



**SAN JOAQUIN**  
—COUNTY—  
*Greatness grows here.*

**Community Development Department**

Planning · Building · Code Enforcement · Fire Prevention · GIS

# WOODBIDGE DESIGN GUIDELINES:

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## Special Purpose Plan

September 2005



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# CHAPTER 1: INTRODUCTION

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## Sections

- 1.1 Purpose and Design Introduction
- 1.2 District Location
- 1.3 Goals and Objectives of the  
Woodbridge Design Guidelines

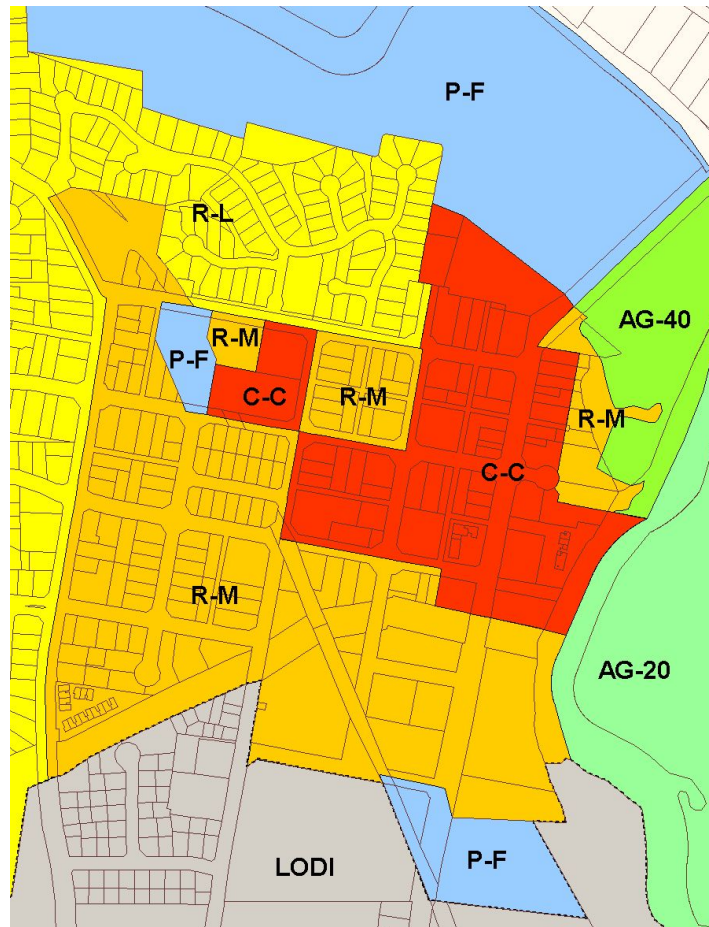


## SECTION 1.1 PURPOSE OF DESIGN GUIDELINES

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The commercial core of the Woodbridge community is a distinctive and important asset to San Joaquin County. Located just north of the city of Lodi in north San Joaquin County, Woodbridge is a predominantly residential community with over fifty percent (50%) of its land area designated for agriculture and open space use. Origins of development in the community began in the early 1850s, and in 1939, Woodbridge was selected as a California Historic Landmark. Many of the original buildings constructed in the commercial core along Lower Sacramento Road exist today. Four (4) of the original buildings are designated historic resources (see Chapter 2) of San Joaquin County, and two (2) of these historic resources are also listed in the National Register of Historic Places.

In keeping with the objectives, policies and implementation provisions of the 2010 General Plan relative to the preservation and enhancement of historic resources, the Woodbridge Design Guidelines establish policies and guidelines for the design of non-residential development to ensure compatibility with the community's historic character. These policies and guidelines apply to non-residential development within the Community Commercial (C-C) Zoning District (District) of Woodbridge.

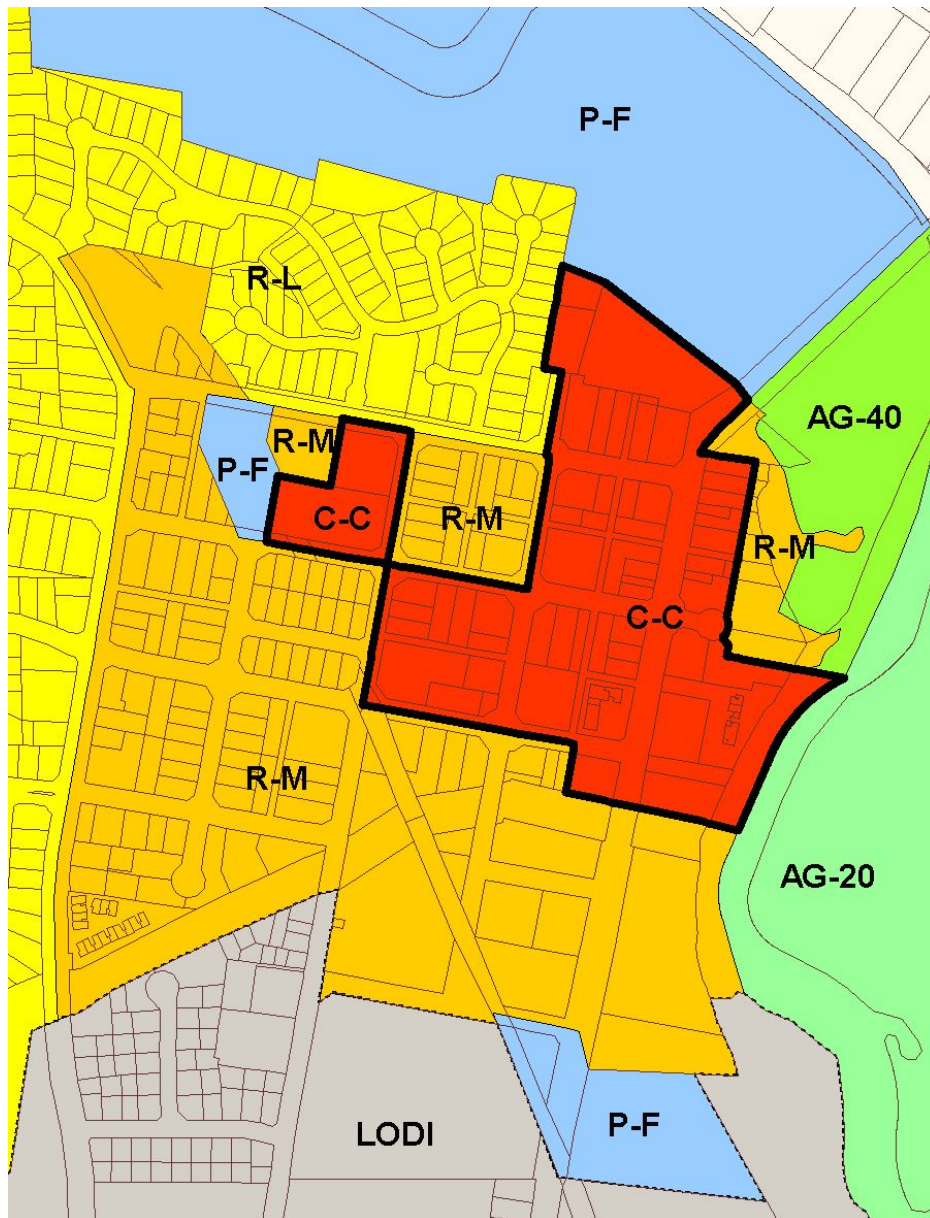


The red area designates the parcels zoned C-C  
(Community Commercial)

## SECTION 1.2 DISTRICT LOCATION

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The District is located west of the Mokelumne River in a four to five block area south of the original bridge for which the town was named. The District is comprised of approximately seven (7) acres of land and sixty-two (62) individual parcels. Land uses in the District include commercial, office, industrial, civic, and residential development. Existing non-residential land uses affected by the Woodbridge Design Guidelines are generally located on the properties abutting Lower Sacramento Road between Indiana and Mokelumne Streets, with residential development to the west.



The outlined area defines the "District" of Woodbridge.



## **SECTION 1.3**

### **GOALS AND OBJECTIVES OF THE WOODBIDGE DESIGN GUIDELINES**

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The goals and objectives of the Woodbridge Design Guidelines are as follows:

- Establish a stronger sense of place by emulating the historic character of the District.
- Ensure the preservation of designated historic resources.
- Promote modification to historic structures that is in keeping with the original historic style.
- Facilitate safe and convenient pedestrian circulation throughout the District.
- Promote harmony in the visual relationships and transitions between new and older buildings.
- Create a historic streetscape appearance for Lower Sacramento Road through unified setbacks, landscaping, building replacement, building orientation, and architectural style.
- Establish a design review process to ensure project compatibility with the provisions of the Special Purpose Plan.





# CHAPTER 2: HISTORIC RESOURCES

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## Sections

- 2.1 Bentley's General Merchandise  
and Wells Fargo Business
- 2.2 I.O.O.F. Building
- 2.3 Woodbridge Masonic Temple
- 2.4 Thompson Folger Building



## SECTION 2.1

### BENTLEY'S GENERAL MERCHANDISE STORE AND WELLS FARGO BUILDING

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#### **History:**

Originally Developed:	1865
Location:	18939 Lower Sacramento Road
Architectural Style:	Italianate
Current Use:	Woodbridge Feed & Fuel Restaurant

#### **Site Development:**

Lot Size:	6,800 square-feet
Building Square Footage:	5,000 square-feet
Number of Stories:	1-and 2-story
Front Yard Building Setback:	None
Rear Yard Building Setback:	35 feet
Side Yard Building Setback from Alley:	None
Side Yard Building Setback:	8-10 feet

#### **Architectural Details:**

Primary Architectural Style:	Italianate
Dominant Architectural Features:	Two-story brick façade, projecting cornices with brackets, tall rectangular and arched windows, a shingled-canopy with slender posts and ornate brackets, and a railcar annex
Primary Materials:	Brick, wood, and metal
Primary Colors:	Reddish-brown with painted yellow storefront, white and black
Sign Types (number):	None



Bentley's General Merchandise and Wells Fargo Building

## SECTION 2.2 I.O.O.F. BUILDING

(Also listed in the National Register of Historic Places)

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### **History:**

Originally Developed:	1867-1874
Location:	18961 Lower Sacramento Road
Architectural Style:	Italianate
Current Use:	Cactus Restaurant

### **Site Development:**

Lot Size:	12,350 square-feet
Building Square Footage:	8,000 square-feet
Number of Stories:	1-1/2 and 2-story
Front Yard Building Setback:	None
Rear Yard Building Setback:	70 feet
Street Side Yard Building Setback:	None

### **Architectural Details:**

Primary Architectural Style:	Italianate
Dominant Architectural Features:	Two-story brick façade, projecting cornices with brackets, tall rectangular and arched windows, and a shingled-canopy with slender posts
Primary Materials:	Brick and wood
Primary Colors:	Reddish-brown with white and black trim/accents
Sign Types (number):	Building-attached (4)



I.O.O.F. Building

## SECTION 2.3 WOODBIDGE MASONIC TEMPLE

(Also listed in the National Register of Historic Places)

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### **History:**

Originally Developed:	1882-1883
Location:	1040 Augusta Street
Architectural Style:	Gothic Revival
Current Use:	Vacant

### **Site Development:**

Lot Size:	6,000 square-feet
Building Square Footage:	7,600 square-feet
Number of Stories:	2 stories
Front Yard Building Setback:	None
Rear Yard Building Setback:	75 feet
Side Yard Building Setback:	None

### **Architectural Details:**

Primary Architectural Style:	Gothic
Dominant Architectural Features:	Vertical form with pointed arched windows on 3 facades of the second floor, gabled roof, and ornamental forms on front façade with pentagram star
Primary Materials:	Brick
Primary Colors:	N/A
Sign Types (number):	None



Woodbridge Masonic Temple

## SECTION 2.4 THOMPSON FOLGER BUILDING

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### **History:**

Originally Developed:	1882
Location:	18921 Lower Sacramento Road
Architectural Style:	Vernacular
Current Use:	Hair Mill Salon

### **Site Development:**

Lot Size:	2,420 square-feet
Building Square Footage:	1,500 square-feet
Number of Stories:	1 story
Front Yard Building Setback:	None
Rear Yard Building Setback:	35 feet
Side Yard Building Setback:	None

### **Architectural Details:**

Primary Architectural Style:	Vernacular
Dominant Architectural Features:	Flush one and a half-story wood siding façade with large storefront windows and an angled recessed entry. Front façade has vertical and horizontal siding with molding trim along the parapet
Primary Materials:	Wood
Primary Colors:	Brown and burgundy
Sign Type (number):	Building-attached (1)



Thompson Folger Building





# CHAPTER 3: OVERVIEW: HOW TO USE THE DESIGN GUIDELINES MANUAL

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## Sections

- 3.1 New Development
- 3.2 Existing Residential Use(s)  
Converted to Commercial Use(s)
- 3.3 Existing Commercial Buildings
- 3.4 Exterior Modifications to Existing  
Historic Resources
- 3.5 Signs



## **SECTION 3.1 NEW DEVELOPMENT**

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All new non-residential development occurring within the “District” shall be subject to the compliance with the design guidelines contained in the Woodbridge Design Guidelines. Residential development constructed as accessory to commercial development shall be exempt from compliance with the Woodbridge Design Guidelines.

## **SECTION 3.2**

### **EXISTING RESIDENTIAL USE(S)**

### **CONVERTED TO COMMERCIAL USE(S)**

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If an existing residential structure located within the District is legally and structurally converted for a commercial use consistent with the San Joaquin County Development Title, the provisions of the Woodbridge Design Guidelines will only apply if the floor area of the existing residence is increased by more than twenty-five percent (25%). If the expansion exceeds 25% of the existing floor area, the entire building will be subject to design review for compliance with the Woodbridge Design Guidelines.

## **SECTION 3.3**

### **EXISTING COMMERCIAL USES**

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Non-residential buildings that were lawfully established before the adoption of the Woodbridge Design Guidelines (or subsequent amendment thereto) may continue in their present state and are not subject to the provisions herein. If the non-residential building floor area increases by more than twenty-five percent (25%), the entire building will be subject to design review for compliance with the Woodbridge Design Guidelines.

## **SECTION 3.4**

### **EXTERIOR MODIFICATIONS TO EXISTING HISTORIC RESOURCES**

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Exterior modifications and additions to existing historic resources (excluding exterior painting) that are visible from a public right-of-way shall be subject to design review to ensure preservation of such historic resources (see Chapter 2 for a list of historic resources).

## **SECTION 3.5 SIGNS**

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All new signs shall be subject to design review for compliance with the Woodbridge Design Guidelines. If any existing sign is relocated or requires repair or maintenance exceeding fifty percent (50%) of its appraised replacement value, such sign shall comply with the applicable provisions of the Woodbridge Design Guidelines. Sign copy changes are exempt from both permit and design review requirements.







# CHAPTER 4: APPLICATION PROCESS

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## Sections

- 4.1 Application Process
- 4.2 Sample: Woodbridge Design  
Guidelines Site Improvement  
Plan



## SECTION 4.1 APPLICATION PROCESS

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### **4.1.1      Prepare Application Using Checklist:**

The approval process begins with the applicant preparing a Woodbridge Design Guidelines Site Improvement Plan application. The application contains a checklist that identifies the minimum submittal requirements. A copy of the application form may be obtained at the Community Development Department. A fee is required for the submittal of the Woodbridge Design Guidelines Site Improvement Plan. (See Section 4.2 for a sample of the Woodbridge Design Guidelines Site Improvement Plan)

### **4.1.2      Submit Application to the Community Development Department:**

The Community Development Department will review the application for completeness. If the application is submitted prior to noon on a Friday, the application will be referred to New Project Review the following week. The project will either be deemed complete for processing, or a deficiency letter with a list of corrections will be sent to the applicant.

### **4.1.3      Forward Application to Design Review Committee Members:**

The Community Development Department will send out complete Woodbridge Design Guidelines Site Improvement Plan packets to the Design Review Committee (DRC) within ten (10) days from deeming the application complete for processing. Within thirty (30) days, the DRC will review the application.

### **4.1.4      Design Review Committee:**

The Design Review Committee will be comprised of one person from the Woodbridge Municipal Advisory Committee (MAC), one person from the Building Division and one person from the Planning Division of the Community Development Department. After consideration of the project, the DRC shall determine whether or not the project is in compliance with the Woodbridge Design Guidelines. If the DRC makes the following determinations, the design review process will be approved:

- The project complies with applicable development standards and design guidelines of the Special Purpose Plan.
- The proposed scale, mass, coverage, site and architectural design of the proposed project are compatible and harmonious with surrounding development and the historic resources of the District.
- For design review of historic resources, the project preserves or improves the historic integrity of the building.

If the DRC determines that the project is not in compliance with the Woodbridge Design Guidelines, the DRC shall:

- Recommend modifications to the project that will bring the project into compliance with the Woodbridge Design Guidelines. In this instance, the DRC shall direct the applicant to prepare modifications for reconsideration at a subsequent meeting to ensure compliance with the Special Purpose Plan.

**4.1.5      Applicant Will Receive Approval/Modification Letter from the Community Development Department:**

The applicant will receive notification from the Community Development Department of the DRC recommendation. The applicant may proceed with the project once obtaining approval of the Woodbridge Design Guidelines Site Improvement Plan. Depending on the scope of the project, this may include obtaining necessary land use permits and/or building permits.

**4.1.6      Applicant May Appeal a DRC Recommendation to the Planning Commission:**

If the DRC determines the project is not in compliance with the Woodbridge Design Guidelines, the applicant may appeal the decision to the Planning Commission within ten (10) days from the date of the letter recommending the modification.

The applicant must submit an Appeal of Staff Action application to the Community Development Department in order to appeal the DRC's determination to the Planning Commission. A copy of the application form may be obtained at the Community Development Department. A fee is required for the submittal of the Appeal of Staff Action application.

If the appeal is denied by the Planning Commission, the applicant may appeal that decision to the Board of Supervisors.

## SECTION 4.2

# SAMPLE: WOODBRIDGE DESIGN GUIDELINES SITE IMPROVEMENT PLAN



### SITE IMPROVEMENT PLAN WOODBRIDGE DESIGN GUIDELINES

SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
1810 E. HAZELTON AVENUE, STOCKTON CA 95205  
BUSINESS PHONE: (209) 468-3121  
Business Hours: 8:00 a.m. to 5:00 p.m. (Monday through Friday)

APPLICATION PROCESSING STEPS	
<b>STEP 1</b>	<b>CHECK WITH STAFF</b> - Development Services Staff will explain the requirements and procedures to you.
<b>STEP 2</b>	<b>SUBMIT YOUR APPLICATION</b> - When you apply, file all of the following: <ul style="list-style-type: none"><li><b>FEE</b> The staff will let you know the current cost of filing a Site Improvement Plan. Make checks payable to the San Joaquin County Treasurer.</li><li><b>FORM</b> Five (5) copies of the completed information forms (attached) which all owners must sign.</li><li><b>IMPROVEMENT PLAN</b> Five (5) copies of a Site Improvement Plan, 24" x 36" (see attached checklist and sample). This is an engineered plan showing drainage, grading, access, on- and off-site service and utility facilities, landscaping, circulation/parking details, etc.</li><li><b>PLAN COMPLETE</b> Staff will check your Site Improvement plan. If anything is missing, you will be notified. (Your plan cannot be processed until it is complete.)</li></ul>
<b>STEP 3</b>	<b>PROCESSING</b> <ul style="list-style-type: none"><li><b>REVIEW AND ACTION</b> Staff will route the Site Improvement Plan to the Woodbridge Design Review Committee (WDRC). At the end of a review period, the WDRC will approve your Site Improvement Plan if the plan conforms to the adopted Woodbridge Design Guidelines Special Purpose Plan. If the plan needs to be modified, you will be so informed.</li><li><b>FINAL ACTION</b> If the Site Improvement Plan is found inconsistent with the Woodbridge Design Guidelines Special Purpose Plan, you have three options:<ol style="list-style-type: none"><li>Correct the inconsistencies and resubmit the application; or</li><li>Apply for an Amendment to the Special Purpose Plan; or</li><li>Appeal the determination to the Planning Commission.</li></ol></li></ul>
<b>STEP 4</b>	<b>REQUIREMENTS AND ADDITIONAL PERMITS</b> <ul style="list-style-type: none"><li><b>REQUIREMENTS</b> The staff will advise you of the final action and list requirements, by department, that must be met before you can start your project.</li><li><b>DRIVEWAY PERMITS</b> Driveway Permits must be acquired from the Public Works Department for any work performed within the road right of way. If the project fronts on a state highway these permits are obtained from Caltrans.</li><li><b>BUSINESS LICENSES</b> If the project involves a business, a Business License must be approved prior to starting operation. Business License applications can be processed concurrently with the Site Improvement Plan.</li><li><b>BUILDING PERMITS</b> If the project involves construction, a building permit must be approved prior to commencement of work.</li></ul>



## SITE IMPROVEMENT PLAN

WOODBRIDGE DESIGN GUIDELINES  
SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
FILE NUMBER: PA-\_\_\_\_\_

TO BE COMPLETED BY THE APPLICANT PRIOR TO FILING THE APPLICATION					
Owner Information			Applicant Information		
Name:			Name:		
Address:			Address:		
Phone:			Phone:		
PROJECT DESCRIPTION					
Proposal					
Description of the proposed project:					
Business name (DBA):					
PROPERTY AND VICINITY DESCRIPTION					
Property Information					
Assessor Parcel Number(s)	Property Size	Number of Parcels	Project Size	Williamson Act Contract	
				<input type="checkbox"/> Yes <input type="checkbox"/> No	
Property Address:					
Existing Land Uses					
On-Site Uses (Include Ag Crops):					
Uses to the North:					
Uses to the East:					
Uses to the South:					
Uses to the West:					
SITE IMPROVEMENTS AND SERVICES					
Off-Street Parking					
Full-size Parking Spaces (Number)	Compact Parking Spaces (Number)	Handicap Parking Spaces (Number)	Covered Parking Spaces (Number)	Total Parking Spaces (Number)	Parking Lot Trees (Number)
Landscaping					
Landscaping Area (Square Feet)	Percent of Project Area Landscaped	Street Trees (Type)	Street Trees (Number)	Method of Irrigation	
Existing Roads					
Road/Street Name	R.O.W. Width	Pavement Width	Curb/Gutter	Sidewalks	
			Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
			Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	



**SITE IMPROVEMENT PLAN**  
**WOODBIDGE DESIGN GUIDELINES**  
SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FILE NUMBER: PA-\_\_\_\_\_

**AUTHORIZATION SIGNATURES**

**ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION.**

I, the Agent agree, to defend, indemnify, and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the Agent's project.

I, further, certify under penalty of perjury that I am the Legal agent and that the foregoing application statements are true and correct.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## SITE IMPROVEMENT PLAN CHECK LIST

**Purpose:** The purpose of the Community Development Department application approval process is to provide design review for single or multi-building proposals in conformance with the Woodbridge Design Guidelines.

**Process:** The specified plans, diagrams and documents are submitted to the San Joaquin County Community Development Department (CDD) to begin the review and approval process. The CDD will review the application for completeness, and forward it to additional required approving bodies, including the Woodbridge Design Review Committee and any additional required agencies. If the submittal is found to be consistent with the Special Purpose Plan and meets the additional approving agency requirements, it will be approved and the applicant may apply for a building permit. If the Application is found to have significant inconsistencies with the Special Purpose Plan or other agency codes and regulations, the CDD will deny the application and inform the applicant in writing of the specific inconsistencies. The applicant may then, a) correct the inconsistencies and resubmit the application, b) apply for an amendment to the Special Purpose Plan, or, c) appeal the determination to the Planning Commission, and ultimately the County Board of Supervisors.

**Submittal Requirements:**

- Vicinity Map
  - Indicate the vicinity and location of the project site in Woodbridge.
- Development Site Plan
  - Dimensions of all property lines
  - Layout, number and dimension of all onsite parking (including surface and structured handicapped spaces, and loading/unloading zones)
  - Layout and dimensions of all vehicle circulation areas including driveways, curb cuts, service areas
  - Dimensions of all public and private pedestrian ways and open spaces
  - Locate all areas and types of fencing as appropriate
  - Identify any restrictions or easements on the property
- Parking Lot Design

The Site Plans should show the following:

- All parking spaces (off-street and on-street)
- Parking lot landscaping
- Parking lot lighting

- Building Design

The Site Plans should show the following:

- Form, mass & scale details of every building
- Facade treatment details (all sides of building)
- Storefront details
- Window treatment details
- Awning details
- Architectural details including moldings, brackets, brickwork wood paneling and/or wood-paneled kick-plates
- Building sections and dimension floor-to-floor heights and overall building heights
- Relationships between single and multiple height spaces as appropriate
- Elevations showing each side of all proposed buildings
- Dimension window, door, and dock heights as well as all projections and overhangs
- Building materials, colors and finish details
- Exterior lighting
- Color rendering(s) indicating the overall building and site composition, open spaces, as well as building and landscape materials and character



## SITE IMPROVEMENT PLAN CHECK LIST

### SITE IMPROVEMENT PLAN CHECK LIST (Continued)

#### Landscaping

The Site Plans should show the following:

- Landscaping details for entire parcel (parking lot, pedestrian walkways, seating areas, storefronts, etc.
- Types of trees, plants, shrubs, flowers, etc.
- Irrigation plans

#### • Signs

The Site Plans should show the following:

- All building-attached and freestanding signs
- Number, scale and location of all existing and proposed signs
- Design details for each sign

#### • Statement of Conformity

Identify and communicate the approach to each aspect of the design and how it addresses the goals and objectives of the Special Purpose Plan Design Guidelines including but not limited to:

- Overall site planning
- Off-site and on-site vehicle circulation
- Building size, location, footprint and character
- Parking
- Pedestrian pathways, sidewalks and access
- Bicycle pathways, access and storage
- Landscaping hardscape, softscape and amenities
- Utilities
- Service, loading and storage areas
- Lighting
- Street and site furnishings

\*\* Describe any exceptions requested from the Design Guidelines and why it is warranted by the design and amenities incorporated

\*\* Include special project goals, such as dedication of open space or unique development or design concepts.

### SITE PLANS MUST BE COMPLETE AND LEGIBLE

- Before applying, check your Site Plan to make sure that it contains all of the information cited above. You are encouraged to have one of our counter staff review your draft Site Plan prior to having copies made.
- Faint prints and light blue lines will not be accepted because they cannot be reproduced or microfilmed.





# CHAPTER 5: WOODBIDGE DESIGN GUIDELINES

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## Sections

- 5.1 Historic Resources
- 5.2 New Development
- 5.3 Signs



## SECTION 5.1 HISTORIC RESOURCES

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### 5.1.1 **Exterior Modifications:**

Projects involving Historic Resources (see Chapter 2) shall be subject to the following requirements for exterior modifications and additions:

- Protect and maintain significant stylistic features. Historic features, including original materials, architectural details, window and door openings, contribute to the character of a structure and should be preserved when feasible. Continued maintenance is the best preservation method. Preventative measures should not harm the historic materials. Only those features that are deteriorated should be repaired and only those features that are beyond repair should be replaced.
- Design additions to historic resources should be in a manner that is consistent with the architectural style, including the scale, form features, and finishes. Modifications should not obstruct significant historical features of the primary structure. Additions should also take into consideration the historic site design and building placement of the primary structure on the lot.
- Avoid removing or altering significant architectural features. To the extent feasible, preserve significant features in their original form and position as follows:
  - Preserve the size and shape of windows and doors. These features have a significant effect on the building character, giving scale and visual interest to individual facades. It is most important to maintain the proportions of the original windows and doors.
  - Maintain a storefront and all of its character-defining features. Most of the Historic Resources are commercial buildings with clearly defined primary entrances and large display windows. The repletion of these elements creates visual unity in the District.
  - Preserve the original form and scale of the roof. Roof pitch, materials, size, and orientation are all distinct features that contribute to the character of the roof. Flat roofs with extended parapets and low-pitch hip roofs are predominant features of historic buildings in the District. Repetition of similar roof forms contributes to a sense of visual continuity for the District.
  - Preserve primary historic building materials whenever feasible. Do not cover or conceal the original facade materials (e.g., wood siding or painting over brick or stone).
- Replace historic features in-kind when restoration is not an option. If replacement is necessary, the new material shall match that being replaced in design, color, texture, and finish to convey the visual appearance of the original. When reconstruction of an element is impossible, develop a new design that is a simplified interpretation of it.



**Development along the west side of Lower Sacramento Road, north of Augusta Street, including several original buildings, three of which are designated historic resources. The predominant architectural style in this section of Lower Sacramento Road is Italianate.**

## SECTION 5.2 NEW DEVELOPMENT

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### 5.2.1 Lot Design-General:

New construction for projects on vacant parcels shall be subject to the following requirements:

#### Building Location:

Buildings should be located toward the front of the property with front building facades at or near the back of the sidewalk. Special guidelines apply to non-residential development on parcels with frontage along the following roadways:

- Lower Sacramento Road, north of Augusta Street. Consistent with existing development, front building facades shall be constructed at the street front property line and aligned with the front facades of the buildings on adjacent properties. The front wall shall be parallel to the front property line.
- Lower Sacramento Road, south of Augusta Street. In an effort to establish visual continuity with development north of Augusta Street and an improved pedestrian environment, a minimum of thirty percent (30%) of the lot width shall have structural improvements within three (3) feet of the front property line. Structural improvements may include a facade of the primary building or substantial extension thereof (e.g., trellis, porte-cochere). Improvements shall be parallel to the front property line.

Building placement should be designed to minimize the visual separation between structures. Special guidelines apply to non-residential development on parcels with frontage along the following roadways:

- Lower Sacramento Road, north of Augusta Street. Consistent with existing development, new buildings shall be designed so the first floor extends the entire width of the parcel, with no separation between buildings (See Figure 1). However, landscape and hardscape features may be used to establish a comparable visual and physical boundary of space by defining the sidewalk edge (e.g., fencing for outdoor seating, trellis/arbor).
- Lower Sacramento Road, south of Augusta Street. In an effort to ensure future development consistent with historic site development patterns, buildings should be designed so that the first floor extends across approximately seventy-five percent (75%) of the parcel width, with minimum separation between buildings (e.g., fencing for outdoor seating, trellis/arbor) (See Figure 2). Outdoor spaces shall be designed to accentuate the edge of the street at the back of the sidewalk.

#### Building Orientation:

In keeping with preferred historic development patterns for building orientation facing the street, the following guidelines apply:

- Buildings shall be designed with the primary entrance oriented toward the street. The primary entrance should convey a sense of human scale by framing the space through the use of architectural features.

- Direct access shall be provided from the sidewalk to the primary entrance of the building. Such pedestrian access should be enhanced with landscape and/or paving improvements. Recommended landscape improvements include potted plants and accent trees. Recommended paving treatments include concrete paving with surface finish and decorative scoring, tile or brick pavers.

#### Lot Coverage:

In keeping with preferred historic development patterns with greater lot coverage, the following guideline applies:

- Site development should give the visual impression of increased lot coverage from the street by placing the building toward the front of the lot, with parking and loading in the rear of the lot.

#### Service Access and Equipment Screening:

To reduce visual impacts, service areas and mechanical equipment should be located out of public view (See Figure 3). The following guidelines apply:

- Service access areas including loading areas and docks, service yards, and refuse/recycling enclosures should be located out of public view and must not front onto a primary street.
- Landscaping, such as tall shrubs and clinging vines, should be used to screen these areas, especially for those properties whose side yard fronts a primary street or abuts a residential property.
- Mechanical equipment should be located behind or on top of the building, screened from public view with parapet walls, landscaping, etc.

### **5.2.2 Parking Lot Design:**

#### Parking Space Requirements:

Historically, on-site parking provisions were minimal. Given the proximity of the customer base for pedestrian access and the opportunities for on-street parking, the following guidelines apply to parking space requirements within the District:

- Off-street parking requirements for residential unit's accessory to the primary commercial use of property shall be one space per bedroom, up to a maximum of two spaces per unit.
- Outdoor seating shall be encouraged by eliminating the additional parking required for the covered outdoor seating areas associated with restaurant use.
- The required number of off-street parking spaces may be reduced using the credit equivalent of existing on-street parking spaces provided on the subject parcel. (For example, if a new retail building requires twelve [12] off-street parking spaces pursuant to standards in the Development Title, but has three [3] on-street parallel parking stalls along the project frontage, only nine [9] off-street parking spaces would be required).



#### Location of Required Parking Spaces:

Off-street parking should be designed and located to minimize conflicts with pedestrians and to minimize the physical and visual impact to the traditional streetscape appearance. Where practical, adjoining uses should share parking to minimize the number of parking lots, driveways and surface hardscape areas. The following special off-street parking guidelines should apply to non-residential development on parcels with frontage along the following roadways:

- *Along Lower Sacramento Road, north of Augusta Street.* North of Augusta Street, parking is located on the street with both diagonal and perpendicular parking stalls. Some of the parcels along the west side of Lower Sacramento Road have additional parking behind the buildings with access from the alley. In keeping with the existing historic buildings in the area, all required off-street parking shall be located entirely behind the building(s) which abut Lower Sacramento Road. Access to the off-street parking areas shall be provided from the side streets and/or alleys.
- *Along Lower Sacramento Road, south of Augusta Street.* South of Augusta Street, several older buildings have perpendicular and diagonal parking stalls within or directly abutting the right-of-way. Other non-residential projects developed in the last two decades have off-street parking lots in front of and next to buildings with driveway access from Lower Sacramento Road. This segment of Lower Sacramento Road includes substantial diversity in building setbacks and parking lot location. As identified in the building placement standards above, these guidelines encourage, and to some extent mandate, a more traditionally historic building envelope in this area with at least portions of the buildings abutting Lower Sacramento Road. Corresponding off-street parking locations shall be adjacent to or behind those portions of the building(s) abutting Lower Sacramento Road. Where feasible, access to the parking areas should be from the side streets and/or alleys (See Figure 4).

#### Parking Lot Landscaping:

Existing parking lot landscaping north of Augusta Street along Lower Sacramento Road is non-existent with the exception of a few existing trees within and near the parking areas. South of Augusta Street on Lower Sacramento Road, development occurring within the last two decades has incorporated minimal landscaping, primarily located within the perimeter planter strip surrounding the parking lots, and in some cases, surrounding the buildings. The following special parking lot landscape guidelines apply:

- The minimum width of the required landscape strip installed between parking areas and abutting streets and alleys shall be five (5) feet and shall incorporate a combination of ground cover, flowers, shrubs, and tree plantings. Perimeter planters and plantings shall be designed and located for the purpose of creating a physical barrier, visual screen, and shading of the parking lot area.
- Shrub plantings along the perimeter landscape shall be designed for safe and convenient pedestrian circulation throughout, including designated paths across perimeter planters (See Figure 5).
- Within the off-street parking area, a minimum of one (1) tree shall be planted for every five (5) off-street parking stalls, evenly spaced throughout the lot.

Parking Lot Lighting:

Existing parking lot lighting is non-existent, with the exception of the most recent development along Lower Sacramento Road, south of Augusta Street. Development Title Section 9-1015.5(g) requires lighting for all off-street parking areas in commercially-zoned projects. To maintain and improve the historic integrity of the District, parking lot fixtures shall be designed to be compatible with the selected historic street lights and shall have a maximum height of eighteen (18) feet (See Figure 6).

**5.2.3 Building Design:**

One of the primary goals of this Plan is to visually unify this architecturally diverse District. The design guidelines are to establish the preferred architectural style of Italianate buildings, represented by two of the four historic resources of the District (see Chapter 2). The design of new and modified buildings will need to incorporate traditional Italianate features to maintain consistency with the predominant architectural style and compatibility with the surrounding historic structures in the District. This section includes guidelines for building form, mass, and scale, facade treatments, architectural details, building materials, colors, finishes and lighting as follows:

Form, Mass and Scale:

The basic form of traditional Italianate buildings typically are tall, narrow, 2 to 2-½ story rectangular brick structures articulated with decorative parapet walls (See Figure 7). Historic Italianate structures found on Lower Sacramento Road typify this description and are rectangular in shape leading from the front property line to the back of the lot. Two of the three existing historic Italianate buildings have front covered awnings and ornate posts and railings that create an arcade in front of the building. The following guidelines apply:

- New buildings and additions should be designed with simple rectangular forms accented with strong rooflines.
- To minimize the transition between new and older buildings, new structures shall be compatible with the height of adjacent and nearby buildings. Window and entrance openings on the street level shall be a minimum of ten (10) feet in height.
- To avoid inappropriate massing of buildings, articulation between the street-level and the second floor is encouraged. For new two-story buildings to be developed adjacent to one-story buildings, the size (mass) of the second floor shall be reduced by setting back the second floor structure from the ground floor. This design provides the opportunity for creative outdoor space while reducing the appearance of mass as compared to the adjacent one-story structure.
- Recessed entries and covered awnings articulate human scale and are encouraged. Projections such as covered awnings, balconies and projecting signs that are located in the public right-of-way will require an encroachment permit from the San Joaquin County Department of Public Works. Construction of these projections will be subject to current encroachment permit standards. No posts or other support structures shall be permitted within the public right-of-way. All construction within the public right-of-way shall conform to the California Building Code.
- Corner buildings and pedestrian links to nearby residential neighborhoods served by the commercial core shall be given special emphasis. Square cupolas or towers

located at the front corner define a building's form and scale while providing visual interest (See Figure 8).

- Horizontal roof plans are preferred. Parapet walls should be used for screening flat top roofs and articulating the building design. These walls should be detailed with architectural elements such as cornices, and brackets and should be used to define the building roofline.
- Low-pitched roofs with wide, overhanging eaves and decorative brackets may be used. Low-pitched roofs may also be used as accents in conjunction with parapet walls.
- High-pitched, mansard, and gabled roofs are not architecturally consistent with the Italianate style and shall be prohibited.

#### Facade Treatments:

Decorative brickwork facades typify traditional Italianate structures. Attention is called to windows and door openings with projecting cornices or hold molds above the sills below. Generally, in Italianate style, upper floor windows are proportioned tall and narrow, with multiple panes of lights. Street-level storefronts utilize display and transom windows with decorative kick-plates and recessed building entries. Decorative parapets with projecting brick trim, cornices, pediments and recessed panels, often carrying dates or names, dominate the top portion of the facade. The following general facade guidelines apply:

- All visible building facades should be treated with equal importance. Historically, however, the front building facade commonly receives more attention with higher quality finish materials and more ornamentation than an interior side or rear facades.
- Facade treatment of additions to historic structures must be architecturally consistent with the treatment of the existing structure.

#### Storefronts:

The following historic storefront guidelines apply (See Figure 9):

- Respecting the scale of historic facades, continuous storefronts shall not span more than twenty-five (25) feet in width. Wall planes that extend more than twenty-five (25) feet shall be articulated horizontally to give the appearance of two or more individual storefronts rather than a single massive one.
- Storefronts shall be articulated with reliefs, recesses, and/or pilasters and should incorporate a change of materials, colors and/or canopies and awnings to show a clear visual division between street levels and upper floors.

#### Window Treatments:

Fenestration refers to the design and placement of windows on the facade. Typical treatments on existing historic street-level storefronts include recessed display windows divided by multiple panes of glass (See Figure 10). A separate transom window, with multiple lights, is typically located above the display window and can be arched or rectangular in shape. These windows are also supported at the base with a kick-plate. The second-floor fenestration typically includes narrow windows accented

at the top with elaborate cornice moldings supported by decorative brackets. The following guidelines for design of window treatments apply:

- For new development, the style of window treatments shall be consistent throughout the building. Upper floor windows should have a vertical orientation.
- For additions to historic structures, the window treatments should be compatible with the primary structure.
- For storefront fenestration, a transom window should be placed above the display window and both windows should be architecturally consistent to each other. Windows with true divided lights and raised exterior mullions are consistent with the style of window seen on historic resources and are preferred.
- Windows accented with architectural elements consistent with the Italianate style such as wood-paneled kick-plates and decorate cornice moldings are encouraged.
- Recessed window openings decoratively accented with materials consistent with the building such as brick are encouraged.

#### Building Entrances:

Primary entrances should be clearly identified and oriented toward the street for issues of safety and visual recognition (See Figure 11). Entries should convey a sense of human scale and be welcoming as specified in the following guidelines:

- To create a desired overall pedestrian scale at the street level, storefronts shall be oriented toward the street. Primary entrances shall be articulated either with recessed entries or projecting overhangs above the entrance.
- For properties located on a corner, entries oriented toward the corner, at an angle, as opposed to the middle of the facade are strongly encouraged. If an entry cannot be provided at the corner, a display window should be oriented in this position.
- Entries should be designed to be inviting to the pedestrian with the use of colorful awnings, decorative paving, and/or landscape plantings.

#### Awnings:

If awnings project into a public right-of-way, an encroachment permit will be required from the San Joaquin County Department of Public Works. The following guidelines apply to design and construction of awnings:

- Awnings intended to accent particular window or door openings should be shaped to match the size and shape of the particular opening (e.g., an arched transom window or doorway should have a rounded awning, a rectangular opening should have a rectangular awning).
- Awnings should not be the predominate feature of the facade. Where windows and entries are recessed individually, awnings should only cover the openings and not span across to adjacent openings on the same facade. Care should be taken so that awnings do not obstruct the view of adjacent businesses.
- Signs on awnings should be located on the flap (valance) or the end panels of an angled, curved or box awning.

- Awnings made of canvas, matte finish vinyl, or other acceptable fabrics are preferred. Awning colors should complement the primary or accent color of the building.
- Covered awnings or porches that span the width of the front facade creating an arcade add visual interest while providing shade and temporary shelter for pedestrians. These types of projections should be architecturally compatible to the primary structure (See Figure 12).

#### Architectural Details:

Architectural details exhibited on historic Italianate structures in Woodbridge include cornice moldings supported by decorative brackets, ornate brickwork surrounding recessed windows and doors, and recessed wood paneling and wood-paneled kick-plates. The following guidelines for architectural details apply:

- Architectural features appropriate to the Italianate style, such as brackets, kick-plates, and door, window and cornice moldings add visual interest to a structure and shall be incorporated into the project design.
- Whenever possible, architectural features on historic structures shall be preserved.
- For new construction not located near or adjacent to a historic Italianate structure, the building design may incorporate contemporary and/or simplified interpretations of the architectural features noted above. These contemporary and/or simplified interpretations must keep in scale and character with the prevalent architectural elements (See Figure 13).

#### Building Materials, Colors and Finishes:

Choosing materials that are appropriate to the Italianate period will ensure compatibility of new development to historic structures. The following guidelines for building materials, color, and finishes apply:

- New structures should use brick as the primary building material, specifically for all facades visible from public view. The quality of the brick should have a finish consistent with older brick facades in the District. This can be achieved through the use of older, recycled brick. Brick shall not be painted.
- Architectural elements such as covered awnings and balconies should utilize materials consistent with similar types of projections found on existing historic resources and the primary building materials.
- Earth tones are preferred for paint colors of architectural elements other than brick. For buildings whose facades utilize materials other than brick, the number of colors on the exterior shall be limited to a maximum of three (3), with an additional contrasting color for accent. In general, the lighter colors should be used for the main body, with darker shades for trim and accent.
- Simple, matte finishes are preferred. Highly reflective building materials and mirrored glass shall be prohibited.

#### Exterior Lighting:

Lighting should be designed with fixtures that provide visual interest but are appropriate to the historic architectural context of the primary structure. The following guidelines for exterior building lighting apply:

- Lighting fixtures shall be compatible with and complement the design and period of the building style. Fixtures shall be appropriately sized and in scale with the building facade.
- Exterior building lighting should be used to accentuate the building design and highlight architectural details and features integral to the building design.
- Building entrances and street numbers should be illuminated to be visible from the street.

#### **5.2.4 Landscaping:**

##### Landscaping Coverage:

Landscape coverage is the minimum percent of the net lot area that must be covered by a pervious surface. Required parking lot landscape is included in this calculation. Within the District, up to fifty percent (50%) of the site landscape may be in the form of decorative paving for pedestrian walkways and other outdoor areas. The following landscape coverage guidelines apply:

- Property with the front building facade located within five (5) feet of the front property line shall have a minimum landscape coverage of five percent (5%). Landscape improvements shall include one or more containerized planting (e.g., window boxes, pots, planters, hanging baskets).
- Property with the front building facade set back more than five (5) feet from the front property line shall have a minimum landscape coverage of eight percent (8%). Landscape improvements shall include planting along the walkway from the sidewalk to the primary entrance of the building (See Figure 14).

##### Landscaping Improvements:

All properties are encouraged to seek means of including trees and plants in the streetscape, where space and safety considerations will allow (See Figure 15). The following landscape guidelines apply:

- Landscape improvements shall encourage the utilization of alleys as pedestrian linkages as well as for the traditional use for deliveries and secondary rear building access. Driveways, small plazas, courtyards and pedestrian corridors within each block of the area should be landscaped as extensively as possible, incorporating plant materials from the approved plant list (see Chapter 7 [Appendices]) (See Figures 16 & 17).
- Driveways, small plazas, courtyards, outdoor seating areas, and pedestrian corridors within each block of the core area should be landscaped as extensively as possible. Accent planting beds and color pots with flowering annuals are encouraged. Canopy trees and landscape structures should be used in these outdoor public areas to create “outdoor rooms” and to define spaces.

- Small window box type planting beds at entries to buildings are appropriate to historic context and are encouraged. In addition to planter boxes, ground and hanging pots with colorful accent plantings should be used to accent entries and add color and visual interest to buildings.
- Evergreen trees and shrubs should be used whenever a landscape screen or buffer is required.
- Landscaping should be used to soften the impact of large expanses of blank wall or fencing. These areas should be screened with upright shrubs and clinging or trellised vines. Trellises should be constructed of substantial, durable materials. Regional appropriate plantings (e.g., grape vines) are encouraged (See Figure 18).

## SECTION 5.3 SIGNS

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### 5.3.1 Sign Types and Designs:

Sign copy changes are exempt from permit and design review requirements. The following is a list of historic sign types which may be permitted for non-residential development within the District:

#### Building-attached Signs:

Building-attached signs shall compliment, rather than compete with, the architectural features and overall facade composition of the building. Such signs should be proportional to the building so as not to dominate the appearance. Sign graphics, materials, and finish should be compatible with the historic period of the corresponding building design and detailing. Lettering style should be appropriate to the building design and era of construction. The following building-attached signs are permitted pursuant to other provisions listed herein and applicable Development Title standards:

- Wall Signs. Wall sign means a sign painted on, or attached parallel to, a building wall (See Figure 19).
- Projecting Signs. Projecting sign means a sign which is attached to and projects from a building wall (See Figure 20).
- Canopy Signs. Canopy signs are usually applied to an awning or canopy fascia for permanent business identification (See Figure 21).
- Under-Canopy Signs. Under-canopy signs hang from the underside of a canopy or awning over the sidewalk or building entrance (See Figure 22).

#### Freestanding Signs:

Freestanding signs are not in keeping with the historic development of Woodbridge. However, newer developments in the District have incorporated freestanding signs in cases where the building is set back from the street. When used, freestanding signs should be designed to compliment the architectural style of the primary building(s) and should be small in scale and incorporated into the landscape plan of the site. Sign materials and finishes should be compatible with that of the building facade and lettering styles should be appropriate to the building design and era of construction. The following freestanding signs are permitted pursuant to other provisions listed herein and applicable Development Title standards:

- Monument Sign. Monument sign means a sign anchored to and continuously attached at grade.
- Pole Sign. Pole sign means a sign that is mounted on a free-standing pole or other support so that the bottom edge of the sign face is at least five (5) feet above grade.
- Portable Sign. Portable sign means a sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.



### **5.3.2 Number, Scale and Location of Signs:**

The maximum number of signs, size limitations, and location parameters listed below are special standards and guidelines intended to ensure sign development compatible with the historic character of the district:

#### **Building-attached Signs:**

Building-attached signs shall only be placed on building facades fronting a street. Each building may have several signs. However, the maximum combined sign area for each facade shall be forty (40) square feet. This combined sign area shall include the sign area of all wall, projecting, canopy, and under-canopy signs. Building-attached signs shall be located in a manner which compliments the architectural features and style of the building. Projecting and under-canopy signs should be located in close proximity to the building entrance and, if located in the public right-of-way, will require an encroachment permit from the San Joaquin County Department of Public Works (See Figures 19, 20, 21 & 22).

#### **Freestanding Signs:**

The following guidelines apply:

- *South of Augusta Street along Lower Sacramento Road.* A maximum of one monument or pole sign shall be allowed for each parcel where existing buildings and/or portions thereof are setback from the street. Freestanding signs shall have a maximum height of six (6) feet, a maximum width of three (3) feet, and a maximum sign area of nine (9) square feet. Freestanding signs shall be located in landscaped areas.
- *North of Augusta Street along Lower Sacramento Road.* A maximum of one portable sign shall be allowed for each business. Portable signs shall have a maximum height of four (4) feet, a maximum width of three (3) feet, and a maximum sign area of nine (9) square feet. Portable signs shall be located on-site near the building entrance and shall not obstruct pedestrian walkways. Portable signs shall not be located in the public right-of-way.

### **5.3.3 Illuminated Signs:**

In an effort to maintain the historic integrity of the District, signs shall be non-illuminated or externally illuminated. All external illumination shall be from a concealed light source.

### **5.3.4 Prohibited Signs:**

In addition to the prohibited signs listed in Development Title Section 9-1705.4 (Prohibited Signs), the following signs shall be prohibited:

- Neon signs
- Billboard signs
- Internally illuminated signs
- Backlit canopies
- Corporate flags
- Electronic reader board or changeable copy signs



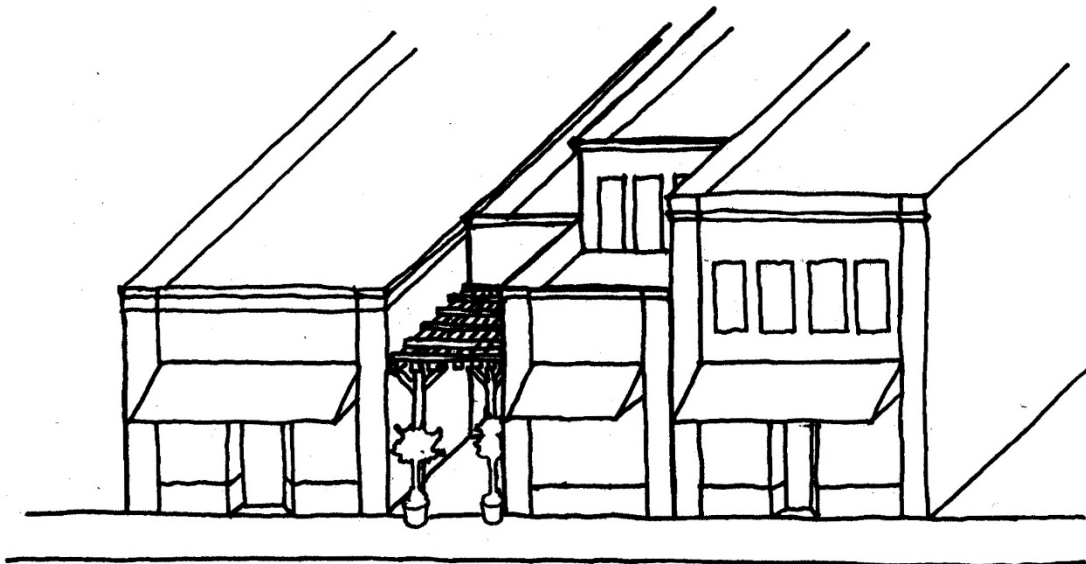
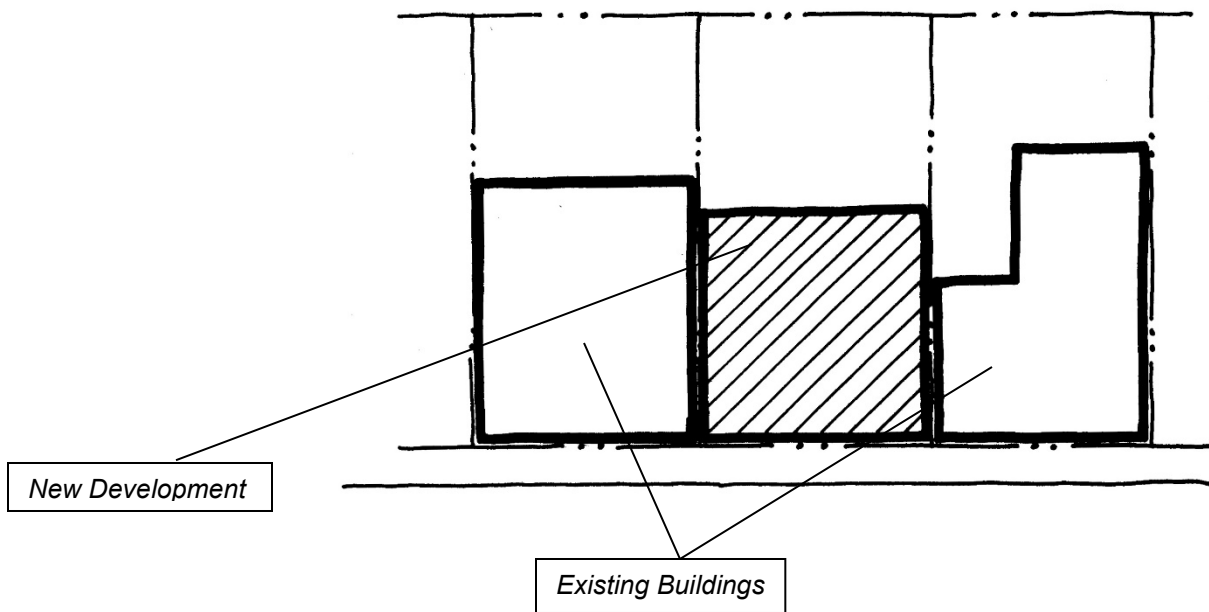


# CHAPTER 6: FIGURES

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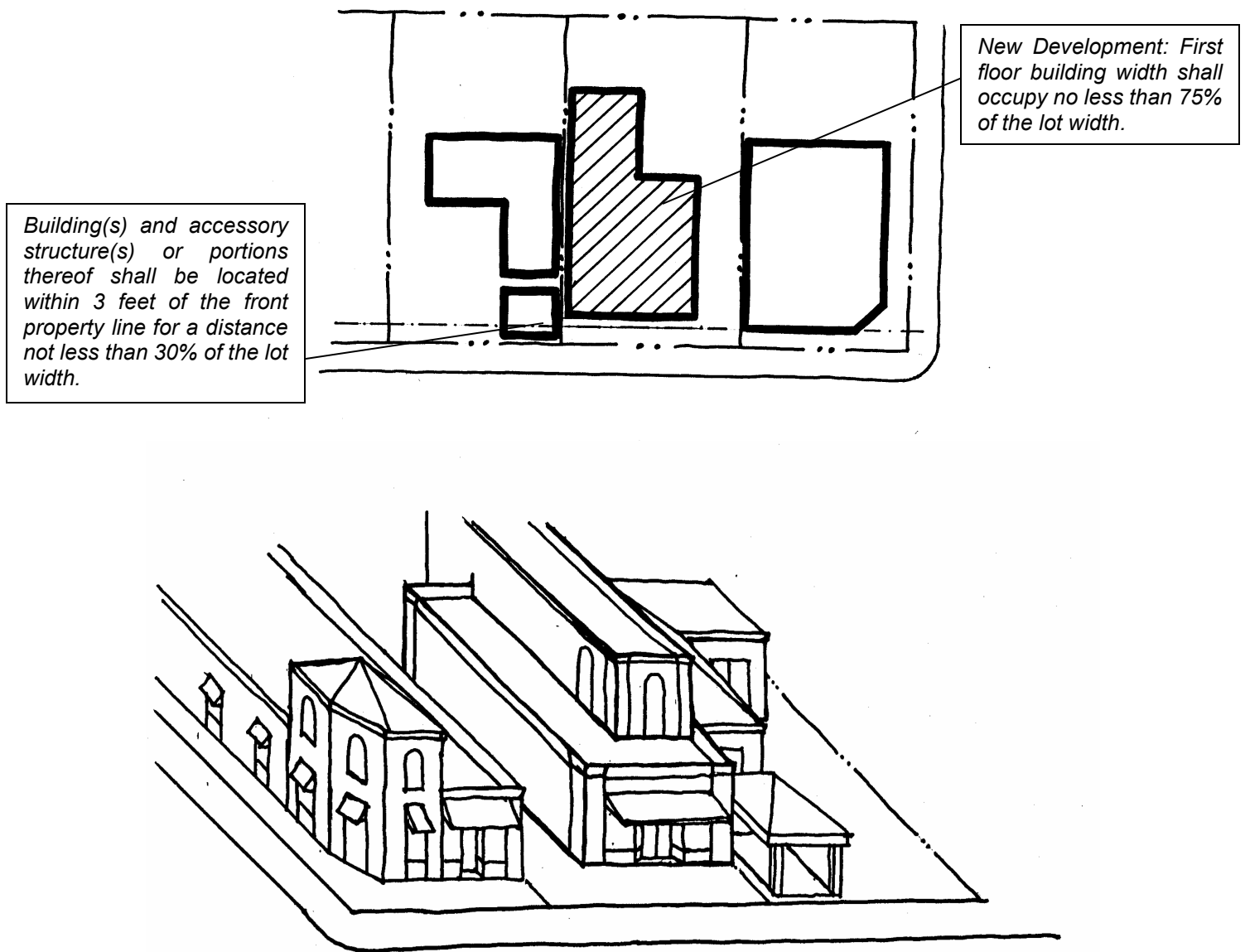
**FIGURE 1**



*New development should maintain the appearance of visual continuity with the inclusion of a trellis.*

***Building placement north of Augusta Street on Lower Sacramento Road***

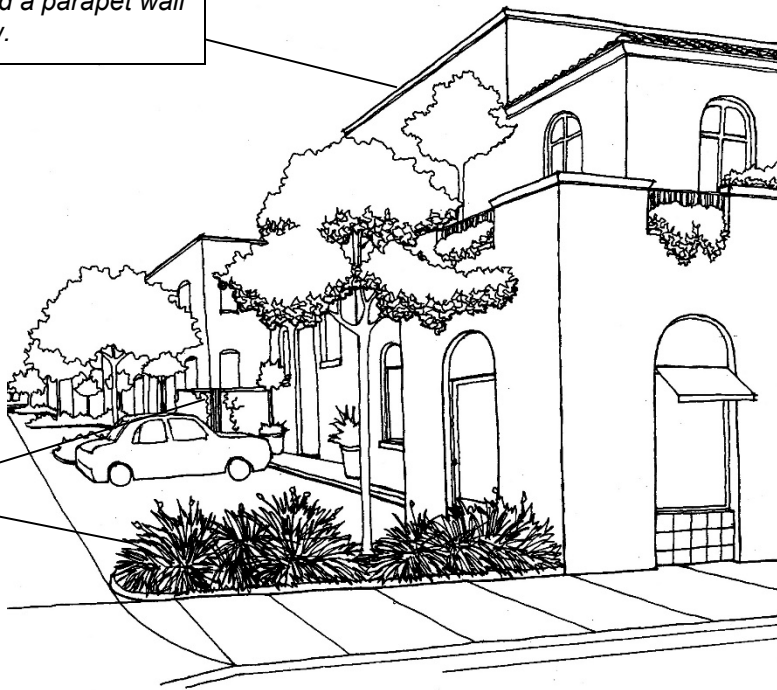
**FIGURE 2**



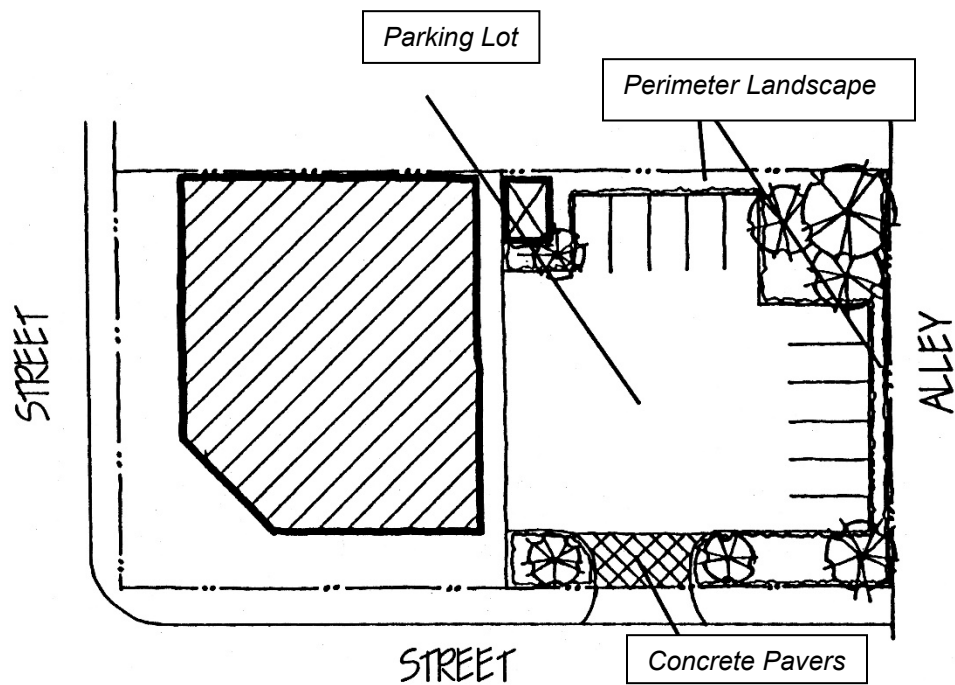
**FIGURE 3**

*Mechanical equipment is located on the roof behind a parapet wall out of public view.*

*Service access areas and trash enclosures are screened from public view with the use of landscaping.*



**FIGURE 4**



**FIGURE 5**



*This photo represents perimeter landscaping for the off-street parking areas associated with new development along Lower Sacramento Road, south of Augusta Street.*

**FIGURE 6**



*Parking lot lighting fixtures shall be historic in nature similar to the type of fixture shown above.*



**FIGURE 7**



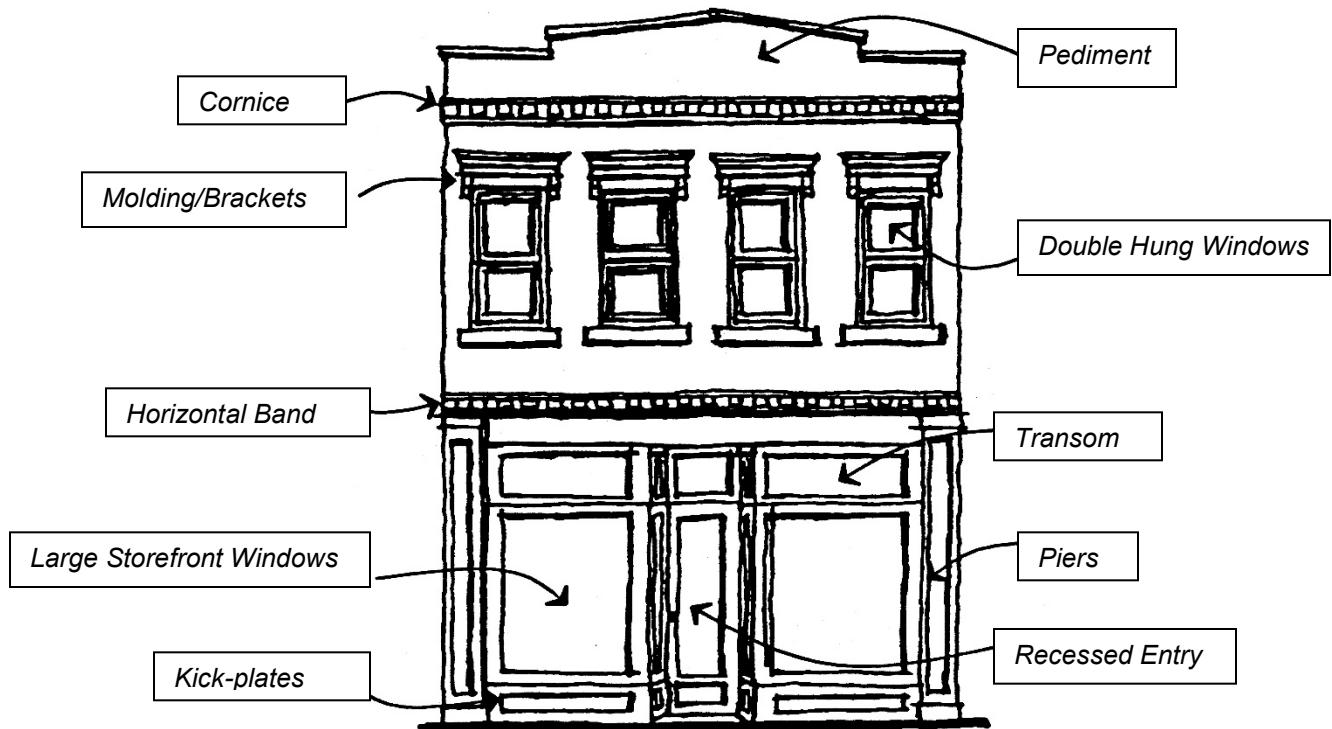
*This rendering of existing and potential future development of Lower Sacramento Road, north of Augusta Street, illustrates enhancement in the visual and functional harmony of the District with building placement, style, storefront and street improvements.*

**FIGURE 8**



*Special treatment for corner buildings is encouraged as a visual focal point and functional link to adjoining streets.*

**FIGURE 9**



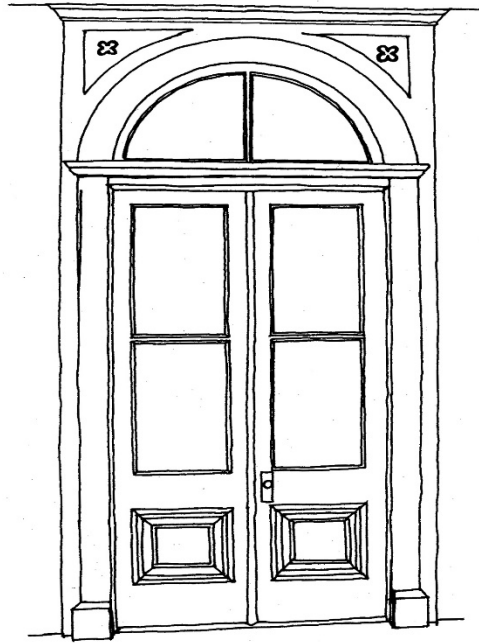
*Elements of a traditional Italianate storefront*

**FIGURE 10**



*Recessed storefront windows with wood-paneled kick-plates and decorative moldings combined with the Italianate style are encouraged.*

**FIGURE 11**



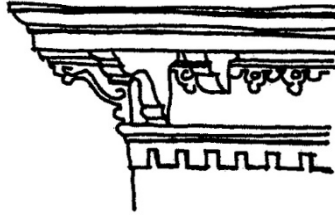
*The predominant Italianate style door is the double door with decorative hooded moldings and brackets. Doors were often arched as shown.*

**FIGURE 12**

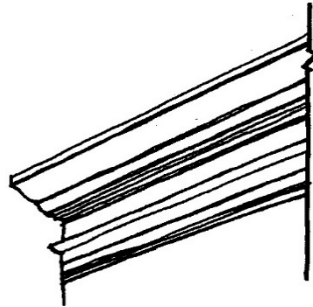


*Covered awnings on street-facing facades are encouraged as they are pedestrian-friendly and visually interesting.*

**FIGURE 13**

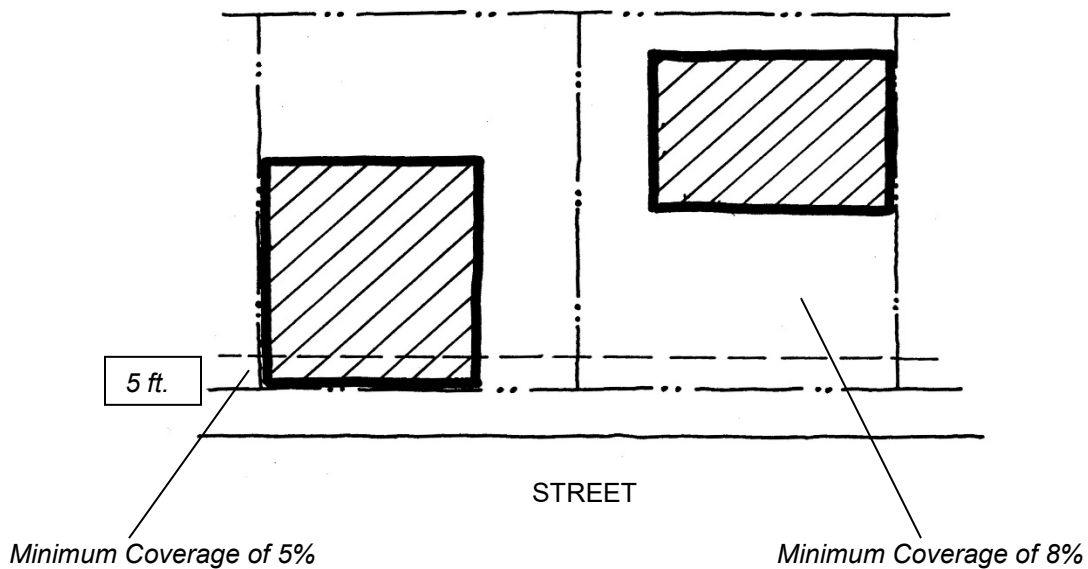


*The drawing above represents a traditional Italianate cornice detail with decorative brackets. The drawing below represents a simplified interpretation of the traditional cornice acceptable for new development.*



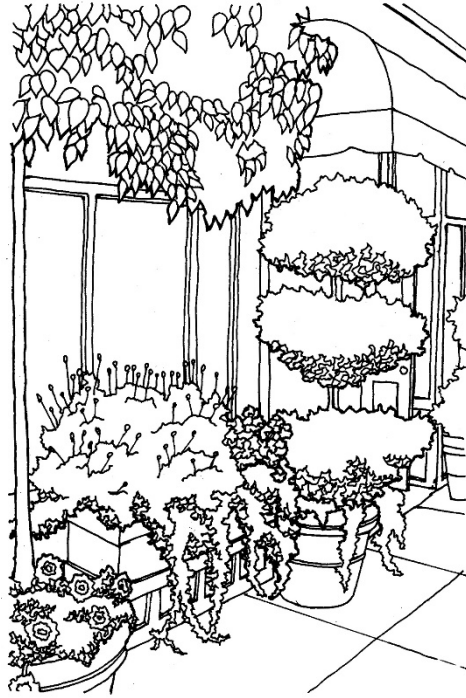
**FIGURE 14**

**Landscape Coverage Requirements**





**FIGURE 15**



*Historically, commercial development incorporated landscaping along the front building façade.*

**FIGURE 16**



*Outdoor areas for public use should be landscaped to soften and frame such space.*

**FIGURE 17**



*Given the space constraints for front yard landscape of traditional historical development, 50% of the required coverage may be in the form of decorative paving for pedestrian walkways and outdoor uses.*

**FIGURE 18**



*As shown above, climbing plants should be used to visually screen and enhance the appearance of large blank walls.*



**FIGURE 19**



*The sign on the left is an inappropriate use of sign size and placement. The sign on the right is the preferred sign size and placement.*

**FIGURE 20**



*This is an example of a projecting sign.*

**FIGURE 21**



*This is an example of a canopy sign.*

**FIGURE 22**



*This is an example of an under-canopy sign.*





# CHAPTER 7: APPENDICES

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## Sections

7.1 Glossary of Terms

7.2 Recommended Plant List



## SECTION 7.1 GLOSSARY OF TERMS

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<b>Addition</b>	Any increase to the gross floor area of a structure.
<b>Arcade</b>	An arched roof or covered passageway.
<b>Awning/Canopy</b>	A structure projecting from the façade of a building for the purpose of ornamentation and/or protection for pedestrians. Awnings and canopies are located primarily on the front façade over the primary entrance and/or storefront windows.
<b>Balustrade</b>	A row of balusters (column) and the railing connecting them. Used as a stair rail and also above the cornice on the outside of a building.
<b>Bracket</b>	A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes a solid piece or a triangular truss.
<b>Building-attached signs</b>	Signs that are permanently attached to the building façade, including wall signs, projecting signs, canopy signs, and under canopy signs.
<b>Buffer</b>	A strip of land and/or wall established to physically and visually separate and establish a transition between one type of land use from another land use that has the potential of being incompatible. Required buffer areas are landscaped and kept free of structural improvements.
<b>Character</b>	Special physical features of a structure or area that set it apart from its surroundings and contributes to its individuality.
<b>Compatible</b>	Projects that give the appearance of existing together without conflict with respect to site design, architectural style, building mass, landscape and signs.
<b>Consistent</b>	Free from variation or contradiction.
<b>Design Review</b>	The development application review process established to determine a project's compliance with the standards and guidelines of this Plan-ant to ensure that the proposed development is compatible with harmonious with surrounding properties.
<b>Eave</b>	The lower border of a roof that overhangs the wall.
<b>Exterior modification</b>	The renovation, restoration or expansion of historic resources, which alters the physical appearance of the structure(s) or architectural features thereof, visible from a public right-of-way. This definition does not include the repainting of a structure.
<b>Facade</b>	The exterior face of a building extending from grade to top of the parapet, wall or eave and the entire width of each building elevation.
<b>Fenestration</b>	The arrangement, proportioning and design of windows and doors of a building.

<b>Freestanding signs</b>	Signs in a fixed location which are self-supporting on the ground, and are in no part supported by a permanent structure (includes pole signs and monument signs).
<b>Frontage</b>	The area on the piece of property that lies adjacent to the street; the area between the street and the main entrance to the building; the front façade of a building where the main entrance to the building is located.
<b>Gable Roof</b>	A double sloping roof that creates a gable at each end.
<b>Guideline</b>	Signifies recommendations that are strongly encouraged. Guidelines are listed using the terms “should” and “may”.
<b>Hip Roof</b>	A roof having four uniformly pitched sides.
<b>Historic district</b>	The area of Woodbridge identified as the commercial core consistent with the boundaries of the Community Commercial (C-C) zoning designation, which contains buildings that may or may not be landmarks which contribute to the overall historic character of the designated area.
<b>Historic resource</b>	The physical link with a community's historic past. The San Joaquin County General Plan establishes four historic resources within the District.
<b>Italianate Architecture (circa 1840s through 1890s)</b>	The Italianate style was part of the Picturesque movement imported from Europe, inspired by the breezy openness of Italian villas. Italianate buildings have a boxy or square feeling to them, distinguished by the heavy use of ornamental brackets, set under door and window hoods.
<b>Kick-plates</b>	A feature that functions to protect the display window by raising the glass area to a safer and easily viewed height. Materials usually include wood panels, marble or ceramic tiles.
<b>Landscape coverage</b>	The area of a lot covered with a pervious surface, listed as a percentage of the net lot area. A pervious surface is a surface that presents an opportunity for precipitation to infiltrate the ground. However, landscape coverage may include containerized plantings located on impervious surfaces. These plantings may be calculated into the landscape coverage area.
<b>Mansard Roof</b>	A roof with two slopes on each side, the lower slope being much steeper.
<b>Parapet</b>	The part of a wall that rises above the edge of the roof.
<b>Pedestrian-oriented development</b>	Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows or display cases along building facades which face the street. Although parking areas may be provided, they are generally limited in size and are not emphasized by the design of the site.

<b>Pedestrian scale</b>	The relating of the structures in the building environment to the size of the person.
<b>Preservation</b>	The act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and the existing form.
<b>Proportion</b>	The relationship between elements taken as a whole or in comparison to each other. Often expresses as a ratio.
<b>Sash</b>	The framework in which panes of glass are set in a window or door.
<b>Scale</b>	The measurement of the relationship between objects. Usually expressed in terms of a building or element possessing human or pedestrian proportions. Also refers to the relationship between different architectural elements of a building and their relationship to the building itself.
<b>Standard</b>	Signifies requirements necessary to maintain and ensure development compatibility. Standards are listed using the terms “shall” and “must”.
<b>Street frontage</b>	The distance along which a property line of a lot adjoins a public or private street.
<b>Streetscape</b>	The visual image is defined by the development along its edges and the physical improvements within the boundaries of the street right-of-way (e.g. parking, lights, landscape, and signs).
<b>Trellis</b>	A frame or lattice-work used as a screen or as a support for climbing plants to create a screen.

## SECTION 7.2 RECOMMENDED PLANT LIST

The following plant list details recommended plant species for streetscape improvements and on-site landscaping for non-residential development.

### 7.2.1 Street Trees and Landscape Planters:

Recommended upgrades to standard street tree planning requirements include reducing the space between street trees and selecting a single primary and accent tree for visual unification of the Lower Sacramento Road corridor. One grouping of tree species and varieties to be used as primary and accent trees should be selected from the following list:

Landscape Use	Common Name	Botanical Name
<b>Street Trees</b>		
<u>Group 1:</u>		
Primary Tree	<i>Platanus acerifolia</i>	London Plane Tree
Accent Tree	<i>Lagerstroemia indica</i>	Crepe Myrtle (Indian varieties such as 'Muskogee', 'Natchez' and 'Cherokee' are recommended)
<u>Group 2:</u>		
Primary Tree	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
Accent Tree	<i>Prunus cerasifera</i>	Purple Leaf Plum
<u>Group 3:</u>		
Primary Tree	<i>Liriodendron tulipifera</i>	Tulip Tree
Accent Tree	<i>Pyrus kawakamii</i>	Evergreen Pear
<b>Planter Shrubs</b>		
	<i>Ceanothus spp</i>	California Wild Lilac
	<i>Raphiolepis indica</i>	India Hawthorn
	<i>Buxus microphylla japonica</i>	Japanese Boxwood
	<i>Leptospermum scoparium</i>	New Zealand Tea Tree
<b>Planter Groundcovers</b>		
	<i>Trachelospermum jasminoides</i>	Star Jasmine
	<i>Ceanothus spp.</i>	California Wild Lilac

### 7.2.2 On-Site Planting:

The following plant species and varieties apply to on-site landscaping of non-residential development, including outdoor commercial spaces, parking areas, planter boxes, ground-level and potted planters:

Landscape Use	Common Name	Botanical Name
<b>Shade Trees for Parking Areas</b>	<i>Platanus acerifolia</i>	London Plane Tree
	<i>Platanus racemosa</i>	California Sycamore
	<i>Cinnamomum camphora</i>	Camphor
	<i>Pittosporum undulatum</i>	Victorian Box
	<i>Arbutus 'Marina'</i>	No Common Name
<b>Medium and Small Accent Trees for Outdoor Spaces and Landscape Planters</b>	<i>Lagerstroemia indica</i>	Crepe Myrtle
	<i>Cercis canadensis</i>	Eastern Redbud
	<i>Cornus florida</i>	Dogwood
	<i>Citrus var.</i>	Citrus
	<i>Acer palmatum</i>	Japanese Maple
	<i>Arbutus unedo</i>	Strawberry Tree
	<i>Magnolia grandiflora</i> 'Little Gem'	Magnolia
	<i>Magnolia soulangiana</i>	Saucer Magnolia
<b>Shrubs for Landscape Planters</b>	<i>Arbutus unedo</i> 'Compacta'	Strawberry Tree
	<i>Leptospermum scoparium</i>	New Zealand Tea Tree
	<i>Rosa spp.</i>	Rose
	<i>Psidium littorale</i>	Strawberry Guava
	<i>Ceanothus spp.</i>	California Wild Lilac
	<i>Mahonia aquifolium</i>	Oregon Grape
	<i>Raphiolepis indica</i>	India Hawthorn
	<i>Pittosporum tobira</i>	Tobira or Mock Orange
<b>Groundcovers for Landscape Planters</b>	<i>Trachelospermum jasminoides</i>	Star Jasmine
	<i>Ceanothus spp.</i>	California Wild Lilac
	<i>Hedera helix</i> 'Balitica'	English Ivy
	<i>Lonicera japonica</i>	Japanese Honeysuckle
	<i>Soleirolia soleirolii</i>	Baby's Tears
<b>Clinging Vines for Screening</b>	<i>Ficus pumila</i>	Creeping Fig
	<i>Parthenocissus tricuspidata</i>	Boston Ivy







# CHAPTER 8: STREETSCAPE

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## Sections

### 8.1 Streetscape Improvements



## SECTION 8.1

### STREETSCAPE IMPROVEMENTS

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The intent of Chapter 8 is to communicate the desires of the community, to establish a historic streetscape appearance on Lower Sacramento Road with historic streetlights, street trees and landscape planters that improve the aesthetics and pedestrian experience of the corridor. The following recommended upgrades apply only to the approximately three-block area of Lower Sacramento Road between the two bridges at either end of the District:

#### **8.1.1 Modification of Standard Light Fixtures for Historic Street Lights**

There are currently four street lights in the District located on the west side of Lower Sacramento Road. Existing street lights comply with County improvement standards regarding the type, location, and height of street lights. The top priority for the community to improve the streetscape aesthetic is to replace existing street lights with historic street light fixtures. The preferred historic street light design has an ornate stem and acorn shaped glass top. Existing lights are thirty (30) feet tall. The desired light fixture would establish a pedestrian scale with a shorter overall height between fifteen (15) and eighteen (18) feet. In order to comply with the minimum lighting standards, such fixtures would be spaced more frequently, creating a unifying and aesthetic hardscape feature throughout the corridor.

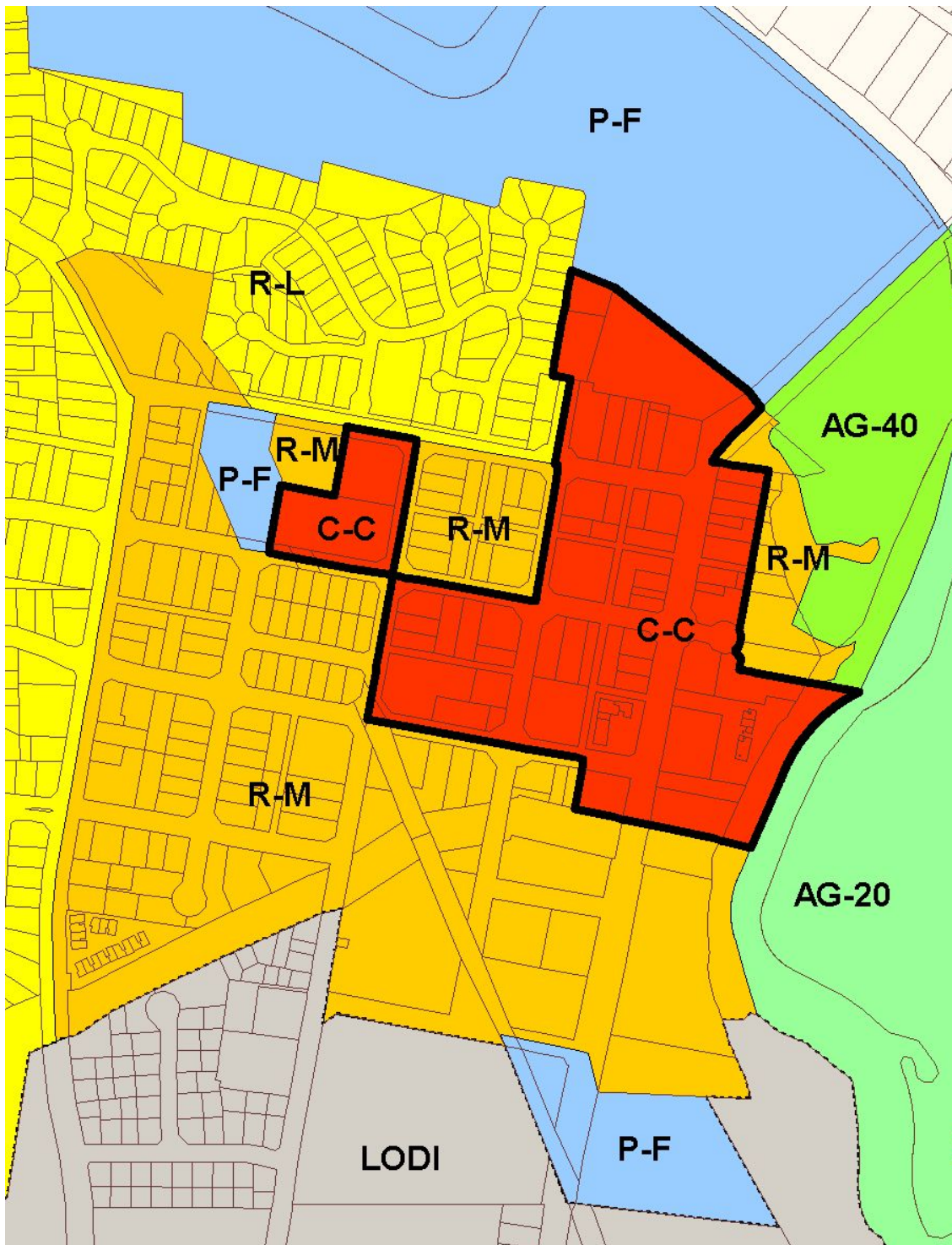
#### **8.1.2 Additional Street Trees**

There are currently no street trees within the public right-of-way along Lower Sacramento Road. Because the landscape through the corridor is minimal, street trees be placed at twenty-five (25) foot intervals. The Lower Sacramento Road corridor should include a combination of primary tree species and accent tree species. Trees planted throughout the corridor should have an ornate crown design for the sidewalk surrounding the tree trunk.

#### **8.1.3 Incorporation of Landscape Planters**

Landscape planters should be included along the new right-of-way improvements for Lower Sacramento Road. Landscape planters should be designed and constructed at the terminus of each on-street parking segment. Planters should include both shrub and tree plantings using species from the plant list in Chapter 7 of the Woodbridge Design Guidelines.





**Site Plan showing the Community Commercial (C-C)  
Zoning District of the community of Woodbridge  
to be under the purview of the  
Woodbridge Design Guidelines**

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