7 COMMUNITY DESIGN

7.1 INTRODUCTION

The Hecker Pass Specific Plan Area has been identified by the City of Gilroy General Plan as the "Jewel of Gilroy" because of its scenic qualities and rural landscape. The Hecker Pass Specific Plan Area is defined by rolling hills and oak woodlands to the north, the deodara cedar tree lined Hecker Pass Highway (State Route 152) that bisects the area, the scenic vineyards and agricultural lands, the historic structures that remind residents and visitors of Gilroy's colorful history, and the lush meandering Uvas Creek riparian corridor along the southerly boundary. These features provide cultural and educational opportunities to the Gilroy Community while serving as a scenic gateway into the City.

The Community Design Chapter of the Hecker Pass Specific Plan maintains the rural and agricultural identity of this unique area through new development guidelines that respect the natural landscape, retain the viability of existing agricultural activities, promote future agricultural activities, attract agricultural tourism, create "Livable Communities," and produce a rural atmosphere. The Community Design Chapter establishes goals, policies and standards to provide guidance for future development proposals to ensure that the existing rural character is maintained and enhanced. The design principles for the Specific Plan Area are intended to provide the framework for creative design solutions. The design guidelines, while specific in nature, are intended to be flexible to encourage unique design and avoid repetitious development patterns and architectural forms. The design themes are intended to reflect four themes established for the Specific Plan Area.

Goal 7-1: Preserve the rural character of Hecker Pass

Policy 7-1: New residential development shall emphasize "Livable Community" principles as discussed further in Section 7.1.4. New commercial development shall encourage rural scale Agri-tourist and Agricultural Commercial businesses.

1 The Livable Communities principles were developed by the Local Government Commission (LGC) to help local governments and community leaders be proactive in their land use and transportation planning, and adopt programs and policies that lead to more livable and resource-efficient land use patterns. The Livable Communities principles can help jurisdictions expand transportation alternatives, reduce infrastructure costs, create more affordable housing, improve air quality, preserve natural resources, conserve agricultural land and open space, and restore local economic and social vitality. The LGC is a nonprofit, nonpartisan, membership organization of elected officials, city and county staff, and other interested individuals throughout California and other states. The Local Government Commission helps local governments identify and implement solutions to today's problems.
There are four essential design themes incorporated throughout the *Specific Plan* that preserve the rural and agricultural identity of the Hecker Pass Area:

1. Environment
2. History
3. Agriculture
4. Livable Communities

### 7.1.1 ENVIRONMENT

As one travels from the City’s urban core west along Hecker Pass Highway, the man-made environment gives way to the rolling hillsides and panoramic views of the Hecker Pass Area. Very few structures exist along this picturesque highway, providing visual access to Uvas Creek and the Gabilan Mountains to the south and the rolling hills and oak woodlands to the north. The natural beauty of this landscape allows these views and contributes to the rural character of the area. Some of the most scenic qualities of the Hecker Pass Area are attributed to the natural beauty of the Uvas Creek corridor, the Gabilan Mountains and the hillsides north of Hecker Pass Highway. These scenic environments are home to a wide variety of plants and animals and provide prime examples of California’s natural environment. These resources are discussed in more detail in Chapter 5: Conservation and Resource Management.

Preservation of these environments is not only important to maintaining a balanced ecosystem but they provide educational opportunities as well as a scenic amenity for residents and visitors to enjoy.

The environmental theme within the Hecker Pass Area is implemented through the preservation and enhancement of these natural environments. The most scenic and sensitive habitats have been preserved as open space. Specific goals and policies target these areas for protection and allow for restoration and enhancement projects. The environment has been further enhanced by the strategic placement of public trails to promote the public’s enjoyment of these resources. *The Specific Plan* encourages additional public and private design features including kiosks, interpretive signage, monuments, and the possible establishment of an environmental education center to place a strong emphasis on the importance of the natural environment within the Hecker Pass Area.

### 7.1.2 HISTORY

The Hecker Pass Area played an important role in Gilroy History. The Hecker Pass Area is connected to many prominent historical figures and families including Henry Miller the Cattle King, Henry Hecker, Electa Ousley, Pleasant Hodges, Lyttleton A. Whitehurst, the Kilpatrick...
family and more. These historical figures and families made Gilroy the City it is today. Therefore, the Specific Plan strives to preserve and enhance the relics of this rich History that still exist in the Specific Plan Area.

The historical theme within the Hecker Pass Area is carried out through the preservation of the few remaining historic structures in the area that are suitable for preservation. The Specific Plan further promotes the historical themes by encouraging the establishment of a historic center, historic walks, historic educational programs, and the incorporation of history in the architectural design themes for future development. Since agriculture played a huge role in the history of the area, preservation of agriculture and the implementation of the agricultural theme also promotes the historical design theme.

7.1.3 AGRICULTURE

The picturesque agricultural fields define the rural character of the Specific Plan Area. Since these agricultural resources play such an important role in preserving views, creating a rural atmosphere and maintaining the historic integrity of the Hecker Pass Area, preservation of these agricultural resources is vital to the preservation of the Hecker Pass Area. The agricultural theme has been established by the designation of agricultural areas strategically placed in the foreground of views from Hecker Pass Highway. Commercial uses in the area have been limited to those that promote the agriculture theme including wineries, garden centers, roadside produce stands, and other similar rural uses. The agricultural theme is further enhanced by the promotion of agricultural education in the form of working farms, a viticulture center, and other educational programs.

7.1.4 LIVABLE COMMUNITIES

The premise of the Livable Community concept is a return to the more traditional “livable” and “walkable” neighborhood in which neighbors interact more frequently, people walk rather than drive, the natural environment is enhanced and protected, and the quality of life is much higher. This livable environment can be achieved through design features that encourage more compact, multi-dimensional land use patterns, provide a mix of uses, create more pedestrian oriented street environments, and preserve environmental resources. Livable design concepts include the following:
- Creation of complete integrated communities that include housing, shops, workplaces, schools, parks, civic facilities, and all conveniences essential to daily life within easy walking distance of each other or transit stops;
- Providing an ample supply of specialized open spaces in the form of squares, greens and parks whose frequent use is encouraged through placement and design;
- Clearly defining the edge of each community with agricultural green belts or habitat areas, permanently protected from development;
- Designing streets, pedestrian paths, and bike paths as a system of fully connected routes to all destinations;
- Encouraging pedestrian and bicycle use by designing streets, pedestrian paths and bike paths spatially defined by buildings, trees, lighting and other pedestrian scale features that discourage high automobile speeds;
- Preserving the natural terrain, drainage and vegetation of the community and reserving superior examples within parks or greenbelts;
- Providing for the efficient use of water through the use of natural drainage, drought tolerant landscaping and recycling;
- Promoting energy efficiency through street orientation, placement of building and the use of shading; and
- Using materials and methods of construction specific to the region that exhibit continuity of history and culture, are compatible with the climate, and encourage the development of local character and community identity.

### 7.2 RESIDENTIAL DESIGN GUIDELINES

The *Hecker Pass Specific Plan* has been developed to preserve and enhance Hecker Pass' rural character. Site planning should allow for continued use of agricultural activities, retain and enhance natural features, and maximize visual and recreational access to open space. Lots and streets within residential clusters should be designed in a traditional manner to create livable, walkable neighborhoods within the Hecker Pass community. The following guidelines and standards apply to the layout and design of streets and lots and the siting of buildings throughout the Specific Plan Area. In addition to the design guidelines discussed in this chapter, multi-family developments shall also be designed in accordance with the City of Gilroy’s Multi-Family Residential Design Policy.

**Street Design:** Streets should be narrow to discourage high traffic speeds and encourage pedestrian activity. By placing houses and street trees closer together, the streetscape becomes more defined, making the street a more pleasant environment. The reduced width allows tree canopies to grow together, creating a shaded corridor and cooler ambient temperatures in the summer. Trees and the additional room for landscaping features improve the quality of the...
streetscape. The reduced lane widths also lower the driver’s comfort level, forcing them to slow down. Reduced speeds along the roadway create a safer walking environment. Neighborhood interaction is also encouraged since neighbors are in closer proximity to one another and are more likely to spend time in their front yards.

**Street Orientation:** Streets should be oriented and aligned to take advantage of views to hillsides, agricultural lands and Uvas Creek to the greatest extent possible.

**Park and Open Space Design:** Adequate park and recreational facilities shall be provided within each Residential Cluster, as determined through the Planned Unit Development process. Parks, paseos, squares, greens, parkways and other open space areas should be designed to preserve views from Hecker Pass Highway to Uvas Creek to the greatest extent possible.

**Neighborhood Entry:** Entrances to neighborhoods should be distinctive. Roadways should be divided at major project entrances and native landscaping or other rural entry features should be incorporated into the streetscape.

**Non-Through Streets/Cul-de-sacs:** Cul-de-sacs and non-through streets should be left open at the ends to provide visual and physical access to adjacent open space and/or neighborhoods.

**Roundabouts:** Roundabouts should be utilized as traffic calming devices, points of interest and landmarks for visitors, pedestrian nodes at intersecting trails, and rural landscape features.

**Lot Layout:** Lots should be laid out to respect the natural topography of the area, cluster development together to maximize the surrounding open space, and provide view corridors. Block patterns should be constructed in a modified grid design to improve walkability and access between and through neighborhoods.

**Lots adjacent to open space:** Lots adjacent to open space should be designed to maximize visual access to the open space through careful siting of buildings and fencing. Open space areas and community facilities should be used to provide social and design focal points and should be centrally located and well defined.

**Grading:** Grading and tree removal should be minimized to the greatest extent possible. Homes should be designed and sited to respect the natural contours of the property and enhance the natural topography and vegetation of the site.

**Building Pads:** In hillside areas, split pads and natural building sites should be used whenever feasible. No grading for single large flat pads is allowed in hillside areas.

**Retaining Walls:** Retaining walls should be constructed of natural materials, pigmented or sandblasted concrete, or other materials that are complementary to adjacent structures or the natural environment such as natural stone, Key Stone type walls, reinforced earth, etc. Wood retaining walls will not be permitted.
7.2.1 HEIGHT AND SETBACK REQUIREMENTS

Minimum setback and height requirements have been established for each housing type to ensure that the Hecker Pass community will be aesthetically pleasing and preserve the rural character of the area. Table 7-1 lists the minimum setback requirements by land use designation:

Table 7-1: Minimum Residential Site and Building Requirements

<table>
<thead>
<tr>
<th>Residential District Requirements</th>
<th>HR</th>
<th>R1</th>
<th>Residential Cluster</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Typ. 2500-3500 SF Lot</td>
</tr>
<tr>
<td><strong>Minimum Primary Building Setbacks (in Ft.)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building to Existing Centerline of Highway 152</td>
<td>250</td>
<td>250</td>
<td>250</td>
</tr>
<tr>
<td>Front to Right-of-Way:</td>
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<td>20</td>
<td>12</td>
</tr>
<tr>
<td>Side to Right-of-Way:</td>
<td>10</td>
<td>10</td>
<td>7</td>
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<tr>
<td>Side to Lot Line:</td>
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<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Building to Building:</td>
<td>12</td>
<td>12</td>
<td>6</td>
</tr>
<tr>
<td>Rear to Lot Line:</td>
<td>15</td>
<td>15</td>
<td>10</td>
</tr>
<tr>
<td><strong>Minimum Accessory Unit Setbacks (in Ft.)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building to Centerline of Highway 152</td>
<td>250</td>
<td>250</td>
<td>250</td>
</tr>
<tr>
<td>Secondary Building to Primary Building:</td>
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<td>6</td>
<td>6</td>
</tr>
<tr>
<td>Side to Right-of-Way:</td>
<td>10</td>
<td>10</td>
<td>7</td>
</tr>
<tr>
<td>Side to Lot Line:</td>
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<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Building to Building:</td>
<td>12</td>
<td>12</td>
<td>6</td>
</tr>
<tr>
<td>Rear to Lot Line:</td>
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</tr>
<tr>
<td><strong>Height Requirements:</strong></td>
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<tr>
<td>Building Height in Feet</td>
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</tr>
<tr>
<td>Number of Stories</td>
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<td>2.5</td>
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<tr>
<td><strong>Applicable City Development Policies and Regulations:</strong></td>
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<td></td>
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<td>City of Gilroy Zoning Ordinance</td>
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<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Hillside Development Guidelines</td>
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<td>No</td>
</tr>
<tr>
<td>Residential Condominium Policy</td>
<td>No</td>
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<td>Yes</td>
</tr>
<tr>
<td>Multi-Family Residential Design Policy</td>
<td>No</td>
<td>No</td>
<td>Yes^7</td>
</tr>
</tbody>
</table>
Residential Site and Building Requirement Notes:

1. Setback requirements are guidelines only and may be modified to suit the unique characteristics of a project to allow for diverse product types. Modifications to these setback requirements will be subject to Architectural and Site review through the Planned Unit Development Application that shall be reviewed and approved by the City of Gilroy.

2. The aggregate width of the two (2) side yards for any one lot must be 12 feet.

3. For detached units only, the total width of the two side yards for any one lot must equal 6 feet. The entire setback may be on one side of the lot, as in a zero lot line situation.

4. Secondary units should not front onto public roadways. Ideally they should be located behind the primary building and be oriented toward the primary building. If the secondary unit is part of a large lot, the secondary unit may side onto a public right-of-way provided that the house is still oriented toward the primary unit and that the unit is incorporated into the overall design of the estate. Secondary units must share a common driveway with the primary unit.

5. All residential development adjacent to Hecker Pass Highway should be setback a minimum of 250 feet from the existing centerline of Hecker Pass Highway to mitigate potential traffic noise. Setbacks of less than 250 feet are permitted with noise mitigation but in no instances less than the 115 feet from the existing centerline of Hecker Pass Highway (See Section 4.4.2).

6. All residential development shall still provide the amount of parking specified in the off-street parking requirements of the City of Gilroy Zoning Ordinance. Design criteria for parking areas in the Hecker Pass Area can be found in Section 7.2.3 and 7.3.4.

7. Only multi-family attached, townhomes, condominiums, garden townhomes and any other product type that includes common open space areas are subject to the Multi-Family Residential Design Policy.

8. Setbacks do not apply to architectural projects (i.e. porches, bay windows, fire places, media niches, etc.)

7.2.2 ARCHITECTURE

The intent of the Hecker Pass Specific Plan architectural design guidelines is not to restrict the creativity of the architect or designer but to provide some basic design principles that will retain the rural and agricultural feel of the Hecker Pass community. Variety and creativity in architectural design is what makes a community or neighborhood attractive, vibrant, and interesting. However, it is important that some basic design principles are followed.

The architectural theme within the Specific Plan Area should reflect the rural and agricultural character of Hecker Pass. Traditional home styles that can be found in the wine regions of northern California are preferred. These styles include but are not limited to English Country, French Country, Shingle, Mission, Monterey, and Spanish Eclectic. The Hoey Ranch home, a Greek Revival style home, may be used as inspiration for future architectural styles in the Hecker Pass Area. Simple versions of Queen Anne and Folk Victorian, Prairie, and Ranch are also acceptable. The massing, proportions, rooflines and materials of these styles should form the basis for any architectural design within the Hecker Pass Specific Plan Area. Regardless of the architectural style, typical features and articulation should be revealed on all sides of structure.
English Tudor, Gregorian, Colonial Dutch, Period Castle/Chateaux, Chalet, Neo-Classical and more ornate versions of Victorian architectural styles are discouraged.

The following is a general description of examples of typical residential housing types described under the Land Use Chapter. Additional housing types are permitted within the Specific Plan Area and are subject to review and approval by the City of Gilroy.

**Large Lot Single-Family Detached:**

- **Hillside:** Single-family detached homes situated in hillside areas. Lot size is dependent on the slope of the site. These homes are subject to specific design criteria as defined in the City of Gilroy Hillside Development Guidelines to ensure the preservation of the hillside, trees and views and to reduce the risk of fire associated with hillside development (See Figure 7-2).

  ![Figure 7-1: Example of Hillside Home](image)

- **Typical Large Lot Single-family Detached:** Homes on lots larger than 6000 SF. Buildings should be setback from front, rear, and side lot lines at a greater distance in proportion to the size of the house than they would typically be setback in standard single-family detached homes.

**Standard Lot Single-Family Detached:**

- **Standard Lot Single-Family Detached:** Homes on lots ranging from 5000 to 6000 square feet. Buildings should be setback from front, rear, and side lot lines as they would typically be setback in standard single-family detached homes.
**Small Lot Single-family Detached:**

- Typical Small Lot Single-Family Detached: Homes on lots less than 5000 square feet. Buildings are setback from front, rear, and side lot lines as they would typically be setback in standard single-family detached homes but the setbacks are reduced in proportion to the size of the lot.

- Zero Lot Line Homes: Single-family detached homes on medium or small lots with building setback from only one side property line, resulting in only one side yard on the opposite side of the building (See Figure 7-3).

**Figure 7-2: Example of Zero Lot Line Homes**

![Zero Lot Line Homes Diagram](image)

- Z-Lot or Zipper Lot Homes: Single-family detached homes on medium or small lots with a common articulated lot line (ZIP or Zipper lot line) and reciprocal access and utility easements to allow for better utilization of lot areas. Zipper lots should incorporate an alternating garage back site design to avoid a monolithic street frontage (See Figure 7-4).

**Figure 7-3: Example of Zipper Lot Homes**

![Zipper Lot Homes Diagram](image)
Courtyard Homes: Single-family detached units arranged around a common driveway or "courtyard" (see Figure 7-5).

**Figure 7-4: Example of Courtyard Homes**

![Image of Courtyard Homes]

**Figure 7-4: Example of Courtyard Homes**

Single-family Attached:

- **Duets:** Single-family attached homes that consist of two separate units attached by one common wall. Each unit of a paired dwelling or "duet" is owned by an individual property owner (See Figure 7-6).

**Figure 7-5: Example of Duets**

![Image of Duets]
Garden Townhomes: Single-family units attached at their sides in groups of two or more with entries facing a common open space area and garages accessed from rear alleys (See Figure 7-7). Although this is a single-family unit in terms of ownership, garden homes share common open space areas and are part of a larger community whose buildings function as one development. Therefore garden homes are subject to the City of Gilroy's Multi Family Residential Design Policy in addition to the design guidelines discussed in this Chapter.

**Figure 7-6: Example of Garden Townhome**

Carriage Homes: Single-family units attached at their sides in groups of two or more with garages accessed from rear alleys. Carriage homes do not typically share a common area like garden townhomes (See Figure 7-8).

**Figure 7-7: Example of Carriage Homes**
Row Houses: Single-family dwelling units attached at their sides in groups of two or more. Each unit is on a separate lot with private yards. Row houses differ from townhomes because they do not usually share a common area but are structured more like a typical single-family neighborhood (See Figure 7-9).

Townhomes: Single-family dwelling units on lots under individual ownership, which are part of a multiple-unit building or development. Townhomes may be attached at their sides in groups of two or more. Each unit is on a separate lot with a private yard. Townhomes typically share some common areas or common facilities within the townhome complex. Although townhomes are single-family units in terms of ownership, they are part of a larger community whose buildings function as one development and are therefore subject to the City of Gilroy’s Multi-Family Residential Design Policy in addition to the design guidelines discussed in this Chapter.

Condominium: As defined in the City of Gilroy Zoning Ordinance, a distinct unit under separate ownership, which is a portion of a multiple-unit building or development in which such ownership includes an interest in common areas. Condominium units may have one (1) or more common walls with other units. Condominiums differ from townhomes because ownership applies only to the airspace of the unit and not the land on which the unit resides. Although this is a single-family unit in terms of ownership,
condominiums are part of a larger community whose buildings function as one development and are therefore subject to the City of Gilroy’s Multi-Family Residential Design Policy in addition to the design guidelines discussed in this Chapter. Condominium buildings could appear as single, integrated, but well-articulated structures. The single buildings could be designed to imitate large winery structures or other large agricultural buildings. Dwelling units can be single level “flats” or two stories.

**Mixed Use:**

- Typical Mixed Use Developments: Multi-story construction that uses the ground floor for retail, services, or office space, while upper floors are reserved for multi-family residential or condominium units.
- Live/Work Units: Loft or studio multi-family or condominium type units that function as both living quarters and work studios for artists or other professionals.

**Multi-Family Attached (Subject To Multi-Family Residential Design Policy):**

- Duplexes: Two multi-family units, under single ownership, that are attached by one common wall (See Figure 7-10).

![Figure 7-9: Example of Duplex](image)

- Triplexes: Three multi-family attached units, under single ownership that are attached by common walls (see Figure 7-11).

![Figure 7-10: Example of Triplex](image)
Apartments: Multi-family attached units, under single ownership. Apartment buildings should appear as single, integrated, but well articulated structures. An example of a creative architectural design would be to design the apartment building to imitate a large winery structure or other large agricultural buildings (see Figure 7-12).

Figure 7-11: Example of Apartments

DESIGN ELEMENTS

Massing: Homes should consist of one main body articulated by smaller architectural components rather than equally distinctive architectural elements. The scale of the home should be consistent throughout the design of the dwelling. Individual architectural elements should be designed proportionally to one another. Homes should be compatible with the scale and style of the surrounding neighborhood.

Articulation: The characteristics of the architectural style should be exposed on all sides of the residence.

Roofs: Roof pitches should be consistent with the architectural style of the home. Flat roofs should not be permitted in the Hecker Pass Area, with the exception of some Prairie style homes.

Dormers and Cupolas: Dormers and cupolas should be designed to be consistent with the architectural style. They should be incorporated proportionally into the roofscape in correct locations and should be constructed of similar materials.

Chimneys: Chimneys should be designed to be consistent with the architectural style and proportional to the mass of the home. Fireplace chimneys should be made of natural or natural looking materials.
**Windows and Doors:** Door and window types, styles and sizes should be limited consistent with the architectural style of the home and details should be consistent and compatible throughout. Articulation including shutters, lintels, and/or projecting sills or surrounds is preferred and should also be consistent with the architectural style. Windows should be well spaced and proportional.

**Main Entrances:** Main entrances should be pronounced through design and placement. Front doors should be more ornate than other entrances and should include lighting and other features that accentuate the entry. Entrances should be oriented towards the street to present a welcoming streetscape and to place “eyes on the street” to promote a safer street environment.

**Porches and Decks:** Porches and decks should be designed to conceal unsightly supporting structures. Porches and decks should be consistent with the architectural style and compliment the overall design of the home. Porches and decks are encouraged to enhance the streetscape and stimulate social interaction throughout the neighborhood.

**Materials and Colors:** Building materials should be harmonious with one another and create an attractive exterior appearance. Harsh contrasts of color and/or materials should be avoided. Exterior walls, roofs, windows, doors, and other elements should be natural or natural appearing with earth tones and complimentary colors. Colors should be used appropriately and should be harmonious with the surrounding landscape and neighborhood. Earth tones are preferred to reduce the visual impact of built structures on the open feel of the area. Highly reflective materials should be discouraged. Roofing materials should be rated Class B fire retardant or better in the flat portions of the site and Class A in the hillside areas.

### 7.2.3 RESIDENTIAL PARKING AREAS AND GARAGES

In order to preserve the rural character of the area, garages and automobiles should not dominate the streetscape but shall still meet all of the off-street parking requirements of the City of Gilroy Zoning Ordinance with the exception of the design criteria. Parking stalls should meet the minimum length and width required by the City of Gilroy standards. Visibility of parking area and garages should be reduced to the greatest extent possible. The following guidelines help to achieve this goal:

1. Minimize garage frontages.
2. Garage frontages should be well articulated or provide facades that break up monolithic appearances.
3. Tandem garages are encouraged on small narrow lots.
4. Setback garage facades from living areas.
5. Encourage the utilization of "Garage Back" designs where detached or attached garages are located at the rear of lots.
6. Encourage shared driveways to reduce paving and curb cuts.
7. Encourage alley loaded lots where feasible.
8. Whenever feasible, large parking areas should be hidden from Hecker Pass Highway either by placing parking behind buildings, by screening parking with grade separation or landscaping, or by providing parking underground. Above ground parking structures are not permitted.
9. If possible, surface parking should be spread throughout the site rather than providing one main surface lot. If one main surface lot is necessary, the lot shall be heavily landscaped.
10. Pavement areas should be kept to a minimum. Pervious materials such as decomposed granite or gravel are encouraged for large parking areas as an alternative to asphalt or concrete but should consist of a material that prevents pollution of groundwater (see Section 7.4.9).

7.3 AGRI-TOURIST AND AGRICULTURAL COMMERCIAL DESIGN GUIDELINES

7.3.1 DEVELOPMENT PATTERN

The following guidelines apply to all Agri-tourist and Agricultural Commercial uses within the Specific Plan Area. Agri-tourist and Agricultural Commercial sites should be designed to reflect the agricultural and viticultural heritage of the Hecker Pass Area. Site design should compliment the orchards and vineyards existing in the Hecker Pass Area and the surrounding county area. Agri-tourist and Agricultural Commercial developments should draw inspiration from the wine regions of Northern California and the Hecker Pass Area and should be welcoming and relaxing destinations for visitors.

Permitted Agri-tourist and Agricultural Commercial land uses in the Hecker Pass Specific Plan Area are predominantly viticulture, agriculture, and agricultural-tourism based. These uses include small wineries, small tasting rooms, bistro style restaurants, bed and breakfasts, live/work facilities, small mom-and-pop markets, garden centers, antique shops, beauty and health spas, and other compatible tourist attracting uses. The following guidelines help define the role of Agri-tourist and Agricultural Commercial development in the Hecker Pass Area and the relationship between the Agri-tourist, Agricultural Commercial elements, and the surrounding agricultural and residential uses.
Visibility: Agri-tourist and Agricultural Commercial sites have been carefully chosen within the Hecker Pass Specific Plan Area. Agri-tourist and Agricultural Commercial uses were located along Hecker Pass Highway to make them more visible to travelers. However, the visibility of Agri-tourist and Agricultural Commercial uses along Hecker Pass Highway compete with the goal of preserving the views and rural feeling of the Hecker Pass corridor. Therefore, Agri-tourist and Agricultural Commercial designations are limited and should be designed carefully so as to not impact the rural character of this scenic highway. Buildings should not obstruct views and should respect natural features.

Setbacks: All Agri-tourist and Agricultural Commercial structures along Hecker Pass Highway shall be located outside the Hecker Pass Setback Corridor and setback a minimum of 115 feet from the existing Hecker Pass Highway centerline. Signage may be included within this setback corridor but should be limited in size and shall conform to the signage guidelines provided later in this section. Off-site signage is prohibited.

Building location: Buildings shall be carefully sited to preserve views to Uvas Creek.

Noise Attenuation: Sound walls along roadways shall not be used to mitigate traffic noise; setbacks and other methods of sound attenuation such as building orientation, berms, and landscaping should be used instead.

Existing Features: New development along Hecker Pass Highway shall respect the stands of deodara cedar and oak trees. These trees should be preserved except at intersections by careful placement of driveways, signage and other features. If the removal of trees is unavoidable, similar trees should be replanted to recreate the original feel and visual character of the highway.

Building Orientation: The facades of Agri-tourist and Agricultural Commercial buildings adjacent to Hecker Pass Highway should face Hecker Pass Highway to entice tourists.

SITE DESIGN

Site Layout: Agri-tourist and Agricultural Commercial developments should be designed so that the main structure dominates the other buildings on site while still relating to the rest of the development. A design theme and architectural style should be established and carried through all of the structures on site to create a cohesive image. Decorative features such as windmills and water towers that help to create the rural agricultural feel of the Hecker Pass Area are permitted but they should not dominate the landscape. All structures shall be setback a minimum of 115 feet from the existing centerline of Hecker Pass Highway and 50 feet from existing and approved residential buildings.

Entries: Agri-tourist and Agricultural Commercial entries should be well defined and visible from access roads. Entries to Agri-tourist and Agricultural Commercial developments should reflect the nature of the development. Entries should combine walls,
signage, landscaping, lighting and other features creatively to establish a welcoming and identifiable gateway into the area. Entry features should be repeated throughout the site to form a theme. Materials and colors shall be compatible with the architecture and style of the buildings. The entry should, however, relate to the driver while internal elements should relate to the pedestrian scale.

**Design Theme:** All Agri-tourist and Agricultural Commercial developments should reflect the rural and agricultural character of the area. This theme should be expressed throughout the development through use of architectural and decorative details.

**Building Site Coverage:** Agri-tourist and Agricultural Commercial structures should not cover more than 25% of the total parcel area, with the exception of areas designated Agri-tourist Overlay, which should not cover more than 10% of the total parcel area. The remaining non-structural area may include landscaping, fire hazard reduction zones, gardens, recreational areas, outdoor event areas, parking areas, tree and planting areas, green houses, landscaped parking areas, driveways, gazebos, patio covers, tents, etc.

**Pedestrian Connections:** Pedestrian connections shall be provided through the site and adjacent to land uses. Connections shall be provided to the public sidewalks that will be adjacent to future roadways and connect to residential areas, the Uvas Creek Park Preserve, the hillsides north of Hecker Pass Highway, Bonfante Gardens and other Agri-tourist and Agricultural Commercial uses. Pedestrian connections shall be attractively landscaped to encourage residents and visitors to explore the entire Specific Plan Area by foot.

**Relationship to Open Space:** Agri-tourist and Agricultural Commercial developments shall be designed to take full advantage of the adjoining open space areas by providing openings in buildings and fencing and orienting windows and doorways towards scenic views. Building scale should be reduced adjacent to open spaces. For example, second stories should be stepped back when adjacent to open space areas.

**View Corridors and Agricultural Lands:** Agri-tourist and Agricultural Commercial developments should be designed to preserve views from Hecker Pass Highway to Uvas Creek, the Gabilan foothills, agricultural fields and the hillsides north of Hecker Pass Highway. Buildings should be clustered on one portion of the site to maintain an open feeling and preserve views. Intervening open space areas shall be planted with vineyards, orchards or other appropriate crops or landscaping as defined in the Agri-tourist and Agricultural Commercial landscaping portion of this chapter (Section 7.4).

**Bed and Breakfast Inns:** Bed and Breakfast Inns should emulate the large farmhouses and vineyard estates seen throughout the rural areas of northern and central California. Each Bed and
Breakfast Inn can include a residence, up to 15 guest rooms, and a maximum of one out structure and a secondary dwelling (Additional out structures may be allowed only if they are associated with the agricultural uses outlined in Chapter 3). The main residence should be the dominant structure on site. Secondary dwellings and out structures including barns and sheds are allowed but should be separate from the main residence and less pronounced. These secondary buildings should reflect their function. Barns and sheds should be plain and simple and secondary dwellings should mimic the main residence while still maintaining a unique identity. Despite the separation between the main residence and the other structures on site, the entire compound should appear as one coherent architectural composition through the use of similar forms, materials, and colors.

**Production and Service Areas:** Unattractive production and service areas should be hidden from public view as much as possible. This includes trash areas, large production areas, loading areas, and utility areas such as large air conditioning units, gas meters, etc. Areas where trucks load or unload should be concealed and should not disrupt traffic near or within the site. Areas can either be hidden behind buildings or screened with landscaping, fencing or walls. Screening should be consistent with the rural agricultural theme of the area. Small production areas, tractors, crushers, press sheds, water tanks, and other production tools and areas may be left visible to the public if they are in good condition and are regularly kept free of clutter and garbage.
7.3.2 SETBACK AND BUILDING REQUIREMENTS

Minimum setback requirements have been established for each Agri-tourist and Agricultural Commercial use within the Hecker Pass Community. Table 7-2 lists the minimum setback requirements:

Table 7-2: Minimum Agri-tourist, Agricultural Commercial Site and Building Requirements

<table>
<thead>
<tr>
<th>Site Coverage (max.)</th>
<th>30%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Improvement Setback(^1): Highway 152 Existing Centerline (roadways, fences, and parking areas):</td>
<td>115 Feet</td>
</tr>
<tr>
<td>Building Setbacks(^2): Building to Hecker Pass Highway Existing Centerline:</td>
<td>115 Feet</td>
</tr>
<tr>
<td>Building Front to All Other Public Right-of-Way:</td>
<td>30 Feet</td>
</tr>
<tr>
<td>Building Side to All Other Public Right-of-Way:</td>
<td>10 Feet</td>
</tr>
<tr>
<td>Building Side to Lot Line (all other side yard):</td>
<td>6 Feet</td>
</tr>
<tr>
<td>Rear to Lot Line:</td>
<td>0(^3)</td>
</tr>
<tr>
<td>Max. Height (from the lowest ground point to the highest roof element): Church Sanctuary/Multi-Purpose Room/Gymnasium:</td>
<td>35 Feet</td>
</tr>
<tr>
<td>All Other Buildings:</td>
<td>35 Feet; 2 stories</td>
</tr>
<tr>
<td>Towers and other similar architectural elements:</td>
<td>45 Feet</td>
</tr>
<tr>
<td>Off-street Parking Requirements(^4):</td>
<td>See Gilroy Zoning Ordinance and Section 7.3.4</td>
</tr>
<tr>
<td>Fencing:</td>
<td>See Section 7.4.5</td>
</tr>
<tr>
<td>Signs: 15 SF Max.</td>
<td>(See Section 7.4.6)</td>
</tr>
<tr>
<td>Landscaping:</td>
<td>See Section 7.4</td>
</tr>
<tr>
<td>Lighting:</td>
<td>See Section 7.4.7</td>
</tr>
<tr>
<td>Performance Standards:</td>
<td>See Gilroy Zoning Ordinance</td>
</tr>
</tbody>
</table>

Residential Site and Building Requirement Notes:

1- The only allowable uses within the Hecker Pass Setback Corridor, which extends 115-feet from the existing centerline of the Highway are agriculture, natural landscaping, pedestrian pathways, limited signage, and limited roadway improvements necessary to maintain acceptable levels of service along Highway 152. Please refer to Section 4.4.2.

2- Setback requirements are guidelines only and may be modified to suit the unique characteristics of a project such as characteristics that might preserve the aesthetic integrity of the site. Modifications to these setback requirements will be subject to Architectural and Site through the Planned Unit Development application that shall be reviewed by the City of Gilroy.
3- Setback shall match the setback required along the same property line for the most restrictive adjacent property.
4- All Agri-tourist and Agricultural Commercial developments shall still provide the amount of parking specified in the off-street parking requirements of the City of Gilroy Zoning Ordinance. Design Criteria for parking areas in the Hecker Pass Area can be found in Section 7.3.4.

7.3.3 ARCHITECTURE

All Agri-tourist and Agricultural Commercial architecture should reflect the rural and agricultural character of the area. An agricultural or rural architectural theme should be expressed throughout the building through use of architectural and decorative details.

Building Mass and Height: Simplicity and proper proportion should be achieved in the massing of all Agri-tourist and Agricultural Commercial buildings. Agri-tourist and Agricultural Commercial buildings should be no taller than 35 feet, measured from the lowest ground point to the highest roof element. Architectural elements such as towers may be as tall as 45 feet but should not be more than twice the height of the main structure.

Articulation: Articulation in the building mass and roof form should create variety and interest, especially in the main structure. Articulation should be achieved through the repetition of similar details and elements throughout the entire development. Potential elements that may be used to create visual interest and variety include but are not limited to covered entryways, verandas, porches, trellises, covered walkways, dormers, gables, towers, and overhangs. Articulation should occur on all sides of the buildings.

Roofs: Rooflines should consist of multiple planes and varied pitch while still proportional to the overall form of the building. Flat roofs are not allowed.

Windows and Doors: Windows and doors should be decorative and inviting. Main entrances should be more pronounced and may include decorative moldings, lighting and other architectural features.

Material and Colors: Building materials should be harmonious with one another and create an attractive exterior appearance. Harsh contrasts of color and/or materials should be avoided. Exterior walls, roofs, windows, doors, and other elements should be natural or natural appearing with earth tones and complimentary colors. Colors should be used appropriately and should be harmonious with the surrounding landscape and neighborhood. Earth tones are preferred to reduce the visual impact of built structures on the open feel of the area. Highly reflective materials should be discouraged. Roofing materials should be rated Class B fire retardant or better in the flat portions of the Specific Plan Area and Class A in the hillside areas.
7.3.4 PARKING

Parking should not dominate the landscape of any Agri-tourist and Agricultural Commercial development but shall still meet all of the off-street parking requirements of the City of Gilroy Zoning Ordinance with the exception of the design criteria. Whenever feasible, parking should be hidden from Hecker Pass Highway either by placing parking at the rear or center of the development behind buildings, by screening parking with grade separation or landscaping, or by providing parking underground. Above ground parking garages are not permitted. If possible, surface parking should be spread throughout the site rather than provided in one main surface lot. Parking stalls should meet the minimum length and width required by the City of Gilroy standards. If one main surface lot is necessary, the lot shall be heavily landscaped. In all cases, parking areas shall provide at least one tree for every five consecutive parking spaces in a row, including parallel parking spaces. Landscaping islands with trees shall be provided at the end of each parking row. Parking areas should be setback a minimum of 10 feet from right-of-way, property lines, and structures. Pavement areas should be kept to a minimum. The use of pervious paving materials that prevent pollutants from intruding into the groundwater are encouraged as an alternative to asphalt and concrete. Parking lots may be paved with asphalt, earth tone pigmented concrete or permeable paving materials such as paving stones, gravel, rock, decomposed granite, permeable interlocking concrete pavement, special perforated paving systems, or unmortared brick, stone or tile. All parking areas must meet American Disabilities Act (ADA) requirements. Overflow parking may be hard packed dirt or grass (see Section 7.4.9). Parking areas should be edged with wood or stone when adjacent to landscaped areas and wherever possible. Standard curb and gutter construction should be avoided but may be used when necessary to ensure safety such as in areas where pedestrian areas are directly adjacent to parking areas. Grass swales should be strategically placed around parking areas to collect, pretreat, and convey water to the storm drainage system. Wheel stops are not encouraged but may be included if they are made of stone, wood or tree trunks. Typical curb and gutter or concrete wheel stops are not allowed except as noted above.
7.4 LANDSCAPING

Landscaping is a critical element in preserving the rural appearance of the Hecker Pass Area. Vegetation that is compatible with the area’s rural and agricultural character should be incorporated throughout the common open space areas and the individual housing clusters. The Landscaping Section establishes a hierarchy of landscapes throughout the Specific Plan Area. The intent is to preserve the natural environment and the agricultural character by first reestablishing natural landscapes, then creating an environment where agriculture and residential uses can co-exist. The following sections provide some guidelines for appropriate landscaping themes and materials within the Hecker Pass Specific Plan Area.

7.4.1 LANDSCAPING THEMES

There are three main landscaping themes that should be followed when designing landscaping for parklands and new development within the Hecker Pass Specific Plan Area: Riparian Habitat Restoration and Enhancement, Oak Woodland and Grassland Restoration, and Agriculture Preservation.

Riparian Habitat Restoration and Enhancement:

Uvas Creek and its associated riparian habitat is the most prominent natural feature and provides the most sensitive habitat within the Hecker Pass Area. This riparian corridor is home to numerous species of plants and wildlife that are protected by various local, State and Federal agencies. In addition, the Uvas Creek corridor provides scenic beauty that helps define the rural character of the Hecker Pass Area. Therefore, the preservation and restoration of this corridor is an important landscape theme.

Restoration of this corridor involves the eradication of non-native invasive plant species that have been introduced by man. Currently, Uvas Creek has become overrun by Arundo Donax, which has killed and still threatens many of the naturally occurring plants within the riparian woodland. The eradication of Arundo Donax and replacement with native plant materials will help restore this sensitive habitat and allow for native species to regenerate and flourish along Uvas Creek. In 2003, the Santa Clara Valley Water District (SCVWD) began a county wide project to eradicate this invasive species from Santa Clara County creeks. This program identifies Uvas Creek as the primary area where infestation of this non-native species has occurred and targets the Uvas Creek Corridor for Arundo removal. Property owners have already been contacted via mail requesting their participation in this program by allowing...
SCVWD to enter their properties to eradicate the plant species through physical digging out of the biomass and directly treating resprouts with Auquamaster, an approved herbicide similar to Roundup. Property owners and the City of Gilroy are encouraged to take advantage of this program by allowing SCVWD access to perform eradication and removal.

Policy 7-2: Property owners and the City of Gilroy should provide Santa Clara Valley Water District access to all properties along Uvas Creek for the purpose of removal and eradication of Arundo Donax.

Policy 7-3: The City of Gilroy Draft Parks and Recreation Master Plan should be amended to include specific provisions for the continued control of non-native invasive plants, particularly Arundo Donax.

Policy 7-4: The City of Gilroy Draft Parks and Recreation Master Plan should be amended to include provisions for developing the Uvas Creek Linear Park as an environmentally friendly riparian park.

In addition to non-native plant species, manmade erosion control measures have been placed in some areas along the creek bank. Riprap has been placed along portions of Uvas Creek to protect the sanitary sewer trunk line. The result is an unnatural looking creek bank. Removal of the riprap is not recommended, however, native planting within the riprap may reduce the visual impact of this manmade feature and restore the creek to a more natural looking state.

Oak Woodland and Grassland Restoration: Before agriculture was established in the area, grasslands once carpeted the valley floor and the hillsides north of Hecker Pass Highway. In spring, brilliant displays of wildflowers including California Poppies, lupine and Indian paintbrush would fill the valley and foothills with color. Sycamores, ash, willows, and rushes formed thickets along Uvas Creek, immense valley oaks dotted the grassy landscape, and thick oak woodlands filled the hillsides. The gently rolling hills, grassland savannahs, and oak forests are the natural California landscape, which define the Hecker Pass Area.

The restoration of oak woodlands and grasslands should be encouraged throughout the Specific Plan Area. The oak species show general affinities for specific soil types and soil moisture contents, and planting plans for the development projects should reflect these natural affinities. Valley oaks (Quercus lobata) occur mostly in the lower elevations along Uvas Creek and the valley floor, where the alluvial soils have more nutrients and contain finer sediments. Also, these soils retain moisture longer in the dry months, with the water table being thirty to forty feet deep. Closer to Uvas Creek where the water table may be only five to twenty feet deep, the over story of valley oak and sycamore may be replaced by cottonwood, alder, and willow. There are a few specimens of Valley Oak existing in the Hecker Pass Area today. The drought tolerant live oaks (Quercus agrifolia) favor the sandy clay soils, which occur throughout the project site.

Restoration of native grasslands and oak woodlands in the hillsides north of Hecker Pass Highway, along the Uvas Creek Buffer Area, on lands unsuitable for agriculture and within common open space areas would be beneficial for both aesthetic as well as ecological reasons.
Native grasses and wildflowers have minimal water requirements, making them compatible companions in the oak tree environment. Their root systems aid in erosion control. There are hundreds of species of native flowering plants associated with the oak woodland forests and savannas. Amongst the most commonly seen in the Gilroy region are California poppy, Annual Lupine, Bush Monkey flower, fuchsia-flowered gooseberry, and purple nightshade. Plantings may occur within the common areas as “islands” of native vegetation. Such naturalized groupings create environments for moisture retention, wind protection, natural mulch build-up, shade to discourage competing grasses, natural seedling habitat, wildlife shelter and nesting areas. Because close proximity of grasslands to structures presents potential fire hazards, fire reduction zones should be placed between common open space areas and structures. Fire reduction zones refer to strips of land planted with fire-retardant trees, shrubs and ground covers which are well irrigated, have brush removed, trees pruned and grass kept mowed no greater than four inches high from March through November, and have small branches on trees pruned to a height of 6-feet to remove “ladder fuels.” A more detailed description of fuel reduction zones is located in Section 5.7.1

Policy 7-5: Future planning for the hillsides north of Hecker Pass, Uvas Creek buffer areas, common areas, and natural open spaces in the upland areas adjacent to Uvas Creek should include measures to allow for oak woodland and grassland restoration.

Policy 7-6: Promote oak tree conservation in the hillsides north of Hecker Pass Highway and natural common open space areas, to ensure continuation of the oak woodland heritage.

Policy 7-7: Provide 30-foot fuel transition zones between common open space areas and structures, which are planted with fire-retardant trees, shrubs and ground cover.

Policy 7-8: Prior to the removal of any significant tree(s), a field survey shall be conducted by a certified arborist to determine the number and location of each significant tree to be removed, the type and approximate size of each significant tree, and the reason for removal. These findings shall be included in a written report that contains specifications for replacing significant trees to be removed and submitted to the Gilroy Planning Division for review and approval.

Policy 7-9: Prior to the commencement of construction activities, the protected zone of any tree or group of trees to be retained should be fenced to prevent injury to the trees during construction under the supervision of an arborist. Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials shall not be allowed within the protected zone. The fencing shall remain in place until all construction activities are complete.
**Agriculture Preservation:** The rich agricultural history of the Hecker Pass Area was a major contributing factor to designation of this special area as the *Jewel of Gilroy*. Prominent Gilroyan families including the Hoeys have farmed this land for over a century and have helped shape this area into what it is today. Preserving the agricultural character of the Hecker Pass Area requires that agriculture be preserved, enhanced and incorporated into the landscape. This will be achieved by preserving existing agricultural lands along Hecker Pass and by planting additional agricultural crops separating development clusters. Agricultural landscaping should occur where soil is conducive to agricultural production. Incorporating agricultural themes in street furniture, signage, fencing and other such elements further enhance the agricultural character of the area.

### 7.4.2 LANDSCAPING CONCEPT

A hierarchy of landscaping styles should occur radiating outward from private yard spaces of individual homes and Agri-tourist or Agricultural Commercial developments toward the open space areas throughout the Specific Plan Area. Lawns and formal landscaping should be restricted to private yards of individual homes and immediately adjacent to Agri-tourist and Agricultural Commercial structures. Common areas within housing clusters, Agri-tourist and Agricultural Commercial garden and patio areas, and some public spaces should be less formal and rural in appearance but may include some ornamental landscaping in appropriate locations. Transitional landscaping should occur within development clusters and in limited areas separating each cluster. This transitional landscaping should give way to the open space surrounding each cluster, which should be the least formal landscaping and may include agricultural vegetation such as vines, orchard trees, or other agricultural plantings or natural vegetation such as grasses, oaks, or other native planting materials. Landscaping should be planted to screen views of residential development from Hecker Pass Highway in order to preserve the rural character of the area. The recreational open space areas should consist of another type of transitional landscaping that blends the agricultural and open space landscaping with the natural vegetation that occurs within the Uvas Creek riparian corridor. The Uvas Creek riparian corridor and the private open space that occurs in the hillsides north of Hecker Pass Highway should be left in their natural condition with the exception of any necessary habitat mitigation, restoration and enhancement planting.
7.4.3 PLANTING MATERIALS

This section provides some general guidelines for the placement, arrangement and selection of trees, shrubs, plant types, and groundcover for each of the different areas within the various portions of the Hecker Pass Area. No matter what type of vegetation is chosen, all landscaping should generally consist of native drought tolerant plants that can adapt to natural conditions of the area and do not create fire hazards. Existing native vegetation, especially trees, should be preserved whenever possible. Trees that provide shade should be chosen to mitigate the hot summer weather typical to the Gilroy area. Plants should not be invasive and should be low maintenance, particularly in large open space areas. This section has been organized by plant list. Prior to each plant list is a brief description of the various areas throughout the Specific Plan Area that should use plants from each list.

**Riparian Habitat Restoration and Enhancement:** The Uvas Creek riparian corridor provides vital habitat to many important plant and animal species. Because riparian corridors are so essential to these species and the health of our ecosystem, they are protected by many State and Federal agencies. Therefore, any activity that occurs within the corridors is subject to the review and approval of these agencies. Any landscaping that occurs within the Uvas Creek corridor, including restoration, enhancement, and mitigation, must be reviewed and approved by the City of Gilroy and the California Department of Fish and Game. Mitigation and enhancement landscaping may include the eradication of non-native invasive plant species and replacement with native plant materials. Currently, Uvas Creek has become over-run with Arundo Donax, an invasive non-native species, which has strangled many of the plants that naturally occur in this corridor. Santa Clara Valley Water District currently has a program that specifically targets Uvas Creek for removal of Arundo Donax. As part of this program, Santa Clara Valley Water District requests owner's permission to enter the property and perform work to remove the Arundo Donax. Work may consist of physical removal of the biomass by digging, the use of the herbicide Aquamaster (an aquatic form of roundup) on resprouts, and follow up monitoring and treatment. Once removed, Arundo Donax should be replaced with the following native riparian plant materials after review and approval of the City of Gilroy and the California Department of Fish and Game:
# Riparian Plant List

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Shrubs, Vines &amp; Herbaceous</strong></td>
<td></td>
</tr>
<tr>
<td>Ceanothus ‘Centennial’</td>
<td>California Lilac</td>
</tr>
<tr>
<td>Ceanothus rigidus ‘Snowball’</td>
<td>White California Lilac</td>
</tr>
<tr>
<td>Diplacus aurantiacus</td>
<td>Monkey Flower</td>
</tr>
<tr>
<td>Eriogonum crocatum</td>
<td>Saffron Buckwheat</td>
</tr>
<tr>
<td>Fremontodendron californica ‘California Glory’</td>
<td>Flannel Bush</td>
</tr>
<tr>
<td>Prunus ilicifolia</td>
<td>Hlly-leaf Cherry</td>
</tr>
<tr>
<td>Rhus integrifolia</td>
<td>Lemonade Berry</td>
</tr>
<tr>
<td>Ribes sanguineum</td>
<td>Flowering Currant</td>
</tr>
<tr>
<td>Rosa gymnocarpa</td>
<td>Woodrose</td>
</tr>
<tr>
<td><strong>Trees</strong></td>
<td></td>
</tr>
<tr>
<td>Acer negundo</td>
<td>Box Elder</td>
</tr>
<tr>
<td>Aesculus californica</td>
<td>California Buckeye</td>
</tr>
<tr>
<td>Cercis occidentalis</td>
<td>Western Redbud</td>
</tr>
<tr>
<td>Quercus agrifolia</td>
<td>Coast Live Oak</td>
</tr>
<tr>
<td>Quercus kellogii</td>
<td>Black Oak</td>
</tr>
<tr>
<td>Quercus lobata</td>
<td>Valley Oak</td>
</tr>
<tr>
<td>Salix lasiolepis</td>
<td>Arroyo Willow</td>
</tr>
<tr>
<td>Salix laevigata</td>
<td>Red Willow</td>
</tr>
<tr>
<td><strong>Groundcovers</strong></td>
<td></td>
</tr>
<tr>
<td>Arctostaphylos hookeri ‘Monterey Carpet’</td>
<td>Monterey Manzanita</td>
</tr>
<tr>
<td>Heuchara sanguinia</td>
<td>Coral Bell</td>
</tr>
<tr>
<td><strong>Rushes &amp; Sedges</strong></td>
<td></td>
</tr>
<tr>
<td>Carex densa</td>
<td>Sedge</td>
</tr>
<tr>
<td>Carex gynodynama</td>
<td>Sedge</td>
</tr>
<tr>
<td>Carex obnupta</td>
<td>Sedge</td>
</tr>
<tr>
<td>Eleocharis macrostachya</td>
<td>Spikerush</td>
</tr>
<tr>
<td>Juncus effusus</td>
<td>Rush</td>
</tr>
<tr>
<td>Juncus phaeocephalus</td>
<td>Rush</td>
</tr>
<tr>
<td>Juncus xiphioidesw</td>
<td>Bulrush</td>
</tr>
<tr>
<td>Typha latifolia</td>
<td>Cattail</td>
</tr>
<tr>
<td><strong>Grasses</strong></td>
<td></td>
</tr>
<tr>
<td>Briza maxima</td>
<td>Big quaking grass</td>
</tr>
</tbody>
</table>

Note: Additional species may be used with City and/or jurisdictional Agency approval.
Oak Woodland and Grassland Restoration: The hillsides north of Hecker Pass Highway consist of existing oak woodlands and grasslands and provide opportunities for oak woodland and grassland regeneration. Portions of these hillsides that are not already planned for development or are not suitable for agricultural production have been designated as Open Space with the intent to keep this area in its natural state. Therefore, any landscaping activity that occurs within this hillside open space shall only consist of enhancements and/or mitigation plantings if required as part of a development proposal. Other large open space areas within the Specific Plan Area unsuitable for agricultural production should also be planted to reflect the oak woodland and grassland regeneration concept discussed earlier in this chapter. Ornamental landscaping should not occur in these areas. Plantings within the hillside open space north of Hecker Pass Highway and other natural open space areas shall only include indigenous plant species including the following:

Indigenous Plant List

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shrub, Vines, &amp; Herbaceous</td>
<td></td>
</tr>
<tr>
<td>Arctostaphylos bakeri ‘Louis Edmunds’</td>
<td>Louis Edmunds Manzanita</td>
</tr>
<tr>
<td>Arctostaphylos densiflora ‘Howard McMinn’</td>
<td>McMinn Manzanita</td>
</tr>
<tr>
<td>Arctostaphylos ‘Emerald Carpet’</td>
<td>Kinnickinnick</td>
</tr>
<tr>
<td>Baccharis pilularis var. pilularis</td>
<td>Prostrate Coyote Brush</td>
</tr>
<tr>
<td>Calycanthus occidentalis</td>
<td>Spice Bush</td>
</tr>
<tr>
<td>Ceanothus ‘Centennial’</td>
<td>California Lilac</td>
</tr>
<tr>
<td>Ceanothus ‘Concha’</td>
<td>California Lilac</td>
</tr>
<tr>
<td>Ceanothus ‘Frosty Blue’</td>
<td>California Lilac</td>
</tr>
<tr>
<td>Ceanothus gloriosus ‘Joyce Coulter’</td>
<td>California Lilac</td>
</tr>
<tr>
<td>Ceanothus gloriosus ‘Emily Brown’</td>
<td>California Lilac</td>
</tr>
<tr>
<td>Ceanothus arboreus ‘owlswood Blue’</td>
<td>California Lilac</td>
</tr>
<tr>
<td>Ceanothus ‘Julia Phelps’</td>
<td>California Lilac</td>
</tr>
<tr>
<td>Ceanothus ‘Ray Hartman’</td>
<td>Ceanothus</td>
</tr>
<tr>
<td>Ceanothus rigidus ‘Snowball’</td>
<td>White California Lilac</td>
</tr>
<tr>
<td>Convolvulus cneorum</td>
<td>Bush Morning Glory</td>
</tr>
<tr>
<td>Eriogonum umbellatum polyanthus</td>
<td>Sulfur Buckwheat</td>
</tr>
<tr>
<td>Fremontodendron californica ‘California Glory’</td>
<td>Flannel Bush</td>
</tr>
<tr>
<td>Garrya elliptica</td>
<td>Silk Tassel Bush</td>
</tr>
<tr>
<td>Heteromeles arbutifolia</td>
<td>Toyon</td>
</tr>
<tr>
<td>Isomeris arborea</td>
<td>Bladder Pod</td>
</tr>
<tr>
<td>Mahonia aquifolium</td>
<td>Oregon Grape</td>
</tr>
<tr>
<td>Mahonia aquifolium ‘Compacta’</td>
<td>Dwarf Oregon Grape</td>
</tr>
<tr>
<td>Mahonia pinnata</td>
<td>California Holly Grape</td>
</tr>
<tr>
<td>Myrica californica</td>
<td>Wax Myrtle</td>
</tr>
<tr>
<td>Penstemon antirrhinoides</td>
<td>Yellow Bush Penstemon</td>
</tr>
<tr>
<td>Prunus ilicifolia</td>
<td>Holly-leaf Cherry</td>
</tr>
<tr>
<td>Ribes sanguineum</td>
<td>Flowering Currant</td>
</tr>
</tbody>
</table>
Agricultural Lands: Agricultural lands create the rural and agricultural character of the Hecker Pass Area. The most prominent agricultural areas occur along Hecker Pass Highway because this is the area most visible to visitors traveling along the highway. Residential development along Hecker Pass Highway should be setback approximately 250 feet from the Hecker Pass Highway existing centerline (or as excepted under the provisions of Section 5.6.2) and Agri-tourist and Agricultural Commercial buildings are required to be setback at least 115 feet from Hecker Pass Highway’s existing centerline. The area between the highway and these developments where soil and conditions allow for agricultural production should be used for
fields in active agricultural production. These agricultural fields should extend towards Uvas Creek, separating Agri-tourist and Agricultural Commercial areas and residential clusters. While grape vines are the preferred crop for the agricultural open space, any of the agricultural crops requiring low levels of pesticide are acceptable including orchard trees (cherry, apricot, peach, etc.) and row crops. Plantings in agricultural buffer areas should include native plants directly adjacent to agriculture with a transition to more formal landscaping adjacent to residential and commercial uses. See Sections 5.2.1.3, 5.7.2, and 5.7.3 for more information on agricultural buffers.

**Other Areas:** Other landscape areas related more to individual developments include common open spaces, private yards, and Agri-tourist and Agricultural Commercial areas. These areas may tend to be more formal but should still reflect rural and agricultural themes.

Common open space refers to common and restricted areas within residential clusters intended for the use of residents of the project. These areas often serve as yard areas since the individual units within these developments are usually limited to small patios and entry areas. Therefore, common open space areas may be landscaped similarly to private yards depending on the proximity of the area to dwelling units. Lawns, gardens and ornamental landscaping are acceptable but should be low maintenance, non-invasive, drought tolerant, fire resistant, and should not contain plants that may host agricultural pests. Any area that does not function as a driveway, walkway, structure or similar use must be landscaped and large expansive areas of pavement should be avoided. Parking areas within residential developments should be distributed throughout the site to avoid large areas of paving and should be heavily landscaped. Landscaping should be used to screen parking areas from public roadways to the greatest extent possible.

Private yards may consist of formal lawns, trees, gardens and other ornamental landscaping. The Specific Plan does not intend to restrict the creativity of individual homeowners, however, some basic guidelines should be followed. Formal yard landscaping should be limited to areas immediately adjacent to homes. Plants should be drought tolerant and non-invasive. Plants known to harbor agricultural pests should be avoided. Front yards should include native shade trees that accent the residential road shade trees.

Agri-tourist and Agricultural Commercial areas should be well landscaped to maintain a rural character and attract tourists traveling along Hecker Pass Highway. The use of agriculture landscaping such as vineyards is encouraged in the open space areas of Agri-tourist and Agricultural Commercial developments. The landscape should reflect a rural country setting through informal gardens, tree clusters, trellises, arbors, gazebos and other landscape features typically found in wineries and farms. Small courtyards, patios, and other public gathering spaces should use landscaping to create attractive and welcoming outdoor atmospheres for eating, sitting and participating in activities related to the particular business within the adjoining structure. Shade should be incorporated into the landscape design to provide respite from hot summer days and to cool adjacent buildings, reducing energy consumption. Long walls and fences should be landscaped and articulated to de-emphasize manmade structures and break monotonous expansive surfaces. Unattractive areas such as maintenance yards should be
screened from public view by clustering trees or shrubs. Parking areas within Agri-tourist and Agricultural Commercial developments should be distributed throughout the site to avoid large areas of paving and should be heavily landscaped. Landscaping should be used to screen parking areas from public roadways to the greatest extent possible. For larger parking areas, a planting area should be provided after every five consecutive parking spaces. (See Sections 7.2.3, 7.3.4, and 7.4.9 for additional requirements).

Appropriate plant materials for private yards, project open space, and landscape areas of Agri-tourist and Agricultural Commercial uses include:

### General Plant List

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Shrubs, Vines &amp; Herbaceous</strong></td>
<td></td>
</tr>
<tr>
<td>Agapanthus oreintalis ‘Queen Anne Select’</td>
<td>Lily-of-the-Nile (blue)</td>
</tr>
<tr>
<td>Arbutus unedo ‘Compacta’</td>
<td>Dwarf Strawberry Tree</td>
</tr>
<tr>
<td>Arctostaphylos bakeri ‘Louis Edmunds’</td>
<td>Louis Edmunds Manzanita</td>
</tr>
<tr>
<td>Arctostaphylos densiflora ‘Howard McMinn’</td>
<td>McMinn Manzanita</td>
</tr>
<tr>
<td>Berberis thunbergii ‘Crimson Pygmy’</td>
<td>Japanese Barberry</td>
</tr>
<tr>
<td>Berberis thunbergii ‘Rose Glow’</td>
<td>Japanese Barberry</td>
</tr>
<tr>
<td>Buddleia ‘Black Knight’</td>
<td>Buddleia</td>
</tr>
<tr>
<td>Camellia japonica</td>
<td>Cameillia</td>
</tr>
<tr>
<td>Ceanothus ‘Frosty Blue’</td>
<td>California Lilac</td>
</tr>
<tr>
<td>Ceanothus gloriosus ‘Joyce Coulter’</td>
<td>California Lilac</td>
</tr>
<tr>
<td>Ceanothus ‘Ray Hartman’</td>
<td>Ceanothus</td>
</tr>
<tr>
<td>Ceratostigma plumbaginoides</td>
<td>Dwarf Plumbago</td>
</tr>
<tr>
<td>Cistus ‘Sunset’</td>
<td>Magenta Rockrose</td>
</tr>
<tr>
<td>Cistus purpureus</td>
<td>Orchid Rockrose</td>
</tr>
<tr>
<td>Cistus villosus ‘Prostratus’</td>
<td></td>
</tr>
<tr>
<td>Coleonema pulchrum</td>
<td>Pink-breath-of-heaven</td>
</tr>
<tr>
<td>Convolvulus cneorum</td>
<td>Bush Morning Glory</td>
</tr>
<tr>
<td>Correa ‘Carmine Bells’</td>
<td>Australian Fuschia</td>
</tr>
<tr>
<td>Dietes vegeta</td>
<td>Fortnight Lily</td>
</tr>
<tr>
<td>Escallonia ‘Fradesi’</td>
<td>Pink Escallonia</td>
</tr>
<tr>
<td>Escallonia ‘Newport Dwarf’</td>
<td>Dwarf Escallonia</td>
</tr>
<tr>
<td>Escallonia ‘Terri’</td>
<td>Escallonia</td>
</tr>
<tr>
<td>Euryops pectinatus ‘Viridis’</td>
<td>California Bush Daisy</td>
</tr>
<tr>
<td>Fremontodendron californica ‘California Glory’</td>
<td>Flannel Bush</td>
</tr>
<tr>
<td>Grevillea noellii</td>
<td>Hummingbird Bush</td>
</tr>
<tr>
<td>Hydrangea arborescens</td>
<td>Daylilies (yellow)</td>
</tr>
<tr>
<td>Hydrangea quercifolia</td>
<td>Toyon</td>
</tr>
<tr>
<td>Lagerstroemia ‘Petite Embers’</td>
<td>Oakleaf Hydrangea</td>
</tr>
<tr>
<td>Leptospermum scoparium ‘Ruby Glow’</td>
<td>Dwarf Red Crape Myrtle</td>
</tr>
<tr>
<td></td>
<td>New Zealand Tea Tree</td>
</tr>
</tbody>
</table>
Mahonia aquifolium  
Myrica californica  
Myrtus communis ‘Compacta’  
Naninda domestica  
Nerium ‘Petite Salmon’  
Olea europaea ‘Little Ollie’  
Photinia fraseri  
Plumbago auriculata  
Prunus caroliniana ‘compacta’  
Prunus granatum ‘Nana’  
Rhus integrifolia  
Rosa ‘Carefree Beauty Pink’  
Rosmarinus ‘Ken Taylor’  
Sollya heterophylla  
Spiraea bumalda ‘Anthony Waterer’  
Spiraea japonica ‘Little Princess’  
Trachelospermum jasminoides  
Viburnum tinus ‘Spring Bouquet’  
Westringia rosmariniformis  
Xylosma congestum  

Trees  
Acer palmatum  
Arbutus Unedo  
Arbutus ‘Marina’  
Cedrus Deadora  
Cercis occidentalis  
Fruit Trees  
Lagerstroemia x faureie hybrids  
Magnolia soulangeana  
Olea europaea  
Pistacia chinesis  
Platanus acerfolia ‘Yarwood’  
Podocarpus gracilior  
Prunus yeoensis ‘Akebono’  
Pyrus calleryana ‘Bradford’  
Quercus agrifolia  
Quercus coccinea  
Quercus lobata  
Quercus palustris  
Quercus robur ‘Fastigiata’  
Quercus rubra  
Quercus suber  
Quercus virginiana  

Oregon Grape  
Pacific Myrtle Wax  
Dwarf Myrtle  
Heavenly Bamboo  
Dwarf Oleander  
Olive  
Photinia  
Cape Plumbago  
Dwarf Carolina Laurel Cherry  
Dwarf Pomegranate  
Lemonade Berry  

Rosemary  
Australian Bluebells  
Spiraea  
Star Jasmine  
Laurustinus  
Rosemary Bush Westringia  
Shiney Xylosma  

Japanese Maple  
Strawberry Tree  
Strawberry Tree  
California Christmas Tree  
Western Redbud  
Owner’s choice  
Tuscarora (red) (Crape Myrtle)  
Saucer Magnolia  
Olive Tree  
Chinese Pistache  
London Plane (standard/multi)  
Fern pine  
Flowering Cherry  
Bradford Flowering Pear  
California Live Oak  
Scarlet Oak  
Valley Oak  
Pin Oak  
Upright English Oak  
Red Oak  
Cork Oak  
Louisiana Live Oak
Rhus lancea  
Schinus molle  
Sequoia sempervirens ‘Aptos’  
Umbellularia californica

Groundcovers

Annual color

Arctostaphylos ‘Emerald Carpet’  
Baccharis pilularis ‘Twin Peaks’  
Ceanothus ‘Carmel Creeper’  
Coprosma ‘Verde Vista’  
Cotoneaster ‘Lowfast’  
Heuchera sanguinea  
Hypericum calycinum  
Iberis Sempervirens ‘Snowflake’  
Myoporum parvifolium ‘Prostratum’  
Rosemarinus officinalis prostrates  
Scaevola chinensis  
Scaevola ‘Diamind Head’  
Santolina chamaecyparissus  
Sedum rubrotinctum  
Trachelospermum jasminoides  
Verbena peruviana ‘Homestead Purple’

Vines

Campsis ridicans  
Clematis armandii  
Clytostoma Callustegioides  
Jasminum polyanthum  
Parthenocissus tricuspidata  
Rosa ‘Cecil Brunner’  
Tecomeria capensis  
Vitis vinifera  
Wisteria sinesis

Perennials

Achillea millefolium ‘Pastel Mix’  
Artemisia ‘Powis Castle’  
Campanula poscharskyana  
Convolvulus mauritanicus  
Coreopsis grandiflora ‘Early Sunrise’  
Cuphea aequifetala  
Echinacea /Rudbeckia purpurea  
Erigeron karvinskianus  
Erysmum linifolium ‘Bowles Mauve’  
Gaura lindheimeri

African Sumac  
California Pepper  
Coast Redwood  
California Bay Laurel  
Seasonal changes  
Manzanita  
Dwarf Coyote Brush  
Ceanothus  
Creeping Coprosma  
Cotoneaster  
Coral Bell  
Trailing St. John’s Wort  
Candytuft  
Myoporum  
Trailing Rosemary  
Muave Clusters  
Lavender Cotton  
Pork and Beans  
Star Jasmine  
Purple Verbena  
Trumpet Creeper  
Evergreen Clematis  
Lavender Trumpet Vine  
Pink Jasmine  
Boston Ivy  
Cecile Brunner Rose  
Cape Honeysuckle  
Grape  
Chinese Wisteria  
Common Yarrow  
Silver Mound  
Coreopsis  
Purple Cone Flower  
Santa Barbara Daisy  
Cheiranthus  
Gaura
Hemerocallis fulva
*Daylilllies (yellow)*

*Iris Hybrid*

*Lavandula angustifolia*
*English Lavender*

*Lavandula stoechas ‘Otto Quast’*
*Spanish Lavender*

*Limonium peresii*
*Sea Lavender*

*Nepate mussinii ‘Six Hill Giant’*
*Catnip*

*Penstemon varieties*
*Beardtongue*

*Perovskia atriplicifoia*
*Russian Sage*

*Rudbeckia fulgida ‘Goldsturm’*
*Black-eyed Susan*

*Salvia leucanatha*
*Mexican Sage*

*Salvia greggii varieties*
*Autumn Sage*

*Stachys byzantina ‘Silver Carpet’*
*Lamb’s Ear*

**Ferns**

*Adiantum pedatum*
*Fern*

*Polystichum*
*Sword Fern*

*Woodwardia fimbriata*
*Giant Chain Fern*

**Grasses**

*Briza maxima*
*Big Quaking Grass*

*Festuca ovina ‘Glaucia’*
*Blue Fescue*

*Festuca rubra*
*Creeping Red Fescue*

*Helictotrichon sempervirens*
*Blue Oat Grass*

*Pennisetum setaceum ‘Rubrum’*
*Purple Fountain Grass*

*Stipa gigantean*
*Giant Feather Grass*

Native Grass and Wildflower Mix (Available from Clyde Robin Seed Company)
(510) 785-0425

1.  **Hard Fescue (Bunch Grass) Spread @ 80 Lbs. Per acre**
2.  **Flower Mix: Spread @ 15 lbs. Per acre**

*Eschscholzia californica*
*California Poppy*

*Gazania ‘Sunrise Yellow’*
*Gazania*

*Layia platglossa*
*Tidy Tips*

*Lupinus nanus*
*Sky Blue and White Lupin*

*Sisyrinchium bellum*
*Blue-eyed Grass*

*Trifolium incarnatum*
*Crimson Clover*

**Note:** Additional species may be used with City and/or jurisdictional Agency approval.

**Transitional areas:** Areas between different types of landscapes should combine plants from both types of landscapes that border the transitional area.

Transition from agricultural open space, natural open space, and the manmade environment should occur within the recreational open space portion of the Uvas Creek Park Preserve. This transitional zone should include plants from both the riparian plant list and the indigenous plant list.
The transition from residential, Agri-tourist and Agricultural Commercial areas to agricultural/common open space areas is important to prevent conflicts between uses and to reduce health and safety risks. Ample room must be provided between homes and the agricultural fields to ensure that agricultural production can continue without adversely impacting residents. The use of pesticides and machinery often conflict with adjacent residential uses and must be mitigated; therefore, a 50-foot minimum agricultural buffer is required between residential structures and agricultural fields as discussed in Chapter 5. This 50-foot buffer can combine roadways, fuel reduction zones, yard areas, common open space areas, etc. Plantings in agricultural buffer areas should include native plants directly adjacent to agriculture with a transition to more formal landscaping adjacent to residential and commercial uses. See Sections 5.2.1.3, Sections 5.7.2 and Section 5.7.3 for more information on agricultural buffers.

Buffers should also be provided between natural common open spaces and residential uses to reduce the risk of fire. The fire department requires a 60-foot strip of land between residential uses and open space areas, known as a fire hazard reduction zone, for this purpose. This fire hazard reduction zone can consist of 30 feet of irrigated fire resistive landscape area plus 30 feet of land that has brush removed, trees pruned, and grass kept mowed no greater than 4 inches high from March through November. Trees within fuel hazard reduction zones shall have small branches pruned to a height of 6 feet to remove “fuel ladders” (see Section 5.7.1).

### 7.4.4 ROADWAY LANDSCAPING

**Rural Collector Roads:** Collector roads should be clearly distinguished from other roads in the area. Trees should be evenly spaced forming a straight line parallel to the right-of-way. This arrangement emulates trees planted in agricultural areas to protect agricultural fields from wind. Spacing should be determined by the typical canopy width of a mature 15-year old tree. Trees should form a near continuous canopy over the roadway to provide shade. Accent trees adjacent to right-of-ways should consist of smaller trees spaced far enough from the street trees to thrive and to not obstruct vehicle sight lines. Shoulders should be left in a natural condition with native grasses, mulch or stones. Berms at roadways are discouraged. Roadside landscaping will be maintained by the property fronting the road.

**Rural Entry Roads and Entry Features:** Entry roads and entry features should create a clear definable gateway to residential development while still blending with the rural and agricultural landscape. Overly decorative entry features such as ornate walls and flowerbeds are not appropriate. Simple walls and fences or clusters of native tree and shrub species, however, may be used. Simple entry features that emulate the entries to vineyards or ranches provide another creative alternative. Entry features should not obstruct vehicle sight lines.
Entry roads should be lined with trees in a straight row, similar to typical entry roads for vineyards, farms, and ranches. These trees should be smaller in scale to those trees found along adjacent rural collector roads. Roadside landscaping will be maintained by the property fronting the road.

**Rural Residential Roads:** Rural residential roads should be less formally landscaped than collector roads. Street trees can be planted individually or in groups. There should be a minimum of one street tree or tree cluster every 50 feet. Placement should appear more random and natural. Tree clusters should consist of a larger shade tree surrounded by smaller trees or shrubs. Trees should be arranged to provide shade to the street, walking path, and especially parking bays. The ground should consist of small shrubs, native groundcover, or mulching. Natural, drought-tolerant grasses should be used in lieu of turf grass. Roadside landscaping will be maintained by the property fronting the road.

**Private Access Road:** Private access roads should also be landscaped similarly to rural residential roads. Placement of street trees should appear more random and natural and can consist of individual trees or a cluster of larger shade trees surrounded by smaller trees or shrubs. Street trees or clusters should occur a minimum of every 50 feet and should be planted to provide shade to the street, walking path, and especially parking bays. The ground should consist of small shrubs, native groundcover, mulching, and drought-tolerant grasses. Turf grass should be avoided. Roadside landscaping will be maintained by the property fronting the road.

**Roundabouts:** Roundabouts and dividers on collector roads should be planted with trees and shrubs in an organized and creative design, similar to Figure 7-13.

![Figure 7-12: Typical Roundabout Landscaping](image)
Overly decorative entry features such as ornate walls and flowerbeds are not appropriate. Simple low walls and transparent fences or clusters of native tree and shrub species, however, may be used. Entry features, including trees and shrubs, shall not obstruct vehicle sight lines. Median islands and roundabout landscaping will be privately maintained by homeowners associations (HOA), Lighting, Landscaping & Maintenance District (LLMD), or other such entity.

**Vegetated Swales:** Vegetated swales occurring adjacent to roadways, around parking areas, and throughout the Specific Plan Area should be planted with drought resistant and erosion resistant grasses. These grasses filter out pollutants from storm water runoff through chemical reactions, pretreating the water before it enters the storm drain system and eventually, Uvas Creek. The following species are appropriate for vegetated swales:

### Vegetated Swales Plant List

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agrostis exerata</td>
<td>Bentgrass</td>
</tr>
<tr>
<td><em>Bromus carinatus</em></td>
<td>California Brome</td>
</tr>
<tr>
<td><em>Buchloe dactyloides</em></td>
<td>Buffalo Grass</td>
</tr>
<tr>
<td><em>Elymus trircoide</em></td>
<td>Creeping wildrye</td>
</tr>
<tr>
<td><em>Festuca idahoensis</em></td>
<td>Idaho fescue, Blue benchgrass</td>
</tr>
<tr>
<td><em>Festuca rubra</em></td>
<td>Molate/Red Fescue</td>
</tr>
<tr>
<td><em>Hordeum brachyantherum</em></td>
<td>Meadow Barley</td>
</tr>
<tr>
<td><em>Hordeum brachyantherum salt</em></td>
<td>Meadow Barley salt</td>
</tr>
<tr>
<td></td>
<td>Common bermudgrass</td>
</tr>
<tr>
<td></td>
<td>Hybrid bermudagrass</td>
</tr>
<tr>
<td></td>
<td>Perennial ryegrass</td>
</tr>
<tr>
<td></td>
<td>Purple needlegrass</td>
</tr>
<tr>
<td></td>
<td>Zorro annual fescue</td>
</tr>
<tr>
<td></td>
<td>Zoysiagrass</td>
</tr>
</tbody>
</table>

Note: Additional species may be used with City and/or jurisdictional Agency approval.

Native seed suppliers, plant nurseries, erosion control specialists and landscape consultants can suggest additional plant species appropriate to particular swales.
7.4.5 FENCING

Fencing is an integral part of the rural landscape of the Hecker Pass Area. Fencing materials should be natural, compatible, and complimentary to one another and should reflect the agricultural character of the area and the architectural style of the associated building. The design of fences should preserve the open feeling of the area and should enhance rather than obstruct views to agricultural areas, the Gabilan Mountains, Uvas Creek and other open space areas. Open or "transparent" fencing such as split rail fencing, post and grid wire mesh, or planted fencing is preferred. Fencing in environmentally sensitive areas should not prevent the free movement of wildlife through the area. Low stone, rock, and stucco walls are allowed to define patios, gardens, and courtyards provided they are no taller than 4 feet. Solid fencing or taller walls are allowed in moderation to screen unsightly production areas from public view but may not be taller than 6 feet and must be constructed of natural looking materials. Wire mesh fencing is not allowed except for limited Agri-tourist and Agricultural Commercial use applications where fencing is not visible from public streets and other types of rural fencing are not practical or where such fencing is used aesthetically as a design feature to promote an agricultural theme (for example attractive framed hog wire fencing). All wire mesh fencing will require administrative approval by the City of Gilroy Planning Division. Planted fences including shrubs and trellised vines should be used as an alternative to solid fencing and is preferred.

Front Yards Fencing: Front yard fencing is discouraged in order to retain the open feeling of the area. In instances where front yard fencing occurs, fencing shall not exceed three feet in height and shall be open fencing of the same type discussed above.

Side Yard and Rear Yard Privacy Fencing: Fencing along side and rear yards shall not exceed 7 feet. Side yard fencing shall be held back 10 feet behind the front building face and 5 feet from adjacent streets or public right-of-ways. When fences abut open space areas, fences shall be of transparent design. Solid privacy fencing should be located in close proximity to the primary dwelling structure to preserve the openness of the area while still providing ample privacy to the residents.

Common Open Space Areas: Fencing of common open space areas surrounding individual homes and housing clusters is strongly discouraged but may be necessary along right-of-ways. When necessary, fencing shall not exceed 4 feet in height and should be of transparent design. Fences around open space areas shall provide openings allowing access to public trails that run through the area.

Uvas Creek Riparian Corridor: Fencing that obstructs the free movement of wildlife within the Uvas Creek Riparian corridor is prohibited.

Community Design
Final Hecker Pass Specific Plan May 2015 7-39
Nothing can detract from the rural feel and attractiveness of an area more than inappropriate signage. Signage is an important element that helps define the character of the area while allowing visitors to orient themselves geographically. Signs are most important however in marketing a business and its services to potential customers and therefore tend to be large and obtrusive if not properly controlled. Therefore, the size and type of signs allowed in the Specific Plan Area are limited. In addition to the requirements discussed in this section of the Specific Plan, signage visible from Hecker Pass Highway is subject to the requirements of Section 5440.1 of the Business and Professions Code (Outdoor Advertising Act) in order to meet Caltrans requirements for Scenic Highways.

Signs should be limited in number and should be simple in design so as not to distract from the natural and rural environment. Materials and colors should be chosen that compliment the rural character of the area. Signs within the Specific Plan Area should communicate clearly and succinctly basic information including street names, development names, and the location of important facilities with minimal size. Walls, poles, and other supports for signs should consist of natural materials such as wood or stone and should be unobtrusive. Metal poles, bright colors, neon, and billboards are prohibited. Signs may be externally lit but should provide the lowest level of lighting possible to illuminate the sign.

Street signs can help define an area from other areas within the City. Street signs within the Specific Plan Area should be distinctive from the rest of the City and should reflect the rural and agricultural character of the area.

Each residential development, Agri-tourist and Agricultural Commercial is allowed a maximum of 15 square feet of aggregate sign space for the overall development (i.e. residential neighborhood, commercial center). Sign space is defined as the area that contains text and logos identifying the business name, business type, business affiliation, name of the residential or commercial development or the use of the property. Aggregate sign space does not include pedestals, mounting, or other structures used to display the sign. Signs larger than 15 square feet are conditionally allowed with administrative approval by the City of Gilroy Planning Department if they incorporate the rural and agriculture theme of the area, meet all other design criteria set forth in this section, do not visually detract from the character of the area, and do not block views. For uses that are located at the end of long driveways and are not visible from public roadways, one additional overall development entry sign near the main roadway is permitted but is subject to the same requirements discussed above.

If more than one use occurs within the Agri-tourist and Agricultural Commercial each individual use is allowed 15 square feet of aggregate sign space on the premises of the use in addition to the
overall development sign. Signs larger than 15 square feet are conditionally allowed with administrative approval by the City of Gilroy Planning Department if they incorporate the rural and agriculture theme of the area, meet all other design criteria set forth in this section, do not visually detract from the character of the area, and do not block views.

Signs should be incorporated into the architecture whenever possible and are encouraged to use historic, agricultural, or rural themes and styles. Signs may only be located on the property for which the sign is intended. Off-site signage and advertising signage are prohibited. Off-site signage is prohibited. Signage may be illuminated externally. Neon and exposed bulbs are not allowed. Supporting structures for any sign shall be made of natural or natural looking materials. Signs may be free standing, mounted on walls, or mounted on other structures. The following sign mounts are allowed in the Specific Plan Area.

**Awning:** A single awning sign that does not exceed more than 2/3 of the unit's frontage is permitted for each unit provided it is less than eight feet tall and is consistent with the architectural theme of the building. Signs taller than 8 feet are conditionally allowed with administrative approval by the City of Gilroy Planning Department.

**Canopy:** A single canopy sign that does not exceed 12 feet in length or 4 feet in height is permitted provided it is not placed above the roofline or does not exceed 2/3 of the unit's frontage. Signs longer than 12 feet and/or taller than 4 feet are conditionally allowed with administrative approval by the City of Gilroy Planning Department.

**Wall Signs:** Wall signs may be mounted to buildings or entry walls but may not exceed 15 square feet and should be compatible with the architecture and materials of the building or structure. Signs larger than 15 square feet are conditionally allowed with administrative approval by the City of Gilroy Planning Department.

**Freestanding:** Freestanding signs may be a maximum of 8 feet tall but may not exceed 15 square feet. Signs larger than 15 square feet and/or taller than 8 feet are conditionally allowed with a Conditional Use Permit.

**Entry Arch:** Entry arch signs may be a maximum of 20 feet tall but may not exceed 15 square feet of sign area. Signs larger than 15 square feet and/or taller than 20 feet are conditionally allowed with administrative approval by the City of Gilroy Planning Department.

**Temporary Signs:** Temporary signs for the marketing of home sales and leasing or for community events are permitted within the Special Use District and are subject to the provisions of the City of Gilroy Zoning Ordinance.

### 7.4.7 LIGHTING

Preserving the rural character of the Specific Plan Area and minimizing disturbances to the natural environment requires minimal lighting. Lighting should be provided at the lowest level required for public safety and should be spaced at the greatest distance along right-of-ways to
still meet photometric requirements. Intersections, sharp curves, ends of cul-de-sacs, and crosswalks on all streets should be illuminated. On smaller streets (i.e. all streets except for rural collector roads and Highway 152) lighting should alternate from one side of the street to the other. Light fixture styles should conform to the typical light detail seen in Figure 7-14.

Figure 7-13: Typical Street Light Fixture

Lighting of residential, Agri-tourist and Agricultural Commercial developments should be minimized according to the requirements for public safety. Entries, parking areas, and key intersections should be lit at minimum. Light posts and fixtures should reflect the rural character
of the area and be consistent with the architectural style of the adjacent structure. Lamp posts in pedestrian areas should be scaled to the pedestrian while lamp posts in parking lots may be taller but shall not exceed 16 feet in height. Lighting should also be used to enhance architectural features and landscape elements. Uplighting along paths and in gardens, patios and other public spaces is encouraged to create ambiance. Decorative lighting at main entrances should be used for emphasis. In all instances, lighting should not disturb neighboring properties or create driving hazards.

Policy 7-10: Nighttime lighting of playfields should not be permitted unless the proposed lighting design and technology substantially reduce nighttime glare and substantially reduce glare in areas outside of the immediate playfield area.

Policy 7-11: Projects proposing nighttime lighting of playfields will be subject to a conditional use permit and will require the review and approval of the City of Gilroy.

Policy 7-12: Landscaping plans for any recreation improvements proposed in or adjacent to riparian habitat shall include lighting specifications that shall include at least the following elements:
- All lighting adjacent to riparian habitat along Uvas Creek will be directed away from the riparian habitat
- No lighting will be installed in the riparian buffer area; and
- No lighting will generally be allowed after 11:00PM

Policy 7-13: Street lighting in the Hecker Pass Specific Plan Area shall be the lowest level required for public safety, with street lighting generally limited to street intersections, similar to the Hillside Residential lighting standards.

7.4.8 STREET FURNITURE

Street furniture within the Hecker Pass Area should be kept to a minimum and should reflect the rural character of the area. Benches and trash receptacles along public paths should be consistent throughout and should be strategically placed in areas where people might stop to enjoy the surrounding environment. Creative styles such as planters and trashcans made of old wine barrels or benches made of logs are encouraged.

Patio furniture, benches, trash receptacles and planters in common areas should be constructed of natural or natural looking materials. They should compliment the architectural style of the buildings nearby and should reflect the agricultural and rural atmosphere of the Hecker Pass Area.
7.4.9 PAVING MATERIALS

Paved areas including patios and walkways should be kept to a minimum. The use of pervious paving materials such as raised wooden decks, paving stones, gravel, rock, decomposed granite, permeable interlocking concrete pavement, special perforated paving systems, hard packed dirt or grass, or unmortared brick, stone or tile that prevent pollutants from intruding into the groundwater are encouraged as an alternative to asphalt and concrete. All developments must meet American’s with Disabilities Act (ADA) requirements. Paved areas should be edged with wood or stone when adjacent to landscaping areas and wherever possible. Standard curb and gutter construction should be avoided but may be used when necessary to ensure safety such as in areas where pedestrian areas are directly adjacent to parking areas. In limited areas where paving does occur, grass swales should be strategically placed around paved areas to collect pretreat, and convey water to the storm drainage system.