor stores, and office development. Many of these uses are contained in historic residential structures that are in need of being redeveloped or recycled. There are some opportunities in older commercial structures and centers for significant redevelopment. The emphasis in design approach is on the possibility of intensifying the area as a mixed-use district with retail and office on the first floor and residential on the second floor. The design guidelines for office, multi-family residential, and commercial uses shall apply to this area as appropriate.



5.1 Guidelines for Colfax Avenue Area

- a. The historic residential character of the structures shall be preserved. Buildings shall contain detail treatments around windows and doors, articulated roof forms, varied rooflines, wood siding, porches, balconies, and other historic residential details. The use of fake facade treatment is discouraged.
- b. The continued use of historic residential structures for office and commercial uses shall be encouraged. Where feasible in older commercial buildings, the use of office and commercial uses on the first floor and residential uses on the second floor shall be promoted to reinforce mixed use within this area.
- c. A master signage plan shall be established for the area that defines the parameters of sign type, size, font, placement, illumination, color and construction.
- d. Facade renovation shall be authentic. Design of new and renovated structures shall address all sides of the building. Facades that appear “planted on”, or one dimensional are discouraged.



*Reuse of Residential Structure
for Office Use*



Balcony and Porch Elements



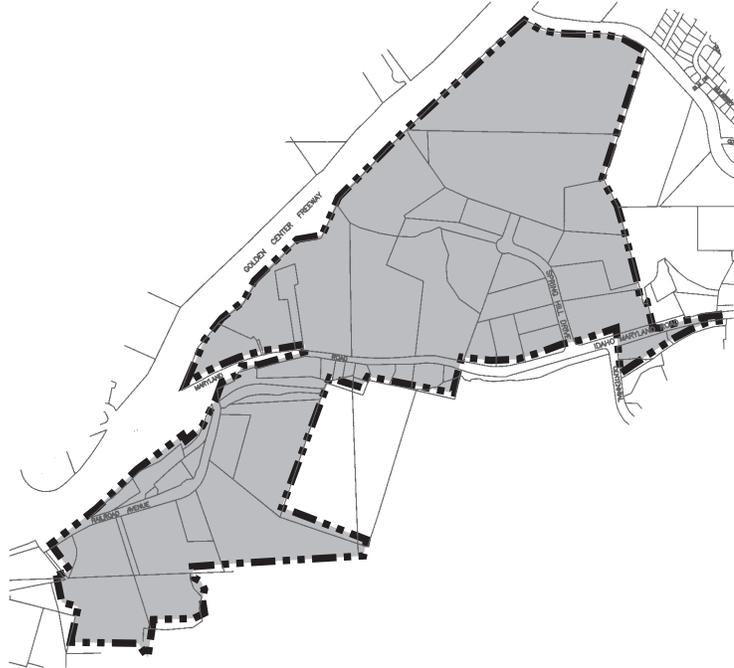
Historic Residential Character



Building Detail Treatments

6.0 Idaho Maryland Road Area

The uses that exist along Idaho Maryland Road are industrial and heavy commercial. Because of the predominant types of uses, Idaho Maryland Road is an automobile dominated area where pedestrian activity is minimal. Buildings tend to be large scale, “big box” structures. The major concern of this area is the visibility of unsightly views from public view and the Highway 49 corridor. The design emphasis for Idaho Maryland Road shall concentrate on developing aesthetically pleasing structures, and screening of unsightly areas from public view through the use of natural landscaping. Much of the area has been developed, so visual enhancement of the area will necessitate an active role on the part of the City to pursue the provision of vegetative screening in a “natural forest” character along all major public thoroughfares and Highway 49. The design guidelines for industrial uses shall apply to this area.



6.1 Guidelines for Idaho Maryland Road Area

- a. The streetscapes along Idaho Maryland Road shall be landscaped to soften and buffer the industrial and heavy commercial uses along the street corridor. The use of trees, shrubs, vines and ground cover in combination with berming should be used for screening.
- b. Landscape easements, to include “natural forest” landscaping such as pines, redwoods, and some hardwoods shall be utilized to screen the view of industrial sites from motorists passing by on Highway 49.
- c. Building designs shall be attractive, interesting, safe and shall reflect the character of Grass Valley by adhering to the industrial design guidelines in chapter 5. Attention to detail in building articulation is important.
- d. Wolf Creek shall be preserved as a natural amenity for the Idaho Maryland Road area. A trail system along the creek corridor, connecting the area to the downtown, shall be incorporated to create a pedestrian link to the area.



*View from Highway 49
Before Landscape Screening*



*View from Highway 49
After Landscape Screening*



Attractive Building Design



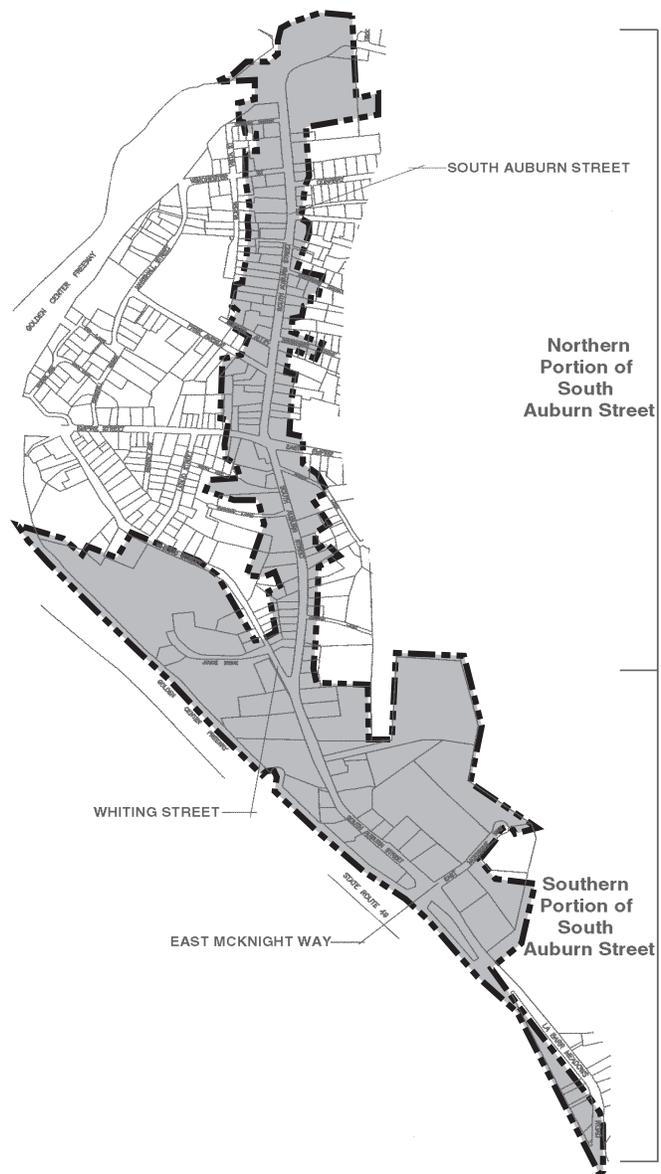
Streetscape Landscaping

7.0 South Auburn Street Area

The South Auburn Street area includes the area along South Auburn Street located southeast of Highway 49. It represents a segment of the old Highway 49, and as such has developed in a combination of highway commercial, service commercial, and residential land uses. The South Auburn Street area has two distinct sub areas divided by Whiting Street.

In the southern portion of South Auburn Street there is an intensification of industrial, highway commercial and service commercial uses that are auto-oriented by their nature. These include; gas stations, automobile dealerships, automobile service shops, car washes and other commercial service uses. These types of land uses do not conform well to a pedestrian oriented design environment. Therefore, the emphasis on design for the southern part of the South Auburn Street area is an orientation toward the automobile and the driver. The emphasis in this design approach is on the attractiveness of the approach of the streetscape, the safety and visual accessibility of ingress and egress and adequate accessibility to parking. Pedestrian access is a high priority for the City. In general the design guidelines for industrial and commercial uses would apply as appropriate.

The northern reach of the South Auburn Street corridor has a significantly different character than the southern area. Pedestrian use of the corridor is relatively heavy. Provision for continued enhancement of the pedestrian corridor is important. This area is comprised mostly of historic residential structures that are either still being utilized for residential or have been converted to offices, bed and breakfasts and small commercial uses. The mixed-use nature of the uses along this part of South Auburn Street will likely continue and the extent of redevelopment or infill will be fairly limited in the short term. Therefore, the integrity of the character of South Auburn Street should be preserved through the application of residential guidelines that encourage sensitivity to the context and existing adjacent structures. The guidelines for this chapter are set up to encourage this.



7.1 Guidelines for Southern Portion of South Auburn Street Area

- a. The streetscapes shall be landscaped to soften and buffer the industrial and commercial uses along the street corridor. The use of trees, shrubs, vines and ground cover in combination with berming should be used for screening.
- b. Where feasible, all utilities shall be located underground.
- c. A signage master plan shall be prepared for the area that defines detailed parameters of sign type, size, font, placement, illumination, color and construction.
- d. Building designs shall be attractive, safe and shall add to the character of Grass Valley. Buildings shall contain detail treatments, articulated roof forms and other design treatments reminiscent of Grass Valley's history.



***Streetscape
Before Landscape Screening
and with Overhead Utilities***



***Streetscape
After Landscape Screening
and with Underground Utilities***



***Building Design Reminiscent
of Grass Valley's history***



***Detail Treatments Such as Stone
Add Character to the Building Facade***

7.2 Guidelines for Northern Portion of South Auburn Street Area

- a. The historic residential character of the structures shall be preserved. Buildings shall contain detail treatments around windows and doors, articulated roof forms, varied rooflines, wood siding, porches, and other historic residential details.
- b. The continued use of historic residential structures for office and commercial uses shall be encouraged to reinforce mixed use within this area.
- c. The existing character of the streetscape shall be maintained with the use of sidewalks on the street edge and retaining walls. Building setbacks shall remain constant with existing setbacks.
- d. Where feasible, all utilities shall be located underground.
- e. A signage criteria package should be established for the area that defines the parameters of sign type, size, font, placement, illumination, color and construction.



*Reuse of Residential Structure
for Office Use*



*Historic Residential Structure
with Detail Treatments*



*Streetscape Character with a
Retaining Wall Along the Sidewalk*

8.0 Hills Flat Business District Area

The uses that exist within this district are retail and heavy commercial. This Idaho-Maryland Road East Main Street intersection is one of the City's busiest. This creates an automobile dominated area where pedestrian activity is minimal. Furthermore, the area lacks curb, gutter, sidewalks, and crosswalks in much of the area, which also discourages pedestrian activity. The area contains underutilized, irregular, and small parcels which creates additional challenges. In 2010 the City adopted the Idaho-Maryland Road/East Main Street Redevelopment Study. The purpose of this study was to evaluate redevelopment opportunities in support of job creation and business expansion.

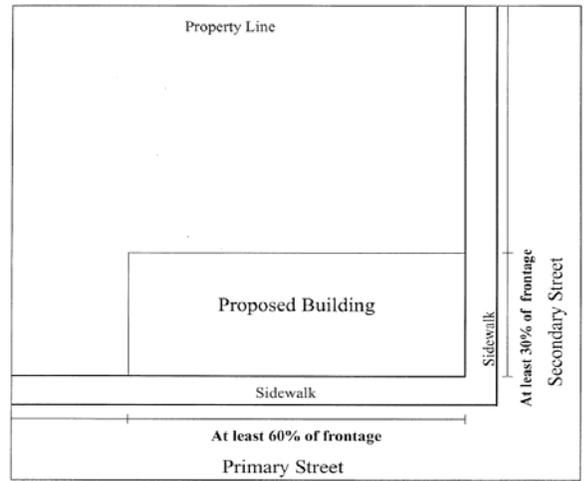
Since much of the area is developed, the City will need to take an active role in enhancing the area with road and landscape improvements within the right-of-way. On the private side, because of the high visibility, redevelopment efforts need to concentrate on aesthetically pleasing design and site planning. Besides the guidelines listed below, the design guidelines for commercial uses shall apply to this area.



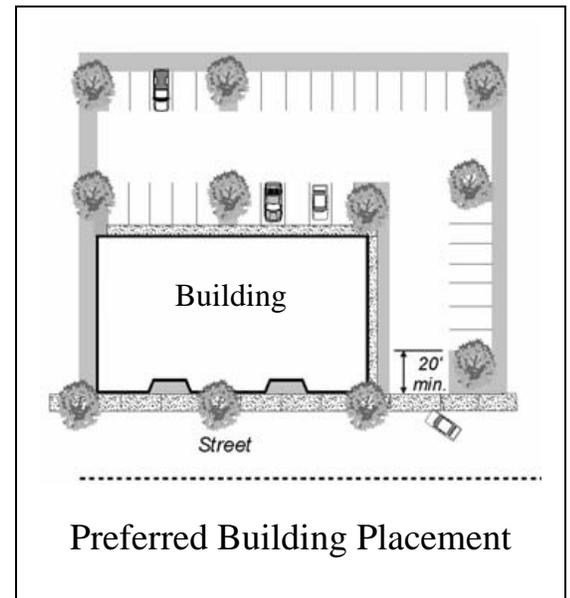
This area serves as a gateway to the community and it is important for the “corners” of this area (i.e. the properties surrounding the roundabout) to have some level of enhanced architectural and design treatment. Recognizing the constraints created by the limited right-of-way, streets should still be safe and pleasant for all users. Improvements should encourage walking and bicycling, and to the extent feasible, landscaped areas.

8.1 Guidelines for Hills Flat Business District Area

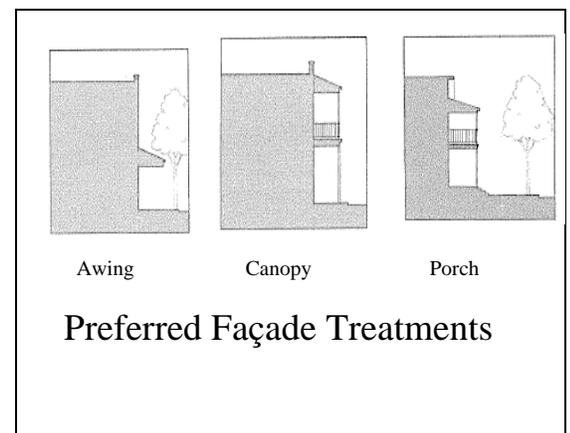
- a. The streetscapes in this district shall be landscaped to soften and buffer the heavy commercial uses and parking areas along the street corridors.
- b. Building placement for redeveloped parcels is critical for enhancing the entire district. The City strongly encourages between 60% to 80% of the building be placed behind the sidewalk with landscaping in the remaining setback area. Corner buildings shall include enhanced architecture and design treatment. Also, corner buildings are encouraged to have at least 30% of the structure built behind the sidewalk on the side street.
- c. Building design and architecture should emphasize a primary ground floor entrance or element that faces the street. Service entries are strongly discouraged on street facades.
- d. Parking should be located behind the building to the extent feasible. If not feasible, small block or rock walls or landscape hedges should be used to provide some screening of the vehicles.
- e. Façade renovations shall be authentic. Design of new and renovated structures shall address all sides of the building. Facades that appear “planted on” or one dimensional are discouraged.
- f. Building designs shall be attractive, interesting, safe, and shall reflect the character of Grass Valley by adhering to the commercial design guidelines in Chapter 3. Attention to detail in building articulation is important. Mansard roofs shall be prohibited on new buildings, while redeveloped buildings should be redesigned to eliminate or modify existing mansard roofs.
- g. New and redeveloped buildings shall include canopies or awnings to enhance the pedestrian environment.
- h. Trees, shrubs, and ground cover in combination with berming should be used to screen or soften the streetscape from the commercial uses.
- i. Wolf Creek shall be preserved as a natural amenity within the East Main Street/Idaho-Maryland Road area. A trail system, linking this area to the downtown, is an important step to providing pedestrian activity. A trail system can offer significant benefits to commercial businesses in this area, so future development needs to consider this trail system as part of the overall site design process.



Preferred Building Placement



Preferred Building Placement



Preferred Façade Treatments



Building designed to the corner, with landscaping and architectural articulation



Use of landscaping to soften the streetscape



Use of colors and design to create attractive building

60%



Side street with landscaping and parking in rear of building



Building on corner lot with appropriate use of architecture and landscaping



Parking and loading in the rear of a building



Loading facilities in the side and rear of a building

APPENDIX A

CITY ORDINANCE DESIGN REQUIREMENTS

This is a summary list of federal, state and local ordinance requirements incorporated by reference by the Grass Valley Design Review Manual. These standards are mandatory design requirements that must be included in the design of development projects and signage.

Height, Bulk and Space Requirements:

- The Grass Valley Zoning Ordinance provides parameters concerning building height, building coverage and building setback according to the particular zoning district the project is located as follows:

Zone District:	Building Coverage:	Building Height:	Front Yard:	Side Yard:	Rear Yard:
R-1	35%	Two Stories 35' max.	*20 feet	*5 feet	*20% of lot depth
R-2A	Same	Same	Same	Same	Same
R-3	50%	Same	Same	Same	Same
OP	None	Same	15 Feet	**None	None
C-1	None	Same	15 feet	None	15 Feet
C-2	None	50' max.	None	None	***12 Feet
C-2-A	None	65 feet max 5 stories	Same	Same	Same
C-3	None	Same as C-2	None	None	Same as C-2
M-1	None	None	None	None	Same as C-2
M-2	None	None	None	None	None
M-L	None	Same as C-2	30 feet	10 feet	10 feet

Note: CBP, I/S and IDR Zoning Districts and Specific Plan Zoning Districts, SP1-A, SP1-B and SP1-C have not been included in this manual. Please consult the particular zoning ordinance and/or specific plan document for this information.

* Front yard is 20 feet, or the average of the setback of the two adjacent main buildings; or if only one adjacent main building exists, the setback of said main building shall govern. Side yard is 5 feet, except that the side yard on the street side of each corner lot shall not be less than 20 percent of the lot width and need not exceed 15 feet. Rear yard is 20 percent of the lot depth and may not be less than 10 feet, yet need not exceed 20 feet.

** No side yard requirement except as required by the Building Code, provided that the side yard on the street side of a corner lot shall be 20% of the lot width and need not exceed 15 feet.

*** 12 feet were accessible from street, alley or parking lot for loading purposes. Building may project over rear yard area providing 14 feet clear vertical distance from ground level is maintained.

Disabled Accessibility:

2. Observe applicable regulations regarding accessibility for the disabled in the design of projects, including providing off-street parking, building ingress/egress and bathrooms. Please contact the Building Department at 273-3379 for more information.

Off Street Parking (Refer to Exhibit A attached for graphic standards):

3. New development, addition to existing development or increased capacity by adding floor area or seats, or at such time that a higher usage is applied to an existing development adequate off-street parking shall be provided for such development or use of land in accordance with Article 14 of the Grass Valley Zoning Ordinance (Section 14-01 of the Grass Valley Zoning Ordinance).
4. Tandem parking may not be used in meeting the minimum parking requirements except where allowed by ordinance (Section 14-25 of the Grass Valley Zoning Ordinance).
5. All access drives must comply with minimum aisle width requirements according to the angle of parking (Section 14-25 of the Grass Valley Zoning Ordinance).
6. All parking lots and driveways that serve parking lots shall be paved with a City approved all weather surface of asphalt, concrete, or masonry (Section 14-16 of the Grass Valley Zoning Ordinance).
7. The internal circulation of a parking area shall be designed so that maneuvering without more than two movements to enter or leave a space can be accomplished within the parking area without using or encroaching into any public right-of-way. Maneuvering should be in a forward motion except to leave a parking space (Section 14-05 of the Grass Valley Zoning Ordinance).
8. A parking space facing a wall containing entrances and abutting a walkway to those entrances shall be at least four feet clear of such a wall (Section 14-04 of the Grass Valley Zoning Ordinance).
9. Use or development which requires ten or more spaces may substitute parking bicycles or motorcycles at a rate of four motorcycle spaces or eight bicycle spaces for one car space up to a maximum of ten percent of the required spaces, subject to design review approval. (Section 14-03 of the Grass Valley Zoning Ordinance).
10. Commercial and industrial parking lots serving loading zones shall be designed to accommodate access and circulation movement for on-site truck circulation (Section 14-06 of the Grass Valley Zoning Ordinance).

- 11. Parking spaces *for retail customer parking* may slope no more than 5% in any direction and no less than 1/2% in the direction of drainage. A maximum of 10% slope in aisle and turn-around areas may be allowed. In exception to the foregoing, steeper parking space slopes up to seven percent (7%) and aisle and turn-around area slopes up to fifteen percent (15%) may be permitted for employee parking when determined through the design review process that such steeper slopes are warranted due to topographic conditions and the parking layout is designed to minimize traffic safety hazards considering uses that may utilize the parking spaces in the future (Section 14-14 of the Grass Valley Zoning Ordinance).
- 12. Off-street loading spaces for commercial and industrial projects of 10,000 square feet gross floor area or larger shall be provided (Section 14-09 of the Grass Valley Zoning Ordinance).
- 13. Bumper guards, wheel stops or curbs shall be provided in such a manner to insure that no portion of any parked vehicle shall touch any wall, fence, or building, nor shall project beyond any lot lines bounding such facilities (Section 14-18 of the Grass Valley Zoning Ordinance).
- 14. Any parking facility that abuts any residential zone shall have a solid masonry wall not less than six feet in height measured from the parking lot side. In case of a front yard, a three foot height may be required. The Design Review Board may allow exceptions to this standard where wall development is infeasible or where wall development would result in loss of significant vegetation and/or trees (Section 14-22 of the Grass Valley Zoning Ordinance).
- 15. Parking lots with three or more spaces may include compact car spaces for up to twenty percent of the total number of regular spaces (Section 14-23 of the Grass Valley Zoning Ordinance).
- 16. All off-street parking facilities abutting upon a public street, highway or sidewalk, except those portions comprising driveways or pedestrian walkways, shall be bounded on the street or highway side or sides by a planting strip with a minimum width of six (6) feet of ground area (Section 14-21-e of the Grass Valley Zoning Ordinance).

Exterior Lighting:

- 17. All artificial illumination shall be installed, directed and shielded to confine and direct rays of artificial light within the boundaries of the project site (Section 14-20 of the Grass Valley Zoning Ordinance).

Landscaping and Irrigation Design:

18. Minimal planting and irrigation standards shall be incorporated so that the design and installation complies with the city's Water Efficient Landscape Ordinance (Article 16C of the Grass Valley Zoning Ordinance).
19. Except where additional turf area is determined needed for passive or active recreational use by the Design Review Board no more than 20 percent of the project site covered by irrigated landscaping shall be devoted to turf (Section 16C-04 of the Grass Valley Zoning Ordinance).
20. At least 50 percent of the project site covered by irrigated landscaping shall be with drought tolerant/low water use plants (Section 16C-04 of the Grass Valley Zoning Ordinance). Also refer to Appendix "A" Plant Selection List which offers a list of drought tolerant/low water use plants.
21. Turf shall be prohibited in median areas, in parkway areas less than six feet in width and on slopes of 15 percent or greater. Turf shall also be prohibited within the dripline of native oak trees. Turf areas exceeding 1,000 square feet or used as an essential part of development, such as golf courses or playing fields, shall utilize soil moisture sensors as part of their irrigation system (Section 16C-04 of the Grass Valley Zoning Ordinance).
22. All planted areas, except those with lawns, native forested areas, groundcover, or other low lying shrub areas shall include mulch material to an average thickness of at least two inches throughout, except in the immediate vicinity of plant stems (Section 16C-04 of the Grass Valley Zoning Ordinance).
23. Irrigation systems shall be designed to prevent over-spray, run-off, low-head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures. Drip, trickle, or other low volume irrigation methods are encouraged. All irrigation systems shall incorporate automatic controllers and be designed such that there are separate valves serving each of the following areas:
 - a. Turf areas;
 - b. Areas planted with drought tolerant/low water use plants; and
 - c. Areas planted with non-drought tolerant plants.
 (Section 16C-04 of the Grass Valley Zoning Ordinance).
24. Use of temporary irrigation for open space or hydroseeded areas shall be removed after the establishment period (Section 14-4E of the Grass Valley Municipal Code).

- 25. Use of temporary irrigation for open space or hydroseeded areas shall be removed after the establishment period (Section 14-4E of the Grass Valley Zoning Ordinance).
- 26. Minimum landscape of the lot for new construction shall be 20 percent of the improved project site area devoted to landscaping. Landscaping should be concentrated along perimeter portions and within the parking lot. This 20% figure may include the required six foot wide planting strip as outlined in Section 14-21 (e) of this Article; provided that within the improved parking lot area, an area equal to at least five percent (5%) of the parking lot area including the six foot perimeter area shall be devoted to landscaping (Section 14-21 of the Grass Valley Zoning Ordinance).
- 27. Minimum landscape for existing parking lots to accommodate expansions of buildings shall include a minimum five percent (5%) of the paved parking lot area devoted to landscaping the required six foot wide planting strip as outlined in Section 14-21 (e), except as otherwise approved in the design review process (Section 14-21 of the Grass Valley Zoning Ordinance).

Tree Removal and Preservation:

- 28. No mechanical trenching, grading or placing of fill whatsoever shall be done within the dripline of a tree to be retained unless approved by a city approved certified arborist (Section 12.36.160 of the Grass Valley Municipal Code).
- 29. All projects with existing trees to remain shall show locations of protective fencing of tree driplines on the grading plan. Said fencing should be in place before commencement of any grading (Section 12.36.160 of the Grass Valley Municipal Code).
- 30. Drainage changes shall be minimized within driplines of trees to be retained (Section 12.36.160 of the Grass Valley Municipal Code).
- 31. No irrigation systems shall be permitted within the driplines of trees unless approved by a certified arborist. When necessary, low volume methods such as drip irrigation should be used (Section 12.36.160 of the Grass Valley Municipal Code).
- 32. Avoid paving within the dripline of trees to be preserved. When necessary, a porous paving material should be used (Section 12.36.160 of the Grass Valley Municipal Code).

Signs:

- 33. Billboard and off-premises signs are prohibited (Section 14D-06-j of the Grass Valley Zoning Ordinance). A bill board sign is a sign structure which is available for lease

or rent. An Off-premises sign is a sign which direct attention to a business, service, product or entertainment not sold or offered on the premises on which the sign is located.

34. Roof signs that extend above the roof line of a building or structure are prohibited (Section 14D-06-i of the Grass Valley Zoning Ordinance).
35. Roof signs that don't extend above the roof line of a building or structure are subject to approval by the Design Review Board (Section 14D-07-a-2 of the Grass Valley Zoning Ordinance).
36. Signs made wholly or partially of highly reflective material, except energy-saving reflective material, and fluorescent painted signs that pose a public health or safety hazard are prohibited (Section 14D-06-g of the Grass Valley Zoning Ordinance).
37. Parking lot and other private traffic directional signs each not exceeding four square feet in area and limited to guidance of pedestrian or vehicular traffic within the premises on which they are located are exempt from review (Section 14D-05-j of the Grass Valley Zoning Ordinance).
38. Lighting for exterior illuminated signs shall be so arranged that it will not create a hazardous glare for pedestrians or vehicles either in a public street or on any private premises. Each sign shall be designed so that illumination does not exceed ten candlepower at a distance of ten feet from the sign (Section 14D-16-c of the Grass Valley Zoning Ordinance).
39. Monument signs shall not be placed so as to obstruct visibility necessary for safe vehicular and pedestrian circulation (Section 14D-16-d of the Grass Valley Zoning Ordinance).
40. Projecting and suspended signs shall conform to the following requirements:
 - a. The minimum clearance between the lowest point of a sign and the grade immediately below shall be eight feet.
 - b. The minimum horizontal clearance between a sign and the curb line shall be two feet. The maximum projection over a public sidewalk shall be two-thirds the width of the sidewalk or six feet, whichever is less.
 - c. The top of a projecting sign shall not exceed the height of the face of the building by which it is supported nor be located above the top of the second floor of the building.

(Section 14D-16 of the Grass Valley Zoning Ordinance).

- 41. The distance between the highest point of a wall sign and the grade immediately below shall not exceed 25 feet (Section 14D-16-f of the Grass Valley Zoning Ordinance).
- 42. Engineering calculations for wind load and safety is required by the Building Division for most freestanding signs and some wall, projecting, or suspended signs. Please contact the Building Division at 274-4340 for further information.

Trash/Recycling Enclosures:

- 43. All trash/recycling enclosures shall be constructed of non-combustible materials (Division III of the Uniform Fire Code).
- 44. Trash/recycling enclosures shall be located no closer than five feet from any building (including roof eave lines) that is constructed or contains combustibles (Division III of the Uniform Fire Code).

Utilities and Mechanical Equipment:

- 45. Electrical power lines, and other wires, shall be installed underground, unless prevented by General Orders of the P.U.C.
- 46. Maintain required clearances around gas and electrical facilities including:

<u>Facility</u>	<u>Required Clearance</u>
Poles/overhead wires	6 feet radially (10' from structures).
Anchors	3 feet radially.
Gas and/or electric meters	3 feet in front of all equipment.
Electric Splice Boxes	3 feet on all sides.
Pad Mounted Transformers	8 feet in front of doors, and 3 feet to the sides and back. (Measure all dimensions from the pad).

APPENA.TXT

APPENDIX B

EROSION CONTROL DESIGN CRITERIA

Grass Valley, like other Sierra Foothill and mountain areas, has a high potential of erosion and sedimentation due to the nature of the area: sloping land, high rainfall, erodible soils and a delicate vegetative cover. Special attention to erosion and sediment control needs to be given during the initial design stages of a development project.

This is a summary list of erosion and sediment control guidelines taken by permission from the Nevada County Resource Conservation District and incorporated by reference by in the Grass Valley Design Review Manual.

In addition to these guidelines applicants are encouraged to consult the Nevada County Resource Conservation District at 113 Presley Way, Suite 1, Grass Valley, (530) 272-3417. More detailed information is available, Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains, from the district office.

A. General Erosion Control Guidelines:

1. Each project should have an effective system of erosion and sedimentation control, consisting of vegetative and structural measures and management practices, to reduce the damage of erosion and costly clean-up procedures.
2. Plan development to fit the particular topography, soils, waterways, and natural vegetation of the site, to avoid the creation of erosion problems on the site.
3. Reduce erosion hazards and runoff volumes and velocity by limiting the length and steepness of slopes. Slopes subject to erosion should not be steeper than 2:1 horizontal to vertical.
4. Break up long steep slopes by benching, terracing or diversion structures.
5. Use existing vegetation to control erosion to (a) shield the soil surface from rain, (b) increase infiltration, (c) reduce velocity of runoff and (d) hold soil in place and act as a filter.
6. Time the project so that grading and construction occur during the normal dry season.

B. Temporary Erosion Control Guidelines:

7. In the event that permanent soil erosion and sediment control measures cannot be installed by October 15, temporary erosion control measures should be installed to protect the site during the upcoming winter period. The specific measures used and their locations should be based on the condition of the site as of the October 15 date. The implementation of temporary erosion control measures should not be construed as adequate for permanent measures installed at a later date.
8. The design standards should be based on criteria provided by the Nevada County Resource Conservation District. Specific temporary measures should include, but not be limited to berms, dikes and swales, grade stabilization structures, straw bale dikes, sediment traps/basins, seeding, mulching/ netting, as appropriate.
9. Apply "soil erosion control" practices to defend against on-site damage. Keep disturbed soil covered as much as possible with temporary or permanent vegetation or various mulches. Divert surface runoff from exposed areas and install grade stabilization structures to control surface water.
10. Apply "sediment control" practices as a perimeter protection to prevent off-site damage. Install diversion ditches, sediment traps, vegetative filters, sediment basins, etc., to control sediment and prevent it from leaving the site. Retain sediment by (1) filtering runoff as it flows through the site and (2) impounding sediment laden water to settle it out.
11. Temporary measures should be installed no later than November 1 with follow-up inspection by Nevada County Resource Conservation District and City representatives. Provide sufficient maintenance to insure the intended results.
12. Maintenance of temporary measures is the responsibility of project representatives and must be performed as needed after each storm as part of a thorough maintenance and follow up operation with periodic checks of the erosion and sediment control practices. The posting of a cash deposit or other form of surety may be required to guarantee performance of temporary erosion control measures and to cover costs of the City in the event of non-performance by project representatives.

C. Permanent Erosion Control Guidelines:

13. Drain all concentrated runoff via subsurface drains, lined ditches, culverts, gutters, etc., to a storm drainage system or retention facility.
14. Provide surface cover for the soil through the use of impermeable surfaces, gravel, rock or vegetation.

15. When using vegetation to cover soil, choose long lived plant varieties and provide appropriate irrigation. The use of California native plants is encouraged because of their ability for erosion control. Annual rye, oats, barley and similar species are not acceptable for permanent erosion control due to their poor reseeding abilities.
16. During the wet season, mulch soil around plants until their growth covers the surface. When hydroseeding, the mulch may consist of wood fiber component in the slurry with a tackifier. Hydroseeding is appropriate for slopes 2:1 or less. When planting container stock or groundcovers on flat ground or slight slopes, the mulch may be bark, wood chips, straw, etc. When planting container stock or groundcovers on slopes 2:1 or greater, the mulch should consist of punched straw, jute netting, straw covered with jute netting, or a manufactured erosion control blanket, depending on the steepness of the slope. Use of pine needles as permanent erosion control is discouraged due to fire hazards.
17. Provide sufficient maintenance to ensure adequate functioning of the permanent erosion control features.
18. In phased projects erosion control measures, such as hydroseeding, should be implemented on those portions of the site not to be immediately developed.

APPENB.TXT

APPENDIX C

TRASH/RECYCLING ENCLOSURE DESIGN CRITERIA

Trash/Recycling containment is an important design aspect of a project. Separated trash/recycling enclosures are a typical installations for commercial, industrial, office, institutional and multiple family residential development projects. These guidelines have been developed in concert with Waste Management of Nevada County and incorporated by reference by in the Grass Valley Design Review Manual.

Design Criteria:

1. Commercial, industrial and multiple family residential development should provide refuse and recycling enclosures in a number and size so as to adequately contain the refuse generated by the development. Such design is based on anticipated demands for the particular development. Please consult Waste Management of Grass Valley to determine expected waste/recycling generation characteristics. If no particular use is anticipated then it is recommended that trash and recycling provisions be over estimated. Restaurants will require additional space to provide adequate storage for grease containment and allow for more glass and aluminum material storage. It is also recommended that some storage area be provided within the building for storage of recyclable paper. The following are suggested thresholds:

Recommended Area Devoted to Trash and Recycling Facilities

Residential:

Dwell Units	Trash Recyclables		Total Area
2-4	24 sq-ft	12 sq-ft	36 sq-ft
7-25	100 sq-ft	24-48 sq-ft (bin)	124 - 148 sq-ft

For every additional 25 dwelling units an additional 100 sq-ft for trash and 48 sq-ft for recyclables should be provided.

Office/Commercial:

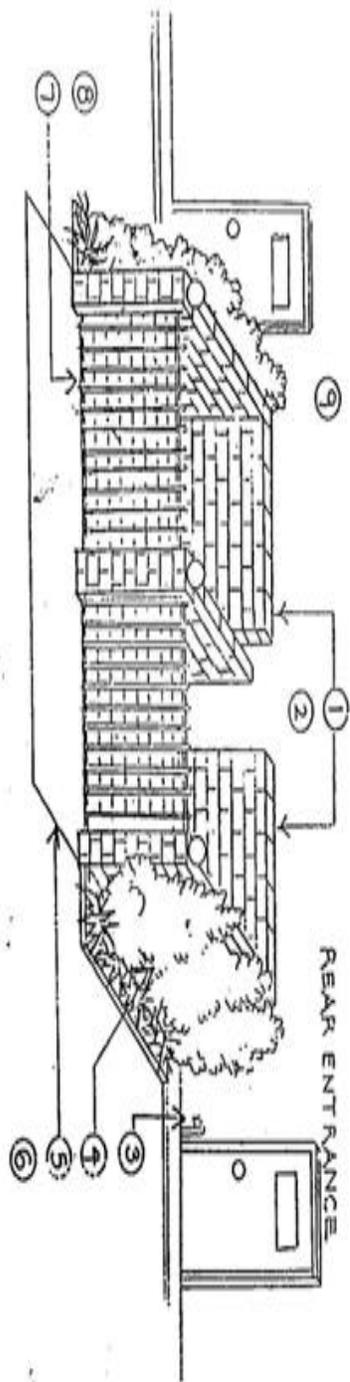
Bldg. Size (sq-ft)	Trash Recyclables		Total Area
0-5,000	12 sq-ft	12 sq-ft	24 sq-ft
5,000-10,000	24 sq-ft	24 sq-ft	48 sq-ft
10,001-25,000	48 sq-ft	48 sq-ft	96 sq-ft
25,001-50,000	96 sq-ft	96 sq-ft	192 sq-ft
50,001-75,000	144 sq-ft	144 sq-ft	288 sq-ft
75,001-100,000	192 sq-ft	192 sq-ft	384 sq-ft

100,001 + For every additional 25,000 sq-ft an additional 48 sq-ft 96 sq-ft of area for trash and recyclables containment should be provided.

2. Trash/Recycling containers should be consolidated to minimize the number of collection sites, and located so as to reasonably equalize the distance from the building spaces they serve.
3. Review the proposed locations and details of trash/recycling enclosures with Grass Valley Disposal Inc. for suitable size and access.
4. Enclosures should incorporate separated recycling areas designed. Refer to Exhibit A.
5. The trash/recycling enclosure facility should be designed to allow convenient access by tenants. All weather signage should be posted inside the enclosure that provides information on what is accepted for recycling.
6. Containers and enclosures should be located so as to allow ease of access for collection trucks. No parking or other obstructions should be permitted in the access area for enclosures.
7. To prevent holes in the asphalt from developing as a result of bin impact, each enclosure should be built on a concrete slab with a thickness of six inches. Additionally, a minimum four foot wide, six inch thick concrete apron should be constructed in front of each enclosure. The concrete apron should be extended in front of the enclosure to past the point of pick-up to minimize the damage to the surrounding asphalt paving.

8. Each enclosure should have a decorative solid heavy gauge metal gates incorporating cane bolts to secure the gates when in the open and closed positions.
9. Gates should swing outward or slide parallel to the wall.
10. Walls of the enclosure should be at least six feet in height.
11. Containers and enclosures should be placed away from public view insofar as is practical. Trash and recycling receptacles, other enclosures, and loading areas should be screened with shrubs where feasible, with a gate providing for access.
12. Containers and enclosures should be situated so that they do not cause excessive nuisance to occupants of nearby buildings.
13. Water outlets (hose bibs) should be located close to trash containers for Fire safety and sanitation purposes.
14. The trash enclosure structure should be constructed of sturdy non-combustible materials.
15. The perimeter of the enclosure should be planted where practical with landscaping.
16. Provisions should be made within the enclosure to protect recyclable materials from rain and snow by covering the storage area, or by the use of covered receptacles. Method of covering the recycling area should be reviewed by Grass Valley Disposal Incorporated.
17. Driveways or travel aisles should provide unobstructed access for collection vehicles.

APPENC.TXT



- ① SEPARATE TRASH AND RECYCLING AREAS
- ② SEPARATE ACCESS TO EACH AREA
- ③ WATER OUTLET NEARBY
- ④ VEGETATIVE SCREENING
- ⑤ CONCRETE APRON 4' WIDE 5" NOMINAL THICK
- ⑥ 6" NOMINAL CONCRETE SLAB
- ⑦ DECORATIVE, SOLID GATE SWINGS OUTWARD
- ⑧ CONSTRUCTED WITH NON-COMBUSTIBLE MATERIAL
- ⑨ ALLOW EASY ACCESS BY COLLECTION TRUCKS

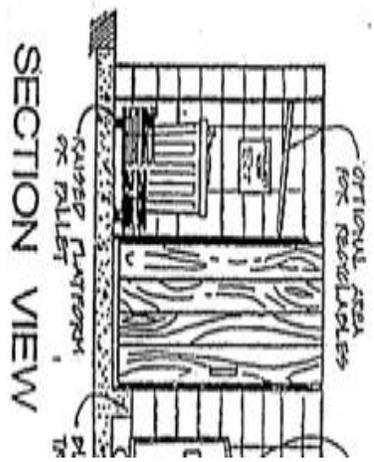


EXHIBIT A

APPENDIX D

MAIL DELIVERY FACILITIES DESIGN CRITERIA

Design of mail delivery facilities are an important design feature of a project that is subject to Design Review Board consideration. Applicants should consult the U.S. Postal Service regarding the specific mail delivery facilities prior to design review of the project. This criteria has been established by the Grass Valley Office of the U.S. Postal Service and has been incorporated by reference by in the Grass Valley Design Review Manual.

Design Criteria:

1. Use of "Gang" type delivery and collection boxes must be used for multiple family residential development (five or more dwelling units) and most office, commercial industrial and institutional developments to help provide for efficient mail delivery service. General details of these facilities and pad sizes are noted in the attached exhibits.
2. Include the mail delivery facilities on the site and landscape plans, with paved areas for pedestrian access, and landscape screening as appropriate.
3. Avoid placement of mail delivery facilities in conflict with pedestrian and vehicular circulation. Such facilities should be located for convenient pedestrian access.

APPENDIX "E"

PLANT SELECTION GUIDE

The following table is a partial list of plants that have been proven to grow well in the Grass Valley area. These plants are well adapted to the local climate of wet, cold winters and warm, dry summers and do well in the native soils which generally have a PH level of 6.0 to 6.5. However, serpentine soil conditions call for specially adapted plants which are noted in the table. Fire resistant landscaping should be considered in particularly fire hazardous areas such as hillsides. However, fire resistant landscaping is not necessarily drought tolerant/low water use. Drip irrigation is recommended for all trees, shrubs and vines noted in the table. Spray irrigation or mini sprinklers incorporated into a drip system are recommended for ground cover, perennials and turf.

BOTANICAL NAME/Common Name	Drought tolerant/low water use	Tolerant of serpentine soils	Deciduous	Evergreen	California native	Native in Foothills	Fire Resistant
Trees: Canopy/overstory (c) Understory (u)							
ABIES CONCOLOR White Fir (c)	YES	YES	NO	YES	YES	YES	NO
ACER PALMATUM Japanese Maple (u)	NO	NO	YES	NO	NO	NO	NO
ACER RUBRUM Red Maple (c)	NO	YES	YES	NO	NO	NO	NO
ACER SACCHARUM Sugar Maple (c)	NO	YES	YES	NO	NO	NO	NO
ALBIZZIA JULIBRISSIN Mimosa (u)	YES	YES	YES	NO	NO	NO	NO
BETULA POPYRIFERA Paper Birch (u)	NO	NO	YES	NO	NO	NO	NO
BETULA PENDULA Western White Birch (u)	NO	YES	YES	NO	NO	NO	NO

BOTANICAL NAME/Common Name	Drought tolerant/low water use	Tolerant of serpentine soils	Deciduous	Evergreen	California native	Native in Foothills	Fire Resistant
CALOCEDRUS DECURRENS Incense Cedar (c)	YES	YES	NO	YES	YES	YES	NO
CEDRUS DEODORA Deodar Cedar (c)	YES	YES	NO	YES	NO	NO	NO
CERCIS CANADENSIS Eastern Redbud (u)	NO	NO	YES	NO	NO	NO	NO
CERCIS OCCIDENTALIS Western Redbud (u)	YES	YES	YES	NO	YES	YES	YES
CORNUS FLORIDA Flowering Dogwood (u)	NO	NO	YES	NO	NO	NO	NO
CORNUS NUTTALLII Pacific Dogwood (u)	NO	NO	YES	NO	YES	YES	NO
CUPRESSUS MACNABIANA Macnab Cypress (u)	YES	YES	NO	YES	YES	YES	NO
LAGERSTROEMIA INDICA Crape Myrtle (u)	YES	NO	YES	NO	NO	NO	NO
LIQUIDAMBAR STYRACIFLUA American Sweet Gum (c)	NO	YES	YES	NO	NO	NO	NO
MAGNOLIA GRANDIFLORA Southern Magnolia (c)	NO	NO	NO	YES	NO	NO	NO
MALUS SPECIES Crabapple (u)	NO	NO	YES	NO	NO	NO	NO
PINUS NIGRA Austrian Pine (c)	YES	YES	NO	YES	NO	NO	NO
PINUS PONDEROSA Ponderosa Pine (c)	YES	YES	NO	YES	YES	YES	NO
PINUS SABINIANA Digger Pine (c)	YES	YES	NO	YES	YES	YES	NO
PLATANUS ACERIFOLIA London Plane Tree (c)	YES	YES	YES	NO	NO	NO	NO

BOTANICAL NAME/Common Name	Drought tolerant/low water use	Tolerant of serpentine soils	Deciduous	Evergreen	California native	Native in Foothills	Fire Resistant
POPULUS FREMONTII Fremont Cottonwood (c)	NO	NO	YES	NO	YES	YES	NO
PRUNUS CERASIFERA Purple Leaf Plum (u)	NO	NO	YES	NO	NO	NO	NO
PRUNUS SERRULATA Flowering Cherry (u)	NO	NO	YES	NO	NO	NO	NO
PRUNUS SUBHIRTILLA PENDULA Weeping Cherry (u)	NO	NO	YES	NO	NO	NO	NO
PSEUDOTSUGA MENZIESI Douglas Fir (c)	YES	YES	NO	YES	YES	YES	NO
PYRUS CALLERYANA 'ARISTOCRAT' Aristocrat Pear (c)	NO	NO	YES	NO	NO	NO	NO
QUERCUS COCCINEA Scarlet Oak (c)	NO	NO	YES	NO	NO	NO	YES
QUERCUS RUBRA Red Oak (c)	NO	NO	YES	NO	NO	NO	YES
ROBINIA AMBIGUA 'Purple Robe' Locust (c)	YES	NO	YES	NO	NO	NO	NO
SEQUOIA DENDRON GIGANTEUM Giant Sequoia (c)	YES	NO	NO	YES	YES	YES	NO
SEQUOIA SEMPERVIRENS Coastal Redwood (c)	NO	NO	NO	YES	YES	NO	NO
SHRUBS:							
ABELIA GRANDIFLORA Abelia	NO	YES	NO	YES	NO	NO	NO
ARBUTUS UNEDO Strawberry Tree	YES	YES	NO	YES	NO	NO	NO
ARCTOSTAPHYLOS DENSIFLORA 'H.McMINN' McMinn Manzanita	YES	YES	NO	YES	YES	NO	NO

BOTANICAL NAME/Common Name	Drought tolerant/low water use	Tolerant of serpentine soils	Deciduous	Evergreen	California native	Native in Foothills	Fire Resistant
AZALEA EXBURY Exbury Azalea	NO	NO	YES	NO	NO	NO	NO
AZALEA KURUME Kurume Azalea	NO	NO	NO	YES	NO	NO	NO
BERBERIS THUNBERGIANA Japanese Barberry	NO	NO	YES	NO	NO	NO	NO
CAMELLIA JAPONICA Camellia	NO	NO	NO	YES	NO	NO	NO
CAMELLIA SASANQUA Sasanqua Camellia	NO	NO	NO	YES	NO	NO	NO
CEANOTHUS "JULIA PHELPS" Julia Phelps Mountain Lilac	YES	YES	NO	YES	YES	NO	YES
CHOISYA TERNATA Mexican Orange	NO	NO	NO	YES	NO	NO	NO
CISTUS HYBRIDUS White Rockrose	YES	YES	NO	YES	NO	NO	YES
CISTUS PURPUREUS Orchid Rockrose	YES	YES	NO	YES	NO	NO	YES
CORNUS STOLONIFERA Redtwig Dogwood	NO	NO	YES	NO	YES	YES	NO
CUPRESSOCYPARIS LEYLANDII Leyland Cypress	YES	YES	NO	YES	NO	NO	NO
COTONEASTER SALICIFOLIUS 'REPENS' Dwarf Willowleaf Cotoneaster	YES	YES	NO	YES	NO	NO	YES
ELEAGNUS PUNGENS Silverberry	YES	YES	NO	YES	NO	NO	NO
ESCALLONIA FRADESII Escallonia	YES	YES	NO	YES	NO	NO	NO
GREVILLEA NOELLII Hummingbird Bush	YES	NO	NO	YES	NO	NO	NO

BOTANICAL NAME/Common Name	Drought tolerant/low water use	Tolerant of serpentine soils	Deciduous	Evergreen	California native	Native in Foothills	Fire Resistant
HETEROMELES ARBUTIFOLIA Toyon	YES	NO	NO	YES	YES	YES	NO
MAGNOLIA STELLATA Star Magnolia	NO	NO	YES	NO	NO	NO	NO
MAHONIA AQUIFOLIUM Oregon Grape	YES	NO	NO	YES	YES	NO	NO
NANDINA DOMESTICA Heavenly Bamboo	NO	YES	NO	YES	NO	NO	NO
PHOTINIA FRASERI Photinia	YES	YES	NO	YES	NO	NO	NO
PINUS MUGO MUGO Mugho Pine	YES	YES	NO	YES	NO	NO	NO
PRUNUS LAUROCERASUS English Laurel	NO	YES	NO	YES	NO	NO	NO
RHODDENDRON SPECIES Rhodedendron	NO	NO	NO	YES	NO	NO	NO
RHUS TYPHINA Staghorn Sumac	NO	NO	YES	NO	NO	NO	NO
SARCOCOCCA RUSCIFOLIA Fragrant Sarcococca	NO	NO	NO	YES	NO	NO	NO
VIBURNUM DAVIDII David's Viburnum	NO	NO	NO	YES	NO	NO	NO
VIBURNUM TINUS Laurustinus	NO	YES	NO	YES	NO	NO	NO
VIBURNUM TRILOBUM Cranberry Bush	NO	NO	YES	NO	NO	NO	NO
WOODWARDIA FIMBRIATA Chain Fern	NO	NO	NO	YES	YES	YES	NO

BOTANICAL NAME/Common Name	Drought tolerant/low water use	Tolerant of serpentine soils	Deciduous	Evergreen	California native	Native in Foothills	Fire Resistant
GROUNDCOVERS/VINES/ PERENNIALS:							
AJUGA REPTANS Carpet Bugle	NO	NO	NO	YES	NO	NO	YES
ARCTOSTAPHYLOS UVA-URSI Bearberry Manzanita	YES	YES	NO	YES	YES	NO	YES
BACCHARIS PILULARIS PILULARIS Dwarf Coyote Bush	YES	YES	NO	YES	YES	NO	YES
CEANOTHUS GLORIOSUS Point Reyes Ceanothus	YES	YES	NO	YES	YES	NO	YES
CLEMATIS ARMANDII Evergreen Clematisc	NO	NO	NO	YES	NO	NO	NO
COTONEASTER LOWFAST Lowfast Cotoneaster	YES	YES	YES	NO	NO	NO	YES
HEMROCALLIS SPECIES Daylily	NO	NO	YES	NO	NO	NO	YES
HEUCHERA SANGUINEA Coral Bells	NO	NO	NO	YES	NO	NO	NO
HYPERICUM CALYGINUM Creeping St. Johnswort	YES	NO	NO	YES	NO	NO	YES
IBERIS SEMPERVIRENS Evergreen Candytuft	NO	NO	NO	YES	NO	NO	NO
JUNIPERUS SPECIES Juniper	YES	YES	NO	YES	NO	NO	NO
LAVENDULA OFFICINIALIS English Lavender	YES	NO	NO	YES	NO	NO	YES
LIROPE MUSCARI Lily Turf	NO	NO	NO	YES	NO	NO	NO

BOTANICAL NAME/Common Name	Drought tolerant/low water use	Tolerant of serpentine soils	Deciduous	Evergreen	California native	Native in Foothills	Fire Resistant
LONICERA JAPONICA Honey Suckle	YES	NO	NO	YES	NO	NO	NO
MAHONIA REPENS Creeping Oregon Grape	YES	NO	NO	YES	YES	NO	NO
PARTHENOCISSUS QUINQUEFOLIA Virginia Creeper	NO	NO	YES	NO	NO	NO	NO
PARTHENOCISSUS TRICUSPIDATA Boston Ivy	NO	NO	YES	NO	NO	NO	NO
PHLOX SUBULATA Moss Pink	NO	NO	NO	YES	NO	NO	NO
ROSMARINUS OFFICINALIS Rosemary	YES	NO	NO	YES	NO	NO	YES
TRACHELOSPERMUM ASIATICUM Asian Jasmine	NO	NO	NO	YES	NO	NO	NO
VINCA MINOR Dwarf Periwinkle	NO	NO	NO	YES	NO	NO	YES
WISTERIA SINENSIS Chinese Wisteria	NO	NO	YES	NO	NO	NO	NO
TURF:							
Hybrid tall fescue varieties							

PLANTSEL.LIS

APPENDIX F

METAL BUILDING GUIDELINES

1. The use of metal buildings should be compatible and not clash with other nearby buildings.
2. Metal buildings where appropriate should be designed with detail trim and fascia, using colors and shadow effects to provide visual interest in their massing and facade. Avoid the plain metal box look.
3. The City encourages the use of design professionals in the design of projects which include metal buildings.
4. Use architectural detailing where necessary to reduce the appearance of mass along uninterrupted wall surfaces and excessively high walls. Horizontal color bands, varied wall planes, and landscaped areas with plantings of appropriate scale are ways to help relieve the appearance of visual massiveness.
5. Landscaping should be used as an essential element of creating a successful attractive metal building project.
6. Use of canopies, roof overhangs, architecturally compatible windows, recessed areas and frame line extensions are encouraged to add architectural interest to metal buildings.
7. New buildings with metal siding or metal roofs should have factory-painted finishes.
8. If metal siding or roofing is used, it should be composed of low glare materials which will not result in off-site light glare or have an unfavorable appearance when viewed from public streets or from other surrounding areas.
9. Architectural grade panels should be considered in design-sensitive areas.
10. Reduce the visual prominence of fasteners by using architectural panels, wall systems with concealed or color-coded fasteners where visible, unless fasteners are a special design element of the building.
11. Down spouts should complement or match wall colors or be concealed within the walls, unless they are used as a contributing architectural detail.
12. Main entries should be clearly defined and integrated with building and landscape designs. They should serve as focal points and invitations to visitors.
13. Distribute landscaping throughout a project particularly at the base of building walls to break up hard edges between paving and walls.