EXHIBIT "A"

CITY OF GONZALES
INDUSTRIAL ZONING DISTRICT
DESIGN GUIDELINES

Introduction

In 2004 the City of Gonzales entered a period of significant new activity in the development of industrial uses, especially agricultural-related businesses. Future growth in the new Gonzales Agricultural Business Park and in other industrially zoned locations around the City will include a mix of large buildings used for processing, packaging and cooling of produce, as well as smaller businesses supporting the agricultural operations. This new development has the potential for substantial impacts to the appearance and character of the City's industrial areas.

While the City's zoning ordinance contains standards for lot coverage, building setbacks, parking, landscaping and similar basic controls, these regulations are limited in the level of detail they provide and do not address design considerations. They lack sufficient guidance to project proponents as well as City staff as to the City's design objectives.

The establishment of these Industrial Zoning District Design Guidelines will help clarify City expectations as to the manner in which new industrial and agricultural business projects are planned, designed and executed. They provide a format for property owners, developers and the City to work together to achieve high quality development that will enhance the value and prestige of each business, and the city as a desirable place to reside and to conduct business. The successful implementation of the guidelines will improve the public health, safety and welfare by producing functionally efficient and aesthetically attractive developments.

Applicability

These guidelines apply to all areas of the City within the Industrial (I) zoning district. The design guidelines are intended to be used as a primary tool by property owners and developers in planning for site improvements and new buildings, or significant renovations of existing sites. The design guidelines will be utilized by City staff, the Planning Commission, and by the City Council when

conditional use permits, site plan permits, development agreements, or other requests for entitlements are being reviewed. The extent, to which each project conforms to the intent of the guidelines, either through close conformance or through substitution of an equally effective solution, will be an important consideration in project evaluation.

In order for these Design Guidelines to be implemented, applications for use permits, site plan permits or other similar entitlements in the Industrial zoning district should include sufficient detail to enable the City to determine the degree of conformity to the standards. Conformance with the design guidelines will be a significant factor in the City's decision to approve the development application. The City may require revisions to any aspect of the development plan on the basis on inconsistency with the intent of the guidelines. Applicants are encouraged to work with the City staff to review and discuss preliminary design plans for the site, buildings and other elements addressed by these guidelines in order to avoid costly redesign at a more advanced stage of the entitlement process.

General Design Objectives

These design guidelines are intended to implement the following objectives:

- **Quality Development** – Achieve a high level of quality development by ensuring that development fits within the context of its surroundings, does not negatively impact adjacent uses, provides quality architectural detailing, incorporates appropriate, high quality, durable materials, includes significant landscape improvements, and achieves an efficient, aesthetic arrangement of onsite facilities.

- **Functional Site Arrangement** – Ensure that the arrangement of onsite facilities (e.g. buildings, parking areas, accessory uses, etc.) are planned appropriately to establish an efficient, safe, and aesthetically pleasing site layout.

- **Compatibility with Surrounding Uses** – Ensure that new development, redevelopment and remodeling complements surrounding uses and does not create negative impacts for such uses.

- **Visually Attractive Projects** - Ensure that development is aesthetically pleasing, and softens the impact on the public viewshed, especially when viewed from public streets, and adjacent properties.

- **Safe/Convenient Circulation and Parking** – Provide safe, convenient, and efficient vehicular access, circulation, parking, loading, and maneuvering. Encourage pedestrian activity by providing convenient access and safe pedestrian routes.

- **Architectural Character** – Incorporate sensitive architectural design, through appropriate detailing, use of quality/durable materials, and the avoidance of blank, uninteresting wall planes along street frontages.

- **Landscape Emphasis** – Encourage the extensive use of landscaping in order to achieve visually pleasing development, provide a unified development scheme, provide pedestrian comfort, and enhance views of the site by screening potentially unattractive elements such as trash enclosures, storage enclosures, loading docks, etc.

- **Safety** – Maintain a high level of public safety through appropriate design of spaces and amenities, including pedestrian areas, parking/loading areas, landscaping, and lighting.

Site Planning

A. Key elements of good site design include the following:

1. Controlled site access:

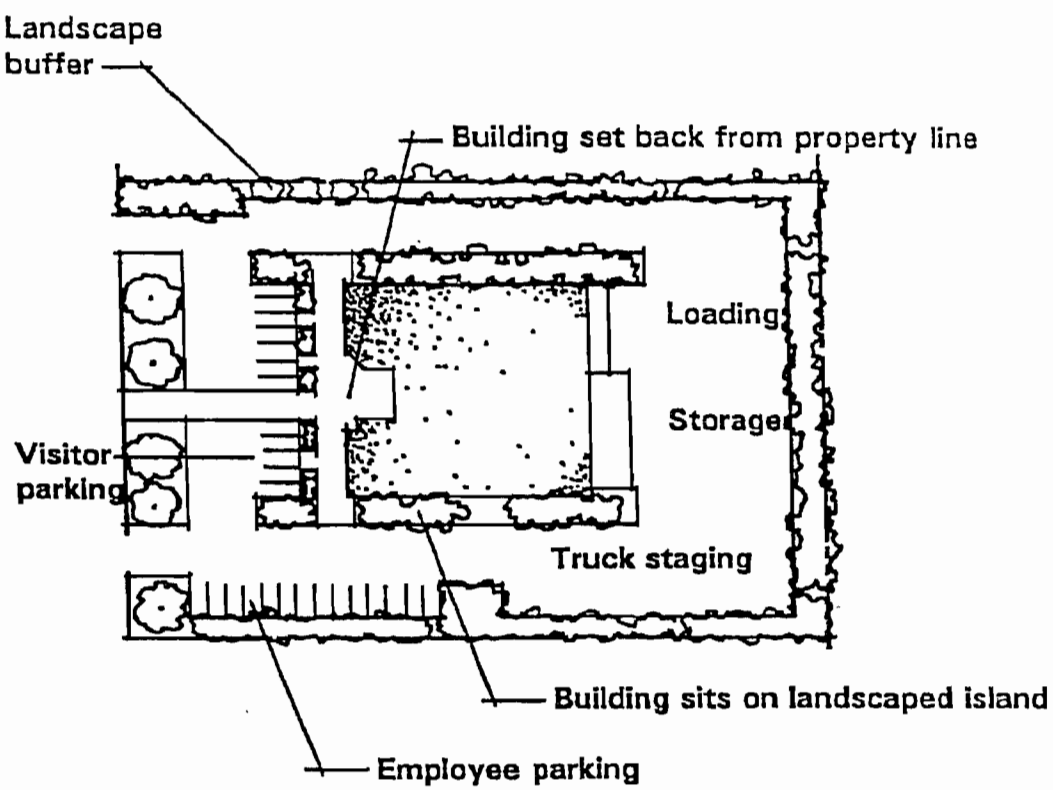
2. Service areas located at the side and rear of buildings;

3. Screening of outdoor storage, work areas, and equipment;

4. Landscaped open space.

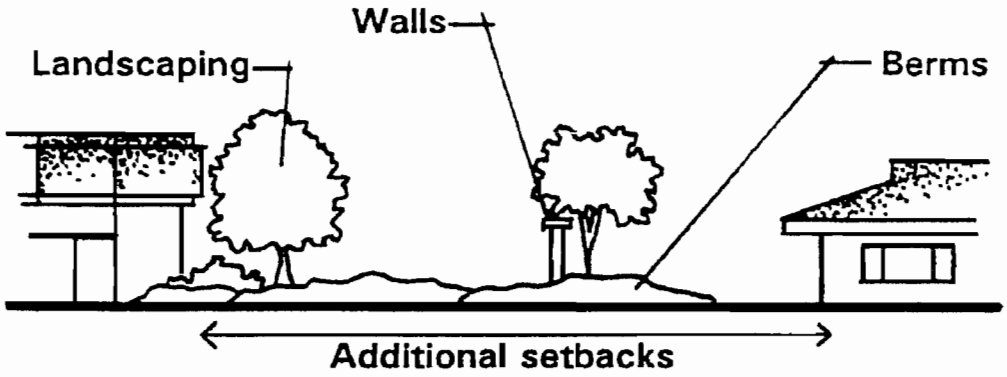
B. Building and parking areas should have variation in order to promote an interesting appearance from the public street.

C. Structures should be located on "landscape islands", where the office portion of the building does not directly abut paved parking areas. A minimum 5 to 7 foot landscape strip should be provided between parking areas and the office portion of a structure.


Landscape buffer
Building set back from property line
Loading
Storage
Visitor parking
Truck staging
Building sits on landscaped island
Employee parking

D. Building setbacks should be provided proportionate to the scale of the structure and in consideration of existing development adjacent to it. Larger structures require more setback area for a balance of scale.

E. Where industrial uses are adjacent to non-industrial uses, appropriate buffering techniques such as setbacks, screening, and landscaping need to be provided to mitigate any negative effects of industrial operations.



Architectural Design

A. Industrial structures often present unattractive and monotonous facades. There are a variety of design techniques which can be utilized to help overcome this situation.

1. Avoid long, "unarticulated" facades. Facades with varied front setbacks are strongly encouraged. Wall planes should not run in one continuous direction for more than 50 feet without an offset.

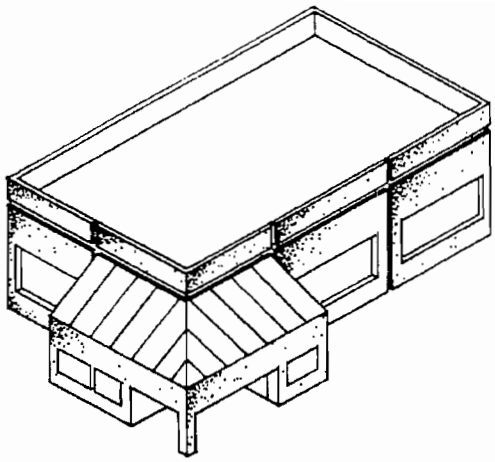
2. Avoid blank front and side wall elevations on street frontages.

3. Entries to industrial structures should be clearly defined within the architecture of the building.

4. Offices associated with large industrial or warehouse types of buildings should be permanent structures, generally located on the side of the building fronting the main public street, and should reflect attention to architectural details as a way of softening and adding interest to the larger building.

5. Architectural elements used in the front of the building should be incorporated into rear and side elevations whenever feasible.

6. Windows and doors are key elements of any structure's form, and should relate to the scale of the elevation on which they appear. Windows and doors can establish character by their rhythm and variety. Recessed openings help to provide depth and contrast on elevation planes.

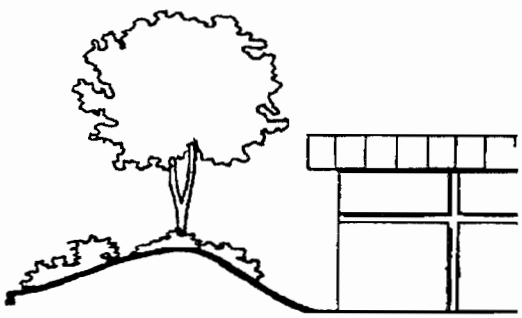


ARCHITECTURAL TREATMENT OF ELEVATIONS

B. Wall materials should be utilized that can withstand abuse by vandals or accidental damage from machinery.

C. Prefabricated metal buildings should be modified to incorporate architectural elements in order to provide variety and visual interest to the streetscape.

D. Earth berming in conjunction with landscaping can be used at the building edge to reduce a structure's mass and height along the facades.



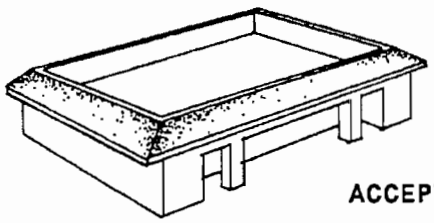
Use of berming and landscaping close to building.

E. Roof design is a critical element of overall architectural treatment and should incorporate the following principles:

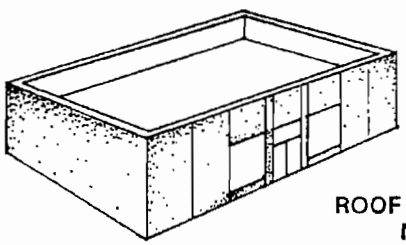
1. Piecemeal mansard roofs (as used on a portion of the building perimeter only) should not be utilized. Mansard roofs should wrap around the entire perimeter of the structure.

2. Roof materials to be avoided include – corrugated metal (standing rib metal roofs are permitted), highly reflective surfaces, and illuminated roofing.

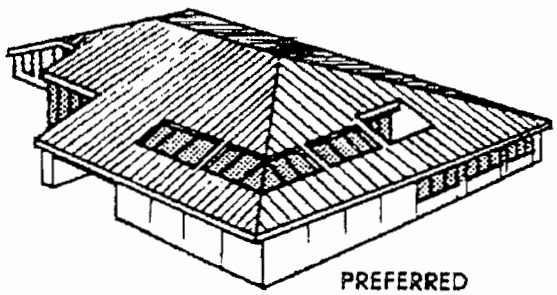
3. The roof design should be considered as a component of the overall architectural theme.



ACCEPTABLE



ROOF TREATMENT NEEDED



PREFERRED

F. Design elements which should be avoided include:

1. Highly reflective surfaces at the ground story;

2. Large blank, unarticulated wall surfaces;

3. Exposed, untreated block walls;

4. Chain link fence, barbed wire;

5. "Stuck on: mansard roofs on small portions of the roofline;

6. Materials with high maintenance such as stained wood, shingles or metal sliding.

Roadway Access, Internal Circulation and Parking

A. The parking lot and vehicles should not be the dominant visual elements of the site. Large expansive paved areas located between the street and the building are to be avoided in favor of smaller multiple lots separated by landscaping and buildings. Angled parking is highly encouraged for larger parking lots which can accommodate one-way aisles.

B. Site access and internal roadway layout should emphasize safety, simplicity and ease of use. Emergency access should be provided for. Pedestrian access within and through parking areas, to major buildings, and connections to the public sidewalks should be provided in a safe and attractive manner. Roadways and internal circulation routes should generally be separated from parking areas.

C. All circulation requirements of each site shall be contained within the site. Use of the public street to connect one portion of a site to another is strongly discouraged.

D. Entrances and exits to sites should be clearly marked with appropriate directional signage that is coordinated with the overall sign scheme for the site.

E. Parking lots adjacent to and visible from public streets must be adequately screened from view through the use of berms, low walls, landscaping or a

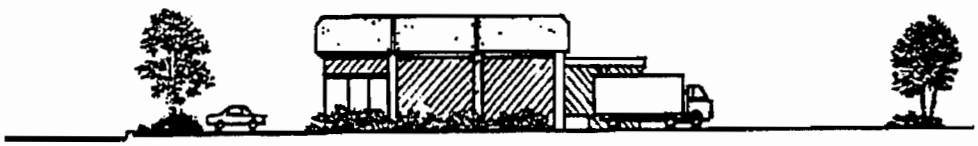
combination of such features. Chain link fences or similar screening will not be allowed in building frontage areas.

F. All parking requirements for each use shall be contained wholly within individual sites. On-street parking shall not substitute for adequate parking on-site. Businesses requiring service by large trucks including line trucks shall provide adequate on-site parking and staging areas, including parking of tractors and trailers overnight or for more extended periods. Use of the public street for such purposes is not allowed.

G. All parking areas should be designed to enhance safety of employees and the security of vehicles and should be visible from the interior of structures, especially entrances.

Loading Facilities

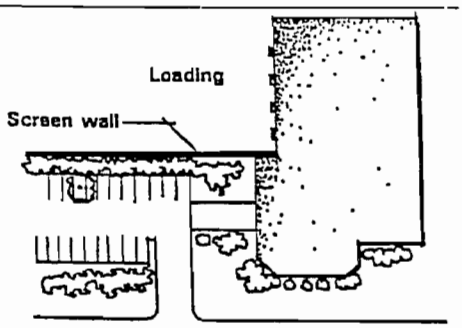
A. Place loading facilities at the rear of the site where they are not visible from the public street. This is preferable to a front location that relies on screening.



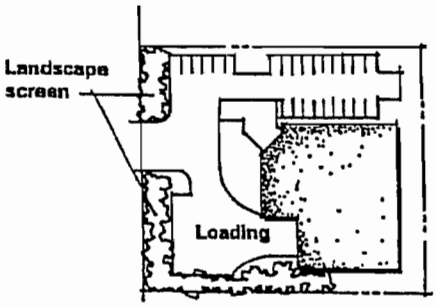
Street **Parking** **Loading Facilities (at rear)**

B. When it is not possible to locate loading facilities at the rear of the building, for example with some agricultural processors or coolers, loading docks and doors should not dominate the frontage and must be screened from the street. Loading facilities should be offset from driveway openings.

C. Backing from the public street onto the site for loading into front end docks causes unsafe truck movements and should not be utilized.



Use decorative solid masonry wall to screen loading areas.



Offset loading areas from driveway openings.

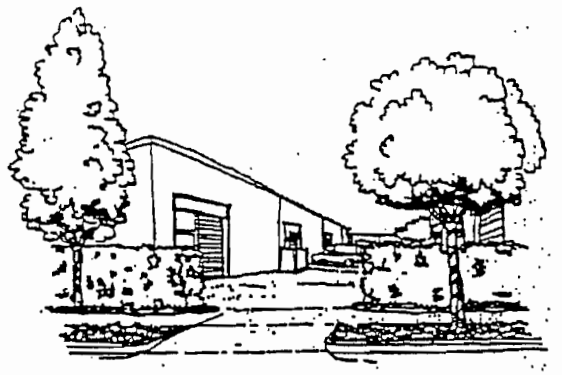
Fences and Walls

A. Walls will serve a major function in the industrial landscape and will be used to screen automobiles, loading and storage areas, and utility structures. However, if not required for a specific screening or security purpose they should not be used. The intent is to keep the walls as low as possible while providing effective screening and security.

B. Where walls are used at property frontages, or screen walls are used to conceal storage and equipment areas, they should be designed to blend with the site's architecture. Both sides of all perimeter walls should be architecturally treated. Plant materials should be used in combination with such walls.

C. When security fencing is required it should be a combination of solid pillars or short solid wall segments and wrought iron or similar decorative grill work.

D. Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony.



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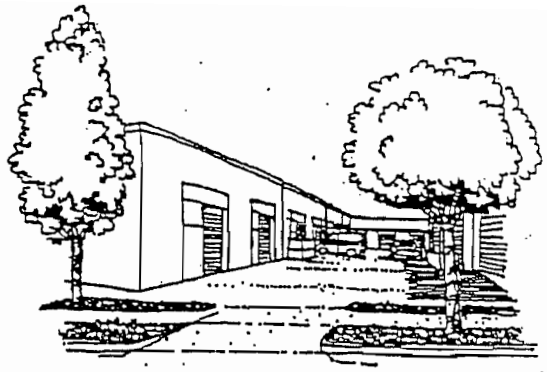

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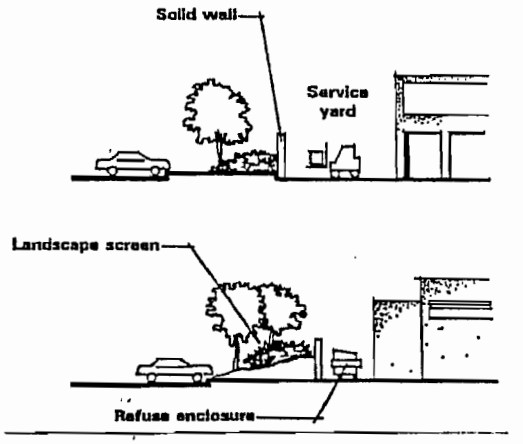
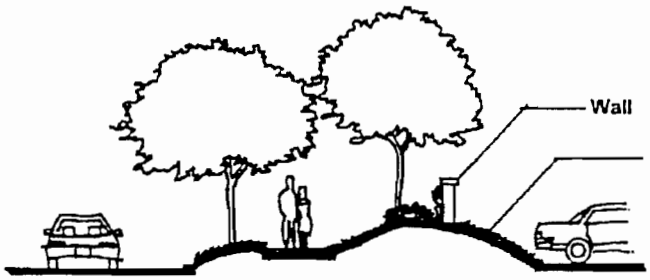


DESIRABLE WALL TREATMENTS

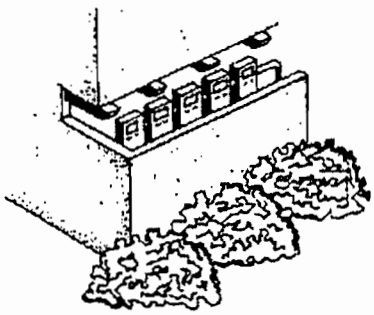
Screening

A. Screening shall be provided for all areas of the site utilized for outdoor storage of equipment and/or materials when visible from public streets and other visible locations.



Landscape Screen

B. Utility meters and minor service equipment must be placed in locations which are not exposed to view from the street of they must be suitably screened. All screening devices are to be compatible with the architecture and color of the adjacent structures.



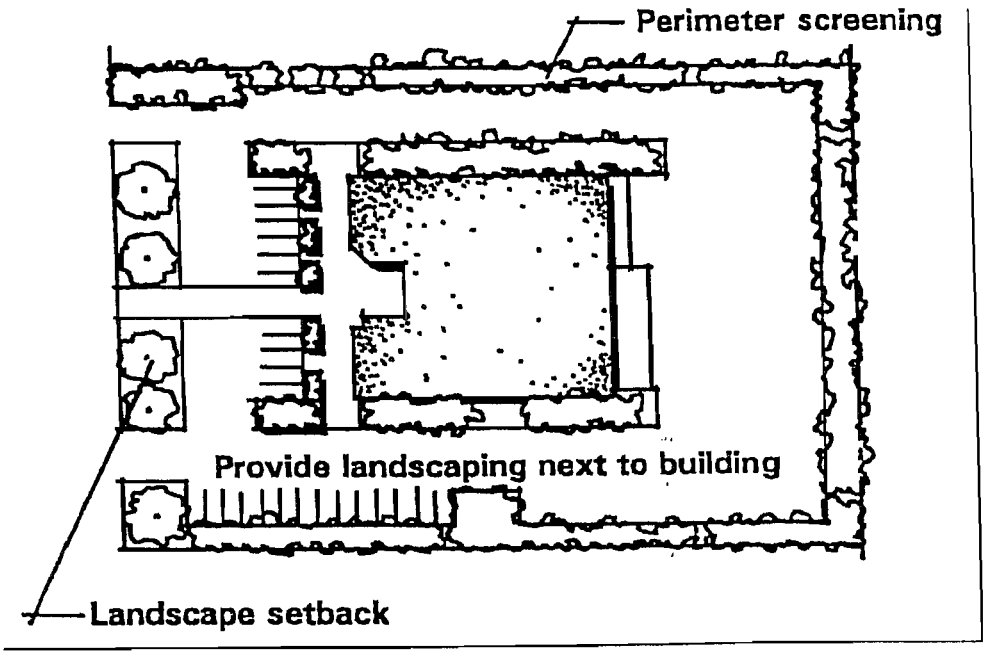
Utility meters and other outdoor equipment should be screened from view. Screening devices should be compatible with adjacent structures.

C. Any equipment, whether on the roof, side of building, or ground, should be screened. The method of screening should be architecturally integrated with the building design in terms of materials, color, shape, and size. Where individual equipment is provided, a continuous screen is desirable.

Landscaping

A. For industrial uses, landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, defining the edges of various land uses, providing transition between neighboring properties (buffering), and providing screening for outdoor storage, loading and equipment areas.

B. Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.



C. Use of vines on walls is appropriate in industrial areas in order to provide visual interest to otherwise large blank expanses of wall.

D. Landscaping around the entire base of buildings is recommended to soften the edge between the parking lot and the structure. This should be accented at the entrances to provide focus.

E. Trees should be located throughout the parking lot and not simply at the ends of parking aisles. (See City of Gonzales zoning ordinance requirements and standard tree planting details).

F. Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of curbs.

G. Landscaping materials including ground cover, shrubs and trees should be selected for drought tolerance, tolerance for the areas strong winds, spring and fall colors, and should utilize native species to the maximum extent. Trees that at maturity will attain medium to large scale are preferred.

H. Where industrial subdivisions, or larger sites are involved, a uniform landscaping theme should be followed that ties separate properties together visually. This should include consistent and coordinated use of street trees and major shrubbery types, and uniform or visually compatible use of berms, fencing and similar features of the landscaped areas.

Lighting and Security

A. Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading, shopping, and receiving, walkways and working areas.

B. The design of light fixtures and their structural support should be architecturally compatible with main buildings on-site. Illuminators should be integrated within the architectural design for the buildings.

C. As a security devise, lighting should be adequate but not overly bright. All building entrances should be well lighted and should include illumination of the building address.

D. All lighting should be shielded to confine light spread within the site boundaries.

Sign Program

A. Overall sign master plans are encouraged for larger sites, or industrial parks that will house a number of different tenants. The objective should be to achieve coordination, not competition between signs, and to ensure adequate identification of each business without excessive signing or negative visual impacts.

B. Large sites, or industrial parks should utilize free-standing or monument signs at the major driveway or public street entrance. Such signs should be integrated with the landscaping plan and should be visually coordinated with other features such as walls, and major buildings in order to form an attractive gateway or entry to each project.

C. Signs are encouraged to be tastefully designed and well-constructed to enhance the visual appeal of each site.

RESOLUTION NO. PC 2005-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GONZALES ANNOUNCING FINDINGS AND RECOMMENDING THAT THE CITY COUNCIL AMEND GONZALES MUNICIPAL CODE TITLE 12 , CHAPTER 12.56.040 AND CHAPTER 12.88.040 TO INCREASE THE REQUIREMENTS FOR CONDITIONAL USE PERMITS AND TO PROVIDE FOR THE APPLICATION OF DESIGN GUIDELINES IN THE INDUSTRIAL ZONING DISTRICT

WHEREAS, on September 12, 2005, the Planning Commission of the City of Gonzales conducted a duly noticed public hearing in order to consider amendments to Chapter 12.56.040 and Chapter 12.88 of the Gonzales Municipal Code modifying and increasing the requirements for conditional use permits in the Industrial Zoning District and to consider approval of design guidelines to be applied during the review and conditioning of development applications in the Industrial Zoning Districts, considered the staff report, and all public comments; and

WHEREAS, the Planning Commission has determined that the proposed amendments are appropriate and necessary to properly regulate development of new uses in the Industrial District by providing greater control to the Planning Commission and City Council, and to also enable the City to provide direction to developers as to design expectations of the City, and that such amendments will better protect the public health, safety and welfare; and

WHEREAS, the Planning Commission has independently reviewed the proposed amendments for compliance with the California Environmental Quality Act (CEQA) and has determined that the proposed amendments qualify for a "general rule" exemption in that is can be foreseen with reasonable certainty that the amendments will not have a significant adverse impact on the environment, and that no further documentation is required.

BE IT RESOLVED, by the Planning Commission of the City of Gonzales as follows:

Section 1. Gonzales Municipal Code Title 12, Chapter 12.56.040 (List of Permitted and Conditional Uses by Zoning District) should be amended as shown in Exhibit "A" attached hereto and Title 12, Chapter 12.88.040 (Development Standards) should be amended as show in Exhibit "B" attached hereto.

Section 2. It is hereby recommended that the City Council conduct a public hearing and adopt an ordinance amending Title 12 as set forth is Section 1 above.

Section 3. It is further recommended that the City Council conduct a public hearing and pass a resolution adopting the "City of Gonzales Industrial Zoning District Design Guidelines" as set forth in Exhibit "C" attached hereto and direct that the design guidelines be utilized in the consideration of all applications for conditional use permits and site plan permits in the Industrial Zoning District.

Section 3. The Secretary of the Planning Commission is hereby directed to forward a certified copy of this resolution to the City Council pursuant to the provisions of Section 65855 of the Government Code.

PASSED AND ADOPTED by the Planning Commission of the City of Gonzales at a regular meeting duly held on the 12th day of September 2005 by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Robert Bonincontri, Chairperson

ATTEST:

René L. Mendez, City Clerk