

ARCHITECTURAL REVIEW COMMITTEE RESOLUTION NO. 92-05

Architectural Review Committee Parking Lot Screening Guidelines

General Plan Urban Design parking Policies No. 62 and 64 require screening of parking lots in order to improve their visual appearance. The following guidelines represent the standards that the Architectural Review Committee will use in evaluation of new and remodeled parking lots:

1. These standards shall apply to all commercial, industrial and institutional parking lots. In locations where mandatory minimum setback or yard requirements are imposed by the Zoning Ordinance, the mandatory setback shall prevail.
2. Views of parking lots shall be substantially screened from adjacent streets. Landscaping, fences, walls, screen structures, buildings or combinations of these can be used to screen views. All required screening shall be provided on site.
3. Screen planting and/or structures that are taller than 2'-6" in height when measured from adjacent parking lot grade generally will provide adequate visual screening. Solid and continuous screen planting or structures over 3'-0" in height, however, can inhibit visual access that is necessary for security and public safety. Variations in height above 3'-0" such as those provided by occasional trees or widely spaced taller shrubs can be used to ensure both security and screening.
4. Landscape screen planting at grade should maintain a minimum 3'-0" planting width to provide adequate room for effective plant growth. At grade, planter widths that are less than 3'-0" provide inadequate screening and they should only be used in combination with a wall, fence, raised planters or other screen structure.
5. Parking lot screening that is only provided by landscape planting shall be of a material capable of height and density to provide a positive visual barrier within two (2) years of the time of planting. Species, installation sizes and irrigation systems will be evaluated for conformance with this requirement prior to final approval of the landscape planting plan.
6. All required plants shall be maintained in a healthy pest-free condition. Within two (2) months of a determination the Community Development Department that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner or owners in accordance with the planting standards approved in the landscape plan.
7. Parking lot screen structures shall be visually interesting. They should be compatible in design, quality, color and materials of the project buildings to promote unified design.
8. In locations where significant views of parking lots are unavoidable due to such features as: driveway entry widths; topography; or building orientation, visually interesting pavement and interior landscape treatments are encouraged. Pavement color, texture and material changes and canopy trees provide visual interest and visually break up large expanses of pavement.
9. All screening and parking lot improvements shall be subject to the review and approval of the Architectural Review Committee.

Chairperson

Vice Chairperson

Date

Original signed by Chair Allen Robinson and Vice Chair November 24, 1992