

RESOLUTION NO. 30-99

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND, CALIFORNIA APPROVING AND ADOPTING DESIGN REVIEW GUIDELINES AS A COMPANION DOCUMENT TO THE DESIGN REVIEW ORDINANCE.

WHEREAS, on March 9, 1999 the City Council of the City of Richmond approved Ordinance 7-99 N.S. establishing a new city-wide Design Review Ordinance (RMC Section 15.04.930).

WHEREAS, the Design Review Ordinance references guidelines establishing criteria for the review of physical development. The establishment of the new ordinance necessitates the need for comprehensive guidelines by which to evaluate development and design proposals.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Richmond hereby approves and adopts the following "Design Review Guidelines".

DESIGN REVIEW GUIDELINES

In addition to all other applicable regulations, policies, development standards, and performance standards, the Design Review Board shall give particular consideration during the review process to the following Design Review Guidelines.

A. General Principles

1. Site design, scale of buildings, and the orientation of structures and physical spaces should relate to the surrounding environment on three scales:

Neighborhood: relating to the area defined by all structures and areas from which it is possible to view the construction;

Contiguous parcels; relating to all parcels of land touching the parcel on which the construction is located; and

On-site: relating to the parcel on which the construction is located.

2. Street furniture, including fencing, sidewalks and pathways, shall be given special design considerations to enable the maximum identity and uniqueness of character to be built into each development. Applications for design review for residential, commercial, or industrial projects of over four acres should include identified areas for public art in larger public areas, as appropriate.
3. The scale and layout of structures and physical spaces should relate to a human scale and provide ample opportunities for pedestrian and handicapped access and circulation.
4. Good architectural character is based upon the suitability of a building for its purposes, upon the consistent and appropriate use of sound materials, and upon the principles of harmony and proportion in the elements of the building.

5. Good architectural character is not, in itself, more expensive than poor architectural character, and is not dependent upon a particular style of architecture.
6. Federal, State, and City standards for the rehabilitation of Historic or Architecturally Significant Structures shall be included when applicable.
7. Policies for Appearance and Design specified by Adopted Specific Plans, Special Area Plans, and Redevelopment Plans shall be included when applicable.
8. Mitigating measures that are established as part of an environmental impact report or negative declaration for a project shall be considered for inclusion as conditions of approval or project revision.

B. Site Planning

1. The natural topographic and landscape features of a site shall be incorporated into a development. Development shall work to preserve or protect unique or special natural features of the site. Development shall minimize the removal of natural vegetation.
2. Buildings and open spaces shall be in proportion and scale with existing structures and spaces in the surrounding area.
3. A site shall not be so overcrowded as to cause unbalanced relationships of buildings to open space. Open spaces shall not be unduly isolated from one another by unrelated physical obstructions such as buildings and paved vehicular areas, but rather, shall be linked by reasonable open space corridors.
4. Buildings shall be sited in an orderly, non-random fashion. Long, unbroken building facades shall be avoided.
5. All areas not otherwise occupied by structures or paved areas shall be landscaped and irrigated by an adequate irrigation system. An adequate irrigation system for projects with a site area in excess of ten thousand (10,000) square feet shall consist of an automatically controlled irrigation fixtures unless the Planning Commission or the Design Review Board finds that acceptable drought resistant native plants are utilized and/or adequate irrigation can be provided with a manually operated system. Plant materials should be planted where they will not encroach upon walkways or driveways, etc. at maturity or create a hazardous condition to structures or public rights-of-way. Landscape plans for development on sites in excess of twenty thousand (20,000) square feet shall be prepared by a licensed landscape architect.
6. Habitable space shall be oriented with due regard to sun, prevailing wind, desirable vistas, and nearby land uses.
7. The floor plans of residential units shall have proper orientation, access, and view to adjacent private and public open space.

8. The intrusive impact of motor vehicles upon the privacy of office, other work space, and residential environments shall be minimized while maintaining convenient access between units and parking.
9. Paved areas shall only be as large as necessary to serve parking, circulation, and open space needs and their appearance shall be enhanced by landscaping. Carports or garages of residential projects shall enhance the parking areas by their design. Monotonous, extended, unbroken parking areas, driveways, and carport structures shall be avoided. Where open space is to be established between parking structures or parking areas and adjacent offices or residential structures, a landscape plan shall be prepared which defines how this open space is to be developed and maintained.
10. Grading, fill, or surcharge should be restricted to the minimum necessary to accommodate specific approved buildings and related structures. Site grading shall not obstruct natural drainage flow from abutting property or divert drainage from its natural watershed.
11. Development sites shall be lighted with fixtures which relate to the scale and design of the development and which have an intensity high enough to maintain security and low enough to avoid being a nuisance. Other than public or private street lights, exterior lighting shall be diffused or concealed, in order to prevent illumination of adjacent properties or the creation of objectionable visual impacts on properties or roadways. Planning Staff or the Design Review Board may require photometric mapping of proposed site and building lighting to determine potential impacts as part of a project submittal.
12. Fencing used throughout a project shall be consistent in material and design. Offsetting portions of fencing and creating landscape pockets should be considered for long expanses of fencing.

C. Architectural Design

1. Materials, textures, and colors employed shall be compatible and consist of high quality building materials suitable for the manner of construction proposed.
2. Building design elements shall avoid monotonous repetition or excessive variety of forms, patterns, and colors.
3. Materials and design details shall be consistent with the general design theme.
4. The location, size, and treatment of window and door openings shall be compatible with the wall on which they are located.
5. Decorative devices shall not be used to conceal poor design.
6. For commercial lots abutting residential zones:
 - A. Primary building entries or entry courtyards and display windows shall be oriented to and clearly visible from the street. Customer entrances and exits, other than exits required for public safety, shall not face abutting residential

properties.

B. Exhaust air ducts and exterior air conditioning boxes shall not direct air flows towards abutting residential properties.

D. Architectural Design for sloping lots of greater than 15% slope and for Dwelling Units Above the Toe of Hill

1. Structures shall be sited so as to make a more natural transition with the existing topography to the maximum extent feasible consistent with safe grading, drainage, and engineering principles.
2. Large, blank, plain wall expanses shall not be allowed but rather shall be broken up with appropriate architectural treatment including articulation of the exterior walls or the inclusion of additional architectural forms. The use of landscape planting may not be the exclusive remedy to screen or diminish the visual obtrusion of such expanses over time.
3. Structures sited on or near the ridgeline shall be designed with adequate consideration given to building massing, roof slopes, and/or landscape screening to blend with the ridge line, rather than project as a structure distinctly separate from the ridgeline.
4. Structures supported on open underpinnings such as poles shall be designed to integrate the understructure systems with the overall structural design; and unattractive areas under the structure shall be appropriately screened.

E. Moving of Buildings

1. Buildings moved into or within the City shall be reviewed for consistency to the standards of this Design Review Ordinance in the same manner that a new structure would be reviewed.
2. Buildings moved into or within the City shall have a finished appearance when completed and shall be architecturally compatible with structures in the general area to which it is being moved.
3. Relocated buildings shall not be in a dilapidated, obsolete, or deteriorated condition.

I certify that the foregoing resolution was passed and adopted by the City Council of the City of Richmond at a regular meeting held on March 23, 1999.

AYES Councilmembers Butt, Evans, Marquez, Anderson, Bates, Powers, Griffin, and Mayor Corbin

NOES: None

ABSTENTIONS: None

ABSENT: None

EULA M. BARNES
CLERK OF THE CITY OF RICHMOND

Approved:

ROSEMARY M. CORBIN
Mayor

Approved as to Form:

MALCOLM HUNTER
City Attorney