

- (6) Roofing materials shall be concrete, tile or other imitation shake material.
- (f) Rooftop Treatment
- (1) Buildings shall be designed so that the architecture of the building adequately screens rooftop equipment from taller surrounding structures as well as residential uses by use of rooftop wells, parapet walls, or other means. Where possible, ground-mounted equipment shall be used in lieu of roof-mounted equipment.
 - (2) All roof mounted equipment, including but not limited to ducts, fans and vents, must be painted to match the roof color.
 - (3) Rooftop solar collectors, skylights and other potentially reflective elements shall be designed and installed so as to prevent glare and obstruction of views from surrounding uses and structures. If equipment projects above building mass, it shall be screened with an enclosure which is compatible with the building design.
 - (4) Rooftop radio, TV and microwave antennae and towers are prohibited unless approved by the Planning Commission.
 - (5) Where large, flat rooftops are located near taller surrounding structures, they shall be designed and landscaped to be visually attractive. The use of colored gravel (earthtones, arranged in patterns) and/or planter boxes is encouraged for this purpose.

Section EV4.0245 Landscaping Guidelines

- (a) Intent

Landscaping is of primary importance to the establishment of the design character of the East Valley Corridor. The landscape guidelines are intended to promote the establishment of compatible and continuous landscape development to enhance and unify the East Valley Corridor. Specifically, the guidelines are intended to enhance and preserve the existing site character, to minimize the adverse visual and environmental impacts of large buildings and paved areas, to promote the conservation of water, and to provide micro-climate control for energy conservation where possible.

Section EV4.0250 General Guidelines

- (a) The Landscape Plan required for submission by the applicant should exhibit a design concept. Plant materials should be used in a logical, orderly manner, helping to define spaces and complement adjacent architecture. A landscape plan showing the proposed landscaped areas, placement of landscape materials by type, number and size to include a depiction of the anticipated drip line of mature trees, irrigation system and use of the property shall be prepared by a landscape architect or a licensed nurseryman and

shall be submitted to the Community Development Department. The same plot plan submitted for the project which shows the parking layout or other requirements for the issuance of a building permit or planning approval may be used, provided all proposed landscaping is adequately detailed on the plot plan. Plans shall be submitted for approval to the Community Development Director or the Planning Commission, for approval whenever required under the provisions of this specific plan.

- (b) Landscape designs should be coordinated between the areas of a development. However, all areas within a project need not be identical. Different landscape themes may be utilized in larger developments to distinguish spaces from one another, yet these themes should be consistent with a unifying concept which establishes a cohesive design throughout the project.
- (c) In addition to the selection and distribution of plant materials, landscape plans should incorporate various site furnishings and features. Lighting, seating, paving, fountains, etc., should be considered integral components of the landscape plan and therefore included in the overall landscape concept.
- (d) The scale and character of the landscape materials to be selected should be appropriate to the site and/or architecture. Large-scale buildings or projects require large-scale landscaping treatments.
- (e) Existing landscaping elements, such as mature trees, should be incorporated into landscape plans. Specimen trees or groupings of existing trees can provide a new development with immediate character. They should be viewed as design determinants.
- (f) Landscaping incorporated into the building design through trellises, arbors, planters, atriums, etc., is encouraged and can often enhance the quality of a building.
- (g) The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs and turfs is encouraged. A list of suggested drought resistant plant materials is included in Table 4-3.
- (h) Live plant materials should be used in all landscaped areas. The use of gravel, colored rock, bark and other similar materials are not acceptable as a sole ground cover material. (These materials may be used, however, in place of paving materials in functional activity areas such as patios or rear entry walks, or as groundcover for up to twenty percent (20%) of the total landscaped area).
- (i) New plant materials should be supplied in a variety of container sizes: for shrubs - five gallon sizes, and for trees - fifteen gallon containers, are preferred. The variety of tree sizes for the overall site landscaping shall

adhere to the criteria established in EV4.0255(A)(9).

- (j) Irrigation is required for all landscaped areas. Automatic systems are required. Plants should be watered and maintained on a regular basis. Irrigation systems should be designed so as not to overspray walks, buildings, fences, etc. The use of water conserving systems such as drip irrigation or moisture sensors for shrubs and tree planting is encouraged.
- (k) Landscape installation, in accordance with the approved plan, must occur prior to building occupancy. Where a development occurs in phases, all landscaping for each phase must be installed prior to occupancy of that phase.

Section EV4.0251 Outdoor Sales

All uses shall be conducted within a completely enclosed building, except as follows:

- (a) Off-street parking and loading areas;
- (b) Automobile service stations;
- (c) New and used auto sales;
- (d) Plants and vegetation associated with nurseries;
- (e) Open storage of materials and products and equipment when such storage is enclosed by a fence, wall, building or other means adequate to conceal such storage from view from adjoining property or the public street;
- (f) Restaurant - Outdoor dining area

Section EV4.0255 Landscape Requirements for Parking Area

- (a) The following standards shall apply to all parking areas accessible to the public, adjacent to roadways or exposed to public view from freeways, roadways or adjacent parcels:
 - (1) Landscaping shall be provided adjacent to and within parking areas to screen vehicles from view and to minimize the expansive appearance of parking areas. The landscaping should include predominantly fast growing trees in the parking areas to create summer shade. Accent trees may also be utilized in the landscape design of the parking areas for diversity and seasonal color.
 - (2) Landscaped berms, or a combination of berms, landscaping and/or wall treatments of sufficient height to substantially screen parking areas shall be provided between parking areas and right-of-way.

- (3) All double row parking spaces shall be separated by either a planter or planter boxes with an overall outside width of five (5) feet. Planters shall be enclosed by a six (6) inch continuous poured in place curb. The curb shall be included in the measurement of the overall width of the planter. The Community Development Director, may allow breaks or gaps in the planter for pedestrian access and drainage purposes only.
- (4) Each unenclosed parking area shall provide a perimeter landscaped strip a minimum of five (5) feet in width where the parking area adjoins a side or rear property line. Curbs, mow strips, or any other type of paved surface shall not be included in the measurement of the overall width of the planter. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required and shall be continuous, except for required access to the site or parking area.
- (5) All plant material shall be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within three years.
- (6) Tree species should be selected with root growth habits that will not cause damage to sidewalks, curbs, other similarly paved surfaces, or such tree species should be sited away from such paved areas.
- (7) Trees with a trunk height of not less than six (6) feet shall be installed in the planters at each end of an aisle, at three (3) space intervals throughout the parking area, and at twenty (20) foot intervals along the periphery of the parking area. Within parking areas, trees may be clustered in groups to achieve a more natural setting provided the total number of trees meets the previous planting requirements.
- (8) At least fifty percent (50%) of the trees shall be an evergreen variety and shall be evenly distributed throughout the parking area.
- (9) At least fifty percent (50%) of the trees shall be 15 gallon in size, twenty-five percent (25%) shall be 24-inch box in size, and twenty-five percent (25%) shall be 36-inch box in size. All trees shall meet the following minimum caliper sizes. If the caliper size cannot be met at the container size then the developer shall increase the container size to meet the required caliper.

15-gallon:	3/4" to 1"
24-inch box:	1-1/4" to 1-3/4"
36-inch box:	2-1/2" to 2-3/4"
- (10) Planter areas shall also contain ground cover and/or flowering shrubs. Drought tolerant planting is suggested so that applicant/developer can comply with the Water Conservation in Landscaping Act of 1990.

- (11) Where automobile bumpers overhang landscaped planters, two (2) feet of clear area unobstructed by trees or shrubs shall be provided for overhang.
 - (12) Large parking areas shall be broken up into sections containing no more than 200 vehicles, with landscaped planters at least eight (8) feet in width established between sections.
 - (13) A landscaped island shall be provided for every twenty (20) parking spaces.
 - (14) Landscaped islands, interstall planters and periphery landscaping, together, shall total at least seven (7) percent of the total parking area.
 - (15) All trees identified on the landscape plan are to be maintained and the trimming or maintenance of them shall serve the purpose to bring them into a full canopy-type configuration. If applicant/developer fails to maintain and trim said trees to allow for full canopy-type configuration, applicant/developer shall be in violation of its conditions of approval and subject to enforcement as allowed by law.
 - (16) All landscape planters that are ten (10) feet or less in width shall utilize measures such as root barriers or other deep watering system to minimize heaving of parking area pavement and curbs by tree roots.
 - (17) No landscaped area having a width of less than five (5) feet shall be considered in the minimum landscaping requirement.
- (b) Where parking areas not accessible to the public are completely screened from public view by building placement or a combination of walling and landscaped buffers, landscaping requirements within the parking areas, other than perimeter landscaping, may be reduced at the discretion of the reviewing agency.
 - (c) Pedestrian walkways shall be provided within parking areas to destination points.
 - (d) Applicant/developer should preserve mature trees in their place, where possible, by designing the project's site plan around said mature trees. In cases where existing mature trees are removed for new development, an additional number of new trees, other landscaping, and/or additional mitigation measures shall be required beyond the guidelines established in this section.
 - (e) Final landscape plans, irrigation system plans, tree preservation techniques and preservation guarantees shall be reviewed and approved by the Community Development Director prior to the issuance of a building permit.

Plans shall be in conformance with the Water Conservation in Landscaping Act of 1990.

- (f) When a unified landscape plan is proposed for a project site in excess of ten (10) acres, that complies with the requirements of EV4.0260(a) the project site may be exempt from the requirements of EV4.0255(a) at the discretion of the reviewing agency.

Section EV4.0260 Other Site Landscaping Provisions

- (a) A minimum portion of the site shall be landscaped. No landscaped area having a width of less than five (5') feet shall be considered in the minimum landscaping requirement. This minimum landscaping requirement will be established as follows:

Automobile Dealerships	10%
Industrial uses	15%
Commercial uses	20%
Science Research Park District Uses	20%
Residential uses	35%

- (b) In addition to required landscaping, landscaping may be provided in lieu of ten (10%) percent of the total number of parking spaces required, provided the landscaping is arranged such that parking may be installed at a later date if such a demand arises, and further provided, that the owner agrees to provide such parking at the request of the reviewing agency.
- (c) Variation of landscape coverage may be permitted for individual parcels within planned developments when the development as a whole meets the required coverage and the plan is consistent with the goals and policies of the Specific Plan.
- (d) The goals and policies of the Specific Plan provide for the creation of significant landscaped open space areas at the entry and exit points of the East Valley Corridor. The following requirements are intended to meet these objectives:
 - (1) Special open space edge treatments shall be provided along Interstate 10 from Mountain View Avenue to California Street, and along State Route 30 from the Santa Ana River to San Bernardino Avenue.
 - (2) The open space edge treatments shall incorporate landscaping and associated design elements for areas visible from the freeway. These elements may include open lawn areas, canopy trees within parking areas, lakes, fountains, open stages and amphitheaters, art in public places, citrus groves, and similar open space areas.
 - (3) A building setback of 100-feet shall be maintained from the freeway right-of-way line within these special open space edge treatment

areas, unless the reviewing authority finds that such a setback would severely constrain the reasonable use of a parcel due to its configuration or location, in which case alternative open space treatments may be determined appropriate.

- (4) In creating this open space edge treatment, credit may be given towards, the minimum percent of landscaping required within the development, as specified in (c) of this Section.
- (e) The landscaped area requirement may be reduced by a maximum of five (5) percentage points where public art is to be displayed in a setting which enhances pedestrian spaces and building architecture. Minimum cost of public art shall be one (1%) percent of the overall cost of the project as stated on the building permit.
- (f) When the floor area, outdoor sales area, or covered storage area ("use") of any site developed prior to September 6, 1989 is increased ten percent or more, the minimum percentage of added landscaping on site shall be based on the following formula: $1.25 \times (\text{percent of use expansion}) \times (\text{landscape percentage from Section (a)}) \div 100$. All additions subsequent to September 6, 1989 shall be totaled in determining the ten percent calculation. The maximum landscape requirement shall not exceed that required in Section (a). When the use is increased cumulatively fifty percent or more after September 6, 1989, landscaping shall be provided as required by this division in Section (a).
- (g) As an alternative to providing the on-site landscaping required by this division, the Commission may require the applicant to fund the cost of installation and maintenance of off-site landscaping on nearby public property based upon the Commission finding that such off-site landscaping provides better aesthetic treatment for the developed site. The funding agreement shall be subject to review and approval of the Community Development Department Director and City Attorney.

Section EV4.0265 Planting Guidelines

(a) Parkways

(1) General Provisions

- (A) Existing parkways in the public right-of-way should be preserved and maintained. In areas where they are absent, a parkway (six to eight feet) should be established adjacent to the street curb.
- (B) In addition to required street trees, all parkways should be planted with a low growing turf grass or ground cover which shall be maintained regularly so as not to impede pedestrian movement across it.

- (C) Existing mature street trees in the parkways should be protected and maintained.

(2) Street Trees

- (A) Required street trees on Special Landscaped Streets are to be consistent throughout the planning area. Existing parkway trees, other than the designated street tree, should be replaced over time with the designated street tree. For landscape concepts and required planting materials, on Special Landscaped Streets, see Section EV4.0125.

- (B) Required street trees shall exhibit longevity, cleanliness, disease and insect resistance, and adaptability to local soils and climate. Suggested street trees are listed in Table EV4.1.

- (C) Street trees shall be planted not less than:

- 25 feet back of beginning of curb returns at intersections.
- 10 feet from lamp standards.
- 10 feet from fire hydrants.
- 10 feet from meters.
- 10 feet from underground utilities.

- (D) Street trees shall have a minimum caliper of 1" trunk diameter measured 12" above the base and minimum container size of fifteen (15) gallon. Palm trees shall have a minimum brown trunk height of ten (10) feet.

- (E) Street trees in residential areas shall be planted as follows:

- (I) Lot/unit on cul-de-sac -- 1 tree per street frontage.

- (II) Interior lot/unit -- 2 trees per street frontage.

- (III) Corner lot/unit -- 1 tree per 30 feet of street frontage or portion thereof.

- (F) In commercial and industrial areas, street trees shall be planted at the equivalent of one (1) tree per thirty (30') feet of frontage.

(3) Palm Tree Planting and Maintenance Guidelines

The following guidelines are provided to assist in new planting and transplanting of large palm trees in the planning area, including *Washingtonia robusta* (Mexican fan palm) and *Washingtonia filifera* (California fan palm).

- (A) Care should be taken in excavating, planting, or working near

existing utilities or irrigation systems. Developer should check existing utility drawings and as-built plans for existing utility and irrigation locations.

- (B) New palms to be planted in the area should be grown under climatic conditions similar to the East Valley Corridor area. All palms selected for planting should be inspected for health, vigor, and overall form.
- (C) Planting of palms should not begin until May 1 nor after October 1.
- (D) Defronding and Tying:
 - (i) In preparing palm trees for relocation, all dead fronds should be removed and the entire trunk skinned clean to the height of the green fronds. Care should be taken to prevent injury to the trunk of the tree. Green fronds below a horizontal position shall be neatly cut off, leaving a 4" stub.
 - (ii) All remaining fronds above horizontal should be lifted up and tied together in two locations around the crown in an upright position. Due caution should be taken not to bind or injure the crown. A lightweight cotton rope or cord, not less than 1/4" diameter, should be used in tying up the fronds; wire should not be used. After tying, the tips of the fronds should be 'hedged-off' above the crown approximately 1/4 to 1/2 of the frond length. Defronding and tying work should be completed prior to digging the rootball.
- (E) Digging the Rootball:
 - (i) When digging out the rootball, no excavation should be done closer than 24" to the trunk at ground level and the excavation should extend below the major root system to a minimum depth of six (6) feet. The bottom of the rootball should be cut off square and perpendicular to the trunk below the major root system. Under no conditions should the contractor cut down the size of the rootball in width or depth.
 - (ii) Care should be taken not to free-fall, drag, roll or abuse the tree or put a strain on the crown at any time. A protective device should be used around the trunk of the tree while lifting and relocating so as not to scar or skin the trunk in any way. This device should consist of either a rubber or leather sling made out of timbers sufficiently sized to withstand the cable/choker

pressure. At no time should trees be balled out and laid on the ground with rootball left exposed to direct sunlight and air. The rootball should be kept moist and shaded at all times.

(iii) Palms should not be stockpiled for replanting.

(F) Planting of Palms

(i) Excavation for planting should include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for the tree holes.

(ii) All excavated holes should have vertical sides with roughened surfaces and should be of a size that is twice the diameter and 24" minimum to 4' maximum deeper in the ground than they originally stood.

(iii) Center palm in pit or trench; align with existing palms.

(iv) Set palm plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.

(v) Palms should be backfilled with equal parts of specified backfill and native soil thoroughly mixed together.

(vi) Root growth stimulant should be applied when the backfilling is between half to two-thirds up the rootball. Application rate should be one (1) quart for trees less than thirty (30) feet in height, two (2) quarts for trees thirty (30) feet and larger in height. Stimulant should be poured full strength equally distributed around the rootball, and water jetted into the backfill.

(G) Palm Backfill Soil

The import planting soil can consist of either fine sand or loamy sand textured soil and silt clay content of this soil shall not exceed 20% by weight with a minimum 95% passing the 2.0 millimeter sieve. The sodium absorption ratio (SAR) should not exceed 6 and the electrical conductivity (ECe) of the saturation extract of this soil should exceed 3.0 milliosmol per centimeter at 25 centigrade. The boron content of this soil should be no greater than 1 PPM as measured on the saturation extract.

(H) Fertilizer

(i) Root Growth Stimulant: Stimulant should be Vitamin B-1 as manufactured by Cal-liquid, Cooke, Chican, Ortho,

or equivalent.

(ii) Fertilizer should not be used at time of planting. After 4 months use a light application of 20-10-5 approximately 1/2 lb. nitrogen per tree cultivated into the soil.

(I) Tree irrigation should be monitored by use of irrometers, installed according to manufacturer's specifications, with two irrometers per tree.

(J) Following planting work, all remaining excavation shall be backfilled and compacted. Burying of debris in holes should not be permitted. Excess soil and debris from the relocation work should be disposed of. Plant materials disturbed by excavating, planting, or replanting should be replaced.

(K) Maintenance should include weekly water management to include soil probing and observation of soil moisture sensing devices and palm tree pruning. Pruning should be done with reciprocal saws (chain saws should not be allowed). Saw blades should be sterilized between each tree with 50% household bleach and 50% water for ten minutes. Pruning should be done to maintain a neat appearance.

(b) Site Landscaping

(1) Trees shall be planted in areas of public view adjacent to structures, either singly or in grove effect, at the equivalent of one (1) tree per thirty (30) linear feet of building area.

(2) Site landscaping should be used to define entrances and walkways, to screen parking and loading areas, for micro-climate control, and to enhance views of the site from inside building.

(3) Wall expanses should be protected from graffiti by adjacent plantings of shrubs or vines.

(4) Suggested accent trees providing seasonal variation and color are listed in Table EV4.2.

(5) Seasonal plantings of colorful flowers are encouraged to accent entrances and walkways.

(c) All landscaped areas shall be served by a total coverage, automated irrigation system. Where appropriate, drip irrigation shall be encouraged.

(d) Graded areas proposed for development in a later phase shall be planted with annual grasses and shall be maintained in a weed-free condition until development occurs, if said phase will not begin construction within six (6) months of completion of previous phase.

Section EV4.0270 Landscape Maintenance

- (a) Property owners are responsible for the installation and maintenance for landscaping on their on-site landscaped area and the contiguous planted right-of-way, except where landscaping in the public right-of-way is maintained by a Landscape Maintenance District.
- (b) Any damage to the landscaping and irrigation systems shall be corrected within thirty (30) days from date of damage.
- (c) Any replacement landscaping within the street setback must be replaced with plant materials that are equal to the size, form and species of the adjacent existing plant materials.
- (d) All trees and plant material, when established, shall be trimmed so that they shall not encroach upon the sidewalk or street so as to impede or interfere with vehicle or pedestrian traffic, or obstruct the illumination from any streetlight to the street or sidewalk.
- (e) In residential tracts, the Developer shall guarantee street trees for a minimum of one year after acceptance of the tract and until 80% of the units are occupied. Maintenance of all trees shall become the responsibility of the homeowner upon occupancy.
- (f) All plantings shall be maintained in healthy growing condition. Fertilization, cultivation and pruning are to be carried out on a regular basis.
- (g) Dead or dying plants shall be removed and replaced as quickly as possible (30 days maximum except where seasonal conditions prohibit).
- (h) All plantings are to be irrigated as often as necessary to maintain healthy growing conditions.
- (i) Irrigation systems are to be kept in proper working condition. Adjustment, repair and cleaning are to be done on a regular basis.
- (j) Tree guys, stakes, etc., shall be adjusted on a regular basis to maintain neat appearance and to prevent damage to trees.