

RESOLUTION NO. 2004-023

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN BUENAVENTURA APPROVING
GUIDELINES FOR THE SCREENING OF ABOVE
GROUND UTILITY STRUCTURES.**

BE IT RESOLVED by the City Council of the City of San Buenaventura as follows:

SECTION 1: On April 21, 2003, the City Council of the City of San Buenaventura directed staff to prepare guidelines for the screening of above ground utility structures. Additionally, Council directed that an Ad-Hoc Committee be established, including two council members, to meet as part of the process for preparing the guidelines.

SECTION 2: The Ad-Hoc Committee met, reviewed examples of guidelines from other cities, received input both from City and Public utility representatives, and drafted the "Guidelines for the Screening of Above Ground Utility Structures" (Guidelines) attached hereto as Exhibit "A".

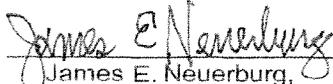
SECTION 3: The City Council of the City of San Buenaventura hereby approves the Guidelines for the Screening of Above Ground Utility Structures as set forth in Exhibit "A" attached hereto and made a part hereof.

SECTION 4: This Resolution and the attached Guidelines shall be effective immediately upon adoption and shall, thereafter, apply to all new above ground utility structures, facilities, and equipment listed in Section I of the Guidelines that are proposed to be installed in conjunction with new development projects.

PASSED AND ADOPTED this 3rd day of May, 2004


Deputy City Clerk

APPROVED AS TO FORM
ROBERT G. BOEHM, City Attorney

By: 
James E. Neuerburg,
Assistant City Attorney

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss
CITY OF SAN BUENAVENTURA)

I, BARBARA J. KAM, City Clerk of the City of San Buenaventura, California, do hereby certify that the foregoing Resolution was duly passed and adopted by the City Council of the City of San Buenaventura at a regular meeting thereof held on the 3rd day of May, 2004, by the following vote:

AYES: Councilmembers Smith, Weir, Andrews, Monahan,
Morehouse, and Brennan.

NOES: None.

ABSENT: Councilmember Fulton

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Buenaventura this 4th day of May, 2004.


Barbara J. Kam, City Clerk



CITY OF SAN BUENAVENTURA
GUIDELINES FOR THE SCREENING OF
ABOVE GROUND UTILITY STRUCTURES

GENERAL PROVISIONS - The following are guidelines for the preparation of plans for the location and screening of above ground utility structures and equipment. Note that these are guidelines, and the Planning Commission or the applicant may consider or propose alternate methods to screen the utility equipment. For assistance in the preparation of exhibits, please call (805) 654-7893 or 654-7894 or your Case Planner.

INTENT - The intent of these guidelines is to facilitate forethought by the project applicant and the utility providers in accommodating utility equipment and screening of the equipment early in the design process.

REQUIREMENT - Pursuant to Chapter 24 410, Yard Regulations, of the San Buenaventura Municipal Code, all new utility equipment and appurtenances to be installed in conjunction with any new application for the approval of a development project shall be screened from public view. Applicants shall submit to Planning a Preliminary Utility Equipment Screening Plan as part of any development permit application. A Final Utility Equipment Screening Plan shall be submitted by the applicant to Planning/Land Development concurrent with improvement plan submittals. The Screening Plan shall be reviewed and approved prior to or concurrent with the approval of other improvement plans. The Screening Plan shall be approved prior to installation of any new utility equipment or appurtenances. The Final Utility Equipment Screening Plan may be incorporated into the improvement plans and need not be a separate plan. All utility equipment and appurtenances proposed for installation within public rights-of-way shall observe the above requirements and comply with the requirements of Division 18, Streets and Other Public Ways and Places, of the San Buenaventura Municipal Code.

APPLICABILITY - The Preliminary Utility Equipment Screening Plan does not require specific, engineered plans, showing the precise locations of utility equipment and screening. Rather, general or "typical" locations of the equipment and the proposed method of screening should be provided on the preliminary plan. The specific location of the utility equipment and screening is required on the Final Utility Equipment Plan, which may be combined with the project grading/landscaping (or other improvement) plans.

GUIDELINES - The following guidelines are to assist the applicant in locating and designing screening of all new utility equipment and appurtenances. The Preliminary Utility Equipment Screening Plan should consider the following and the Final Utility Equipment Screening Plan shall include the following information:

I. EQUIPMENT REQUIRING SCREENING

- A. All utility equipment requiring screening shall be shown on the plan. This includes public works utility equipment, and equipment associated with the provision of electricity, gas, telephone, cable television, and water, and includes, but is not limited to:
1. Surface-mounted transformers;
 2. Pedestal-mounted terminal boxes;
 3. Meter cabinets;
 4. Traffic signal boxes;
 5. Above ground water service equipment (i.e., air vac cans, sampling stations), irrigation equipment and backflow preventers;
 6. Fire sprinkler back-flow devices and valves;
 7. Access doors and vents; and
 8. Any other above ground utility equipment.

II. LOCATION OF UTILITY EQUIPMENT AND APPURTENANCES

- A. Above ground utility equipment and vents and access doors for underground utility vaults shall be located away from the sidewalk with sufficient space to allow a minimum of three feet of clearance between the screening for the utility equipment and any paved surfaces including streets, driveways and walkways in such a way that safety and system reliability is not compromised.
- B. Fire sprinkler back-flow devices and valves should be located a minimum of 20 feet from all property lines adjacent to public rights-of-way, within an approved underground vault, within an approved area of the building or behind a screening wall.
- Above ground utility equipment for commercial and industrial projects should be located near the rear property line in such a way that safety and system reliability is not compromised.
- D. No above ground screening taller than 36 inches shall be located within a Traffic Safety Sight Area.

EXHIBIT "A"

- E. Bollards shall not be installed in conjunction with any new utility equipment or appurtenances, except with prior approval of the Community Development Director or designee.
- F. Location of equipment and screening shall not interfere with or restrict Americans with Disabilities Act (ADA) requirements.
- G. Location of equipment and screening should consider and provide for adequate and safe accessibility of personnel and identification of equipment.
- H. Projects associated with redevelopment and/or retrofitting may be considered on a case-by-case basis by the Community Development Director or designee.

III. ACCESS EASEMENTS TO ALL UTILITY EQUIPMENT

Access easements shall be provided to allow access to all equipment, vents and access doors, and to allow them to face away from sidewalks, streets and driveways.

- A. For single family residential subdivisions:
 - 1. The access easements shall include both the minimum width required by the public utility for access and the width needed for the screening of the equipment; and
 - 2. Where homeowners' associations are being proposed, utility equipment is encouraged to be located within common areas controlled by the homeowners association.
- B. For all commercial and industrial projects, the access easements shall include both the minimum width required by the public utility for access and the width needed for the screening of the equipment.

IV. METHOD OF SCREENING FOR ANY ABOVE GROUND EQUIPMENT

One or more of the following methods of screening shall be required:

- A. Low walls, a minimum of six inches taller than the vents, access doors, or utility equipment to be screened, and which are architecturally treated to match the other on-site walls and covered with vines with a minimum size of five (5) gallons, spaced ten (10) feet on center or as otherwise approved by the Community Development Director or designee. Walls shall comply with all applicable zoning requirements.

EXHIBIT "A"

- B. Landscaping that, upon installation, shall screen a minimum of 75% of the vents, access doors, or utility equipment from view.
- C. Artificial "rock" equipment covers that cover 100% of the utility equipment. These should be accented with natural boulders and landscaping.
- D. Locating the utility equipment in an underground vault, as permitted by regulations.
- E. Locating the utility equipment within a building, as permitted by regulations.
- F. Locating the utility equipment on a side street or on the side or rear of the project.
- G. Any other option that may be available due to unique site or building design characteristics.
- H. Chain link fencing is not an acceptable screening material.
- I. Projects located within Specific Plan areas should refer to the applicable Specific Plan for additional methods of screening.
- J. Public Art may be used to soften the hardscape of the utilities. First consideration will be given to retrofit/redevelopment/infill projects. This will be on a case-by-case basis when other screening is not available and will be coordinated with Cultural Affairs, Public Art Commission, individual utility and Maintenance Services.