

City of Benicia Objective Planning and Design Standards for Housing Development Projects

INTRODUCTION

PURPOSE

The Objective Planning and Design Standards serve as minimum architectural and site design requirements intended primarily for multi-family residential development, mixed-use development where at least two thirds of the square footage is designated for residential use, and transitional or supportive housing. The Objective Planning and Design Standards supplement the development standards of the Benicia Zoning Ordinance and further the goals, policies, and actions of the Benicia General Plan, which encourages high quality design and the quality of life that an enhanced built environment fosters.

APPLICABILITY

The Objective Planning and Design Standards apply to housing development projects which include (1) Buildings that contain residential units; (2) Groups of attached townhomes (row houses), regardless of whether multiple townhomes occupy the same lot or each townhome occupies a separate lot; (3) Mixed-use buildings that include at least two-thirds of the square footage designated for residential use; and (4) Transitional housing or supportive housing.

The application of the Objective Planning and Design Standards is further determined by the design review procedures that a project is subject to.

Objective Design Review.

Where California law requires that the design of a project be reviewed only against objective standards, the Objective Planning and Design Standards will serve as the criteria for design review.

Discretionary Design Review.

If a project is subject to design review and is not required by State law to be reviewed only against objective standards, it is subject to discretionary design review, which is described in Chapter 17.108 of the BMC. In such case, the project will be reviewed for conformance with these Objective Planning and Design Standards and any other design guidelines that apply to the site, inclusive of design guidelines and policies of an applicable conservation plan. The project may only be approved if the findings for design review of Section 17.108.040 and Section 17.54.100 of the BMC are made.

RELATIONSHIP TO OTHER REGULATIONS

All development must comply with the standards Benicia Municipal Code Title 17 (the Zoning Ordinance). Projects subject to these Objective Planning and Design Standards must also comply with objective development standards of the Zoning Ordinance,

General Plan, Downtown Mixed Use Master Plan, Downtown Historic Conservation Plan and Arsenal Historic Conservation Plan.

DEFINITIONS

The following definitions shall apply to the standards of this document; terms not defined herein shall be as defined in the Benicia Municipal Code or General Plan. Where additional words are not defined, their meaning shall be as defined in Webster's Dictionary.

Basement is defined as the lowest usable floor of a building that is partially subsurface and does not exceed six feet above existing grade at any point when measured from the exterior of the building.

Building Front means a building facade that adjoins and is parallel to a public street.

Building Type means the physical form of the building prescribed herein, primarily focused on the relation of the building to the front property line.

Façade Transparency refers to clear glass windows and doors.

Floor Area Ratio means the gross floor area of a building or buildings on a lot divided by the lot area or site area.

Half story means a story that contains a maximum of 50% of the total floor area of the story directly underneath.

Historic Resource means a structure designated as a contributing or landmark within a historic district.

Lot Coverage means the percentage of a site covered by roofs, soffits, or overhangs extending more than two and one-half feet from a wall and by decks more than 30 inches in height.

Outdoor living area includes balconies, pools, patios, courtyards, courts, rooftop decks and similar spaces designed for active or passive recreational use accessible to occupants of a building on the same lot. Private outdoor living area means outdoor living area accessible directly from an individual dwelling unit.

Primary frontage refers to that façade of a building which adjoins the front setback or build-to-line.

Site Landscaping means the percentage of a site covered by live plant material and specifically excluding hardscape features (e.g., pavers, concrete, etc).

Zoning standard refers to the established standards of the Benicia Municipal Code (BMC) and/or adopted Downtown Mixed Use Master Plan Form-Based Code, including standards specific to the underlying district in which the property is located.

Table 1: Site Standards

	Downtown Historic District	Arsenal Historic District	Outside of historic districts
Building Placement			
A. Front Build-to-Line / Setback	1. Mixed-Use Districts (TC, NG, TC-O, NG-O Zones): Refer to Downtown Mixed Use Master Plan 2. All Other Districts: A building shall not be set back more than five (5) feet from the minimum front yard line (e.g., if the required front yard is 20', then the building shall be located within 20' to 25' of the front property line).		
B. Side Yard	1. Residential (RS, RM, RH Districts) and Mixed Use Districts: Refer to Downtown Mixed Use Master Plan 2. All Other Districts: Minimum 10'; Maximum 15'.		
C. Corner Side Yard	1. Residential and Mixed Use Districts: Refer to Zoning Standard or Downtown Mixed Use Master Plan 2. All Other Districts: Minimum 10'; Maximum 15'.		
D. Rear Yard	1. Residential and Mixed Use Districts: Refer to Zoning Standard or Downtown Mixed Use Master Plan 2. All Other Districts: Minimum 15'.		
E. Portion of Front BTL or Front Yard to be defined by a building	1. Mixed Use Districts: Refer to Downtown Mixed Use Master Plan 2. All Other Districts: 80% minimum.	Not required	Not required
F. Portion of Corner Side Yard to be defined by a building	1. Mixed Use Districts: Refer to Downtown Mixed Use Master Plan 2. All Other Districts: 60% minimum.	Not required	Not required
Site Development			
A. Density	Residential housing development shall be provided at the density identified within the adopted Housing Element.		
B. Lot Coverage	1. Residential and Mixed Use Districts: Refer to Zoning Standard or Downtown Mixed Use Master Plan 2. All Other Districts: 50% maximum		
C. Floor Area Ratio (FAR)	1. Residential and Mixed Use Districts: Refer to Zoning Standard or Downtown Mixed Use Master Plan 2. All Other Districts: 2.0 maximum		

	Downtown Historic District	Arsenal Historic District	Outside of historic districts
D. Inclusionary housing	Inclusionary units provided pursuant to BMC Section 17.70.320 shall be reasonably dispersed within the development and shall be comparable to the design of market rate units in terms of numbers of bedrooms, appearance, materials, and finished quality, as defined and specified in BMC Section 17.70.320.		
E. Outdoor Living Area	<ol style="list-style-type: none"> When a private outdoor living area is provided for a unit it shall have the following minimum dimensions: Minimum Width: 10' Minimum Depth: 6' Outdoor living areas shall be provided in addition to any required yard or setback. 		
	N/A	On a site having three or more dwelling units, at least 200 square feet of private outdoor living area shall be provided for each dwelling unit.	
Landscaping and Grading			
A. Site Landscaping	<ol style="list-style-type: none"> Residential and Mixed Use Districts: Refer to Zoning Standard or Downtown Mixed Use Master Plan All Other Districts: 30% minimum 		
B. Grading	<ol style="list-style-type: none"> Residential Districts: Cuts and/or fills shall not exceed four (4) feet. Mixed Use Districts: Grading thresholds identified in BMC Chapter 17.100.020 for commercial zoned property shall also apply to Mixed Use Districts All Other Districts: Refer to thresholds Specified in BMC Chapter 17.100.020. Exemption: The thresholds in this section may be exceeded for excavations (cuts) below finished grade for the purposes of basements and crawl spaces, below grade parking, retaining walls and building footings and piers. 		

	Downtown Historic District	Arsenal Historic District	Outside of historic districts
C. Archaeological and Paleontological Resources	<p>1. Archaeological Resources. In the event archaeological resources are uncovered during grading or construction activities, all work within 50 feet of the discovery shall be halted until a qualified archaeologist can be contacted to evaluate the situation and determine if the deposit qualifies as an archaeological resource. If the deposit does not qualify as an archaeological resource, then no further protection or study is necessary. If the deposit does qualify as an archaeological resource the archaeologist shall complete and prepare an assessment report documenting the methods, findings and recommendations. The report shall be submitted to the City, the applicant and the Northwest Information Center (NWIC). The archaeologist shall be selected by the City and the applicant shall pay for all required work by the archaeologist.</p> <p>2. Paleontological Resources. In the event paleontological resources are encountered during grading or construction, excavations within 50 feet of the find shall be halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995, 1996]). The qualified paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find.</p>		
D. Fences and Walls	<p>1. Fences shall not exceed six (6) feet in height along any side or rear property line; nor shall they exceed three (3) feet in height within 15 feet of the front property line. Fences shall comply with the driveway visibility requirements of BMC Section 17.74.150.</p> <p>2. Approved fence materials are solid wood and masonry.</p> <p>3. Retaining walls shall be constructed of masonry material such as brick, concrete or paver block.</p>		
Parking			
A. Required parking spaces	<p>1. Minimum parking standard of 1 space per dwelling unit unless exempt by State statute.</p> <p>2. Parking dimensions shall conform to Zoning Standard or Downtown Mixed-Use Master Plan with exception that no loading berth shall be required.</p> <p>3. Non-residential uses shall provide additional off-street parking per Zoning Standards or Downtown Mixed-Use Master Plan</p>		

	Downtown Historic District	Arsenal Historic District	Outside of historic districts
B. Parking Lot Access	<ol style="list-style-type: none"> 1. On a corner lot, the main parking lot access shall be from a secondary roadway. 2. Except in the Town Core Zone, the main parking lot access shall be provided from a public street when the property adjoins single-family residential homes along an alley. 3. A parking lot driveway shall be located at least six (6) feet from an alley and shall maintain a minimum twenty (20) foot distance from all curb returns. 4. Parking lots shall provide adequate space for vehicle backing movement and shall not require backing across a street property line. 		
C. Covered Parking	Covered parking or garages that are attached to the structure shall be recessed a minimum of eighteen (18) inches from the wall plane.		
D. Parking Lot Lighting	<ol style="list-style-type: none"> 1. All exterior lights shall use cut-off shields and be downward directed. Sag, convex and drop lenses are prohibited. 2. Wall-mounted lights shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. 		
E. Parking Lot Landscaping	<ol style="list-style-type: none"> 1. Mixed Use Districts: Refer to Downtown Mixed Use Master Plan 2. All Other Districts: In addition to the requirements of BMC 17.70.190, parking lots shall be screened on all sides by a minimum 3'6" evergreen hedge, planter box, wall or wood privacy fence (not more than 30% transparent) to avoid headlight impacts to adjoining properties. 3. All parking lots shall provide a minimum landscape buffer of two feet between the required parking screening and parking spaces. 		
Utility and Service Areas			
A. Refuse	<ol style="list-style-type: none"> 1. Refuse management shall be provided, and site development plans shall indicate the manner and location of refuse storage. Individual refuse collection is permitted for individual units where bins will be stored within a garage or enclosure; all other development types shall provide an on-site shared refuse facility. 2. Refuse and service areas shall be located to the rear or side of the property and shall not abut the property line of an adjacent single-family residence. 3. Refuse containers shall be located in a building or screened by a solid masonry enclosure 		

	Downtown Historic District	Arsenal Historic District	Outside of historic districts
B. Mechanical Screening	<ol style="list-style-type: none"> 1. Mechanical equipment, including vents and stacks, shall be fully screened by an architectural feature, such as a parapet wall, in addition to the requirements of BMC 17.70.210. 2. Ground-mounted mechanical equipment shall be placed at a rear or secondary façade and at least ten (10) feet from a side or rear property line. 3. No mechanical equipment shall be permitted in the front or corner side yard. 4. Backflow prevention devices may be located within the front half of the lot, when located between the side building plane extending to the front property line and the side yard property line. Backflow prevention devices shall not be placed directly in front of the building but may be located in a side location of the front yard. This equipment shall be screened to its full height by a combination of fencing and perennial landscaping to 70% opacity. 		
C. Mail	<ol style="list-style-type: none"> 1. Group or cluster mailboxes may be located within a required front or corner side yard 2. Such mailboxes shall be screened on three sides by a wall or trellis feature and shall be situated in a landscape bed with at least two (2) feet of planting area on three sides of the mailbox. Approved plant materials include annual and perennial flowers, low growing groundcover, and shrubs not exceeding three (3) feet in height at time of maturity. 		
D. Utilities	<ol style="list-style-type: none"> 1. On and off-site utilities shall be placed underground as provided in BMC 17.70.230. 2. Utility meters shall not be placed on a front or corner side façade. 		
Public Improvements			
	Public improvements (alley, sidewalk, curb and/or gutters) shall be required for the portions of right-of-way directly abutting the development site.		

Table 2: Building Form and Architectural Standards

	Downtown Historic District	Arsenal Historic District	Outside of historic districts
Building Form			
A. Roof	Pitched roof forms (e.g., hip, gable, etc) shall have a minimum 4:12 pitch. Roof pitches concealed from the public right-of-way by parapet shall not be subject to a minimum roof pitch.		Not specified
B. Balconies	1. Mixed Use Districts: Refer to Downtown Mixed Use Master Plan 2. All Other Districts: <ol style="list-style-type: none"> a. 6' min. clear depth b. 10' min. clear width 		
Historic Resources			
	Development involving a historic resource shall meet the following standards: <ol style="list-style-type: none"> 1. Development shall not alter a façade public street-side façade. "Alter" shall include: removal of materials; relocating, closure and/or covering of existing openings. 2. Development shall not increase the height of the existing building, including an upper story addition, increased foundation height, or new rooftop projection. 3. All exterior corners of the historic structure shall be preserved. A "corner" shall include a minimum of three (3) linear feet outward from where the exterior walls meet. 4. The exterior walls of an addition shall be recessed inward 18 inches from the walls of a historic structure. 		

	Downtown Historic District	Arsenal Historic District	Outside of historic districts
Façade Composition & Elements			
A. Base, Middle, Cap	1. The building shall have a base, middle, and cap; these elements shall be distinguished as prescribed herein: <ol style="list-style-type: none"> a. <i>Base</i>: Use stone, concrete masonry materials along the base of the building to “ground” the structure. b. <i>Middle</i>: This element establishes the vertical proportion and will be constructed of the primary building material. c. <i>Cap</i>: This is the roof or parapet of the building. Cornice or fascia trim shall be incorporated along the roofline. 		Not specified
B. Entrances	1. Building entrances must be provided on the primary frontage. A pedestrian walkway, minimum five (5) foot width, shall provide a connection between the public street and building entrance. 2. Low-voltage, shielded pedestrian walkway lights shall be provided from the sidewalk to the front entrance(s).		
C. Alignment of Features	Windows, cornices, copings and moldings shall be aligned horizontally on the building front.	Not specified	
D. Wall Modulation	A minimum eighteen (18) inches building face offset is required for any wall plane that exceeds thirty (30) feet in length.		
E. Façade Transparency	1. Retail/Commercial portion of mixed use: Minimum 50% façade transparency 2. Residential: Minimum 35% façade transparency		
F. Control Joints	Stucco control joints shall not be spaced more than 30 feet apart.		

	Downtown Historic District	Arsenal Historic District	Outside of historic districts
G. Storefronts	<p>For mixed use development, a storefront on the building front shall be provided that meets the following standards:</p> <ol style="list-style-type: none"> 1. A bulkhead with minimum ground floor height of 30 inches shall be provided. 2. The height of a storefront shall be a minimum of 9 feet and a maximum of 11.5 feet, including any clerestory. 	<p>For mixed use development, the height of a storefront shall be a minimum of 9 feet and a maximum of 11.5 feet, including any clerestory.</p>	
Building Materials and Colors			
A. Primary materials	<p>Permitted materials:</p> <ul style="list-style-type: none"> • Painted horizontal siding (wood or smooth fiber cement i.e., “Hardi board”), • Painted stucco (smooth or lightly textured) 	<p>Permitted materials:</p> <ul style="list-style-type: none"> • Painted horizontal siding (wood or smooth fiber cement i.e., “Hardi board”), • Smooth concrete • Brick • Stucco 	Not specified

	Downtown Historic District	Arsenal Historic District	Outside of historic districts
	<p>Disallowed materials:</p> <ul style="list-style-type: none"> • Faux stone (e.g., “painted concrete applications that simulate the appearance of stone), • Heavy timbers, • Rough hewn wood beams, • Stucco textured foam, synthetic stucco (EIFS or DryVit), vinyl or vinyl clad materials • Aluminum siding • Formliner or painted concrete applications that simulate the appearance of brick. <p>Modular construction or tilt up concrete panels and seams:</p> <ol style="list-style-type: none"> 1. Historic districts: Allowed when all exterior surfaces are covered by permitted primary/secondary materials. 2. Outside of historic districts: Allowed when all exterior surfaces are covered by an exterior façade or cladding. 		
B. Secondary and accent materials	<p>Permitted materials:</p> <ul style="list-style-type: none"> • All permitted primary exterior wall materials • Smooth or split face concrete block • Natural stone • Cast stone • Tile that is not reflective, iridescent, or metallic. • Brick • Terra cotta. • Vertical Siding 		Not specified
	<p>Disallowed materials: All disallowed primary materials are also disallowed as secondary and accent materials.</p>		
C. Roofing	<p>Permitted:</p> <ul style="list-style-type: none"> • Architectural composition shingles • Slate 	<p>Permitted:</p> <ul style="list-style-type: none"> • Architectural composition shingles, • Clay tile • Slate • Non-reflective standing seam metal roofs in shades of brown or black 	<p>Permitted:</p> <ul style="list-style-type: none"> • Architectural composition shingles, • Clay tile • Slate • Non-reflective standing seam metal

	Downtown Historic District	Arsenal Historic District	Outside of historic districts
	<ul style="list-style-type: none"> Parapet façade shall match primary wall material. Roofing on a low-slope or flat roof, where fully concealed by a parapet, is not subject to design standards. 		
D. Gutters and downspouts	Prohibited: <ul style="list-style-type: none"> Plastic PVC Unfinished galvanized steel 		
E. Windows and Doors	Windows and door frames shall be composed of painted wood or fiber cement (i.e., hardi-board) or non-reflective metal with a factory applied finish.		Not specified
	Permitted materials: <ul style="list-style-type: none"> Wood Composite Pre-finished, metal (e.g., anodized aluminum) with a non-reflective finish. Material selection and style shall be consistent on all sides of the building.		Material selection and style shall be consistent on all sides of the building.
	<ol style="list-style-type: none"> Where pane divisions are provided on a window, they shall be true or simulated divided lites (muntins applied to both the interior and exterior of the glass). Snap in grilles or grilles between glass panes are not permitted. Flush door styles are not permitted for front entrances. 		Not specified
F. Railings	Railings shall be constructed of stone, wood, wrought iron, non-reflective metal or fiber cement/ composite material.	Railings shall be constructed of wood, wrought iron, non-reflective metal or fiber cement/composite material.	Not specified
G. Colors	Not more than four colors shall be applied to the building façade: 1 primary color and 2-3 trim or accent colors.		Not specified

Table 3: Signage

	Downtown Historic District	Arsenal Historic District	Outside of historic districts
A. Monument Signs	Not permitted.	<ol style="list-style-type: none"> 1. One monument sign permitted with maximum height of four (4) feet and maximum sign area of 20 square feet, unless otherwise restricted by the Sign Ordinance (BMC Title 18). 2. Sign shall be constructed of wood or stucco on a masonry base. 3. Internally illuminated vinyl signs are not permitted. 4. Sign lettering and logos shall be individual channel or pin-mounted characters. 	
B. Wall Signs	<ol style="list-style-type: none"> 1. Wall signs are permitted for buildings with a mixed-use commercial component. Sign area shall conform to the requirements of the Sign Ordinance (BMC Title 18) and applicable guidelines but shall not exceed 45 square feet on any frontage. 2. Box/cabinet signs are not permitted nor any form of internally illuminated vinyl signage. 3. Sign lettering and logos shall be individual channel or pin-mounted characters. 		
C. Other Signs	<ol style="list-style-type: none"> 1. Mixed Use District: The objective standards of the Downtown Historic Conservation Plan are adopted by reference and shall be applied to any commercial signage proposed on a mixed-use building. 2. All Other Districts: Not permitted. 		

Objective Planning & Design Standards - January 2021 Amendment

A. Community Health and Safety

A-1: Proximity Disclosure. Prior to occupancy for any new residential development within ¼ mile of an Industrial District, a disclosure shall be provided to, and acknowledged by, prospective purchasers or tenants regarding the presence of transportation infrastructure and industrial uses and the potential nuisances foreseeable with such uses, including noise, vibration, dust, indoor air quality, odors, light/glare and other impacts.

B. Trees

B-1: Replacement Trees. If the removal of a protected tree is allowed, replacement tree(s) must be planted onsite at a 2:1 ratio. Such replacement tree(s) shall be provided in addition to all other required landscaping pursuant to adopted objective standards and regulations and shall be installed prior to final occupancy of the proposed development. The replacement tree(s) shall be minimum 24" box container size at time of planting, shall be listed on the City of Benicia Tree Palette list, and be of the same size or a greater size at maturity as the tree(s) being removed.

Replacement trees shall be sited and planted such that the minimum planter radius for the chosen tree species (listed under "Planter Size" on the City of Benicia Tree Palette list) is maintained. No impervious cover, structures, or unpaved walkways may be located within this planter radius.

B-2: Tree Protection During Construction. Any protected tree that is not removed to accommodate new development shall be marked with a metal tag identifying such tree as a protected trees and shall be protected during construction in accordance with the requirements of the Benicia Municipal Code (Chapter 12.24) at the expense of the owner/applicant.

Prior to issuance of a grading or building permit, whichever comes first, the applicant shall submit a performance bond guaranteeing the health of designated protected tree(s). The performance bond shall be in the amount of \$550 per tree (adjusted on the basis of consumer price index for each year following the year 2021) and shall remain in place for three years following the final occupancy of the project.

C. Benicia Arsenal Standards. The following standards clarify existing policies and standards contained in the Arsenal Historic Conservation Plan.

C-1: Arsenal View Protection

- a. **Applicability.** View protection standards in this section apply to development on property extending into a view corridor cone of vision or sight line shown in Figure 1.
- b. **View Types.** This section distinguishes between two types of views: view corridors and sight lines.
 1. **View Corridor.** A view corridor is defined by a cone of vision originating from a specific point along a roadway.

2. **Sight Line.** A sight line is a narrow corridor defined by a straight line originating from a specific point and terminating at a given feature or building.
- c. **Views Designated.**
1. Views designated for protection as shown in Figure 1 originate from Arsenal Historic Conservation Plan (AHCP) Figure 6.
 2. Figure 1 designates for protection only those views shown in AHCP Figure 6 that may be impacted by proposed multifamily and mixed-use residential development, notwithstanding standards for other uses or development types as specified in the AHCP.
- d. **Existing Site Vegetation.** The following applies to both designated view corridors and sight lines:
1. If existing vegetation on the proposed development site obstructs views of a designated landmark building, the vegetation shall be removed. Trees protected under BMC 12.24.030 are exempt from this requirement.

Table 1: Protected Views

View	View Type	Vantage Point		Protected Viewed Features	
		Location	Coordinates	Landmark Structures ¹	Natural Features
1	View Corridor	Jefferson Street at Park Road	38.048041, -122.137314	Shops (Buildings R, S, T)	Carquinez Straight; Martinez shoreline and hillsides
2	Sight Line	Jefferson Street at Business Park Entry	38.047466, -122.136024	Guard House (Building O)	N/A
3	Sight Line	Grant Street at Jefferson Lane	38.047770, -122.139930	Headquarters Building (Building W)	N/A
4	View Corridor	Grant Street at northeasterly bend	38.045853, -122.135103	Commandants Quarters, Clocktower Building (Buildings M and N)	Promontory

¹Historic building identifiers correspond to Arsenal Historic Conservation Plan Appendix C

Figure 1: Arsenal View Corridors and Sight Lines



Arsenal View Corridors and Sight Lines

-  Landmark Structure
-  View Corridor
-  Viewpoint
-  Sight Line

200 ft 



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C-2: Project Photosimulation

a. When Required.

1. An applicant shall prepare a photosimulation of the proposed project if any portion of the subject property is located within a view corridor cone of vision or sight line shown in Figure 1.
2. The Director may waive this requirement if project plans demonstrate that proposed structures are clearly located outside of designated view corridors/sight lines with no potential to conflict with view protection standards (C-1).

b. Methodology. Photosimulation shall be prepared using the following methodology.

1. Baseline Photograph.

- a) For the baseline photograph showing existing conditions, the photosimulation may use the view corridor/sight line photograph in Figure 1 or an identical new photograph taken for the photosimulation.
- b) If a new photograph is used, the photograph shall be taken from the precise vantage point shown in Figure 1 using the coordinates shown in Table 1.
- c) The camera must be positioned and oriented so that the field of view in the new photograph is identical to field of view of the photograph in Appendix A.
- d) New photographs must be taken using a minimum 10-megapixel digital single lens reflex camera or better, equipped with a 50-millimeter equivalent focal length lens.

2. Modeling.

- a) An applicant shall use AutoCAD or other equivalent computer software to create a 3D model of proposed structures.
- b) The 3D model may show proposed structures as articulated massings; complete architectural details are permitted but not required.
- c) Modeled structures must be consistent with proposed project plans and accurate in regards to position, elevation, and topography.

3. View Alignment and Simulation Generation.

- a) The photosimulation generated with the 3D model must be accurately aligned with the baseline photograph. Proposed structures must be placed and scaled accurately in the context of existing conditions.

- b) The photosimulation must show new trees and other landscaping with a height of four feet (4') or more at maturity. Existing vegetation that will be removed from the site must be removed from the photosimulation.

C-3: Pedestrian Ways: Where pedestrian access is indicated on Figure 8 of the Arsenal Historic Conservation Plan, a pedestrian access easement and walkway shall be provided in the location shown.


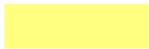
C-4: Jefferson Street Alignment: Retain and extend the existing Jefferson Street alignment. Provide pedestrian cross-access to the city-owned property containing the Commanding Officers Quarters (APN: 0080-140-090).

Appendix A



View 1 View Corridor

**Features that must
remain unobstructed**

-  Landmark
Structure
-  Natural
Features

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View 2 Sight Line

Features that must
remain unobstructed



 Existing
Vegetation*

*Must be removed to expand view
of landmark if required by Section
D.3

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View 3 Sight Line

Features that must
remain unobstructed

 Designated
Landmark

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View 4 View Corridor

Features that must
remain unobstructed

 Designated
Landmark

 Existing
Vegetation*

*Must be removed to expand view of
landmark if required by Section D.3

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