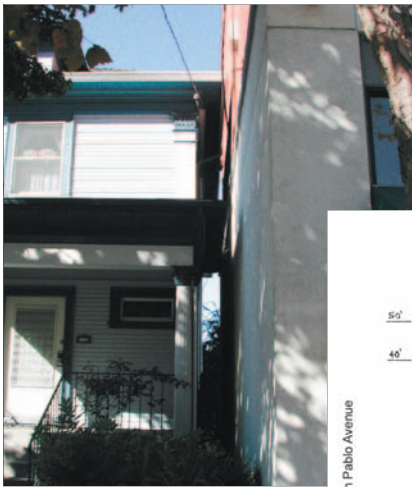


San Pablo Design Guidelines for Private Properties

San Pablo Avenue Streetscape Plan
and Design Guidelines



Avoid conflicts between commercial and residential development



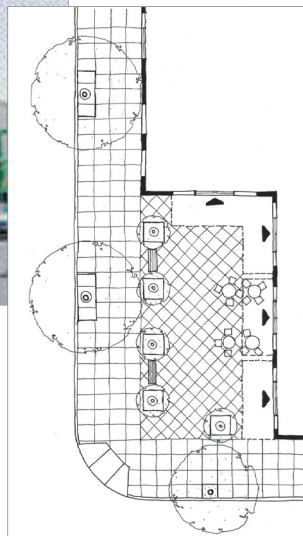
Introduce landscaped screens and buffers



Screen of Trees as seen from adjacent residential property



Lost opportunity for a corner building to enhance the public realm



Example of a development that has realized the opportunity for incorporating a corner plaza



Parking facing onto public sidewalks should be screened from view with vegetation and artful screens or low walls