



CITY OF OAKLEY
RESIDENTIAL DESIGN GUIDELINES

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1 INTRODUCTION

Purpose of the Design Guidelines

The City of Oakley Design Guidelines address the characteristics of public and private places that make a community visually interesting, functional, and a source of community pride. These Guidelines are intended to aid project developers, design professionals, City staff, the Planning Commission and City Council in the design review of individual, public and private development within the City of Oakley. The intent is to ensure consistent quality while supporting flexibility and the ability to provide unique solutions which may fulfill the intended design.

Use of the Design Guidelines

This document contains both proscriptive (mandatory) and suggestive (strongly encouraged) guidelines. While setting minimum standards for a number of design issues, it is the intention of the Design Guidelines to allow as much freedom and flexibility as may be necessary to provide for creative design expression while achieving and maintaining a high level of quality and continuity as the community develops over time.

Project applicants should provide sufficient graphics and information to demonstrate that the proposed project meets the provisions of the Design Guidelines, or if not, that it achieves the intent of the Design Guidelines by other means.

Whenever there appears to be a conflict between these Design Guidelines and the City of Oakley General Plan, these Guidelines shall prevail. For items not covered by these Guidelines, the Oakley Zoning Code shall be used as a guide. For properties in the Redevelopment Area, the Oakley Redevelopment Area Planned Unit District Guidelines will be used.

Community Values

Oakley's Heritage - A place for families in the heart of the Delta

Oakley has a strong sense of place. It's location on the Delta has imbued it with a particular flavor, and its agricultural heritage is still in evidence. Its historic downtown is central to its small town feeling. An important function of these Guidelines is to reinforce and preserve Oakley's unique character.

Within the City of Oakley are several distinguishable zones, illustrated in the figure below. Each of these zones has its own aesthetic character. As land uses evolve, the sense of place and of history can be preserved through design. In interpreting these Guidelines, consideration should be given to the ways in which design choices may reinforce the qualities inherent in each zone. For example, where an arterial road passes through the Delta or Topographic Zone, the landscaping may include more informal clustering of trees, and where it passes through the Agriculture or Existing Community Zone, an orchard pattern or regular spacing of trees may be more appropriate. Water features such as riparian channels might be integrated into a



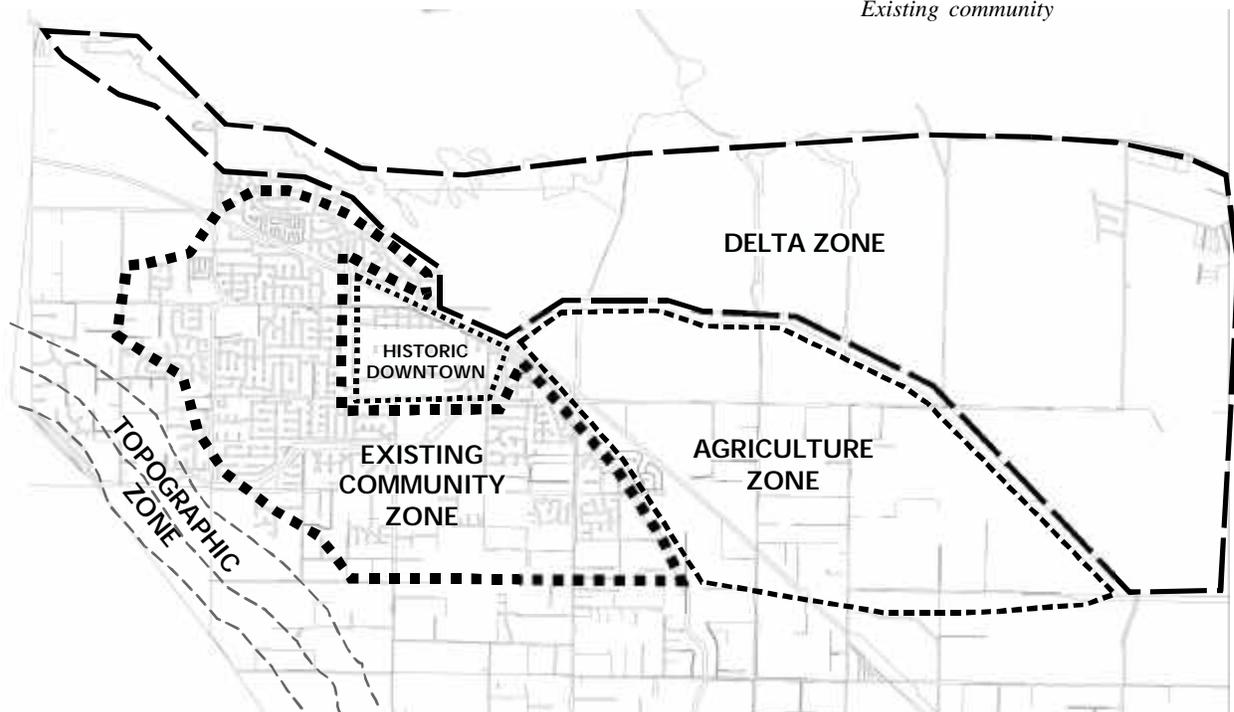
Topographic zone



Topographic zone



Existing community



subdivision in the Delta Zone. Entry materials and planting may evoke different zone characteristics. For example, rock walls and oak clusters may signify the Topographic Zone, whereas a wall with a grape arbor may bring the history of the Agriculture Zone to mind, and a stand of water loving trees may announce the Delta.

Oakley's natural heritage is also an asset to be preserved and celebrated. The Oakley community places high value on its open space and trail system, and its heritage trees. In site planning decisions, preservation of significant existing trees should be of the highest priority. Where it is possible to maintain view corridors to open space, or to maintain or establish pedestrian connections to the trail system and open space, those opportunities should be maximized. In designing streetscape, it is important to highlight creek, canal and trail crossings. By emphasizing Oakley's natural features in project design, an important layer of texture will be preserved in the Oakley landscape.



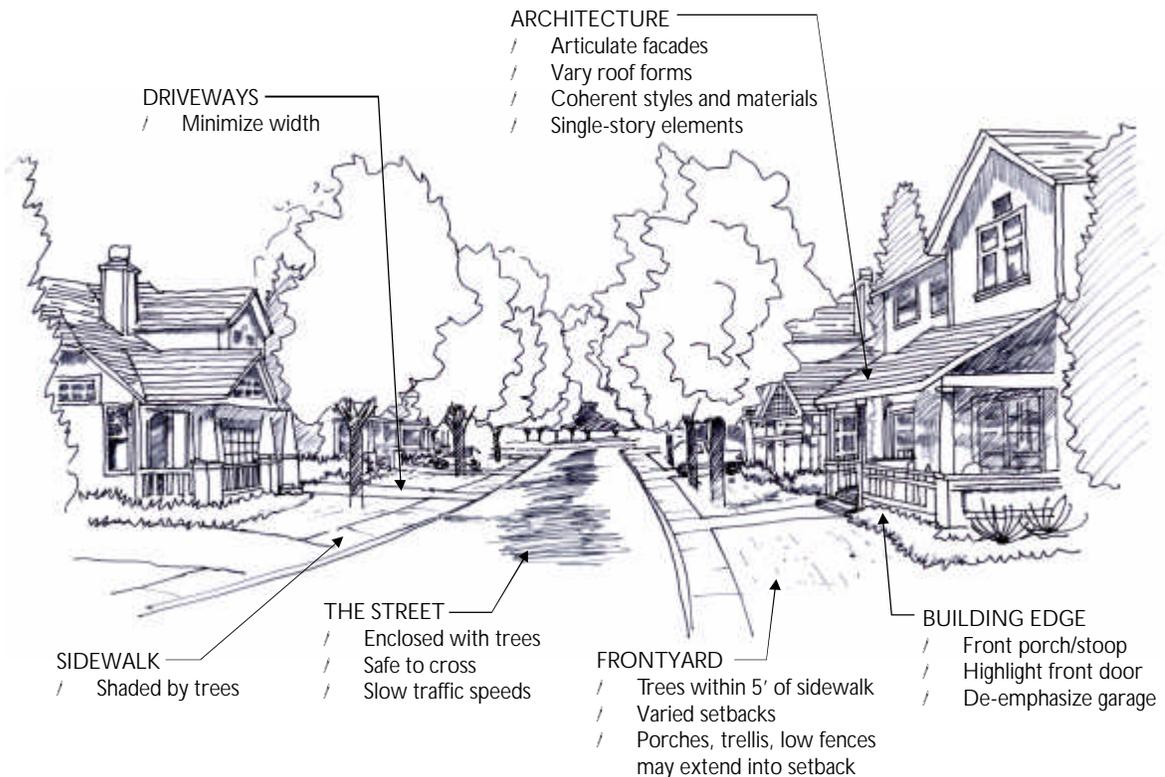
Delta zone



Agriculture zone



Agriculture zone



Livability and Sustainability

Good design can enhance a city's livability. With careful consideration, neighborhoods and streets can be designed to retain a friendly, small town feeling. To create a more livable community, attention must be paid to pedestrian and vehicular circulation patterns, visual interest, scale, rhythms, open space and physical comfort. For example, in designing a residential neighborhood or subdivision, it is necessary to evaluate the pedestrian circulation system so that neighborhood children will be able to walk or ride to the local school or park in safety (minimizing potential conflict points with vehicles, maintaining visibility along pedestrian corridors) and comfort (wide enough sidewalks, trees for shade and wind protection). It is necessary to consider the siting and architectural form to ensure harmony, variety and interest along the neighborhood street. These Guidelines address many specific elements that contribute to a comfortably scaled, visually pleasing residential environment.

It is also intended that these Guidelines encourage sustainable development and building practices. In the site planning context, this includes such elements as storm water (runoff) management, installation of well systems for irrigation, and building siting for solar exposure or to minimize grading. In the architectural context, sustainability includes not only the use of appropriate materials, but consideration of energy conserving design. In landscape and streetscape treatment, it includes such elements as tree planting to create shade in summer and allow light in winter, and use of drought tolerant and low water use plant materials. It is encouraged that LEED (Leadership in Energy and Environmental Design) criteria be used in determining siting, building materials, energy and water use, and landscaping.

Good site planning, architecture and streetscape design are all building blocks for creating good neighborhoods. These Guidelines provide criteria and direction to help in the building process.

2

NEIGHBORHOOD LAYOUT AND DESIGN

The layout and design of a residential neighborhood has a significant impact on its identity as a separate and special place, and its integration into the larger community. This section discusses overall concepts in neighborhood design, as well as specific components which impact the character and functionality of the neighborhood. This section is applicable to multi-unit subdivisions of various sizes. A section on estate neighborhoods is also included, to discuss the characteristics that differentiate estates from smaller lot neighborhoods.

Neighborhood Components

1. Develop a hierarchy of streets which are legible and functional. Circulation should be clearly defined. Local streets - smaller, with slower traffic - create a more intimate environment for residents. Collectors provide clear paths in and out of the neighborhood. Streetscape design is discussed in detail in the "Streetscape" section.

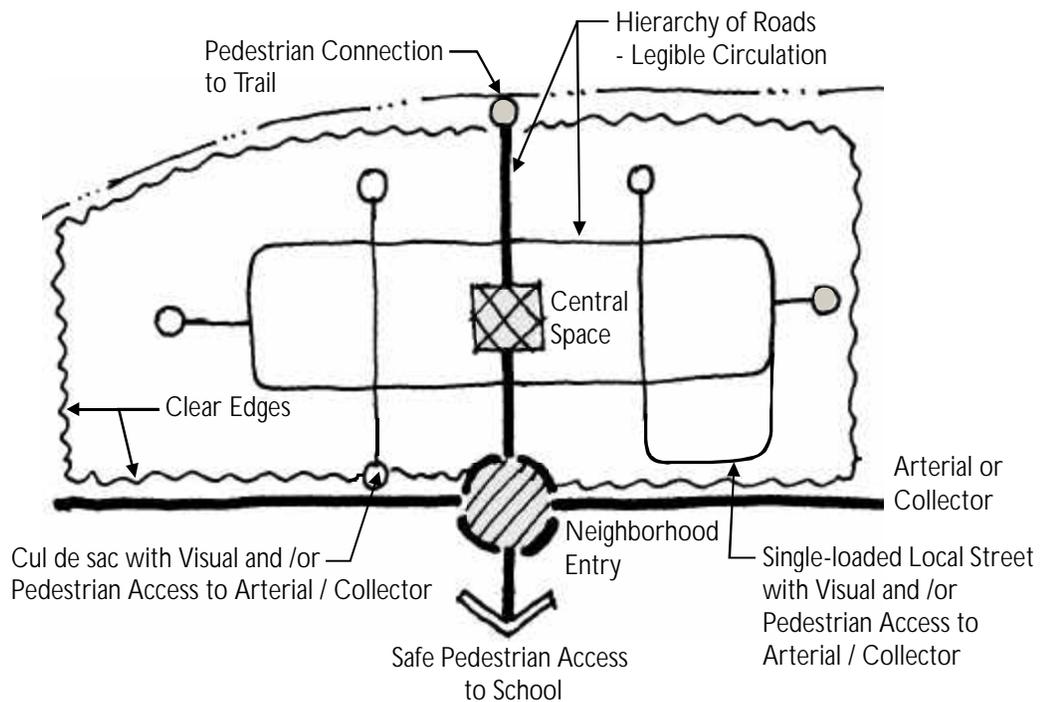


Fig. 5.1 Neighborhood components

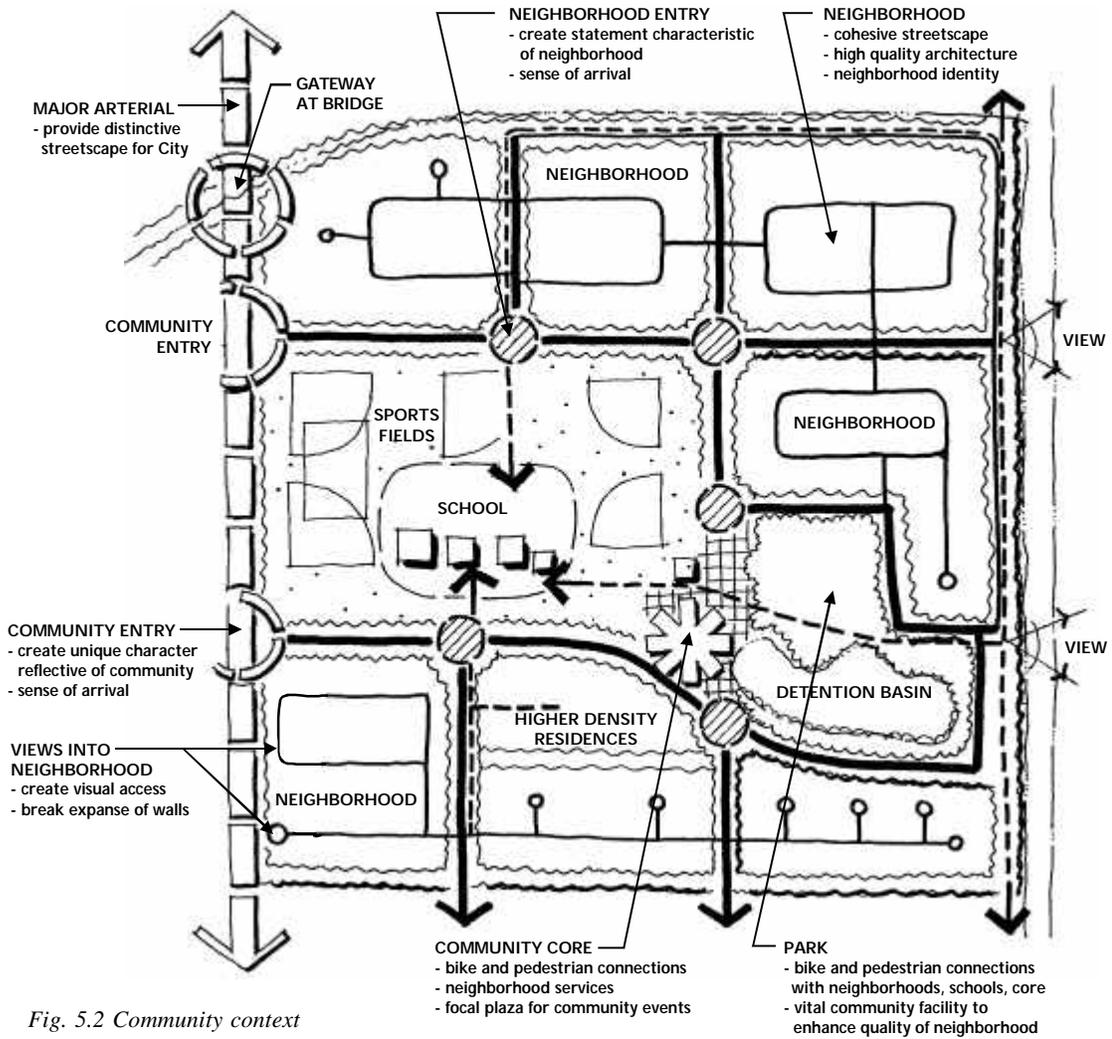


Fig. 5.2 Community context

2. Make the neighborhood entries distinct and memorable. Entries add to neighborhood identity, as well as acting as a visual amenity. Entries are discussed in detail in the "Streetscape" section.
3. Define the neighborhood with clear edges. The edge may be a natural feature such as a creek, or it may be a landscape buffer and/or attractive wall. Punctuate long stretches of soundwall with open fencing, berming and/or landscaping where cul-de-sacs abut arterials, or by locating segments of single-loaded local streets parallel to the arterial.
4. Provide open space within the neighborhood. Parks, neighborhood greens and linear trails provide recreational opportunities and visual relief. They add significantly to the neighborhood's character, and function as the community's social spaces.

5. Create a central place. Whether it is a community center, a park, or a small green space used as a commons, a central place acts as a focal point for the neighborhood.

6. Connect with the surrounding community. Safe and efficient pedestrian and bicycle connections as well as visual connections help to integrate the neighborhood with the greater community.

- Where a neighborhood abuts a trail, park or open space, provide pedestrian and bicycle access from the neighborhood.
- Provide safe and efficient pedestrian and bicycle circulation for children travelling to and from schools.
- Create visual access by using open fencing, berming and/or landscaping rather than soundwalls as described above.

7. Incorporate energy and resource efficient design, and encourage sustainable practices.

- Consider use of natural drainage swales, riparian corridors and dual use detention areas for storm water (runoff) management.
- Install reclaimed water supply lines for future irrigation. Refer to City of Oakley Engineering Standards for reclaimed water requirements. Consider installation of well systems for irrigation of parks, parkways and open areas.
- Lay out lots to best take advantage of sun and wind patterns and natural topography.



Connect with trails

Infill Compatibility

Whenever a builder of a single home or of multiple homes seeks a permit to build within an existing subdivision or is adjacent to an existing development, the look of the new home(s) should be such that it appears to a casual viewer that all of the homes were designed as one development.

The criteria to be considered in making that determination include but are not limited to: the size range of the homes, the design of the homes, the quality of materials used, fencing and vegetation palette, colors and setbacks.

The community development department shall assign any new development in or near any existing subdivisions to the appropriate subdivision to be used for design guidance, unless a new higher quality of development is being applied for, in which case, the developer may submit plans for a new subdivision design.

Estate Neighborhoods

Parts of Oakley will retain a more rural character. Areas containing larger lots (typically Zones R-15 to R-100) may be developed as estate neighborhoods. The look and feel of estate neighborhoods will differ from that of other residential development in a number of ways.

1. Streetscapes may be more rustic. Concrete sidewalks may be omitted on one or both sides of the street.
2. Street lighting may be omitted on local streets.
3. Circular driveways are allowed with two curb cuts per lot.
4. Fencing materials may include wood, wrought iron or masonry. Rustic styles such as split rail or three-rail fences may also be acceptable.

Estate neighborhoods will follow most of the guidelines described in this document. Because greater setbacks are required on the larger lots, and because more flexibility in building siting is possible, some of the guideline provisions may be waived, including:

1. The requirement that 20% of units shall be single story.
2. The requirement that 50% of corner lots be single story, however, 50% of corner estate lots shall have a significant one-story element.



3

RESIDENTIAL SITING AND LOT DESIGN

One of the important goals of these guidelines is to create a functional residential streetscape that provides variety in appearance, as well as individuality for each home. The following section elaborates on home siting and massing criteria which will contribute to the creation of a successful street scene. While it is not necessary that every method be used, selective and appropriate use will enhance the quality of the neighborhood.

Lot size variation

1. Provide for a less “measured” look for new subdivision design while allowing flexibility for topographic variety.
 - Explore variation in lot size and configuration to create visual interest, and to respect and preserve the natural setting (e.g. to preserve existing trees or avoid extensive grading). (Fig. 2.1).

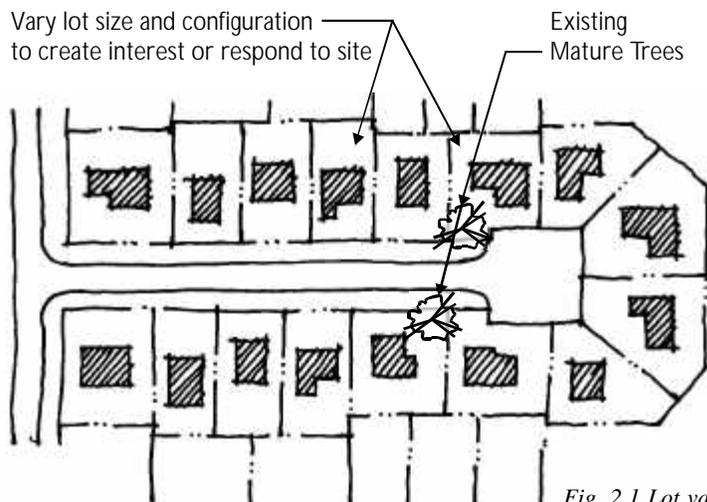


Fig. 2.1 Lot variation

Where minimum dimensions are stated, it is strongly encouraged that they be exceeded.

Front setbacks:

1. Vary setbacks along the street frontage to avoid long straight “walls” of buildings along the street.



Avoid long straight “walls” of buildings

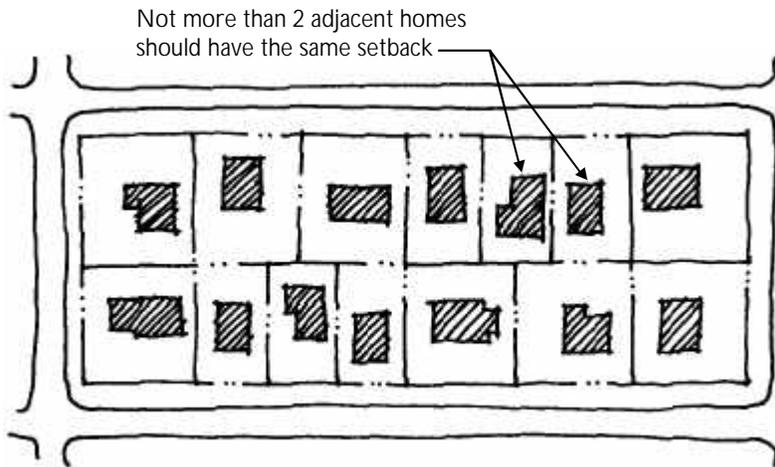


Fig. 2.2 Varied front setbacks



Examples of structures that may be allowed within the front setback

- Not more than two (2) adjacent homes shall have the same front setback. (Fig. 2.2)
 - For each group of three adjacent homes, at least one should contain a home whose front yard setback varies from those of its neighbors by at least 5 feet. Minimum setbacks may not be reduced to accommodate this variation. (Fig. 2.3)
2. Create visual interest by allowing certain structures within the front setback.
- One-story porches may protrude up to 5 feet into the front setback.
 - Entry monuments, trellises, portals, arbors, entry gates and low landscape walls or fences (maximum 36" in height) may be allowed within the front setback.

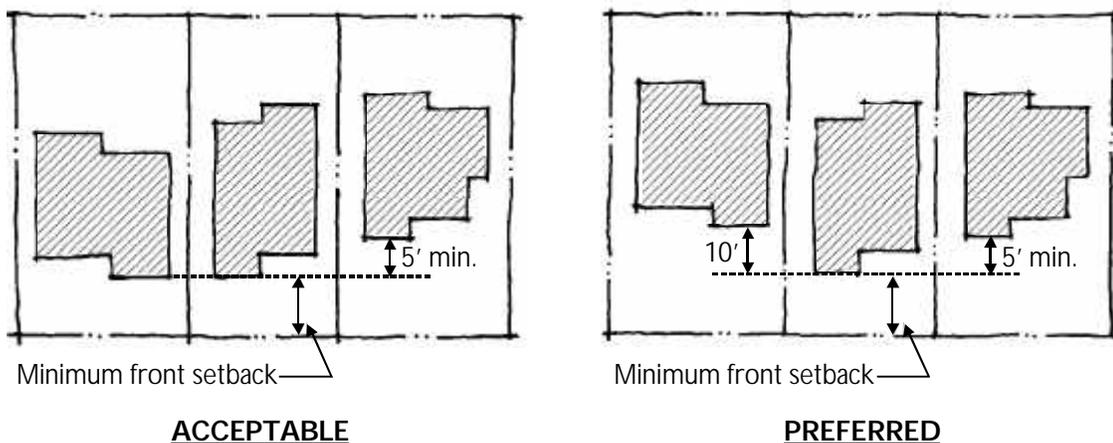


Fig. 2.3 Varied front setback in relation to adjacent homes

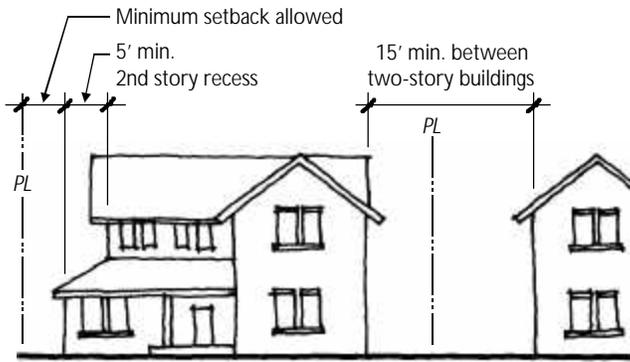


Fig. 2.4 Side yard setback

Side and rear yard setbacks:

1. Relate side yard setbacks to the massing of the residence. Provide adequate setbacks between units to protect privacy and to allow landscaping appropriate with the scale of homes. Setbacks should be varied to respond to site conditions, architectural mass and neighborhood character.
 - The minimum aggregate side yard setbacks between adjacent two-story elements shall be 15 feet. (Fig. 2.4)
 - A side elevation may be considered a single story element where the second story is recessed at least 5 feet.
 - Where minimum side yard setbacks are used, care should be taken that windows are located so as to provide privacy.
 - Where lot sizes allow, provide larger side yard setbacks adjacent the garage to provide room for R.V. parking in the side setback.
2. Use side yard setbacks for landscaping and to provide views between buildings.
 - Protrusions such as air conditioning units shall not be allowed into the minimum side yard setback. Roof overhangs which do not preclude screen planting or fireplaces that do not obstruct circulation or access may be exceptions.
3. Vary setbacks for visual interest where rear or side elevations are visible from major roadways or public areas.
 - Vary rear yard setbacks by at least 5 feet where visible from major roadways or public areas.
 - Vary side yard setbacks between units to avoid monotony as seen from major roadways or public areas.



More than minimum side setback is encouraged in cases of two story elevations



Single story setbacks with landscape



Monotonous rear setbacks along major roads are not encouraged

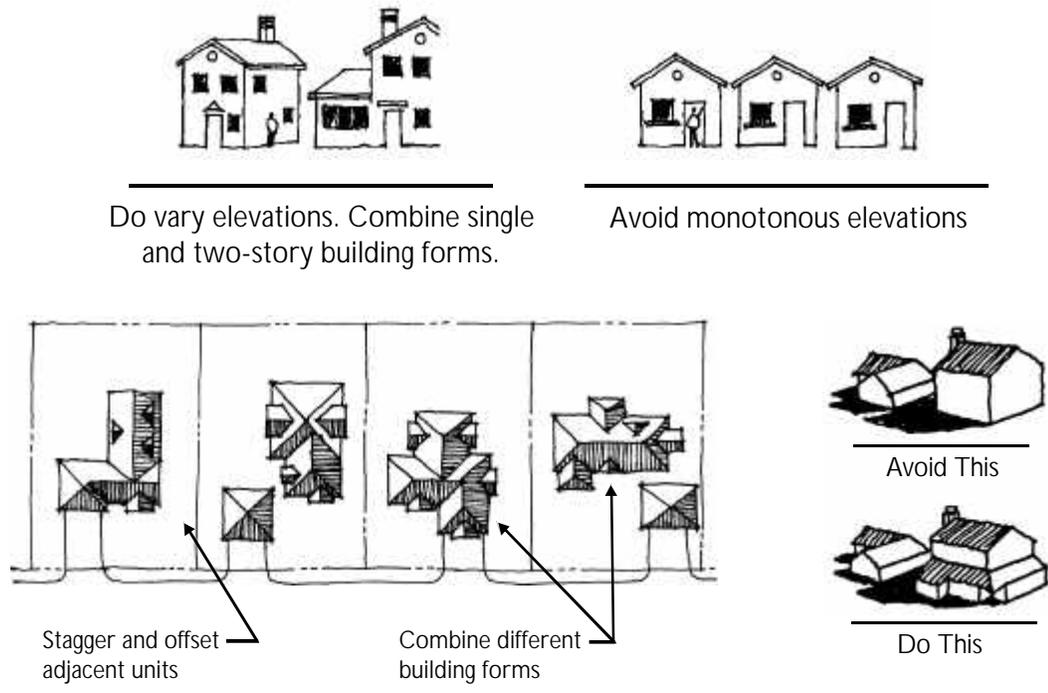


Fig. 2.5 Varied elevations and building massing.

Building mass

1. Create diversity by varying the bulk and mass of buildings. Avoid a monotonous streetscape by creating diverse house footprints with cutouts and pop-outs. (Fig. 2.5)
 - Combine single and two-story building elements and forms. Provide transitions between one and two-story buildings to ensure architectural compatibility. Second story setbacks are encouraged. A two-story building is more harmonious to a neighboring one story home if it also contains a one story element.
 - At least 20% of units within a subdivision shall be single story.
 - Not more than 25% of units within one subdivision may have the same two-story plan. Units with similar building elevations may not be located on adjacent lots or directly across the street from each other. A maximum of two such units may be allowed adjacent or opposite one another, only if they are noticeably different in colors, materials and details.

2. Corner lots are highly visible and require special treatment. Single story or stepped two-story homes are encouraged, as they create an attractive yard and streetscape. Porch entries on corners provide a welcoming scale.

- At least 50% of corner lots in a subdivision shall be one-story units.
- On corner lots, reduce the feeling of height and mass by placing the short side elevation on the corner. (Fig. 2.6)
- Locate driveways away from the corner so to reduce their visual prominence and allow landscaping to wrap around.

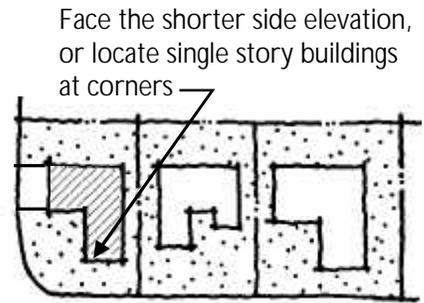


Fig. 2.6 Corner lot massing

Garage/driveway configurations

1. Avoid garage-dominated streetscapes. Explore opportunities to minimize visual impacts of garage doors and driveways by locating garages to the rear of the parcel, to use side-loaded or angled garages and to provide increased setbacks for garages.

- It is desired that at least 20% of residences in a development have garages which either do not face the street or have a minimum of 35 feet front setback to the garage door.
- When utilizing a side-loading garage, articulate the primary garage facade facing the street with window openings and shadow relief.
- Avoid internal streetscape dominated by a repetitive pattern of similar garage doors. Where more than three similar garage doors in a single unit are located in a row, planting areas



Recessed garage



Recessed and divided garage doors



Side-loading and separated garages

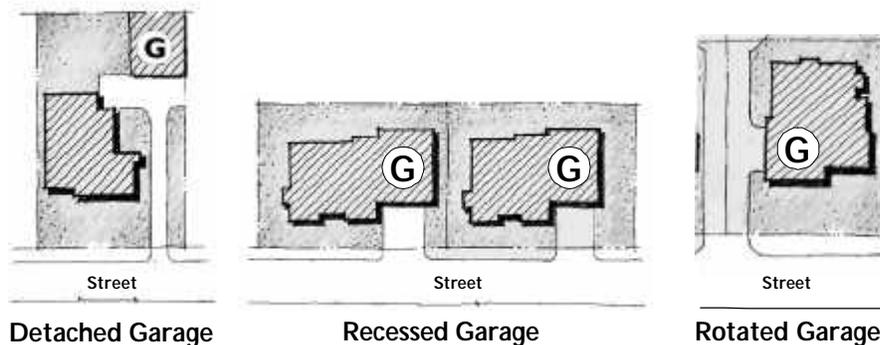


Fig. 2.7 Garage configuration

should be used to scale the visual impact. No more than two adjacent units shall use the same garage placement configuration. (Fig. 2.7)

- Front-facing garages door shall be recessed at least 3 feet behind the front elevation of the house whenever possible. Recessing front-facing garage doors behind the residential front door is encouraged.
 - Front-facing garage doors should take up no more than 50% of the front building elevation. Consider use of visually divided garage doors to reduce the perceived expanse of doors. (Fig. 2.8)
 - Explore opportunities to stagger setback of doors for 3-car garages. Front-facing 3-car garages shall have at least one garage door staggered a minimum of 2 feet on the front building elevation. Configuration of 3-car garages with two tandem spaces is encouraged.
2. Encourage front yard landscaping and create a more appealing streetscape.
- Not more than 25% of a lot's frontage may be used for a driveway opening (except on cul de sacs), however an 18' driveway width is allowable for a two car drive on any lot. (Fig. 2.8)

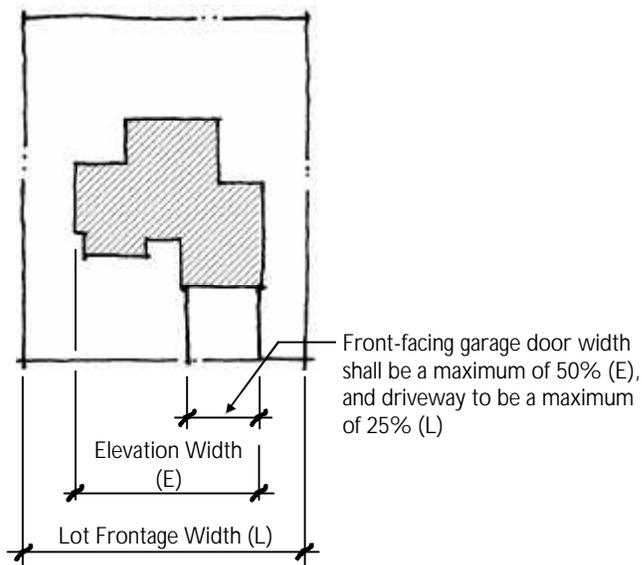


Fig. 2.8 Garage and driveway proportions

- Only one curb cut per lot is allowed.
3. Storage of recreational vehicles and boats can present a visual problem if not addressed in the development of a neighborhood site plan.
 - Where recreational vehicles or boats are to be stored on an individual homesite, storage shall be located behind the front facade of the home, behind the 6' high good neighbor privacy fencing.

Accessory structures

1. The intent of guidelines for accessory structures is to avoid creating a nuisance which may interfere with a neighbor's privacy or outdoor enjoyment, such as noise, dust, or odor.
 - Accessory structures must meet setback and height requirements set forth in the City of Oakley Zoning Code.
 - The materials and the architectural style of an accessory structures should match the materials and style of the primary unit.
 - Site and design accessory structures to minimize their visibility from adjacent residences and public areas. Avoid creating intrusive views into neighboring homes or outdoor use areas from accessory structures.
 - Design and locate air conditioning equipment, and pool and spa mechanical equipment so that noise will not adversely impact neighbors.
 - Large satellite dishes should be screened from view of adjacent property and public areas. Small satellite dishes (20" or less) may be located as required for best reception.

4 ARCHITECTURAL CHARACTER

The goal of these architectural guidelines is to provide general design criteria and guidance for the development of various neighborhoods in the City of Oakley. These guidelines have been developed to establish a high level product quality, to assure both variety and compatibility, and to enhance the community's overall value.

The architectural character of new residences in the City of Oakley should be appropriate to the region. Diversity and innovation are encouraged within the framework of high quality design and construction standards. Following are categories of issues that should be addressed to achieve an attractive, well-scaled residential environment.

Facade Articulation

General

1. Design elevations to be viewed from multiple directions. Provide a well integrated continuity of materials, colors and detailing, with a consistent treatment that wraps around all facades. Avoid large, flat facades on the front, back and sides of the buildings. This is especially important where sides and/or back are visible from major roadways or public spaces.
 - With two-story buildings, delineate the different levels with elements like bandings or roofs that continue around the building. Two-story buildings should include a stepped back or "pop-out" element on the second floor to break up the building mass. Upper levels should be stepped back from the front facade as necessary to reduce perceived heights. All building second story elevations facing the street shall have windows or other significant architectural features.
 - A variety of elements such as front porches and balconies should be considered, to create interesting spaces and transitional outdoor areas. Balconies could occur at upper level corners to lend transparency to the mass, as well as help 'turn the corner'.



Design elevations to be viewed from multiple directions



Facade articulation that does not wrap around corner



Avoid large, flat facades that are visible from major roadways

- Articulate the building mass of each house or building to create substantial shadows.

Front Elevation

1. A welcoming entry should be the dominant feature of the front elevation of each home. The building plan and roof form should highlight the entry, providing visibility and identity from the street.

- Emphasize home entries to reinforce pedestrian orientation and country warmth of the community. Usable front porches and wide entry stairs, which are permitted to protrude into setbacks, can personalize the streetscape. Consider separating the entry walk from the driveway.
- Integrate features like columns, porches and roof overhangs to create a protected entry area.
- Detailing of front doors should reflect the style and quality of the home.
- Articulate or recess doors into the wall plane.

2. De-emphasize garages to create a friendlier streetscape. (For garage setbacks and locations, refer to Chapter 2: Residential Siting and Lot Design.)

- Use decorative garage doors with glass details and pattern moldings. Avoid monotonous, flat doors.
- Consider designing two-car garage openings to reduce the perceived mass of the garage. Garage doors must be wide enough to accommodate large family vehicles such as S.U.V.s or pick-up trucks.
- Detail the garage consistent with the architecture of the house. The design treatment of the door should strive to reduce the overall visual mass of the garage.
- When using a side loading garage, articulate the primary garage facade facing the street with window openings and shadow relief.
- Residential designs that include side or recessed access to garages are strongly encouraged.



Details and balconies that turn the corner lend transparency to the building



Entry porches create a welcoming scale to the facade and streetscape

Windows and Doors

1. Window patterns, proportions and detailing are a major component of the architectural style.
 - Use appropriate window forms (deeply recessed, arched, grouped or double-hung easement windows, etc.) to complement the architectural style of the building.
 - Include special treatments such as divided panes, window boxes, deep sills and functional shutters to highlight the windows. Avoid unpainted aluminum or large expanses of undivided pane windows.
 - All windows and doors should have raised elements to create shadow and interest on the facade.
 - Recess windows into the wall plane and align windows whenever possible.
 - Window casing materials and colors should complement the buildings materials and colors.



Intricately detailed doors and windows are encouraged

Roof Form

1. Create a varied roofscape appropriate to the architectural style, while avoiding repetitive and monotonous forms.
 - Articulate roof forms to provide varied planes and masses within the overall roof; for example, combine a variety of one and two-story roofs with eave height variations, roof offsets, dormers, vents and breaks in roof plane.
 - Avoid monotonous simple pitched roofs. Vary roof orientations, slopes and heights to create interesting planes and ridges, and to break up large expanses. Flat or almost flat roofs are strongly discouraged.
 - Punctuate large expanses of roof by allowing the roof form to reflect the functional spaces within each building.
 - Combine one and two-story roofs with eave height variations. Include overhanging eaves and detailed gutters to create shadows on the building.
 - Create a more intricate scale by including appropriate roof elements like dormers and gables.



Avoid monotonous simple pitched roofs



Porch roofs emphasizes horizontality and de-emphasizes vertical scale



Combine one and two story roofs to help 'step down' building mass



A strong roof punctuated by a row of dormers with windows



Combining roof elements create interest and a high quality appearance

Materials, Finishes, Colors and Detailing

1. Materials and colors should promote harmony, as well as interest within a neighborhood. Architectural styles should utilize a limited palette of compatible materials, avoiding excessive different materials and colors that detract more than enhance the overall appearance.

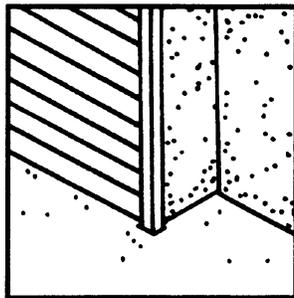
- Compatible (not duplicate) color schemes should be used on adjacent homes. Use warm, natural colors instead of stark white to reduce glare and perceived mass of the building.
- Transitioning of materials on the building should be subtle and occur with a change of plane on the facade. Use of a masonry or brick curtain around the base of the house is encouraged.
- Vary roof materials and colors from one house to the next, in a compatible manner. Roof materials should always complement the architectural style. Suggested colors include wood and earth tones. Materials and colors of gutters and downspouts should be integral with the architecture.



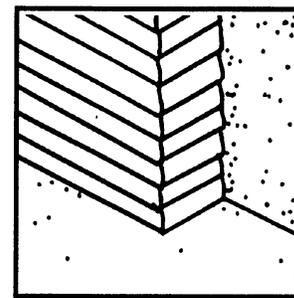
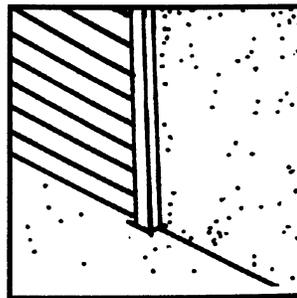
Abrupt and illogical change in materials result in an incoherent and superficial appearance

2. The materials and forms used should be appropriate to the character of the Oakley community. Diversity and innovation is encouraged within the framework of high quality design and construction standards. Natural, classic, rustic and residential-scale forms and materials should be the focus of the design palette.

- Exterior wall materials should be appropriate to the architectural style. Refer to 'Architectural Styles,' below.



DO NOT: Change materials and colors without turning the corner or on the same wall plane



DO: Transition materials with a change in the wall plane

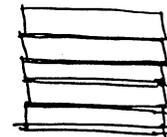
- The use of the following building materials is encouraged:
 - Roofs: Tile, or concrete or steel tile (composition or wood shake roofs are not allowed)
 - Walls: Horizontal and vertical siding, stucco, plaster, masonry
 - Windows: Small divisions of large glazed areas are preferred over large panes of glass
 - Chimney: Stone, brick, stucco, plaster
- The use of stone and brick is encouraged on front elevations.
- Preferred colors include contemporary colors, soft pastels, grays, beiges, and other earth tones. Other color palettes may be acceptable upon review by Staff and Planning Commission.
- Modern interpretations of rustic, agrarian details and materials are especially appropriate to Oakley. Examples include white-trimmed wood siding, exposed rafters, vertical double-hung windows, and front porches.
- Provide all residential units with a clearly visible house number and pedestrian level security lighting.
- Integrate metal vents and flashing, gutters and downspouts into the building design in a manner that enhances the visual image. New homes shall be constructed with interior wiring connections. Where they are added to existing structures, wires for additional cable, satellite or phone service should be secured to the house, and screened when possible.
- Ground-mounted mechanical equipment shall be screened from view with landscaping or fencing.
- Fences should have a finished, trimmed look, of good design, and constructed with quality materials compatible with the house design. Wooden fencing shall have steel posts, or a similar alternative.



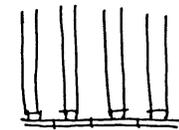
Utilize a limited palette of complementary materials



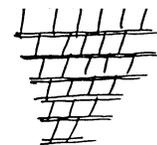
Stark white color emphasizes building mass



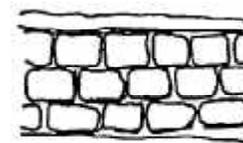
Horizontal Siding



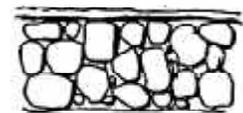
Board & Batten



Shingle



Masonry



Rock

Energy and Resource Efficiency

1. Design and site units so as to take full advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities.
2. Use of sustainable and recyclable materials is encouraged.
3. The use of solar energy alternatives allowing for electrical and/or heat generation is desired but not required in all new construction.
4. Greywater systems are encouraged in all new construction. Refer to City of Oakley engineering standards for reclaimed water requirements.
5. Well systems for irrigation of common landscape areas are desired but not required.

Architectural Style

1. Design individual units with one consistent style. Design the style of fixtures, fences, and accessory structures to match the building's architectural style.
2. Building architecture should incorporate a variety of units, building sizes and heights, and color accents. Avoid duplicating the architectural character on the closely adjacent or opposite units without altering the details, materials and colors to create a varied appearance.
3. Details and fixtures should be aesthetically complete, functional and integral with the building and not appear superficial.

A thorough understanding of an architectural style is needed to create a harmonious design with appropriate architectural elements, details and fixtures. The following is a brief description of different architectural style categories that may be adopted in the residential designs.



Distinctive, imageable architecture styles complete with appropriate elements, details and fixtures



Incoherent architecture style with arched and rectangular windows, occasional decorative shutters, highlighted garage door detail not repeated elsewhere, etc.



Identical strong architectural element repeated every two lots



In spite of material change, the architectural character appears duplicated on adjacent lots



Elements that detract from the architecture quality

Arts and Crafts, Craftsman, Bungalow style

Form:

One or two story home with a predominant horizontal appearance. A full or partial width elevated front porch or stoop is an integral element. Typically, short and square columns rest upon more massive piers, or a low porch wall. Commonly, the piers or columns have sloping (battered) sides. Stone, shingle, brick and stucco are common materials.

Roof:

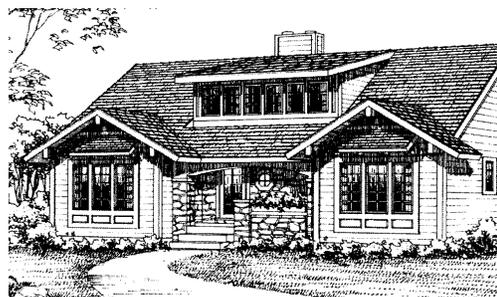
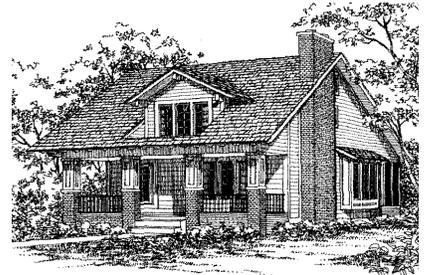
Low pitched gable roof with eave overhangs and elaborate exposed rafters. The porch is typically a covered extension of the front gabled roof. Materials include shingle-looking tiles.

Materials and Colors:

Horizontal wood siding, shingles and stucco are the primary materials. Stone or brick is frequently used for the porch base, lower half of columns and chimneys. Colors range from earth tones to pastels, with low contrasts between colors and materials.

Details:

Horizontal groups of three or more windows typically found on the second floor.



Images from: 'The Essential Guide to Traditional Homes', Home Planners, inc., and 'American House Styles', John Milnes Baker, A.I.A.

California Traditional, Ranch, Prairie style

Form:

Low, horizontal profile arranged linearly and relating to outdoor spaces like gardens and patios.

Roofs:

Low pitch, hip and gable with shake-like tiles. Wide projecting eaves with exposed rafters and fascia boards.

Materials:

Plaster, horizontal siding (board and batten, clapboards) and occasionally stone or masonry.

Details:

Multi-paned windows in varying sizes and types, sometimes configured in horizontal bands. Sliding glass or french doors to connect with outdoor spaces like porches, verandas and decks.



Images from: 'The Essential Guide to Traditional Homes', Home Planners, inc., and 'American House Styles', John Milnes Baker, A.I.A.

Spanish Eclectic, Mission, Monterey style

Form:

One or two story volumes incorporating courtyards, patios, colonnades, archways and balconies. The wall predominates over window openings and appear thick and massive. This style is frequently asymmetric in form.

Roof:

The roof is often asymmetrically broken up into elements of different heights. Typically with a near flush eave, exposed rafter ends, and barrel or s-tiles.

Materials:

Troweled plaster or stucco walls with little or no texture. Frequent use of wrought iron ornamental rails and grilles.

Details:

Deep inset windows at irregular placements. The focal element is usually an elaborate main wooden door.



Images from: 'The Essential Guide to Traditional Homes', Home Planners, inc., and 'American House Styles', John Milnes Baker, A.I.A.

5 STREETSCAPE

The streetscape is one of the primary visual systems in a community, and as such, constitutes a major source of community identity. This section addresses Oakley's streetscape – entries, roadway edges and landscaping, that establish a tone for City.

Entries

As the first points of impression of the community or neighborhood, the entries are important elements in establishing a community image. An entry should feel like an “outdoor room” that creates a sense of entry and enclosure, creatively blending planting, paving, lighting, signage, site furniture and landmark elements into a composition that expresses a sense of welcome, entry, and identity. Landmark elements might include: fountains, pylons, low decorative walls, colorful bedding plants, or other memorable elements that draw the eye.

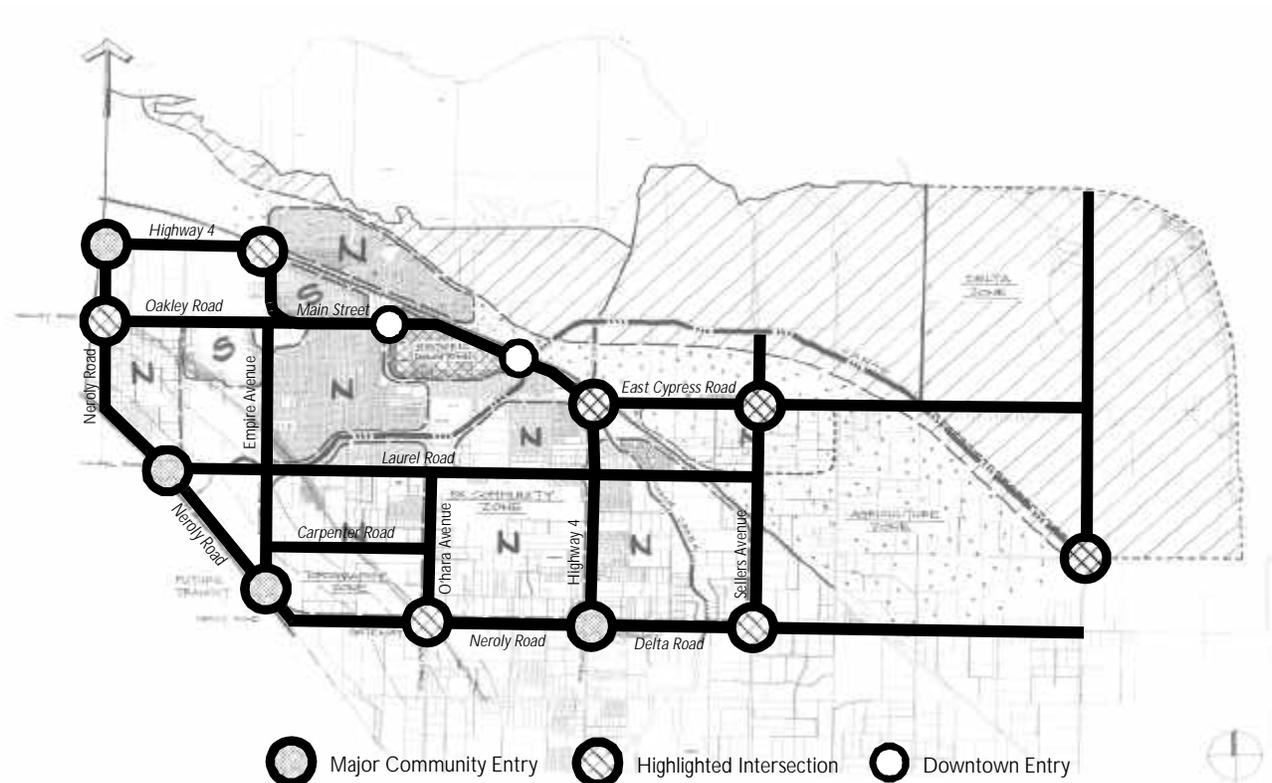


Fig. 4.1 Entries and Identity Streets

The entries should harmonize with the adjacent streetscape treatment and be appropriate to the scale and character of the neighborhood or area it represents.

Entries may share similar elements, but the combination and scale of elements will vary depending on the importance of the entry in the overall City hierarchy. The hierarchy of entries is expressed in Fig. 4.1 Entries and Identity Streets. In this plan, Community Entries are the largest and most significant, and Highlighted Intersections are somewhat smaller in scale, representing transitions through different areas of Oakley. Neighborhood Entries, not shown on the graphic, occur at the entries to neighborhood developments or subdivisions. Certain locations may warrant specialized treatment, such as a banner announcement system at the soccer complex corner of Neroly Road and O'Hara Avenue.

Community Entries

Community entries should be provided at the following access points to the Oakley community:

- Main Street, Neroly Road and Bridgehead Road
- Main Street, Neroly Road and Delta Road
- Future Laurel Road and Highway 4 Bypass
- Empire Avenue and Neroly Road

The intent is to create an awareness of entering the community by creating a portal effect. Community entries should be designed for maximum impact when viewed from a car traveling at arterial speeds (Fig. 4.2).

1. Provide visually strong landmark elements flanking the road. Components of a community entry could include:
 - orchard-type tree plantings of flowering trees,
 - hedgerow-type plantings of tall, columnar trees,
 - a water feature,
 - special pavement as a welcome mat,
 - specimen or accent trees and flowering perennials,

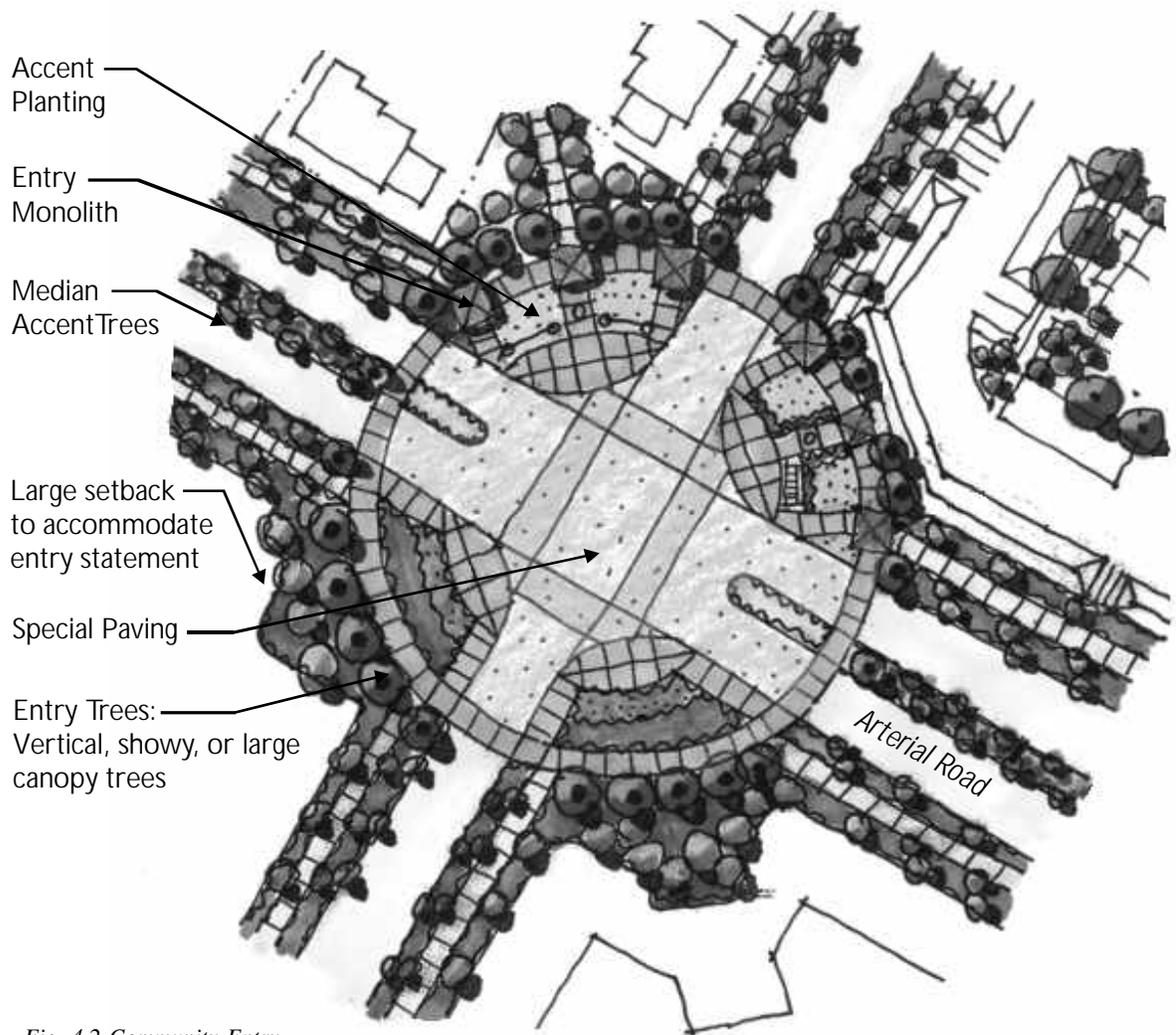


Fig. 4.2 Community Entry

- a system of diagonal or curvilinear walls, with vertical monuments in key locations,
 - landmarks, planting, signage, lighting and site furniture that are reflective of the character of the area.
2. Design each entry to be integral with its surrounding terrain.
 3. Provide designated setback areas at each community entry. Extend entry treatment to include adjacent medians.
 4. Community entry signage should be clearly visible to motorists. Entry signage should be high enough to allow for significant planting in the foreground.

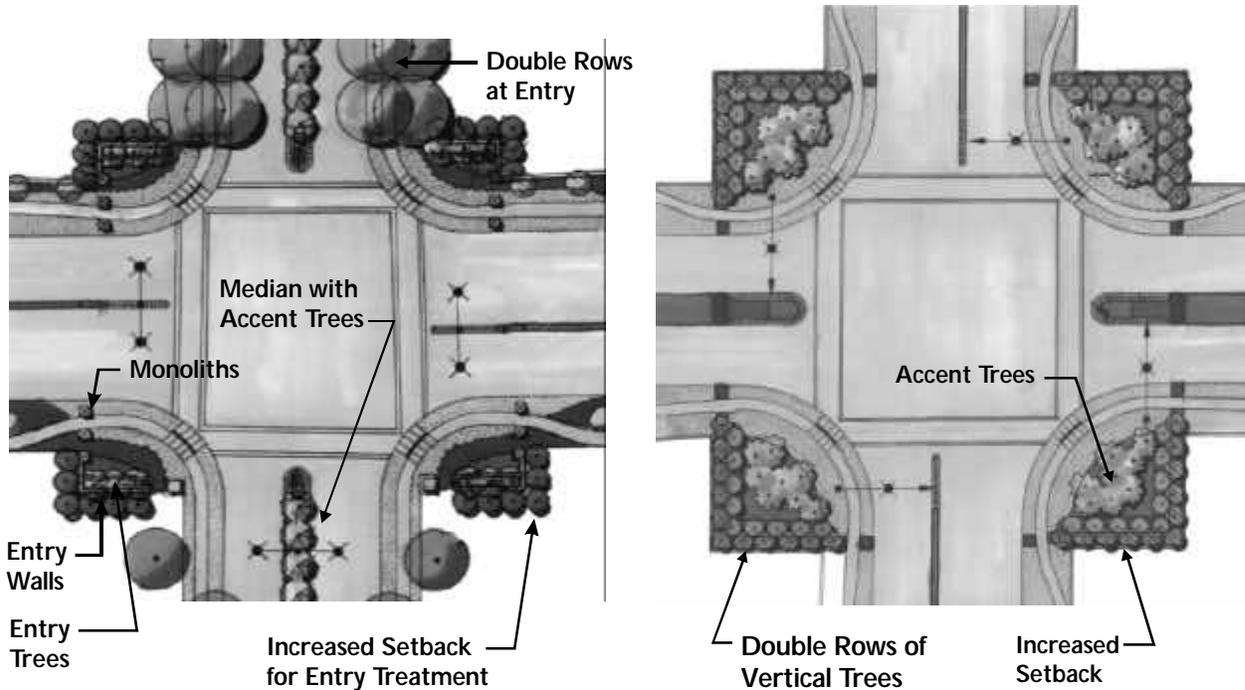


Fig. 4.3 Highlighted Intersections

Highlighted Intersections

Highlighted intersections occur at important crossroads in the City, or at points of transition between different zones of the City. They receive enhanced treatment which may take the form of greater setbacks, enhanced planting or other visual landmarks (Fig. 4.3). While these intersections typically occur on arterial roads and should be designed to be easily perceived from a traveling vehicle, the elements should also be appropriate to the pedestrian scale. The “gateways” to the historic downtown center of Oakley would be included in this category.

1. Components of a highlighted intersection could include:
 - increased setbacks for planting,
 - specimen or accent trees, or other vertical elements,
 - architectural monumentation,
 - special pavement at crosswalks,
 - colorful flowering perennials,
 - a system of diagonal or curvilinear walls, with vertical monuments in key locations,
 - landmarks, planting, signage, lighting and site furniture that are

reflective of the character of the area.

2. Maintain clear sight lines at all intersections.
3. Extend special accent treatment to include adjacent medians.

Neighborhood Entries

Neighborhood entries should create a special identity for each neighborhood using flowering trees, accent plantings and building materials that reflect the unique character of the neighborhood (Fig. 4.4). Neighborhood entries should be smaller in size and scale than the community entries, or highlighted intersections, and typically occur on neighborhood collector streets. Scale each neighborhood entry to the size of the overall neighborhood it represents.

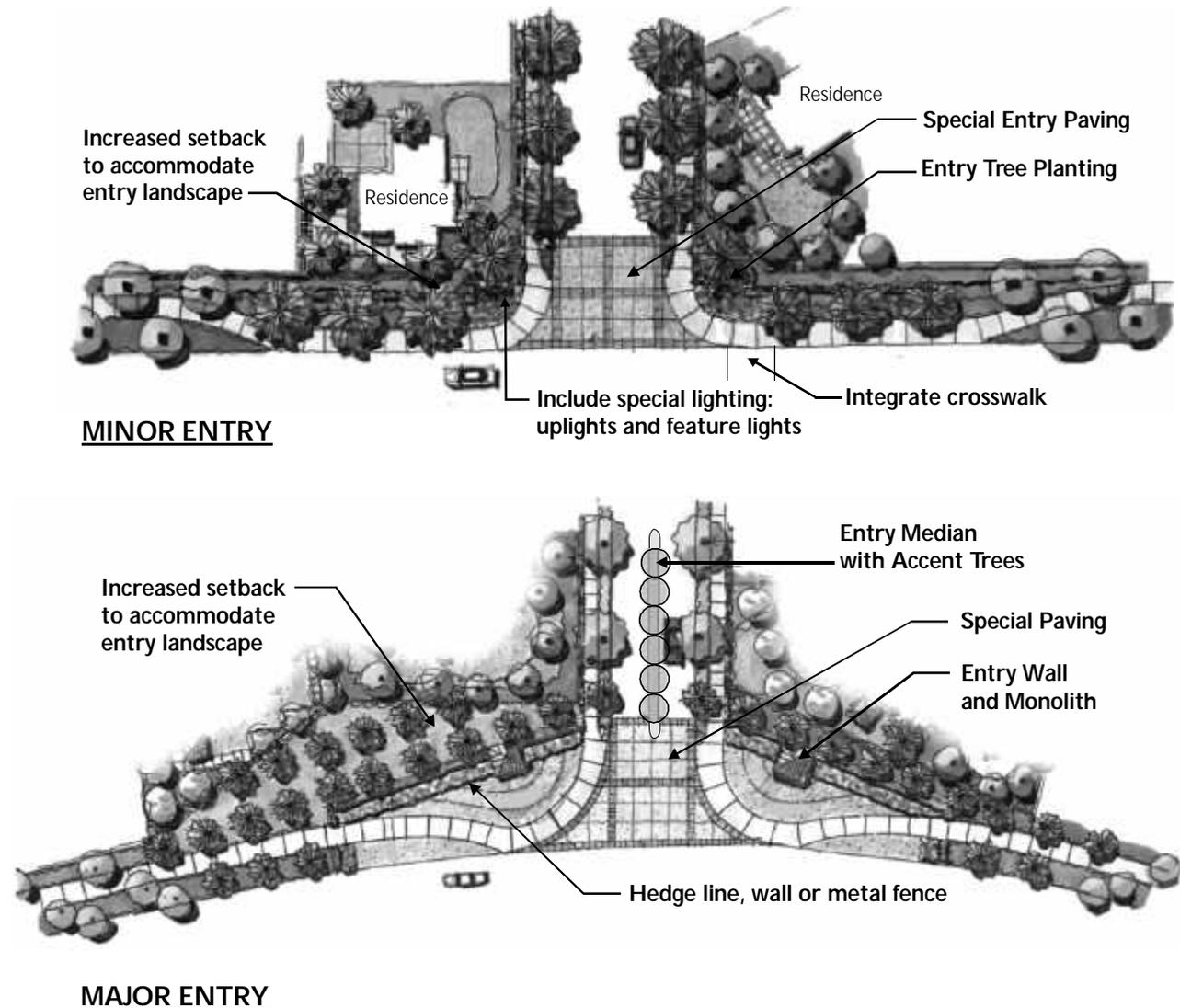


Fig. 4.4 Neighborhood Entries

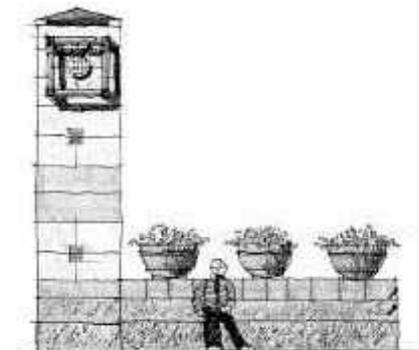
1. Provide a minimum of one entry feature for each residential neighborhood. Extend entry treatment to nearby medians. Neighborhood entry signage should not be located on arterial medians.
2. Narrow the roadway or "throat" to emphasize the entry. Use a planted median or bulb out the sidewalk and planting areas along the roadway at the entry to create this effect.
3. Direct views from the project entry to neighborhood amenities such as a recreation center, park, or open space, to enhance the social ambience.
4. Develop transit nodes at neighborhood entries.
5. Components of a neighborhood entry may include:
 - a widened sidewalk at the intersection,
 - special pavement to announce entry into the neighborhood,
 - flowering perennials,
 - a system of walls and/or entry monuments,
 - signage for project name identification.
 - Imaginative, high-quality, wall and sign designs are encouraged.
 - Well systems are encouraged for streetscape landscaping.
6. Trees and shrubs shall be located so as not to interfere with clear sight lines, for vehicle safety.
7. Entry graphics should be simple and clearly legible to motorists.



Gateway



Memorable elements

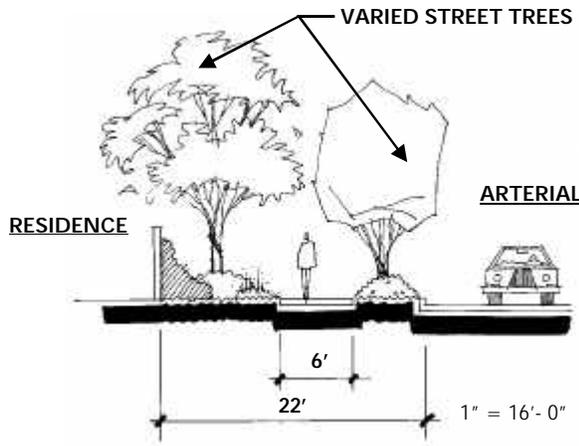


Defining components

Roads & Streets

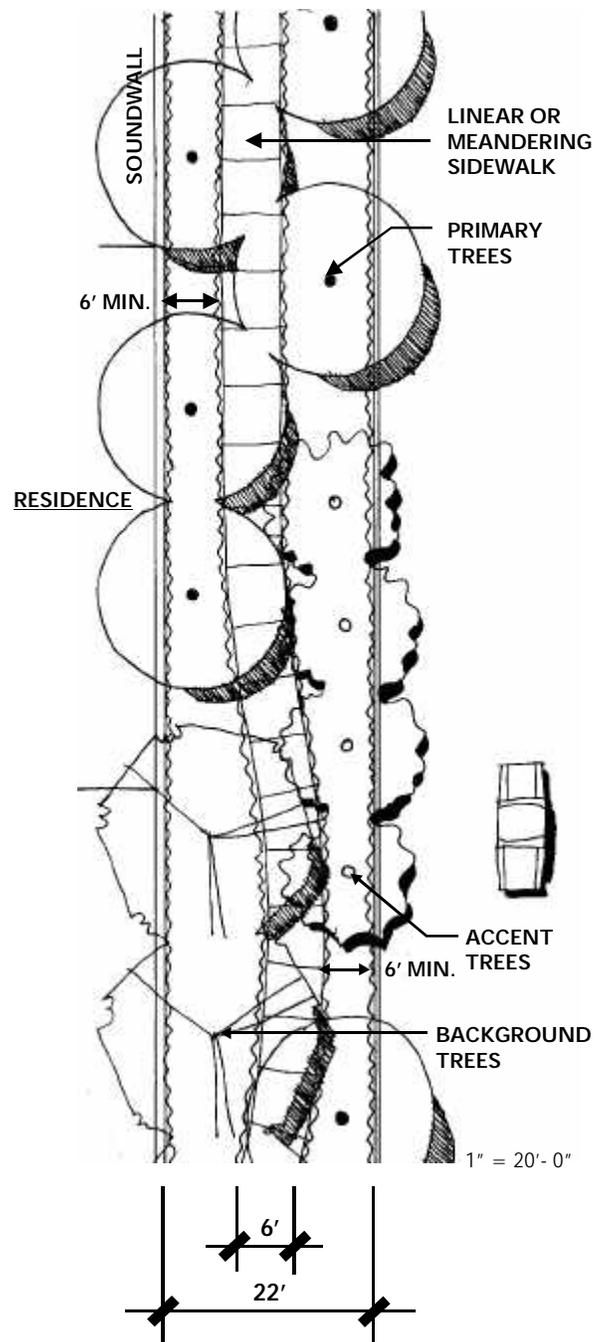
General

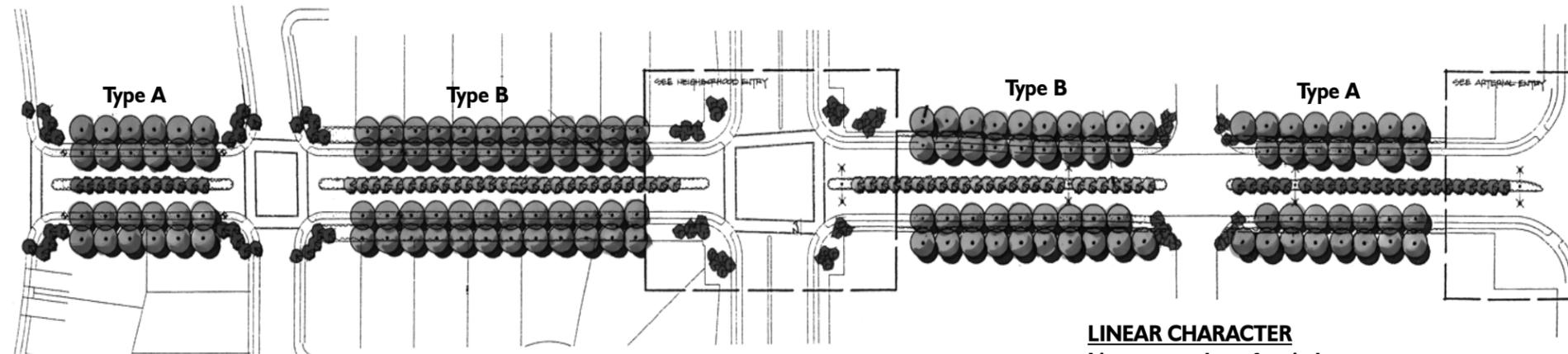
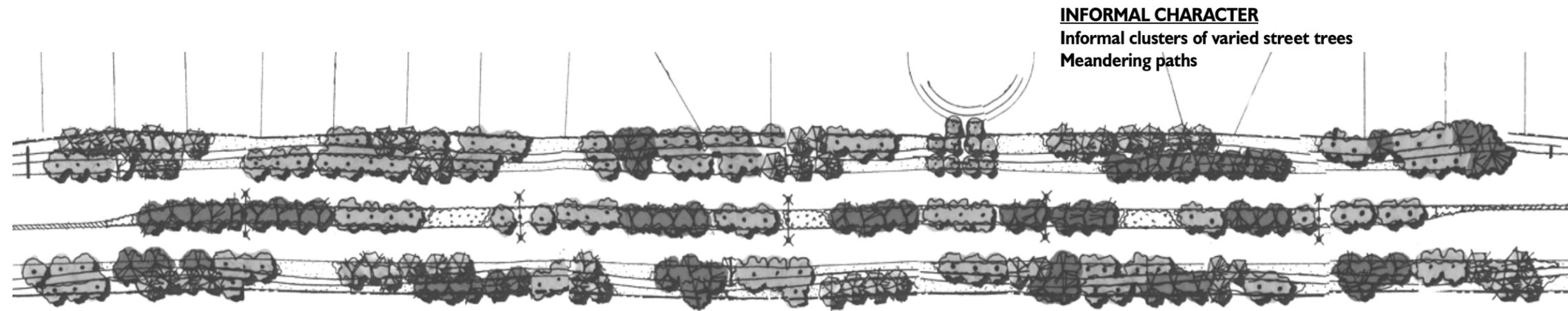
1. The streetscape should support the hierarchy of streets to help establish a sense of orientation and organization within the City of Oakley. The landscape treatment of each street should be different and generally commensurate in scale with its importance, with larger trees along arterials and smaller trees on collectors, industrial and residential streets. Landscape setbacks should be wider on arterials than on collectors. Lighting should be most intense on arterials, and least intense on residential streets.
2. All landscaping should employ a mix of evergreen and deciduous trees, shrubs, groundcovers and turf where appropriate. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs and turf is encouraged.
3. Adequate sight lines shall be maintained at all intersections. Different tree species shall be planted at intersections to highlight these areas.
4. Street and median trees should be of a minimum 24" box container size on arterial streets, and a minimum 15 gallon container size on collector and local streets. Trees should be properly staked at the time of planting. Shrubs not used as groundcover should be a minimum of 5 gallon container size. Perennials used on streets should be a minimum of 1 gallon container size.
5. Automatic irrigation is required for all landscape areas. Plants should be watered and maintained on a regular basis. The use of water conserving systems such as drip irrigation for shrub and tree planting is encouraged. New subdivisions are encouraged to provide wells for irrigation of streetscapes and parks. Irrigation shall conform with the water efficient landscape ordinance.
6. Landscape berms should be designed to a maximum 3:1 slope.



Arterial Streets

1. The major and minor arterials link residential neighborhoods, commercial centers, the Historic Downtown and the future Highway 4. The landscaping on these streets should be appropriate for vehicles traveling at relatively high speeds, and should also provide interest and pedestrian amenities along the pedestrian pathways.
2. Landscape setbacks on arterial streets should be a minimum of 22 feet, to allow for a 6-8' parkway planting strip, a 6' sidewalk, and 6-8' of planting between sidewalk and sound wall. Where a wider multi-use trail is proposed, the setback should be increased to maintain significant planting areas.
3. Major Oakley streets are considered to be "identity streets." These streets include: Highway 4/Main Street, Oakley Road, Laurel Road, Neroly Road, Delta Road, East Cypress Road, Empire Avenue, Carpenter Road, O'Hara Avenue, Sellers Avenue, and Bethel Island Road (See Fig. 4.1). Recommended plant palettes for these streets are listed in the Table below.
4. The street tree and path configuration (grid or cluster, linear or meandering) should reflect the character of the area through which it is passing through. Fig. 4.5 Tree Planting Pattern Diagram suggests ways of varying street tree planting through the different areas of Oakley.





LINEAR CHARACTER
 Linear stretches of varied street trees
 Smaller accent trees in medians and at intersections

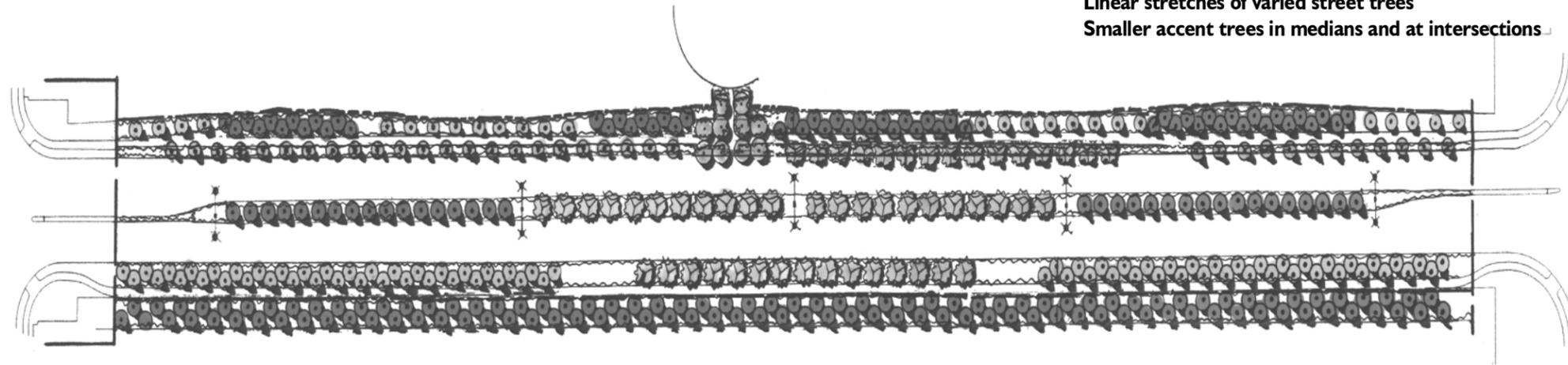


Fig. 4.5 Tree Planting Pattern Diagram

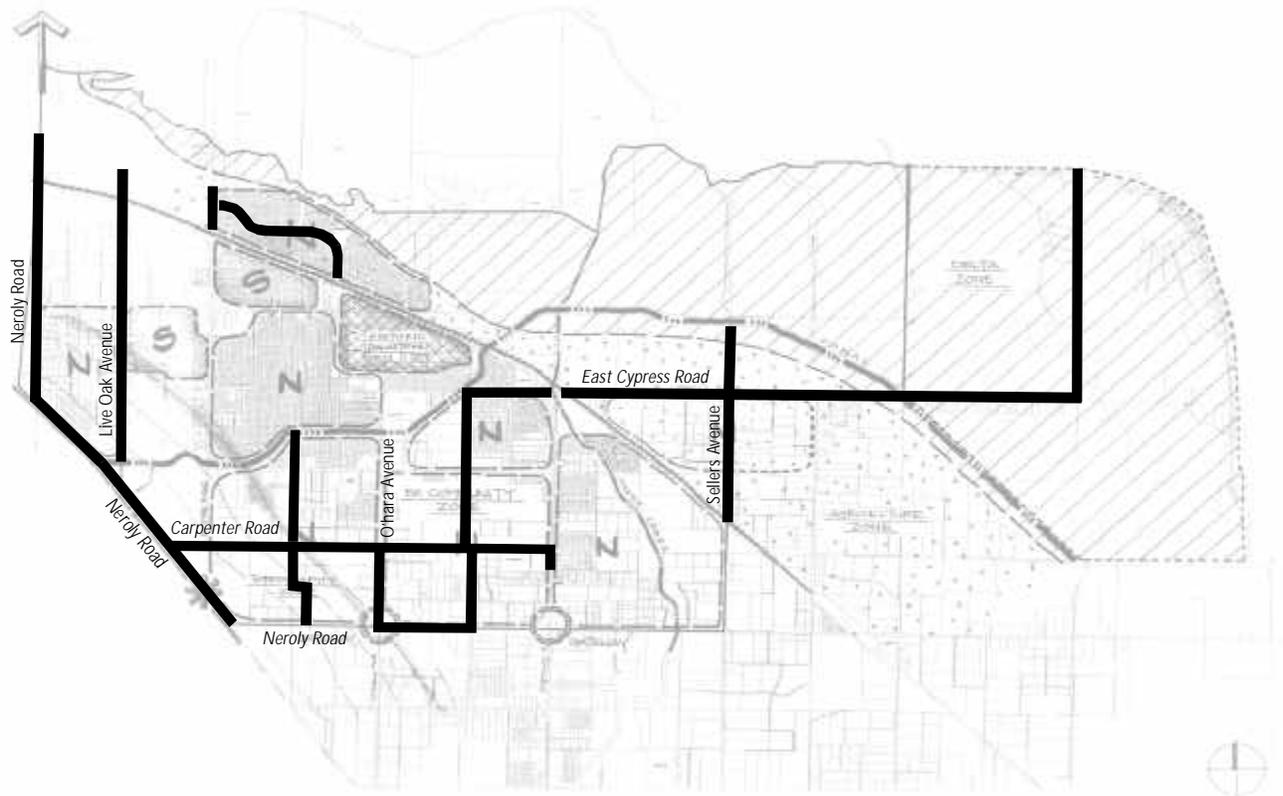
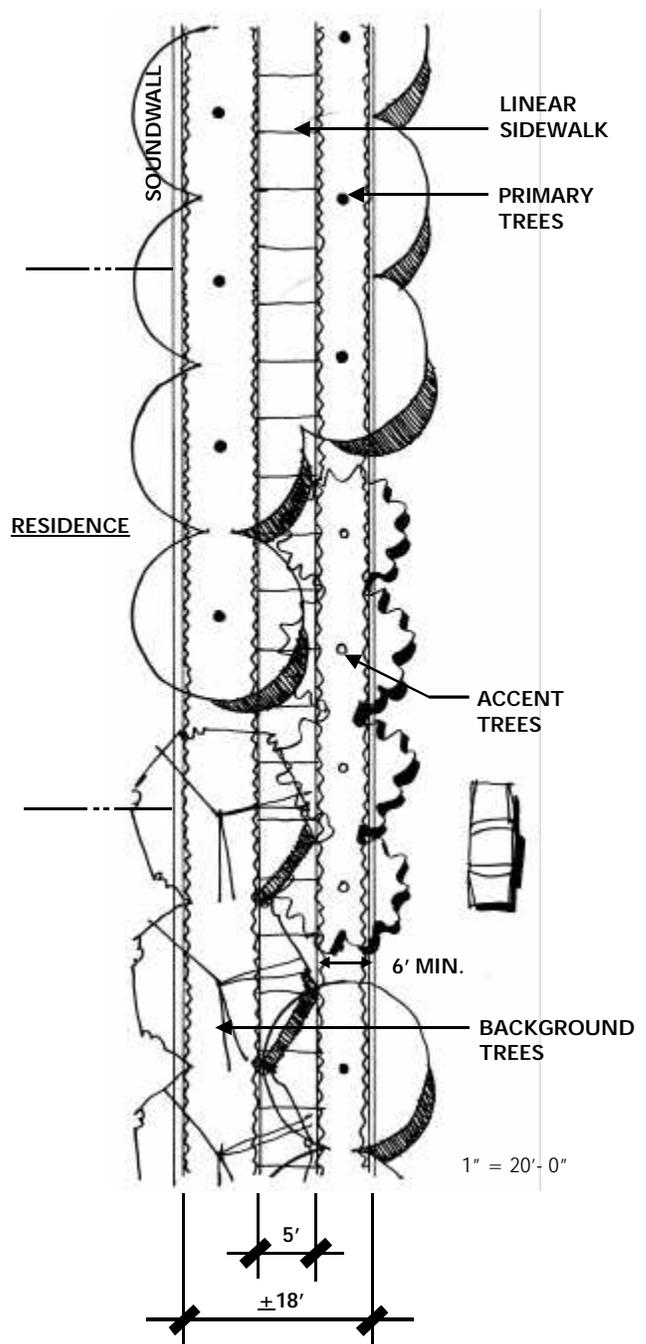
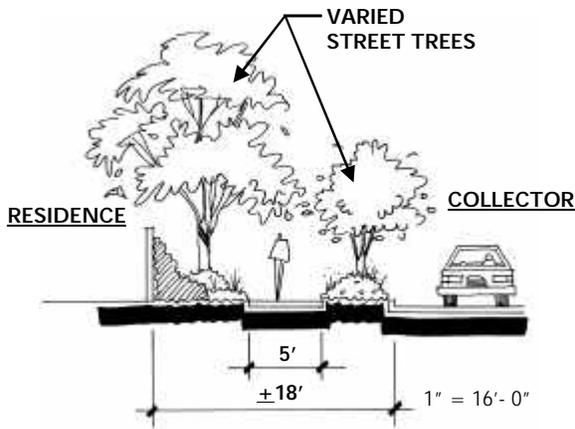


Fig. 4.6 Existing and proposed trails along roads

5. Use a layered planting effect within the landscape setback to create a lush, high quality image.
6. Trees should be closely spaced to provide shade for pedestrians, as well as screening for adjacent residences. Provide tree plantings at a minimum density of one tree per four hundred (400) square feet of landscape easement.
7. Soundwalls should be softened with informal tall shrub masses with vines. Shrub and groundcover masses should be informally clustered to reflect 'drifts' instead of rigid straight rows.
8. The use of lawn substitutes is encouraged in all medians and for parkways. Accent areas with seasonal color are encouraged, especially at intersections or entries. Where parking is allowed adjacent the parkway, the lawn substitute must be suitable for foot traffic entering and exiting parked vehicles.



Neighborhood collectors and local streets

Neighborhood collectors and local streets provide internal neighborhood circulation and are the predominant street type in the community. Their layout and landscape treatment can creatively contribute to the character for each neighborhood. The streetscape treatment will reflect a more personal scale.

1. Landscape design of neighborhood collector and local streets should use a palette of trees to establish coherent patterns which unify each neighborhood. Opportunities for varying trees on neighborhood streets, while creating legible patterns are illustrated in Fig. 4.7 Neighborhood Tree Pattern.
2. Provide a road layout and design that discourages high speed travel. Employ traffic calming devices where appropriate. Design the internal neighborhood streets to discourage through neighborhood travel by non-residents.
3. Where possible, provide a dominant street within each neighborhood that leads to the neighborhood entry (or entries). Locate a pedestrian node which could include a transit shelter, seating, and special amenities (such as a gate house or recreation center) along the dominant road, near the entry.

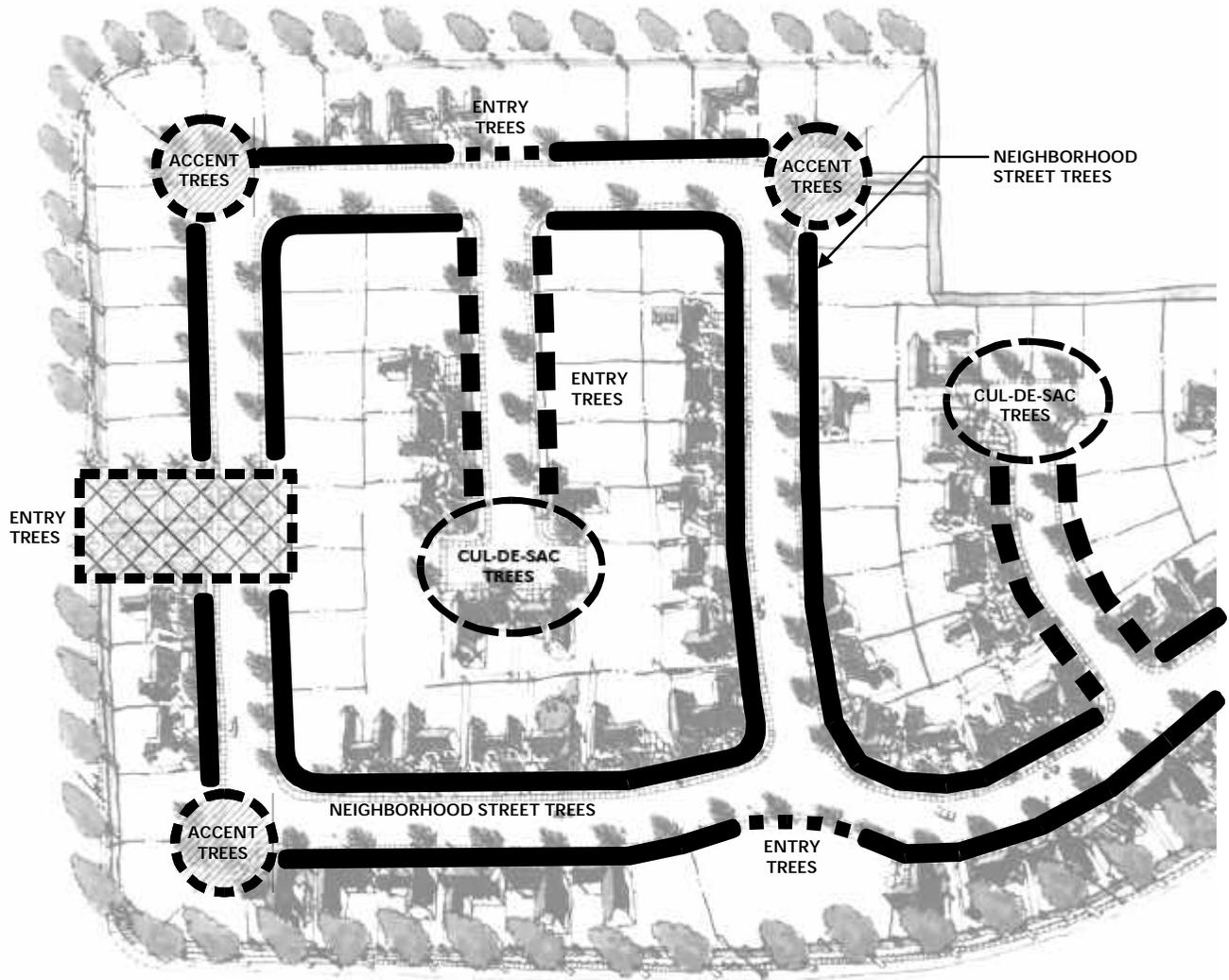
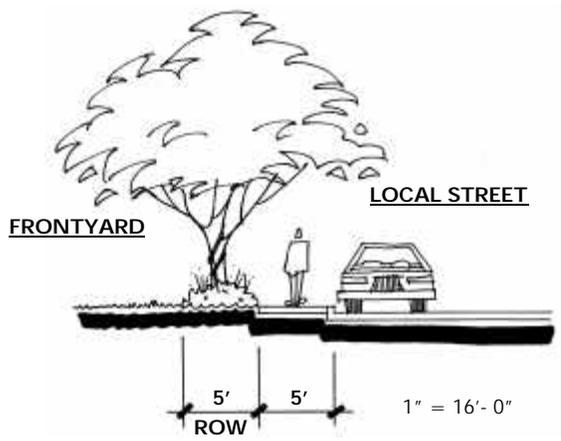


Fig. 4.7 Neighborhood Tree Pattern

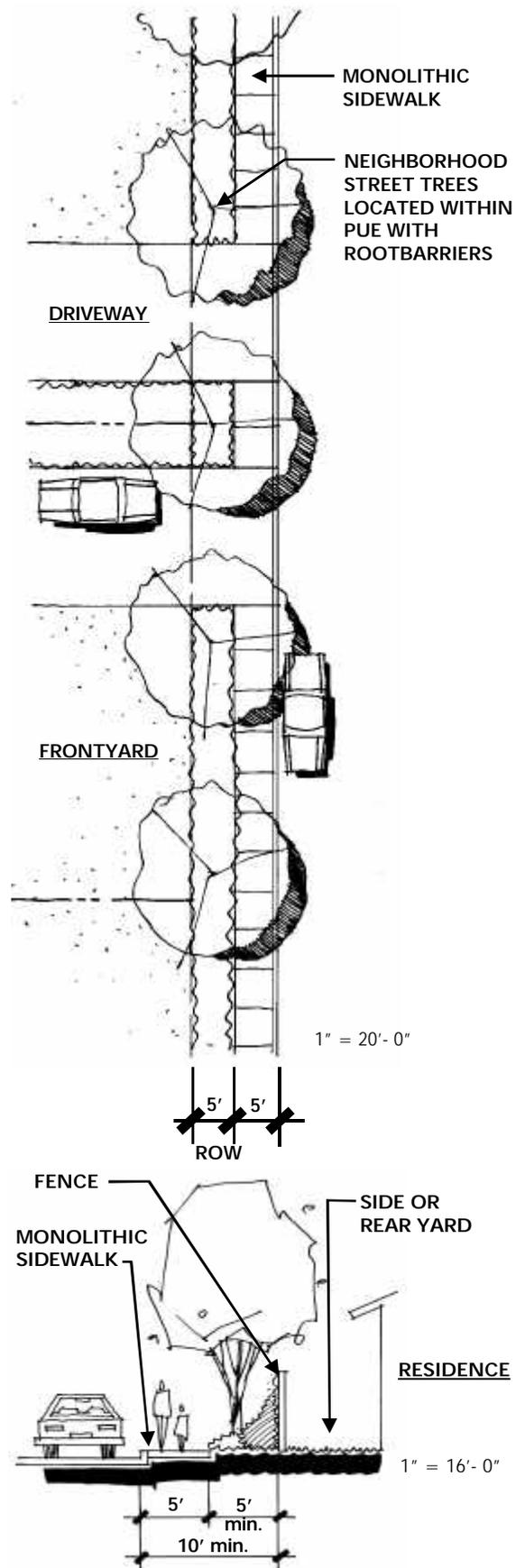
The streetscape of neighborhood collectors should be characterized by an informal neighborhood image with an emphasis on providing shade, and adapting the streetscape to accommodate the character of the area through which it is passing. This section applies where residences do not front onto the residential collector. Where residences front on the collector, the streetscape shall be treated as in the section on local streets, which follows.

1. Landscape setbacks on collector streets should be wide enough to allow for a minimum of 6' planted parkway area, a 5' sidewalk, and a minimum of 6' of planting area between the sidewalk and soundwall. For landscape setbacks less than 20 feet wide, locate the sidewalk 6 feet behind and parallel to the curb. Where the street setback is wider than 20 feet, meander the sidewalk in a continuous, flowing manner.



Residences will generally front onto local streets. These local streets will have a friendly, pedestrian scale, and act as extensions of the residential front yards. Street tree placement emphasizes shade and enclosure.

- Create shaded, pedestrian-oriented streets with parking and sidewalk located on both sides of the street. Such streets should recall a small town ambience.
- On local streets, sidewalks should typically be 5' wide, and constructed monolithically with the curb.
- Where houses front onto a local street, plant a minimum of one street tree per lot within 5 feet of the sidewalk. These street trees will be included within the City's landscape and lighting districts and will be maintained and owned by the City. These trees shall be installed with an automatic irrigation system, and with root barriers to protect the sidewalks from root damage. At least one additional front yard accent tree shall be planted on each lot. For corner lots, a total of three street trees are required within 5 feet of the sidewalk, plus the additional accent tree.
- Where side or rear yards abut a local street, there shall be a minimum 5' wide landscape setback between the sidewalk and the side or rear yard fence. At least two trees per lot shall be planted within this setback. Additional planting in this setback area shall emphasize shrub masses for screening and ease of maintenance.
- Use a tree palette with both deciduous and evergreen trees.

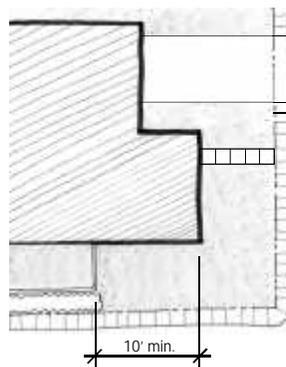


Soundwalls, walls and fences

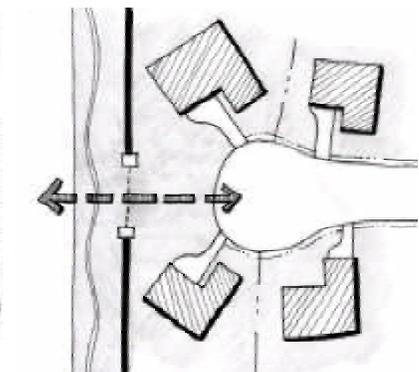
1. Provide masonry or concrete walls along street sections adjacent to residential development, around each subdivision, to define the neighborhood. Limit top of wall to minimum elevation required for acoustic and privacy goals. Diminish the visual impact of walls with vines or vineyard-type plantings that climb onto the wall. Soundwalls should be located in the public right of way.
2. Sound walls should be of masonry block construction. Other materials may be considered if it is demonstrated that they are of comparable quality and durability, which will not settle, shift, separate or crack, and that they have a permanent appearance. Walls should be treated with graffiti-resistant surfacing.
3. Sound walls should be perceived as background to the landscaping in the setback areas. The design of the sound wall should be of high visual quality, but subtle, so as not to draw attention to itself. Provide a combination of complementary materials, textures, jogs, berms, pilasters, earth tones and landscaping to break up the continuous plane where long stretches of wall occur. The resulting wall or fence should incorporate detailing that is aesthetically pleasing.
4. Use earth berms to reduce perceived wall or fence height where feasible.
5. Where appropriate, use landscape buffers, low walls or view fences to demarcate property boundaries. This will result in a more comfortable and higher quality neighborhood compared to using high and alienating walls and fences. Visually open fencing is preferred where cul-de-sacs abut collectors or arterials.
6. Privacy fences for residential side or rear yards should be of solid, high quality construction. On corner lots, a side/rear yard privacy fence should be set back a minimum of 10 feet behind the building face. Wood fencing should have metal posts, concrete pillars or a similar alternative.
7. See City of Oakley's fence ordinance for further requirements.



Sound wall examples



Corner lot fencing setback



Visual connection at cul-de-sac

Street Furniture and Lighting

1. Benches, bollards, trash receptacles and other furnishings should be provided at appropriate locations in the open space and streetscape network.
2. All furnishings should be resistant to weather and vandalism, and shall be approved by the City's Maintenance Department.
3. Oakley standard street lights shall be used. Along the arterial streets, where possible, dual head street lights will be located in the median. However, at entries and intersections, a more thematic 'family of lights' is recommended. This palette includes a hierarchy of lights ranging from tall poles with double fixtures, to shorter poles with single light fixture. Where appropriate, banner attachments should be included as an option. The Oakley standard for residential street lights on local and collector streets is the Hadco R51BCBA light, on pole model P2555, as shown.
4. Illumination levels for expressways, arterials, collector and residential streets should reflect the different right-of-way widths and functions. Electroliers should be scaled in size to match the size of areas to be lit and should relate to human scale, especially in pedestrian areas. Street lights should provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.
5. Pedestrian walkways, plazas or other activity points should be illuminated. Such lighting should illuminate changes in grade, path intersections, seating areas, and any other areas along a path which, left unlit, would cause the user to feel insecure. As a rule of thumb, one foot candle per square foot is adequate.



Residential street light standard

TREE PALETTES for IDENTITY STREETS

The following list indicates the trees to be used on the major “Identity Streets” of Oakley. The intent is to use a consistent tree palette on each of these streets in order to create a recognizable identity for the street and to reinforce the hierarchy and continuity of the street pattern. Although the number of trees listed for each street is limited, variations may occur in the planting pattern, depending on the context through which the street is passing (see Figure 4.5 – Tree Planting Pattern Diagram). Additional species may be planted on the “Identity Streets” to highlight special nodes such as neighborhood entries, parks, or creek, canal or trail crossings. Further, preservation of existing trees of significance, such as heritage trees or established groupings, is strongly encouraged. Final tree selection will depend on specific site conditions.

Highway 4 / Main Street

Neroly to Vintage Parkway

Primary Tree:	Platanus acerifolia	Sycamore
Alternate Tree:	Quercus agrifolia	Coast Live Oak
Accent Tree:	Prunus species	Flowering Cherry

Vintage Parkway to Rose

See Downtown Redevelopment Plan

Rose to Neroly/Delta

Primary Tree:	Platanus acerifolia	Sycamore
Alternate Tree:	Celtis sinensis	Chinese Hackberry
Accent Tree:	Pyrus kawakami	Evergreen Pear

Oakley Road

Primary Tree:	Pistacia chinensis	Chinese Pistache
Alternate Tree:	Quercus agrifolia	Coast Live Oak
Accent Tree:	Prunus species	Flowering Cherry

Laurel Road

Neroly to Empire

Primary Tree:	Robinia ‘Purple Robe’	Purple Robe Locust
Alternate Tree:	Sequoia sempervirens	Coast Redwood
Accent Tree:	Geijera parvifolia	Australian Willow

Empire to Main

Primary Tree:	Pistacia chinensis	Chinese Pistache
Alternate Tree:	Quercus agrifolia	Coast Live Oak
Accent Tree:	Lagerstroemia indica	Crape Myrtle

East of Main

Primary Tree:	Platanus acerifolia	Sycamore
Alternate Tree:	Pinus muricata	Bishop Pine
Accent Tree:	Crataegus phaenopyrum	Washington Thorn

Neroly Road / Delta Road

Main to Railroad

Primary Tree:	Fraxinus udheii	Evergreen Ash
Alternate Tree:	Pinus halepensis	Aleppo Pine
Accent Tree:	Lagerstroemia indica	Crape Myrtle

Railroad to Empire

Primary Tree:	Sequoia sempervirens	Coast Redwood
Alternate Tree:	Robinia ambigua idahoensis	Idaho Locust
Accent Tree:	Cercis canadensis	Canadian Redbud

<i>Empire to Main</i>	Primary Tree: Alternate Tree: Accent Tree:	Pyrus calleryana Quercus schumardii Chitalpa tashkentensis	Flowering Pear Schumard Oak Pink Dawn
<i>East of Main</i>	Primary Tree: Alternate Tree: Accent Tree:	Robinia 'Purple Robe' Koelreuteria paniculata Geijera parvifolia	Purple Robe Locust Goldenrain Tree Australian Willow
East Cypress Road <i>Highway 4 to Knightson</i>	Primary Tree: Alternate Tree: Accent Tree:	Fraxinus uhdei Celtis sinensis Crataegus phaenopyrum	Evergreen Ash Chinese Hackberry Washington Thorn
<i>Knightson to Bethel Island</i>	Primary Tree: Alternate Tree: Accent Tree:	Quercus ilex Fraxinus oxycarpa 'Raywood' Melaleuca linarifolia	Holly Oak Raywood Ash Flaxleaf Paperbark
Empire Avenue	Primary Tree: Alternate Trees: Accent Tree:	Fraxinus holotricha 'Moraine' Pyrus calleryana Pistacia chinensis Crataegus phaenopyrum	Moraine Ash Bradford Pear Chinese Pistache Washington Thorn
Carpenter Road	Primary Tree: Alternate Tree: Accent Tree:	Cinnamomun camphora Aesculus carnea Malus species	Camphor Red Horsechestnut Crabapple
O'Hara Avenue	Primary Tree: Alternate Tree: Accent Tree:	Platanus acerifolia 'Yarwood' Cinnamomun camphora Crataegus phaenopyrum	Sycamore Camphor Washington Thorn
Sellers Avenue	Primary Tree: Alternate Tree: Accent Tree:	Quercus virginiana Pistacia chinensis Lagerstroemia indica	Southern Live Oak Chinese Pistache Crape Myrtle

STREET TREE LIST

The following trees are suitable for use as street trees in Oakley.

CANOPY TREES

Botanical Name	Common Name	Remarks
<i>Acer rubrum</i> 'Red Sunset'	Red Maple	Prefers acidic soils, moist conditions, leaf scorch occurs in warm climates.
<i>Aesculus carnea</i>	Red Horsechestnut	
<i>Celtis australis</i>	European Hackberry	
<i>Celtis sinensis</i>	Chinese Hackberry	
<i>Cinnamomun camphora</i>	Camphor Tree	Use root barriers if near paving.
<i>Fraxinus America</i> 'Autumn Purple'	Autumn Purple White Ash	Sensitive to drought, prefers moist, well drained soils.
<i>Fraxinus holotricha</i> 'Moraine'	Moraine Ash	Use root barriers if near paving.
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	
<i>Fraxinus uhdei</i>	Evergreen Ash	Use root barriers if near paving.
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	
<i>Koelreuteria paniculata</i>	Goldenrain Tree	
<i>Magnolia grandiflora</i>	Southern Magnolia	Suitable for planting under power lines. Slow growing. Does not do well in windy areas.
<i>Maytenus boaria</i> 'Green Showers'	Green Showers Chilean Mayten	
<i>Melaleuca linarifolia</i>	Flaxleaf Paperbark	
<i>Pistacia chinensis</i>	Chinese Pistache	
<i>Platanus acerifolia</i>	Sycamore Cultivars 'Yarwood', 'Bloodgood', and 'Columbia'.	Bloodgood: suited to city conditions where there is ample space, tolerates compacted soils, drought, and seacoast environments, may cause litter problem, use root barriers if near paving.
<i>Prunus sargentii</i>	Sargent Cherry	
<i>Pyrus calleryana</i>	Flowering Pear	Suitable for planting under power lines, some cultivars are susceptible to fireblight, adaptable to many soils, tolerant of pollution and drought. Can be damaged in wind
<i>Quercus ilex</i>	Holly Oak	Do not plant in lawn areas. Evergreen.
<i>Quercus lobata</i>	Valley Oak	Do not plant in lawn areas.
<i>Quercus palustris</i>	Pin Oak	Plant away from walkways; prune limbs up.
<i>Quercus schumardii</i>	Schumard Oak	Tolerates urban conditions incl. heavy traffic, pollution, salt, compacted soil, and drought; resistant to iron deficiency in alkaline soils. Acorn litter can be problem. Do not plant in lawn areas.
<i>Quercus suber</i>	Cork Oak	Do not plant in lawn areas. Evergreen
<i>Quercus virginiana</i>	Southern Live Oak	Do not plant in lawn areas. Evergreen.
<i>Quercus wislezenii</i>	Interior Live Oak	Do not plant in lawn areas.
<i>Robinia ambigua idahoensis</i>	Idaho Locust	Use root barriers if near paving.
<i>Robinia</i> 'Purple Robe'	Purple Robe Locust	Use root barriers if near paving.
<i>Sapium sebiferum</i>	Chinese Tallow Tree	
<i>Schinus molle</i>	California Pepper	Avoid planting near paving where tree litter could be a problem. Use root barriers if near paving.

<i>Sophora japonica</i>	Chinese Scholar Tree	Flowers late summer, tolerates urban stresses, flowers may cause litter problem and stain sidewalks. Needs drained soil and full sun.
<i>Tristania conferta</i>	Brisbane Box	As street tree, requires careful pruning. Grows vigorously, relatively resistant to disease, tolerates urban stresses and wide range of soils. Adaptable to wide range of urban environments, high resistance to disease.
<i>Ulmus parvifolia</i>	Chinese Elm	
<i>Ulmus 'Frontier'</i>	Frontier Elm	
<i>Ulmus 'Pioneer'</i>	Pioneer Elm	

SMALL ACCENT TREES

Botanical Name	Common Name	Remarks
<i>Arbutus 'Marina'</i>	Hybrid Strawberry Tree	Avoid planting near paving where tree litter may be a problem.
<i>Arbutus unedo</i>	Strawberry Tree	
<i>Carpinus betulus fastigiata</i>	Fastigate Hornbeam	Columnar tree, suitable for wide range of conditions, relatively maintenance-free, suitable for containers and screening.
<i>Cercis canadensis</i>	Canadian Redbud	Suitable for planting under power lines. Little water needed after establishment.
<i>Cercis occidentalis</i>	Western Redbud	Suitable for planting under power lines. Little water needed after establishment.
<i>Chionanthus retusus</i>	Chinese Fringe Tree	Tolerates severe urban stresses, thorns a problem in pedestrian areas.
<i>Chitalpa tashkentensis</i>	Pink Dawn	
<i>Crataegus phaenopyrum</i>	Washington Hawthorne	
<i>Eriobotrya deflexa</i>	Bronze Loquat	Good street tree, suitable for planting under utility lines.
<i>Geijera parviflora</i>	Australian Willow	Suitable for planting under power lines, Use mildew resistant hybrids.
<i>Lagerstroemia indica</i>	Crape Myrtle	
<i>Malus species</i>	Crabapple	Avoid planting near paving where tree litter may be a problem.
<i>Olea europaea</i>	Olive	Use fruitless cultivar.
<i>Prunus cerasifera</i>	Purple Leaf Plum	Avoid planting in windy areas.
<i>Prunus yedoensis 'Akebono'</i>	Flowering Cherry	Suitable for planting under utility lines. Suitable for planting under power lines, drought tolerant.
<i>Pyrus calleryana</i>	Flowering Pear	
<i>Pyrus kawakami</i>	Evergreen Pear	
<i>Rhus lancea</i>	African Sumac	

TALL ACCENT TREES

Botanical Name	Common Name	Remarks
<i>Betula jacquemontii</i>	Jacquemontii Birch	Rapid growing. Avoid planting in windy areas.
<i>Phoenix dactylifera</i>	Date Palm	Rapid growing. Low branching – use as backdrop tree, not near pavement. Use root barriers if near paving.
<i>Washingtonia species</i>	Palm	
<i>Cedrus deodara</i>	Deodar Cedar	
<i>Eucalyptus camaldulensis</i>	Red Gum	
<i>Eucalyptus nichollii</i>	Peppermint Willow	

SCREEN TREES

Botanical Name

Grevillea robusta
Laurus nobilis
Pinus canariensis
Pinus eldarica
Pinus halepensis
Pinus muricata
Prunus caroliniana
Sequoia sempervirens

Common Name

Silk Oak
Grecian Laurel
Canary Island Pine
Afghan Pine
Aleppo Pine
Bishop Pine
Carolina Laurel Cherry
Coast Redwood ('Aptos Blue,' 'Soquel')

Remarks

Fast growing

Not as residential street tree
Not recommended where litter is a concern.
Rapid growing, needs summer watering for at least first 5 years.