

WALL AND LANDSCAPE DESIGN POLICIES
FOR PARKWAYS AND MEDIAN ISLANDS

1. GENERAL

- A. The purpose of this resolution is to establish the policies related to the necessary criteria and standards for landscaping along public right-of-ways, including but not limited to parkways along residential development and median islands. The provisions of this resolution are intended to: promote an attractive visual harmony along public right-of-ways, reduce air, noise and visual pollution, and produce a healthy, vibrant urban landscape while promoting water use efficiency.
- B. The following policies represent the requirements for submitting wall and landscape plans for review related to new residential subdivisions. All plans shall conform to the requirements set forth herein as a minimum but may exceed these requirements in terms of size, quantity, quality of materials or other elements, as approved by the City of Bakersfield.
- C. All new residential subdivisions shall adhere to the City of Bakersfield's standard. Collectively, the standards consist of the following:
 - 1. The policies and criteria set forth in this document;
 - 2. Title 16: Subdivisions of the Bakersfield Municipal Code;
 - 3. The Subdivision and Engineer Design Manual provided by the Bakersfield City Engineer;
 - 4. Policies related to equipment, fixtures, materials, maintenance and operations of the Recreation and Parks Director.

2. LEVELS OF REVIEW

- A. Level "A" Review: Plans that conform to the requirements set forth in this document as described above and herein will be reviewed and approved by the City Engineer, and Recreation and Parks Director or their designees through the normal course of plan check review.
 - 1. For applicants desiring Level "A" Review, plan check fees and the required sets of plans shall be submitted to the City Engineer for review by the Public Works Department, and the Recreation and Parks Department. The applicant will be advised if the application is incomplete and if the plans are not in conformance with the city standard.

B. Level "B" Review: Plans submitted that do not conform to, or which deviate from city standards shall be processed in the same manner as other development projects requiring review and staff analysis with a recommendation to the Planning Commission. The Planning Commission may at its option refer the matter to a subcommittee.

1. For applications not in conformance with the city standards, the wall and landscape concept plan application shall be subject to Level "B" Review by the Planning Commission. The Planning Director shall provide the application and determine the type and number of supplemental material or plans to be provided by the applicant.

3. FILING

A. Any wall and landscape concept plan application pursuant to Level "B" Review shall be submitted to the Planning Department on a form provided by that department, include appropriate fees and format of plans with content and number of copies as determined by the Planning Director .

1. Information submitted shall include but is not limited to, site plan depicting location, size, width, elevations, plant materials and planting locations, wall design and materials, other hardscape, cross-sections, and all existing and proposed improvements that have an impact on design considerations.

2. One set of color renderings and elevations.

3. Description of theme or design parameters, and justification or reason(s) for request.

4. Other material, information, plans or documents requested by the Planning Director, or his designee, in order to fully evaluate the application.

4. WALL DESIGN REQUIREMENTS

Walls required under Chapter 16.28 of the Bakersfield Municipal Code, or by this resolution shall be as follows:

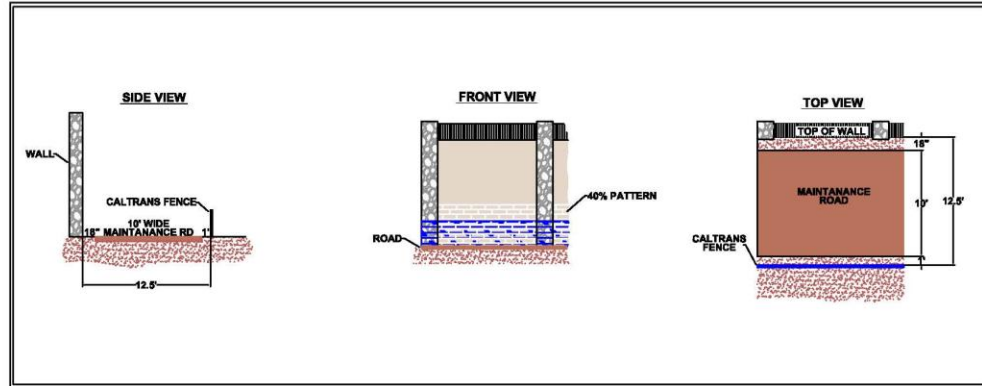
A. Standard for walls separating single-family residential subdivisions and arterial, collector, and entry streets.

1. The street side face of the wall shall have visual relief including a minimum 40% split-face, fluted, scored block (other than smooth face) masonry, concrete or wall panels, pilasters, and have a pre-cast cap. Examples of walls that are not acceptable are smooth-faced walls without visual relief or rolled caps.
2. The wall color shall be light to medium shades of grey, brown or off white.
3. The wall shall be no less than six (6) feet in height, measured from the highest adjacent grade or a height determined by an approved acoustical study accepted by the Planning Commission.
4. Northeast Bakersfield (for the purposes of this subsection, Northeast Bakersfield is identified as including all lands east of Fairfax Road (and any northern extension thereof) and north of the Union Pacific Railroad that parallels Edison Hwy.):
 - a. View fences shall be used as the standard separation requirement between residential subdivisions and arterial, collector and entry streets where the finished lot grade is elevated more than eight (8) feet above the finished road grade. Unless restricted by trails, topographic or other physical conditions, or to satisfy appropriate requirements for drainage, fire protection and other public safety regulations, landscaped slopes are preferred over retaining walls adjacent to said streets.
 - b. View fence materials may, include but are not limited to, ornamental wrought or aluminum iron, plexi-glass paneling, or any appropriate combination of opaque and view-friendly materials as approved by the Planning Commission. View fencing shall be earth tone or black in color, incorporate the use of boulders and native rock combinations into the pilaster design, and transition to blend into or generally be consistent in design with neighboring walls and fences. View fences shall be privately maintained by the property owner or Homeowner's Association.
 - c. Solid masonry walls are only allowed when required for sound mitigation and/or for public safety as approved by the Planning Commission.

- B. Standard for walls separating residential subdivisions from freeways, highways, and expressways (see Illustration 1).
1. The freeway, highway and expressway (freeway) side face of the wall shall have visual relief including a minimum 40% fluted texture of masonry, concrete or wall panels, and a pre-cast cap. The City Engineer shall determine the location and design of any required "poured in place" wall at locations such as abutments and adjacent off-ramps. Visual relief such as mosaics, murals, public art, stamped or colored concrete may be required by the City Engineer on the "poured in place" walls.
 2. The wall color shall be light to medium shades of grey, brown or off-white.
 3. The wall shall be at least six (6) feet high, measured from the highest adjacent grade or a height determined by an approved acoustical study accepted by the Planning Commission. Berms may be allowed as approved by the City Engineer.
 4. Climbing vines and an irrigation system are required to be installed adjacent to the wall on the freeway side of the wall. The vines shall be planted within an 18 inch width area adjacent to the wall. Vine species, spacing, location and irrigation system shall be approved by the City Recreation and Parks Department.
 5. A ten (10) foot wide all weather maintenance road shall be provided adjacent the freeway side of the wall. This 10-foot road shall be outside the CalTrans' right-of-way. The end(s) of the maintenance roads shall be gated as required by the City Engineer.

Illustration 1

FREEWAY WALL WITH LANDSCAPING - ALONG RESIDENTIAL (NO BERM)



NOTES *

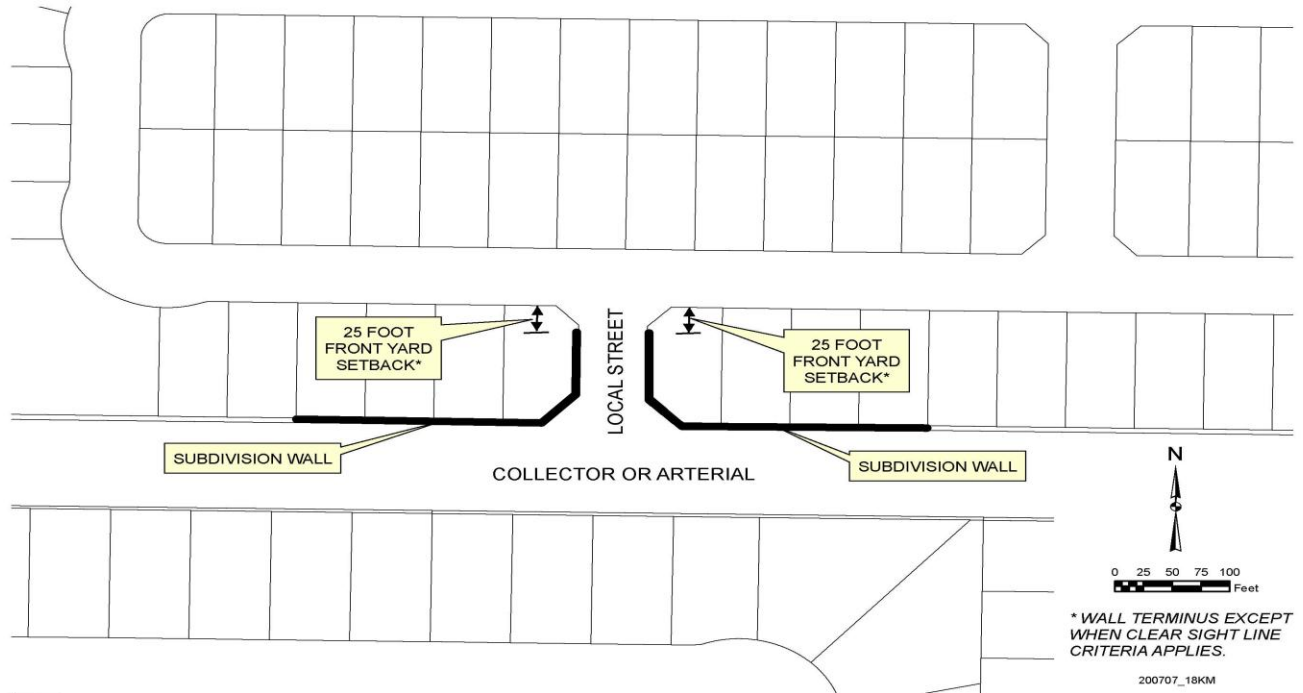
1. FENCE OFF THE ACCESS POINTS TO DETER GRAFFITI (GATED ACCESS REQUIRED)
2. ENHANCE THE BLOCK WALL WITH 40% TEXTURE AND PILASTERS TO BREAK UP SURFACES
3. ADD THE APPROPRIATE VARIETY OF VINES, IRRIGATED WITH A DRIP SYSTEM TO THE FREEWAY SIDE OF WALL.
4. ACCESS REQUIRED (EITHER TURN-AROUND OR THROUGH ACCESS)

PBEARD COS PLANNING DATE: 7/26/09
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- C. The wall shall be compatible in character to walls adjacent to or nearby the project site. If that is impractical, the minimum standards shall be the basis for the design.
- D. Unless approved by the Planning Commission, the street side adjacent to the arterial streets, the wall may measure to a maximum height of nine (9) feet, and the maximum height of the wall on the collector and entry street side shall be eight (8) feet. If pilasters are proposed, the wall may be required to be stepped at the pilasters. Walls with the height greater than six (6) feet shall be subject to the requirements of the Uniform Building Code.
- E. The subdivision wall shall be designed to extend along the entry street along the residential side yard to the point of the front yard setback of the adjacent lot and terminate in a pilaster, except where the wall would interfere with the clear sight line required by Bakersfield Municipal Code Section 17.08.175. Clear sight line criteria shall always be observed and the wall shall terminate at a point to be consistent with clear sight line requirements. The City Engineer shall have the authority to adjust and determine the wall terminus as needed for public health, welfare and safety (see Illustration 2).

Illustration 2

SUBDIVISION WALL RETURN DESIGN



- F. Raised planters may be located only at the corner treatments. Planters are to be designed to meet clear sight view requirements, and not be a detriment to the public health, welfare and safety. Typical planter dimensions are 18 inches in height by 15 feet long by 30 inches wide. Planters proposed at locations other than corners shall be subject to Planning Commission approval.
- G. Corner monumentation, including freestanding monument, may be up to 1.5 feet higher than the adjacent connecting subdivision wall. If the corner monumentation is higher than the adjacent wall, the finish shall be required on both the front and back of the corner monumentation. Monumentation shall meet clear sight view requirements.
 - 1. Subdivision identification signage shall be approved by the Building Director in accordance with the Sign Ordinance. Signage material and mounting details shall be approved by the Parks Division prior to installation.

- H. Gate Access. Where gated access through the parkway's masonry wall is required by the City to access public service or utility areas, such as sumps, lift station or wells, the gate(s) shall be wood painted the same color as the adjacent wall.

5. PLANT MATERIAL

- A. Plants identified for use in the project will be checked against professional landscape practices including but not limited to those identified in the most current edition of the "Sunset New Western Garden Book."
- B. Selection of plant materials should be made with regard to orientation to the sun, growth rate characteristics, soil condition, safety, maintenance requirements, species compatibility and any other factors that may impact the quality of the design, the compatibility of the design with adjacent or nearby parkways and medians and the ability of the selected plant material to thrive in the environment within the parkway or median.
- C. Trees should not be located in parkways or medians that are inappropriate in width for the selected species as identified in the current edition of the "Sunset New Western Garden Book." Trees with shallow or aggressive root systems should not be located in areas where the root system could damage concrete structures, buildings or utilities.
- D. Certain plant materials have been found to be unsuitable for parkways or median islands. A list of such plant material shall be prepared by the Parks Division and made available to the public upon request. Examples include but are not limited to fruit bearing trees or shrubs, ivy, junipers when planted in large quantities, certain varieties of California native drought tolerant plant that are high maintenance and certain varieties that do not thrive in confined areas.
- E. Landscape plans should at a minimum conform to the following design criteria:
 - 1. Selection and design of the landscape treatment shall be appropriate for the site, and be of an interesting and aesthetically pleasing variety and use of plant materials and design avoiding a monotonous effect.
 - 2. Trees shall be planted at the minimum rate of one every 35 linear feet. Trees may be grouped or spaced based on the desired design, at intervals more than 35 linear feet provided the numbers of trees are equal in count to one every 35 linear feet and provided the spacing does not create

expansive voids in the plant layout. The maturity of the tree at time of planting shall be equal to or greater than the landscape industry standard for fifteen (15) gallon tree specimens. Tree shall not be planted closer than their diameter at full maturity.

- a. Where the trees are intended for screening or buffering, the tree species shall be 100% evergreen. Otherwise, the tree species shall be a combination of the following:

50% - 70%	Evergreen
30% - 50%	Deciduous

- 3. Shrubs shall be planted at a rate equal to the landscape industry standard spacing guidelines so that the spread of the plant at maturity provides visual interest, aides in the reduction of the amount of bare soil and does not require continuous pruning or high maintenance. The maturity of the shrubs at time of planting shall be equal to or greater than the landscape industry standard for five (5) gallon specimens. A minimum of 25% of the landscape area shall be planted with shrubs. The shrub's spread at maturity shall be used to calculate the amount of shrub area within the landscape area. Spacing between shrubs shall not be less than the shrubs diameter at full maturity. Planting distance from sidewalks, wall and other hard surfaces shall not be less than one half the shrubs diameter at full maturity.
- 4. Ground cover, including turf, shall be planted in sufficient mass to create a landscape statement, reduce maintenance, and reduce the amount of soil exposed to erosion or the propagation of weeds. Ground cover shall be planted at a rate equal to or greater than the landscape industry standard for one gallon or 64 count flats.
- 5. Landscape plans shall conform to the water conservation policies and standards provided by the City Engineer, and Recreation and Parks Director. Certain plant, irrigation systems, and/or design may be required to achieve water use efficiency that are at least as effective as required by State regulations.

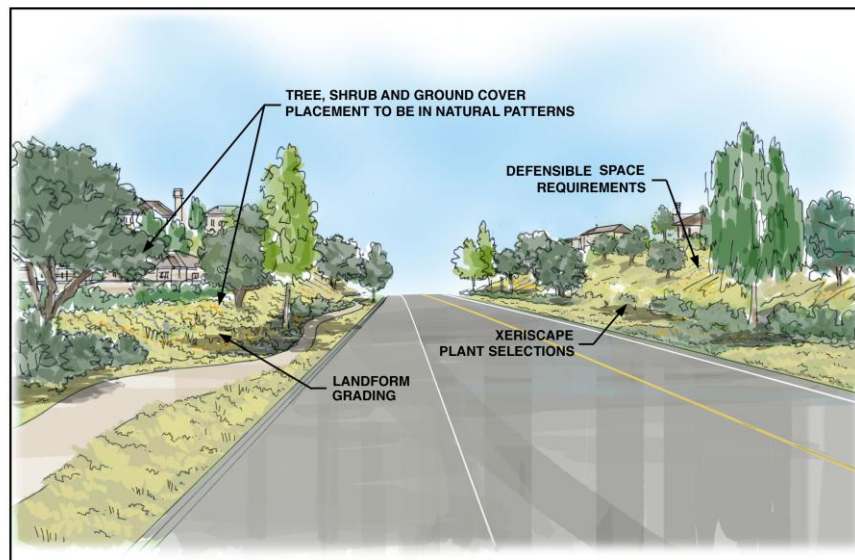
- F. In addition to the minimum standards contained in this exhibit, the following shall apply to those specific geographic areas as identified below:

- 1. Northeast Bakersfield. For the purposes of this subsection, Northeast Bakersfield is identified as including all lands east of Fairfax Road (and any northern extension thereof) and north of the Union Pacific Railroad that

parallels Edison Hwy.

- a. New landscape areas shall consist predominately of native California trees (eg. oaks and sycamores), shrubs and groundcovers. Firescape species contained in Table 1 of Chapter 17.66 shall be used along the perimeter of the project site adjacent to native or slope areas if outside the HD zone district.
- b. Use of boulder clusters and other native rock combinations shall be installed with vegetation to resemble a natural distribution blending into the surrounding native areas and/or street parkways that may contain similar design elements.
- c. Along slopes, plantings should be done with more dense and larger species of trees and shrubs closer to streets with a gradual reduction of plantings that are less dense with smaller species as you move further away from the streets to provide a natural transition between the streetscape and native areas.
- d. Design content shall retain the natural flora and site character as much as possible with a subtle landscape transition between maintained and native areas..
- e. Xeriscape and/or regional native plant selections shall be used to revegetate any disturbed areas outside the project area, unless city ordinances, resolutions, or conditions of approval state otherwise.
- f. New landscape areas along slopes and slope easements may be required to be privately maintained as undeveloped areas of native landscaping, greenbelts, or open space, without fencing or other structures as determined by the Planning Director, or as may be conditioned by the Planning Commission or City Council.

Illustration 3

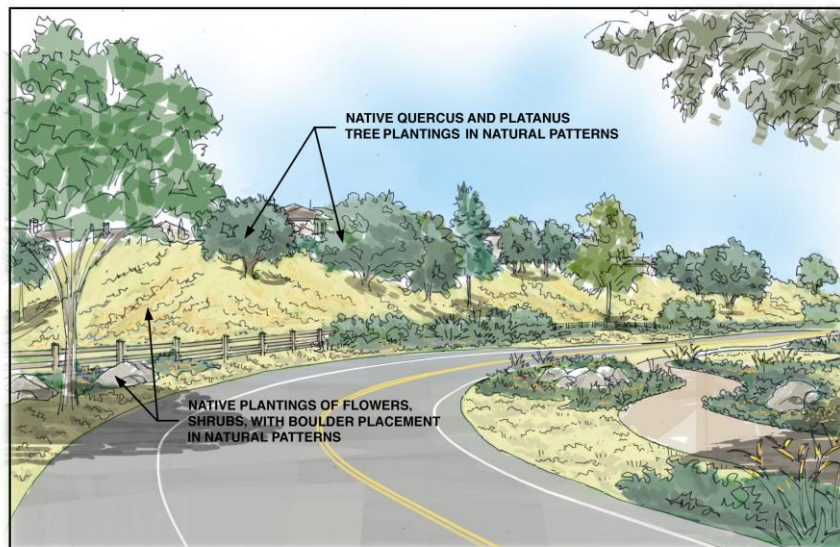


6. PARKWAY LANDSCAPE REQUIREMENTS

- A. The landscape plan for parkways shall conform to the standard of" Section 5: Plant Materials" of this document. The average width for parkways shall be ten (10) feet along arterial and eight (8) feet along major collector streets. The width shall be exclusive of the minimum sidewalk widths required by the approved standards of the City Engineer. Width of the landscape area may range from a minimum of five (5) feet to a maximum of fifteen (15) feet to allow for meandering sidewalk or wall offsets. There shall be at least five (5) foot wide landscape area between the sidewalk and wall. Within the required parkway area along arterial streets, a minimum of 75% of the required parkway square footage shall be landscaped, and a maximum of 25% of the required parkway square footage may be covered with hardscape if it is complementary with the overall wall and landscaping design, as determined by the Planning Director. Stamped concrete or other uneven textured hardscape adjacent to the required sidewalk shall not be allowed in a manner which could potentially interfere with the public safety or welfare, as determined by the City Engineer. Hardscape is concrete, including textured finishes such as stamped or exposed aggregate. Hardscape materials and method of installation shall be approved by the City Engineer and Recreation and Parks Director.
- B. Wall and landscape design shall not have areas which are unsuitable or unusable for planting and maintenance shall not interfere with the public safety or welfare, as determined by the Recreation and Parks Director and the City Engineer.

- C. Where required by the City, the minimum width for parkways along local streets shall be typically four and on-half (4.5) feet, measured from back of sidewalk to back of wall. Subdivision wall shall be required adjacent to side yards as stated under Section 4 of this resolution.
- D. The maximum slope ratio from back of sidewalk to face of wall shall be 4:1, except for two feet behind sidewalk where the maximum slope shall be 2%. Alternatively, the City Engineer may approve curbing behind the sidewalk or other method to prevent erosion onto the sidewalk.
- E. Meandering sidewalks may be allowed; provided that the total square footage of required parkway area remains constant, and that in the opinion of the Recreation and Park Director, no landscape area is determined to be unsuitable or unusable as a planting and maintenance area.
- F. Drainage basins and other non-buildable sites shall require landscaping between the fence or wall and the sidewalk, in accordance to the city's design standard. Evergreen trees shall be planted in accordance with Section 5.E. of these policies to screen drainage basins adjacent to public streets if the top of such basin is more than 4 feet below the finished street grade.
- G. See section 5.F.1. for landscape design features in Northeast Bakersfield and as illustrated below:

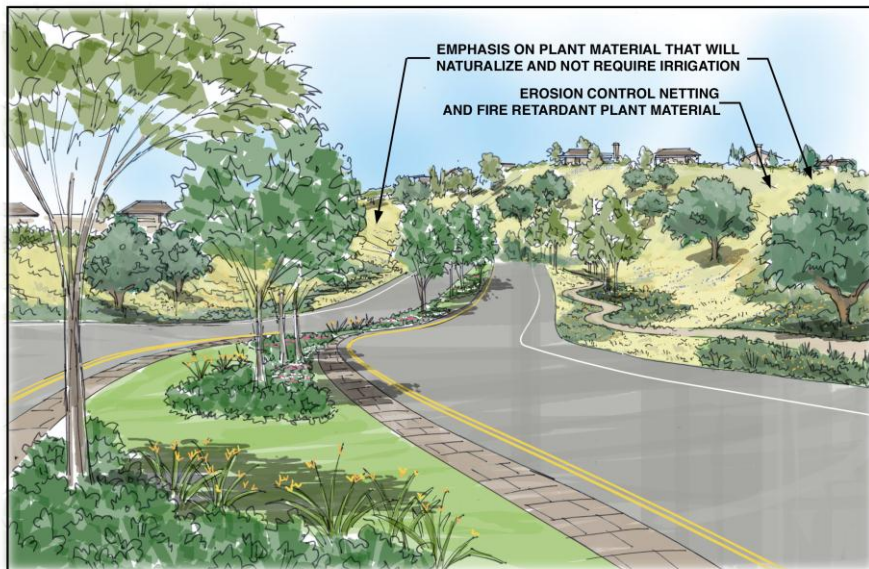
Illustration 4



7. MEDIAN ISLAND LANDSCAPE REQUIREMENTS

- A. The design and construction of the median island shall conform to the design standards established by the city engineer. The landscape plan for median islands shall conform to the standards of Section 5 of this resolution
- B. See section 5.F.1. for landscape design features in Northeast Bakersfield and as illustrated below.

Illustration 5



8. LANDSCAPE AND IRRIGATION REQUIREMENTS

All landscaped areas shall be irrigated with an automatic irrigation system. The landscape installation and the design and installation of the irrigation system shall conform to the design standards established by the city engineer.

9. APPEAL

- A. Should any applicant be dissatisfied with the decision of the city engineer and/or the Recreation and Parks Director, then said applicant may, no later than ten days after notice of such decision is given, file a written objection with the Planning Director setting forth the grounds for dissatisfaction, whereupon the Planning Commission shall hear said objections at a regular meeting as set by the Planning Director. The Planning Commission may, upon said hearing, sustain, modify, or overrule the decision of the City Engineer and/or the Recreation and Parks Director. Said objection shall be in a form as provided by the Planning Director and include any appropriate fees.

- B. Should any applicant be dissatisfied with the decision of the Planning Commission, then said applicant may, no later than ten days after the decision by the Planning Commission is made, file a written objection including appropriate fees with the City Clerk setting forth the grounds for dissatisfaction, whereupon the City Council shall hear said objections at a regular meeting as set by the City Clerk. The City Council may, after said hearing, sustain, modify, or overrule the decision of the Planning Commission.