II. Design Guidelines

1. Site Design

The strategic placement of industrial buildings, parking lots, landscaping, and pedestrian pathways is essential for creating sites that are efficient, safe, and adaptable to future needs. Guidelines in this section aim to promote an optimal site layout that accommodates functional performance, maintains a coherent relationship to the public realm, and supports long-term flexibility.

1.1 Building Placement and Orientation

1.1.1 Building Placement

The placement and orientation of all elements on the site should be designed to provide visual clues to the functional organization of the site.

- Orient active uses (e.g., offices, lobbies) to face the primary street.
- Ensure the building entrance is easily seen from the street and site entryways.
- Where multiple buildings are located on a site, design buildings to create a cohesive visual relationship (See Section 1.4 for multi-building campus guidelines).
- On corner sites, place the building on the corner.

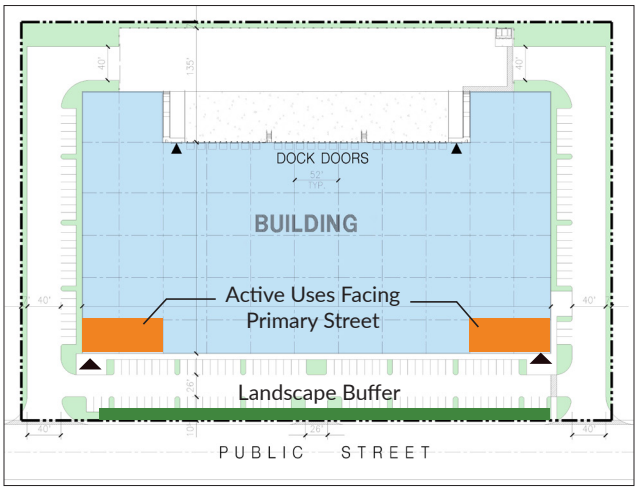
1.1.2 Setbacks

Buildings should be located to give good spatial definition to the pedestrian realm on public streets.

- Minimize the distance between the public street and building frontage (setback) as allowed by building operations and local codes.
- Where possible, locate new buildings as close to the front property line as the closest neighboring building to contribute to a safe, pleasant pedestrian environment with a consistent street wall.
- When parking areas are located between the public street and the building, provide landscape buffers as specified in Section 1.2.5 *Vehicle Parking*.



Building entrance should be easily seen from the street and site entryways.



Place active uses along public streets.

1.1.3 Amenity Areas

Amenity areas are places for employees and/or visitors to relax, enjoy lunch, exercise, and informally meet. They may include patios and seating areas, as well as walking paths or fitness stations.

- Locate employee outdoor break areas near indoor break areas for easy access.
- Design outdoor employee amenity areas to have sunlight during at least part of the day.
- In wind-prone areas such as locations close to the Bay, protect outdoor break areas from wind with denser landscaping or screen walls. Use trees and berms along the windward side of outdoor employee areas as windbreaks.
- Incorporate unique paving treatments, such as stamped or colored concrete, pavers, or tile to enhance the appearance of outdoor amenity areas.
- Where practical, locate amenity areas to be visible from public streets, sidewalks, and trail networks.



Amenity areas may include patios and seating areas, walking paths, or fitness stations, and can be integrated with landscape features.

1.2 Access and Circulation

1.2.1 Site Entrance

Highlight site entrances with driveway entry treatments such as accent landscaping and signage to facilitate navigation and enhance the overall project design.

1.2.2 Driveways

- Provide sufficient driveway widths for safe and efficient movement of truck traffic to and from public streets.
- Minimize the number of driveways and curb cuts to reduce the potential for conflicts with pedestrian and bicycle circulation.

1.2.3 On-Site Pedestrian Pathways

- Provide easily identifiable pedestrian pathways that connect buildings to parking areas, and from the site to public sidewalks, trails, open spaces, transit stops, and other amenities.
- Minimize conflicts between walkways and driveways, loading and other site operations.
- Design main pedestrian paths with special paving or other unique surface materials, subject to accessibility requirements, and include amenities including building canopies, landscaping, pedestrian-scaled lighting, seating, and trash receptacles.
- Ensure visibility to pedestrian paths from adjacent areas and connections to enhance safety and security. Avoid dense hedges, dark corners, and other elements that can obstruct visibility.

- Provide connections to the city's sidewalk network to support walking, biking, and transit use.
- Provide pathway lighting or pedestrian-scaled lighting along all pathways.

1.2.4 Off-Site Pedestrian Infrastructure

- Coordinate with Public Works, Planning, and/or other jurisdiction staff to improve the pedestrian realm in the public right-of-way.
- Ensure sidewalks meet Americans with Disabilities Act (ADA) standards and, where possible, match the width of adjacent sidewalks.
- Add landscaping between the sidewalk and roadway where space allows, using trees, shrubs, and groundcovers that are drought-tolerant and appropriate for the local climate. Bioswales and low berms are encouraged.

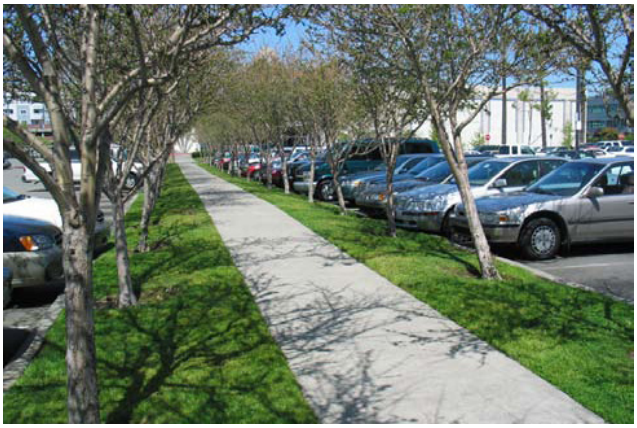
1.2.5 Vehicle Parking

Minimizing or replacing parking between the building and primary street frontage helps define a cohesive public realm and accommodate multi-modal access with reduced parking needs.

- To reduce public views of parking areas, locate all or most of the development's parking next to or behind the building, as feasible given site design and operations.
- Divide outdoor parking areas visible from public streets into smaller sections to decrease visual impacts associated with large expanses of pavement and vehicles, and to facilitate safe and efficient pedestrian movement between parking and structures.



Include outdoor bike racks near primary building entrances.



Incorporate tree lined landscape medians with pedestrian path in parking areas.



Include a landscaped median "finger" for every eight stalls.

- Consider shared parking agreements with nearby uses to reduce space dedicated to parking on-site.
- Include a landscaped "finger" for every eight stalls, where feasible given operational constraints. Exceptions can be made for parking areas that also function as operational yard.
- Consider adding additional landscaped medians between parking bays where there are three or more bays. These landscaped medians can include pedestrian paths.
- Buffer surface parking areas facing a public street by a minimum width of 10 feet landscaped frontage.

1.2.6 Bicycle Parking

- Locate long-term bicycle parking spaces in secure locations with protection from weather.
- Locate outdoor bike racks near primary building entrances.
- Coordinate rack and storage design and materials with the site and building design.

1.3 Street Frontage and Perimeter Design

The frontage between a building and the public street is an essential element in creating a cohesive and visually appealing streetscape. A well-designed frontage enhances the pedestrian experience, strengthens neighborhood character, and establishes continuity along the street.

1.3.1 Street Frontage

- Discourage long-term parking, encampments, and illegal dumping along rights-of-way by avoiding large expanses of pavement along street frontages.
- Use landscaping to break up large areas of pavement, including bioswales, trees, and planted buffers.
- Include pedestrian-scaled lighting every 15 feet along street frontages to illuminate sidewalks.
- Provide pedestrian-scaled waste receptacles along street frontages to minimize litter.

1.3.2 Walls, Fences and Visual Screening

Design walls and fencing as an integrated part of the site and ensure fencing design and material selection is consistent across the overall development.

- Avoid solid screening walls exceeding four feet in height or creating continuous opaque segments longer than 20 feet along public street frontages.
- Allow visibility through fences by including no more than 50 percent solid material.
- Decorative steel or aluminum fencing is encouraged. Visible barbed wire, chain link, electrical wire, or coiled razor wire are not allowed.
- Where fences are used along public street frontages, complement them with landscaping to soften their appearance and reduce visual impact on the streetscape.

- Avoid fences within the setback area along arterial streets (generally four lanes or more). Fences should be set back to the line of the building closest to the street.
- Fences may be located within the front setback area along collector streets (generally two-lane streets) if they are set back a minimum of 10 feet from the property line, with landscaping between the streets and the fence.

1.3.3 Perimeter Standards

- When adjacent or near sensitive uses like residential areas, schools, or open spaces, enhanced treatments such as landscape barriers and fencing should be applied to ensure privacy, safety, and visual quality, consistent with the requirements of SB 415 (2025).
- Solid walls and fences are allowed adjacent to other industrial or commercial properties.
- Use landscaping, fencing, walls or a combination of these or other treatments to buffer sites when located adjacent to residential, civic, or public open space uses.



Complement fences with landscaping to soften their appearance.



Avoid fences types including barbed wire, chain link, electrical wire, or coiled razor wire.



Avoid fences along the public streets without setback and landscape buffer.

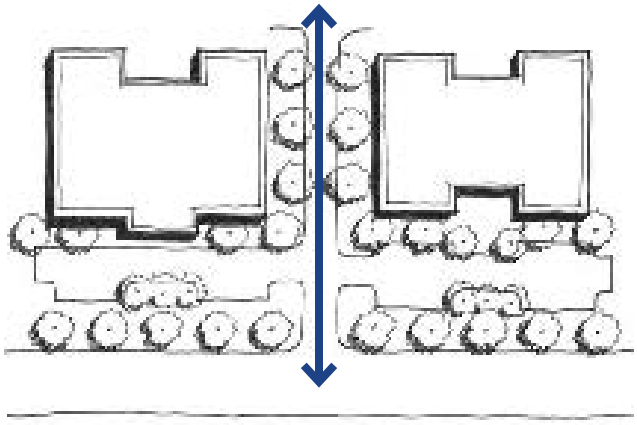
1.4 Multi-building Campuses

For developments consisting of multiple buildings, organize building placement and site circulation to prioritize pedestrian paths, shared landscape and open space areas, and employee amenity areas.

- Organize the site so that spaces with higher activity, such as office spaces and collaborative work areas, are located closer to the public street entrance, transitioning to warehouse or lower-activity areas.
- Avoid the creation of excessively large blocks by continuing or creating an internal street grid with human-scaled buildings to support a vibrant campus and encourage walking.
- Use consistent architectural styles, materials, and signage across multiple buildings to create a cohesive identity.
- Provide accessible shared plazas, courtyards, and pathways that connect buildings and encourage social interaction. Integrate shared employee amenity spaces into the overall open spaces.
- Where possible, provide shared access driveways between buildings to reduce curb cuts on public streets and improve site circulation efficiency.
- Locate landscaping and stormwater management features (e.g., swales) to be shared among buildings.



Coordinate multiple buildings, landscape buffers, open spaces and employee amenities spaces into the overall master plan.



Provide shared access driveways between buildings to reduce curb cuts and increase efficiency.

2. Loading and Services

This section provides guidelines for the placement and design of loading facilities, service areas, and mechanical equipment to ensure operational efficiency while preserving the visual quality of the site and public realm. The intent is to minimize the impact of these functional elements on streetscapes and pedestrian environments, reduce conflicts with circulation, and maintain a cohesive and attractive site appearance through appropriate screening and integration with overall building design.

2.1 Loading Dock Location and Orientation

- Locate loading facilities at the rear of buildings wherever possible.
- Avoid placing loading docks between a building and a public street.
- When loading facilities must be located at the front of the site, provide a 10-foot landscaped buffer to ensure that docks and doors do not dominate the frontage and are screened from the public street.
- Ensure that loading areas do not interfere with on-site pedestrian and vehicular circulation by separating loading areas and larger commercial vehicles from areas that are used for public parking and public entrances.
- Locate truck loading areas away from the side of a building abutting a residential use or other sensitive uses to the extent feasible.

2.2 Service and Storage Areas

2.2.1 Storage Areas

Any outdoor storage areas containing materials, supplies or equipment, including heavy trucks and trailers, should be screened from public view with landscaping or other elements.

2.2.2 Trash Containment

- Locate trash enclosures to minimize visibility from any public right-of-way through placement, landscaping, and/or other screening.
- Construct trash enclosures with durable materials, ensure that the color, texture and architectural detailing is consistent with the overall site and building design.
- Illuminate trash enclosures for safety and nuisance prevention by dedicated or adjacent site lights. Locate light fixtures as low as possible and shielded for spillover into neighboring properties.
- Include a pedestrian entrance to trash and recycling enclosures to minimize the need for opening larger access gates.

2.3 Mechanical and Utility Equipment

2.3.1 Mechanical Equipment

- Industrial uses and materials not associated with the permanent structure should be located away from perimeter walls or properly screened.

- Place mechanical equipment inside of a building, on rooftops, or screened at ground level with landscaping or other materials.
- Use parapets or other building screening elements to screen roof-mounted equipment from view.

2.3.2 Utility Equipment

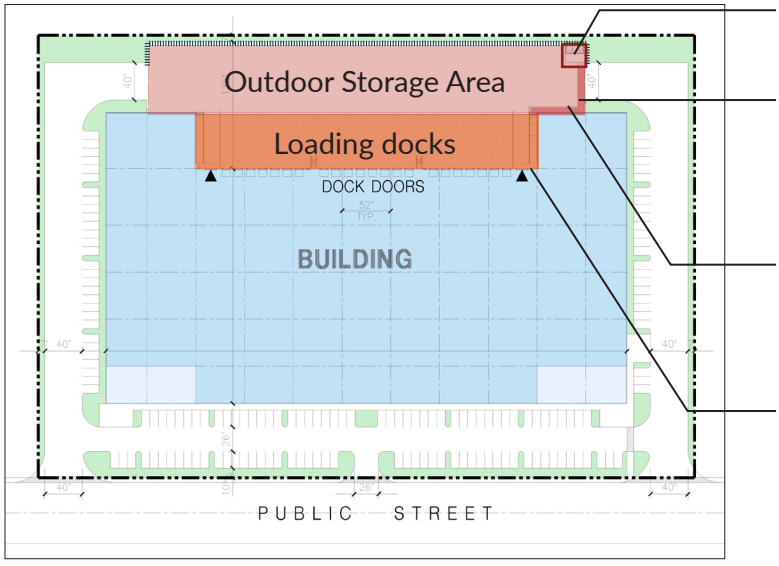
- Utility cabinets and meters shall be inside the building or fully screened if outdoors.
- Screen backflow prevention devices from public view through landscaping, berms, low walls, or other screening techniques.



Screen roof-mounted equipment with parapet walls that complement building design.



Connect trash enclosure to pedestrian path.



Locate trash enclosures to minimize visibility from any public right-of-way.

Include a pedestrian path to trash and recycling enclosures.

Locate outdoor storage areas away from public streets and screened from public views.

Locate loading docks at the rear of buildings and away from public streets.

Locate loading and service areas away from public view.

2.4 Outdoor Activity

- Ensure stacked materials and large equipment such as storage containers do not exceed the height of perimeter or interior walls or fences.
- Locate outdoor noise-generating uses at the greatest distance possible from adjacent residential or sensitive uses.
- Locate outdoor noise-generating uses such that existing buildings and walls can serve as sound buffers.
- Install sound-absorbing barriers, panels, and enclosures around noise-generating outdoor uses.
- Use earth berms and dense vegetation to screen and mitigate noise from outdoor uses.
- Use perimeter wall materials that reduce sound, such as precast concrete, masonry, or composite acoustic panels.
- If space allows, consider clustering outdoor uses together and applying a combination of screening and buffering tools.
- Ensure perimeter walls do not have gaps.

3. Building Design

The guidelines in this section promote high-quality, visually engaging, and functional industrial building designs that enhance the character of public streets and surrounding areas. The intent is to reduce the visual impact of large industrial building masses and heights, establish a sense of scale and rhythm, and encourage architectural features that create a welcoming public realm. Thoughtful articulation, varied materials, and design elements such as corner features are strongly encouraged to avoid long expanses of blank walls along public frontages.

3.1 Building Elements

3.1.1 Architectural Features

- The building design should highlight the primary entryway and building corners through architectural features that reflect and complement building functions.
- Design features may include varying roof heights, windows, or storefronts, and a mix of materials to create depth, texture, and a sense of scale along the façade.
- Maximize transparency through the use of doors and windows, especially on the ground floor, where consistent with interior uses, including lobbies, office space, and other active uses.

3.1.2 Building Massing and Wall Articulation

- Include architectural features that create visual interest and minimize the impact of building mass on building wall planes adjacent to a public street.

- In general, building walls adjacent to a public street should not continue for more than 100 feet without a change in the building wall plane or other elements.
- Spaces created by varied building plane offsets can accommodate landscaping.
- Include treatments on all elevations such as variation in wall plane or height, and articulation of wall surfaces through elements like recesses, form liners, reveals, canopies, windows, and material or color changes.
- On street-facing façades, incorporate structural or design elements (wall articulation, windows, doors, and/or other elements) in a consistent rhythm to break wall expanses into smaller parts.
- Use paint patterns or other external wall treatments to mimic building and wall plane variation.
- Consider the use of public art installations, e.g., murals, on walls facing public streets or open space.

3.1.3 Entryways

- Design entries so that they are clearly defined and visible from a public street.
- Incorporate architectural features such as awnings, canopies, and/or other treatments such as vertical architectural features or unique building colors or materials to highlight primary building entries.
- Incorporate unique ground-floor paving treatments, such as scored, stamped or colored concrete at primary building entry to enhance its appearance.
- Doors at building entrances should be part of larger window systems that permit views into the establishment.

3.2 Height

3.2.1 Overall Building Height

- New buildings should generally provide a clear height of 32 -50 feet to accommodate modern industrial and production uses, mechanical systems, and flexible mezzanine opportunities.
- Buildings should not exceed 75 feet unless a taller bay is required for specialized production. This allows for a potential second floor and flexible mezzanine opportunities.
- Ensure tall bays are proportionate to the building width so they do not excessively dominate the façade.

3.2.2 Multi-story Buildings

- For multi-story buildings, the building should appear firmly grounded and not top-heavy.
- Design dynamic building and roof forms to create greater visual interest and variety, helping structures appear less tall. Cornices, parapets, and eaves can denote the top of a building and provide greater visual interest on tall façades.

3.3 Corner Sites

New buildings at the intersection of two public streets occupy highly visible positions and often act as gateways to industrial districts. Thoughtful design on corner sites can help strengthen the identity and compatibility of the area with adjacent neighborhoods.

Provide one or more of the following in the design of corner buildings:

- A shorter or taller mass at the corner, extending at least 20 feet in both directions
- Material change
- Roof feature
- Special window patterns
- Public space leading to a building entry with integrated seating and landscaping
- Generous landscape beds with large trees
- Public art





Incorporate murals as a design feature to break up large wall expanses and enhance the character of corner buildings.



Add architectural elements, including awnings and canopies, to emphasize primary building entrances and provide shade.



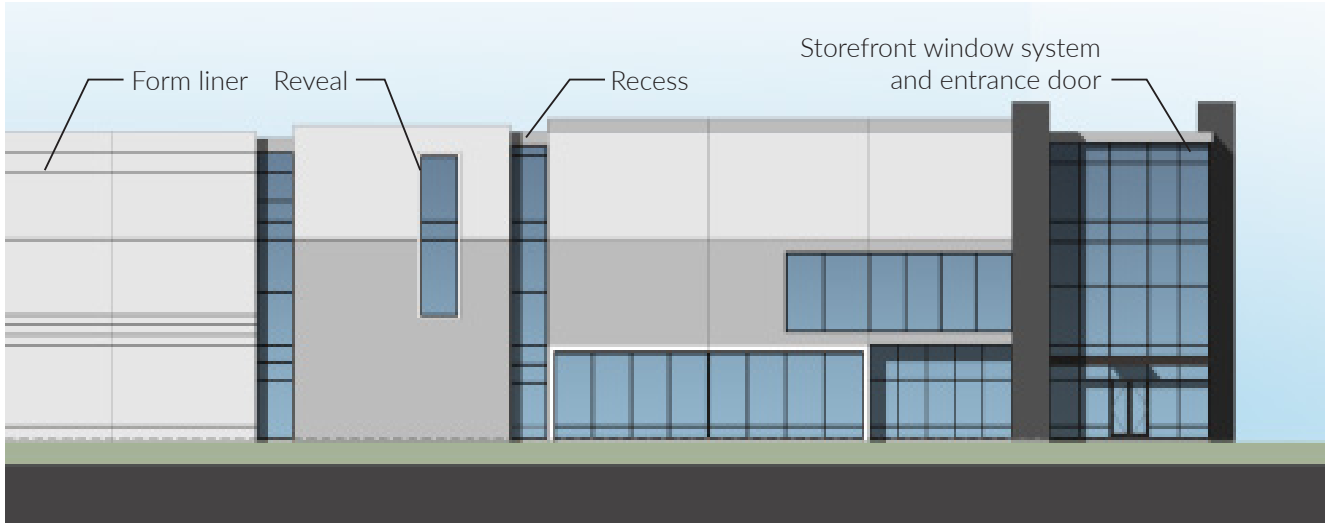
Maximize transparency through the use of doors and windows, where consistent with active uses such as lobbies and office space.



Use design features such as a change of materials and color to create depth, texture, and a sense of scale along the façade.



Vary roof heights to create visual interest and reduce appearance of building height.



Incorporate structural or design elements (wall articulation, windows, doors and/or other elements) in a consistent rhythm to break wall expanses into smaller parts.

4. Landscaping, Lighting, and Signage

Guidelines in this section provide landscaping strategies, including general public frontages, arterial street frontages, and collector street frontages, to ensure each frontage treatment provides adequate landscaping buffers between industrial uses and the public realm.

The overall design should integrate stormwater management features such as swales and infiltration areas to improve sustainability and comply with local environmental standards. Lighting should minimize glare and complement architectural design, and signage is expected to be coordinated with building materials for clear visibility and aesthetic consistency.

4.1 General Landscape Guidelines

Use landscaping to complement and enhance the overall project design. Well-designed landscaping should:

- Provide attractive frontage and frame building entrances or special design features.
- Screen or buffer adjacent sensitive land uses.
- Provide relief and shade to users of the sites using plants, trellises, green walls, and other landscape elements.
- Incorporate low-maintenance, water-efficient plantings that support the long-term health and visual quality of the landscape.

4.1.1 Maintenance and Water Management

- Comply with water efficiency requirements of the jurisdiction.
- Select drought-tolerant species that are native or well-adapted to local climatic conditions.



Select drought-tolerant plants for buffer zones.



Provide swales to treat parking lot run-off.



Integrate amenity areas with site landscaping.

- Design and locate landscaping to provide stormwater treatment. Direct rooftop drainage and parking lot runoff into landscaped areas designed as swales and infiltration areas.

4.2 Street Frontage Landscaping

- Landscaping is essential for creating an attractive streetscape, providing shade, and establishing visual connections with neighboring properties. Landscaping configuration and plant selections within this frontage area must comply with California fire code requirements.
- Where neighboring streetscapes present an attractive appearance, use a similar landscape palette to establish a coherent and consistent streetscape to create a continuous street and landscape frontage.
- Where a continuous tree and landscape street frontage is not present, develop a landscape palette that can be continued along the street frontage by future developments in adjacent properties.
- Use landscaping to mediate the transition between setback areas and adjacent building façades.
- Include a combination of trees, shrubs, and groundcovers that are drought-tolerant and appropriate for the local climate, with proper spacing to create a resilient and durable streetscape.
- Walls and fences that extend out from the main structure for purposes of screening service, storage, loading, or mechanical areas shall have a 10-foot minimum landscape strip along the exterior-facing side.
- Landscaping close to the sidewalk should include trees to provide shade on the sidewalk, while also allowing views into the site. Denser plant material should be located closer to the building.

4.2.1 Arterial Streets

Projects along an arterial street should provide a minimum 15-foot landscaped planting strip adjacent to the building façade or parking area facing the street. The depth of the landscape area may be varied to provide visual interest or to accommodate specific site needs as long as the total area is equal to or greater than a continuous 15-foot depth and the minimum depth is not less than 10 feet.

4.2.2 Collector Streets

Projects along a collector street should provide a minimum 10-foot strip between the building or parking area and the street. The depth of the landscape area may be varied to provide visual interest or to accommodate specific site needs as long as the total area is equal to or greater than a continuous 10-foot depth and the minimum depth is not less than 5 feet.

4.2.3 Frontages Adjacent to or Visible from Residential Uses

- Projects adjacent to or visible from residential uses should provide a 10- to 20-foot landscaped planting strip adjacent to the building façade or parking area facing the street. The depth of the landscape area may be varied to provide visual interest or to accommodate specific site needs as long as the minimum depth is not less than 10 feet.

- Landscaped areas should thoughtfully screen industrial activities and parking areas while allowing some site transparency in support of site security (See Section 7, *Site Security and Crime Prevention*).

4.2.4 Driveway and Entryway Landscaping

Use accent landscaping to distinguish driveway entries and primary building entrances. Landscaping adjacent to driveways shall be designed so that it does not interfere with sight distance requirements for oncoming vehicles.

4.3 Internal Site Landscaping

4.3.1 Parking Lot Landscaping

- Landscape parking lots with broad-branching shade trees at a minimum ratio of one tree per eight parking spaces, excluding outdoor yard areas.
- Locate trees to maximize shade coverage over parking areas.
- Include stormwater features like vegetated swales to capture and infiltrate runoff, reduce pollutants, and improve aesthetics.

4.4 Lighting

4.4.1 Lighting Design

- Integrate exterior lighting fixtures that are architecturally compatible with the building style, materials, and colors.
- Design exterior lighting to be shielded downward to ensure light does not overflow onto adjacent sites.
- Use visually appealing and well-detailed raised light pole bases that are compatible with the overall project design.
- Mount light fixtures at a height appropriate to the setting and project design. Use lower mounting heights for settings adjacent to sensitive land uses (residential, bay lands, or trails).

4.4.2 Building Lighting

Night lighting of building façades should articulate the building's architectural features and should be used sparingly and in key locations. Such lighting should highlight points of visual interest.

4.5 Signage Standards

4.5.1 Sign Coordination

- Coordinate project signage with the overall project colors and materials palette.
- Locate primary business signage prominently in relation to the primary building entry to be visible from the public right-of-way.
- Display information on the sign limited to site/district identification and not advertising.

4.5.2 Monument Signage

- Include no more than one detached monument sign per property.
- Locate monument signs near the street entrance to each industrial park district or subdivision.
- Ensure the design and dimensions of the monument sign do not impair visibility into or on the site.
- Avoid interference with entryway visibility for cars, pedestrians, and cyclists.
- Incorporate the materials and design features of the building which the sign serves.



Select monument sign that complements building design and landscaping.

4.5.3 Wall Signs

Attach signs to vertical surfaces of the building or walls. The sign should be an integral component of the overall building and site design, including the scale of the sign and the materials and colors employed.

4.6 Artistic Elements

Incorporate unique design elements (such as murals, decorative fencing, sculptures, creative bicycle racks, benches and tables) as project features that complement building design.

5. Sustainability

The following guidelines aim to promote sustainable development practices that address energy efficiency, enhance energy stability, minimize environmental impact, and protect ecological resources. By adhering to these principles and applicable regulations, projects will contribute to long-term environmental sustainability and help reduce carbon emissions.

5.1 Energy Infrastructure

5.1.1 Energy-Efficient Design

- Ensure that building design and operations minimize energy consumption, reduce greenhouse gas emissions, and comply with California Code of Regulations Title 24, Part 11 CALGreen Tier 1 or Tier 2 standards.
- Maximize the use of daylight, natural ventilation, and passive solar control to reduce energy demand, provided that these strategies are consistent with the building's use and operational needs.
- Include skylights and/or clerestory windows for natural daylight and to reduce reliance on artificial lighting.
- Consider energy efficiency and lifecycle costs when installing or replacing mechanical equipment.
- Install dock seals or shelters for exterior loading dock doors adjacent to conditioned or indirectly conditioned indoor spaces.

5.1.2 On-Site Renewable Energy and Microgrids

- Where compatible with building uses and insurance requirements, include rooftop solar photovoltaic panels.
- Provide a battery storage system with a rated energy and power capacity per the current California Building Energy Efficiency Standards (Title 24 Part 6).
- Consider making projects microgrid-ready to improve power reliability and power quality and increase delivery efficiency by reducing energy lost in the process of transmission at distances.
  - Preserve indoor and outdoor space for installation of a microgrid, including controllers, battery storage, and on-site energy generation.
  - On-site energy generation may include solar panels and other renewable sources including hydrogen fuel cells.



Use rooftop solar panels to improve power reliability and power quality.

5.1.3 Electric-Ready Infrastructure

- Design for excess demand capacity and accommodate the potential need for additional electrical panels by providing a secondary electrical room in each building, or oversizing the room.
- Plan space for future electrification adaptation for projects that use natural gas equipment such as heat pumps.
- Provide dedicated charging infrastructure to support electric-powered on-site equipment, such as forklifts, yard tractors, and maintenance vehicles.
- Provide conduits and electrical hookups at all loading bays per SB 415 (2025) that are designed to serve or have the capacity to serve cold storage in the future to reduce truck idling time.
- For medium and heavy-duty vehicles, comply with electric vehicle charging readiness requirements for warehouse and manufacturing facilities in CALGreen Nonresidential Mandatory Measures. To achieve higher performance, meet or exceed Nonresidential Voluntary Tier 1 or Tier 2 Standards.



Provide electric vehicle charging stations and electric vehicle capable spaces.

- For employee parking spaces, provide Electric Vehicle Charging Stations (EVCS) and Electric Vehicle Capable spaces per CALGreen Nonresidential Voluntary Tier 1 or Tier 2 Standards.

5.2 Other Sustainability Measures

5.2.1 Urban Heat Island Measures

- Add cool surface treatments to drive aisles and parking areas or use a solar-reflective cool pavement such as concrete.
- Design frontage, perimeter, and parking area landscaping to provide shade cover to outdoor areas.
- Use white or light-colored roofing materials with a high Solar Reflective Index (SRI) per CALGreen Nonresidential Voluntary Tier 1 or Tier 2 Standards.
- Use awnings and trellises on the ground floor to increase shade, reduce glare, and reduce solar heat gain.

5.2.2 Bird-friendly Design

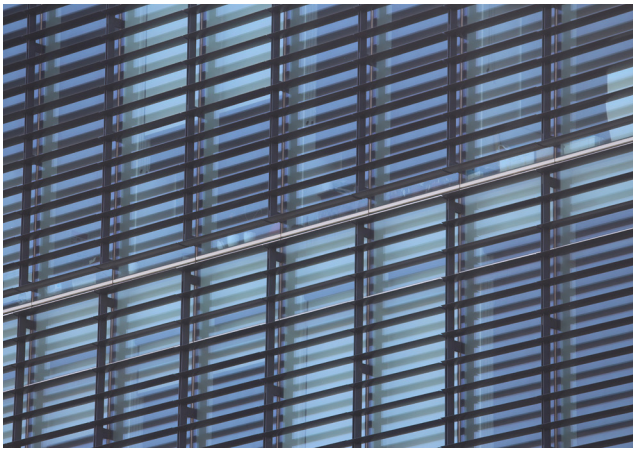
- Avoid the use of large areas of reflective or transparent glass in the building design, specifically in areas adjacent to landscaping.
- Add architectural devices, such as louvers, awnings, sunshades, or light shelves, to the building design to reduce massing of glass.
- Use bird safety treatments on reflective glazing. Treatments could include patterned or fritted glass, lasered patterns, decals, or adhesive films (often in a spacing of 2–4 inches vertically or 4 inches horizontally), to help birds see the glass as a barrier.

- Do not use uplighting or spotlights on-site; ensure all site lighting uses shielded fixtures. See Section 4.4.1 for lighting design guidelines.

5.2.3 Development Adjacent to Shoreline

Developments abutting Open Space and Floodplain Districts are visually and environmentally sensitive and warrant additional site, architectural, and environmental considerations.

- Incorporate landscaping to frame and integrate the development into the surrounding area and provide sensitive, natural screening where appropriate.
- Use building surfaces, materials, and colors to minimize reflectivity and integrate into the natural surroundings.
- Where relevant, incorporate pedestrian connections to the Bay Trail using pathways, landscaping, and interpretive signage.
- Minimize visibility of truck loading bays and dock doors from shoreline.
- For buildings in areas susceptible to sea level rise, incorporate adaptive site and landscape design strategies, such as elevated critical building components, elevated pathways, floodable open spaces, and resilient planting palettes.



Use shades, louvers, or treated glass for bird-safe design.



Incorporate pedestrian connections to the Bay Trail along the shoreline.

III. Special Considerations

6. Building Renovations, Additions, Historic Structures, and Adaptive Reuse

East Bay cities have a large stock of aging buildings that need to be updated to meet the evolving needs of current industrial growth trends and sustainability requirements. Renovation, additions, and adaptive reuse projects face unique challenges, and this section provides guidelines tailored to these type of projects, as well as buildings with local or state historic designation.

6.1 Renovations, Additions and Adaptive Reuse

6.1.1 Building Character and Context

- Retain key defining architectural elements that shape the district's industrial character, such as overall massing, façade rhythm, and key material expressions. New additions should help reinforce and improve the visual identity of the area.
- Focus on improving building performance, durability, and functionality while maintaining a cohesive street presence.
- Avoid blank walls along visible frontages by incorporating glazing, articulated façades, and architectural features that contribute to the public realm (see 3.1).
- When new architectural articulation is not feasible due to structural limitations, use paint, landscaping, and public art elements to reduce inactive façade along the public frontage.
- Ensure adaptive reuse projects are compatible with surrounding properties and do not introduce noise, odor, vibration, or other nuisances to adjacent sites, particularly where residential, open space, office, or public-facing uses are nearby.
- Include flexible spaces to accommodate various types of industrial uses, including configurations suitable for smaller tenants.
- Projects should also incorporate on-site amenity areas such as break rooms, outdoor seating, or wellness spaces to improve working conditions for employees (see 1.1.3).



Include amenity spaces to improve work conditions for employees.

6.1.2 Accessibility and Safety

- Provide continuous accessible routes from sidewalks and parking spaces to building entries that meet current ADA standards and California's Building Standards Codes for accessibility, and integrate ramps, lifts, and handrails into the overall design.
- Wherever site conditions allow, clearly separate pedestrian paths, vehicle traffic, and truck movements through thoughtful site design.
- Provide clearly marked pedestrian crossings, and/or protective bollards to reduce conflicts and improve safety for workers and visitors. When full separation is not feasible, use strategic placement of landscaping or fencing to guide movement and minimize conflicts.
- Provide shared common access driveways or roads for adjacent lots to reduce the number of access points onto the main roadway, especially for sites with limited internal space for adequate circulation.
- Incorporate seismic, fire, and life-safety upgrades as part of renovation work, including structural retrofits, fire suppression systems, and clearly marked egress paths.

6.1.3 Structure and Material Reuse

- Evaluate existing buildings for structural integrity and reuse opportunities, retaining foundations, framing, and envelope components where they meet current safety and functional standards.



Integrate ramps, lifts, and handrails into the overall design.

- Organize renovations and additions to allow multiple tenants and industrial processes over time —for example through modular bays, open floor plates, and adequate electrical room space for potential microgrid system installation.
- Prioritize the reuse of building components and incorporate materials with low-embodied carbon to reduce demolition waste and divert materials from landfill.

6.1.4 Demolition and Reconstruction

- When demolition is necessary, hazardous materials such as asbestos, lead-based paint, and contaminated soils should be identified and handled in accordance with all applicable regulations to protect workers and nearby communities.
- Follow a construction and demolition waste management plan that maximizes reuse and recycling of building materials and meets or exceeds local diversion requirements.

- New buildings constructed after demolition should meet or exceed current standards for seismic resilience, energy efficiency, and material performance, and should achieve substantially better building envelope performance than the structures they replace.

6.1.5 Energy Efficiency and Building Systems

- Renovation projects should improve the energy performance of the building envelope through added insulation, air sealing, upgraded glazing, and shading where compatible with industrial operations.
- Outdated mechanical and lighting systems should be replaced with high-efficiency heating, ventilation, and cooling (HVAC) controls that support industrial loads while improving indoor comfort for workers.

6.2 Historic Buildings

Cities with a rich inventory of historic industrial buildings face unique challenges when accommodating modern functionality while preserving historic character. These guidelines aim to ensure that additions and renovations respect the architectural character and cultural significance of historic resources, while allowing for contemporary operational needs.

- Ensure that any additions, alterations, or improvements to buildings designated as Historic Resources comply with local standards or processes, the California Office of Historic Preservation (OHP), and/or US Department of the Interior's Standards for the Treatment of Historic Properties.
- Preserve original building materials, building elements, and architectural features, if possible. Retain the original building continuity, rhythm, and form created by these features.
- Design building additions on historic buildings to be compatible with the massing, size, scale, and architectural features of a historic structure or site while clearly reflecting the modern origin of the addition.
- Within historic districts, new infill structures should harmonize in style and scale with the surrounding historic structures.

7. Site Security and Crime Prevention

Industrial properties in East Bay Priority Production Areas (PPAs) often face security challenges, including theft, trespassing, and vandalism. While industrial sites and infrastructure facilities typically have limited public access, they require strong safety and security measures to protect the property and operations.

7.1 Crime Prevention through Environmental Design

Crime Prevention Through Environmental Design (CPTED) is a design approach based on the principle of defensible space, which suggests that places that appear well-defined, visible, and actively managed are less vulnerable to criminal activity. For industrial areas, CPTED strategies should support secure and efficient operations while reducing risks related to intrusion and unwanted activity.

The table below summarizes the four key CPTED strategies: natural surveillance, natural access control, territorial reinforcement, and maintenance, as well as site and building design elements related to each strategy. Many of these guidelines are similar or complementary to the items in Sections 1 through 6 in this document.

Table 2 CPTED Principles and Design Elements

CPTED Principle	Purpose	Supporting Design Elements
Natural Surveillance	Increase visibility and legitimate observation to deter unwanted behavior and enhance perceived safety.	Active uses, sightlines, lighting
Natural Access Control	Guide movement into, through, and out of spaces to discourage unauthorized access while maintaining openness and usability.	Site layout and circulation, pedestrian access, parking, utility and service area design
Territorial Reinforcement	Establish ownership, responsibility, and clear distinctions between public, semi-public, and private space.	Prominent entry and signage, activity and ownership, transition zones
Maintenance	Reinforce care and establish ongoing oversight to discourage disorder and sustain safety over time.	Site design and material selection, site evaluation, site management

7.2 Natural Surveillance

Natural surveillance is a CPTED principle that uses site and building design to increase visibility and passive observation of industrial properties. Natural surveillance can help deter trespassing, vandalism, theft, and other inappropriate activity by making unwanted behavior more visible and easier to report.

In industrial areas, this principle in practice includes designing buildings, access points, public frontages, parking areas, yards, and loading areas so that employees, visitors, truck drivers, security personnel, and passersby can more easily observe activity on and around the site. Design features such as well-placed windows, transparent fencing, adequate lighting, clear sightlines, and well-maintained landscaping can help improve visibility between industrial operations and surrounding public areas, including streets, sidewalks, and common access areas.

Natural surveillance should be balanced with the need for security, screening, and operational efficiency. The goal is not to expose industrial operations but to create clear visual connections in key public-facing and high-activity areas while avoiding hidden corners, blank frontages, poorly lit edges, and isolated spaces.

The following guidelines can enhance natural surveillance.

7.2.1 Active Uses

- Place active uses—including primary entrances, administrative offices, reception area, employee amenity areas, and showrooms—along public streets, with windows designed to provide clear visibility from inside the building to the street and sidewalk.
- Place theft- or vandalism-prone site features, such as electric vehicle (EV) charging stations, in highly visible areas near main entrances, windows, security offices, or other regularly occupied areas.

7.2.2 Sightlines

- Avoid placing landscaping, signs, utility equipment, or architectural projections where they would block visibility to entrances, gates, parking areas, loading zones, or other security-sensitive areas.
- Avoid creating blind spots or potential hiding spots with landscaping or berms.
- Maintain clear sightlines for security cameras and on-site surveillance.
- Avoid solid screening walls along public frontages and allow visibility through fences by including no more than 50 percent solid material.
- Where mezzanine-level or second-story administrative areas are provided, orient them to overlook parking areas, public streets, site entrances, or other high-activity areas.



Provide windows in areas with active uses.



Avoid solid screening walls along public frontages that block sightlines.

7.2.3 Lighting

- Provide appropriately scaled and strategically located lighting throughout the property.
- Prioritize lighting in high-risk and high-activity areas, including site perimeters, **streetfacing frontages,** gates, building entrances, parking areas, loading zones, outdoor storage areas, service yards, **pedestrian pathways,** and employee access routes.
- Use shielded lighting, which is more difficult to vandalize and reduces blinding glare.



Provide adequate and appropriately scaled lighting throughout the site.

- Avoid overly bright or poorly directed lighting, which can reduce visibility for employees, drivers, security personnel, and cameras and make adjacent darker areas harder to see.

7.3 Natural Access Control

Natural access control is a CPTED principle that uses site design, physical elements, and clear wayfinding to guide movement and clearly indicate where people and vehicles are permitted to go. Natural access control can be implemented by the placement of entrances, exits, fencing, landscaping, and lighting to provide physical guidance to people coming and going from one space to another and to discourage unwanted activity.

In industrial areas, this principle in practice includes designating and marking public-facing entrances, employee areas, truck circulation routes, loading zones, outdoor storage yards, and restricted operational areas. Clear access routes and boundaries facilitate site navigation, monitoring, and management.

The following guidelines support natural access control.

7.3.1 Site Layout and Circulation

- Provide clear and visible circulation routes. Ensure all paths, driveways, and entrances are clearly marked through pavement markings, wayfinding signage, landscaping, and lighting.
- Clearly distinguish service routes, employee access points, visitor entries, truck circulation, and loading areas to reduce confusion and discourage trespass.
- Use landscaping, low fencing, bollards, gates, and other site elements to guide movement without creating an overly fortified appearance.
- Where fencing is necessary, select fencing types that are difficult to climb (e.g., palisade fencing).

7.3.2 Pedestrian Access

- Limit the number of pedestrian entries into the property along each street frontage.
- to control access and improve observation of individuals who are entering and exiting.
- Provide separated and well-marked pedestrian pathways through parking lots and outdoor spaces, creating a safer path of travel and a visible presence of pedestrians.
- Use pedestrian-scale lighting to support visibility.



Provide clear pedestrian pathways through parking lots.

7.3.3 Parking

- Separate employee parking from warehouse operations where feasible. Clear separation of private transport from operational zones prevents inventory theft and strengthens facility security.
- Designate visitor parking near primary entrances. Clearly marked visitor parking helps direct visitors to appropriate areas and reduces unnecessary circulation through secure or operational zones.

7.3.4 Utility and Service Area Design

- Locate outdoor storage areas for pallets, crates, or trash receptacles where they cannot easily be used as ladders to scale perimeter fences.
- Place utility equipment and trash enclosures so they do not obstruct natural surveillance of common-space areas.

7.4 Territorial Reinforcement

Territorial reinforcement is a CPTED principle based on the idea that people are more likely to protect and monitor spaces that seem owned, managed, and cared for. Similarly, people are also less likely to intrude into spaces where ownership and active management are clearly demonstrated. The underlying principle of territorial reinforcement is that the transition between public and private spaces should be clearly delineated.

Territorial reinforcement uses physical design elements to define boundaries between public, semi-public, private, and restricted areas, indicating who is expected to use each space, as described below.

- *Public zones* are areas accessible to the public, such as sidewalks, public streets, visitor entrances, or customer-facing areas. These areas should be designed to support visibility, wayfinding, and natural surveillance.
- *Semi-public* or semi-private zones are transition areas between public and restricted spaces. On industrial sites, these may include visitor parking areas, employee amenity areas, shared drive aisles, or landscaped front setbacks. These areas should be clearly defined through landscaping, paving, signage, lighting, or low fencing.
- *Private zones* are areas intended for employees, visitors, and other authorized users. These may include employee parking areas, administrative offices, internal circulation routes, and controlled building entrances.
- *Restricted operational zones* should be limited for safety, security, or operational reasons. These may include loading docks, truck courts, service yards, outdoor storage areas, and utility areas. These spaces should be clearly marked and separated from public and visitor areas through signage, pavement markings, gates, fencing, or other access control measures.

The following are additional design guidelines and tools to strengthen territorial reinforcement.

7.4.1 Prominent Entry and Signage

- Use gateway structures and treatments to emphasize entry into a semi-public or private space.
- Ensure entries are prominent, well-lit, and easy to see from the street and convey a sense of oversight.
- Use consistent site design elements, including branding, landscaping, and lighting, to define business territory.

7.4.2 Activity and Ownership

- Use property numbering and outdoor signage that communicates ownership and use of the property.
- Mix or co-locate active uses on the ground floor to create activity and "eyes on the street."
- Incorporate public art, monuments, or community signage to foster a sense of ownership and identity and attract positive activity.



Use landscaping and public art at the main entry to foster ownership and identity.



Incorporate murals on large surfaces to discourage graffiti.

7.4.3 Transition Zones

- Use landscaping, pavement treatment, signage, and other design cues to signal transitions from public to semi-private and private spaces.
- Provide controlled access points or edge treatment such as hedges, planters, low walls or fencing to clearly delineate secure areas.

7.5 Maintenance

Maintenance allows for the continued use of a space as intended over time. Deterioration and blight signal a lack of concern and control by site users and indicate a greater tolerance of disorder. The more dilapidated an area, the more likely it is to attract unwanted activity. Proper maintenance helps ensure that buildings, site features, and operational areas remain safe, functional, and orderly.

Maintenance and management need to be considered at the design stage, as the selection of materials, landscaping, and other site features will impact maintenance needs and treatments that should be sustained over time.

The following guidelines support site and building maintenance.

7.5.1 Site Design and Material Selection

- Avoid large, smooth surfaces without windows or articulation to discourage graffiti or other vandalism.
- Where large blank exterior surfaces are unavoidable, incorporate high-quality murals to establish site identity, reinforce ownership, and discourage uninvited graffiti.
- Use graffiti-resistant paint and/or coatings to quickly remove any unwanted markings.
- Use textured surfaces, defensive planting with thorny plants, or green walls with clinging vines to prevent climbing.
- Minimize leftover spaces or blind corners that are difficult to maintain or monitor.

7.5.2 Site Evaluation

- Measure CPTED effectiveness over time through both qualitative and quantitative indicators. Evaluation can help determine whether design and management strategies are reducing opportunities for crime and improving perception of safety.
- Conduct periodic post-occupancy reviews at six months, one year, and three years following completion.
- Conduct regular maintenance audits to confirm that lighting, landscaping, fencing, signage, access control measures, and security features remain functional and effective.
- Adjust site design, maintenance practices, or operational procedures based on evaluation results, observed issues, and new information.

7.5.3 Site Management

- Establish ongoing maintenance practices and appropriate staff or security presence to reinforce active oversight of the site.
- Incorporate routine inspections, clearly defined maintenance responsibilities, and coordination with local law enforcement or public safety staff where appropriate.
- Maintain landscaping to preserve clear sightlines, prevent overgrowth, and eliminate hiding places or blind spots.
- Screen or properly store broken equipment, inoperable vehicles, outdoor materials, and other items that may create a neglected appearance or attract unwanted activity.
- Encourage timely reporting of burned-out, damaged, or vandalized lights to ensure that lighting remains functional and effective.
- Respond promptly to vandalism, graffiti, litter, broken windows, debris, and other signs of deterioration.
- Equip common areas with limited visibility with appropriate surveillance measures, such as security cameras.