City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

CITY OF FOSTER CITY
COMMUNITY DEVELOPMENT DIRECTOR'S ACTION
NOTICE OF DECISION

APPLICATION RECEIVED:	May 1, 2024
APPLICATION COMPLETE:	May 1, 2024
ACTION DATE:	May 21, 2024
CASE NO.:	UP2024-0010 (Modifying UP2021-0002)
OWNER/ADDRESS:	Vintage Park Community Association (VPCA), 1820 Gateway Drive, Ste. 100, San Mateo, CA 94404
APPLICANT/ADDRESS:	Kali Futnani, Gilead Sciences Inc., 333 Lakeside Drive, Foster City, CA 94404
APPLICATION FOR:	Use Permit Modification to amend the Vintage Park Design Guidelines to add seven (7) new plants to the Plant List and add a provision allowing the Vintage Park Community Association to approve any future plants being proposed on a case-by-case basis as long as they are native, drought tolerant species.
LOCATION:	Vintage Park, Foster City, CA 94404
ZONING:	CM/PD (Commercial Mixed Development / Planned Development Combining District)
CEQA DETERMINATION:	Categorically exempt pursuant to CEQA Section 15304, Class 4 – Minor Alterations to Land
ACTION TAKEN:	Approved with Conditions

On the date listed above, the Community Development Director of the City of Foster City, took the action described above on the subject Use Permit application based on the following findings:

1. That the proposal to modify the Vintage Park Design Guidelines to add seven (7) new plants to the Plant List and add a provision allowing the Vintage Park Community Association to approve similar plants being proposed on a case-by-case basis would be consistent with the Foster City General Plan, Chapters 17.28 (C-M Commercial Mix District) and 17.69 (PD Planned Development Combining District) of Title 17 (Zoning), and

Chapter 2.28 (Planning) of the Foster City Municipal Code, because the additions will be compatible with the existing plant species (trees, shrubs, perennials and bulbs), will be sympathetic to the character and style of Vintage Park, and will be harmonious with the existing area and therefore, will promote "proper site planning, architectural design and property maintenance" and will preserve "the quality of the City's residential neighborhoods" as stated in the Land Use and Circulation Goals (LUC-A and LUC-B) and Land Use Policies (LUC-A-1 and LUC-B-1) contained in the Land Use and Circulation Element of the Foster City General Plan.

2. The addition of the seven (7) new plant species and language to allow the VPCA to approve similar plants being proposed on a case-by-case basis, to the Vintage Park Design Guidelines is appropriate for the City, the neighborhood, and the Vintage Park Design Guidelines because the added species are native, drought resistant, and complement other plants already on the approved list.

3. That the addition of the seven (7) new plant species and language to allow the VPCA to approve similar plants being proposed on a case-by-case basis, to the Vintage Park Design Guidelines will ensure that developments enhance their sites and are harmonious with the highest standards of improvements in the surrounding area as specified in Section 17.58.010 of Chapter 17.58 (Architectural Control and Supervision) because the proposed revisions to the Vintage Park Design Guidelines will provide more drought resistant plant options and at the same time ensure that the VPCA has the flexibility to approve similar plants which may not be on the approved list on a case-by-case basis without requiring an amendment to the Plant List.

4. That the addition of the seven (7) new plant species and language to allow the VPCA to approve similar plants being proposed on a case-by-case basis, to the Vintage Park Design Guidelines will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be injurious or detrimental to property and improvements in the neighborhood, property values in the area, or the general welfare of the City because the revisions will allow for the planting of seven (7) additional native, drought tolerant species within the Vintage Park boundaries and will provide greater flexibility for the VPCA to approve similar plants being proposed. Proposed plants not on the approved Vintage Park Design Guidelines Plant List, will require review and approval by the VPCA on a case-by-case basis and therefore will not be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the City.

This action is subject to any conditions contained in Exhibit A, attached.

Expiration

Any Use Permit Modification approval shall, without further action, become null and void if not used within two (2) years from the date of approval thereof, or within any shorter or longer period of time if so approved by the Community Development Director.

Appeal

Pursuant to Section 17.06.150 of the Foster City Municipal Code, an action of the Community Development Director on an application may be appealed within ten (10) calendar days after the

date of the Community Development Director's decision, in writing, to the Planning Commission. Appeals may be filed using the appeal form available in the Community Development Department or by letter. There is a fee for filing an appeal. All appeals must be filed in accordance with Section 17.06.150.

Acknowledgment by Applicant

Pursuant to Section 17.58.040.E of the Foster City Municipal Code, any Use Permit Modification decision shall not be effective until the permittee acknowledges acceptance of any conditions of approval and any appeal period has lapsed, or if there is an appeal, until a final decision has been made on the appeal.

In order to demonstrate that you are aware of and understand the Use Permit Modification conditions of approval (attached hereto as Exhibit A), please sign the original of this letter and return it to the Planning/Code Enforcement Division. Please keep the duplicate for your records. *Please be advised that a Building Permit **will not** be issued until the Planning/Code Enforcement Division has received the signed Notice of Decision.*

Sincerely,

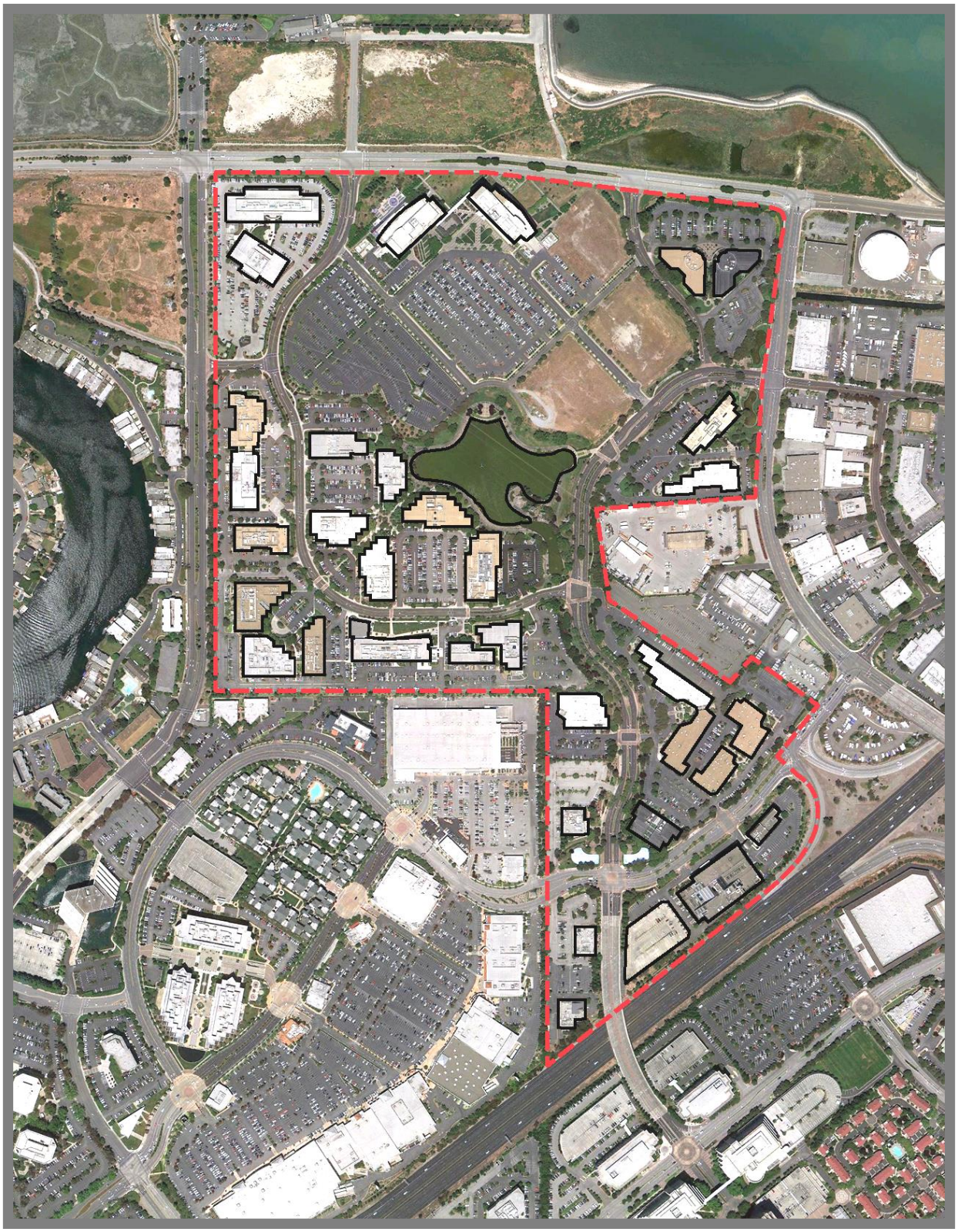
p.p.

Sofia Mangalam
Community Development Director

Eileen Greathouse property manager for VPCA
(Owner's Name) (Please Print)

Eileen Greathouse
(Owner's Signature)

Planners Initials: HG



VINTAGE PARK DESIGN GUIDELINES
Vintage Park, Foster City
Updated: April 2, 2024

CITY OF FOSTER CITY
PLANNING
DEPARTMENT
UP2024-0010
5/28/2024
ADMINISTRATIVE
APPROVAL
WITH CONDITIONS

Description of 2024 Update: Includes an update to add seven plant species to expand the approved Plant List as well as allow similar plants that are native and drought tolerant, as approved on a case by case basis by the VPCA

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Introduction

1.1 Background

Vintage Park – a 132-acre, mixed-use development – is located at the northwestern corner of Foster City, California. The site lies north and east of Highway 92 adjacent to existing light industrial development in Foster City and existing residential development in San Mateo. A 20' landscape easement owned by EMID runs the length of the west and southwest property line between the Vintage Park/Foster City and San Mateo city limits. Vintage Park has been developed as a business and working community tightly integrating the various land uses within and surrounding the site.

The overall development is comprised of pharmaceutical, office, research and development, light industrial, hotel, restaurants, and retail land uses. The various "mixed uses" are integrated into a planned frame-work of open space systems that collectively create a park-like setting. The majority of the open space serves the community at large as an amenity, providing pedestrian, bicycle, and vehicular circulation. The unbuildable area within the PG&E easements is being utilized for parking, landscaping and recreational uses.

1.2 Objectives of the Design Guidelines

The objectives of the Design Guidelines for Vintage Park are to:

- Maintain over the long term the design quality and compatibility of all projects within the park.
- Attract employers to Foster City by providing a high quality office/research/industrial park.
- Enhance Foster City's image as a master planned, well-designed City.
- Create a quality mixed-use development within a "park-like" setting that organizes the mixed land uses, is economically feasible and shares uses of recreational amenities and parking.
- Develop a unified hierarchy of site functions and elements including circulation systems, recreational amenities, public and private access and landscape forms and details.
- Design a development that is not only unique and supportive of a wide range of uses, but is also flexible enough to accommodate changing market demands and unforeseen desires.

1.3 Sustainable Design Goals

- Promote walking, biking and using public transportation within the park.
- Encourage building design that responds to the environmental context.
- Encourage using high recycled-content building materials or finishes.
- Reduce water use by water-efficient landscaping and drought-tolerant vegetation.
- Reduce energy use and carbon footprint of new building and site development.

1.4 Review Process and Future Amendment

All improvements and development projects located within the Vintage Park area are subject to review and approval by the Vintage Park Community Association (VPCA) prior to review by the City for conformance to these design guidelines. They must also meet the relevant requirements of the Foster City Municipal Code and The Estero Municipal Improvement District Code.

Future amendments to these design guidelines shall be reviewed and approved by the Vintage Park Community Association, prior to review by the City.

1.5 Definitions

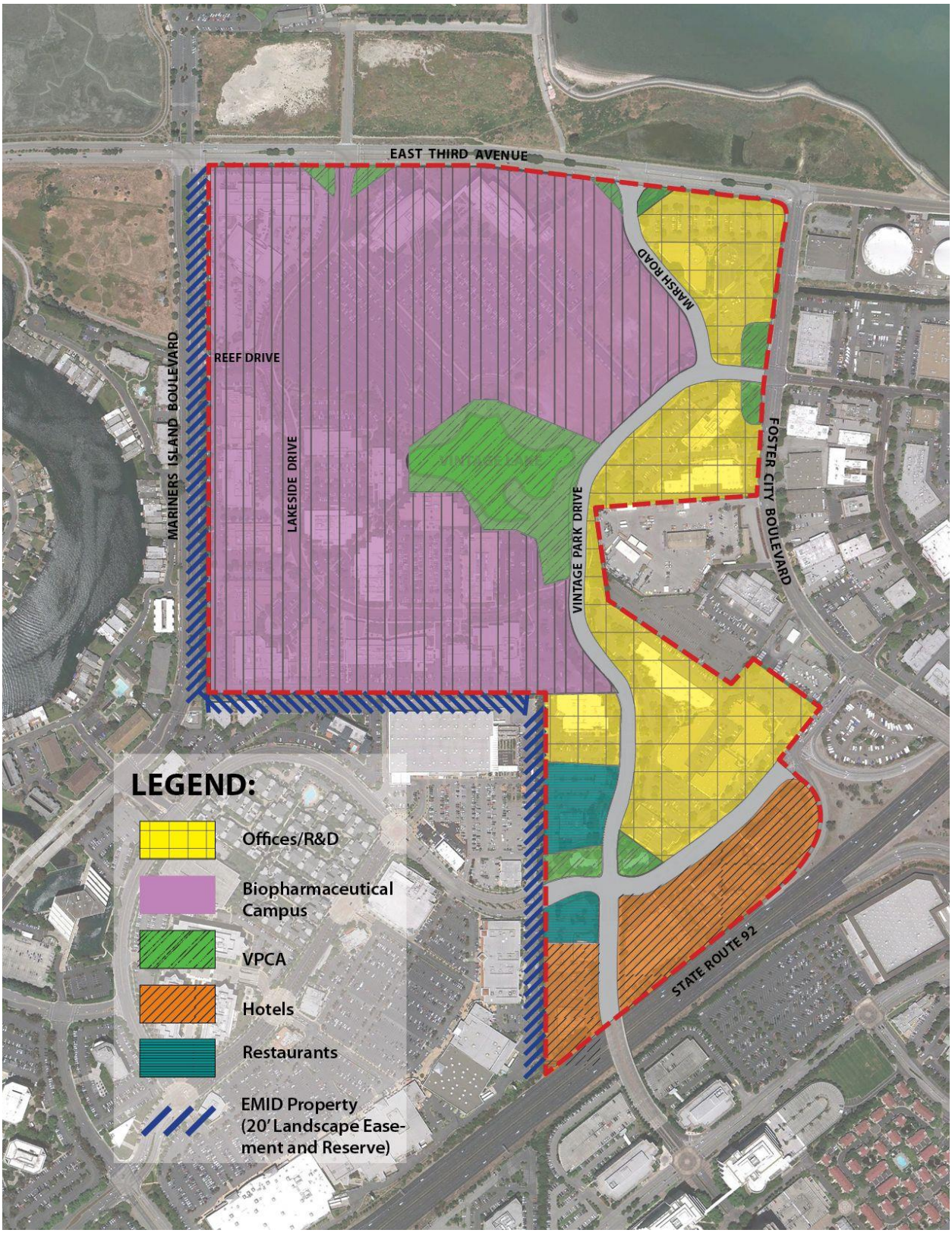
Accent Colors:	Color which contrasts with base building exterior colors and is less than 40% of the solid wall area.
Accent Entry Wall:	A wall of same or similar material as the building exterior which is detached from the building to define the entrance.
Arcade:	A covered walk.
Articulation:	Use of design elements (e.g., color, form) to define, enhance, and fit into a systematic whole.
Bollard:	A post of metal, concrete, or wood that serves as a barrier between vehicular and non-vehicular areas, as well as a design element.
Commercial Character:	Of a scale and image of non-residential developments.
Compatible:	Capable of existing together in harmony.
Contemporary:	Marked by characteristics and styles of the present period.
Contiguous:	Touching along a boundary; in series.
Continuity:	Uninterrupted connection or succession.
EMID:	Estero Municipal Improvement District.
Hardscape:	The paved portion of landscape area; also known as flatwork.
Horizontal Window:	Window fenestration which is designed and detailed to emphasize horizontal banding on a façade.
Jogging/Fitness Trail:	A series of various exercise apparatus or instruction for calisthenics located along a trail to combine the benefit of jogging and exercise.
Massing:	The three dimensional articulation of a form.
Open Space:	The portion of development excluding buildings.
Curtain Wall:	A non-structural exterior wall comprised of panels of glass, metal, or thin stone.
Orchard Effect:	A tree planting pattern created by repeated evenly-spaced trees, which simulate an orchard, and soften views of parking areas from buildings.
Pedestrian Collector Spine:	A combination of walkway and planting islands in the parking areas which serve to facilitate safe and direct pedestrian access from the parking area to major building entrance areas.

Plaza:	A public or semi-public outdoor place for gatherings and passive recreation usually associated with a building or group of buildings.
Punched-Hole Window:	A type of window opening with solid wall panels around the four sides of a window or glazing unit
Rectilinear:	Patterns of straight lines and lines perpendicular to them.
Reveal Joints:	The joint between panels or planes.
Setback:	The minimum distance between a reference line and building or portion thereof.
Spandrel Panel:	The wall panel filling the space between the top of the window in one story and the sill of the window in the story above.
Stylized Façade:	Connoting a specific architectural, historical, or commercial theme.
View Corridor:	Path or passage for visual access.
VPCA:	Vintage Park Community Association.

1.6 Organization of the Guidelines

These guidelines are organized by major design and planning topics as outlined in the Table of Contents. Each section begins with the stated design and planning goals. Supporting design guidelines are then listed in italics.

2.0 Land Use Map



3.0 Open Space

Goals:

- Create a framework of open spaces and circulation system to tie together the mixed-use developments in the Vintage Park area.
- Allow for community access to the site and to recreational opportunities.
- Encourage energy-conscious alternative transportation systems by means of attractive pedestrian paths, bicycle routes and bus stops.

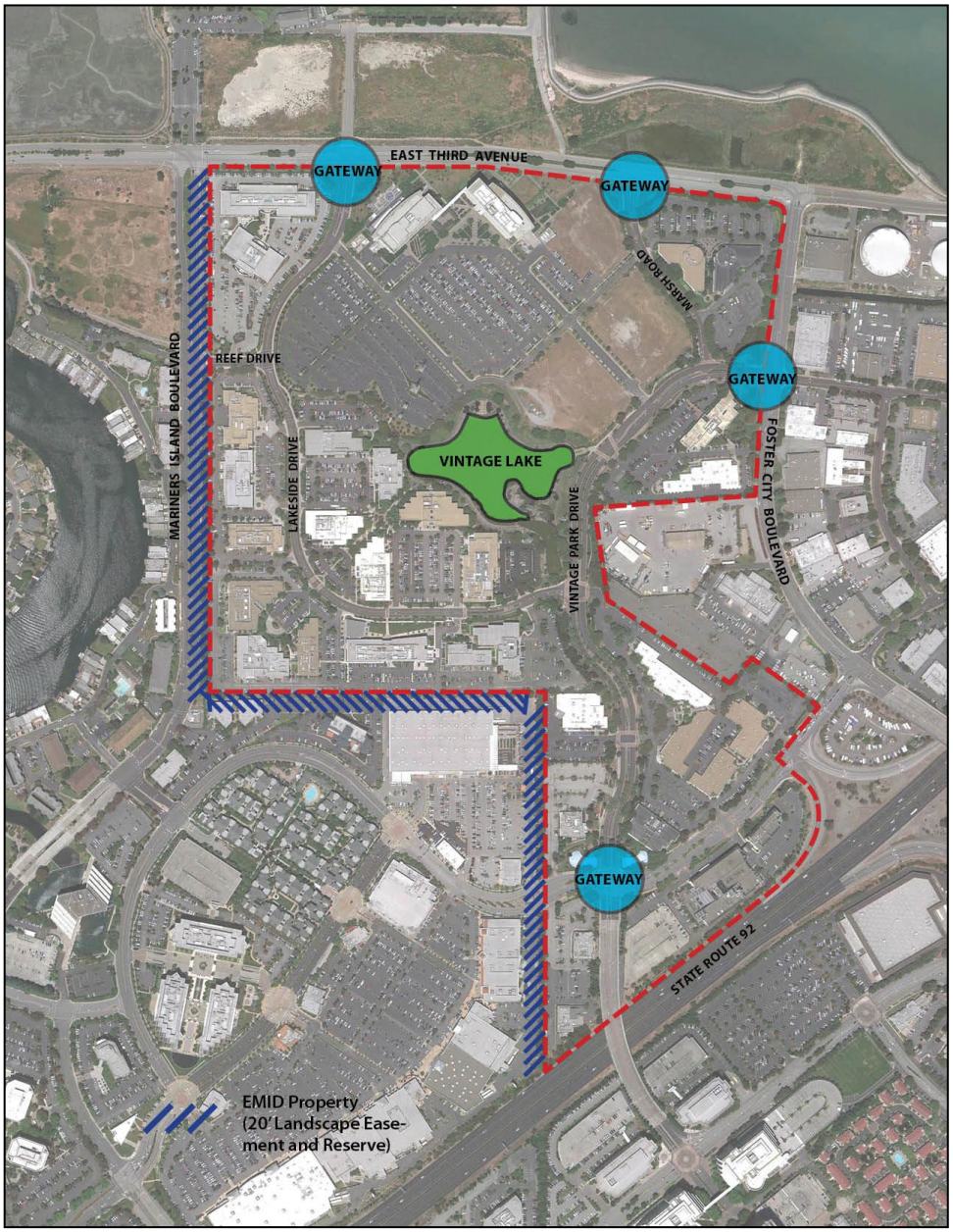


Fig 3.0 Vintage Park: Gateways and the Central Recreation Area

3.1 Gateways

Goals:

- Provide a statement for pedestrians and vehicles at the entrances to Vintage Park.
    - *Use color or textural differentiation in the paving through the use of special material such as interlocking pavers with contrasting color bands at crosswalks and intersections.*
    - *Incorporate signage with features such as special walls or planters.*
    - *Use special lighting, sculpture, floral color, rock shaping or vegetation masses to emphasize the plazas on both sides of the intersection/road for both pedestrians and vehicles and to reinforce the gateway themes. The plazas should be framed on the backside with low walls or planted berms with background plants.*

Fig 3.1 Gateways: fountain, paving and landscaping

3.2 Roadways and Traffic Calming

Goals:

- Create green space corridors and circulation systems that enhance movement throughout Vintage Park.
- Create roadway corridors that emphasize traffic safety and maintain clear sight distance.
    - *Maintain a 25' minimum landscape setback at all major roadways and plant large canopy trees alongside the roadway. Entry points and curb cuts into individual lots may be accentuated with smaller trees. Refer to Section 6.2 for the Planting list.*
    - *Traffic calming measures are to be approved by the Public Works Department. Examples of acceptable measures include landscape medians, landscaped cul-de-sacs and roundabouts, rumble-dots, strips and "turf-block" for an emergency access road.*
    - *Security to control access may be*

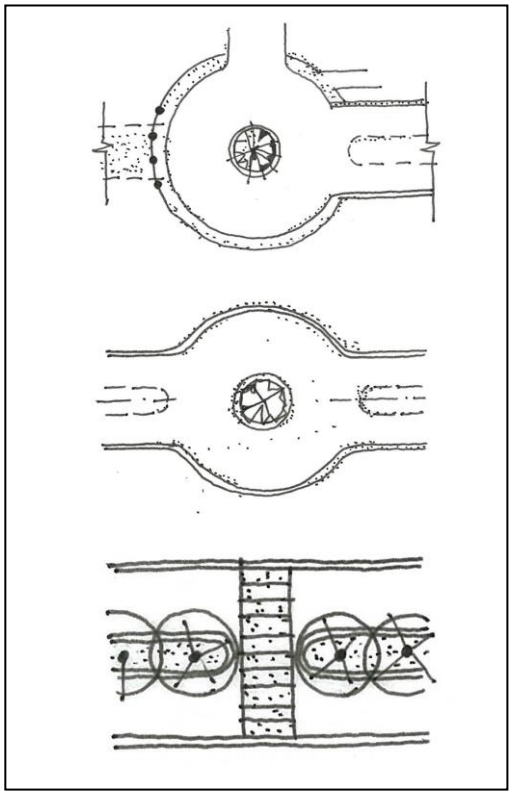


Fig 3.2a Landscape Cul-de-sac and Medians

Fig 3.2b Example: Rumble-dots and strips

addressed by either manned gate houses or automated arms placed at private roads or entries, which shall be reviewed by the Planning Commission as a Use Permit with Conditions of Approval. Approach and automobile stacking should be addressed in locating all such devices.

- *Materials, color and architectural elements consistent with the associated campus buildings should be expressed in the design of any associated guard or gate house.*

- *Provide links to public bus systems and local and regional off-site paths.*

- *Provide drop-off spots and pedestrian connection to buildings.*

3.3 Central Open Space

Goals:

- Create a major park-like setting and quality open space that is economically feasible, allows for community access to the site and provides recreational opportunities.

- Maintain a water feature within Vintage Park or for sustainability, provide an open space recreation area that is landscaped with plant materials consistent with the Vintage Park plant palette which shall be reviewed by the Planning Commission.

- Provide pedestrian, bicycle and jogging/fitness pathways around the open space and links to other pedestrian feature-areas throughout the project.

  Widths:
  - *Pedestrian paths – 5' minimum*
  - *Bicycle paths – 8' minimum*
  - *Combined – 10' minimum*
  - *Jogging/Fitness – 3' minimum (in conjunction with pedestrians paths)*

  Surface materials: (in order of preference)
  - *Pedestrians paths – concrete or asphalt*
  - *Bicycle path – concrete or asphalt*
  - *Jogging/Fitness – decomposed Granite, asphalt or concrete*

Fig 3.2c Example: Turf block road

Fig 3.3a Park-like setting at the Lake

Fig 3.3b Site furnishings along pedestrian paths

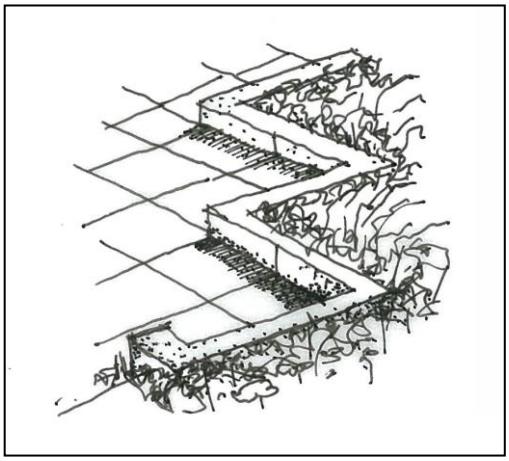


Fig 3.3c Example of seating wall (1)

Site furnishings – such as benches, seat walls and trash receptacles

- *Locate within view of active gathering areas and pedestrian circulation.*
- *Protect from wind.*
- *Locate seating both in sunlight and shade.*
- *Sculptural low walls are encouraged for interest, seating, screening and retention of soil for planting.*
- *Locate trash receptacles in high-use areas.*
- *Place sculptures and landscaping features at special focal elements to add interest and vitality to pedestrian activity areas.*
- *Maintain existing site views from Vintage Park Drive to the central open space.*
- *Provide wind protected areas around the open and recreational spaces.*

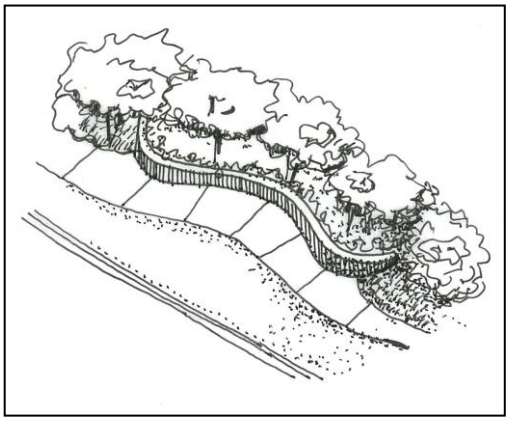


Fig 3.3d Example of seating wall (2)

Fig 3.4a Example of paving materials

3.4 Pedestrian Pathways

Goals:

- Construct and maintain pedestrian, bicycle, jogging/fitness pathways within Vintage Park to connect the various park amenities as well as provide access to various destination points on and off the site.
    - *Locate pathways between buildings.*
    - *Provide clear demarcation and warning - via signage and paving changes - where paths intersect with roadways and follow all applicable codes.*
    - *Use surface materials such as concrete, unit paving, stones, decomposed granite, tile and brick.*
    - *Separate bicycle and pedestrian paths where space permits.*
    - *Identify major paths to be designed for emergency vehicular traffic. Minimum width of this major pathway is 20'.*
    - *Provide planting strip between the roadway and pathways where space permits.*
    - *Provide access to public transit and off-site paths.*
    - *Minimize vertical and horizontal bends in bike paths.*

Fig 3.4b Planting strip between walkway and roadway

Fig 3.4c Example of clear demarcation – different paving materials –where walkway intersect with roadway

4.0 Site Planning

Goals:

- Create a contiguous environment with the orientation and placement of buildings.
- In multi-building projects, group buildings together to enhance pedestrian circulation and landscape continuity.
- Plan circulation patterns which are integral systems within the network of landscape corridors, recreational amenities, building massing and view opportunities.

4.1 Setback

Goals:

- Provide sufficient building and parking setbacks to create rhythm and repetition with adjacent buildings.
    - *Building setbacks shall be determined as part of the Specific Development Plan/Use Permit as approved by the Planning Commission*
    - *Minimum parking setback from front property line is 10 feet.*
    - *Minimum parking setback from rear property line is 5 feet.*
    - *Parking (at-grade or structured) may have a zero setback from the property line where sufficient landscaping is provided off-site adjacent to a given parcels property line.*
    - *Establish sufficient landscape areas around buildings:*
        - *Minimum front: 15'*
        - *Minimum side: 10'*
        - *Minimum rear: 5'*

Fig 4.0 Group buildings to enhance landscape continuity and pedestrian circulation

4.2 Building Arrangement

Goals:

- Create a contiguous environment with the orientation and placement of buildings.
    - *Orient buildings to maximize views where applicable.*
    - *Cluster buildings to encourage employee*

interactivity.

- *Provide pedestrian access between buildings.*

Fig 4.2 Orient buildings to maximize views where applicable

4.3 Pedestrian Activity Areas

Goals:

- Create a pedestrian environment at ground level with integration of building forms and landscaped open spaces.

    - *Provide plaza spaces between buildings for pedestrian activity, screened from service areas and protected from the wind.*

    - *Use bollards to provide separation between vehicles and pedestrians and to define plaza areas.*

    - *Install benches and other seating elements in both sunlight and shade areas, and in wind-protected areas.*

    - *Use landscaping, sculptures, fountains and other special focal elements to define plazas. Provide wind protection and special focus to elements at plazas. Consideration of prevailing wind should be given to water features.*

    - *Use lighting to highlight fountains, sculptures and other focal points. Lighting heights shall not exceed:*
        - *Plaza lights: 12 – 15 feet*
        - *Bollard lights: 30 – 36 inches*

    - *Locate pedestrian plazas in areas that maximize the open recreational space.*

    - *Integrate landscape (hardscape and softscape) into building ground floor treatments. Use materials such as concrete, unit paving stones, decomposed granite, tile and brick.*

Fig 4.3a Seating areas in the plaza

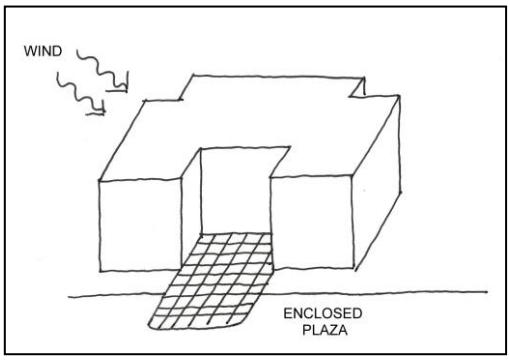


Fig 4.3b Wind-protected plaza concept

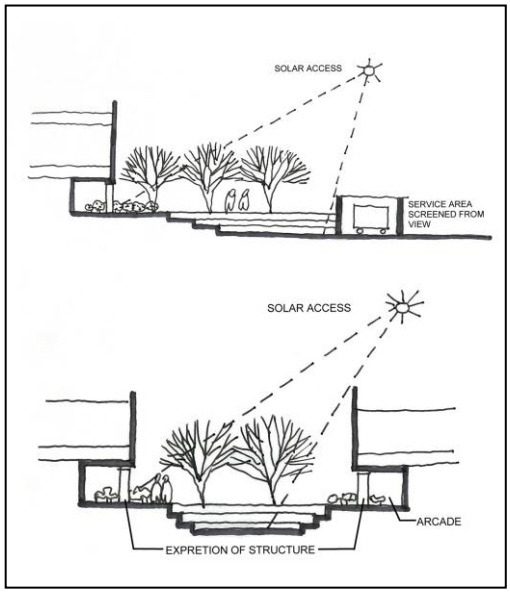


Fig 4.3c Solar access to plazas

4.4 Site Furniture

Goals:

- Site furnishing's selection, location and detailing should contribute to its function and the aesthetics of its surroundings.

- Site furnishings, unified in design and theme, will include benches, seating, elements, bollards, trash receptacles, planters, informational panels, bus shelters, and tree grates, etc

    - *Integrate site furnishings design with other site elements (i.e. walls, lighting, signage, etc.)*

    - *Color, texture, form, material, and detailing of furnishings should reinforce the design theme and shall be consistent throughout each area.*

    - *Furnishings should be designed or selected for safety, durability, ease of maintenance and replacement, as well as, materials sources (e.g. recycled content).*

    - *Site furnishings shall be consistent throughout each development.*

Fig 4.4a Example of integrating seating

Fig 4.4b Example of site furniture

4.5 Lighting

Goals:

- Exterior lighting shall illuminate the open space for vehicular, bicycle and pedestrian paths, provide for security in public areas and reinforce the style and ambiance of the surrounding area.

- Street lighting, within the median strip of Vintage Park Drive and Chess Drive is by standard City street fixtures. Lighting throughout the remainder the of Park shall be selected with the following considerations:

    - *Lighting fixtures should be energy-efficient and meet conservation standards.*

    - *Foot candle illumination on the ground plane and fixture specifications will be consistent with the City standards and the*

Fig 4.5a Example of pole-mounted light fixtures

overall design intent.

- *To ensure security and safety, all circulation corridors shall be appropriately lit based on the scale of circulation systems. (Major roads and parking will receive the greatest intensity; pedestrian pathways the lowest).*
- *Light fixtures and poles must be un-obscured by trees or other plantings and in compliance with the City's Landscape Clearance requirements.*
- *The components of the lighting system should be easily maintained.*
- *The durability of foundation, pole and luminaries should withstand wind, corrosion and soil instability.*
- *Special lighting will be provided for illuminating signs, water elements, and other key features.*
- *Use low intensity lighting where applicable.*

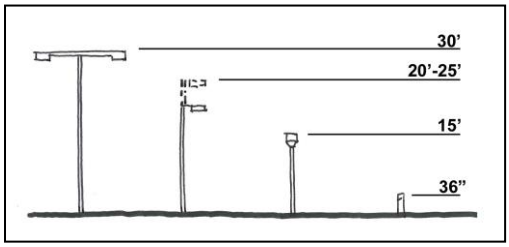


Fig 4.5b Light fixture heights

Fig 4.5c Bollard light fixtures along circulation paths

4.6 PG&E Easement

Goals:

- Plant materials should screen the bases of towers in accordance with the established landscape design for the site.
  - *Buildings shall not be located within the PG&E easements.*
  - *Trees within the easements shall be maintained within the required height limitations as approved by PG&E. The final planting will be reviewed by PG&E and maintenance agreements may be made between PG&E and the developer to ensure proper tree height.*
  - *Planting within the PG&E easements should consist of materials from the PG&E easement planting list of appropriate plant materials.*

Fig 4.6 Low-landscaping within PG&E easement

4.7 Paving

Goals:

- Paving materials, colors, patterns and texture shall be consistent throughout the development and may provide harmony or contrast to buildings.

- Some variation in materials, colors, patterns and texture will be acceptable but there should be clear continuity with the existing development.

- Recommended materials, patterns and textures:
  - *Concrete*
  - *Asphalt – bicycle path*
  - *Granite*
  - *Cobble*
  - *Tile*
  - *Brick*
  - *Asphalt concrete pavers*
  - *Seeded aggregate concrete*
  - *Pattern – bands of special pavement, with fields of concrete paving*
  - *Turf block or an equal paver used in landscape areas where emergency vehicle access is required.*
  - *Unit paving stones/contrasting color bands – located at crosswalk and sidewalk intersections and plazas. The pattern can be in grid, radial or linear pattern. Patterns shall be compatible with architectural geometries.*

Fig 4.7a Special paving pattern

Fig 4.7b Paving pattern and existing development

4.8 At-grade Parking

Goals:

- Minimize the visual impact of parking areas in order to fit into the open space framework. The layout of the parking areas should be efficient and well organized, giving facilities clear access and egress**.**

  - *Provide identifiable pedestrian paths in the parking lots which lead to the building entrances.*

  - *Utilize pedestrian paths to break up large parking areas.*

  - *Provide visual screen of parked cars from the surrounding and the internal*

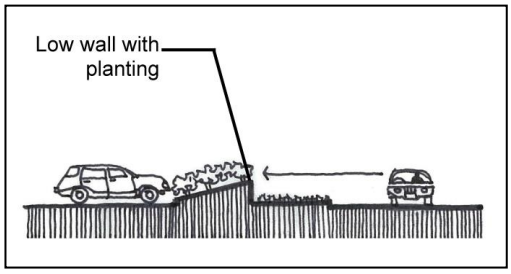


Fig 4.8a Screen Structure

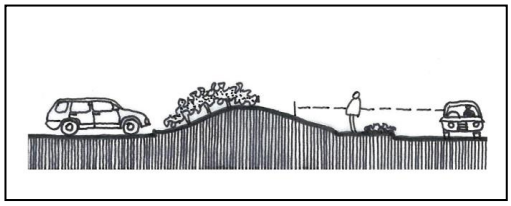


Fig 4.8b Mound

roadways. Acceptable methods include grade-change mounds, planting and screen structures. See figures 4.8 a/b/c/d.

- *Achieve "orchard effect" by arranging tree planting pockets at regular intervals to visually soften parking areas.*
- *Provide continuous shrub planting to screen planting areas.*
- *Maintain sight distance at entry points to the parking areas.*

Fig 4.8c Screening of parking areas

Fig 4.8d Screening of parking areas from street

5.0 Architectural Design

Goals:

- All structures shall utilize similar exterior design elements including but not limited to exterior materials and color, fenestration and building entries.

5.1 Building Massing

Goals:

- Building massing shall be in relation to adjacent buildings and compatible with the surrounding neighborhood.
    - *Massing may vary from building to building while maintaining compatibility with adjacent building and a strong visual image.*
    - *Utilize building forms to create pedestrian areas which are protected from the wind.*
    - *Avoid use of simple unarticulated building forms.*
    - *Integrate roof top enclosures and penthouses with the building mass.*
    - *Articulate the building base with material changes, fenestration changes, provision of an arcade, or expression of building entrance.*
    - *Emphasize through differing articulation (material type, color, texture) the building elements with specific programmatic, functional, or site-given definition; i.e. building entrances, mechanical penthouses, cafeteria, conference areas, areas with significant views.*
    - *Relate the buildings' shape and mass to the parcel size and shape.*

Acceptable Massing Forms

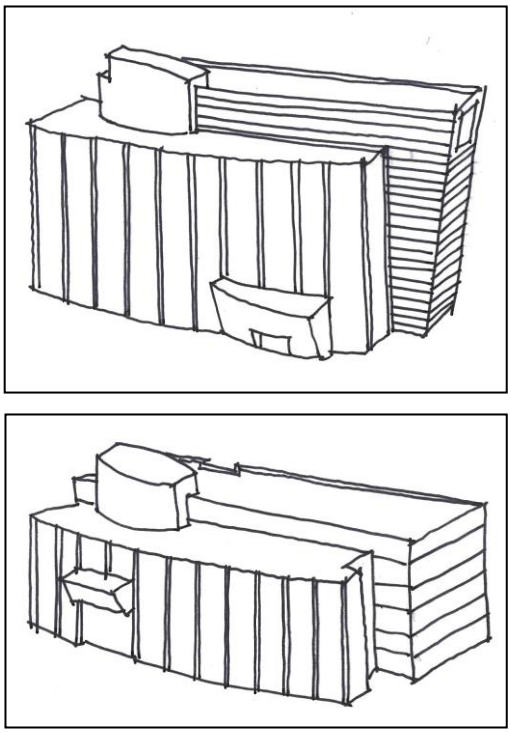


Fig 5.1a EFI Buildings – massing studies

Fig 5.1b EFI Building

Fig 5.1c 301 and 303 Velocity Way

5.2 Building Height

Goals:

- Create a diversity of building heights to enhance an integrated and cohesive campus image.
- Assure that building height (of new projects) is compatible with buildings in the immediate vicinity.
- Building height should be consistent with the adopted General Development Plan approved for the site.
    - *Emphasize on visual focal points, such as campus gateways and open space.*
    - *Identify and create view corridors for new and existing developments alike.*
- *Organize building heights to enhance visual interests and experiences of the pedestrians.*
- *Consider the shadow impacts of taller buildings on adjacent buildings.*
- *Use architectural features, materials and finishes to unify buildings of significantly different heights.*
- *Modulate perception of building height with railings, recessed wall planes, balconies, building step-backs of upper floors and articulation of other architectural elements.*

Fig 5.2 Example of building height hierarchies. Note the range in heights from the one story amenities building to the 5 story building office/R&D buildings.

5.3 Façade Treatment
(including Ground Floor Treatment)

Goals:

- Create buildings with strong contemporary identity and human scale at the building base.

- All structures of a common building type should be designed utilizing common exterior design elements which serve to define the building type. Furthermore, the design elements listed below shall be common to all building facades to unify the architectural statement of the development:

    - Exterior materials and color
    - Fenestration
    - Building base treatment
    - Building entries

    - *Articulate the building base with attention to detailing, materials, colors and finishes, lighting and/or arcades, landscaping, special paving, and other site furniture.*

    - *Large, blank walls at the building base shall be avoided.*

    - *Building entrances shall be clearly identifiable by use of scale change and material changes.*

    - *Articulate the building façade with sun shades, canopies, reveal joints, balcony rail, louvers, columns and other accent elements where appropriate.*

    - *Emphasize horizontality for lower scale buildings.*

    - *Emphasize the central portion of the building by changing elements such as the glazing, panel color, and architectural accents.*

    - *Vertical window expressions may include curtain wall or combination of vertical windows with punched-hole windows.*

    - *Building top may be articulated with varying roof forms and materials.*

    - *Façade may be symmetrical or asymmetrical as appropriate.*

Fig 5.3a Building with contemporary identity: 362 Vintage Park Drive

Fig 5.3b Building entrance example

- *Balance the percentage of glass and solid surface.*

- *Emphasize features such as building entrances, mechanical penthouses, and areas with significant views by differentiating elements, such as glazing, panel color, size and accent stripes.*

- *All buildings should avoid a highly stylized façade treatment which creates a distinctive historical or thematic connotation not compatible with existing buildings. Examples of unacceptable styles include "Spanish", "Western Ranch" or other similar treatments.*

- *For Restaurant design, refer to Section 5.9.*

Fig 5.3c Ground floor treatment

Fig 5.3d Lower scale building with emphasis on horizontality – 362 Vintage Park Drive

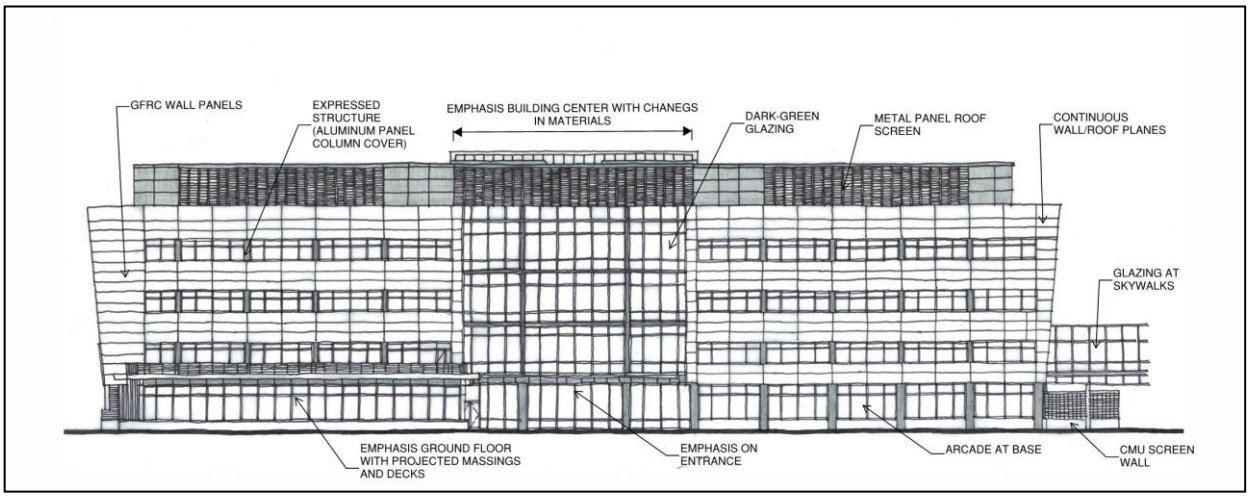


Fig 5.3e Building Façade examples – Elevation of NLB 1 at Gilead Campus

Fig 5.3f Building Façade example – Rendering of NLB 1 at Gilead Campus

Fig 5.3i Reveals and colors

Fig 5.3g Arcade openings at ground floor

Fig 5.3h Example of building emphasizing building center: Metro Center, Foster City

5.4 Roof Treatment

Goals:

- Shield rooftop equipment with a roof screen and/or penthouse and provide pleasant roof views from adjacent taller buildings.

- Integrate roof equipment screens and/or penthouses with building design.

    - *Use similar or same color and materials as on building exterior.*

    - *Use screens and/or walls to block ground level views of all major roof equipment from a height of 5.5' at a distance of 500 feet from the building.*

    - *Laboratory buildings, where required for safety and health reasons, fume hood vent stacks and cooling towers may exceed roof screen height by 4 feet or be determined by building specific air flow modeling studies to ensure employee's heath and safety. Fume hood stacks shall be painted.*

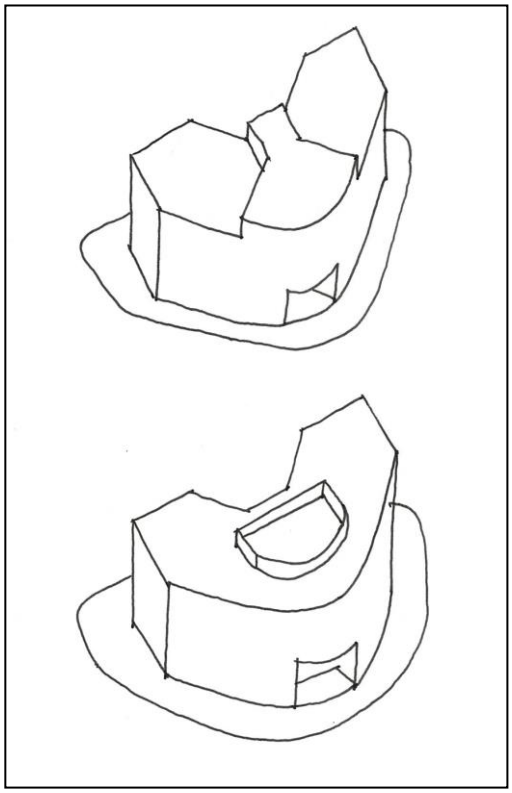


Fig 5.4a Roof screen treatments

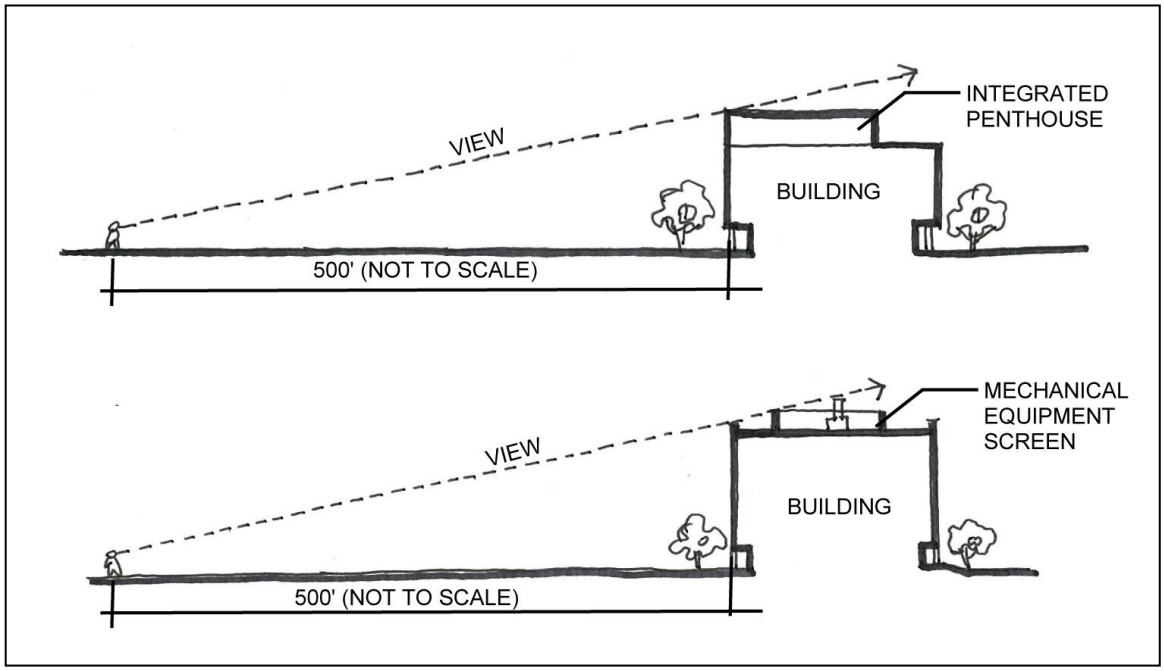


Fig 5.4b Sightline and Screening

5.5 Building Color and Materials

Goals:

- Create an integrated architectural theme using similar colors and materials for all building types.

    - *All buildings should be predominately light and neutral color.*

    - *Accent colors may be used and shall be compatible with the overall color scheme.*

    - *Recommended building materials include: glass fiber reinforced concrete (GFRC) panels, metal panel, tile, precast concrete, wood panels as accents, or similar materials.*

    - *Less favorable building materials include: heavily textured concrete, stonework, slump stone, split-faced concrete block, brick, concrete block (except for screen walls), wood siding, mirrored glass or black glass (entire buildings of mirrored glass are unacceptable but small areas of mirrored glass are acceptable) and rough textured stone veneer.*

    - *Articulate spandrel panels with use of multiple colors, tones of the same color, or changes in texture. Acceptable glazing colors include: blue, green, gray and clear. Unacceptable glazing colors are: bronze, gold/yellow and rose.*

Fig 5.5a Light-colored pre-cast concrete panels

Fig 5.5b Metal panels and glazing

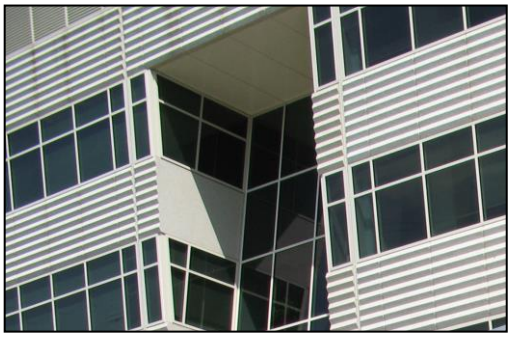


Fig 5.5c GFRC panels

5.6 Skywalks/Covered Walkways

Goals:

- Create inter-building walkways or skywalks that reinforce the architecture of the buildings and respect the geometry of the site plan.

    - *Materials, colors and design shall be consistent with the adjacent building architecture and shall include glazing.*

    - *Roof materials may be metal, translucent material, or pre-cast concrete.*

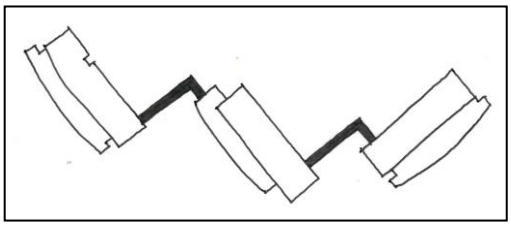


Fig 5.6a Acceptable walkway configuration

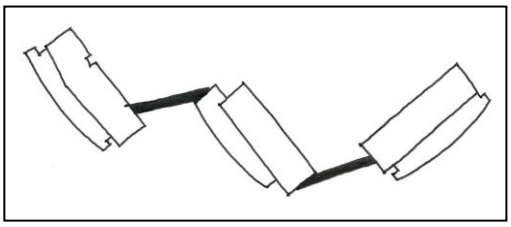


Fig 5.6b Unacceptable walkway configuration

5.7 Service Areas

Goals:

- Provide adequate screening for service areas.

    - *Provide adequate service loading and unloading service areas adjacent to the building. Refer to the Foster City Municipal Code for requirements.*

    - *Trash areas shall be enclosed with surrounding walls at a minimum height of 6 ft. and screened with landscaping.*

    - *Materials for service yard enclosures may consist of: CMU, plaster finishes or other materials approved by the City.*

    - *Truck, loading docks, service delivery areas, where provided, must be located at the rear portion or sides of buildings. Service facilities where provided on the sides of buildings must be screened from view from public areas or street.*

    - *Service facilities shall be screened with landscaping from public view and adjacent parcels.*

    - *Gas meters, fire sprinklers risers, transformers, backflow devices and other above ground utilities shall be hidden from view from any street and screened with landscape materials. Site services are not permitted on the street side of the building.*

    - *When service areas are used by both vehicles and pedestrians, protect those*

Fig 5.6c Example of skywalk at EFI campus

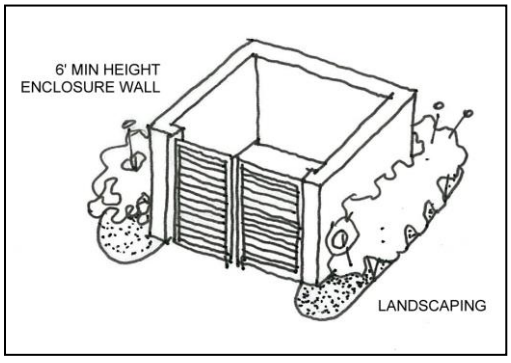


Fig 5.7 Typical trash enclosure configuration

areas designated exclusively for pedestrian use with bollards or other landscape or physical barriers.

5.8 Parking Structures

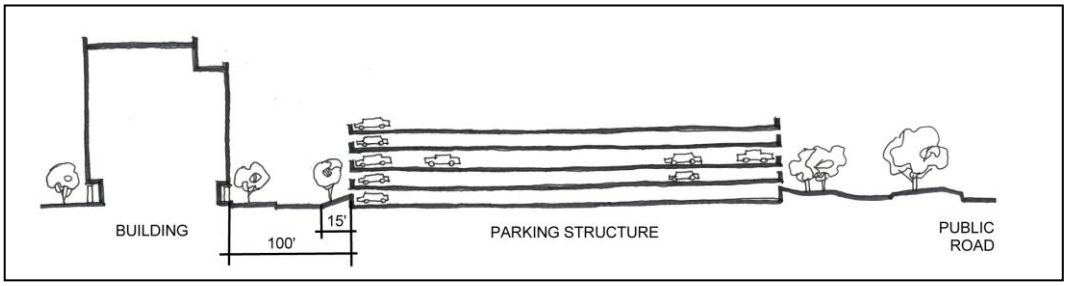


Fig 5.8c Section: Parking Structure, Building and Site

Goals:

- Parking structures shall fit within designed parking and circulation patterns and shall be linked to the pedestrian circulation system.
- Develop a simple building massing to minimize presence on the site.
- Parking structures shall be sufficiently screened from public rights of way with double row of tall trees and other landscaping.
- Parking structures shall be designed to integrate with the adjacent buildings.
    - *Maintain a minimum setback from public right-of-way of 5' or as approved by the Specific Plan Development/ Use Permit in order to maintain sight distance clearance at entry points to the parking areas/structures.*
    - *Minimize building height.*
    - *Use berms, canopies, landscaping, landscape walls and façade variations to soften the building mass at the base.*
    - *For parking structures of 3 stories or less, planters may be used as part of façade treatment.*
    - *Screen lighting to avoid glare to neighboring buildings.*

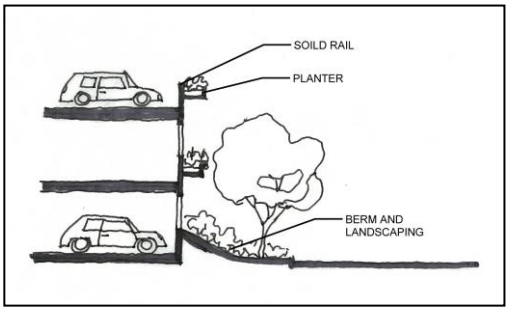


Fig 5.8a Parking Structures - 3-stories or less

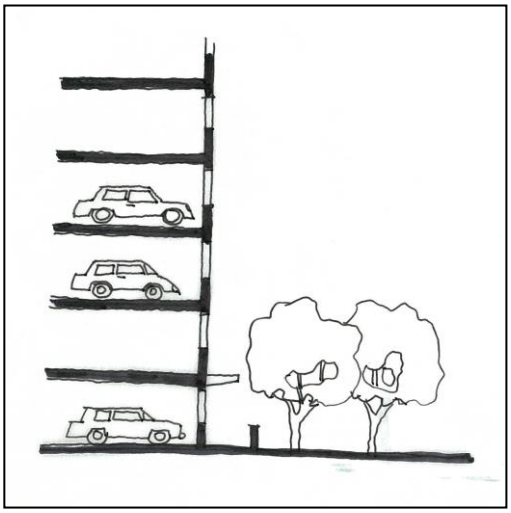


Fig. 5.8b Parking Structures – 3 stories or more

- *Façade materials and colors should be compatible with those of the buildings and should be predominately light colored concrete or similar materials.*

- *Plant along parking structure façade to soften visual impact of garage.*

5.9 Restaurants/Hotels

Goal:

- Restaurants and Hotels may be designed to create identity and individuality for commercial recognition, however must be designed in such a way to be recognized as an integral part of Vintage Park.

    - *All design guidelines discussed, except as amended below, shall apply for restaurant design.*

    - *Recommended building materials are plaster, glass fiber reinforced concrete (GFRC) panels, pre-cast concrete wall panels, granite, marble, tile and metal panels. Less favorable building materials are rough wood, stonework, slump stone, split faced concrete block and brick.*

    - *Roofing materials and roof form (i.e. sloped roof) will be reviewed on a case by case basis.*

    - *Highly stylized corporate prototypes shall be adjusted in accordance with these elements to ensure design compatibility and integration into Vintage Park.*

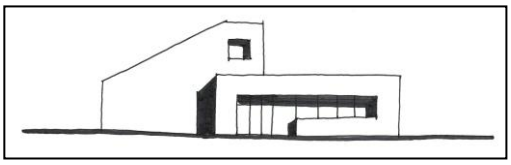


Fig 5.9a Example of acceptable architectural style

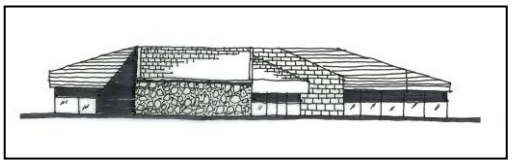


Fig 5.9b Example of unacceptable architectural style

6.0 Landscape Planting

Goals:

- Provide sufficient landscape areas around buildings.
- Create a consistent and attractive landscape framework that enhances views into the project while screening out undesirable views and protecting against strong prevailing winds.
- Screen adjacent parking areas, towers bases and utility equipment.
- Provide wind protected areas around the lake.
- Provide dense planting along the west perimeter at Mariners Island Boulevard for both visual and wind screen.
- Planting along PG&E easement – plant materials must not exceed 15 feet in height under the power lines. The plant materials should be clustered to screen the base of towers from view. They shall be reviewed and approved by PG&E.
- Use appropriate plant material and installation techniques to create a visual order, spatial effects, overall park identity, beauty, variety and to mitigate effects of wind, sun, noise, and undesirable views by screening.
- Develop a landscape statement of quality, identity and organizational framework that forms a supportive environment for working, business and recreation uses.
- Utilize the 20' levee easement, owned by the Estero Municipal Improvement District, along the entire west frontage and southwest frontage for perimeter planting.

6.1 Landscaping

Soil
For mitigation of poor soil quality, use techniques such as:

- Importing top soil and amending this new top soil to ensure adequate depth to support new plant materials.
- Mounding top soil to provide interest and lift plant materials away from indigenous soils.

Wind
For mitigation of wind conditions, use techniques such as:

- Planting a palette of wind-tolerant plants
- Employing proper staking and guying techniques, especially for all trees
- Planting mass groupings and clusters

PG&E
There are PG&E electrical transmission easements across the Vintage Park site. These easements restrict development and impose planting requirements where they exist. For appropriate mitigation, use techniques such as:

- Complying with regulations that prohibit building development within the easements.
- Using plant materials, including that proposed for screening tower bases, from PG&E recommended plant lists and guidelines.
- Submitting grading plans for mounding and planting plans to PG&E for review before commencing improvements.

Irrigation
For mitigation of wind and soil conditions, use techniques such as:

- Installing drip and bubbler irrigation instead of spray
- Installing "smart" irrigation controllers that acknowledge and compensate for weather conditions and plant evapo-transpiration rates, and provide variable programming.

Plants

- Trees and shrubs used as trees shall be high branched unless specifically indicated otherwise, or unless indicated as "multi-trunked" or "multi-stemmed".

6.2 Landscape Planting Concept

The overall landscaping concept for the VPCA is to create the impression of a lush, green, healthy landscape with plant materials which largely sustain themselves without substantial amounts of water.

The intent of this list of plants is twofold:

1) To provide selections that, when planted together, give the unified appearance of a plant community with sufficient water, and
2) To provide a variety of selections that acknowledge and complement existing plant materials to the extent possible, while maintaining water efficiency.

To that end, the following plant list has been thoughtfully compiled to include various plant categories: trees, shrubs, grasses, perennials and bulbs, vines, and groundcovers. Additional plant materials may be approved by the VPCA on a project by project basis without requiring amendment to the Plant List, as long as they are native and drought tolerant.

6.3 Plant Lists

The following key applies to all plant categories:

Plant Name
Plant names have two designations in their botanical names, genus and species. These may be further expanded to specific cultivars as appropriate or as new cultivars become available. It must be noted that not all species in a genus are acceptable for the VPCA area. Those that are may be listed independently, or may be listed with one of the following all-encompassing suffixes:

spp. = species designation. All species and cultivars within this genus are acceptable.
cv. = cultivar designation. All cultivars within this species are acceptable.

Water Use
To the extent possible, water use is determined from the Water Use Classification of Landscape Species (WUCOLS), an accepted industry standard provided by the California Department of Water Resources, in cooperation with the University of California Cooperative Extension and the United States Bureau of Reclamation. Where plant genera and species do not appear in the WUCOLS, water used is determined from listings in the Western Garden Book, Sunset Publishing Corporation.

WATER USE KEY:
H = High
M = Moderate
L = Low
VL = Very Low
-- = Inappropriate

Use In PG&E Easements

PG&E LIST KEY:

- Y = Plant approved for location under power lines (excluding high-voltage lines) and within 30 ft. of power lines without PG&E consultation; for locations near or under high-voltage lines, PG&E consultation and approval is highly recommended.
- MZ = Medium height zone as defined by PG&E; this zone spans the area between 30 ft. and 50 ft. from the power lines (including high voltage lines). Trees or shrubs can be located within this zone, and are to be less than 40 ft. maximum height. PG&E consultation and approval for location in this area is highly recommended.
- N = Plant not approved for location within PG&E easement; PG&E consultation and approval for plant locations and species types is highly recommended.

TREES

BOTANICAL NAME	COMMON NAME	HEIGHT (FEET)	SPACING (O.C.)	WATER USE	PG&E LIST
Alnus rubra	Red Alder	40'-50'	25'-30'	H	N
Acacia longifolia	Sydney Golden Wattle	10'-20'	15'	L	MZ
Acacia melanoxylon	Blackwood Acacia	to 40'	25'	VL	N
Acer spp.	Maple	15'	15'	M	Y
Agonis flexuosa	Peppermint Tree	15'-20'	20'	L	MZ
Arbutus 'Marina'	Madrone	30'	25'	L	MZ
Arbutus unedo cv.	Strawberry Tree	8'-20'	20'	L	MZ
Arctostaphylos spp.	Manzanita	15'	15'	VL	Y
Betula pendula cv.	European White Birch	30'	15'	H	N
Brahea edulus	Guadalupe Palm	20'	15'	L	MZ
Butia capitata	Pindo Palm	15'	15'	L	Y
Callistemon spp.	Bottlebrush	10'-15'	10'	L	Y
Calocedrus decurrens	Incense Cedar	40'	10'-15'	M	N
Carpinus spp.	Hornbeam	30'	Varies	M	Y
Casaurina cunninghamiana	River She-Oak	40'	25'	L	N
Casaurina stricta	Drooping She-Oak	20'-35'	25'	L	N
Ceanothus 'Ray Hartman'	California Lilac, Ceanothus	12'–20'	15'	L	
Celtis occidentalis	Common Hackberry	>50'	30'	L	MZ
Cercis canadensis cv.	Eastern Redbud	25'-35'	25'-35'	M	N
Cercis occidentalis	Western Redbud	10'-15'	10'-15'	VL	Y
Chamaerops humilis	Mediterranean Fan Palm	20'	20'	L	Y
Chionanthus spp.	Fringe Tree	20'	20'	M	Y
Cotinus coggygria cv.	Smoke Tree	10'-15'	10'-15'	L	Y
Cupressocyparis leylandii	Leyland Cypress	15'-50'	15'	M	N
Cupressus macrocarpa	Monterey Cypress	40'	20'min	M	N
Cupressus sempervirens	Italian Cypress	40'	10'	L	N
Dodonaea viscosa cv.	Hopseed Bush	10'-15'	15'	L	Y
Dracaena draco	Dragon Tree	15'	15'	L	Y
Eriobotrya deflexa	Bronze Loquat	20'	20'	L	Y
Eucalyptus ficifolia	Red-Flowering Gum	18'-40'	25'-50'	L	N
Eucalyptus lehmannii	Bushy Yate	15'-25'	20'	L	MZ
Eucalyptus leucoxylon	White Ironbark	20'-50'	30'	L	MZ
Eucalyptus nicholii	Willow-leafed Peppermint	20'-35'	25'	L	N
Eucalyptus polyanthemos	Silver Dollar Gum	20'-40'	20'	L	N
Eucalyptus spathulata	Swamp Mallee	20'	18'	L	MZ
Fraxinus angustifolia oxycarpa 'Raywood Ash'	Raywood Ash	20'-35'	20'-25'	M	MZ
Fraxinus latifolia	Oregon Ash	30'-75'	15'-24'	M	N
Geijera parviflora	Australian Willow	25'-30'	20'	M	N
Ginkgo biloba cv.	Maidenhair Tree	20'-40'	25'	M	N

BOTANICAL NAME	COMMON NAME	HEIGHT (FEET)	SPACING (O.C.)	WATER USE	PG&E LIST
Hakea laurina	Sea Urchin	10'-20'	10'	L	MZ
Hakea suaveolens	Sweet Hakea	10'-15'	8'-10'	L	Y
Juglans hindsii	Walnut	30'-60'	30'-60'	M	N
Koelreuteria paniculata 'Fastiglata'	Goldenrain Tree	20'-30'	25'	M	MZ
Lagerstroemia spp.	Crape Myrtle	Varies	Varies	L	Y
Leptospermum laevigatum cv.	Australian Tea Tree	10'-18'	10'-15'	L	MZ
Liquidambar styraciflua cv.	American Sweet Gum	45'	Varies	M	N
Lithocarpus densiflorus	Tan Oak	30'	20'	L	N
Magnolia 'Little gem'	Magnolia	20'	15'	M	Y
Malus floribunda	Flowering Crabapple	10'-15'	10'-15'	M/H	Y
Maytenus boaria	Mayten Tree	20'-40'	20' min	M	N
Melaleuca nesophila	Pink Melaleuca	10'-15'	10'-15'	L	MZ
Melaleuca quinquenervia (Melaleuca leucadendra)	Cajeput Tree	15'-30'	10'-20'	L	MZ
Melaleuca styphelioides	Prickly Paperbark	15'-30'	10'-18'	L	MZ
Metrosideros excelsa	New Zealand Christmas Tree	30'	20-30'	L	MZ
Nerium oleander cv.	Oleander	3'-15'	varies	L	Y
Nyssa sylvatica	Tupelo	30'-50'	15'-25'	M	N
Olea europea 'Swan Hill'	Olive	15'-25'	20' max	VL	MZ
Phoenix canariensis	Phoenix Palm	40'	20'-30'	L	N
Photinia fraseri	Photinia	10'-15'	8'-12'	M	Y
Pinus canariensis	Canary Island Pine	30'-70'	20'	L	N
Pinus contorta	Shore Pine	20'-30'	20'	M	MZ
Pinus elderica	Afghan Pine	30'-80'	15'-25'	L	N
Pinus halepensis	Aleppo Pine	60'	30'	L	N
Pinus muricata	Bishop Pine	40'-75'	20'-40'	M	N
Pinus pinea	Italian Stone Pine	80'	30'	L	N
Pinus torreyana	Torrey Pine	25'-40'	25'-40'	L	N
Pistacia chinensis	Chinese Pistache	25'-40'	25'	L	N
Pittosporum crassifolium	Karo	20'	15'	M	Y
Pittosporum eugenioides	Tarata Pittosporum	20'-30'	25'	M	MZ
Pittosporum undulatum	Victorian Box	20'-30'	20'-25'	M	MZ
Platanus acerifolia 'Columbia'	Columbia London Plane Tree	25'-40'	20'-30'	M	N
Platanus acerifolia 'Yarwood'	London Plane Tree	25'-40'	25'-30'	M	Y
Platanus racemosa	California Sycamore	30'-80'	20'-50'	M	N
Podocarpus gracilior	Fern Pine	20'-40'	15'-25'	M	N
Podocarpus macrophyllus	Yew Pine	15'-30'	6'-15'	M	N
Populus alba	White Poplar	20'-40'	20'-30'	M	N

BOTANICAL NAME	COMMON NAME	HEIGHT (FEET)	SPACING (O.C.)	WATER USE	PG&E LIST
Populus fremontii	Fremont Cottonwood	30'-50'	25'	M	N
Populus nigra 'Italica'	Lombardy Poplar	45'	15' max	M	N
Prunus blireiana	Flowering Plum	12'-20'	10'-18'	L	Y
Prunus caroliniana	Carolina Laurel Cherry	20'	20'	L	MZ
Prunus cerasifera 'Krauter Vesuvius'	Purple-Leaf Plum	12'-20'	15'-20'	L	Y
Prunus cerasifera 'Thundercloud'	Purple-Leaf Plum	15'-25'	15'-25'	L	Y
Pyrus calleryana 'Chanticleer'	Flowering Pear, Chanticleer Pear	20'-30'	15'	M	N
Pyrus kawakami	Evergreen Pear	10'-18'	15'-20'	M/H	MZ
Quercus agrifolia	Coast Live Oak	30'-50'	30'	VL	N
Quercus ilex	Holly Oak	30'-45'	30'	L	N
Salix babylonica	Weeping Willow	30'-50'	35'-40'	H	Y
Salix lasiolepis	Arroyo Willow	20'	20'	H	N
Schinus terebinthifolius	Brazilian Pepper	20'-25'	20'	M	MZ
Tristania conferta (Lophostemon confertus)	Brisbane Box	30'	20'	M/L	N
Tristania laurina 'Elegans'	Elegant Tristania	18'-25'	15'-20'	M	Y
Ulmus parvifolia 'Drake'	Chinese Elm (weeping)	25'-35'	20'-25'	M	N
Ulmus parvifolia 'True Green'	Chinese Elm (upright)	20-30'	20'-25'	M	N
Washingtonia filifera	California Fan Palm	20'-40'	10'-15'	L	N

PLANT NAME KEY:
spp. = species designation. All species and cultivars within this genus are acceptable.
cv. = cultivar designation. All cultivars within this species are acceptable.

WATER USE KEY:
H = High
M = Moderate

SHRUBS

BOTANICAL NAME	COMMON NAME	HEIGHT (FEET)	SPACING (O.C.)	WATER USE	PG&E LIST
Abelia grandiflora cv.	Glossy Abelia	Varies	Varies	M	
Acanthus mollis	Bear's Breech	3'-4'	5'	M	
Aeonium spp.	Aeonium	1'-2'	Varies	L	
Agapanthus africanus cv.	Lily-of-the-Nile	12"-18"	18"-24"	M	
Agapanthus praecox orientalis cv.	Lily-of-the-Nile	24"-30"	30"-36"	M	
Agave americana	Century Plant	6'-10'	5'	VL	
Agave attenuata	Century Plant	3'-5'	5' max	L	
Agave 'Blue Flame'	Blue Flame Agave	2'-3'	2'	L	
Aloe plicatilis	Aloe	3'-5'	3'	L	
Alyogyne huegelii	Blue Hibiscus	5'-6'	5'	L	
Anigozanthos spp.	Kangaroo Paw	Varies	2'-3'	L	
Arbutus spp. (Smaller varieties)	Strawberry Tree	Varies'	Varies	L	
Arctostaphylos spp.	Manzanita	6"-10' (Varies)	2'-12' (Varies)	VL	Y
Artemisia californica	California Sagebrush	2'-5'	3'-4'	L	
Asparagus spp.	Asparagus	Varies	Varies	M	
Asparagus d. 'Myers'	Myers Asparagus	2'	3'	M	
Azalea spp.	Azalea	Varies	Varies	M	
Buxus spp.	Boxwood	3'-4'	3'	M	
Callistemon viminalis 'Little John'	Dwarf Bottle Brush	3'	3'	L	
Calycanthus occidentalis	Spicebush	5'-6'	5'-6'	L	
Camelia spp.	Camelia	Varies	Varies	M	
Carpenteria californica	Bush Anemone	4'-5'	4'-5'	L	
Ceanothus spp.	Ceanothus	Varies	Varies	VL	Y
Chondropetalum tectorum	Cape Rush	2'-3'	3'	L	
Cistus hybridus	White Rockrose	3'-4'	4'	L	
Cistus purpureus	Orchid rockrose	3'	4'	L	
Clivia miniata	Kaffir Lily	18"	2'	M	
Coprosma spp.	Mirror Plant	6'-8'	5'	M	
Correa spp.	Australian Fuchsia	24"-30"	4'	L	
Cycas revoluta	Sago Palm	5'-6'	6'	M	
Dasylirion longissimum	Mexican Grass Tree	5'	1.5'	VL	
Dendromecon harfordii	Island bush Poppy	6'-10'	8'	VL	
Dietes spp.	Fortnight Lily	3'	3'	L	
Dodonaea viscosa cv.	Hopseed Bush	8'-12'	6'-8'	L	
Dryopteris filix-mas	Male Fern	2'-5'	3'-5'	M	
Elaeagnus pungens	Silver-edge Elaeagus	10'-12'	10'	L	
Erigeron glaucus	Beach Aster	12"	18"	L	
Erigeron karvinskianus	Santa Barbara Daisy	10"-18"	30"	L	
Eriogonum arborescens	Santa Cruz Island Buckwheat	3'-4'	4'	VL	
Erigionum fasciculatum	California Buckwheat	12"-24"	3'	L	

BOTANICAL NAME	COMMON NAME	HEIGHT (FEET)	SPACING (O.C.)	WATER USE	PG&E LIST
Eriogonum giganteum	St. Catherine's Lace	3'-4'	4'	VL	
Eriogonum grande rubescens	Red Buckwheat	10"-12"	2'	L	
Eriogionum latifolium	Coastal Buckwheat	10"-12"	18"	L	
Eriogonum parvifolium	Seacliff Buckwheat	7"-20"	3'	L	
Escallonia 'Compakta'	Escallonia (small)	3'	3'	M	
Escallonia spp.	Escallonia (large)	6'-8'	6'	M	
Galvezia speciosa cv	Bush Island Snapdragon	3'- 4'	Varies	L	
Garrya ellyptica cv.	Coast Silktassel	10'-12'	10'-12'	L	
Grevillea "Noellii"	Noelli Grevillea	4'	4'	L	
Hakea suavolens	Sweet Hakea	10'-15'	8'-10'	L	
Hebe spp.	Hebe	3'	3'	M	
Hemerocallis spp.	Daylily	12"-18"	Varies	M	
Heteromeles arbutifolia	Toyon	6'-8'	6'-8'	VL	
Iris douglasiana	Douglas Iris	12"-15"	12"-18"	L	
Kniphofia uvaria cv.	Red-Hot Poker	30"	30"	M	
Lavandula angustifolia	English Lavender	1'-2'	2'	L	
Lavandula x intermedia 'Provence'	Hedge Lavender	2'	3'	L	
Lavandula stoechas cv.	Spanish Lavender	12"-30"	24"-26"	L	
Lavatera maritima (Lavatera bicolor)	Mallow	6'	6'	L	
Lavatera thuringiaca 'Barnsley'	Mallow	6'	6'	L	
Leptospemum spp.	New Zealand Tea Tree	5'-20' (Varies)	5'-15' (Varies)	ML/L	
Leucadendron sp, spp, hybrids, and cvs.	Conebrush	6'- 8'	4 - 6'	L	
Luecospermum salignum 'Summer red'	Summer Red Conebush	3'-5'	2'	L	
Leucospermun cordifolium 'Sunrise'	Early Salmon Pincushion	4'-6'	4'	L	
Limonium californicum	Sea Lavender	12"-18"	24"	L	
Limonium perezii	Sea Lavender	24"-30"	3'	L	
Loropetalum chinense cv.	Loropetalum	5'-6'	5'-6'	L	
Lupinus arboreus cv.	Bush Lupine	4'-5'	4'-5'	L	
Mahonia aquifolium cv.	Oregon Grape	3'-5'	4'-5'	M	
Mahonia lomariifolia	Mahonia	6'-10'	6'	M	
Melaleuca nesophila	Pink Melaleuca	10'-15'	10'-15'	L	MZ
Melianthus major	Giant Honey Flower	6'-12'	4'	L	
Mimulus aurantiacus	Monkey Flower	4'-6'	4'	VL	
Mimulus aurantiacus spp, hybrids, and cvs. (Diplacus lilacina)	Bush Monkeyflower	2' – 4'	2' – 4'	VL	
Myrica californica	Pacific Wax Myrtle	8'-10'	6'	L	
Myrsine africana	African Boxwood	8'	6'	L	
Myrtus communis cv.	Myrtle	5'	4'	L	Y
Nandina domestica cv.	Heavenly Bamboo	Varies	Varies	L	
Nephrolepis cordifoia	Southern Sword Fern	24"-36"	30"	M	
Nerium oleander cv.	Oleander	3'-15'	Varies	L	

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Olea europaea cv. (Smaller varieties, non-fruiting recommended)	Dwarf Olive	6’	6’	VL	
Phormium spp.	New Zealand Flax	Varies	Varies	L	
Photinia spp.	Photinia	10’-15’	8’-12’	M	Y
Pieris japonica	Lily-of- the-Valley Shrub	6’	6’	M	
Pinus mugo mugo	Mugo Pine	4’	6’	L	Y
Pittosporum crassifolium cv.	Karo	Varies	Varies	M	Y
Pittosporum tobira cv.	Tobira	Varies	Varies	L/M	
Plumbago spp.	Plumbago	Varies	Varies	L	
Polystichum munitum	Western Sword Fern	30”-36”	3’	M	
Potentilla fruticosa cv.	Cinquefoil	24”-30”	3’	M	
Prunus caroliniana	Carolina Laurel Cherry	15’	8’	L	
Prunus laurocerasus	English Laurel	15’	10’	M	
Rhamnus alaternus	Italian Buckthorn	10’-12’	10’	L	Y
Rhamnus californica cv.	Coffeeberry	4’-8’ (Varies)	4’-8’ (Varies)	L	
Rhaphiolepis indica cv.	India Hawthorne	Varies	Varies	L	
Rhaphiolepis umbellata ‘Minor’	Yeddo Hawthorn	3’-4’	3’	L	
Rhododendron spp.	Rhododendron	Varies	Varies	M	
Rhus integrifolia	Lemonade Berry	5’	5’	L	
Rosmarinus. spp.	Rosemary	Varies	Varies	L	
Ruhmora adiantiformis	Leatherleaf Fern	18”-24”	24”	M	
Salvia clevelandii	Cleveland Sage	3’-5’	5’	L	Y
Salvia greggii cv.	Autumn Sage	3’	3’	L	
Salvia leucantha	Mexican Bush Sage	3’	3’	L	
Sarcococca ruscifolia	Sweet Box	3’-4’	3’-4’	L	
Solidago californica	California Goldenrod	2’	2’	L	
Strelitzia nicolai	Giant Bird of Paradise	10’	10’	M	
Strelitzia reginae	Bird of Paradise	5’	5’	M	
Trichostema lanatum	Woolly Blue Curls	4’	4’	VL	
Viburum tinus ‘Spring Bouquet’	Laurustinus	4’-5’	4’	M	Y
Westringia fruticosa cv.	Coast Rosemary	3’-6’	Varies	L	
Woodwardia fimbriata	Giant Chain Fern	3’-4’	4’	M	
Xylosma congestum	Shiny Xylosma	6’-8’	6’-8’	L	BZ*
Yucca desmetiana ‘Blue Boy’	Yucca Blue Boy	4’-6’	1.5’	L	
Yucca gloriosa	Soft-Tip Yucca	8’	8’	L	BZ*
Zauschneria californica cv.	California Fuchsia	2’	4’	L	
Abelia grandiflora cv.	Glossy Abelia	Varies	Varies	M	
Acanthus mollis	Bear’s Breech	3’-4’	5’	M	
Aeonium spp.	Aeonium	1’-2’	Varies	L	
Agapanthus africanus cv.	Lily-of-the-Nile	12”-18”	18”-24”	M	

BOTANICAL NAME	COMMON NAME	HEIGHT (FEET)	SPACING (O.C.)	WATER USE	PG&E LIST
Agrostis spp.	Bentgrass	1’	12”	L	
Bambusa multiplex cv.	Clumping Bamboo	6’-15’	Varies	L	
Bambusa m. ‘Alphonse Karr’	Alphonse Karr Bamboo	10’	4’	L	
Calamagrostis a. ‘spp.	Feather Reed Grass	2’	30”-36”	L	
Calamagrostis foliosa	Cape Mendocino Reedgrass	1’	2’	L	
Calamagrostis nutkaensis	Pacific Reed Grass	3’-5’	4’	L	MZ
Carex spp.	Sedge	12”-24”	24”	M/H	
Chondropetalum elephantinum	Cape Rush	3’-5’	5’	L	
Deschampsia cespitosa holciformis	Pacific Hairgrass	12”-18”	24”	L	
Elymus magellanicus	Magellan Wheatgrass	12”-18”	12”-18”	L	
Festuca californica	California Fescue	1’-2’	12”-18”	L	
Festuca Glauca ‘Elijah blue’	Blue Fescue	8”	1’	L	
Festuca idahoensis	Bunchgrass	12”	12”	VL	
Festuca mairei	Atlas Fecue	24”	30”	L	
Festuca ovina ‘Glauca’	Blue Fescue	8”	12”	L	
Festuca rubra	Creeping Red Fescue	8”	Seed	L	
Festuca rubra ‘Molate’	Creeping Fescue	18”-24”	24”-30”	L	
Helictotrichon sempervirens	Blue Oat Grass	12”-18”	12”-18”	L	
Hordeum brachyantherum	Meadow Barley	6”	Seed	L	
Juncus patens	California Gray Rush	2’	2’	M/L	
Juncus polyanthemos	Australian Silver Rush	3’	3’	M/H	
Koeleria macrantha	June Grass	1’-2’	2’	L	
Leymus c. ‘Canyon Prince’ (Elymus c. ‘Canyon Prince’)	Wheatgrass, Wild Rye	3’	3’-4’	VL	
Liriope spp.	Lily Turf	Varies	Varies	M	
Lomandra longifolia cv.	Mat Rush	4’ – 5’	3’	L	
Miscanthus sinensis spp.	Silver Grass	4’-5’	4’	H	
Muhlenbergia capillaris	Pink Muhly	3’	4’	L	
Muhlenbergia dubia	Mexican Deer Grass	1’	2’	L	
Muhlenbergia rigens	Deer Grass	3’	3’	L	
Nassella cernua	Nodding Needlegrass	1’	1’	VL	
Nasella pulchra	Purple Needle Grass	24”-30”	18”-24”	VL	
Ophiopogon jaburan (Liriope gigantea)	Giant Lily Turf	24”-30”	12”-18”	M	
Ophiopogon japonicus cv.	Mondo Grass	6”	6”	M	
Pennisetum s. ‘Rubrum’ cv.	Purple Fountain Grass	3’	3’	L	
Pennisetum Spatheolatum	Slender Veldt Grass	1’-2’	1.5’	L	
Phylostachys nigra	Running Bamboo	20’	4’	L	
Phylostachys ‘Robert Young’	Running Timber Bamboo	25’	6’	L	
Poa cita	Silver Tussock	2’-3’	2’	L	
Sesleria autumnalis	Autumn Moor Grass	8”-15”	12”	M	
Stipa ichu	Peruvian Feather Grass	3’-4’	2’	L	

BOTANICAL NAME	COMMON NAME	HEIGHT (FEET)	SPACING (O.C.)	WATER USE	PG&E LIST
Canna spp.	Canna	4'-5'	18"-24"	M	
Coreopsis maritime cv.	Coreopsis	12"-24"	18"	L	
Eriophyllum staechadifolium	Lizard Tail	3'	1.5'	L	
Euphorbia characias 'Tasmanian tiger'	Spurge	4'	2'	L	
Freesia	Freesia	12"	8"-12"	M	
Gaura lindheimeri cv.	Gaura	2'-3'	3'	M	
Gladiolas	Gladiolas	2'-3'	8"-12"	M	
Heuchera maxima	Island Alum Root	1'-2'	2'	L	
Heuchera micrantha	Coral Bells	2'-3'	2'	L	
Penstemon heterophyllus 'Margarita Bop'	Foothill Penstemon	1.5'-2'	2'	L	
Penstemon midnight	Beardtongue	3'-4'	2'	L	
Salvia spathacea	Hummingbird Sage	1'-2'	1.5'	L	
Satureja douglasii	Yerba Buena	6"	1.5'	L	
Scrophularia californica	California Figwort	2'-4'	2'	L	
Sedum 'Autumn Joy'	Stonecrop	18"	2'	L	
Sisyrinchium bellum	Blue-eyed grass	4"-2'	2'	VL	MZ
Verbena lilacina (Glandularia lilacina)	Lilac Verbena	3'	3'	L	
Zantedeschia aethiopica	Common Calla	18"-30"	12"	M	

BOTANICAL NAME	COMMON NAME	HEIGHT (FEET)	SPACING (O.C.)	WATER USE	PG&E LIST
Bougainvillea spp.	Bougainvillea	--	15’	L	
Clematis armandii	Evergreen Clematis	--	10’-15’	M	
Clytostoma callistegioides	Lavender Trumpet Vine	--	20’	M	
Ficus pumila	Creeping Fig	--	15’-20’	M	
Gelsemium sempervirens	Carolina Jessamine	--	15’-20’	L	
Hedera helix	English Ivy	--	2’	M	
Jasminum polyanthum	Pink Jasmine	--	20’	M	
Macfadyena unguis-cati	Cat’s Claw	--	20’	L	
Parthenocissus tricuspidata	Boston Ivy	--	15’-20’	M	
Rosa banksiae	Lady’s Bank Rose	--	15’	L	
Rosa ‘Cecile Brunner’	Cecile Brunner Rose	2’	15’	L	
Solanum jasminoides (Lycianthes rantonnei)	Potato Vine	--	15’-20’	M	

BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING (O.C.)	WATER USE	PG&E LIST
Abelia grandiflora 'Prostrata'	Prostrate Abelia	12"-18"	4'	M	
Acacia redolens	Spreading Acacia	2'	8'	VL	
Agave vilmoriniana	Octopus Agave	3'	2'	L	
Allium unifolium	Oneleaf Onion	14"-22"	1'	VL	
Aloe plicatilis	Aloe	3'-5'	3'	L	
Aloe striata	Coral Aloe	2'	3'	L	
Achillea millefolium	Common Yarrow	1'	2'	L	
Achillea tomentosa	Wooly Yarrow	6"	12"	L	
Arctostaphylos edmundsii	Little Sur Manzanita	6"-12"	4'	VL	
Arctostaphylos uva-ursi cv.	Bearberry	12"	4'	VL	
Arctotheca calendula	Capeweed	8"	1'	M	
Armeria maritima cv.	Sea Thrift	6"	8"-12"	M	
Artemisia 'Powis Castle'	Artemisia	3'	4'	VL	
Asclepias speciose	Showy Milkweed	3'	2'	L	
Aster chilensis 'Purple Haze'	California Aster	8"-14"	2'	L	MZ
Baccharis pilularis	Dwarf Coyote Brush	8"-24"	8'	L	
Berginia spp.	Berginia	12"-20"	18"-24"	M	
Campanula carpatica 'Blue Chips'	Bellflower	12"	2'	M	
Campanula poscharskyana	Siberian Bellflower	8"	2'	M	
Carpobrotus edulis	Ice Plant	6"	12"-18"	L	
Ceanothus griseus horizontalis cv.	Carmel Creeper	12"-24"	6'-8'	L	
Ceanothus g.h. 'Yankee Point'	Carmel Creeper	12"-24"	6'	L	
Ceanothus maritimus	Maritime Ceanothus	12"-24"	6'	L	
Coprosma kirkii	Creeping Mirror Plant, Coprosma	8"-12"	4'	L	
Cotyledon orbiculata var oblonga	Pig's Ear	1'-3'	2'	L	
Delosperma spp.	Ice Plant	4"	18"	L	
Dudleya hassei	Catalina Island Live-Forever	1'	6"	L	
Dymondia margaretae	Silver Carpet	2"-3"	18"	L	
Echeveria spp.	Hen and Chicks	6"	Varies	L	
Eriogonum Umbellatum polyanthum	Sulphur Buckwheat	1.5'	2'	L	
Euonymus fortunei 'Colorata'	Purple-Leaf Winter Creeper	12"	2'	M	
Fragaria chiloensis	Beach Strawberry	6"	12"	M	
Gazania spp.	Gazania	8"	12"	M	
Graptoveria Fred Ives	Fred	9"	6"	L	
Grevillea lanigera 'Coastal Gem"	Wooly Grevillea	18"	4'	L	
Grevillea lanigera 'Mt. Tamboritha'	Wooly Grevillea	24"	5'	L	

BOTANICAL NAME	COMMON NAME	HEIGHT (FEET)	SPACING (O.C.)	WATER USE	PG&E LIST
Grindelia Stricta	Coastal Gumweed	7’	4.5’	L	MZ
Hedera helix	English Ivy	2’	2’	M	
Hypericum calycinum	Creeping St. Johnswort	12”-24”	2’	M	
Juniperus chinesis spp.	Juniper	Varies	Varies	L	
Juniperus conferta	Shore Juniper	12”	6’	L	
Juniperus horizontalis cv.	Juniper	8”-12”	5’-6’	L	
Juniperus h. ‘Emerald Spreader’	Juniper	8”	4’	L	
Lantana montevidensis	Trailing Lantana	8”-12”	3’	L	
Lotus berthelotii	Parrot’s Beak	8”-12”	6”	L	
Monardella villosa	Coyote Mint	1’-2’	1.5’	VL	
Oenothera berlandieri	Mexican Evening Primrose	18”	18”	L	
Osteospermum fruiticosum	Trailing African Daisy	10”	12”	L	
Phamnus californica ‘Seaview’	Coffeeberry	18”-24”	6’	L	
Rosa, Flower Carpet cv.	Flower Carpet Rose	3’ max	3’	M	
Rosmarinus officinalus	Rosemary	2’	4’	L	
Salvia sonomensis	Creeping Sage	8”-12”	6”	L	
Sedum Spathulifolium	Stonecrop	2”-8”	1.5’	L	
Senecio mandraliscae	Blue Chalk Sticks	1.5’-2’	6”	L	
Senecio rowleyanus	String of Pearls	4”	6”	L	
‘Prostrata’					
Sarcococca hookeriana humilis	Sweet Box	12”-18”	4’	L	
Scaevola ‘Mauve Clusters’	Scaevola	8”-12”	4’	L	
Sedum spp. (low varieties)	Stonecrop	6”	8”	L	
Trachelospermum jasminoides	Star Jasmine	12”	3’	M	
Vinca minor	Periwinkle	3”-6”	2’	M	

Credits

This document was prepared for Vintage Park Community Associations by:

DES Architects + Engineers, Kenny Hung, Carol McHugh and Susan Eschweiler

City of Foster City, Kohar Kojayan

End of Vintage Park Design Guidelines