APPENDIX O
SPECIFIC PLAN DESIGN GUIDELINES

CHAPTER 5
DESIGN GUIDELINES

5.1 INTRODUCTION

The Freeway Corridor Specific Plan Design Guidelines is a document that accompanies this Specific Plan. The Design Guidelines provides clear guidelines for the design of developments for the Specific Plan area. The document includes guidelines for site planning, landscaping, building design, and site features that promote rural aesthetics appropriate for the existing landscape and the area's agricultural tradition.

The 'Site planning' section suggests designs for lot layout, project entry and character, grading, and drainage. The 'Landscaping' section indicates how and where to place landscaping to achieve rural aesthetics and includes methods for irrigation and water conservation. The 'Building design' section provides examples of acceptable building form, roof forms, garages, windows, doors, and entries, articulation, materials, and colors. The 'Site features' section includes guidelines for designs of walls, fences, screening, and lighting.

The Design Guidelines provides separate design instructions for the following uses:

- Single-family residential,
- Multi-family residential,
- Commercial, and
- Business parks/offices.

In addition, the Design Guidelines chapters are dedicated to guide utilities and signage design. For detailed design recommendations and definitions, please refer to the Design Guidelines.

5.2 GENERAL DESIGN GUIDELINES

ALL BUILDINGS

A. Site Planning.

The various components of the lot shall be laid out to emphasize street-orientation.

1. Planned neighborhoods shall employ a coordinated design by the use of similar architectural styles, entry signs, and carefully designed neighborhood boundaries.

2. Project entry features shall reflect the overall architectural identity and character of the project. Entry features shall consist of authentic materials. (See Section 2.1.B of the Design Guidelines)

3. Grading shall be in compliance with the Yucaipa Municipal Code Hillside Ordinance. (See Section 2.1.C of the Design Guidelines)

4. Cuts and fills shall be at least 2:1 slope or less unless stabilized by a stone retaining wall or crib walls as approved by the City Engineer. Retaining walls four feet high or more are acceptable provided that they are composed of natural materials. (See Section 2.1.C of the Design Guidelines).

5. Coordinate grading and drainage in the initial design phase of the project to ensure the most natural and least invasive approach is achieved.

6. Slopes shall be rounded, contoured, or terraced to blend with the existing terrain and to minimize grade differentials with adjacent streets and properties. Manufactured slopes shall not be a dominant site feature.

7. Loading and Service Area. Screen and locate loading and service areas as far as possible from the street and adjacent properties.

8. Project Entry (See Section 3.1.B of the Design Guidelines):

    a. Landscaping shall define boundaries of areas and provide screening where necessary. Use of native plants is encouraged to conserve water.

    b. Incorporate a combination of the following accent features into the project entry and individual property entry gates: public art, large specimen trees, landscaped medians, stone wall features, architectural monuments, and/or signs.

9. Parking (See Section 3.1.E of the Design Guidelines):

    a. Incorporate canopy trees in parking areas in compliance with the Yucaipa Municipal Code, and to reduce the impact of large expanses of paving, to provide shade, and to reduce glare and heat build-up.

    b. Landscaped finger islands shall be provided to break up parking lots.

    c. Raised planting areas shall be used to separate double-loaded parking areas.

    d. Parking spaces shall be separated from structures by a pedestrian sidewalk and a landscape strip.

10. Access and Circulation (See Section 3.1.D of the Design Guidelines):
    a. Provide pedestrian connections from the street/sidewalk to key areas within or adjacent to the site that are clearly demarcated with decorative materials, landscaping, and lighting.

B. Landscaping

The goal of landscaping design will be to help define boundaries and to screen and buffer incompatible uses. Landscape plans will incorporate water conservation and drought resistant native plant palette. In terms of grading and drainage patterns, the site shall be designed to avoid excessive cut and fill.

1. Strategically place large specimen trees (48" box) to assist new development in looking "established" as quickly as possible. (See Section 2.2 of the Design Guidelines).

2. Trees or large shrubs shall not be planted under overhead lines or over underground infrastructure if growth may interfere with public utilities. (See Section 2.2 of the Design Guidelines).

3. Parkways shall be planted with shade trees to provide a pleasant pedestrian environment and contribute to streetscape continuity. (See Section 2.2 of the Design Guidelines).

4. Trees and shrubs shall be located and spaced to allow for mature and long-term growth. (See Section 2.2 of the Design Guidelines).

5. Landscaping and planting areas (See Section 3.2.A of the Design Guidelines):

    a. Provide screening for unattractive and/or unsightly service areas, and serve as buffers between neighboring uses.
    b. Planted parkways shall be provided on arterial corridors between the street and sidewalk.

6. Irrigation and water conservation (See Section 3.2.B of the Design Guidelines):

    a. Landscaped areas shall have automatic irrigation systems with moisture sensors installed to ensure plant material survives.

    b. Provide root barriers when trees are planted five feet or closer to any hardscape element (e.g., curbs, sidewalks, other paving, etc.) or structure. The distance shall be measured from the center of the tree trunk to the nearest hardscape or structure.

C. Building Design

Buildings shall be designed to match the overall scale and design of existing environment. Fenestration and articulation of the building will improve visual interest and minimize cookie-cutter designs. Buildings must comply with the hillside development regulation. (See Section 3.3 of the Design Guidelines):

1. Buildings shall employ rural architectural styles such as Craftsman, Ranch, and Spanish Eclectic. Larger buildings shall provide articulation and variation in wall planes to reduce the scale of the building.

2. Building Form:

    a. Wall planes on all sides of the house shall be variable if visible from a public street and pedestrian pathway. (See Section 2.3.A of the Design Guidelines).

    b. Divide the structure mass into smaller scale components in structures over 50 feet long by reducing the perceived height and bulk of one or more of the following: a change of roof or wall plane, projecting or recessed elements, varying cornice or rooflines, or other similar means.

    c. Wall planes visible from public streets shall not run in one continuous direction for more than 50 feet without projecting or recessing the wall every five feet for every 25 feet of structure height.

    d. Surface detailing (i.e., score lines) shall not serve as a substitute for distinctive massing.

3. Roof Form (See Section 2.3.B of the Design Guidelines):

    a. In higher density developments, multiple rooflines shall be incorporated throughout the project.

b. Various roof forms/changes in roof plan shall be used on all structure elevations visible from a public street or pedestrian right-of-way.

c. Roof elements shall continue all the way around the structure and not just be used in the most visible locations.

d. Roof elements shall be combined with wall elements to unify all sides of the structure.

e. Rooflines shall be designed to screen roof mounted mechanical equipment.

f. If parapets are used, one or more of the following detail treatments shall be included: pre-cast elements, continuous banding or projecting cornices, dentils, caps, corner details, or variety in pitch (sculpted), other horizontal decoration and/or clean edges with no unfinished flashing.

g. Parapets shall not appear "tacked on" and shall convey a sense of permanence.

4. Windows, Doors, and Entries (See Section 2.3.D of the Design Guidelines):

   a. To enhance privacy, windows on side elevations shall be staggered whenever possible and not be positioned directly opposite of the adjacent structure's windows.

   b. Flush windows are not allowed.

5. Articulation (See Section 2.3.E of the Design Guidelines):

   a. Porches shall be a minimum of six feet deep with materials and/or details that are necessary to achieve an authentic architectural style.

   b. Large, blank, flat surfaces are not allowed. Wall forms shall be articulated with changes in massing, colors, materials, and a change in horizontal wall plan every 50-feet or less.

6. Materials and Colors (See Section 2.3.F of the Design Guidelines):

   a. Traditional two-piece tapered, multi-colored terra cotta barrel tiles with brown hues and approximately a 20 percent concrete boost in the field tiles and double tiles or boosted double tiles at the eave shall be used. Low profile one-piece "S" tiles are not allowed.

   b. Projects of three or more homes shall provide a minimum of three distinctly different color/material palettes.

c. Heavier materials shall be used lower on the structure elevation to form the base of the structure.

d. Appropriate materials include natural woods, wood shingles and siding, common brick, stone, river rock, clinker brick, limited areas of plaster, and wooden beams that are structurally heavy in appearance.

7. Roofs

a. Rooflines shall be designed to screen roof mounted mechanical equipment. (Figure 3.27)

b. Full roofs are desirable. Hipped or gable roofs covering the entire structure are preferred to mansard roofs and segments of pitched roofs applied at the structure.

8. Stairs

a. Stairways shall be designed as an integral part of the overall architecture of the structure, complementing the structure's mass and form. Stairwells shall be solid; prefabricated metal stairs are strongly discouraged.

D. Site Features

Building materials and colors must be compatible with rural architectural style. Walls, fences and screening shall be made of materials commonly found in rural landscapes. Lighting design must be coordinated to minimize impact on the rural landscape.

1. Walls, fences, and screening (See Section 2.4.A of the Design Guidelines):

a. Fences and walls shall be constructed of authentic materials (natural woods, common brick, stone, river rock, clinker brick, and wooden beams, for example). Vinyl and other manufactured fencing materials may be acceptable if the overall look appears authentic.

b. Non-transparent perimeters walls and/or fences shall provide decorative columns or pilasters to provide relief and incorporate landscaping.

c. Walls on sloping terrain shall be stepped to follow the terrain.

d. Chain link fencing shall not be used.

2. Lighting (See Section 2.4.B of the Design Guidelines):

    a. Lighting shall be shielded to ensure that lights are directed downward onto the public right-of-way.
    b. Pedestrian light poles along sidewalks or pathways shall be between 12 to 15 feet high.

    c. Entrances shall be lit with consideration paid to safety for residents and visitors.

    d. Lighting, including security lighting, shall be contained to the property to ensure that there is not spillover glare to neighboring properties. The lighting shield shall be painted to match the surface it is attached to.

3. Trash Receptacle

    a. Enclosures shall be separated from adjacent parking stalls with landscape planters and paved surfaces behind the curb to ensure adequate space is available for individuals to access vehicles.

    b. Trash/recycling containers shall be large enough, placed frequently throughout the site, and collected often enough to handle the refuse generated.

    c. Trash enclosures shall be designed with similar finishes, materials, and details as the primary structures within the project and shall be screened with landscaping.

    d. Enclosures shall be surrounded by buildings or landscaping on three sides.

    e. Doors shall not face the street.

    f. Trash/recycling containers shall be large enough to handle the refuse generated by the site and to accommodate extra containers for recycling.

    g. The use of chain link fencing and gates with wood slats to screen trash/recycling containers is not allowed. Regular or long-term trash receptacles shall be stored in an enclosure with a solid roof.

5.3 DESIGN GUIDELINES BY LAND USES

The following summarizes design guidelines for each land use:

SINGLE-FAMILY RESIDENTIAL

The goal of single-family residential design guidelines is to promote rural aesthetics without resorting to anonymous replicas commonly found in planned communities.

A. Building Design

1. Building Form

    a. Provide a mix of single-story and two-story homes. Two-story homes shall have single-story elements on prominent elevations.

    b. A second story shall not exceed 80 percent of the first floor square footage. Place at least 60 to 70 percent of the second story floor area over the back half of the first story.

2. Garages (See Section 2.3.C of the Design Guidelines):

    a. Garage doors shall be recessed a minimum of six inches from the face of the garage

    b. Garage doors facing the street shall be set back from the exterior face of the main house to help reduce their visual dominance

    c. A maximum of two garage bays shall face the street. Garage bays over two units shall have a different orientation.

    d. The ratio of garage frontage to the width of the house shall not be greater than 75 percent.

3. Windows, Doors, and Entries (See Section 2.3.D of the Design Guidelines):

    a. EPA "Energy Star" windows with low e-coatings shall be used.

MULTI-FAMILY RESIDENTIAL

The following guidelines allow development of higher density housing in the Specific Plan area while providing high quality design that incorporates rural aesthetic design components.

A. Site Planning

1. Lot Layout

    a. Lot layout shall be designed to provide public gathering spaces and avoid large parking areas and carports.

    b. Circulation and pathways shall be designed to promote walking while providing safe vehicular circulation.

    c. Useable common space is required where a neighborhood homeowners association or another acceptable private maintenance entity will coordinate its use and maintenance.

    d. Minimize or eliminate the visual impact of large monolithic structures by creating a cluster of smaller structures, or the appearance of a series of smaller "cottage-like" structures.

2. Grading and Drainage (See Section 3.1.C of the Design Guidelines):

    a. Coordinate with drainage methods of the adjacent properties.

    b. Parking lots shall drain to a single concrete swale at the edge of the aisle.

B. Building Design

1. Multi-family development adjacent to single-family neighborhoods shall provide a buffer of single story and/or detached units along the adjoining property line. It is highly recommended that no more than eight attached units be allowed in a single structure.

2. Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or setbacks.

3. Carport roofs visible from structures or streets shall incorporate roof slopes and materials to match adjacent structures. Flat roofs on garages, carports, and ancillary structures are allowed if they are not visible from off-site.

C. Site Features (See Section 3.3 of the Design Guidelines):

1. All walls and fences shall be landscaped and complement rural aesthetics.

COMMERCIAL

Design guidelines provide separate guidelines for local, regional, and specialty commercial uses.

A. Site Planning

Commercial developments shall be designed with attractive streetscapes and oriented to the street. Multi-tenant developments will include outdoor plazas.

1. Neighborhood and Regional Commercial

    a. Public spaces shall be incorporated into neighborhood commercial.

    b. Commercial uses and buildings shall be oriented towards the public spaces.

    c. Locate driveway access points and internal circulation as far away as possible from residential properties, schools, parks, and sensitive uses.

    d. Locate smaller commercial building pads at the street edge to reduce the visual impact of large parking lots and regional commercial uses.

2. Specialty Retail

    a. Dense landscaping, berming, architectural treatments, or a combination of these elements shall be used to screen specialty retail sites from public view.

    b. Car wash facilities shall include appropriate control measures to reduce machinery and blower noise levels.

    c. Car wash facilities shall incorporate small, comfortable plazas for customers to comfortably wait for their vehicles.

    d. Each on-site gas pump shall generally include stacking for a minimum of two vehicles (roughly 40 feet in length) so that driveways or the street are not utilized by waiting customers.

    e. Incorporate a combination of ornamental landscaping, landscaped medians, architectural monuments, decorative walls, signs, and/or enhanced paving into the project entry as accent features.

3. Grading and Drainage

    a. Detention basins shall not be located within the front setback unless designed as an attractive landscape element.

b. Stormwater retention ponds shall be designed as landscape features rather than as large, unadorned depressions in the site.

4 Plaza

a. Provide employee break rooms and outdoor areas that are sheltered as much as possible from the noise and traffic of adjacent streets and other incompatible uses.

b. Outdoor furniture shall be included in and shown on all site and landscaping plans.

5. Circulation

a. Points of ingress/egress on corner lots shall not be located closer than 150 feet from an intersection.

b. Divide large parking lots (over 200 parking spaces) into a series of connected smaller lots using raised landscaping strips, pedestrian paths, accented with special paving, and access drives.

c. Parking lots with more than 100 stalls shall incorporate the following entry elements:

d. A center landscaped median from the public street to the first bisecting parking aisle.

e. A sidewalk on at least one side of the drive aisle to connect the street to the front cross aisle.

f. Two landscaped parkways flanking both sides of the entry drive shall be provided.

g. In parking lots with more than 100 stalls, spaces shall not be located along the main drive aisle.

h. This configuration will eliminate problems caused by vehicles backing into the primary circulation path. This guideline shall also apply to projects within 500 feet of an intersection having a level of service "D" or worse.

i. In parking areas with six or more double rows of parking stalls, pedestrian paths shall be provided within landscape islands to connect parking areas and structure entries.

j. Pedestrian drop-off areas shall be a minimum of nine feet wide and located outside vehicle circulation aisles and pedestrian pathways

k. Textured paving shall be provided at crosswalks within the project provided it is ADA compliant.

l. Sidewalks at structure entries shall be a minimum of 11 feet wide where adjacent to head-in parking to allow for car bumper overhang and nine feet wide where adjacent to a landscaping buffer or drive aisle.

6. Loading and Service Area

a. Loading facilities, including parking and maneuvering areas, shall not extend into required minimum setbacks. Under no circumstances will this area be used as a primary entry to the building.

b. A loading space shall be provided for each restaurant site that does not interfere with public use of the parking area.

c. If visible from public view, roll-up doors are generally discouraged. However, where these doors do exist, they shall be recessed a minimum of 12 inches into the structure to provide a shadow line. Service and roll-up doors shall be painted to match the structure or trim.

7. Parking

a. Provide bicycle and motorcycle parking.

B. Landscaping

Landscaping in commercial areas will be used throughout parking areas to minimize urban heat and to soften the appearance of surface parking lots. Plants that vary in size, texture, and color will be employed to define areas, buffer adjacent areas, and to screen loading and parking areas.

1. Where there is no plaza, pedestrian space, or an entrance, a landscape strip (minimum width of six feet) shall be provided between a structure and parking/paved areas visible from public view.

2. Flowering trees and fruit-bearing trees shall be avoided on pedestrian parkways and ADA path of travel areas to maintain clear passageways.

C. Building Design

Building design will avoid the use of corporate "chain" architecture, and instead use architectural styles that reflect Yucaipa's agricultural history.

1. Building Design for Neighborhood Commercial

   a. Corporate tenants shall design structures to fit the scale and rural character of Yucaipa and this Specific Plan. The use of corporate "chain" architecture is strongly discouraged.

   b. Coordinate structures within commercial centers to complement one another by using common roofing material, roof pitch, exterior finish material, and consistent color palettes.

   c. Each structure shall represent a single architectural style. For example, details used to express authentic "Craftsman" style structures like natural woods, wood shingles and siding, common brick, stone, river rock, clinker brick, limited areas of plaster, and wooden beams that are structurally heavy in appearance are encouraged.

   d. All sides of commercial structures in highly visible locations (i.e., project entries) shall receive equal design consideration and treatment (360-degree architecture).

2. Building Design for Regional Commercial

   a. Large blank walls, especially those visible from the public right-of-way, shall be articulated through various treatments (e.g., offsets in massing, arcades, colonnades, and the use of a variety of different façade materials).

   b. An inviting human-scaled entrance to a regional commercial store shall serve as the visual focal point.

   c. Regional commercial construction shall consist of durable materials that are resistant to vandalism, damage from weather, etc. A variety of materials shall be incorporated in the façade and elsewhere (stucco as the sole exterior material used is strongly discouraged), including concrete, stone masonry, brick, and commercial grade ceramic tile, etc.

3. Building Design for Specialty Commercial

   a. Structures on-site (including canopies, kiosks, car wash facilities, gas pump columns, etc.) shall be consistent with and complement the architectural design of the primary structure and overall project site.

D. Building Form

1. Divide the structure mass into smaller scale components in structures over 50 feet long by reducing the perceived height and bulk of one or more of the following:

   a. A change of roof or wall plane,

   b. Projecting or recessed elements, varying cornice or rooflines, or other similar means.

2. Use vertical elements (i.e., pilasters) on large monolithic structures to break up the box-like appearance and to give the effect of several smaller structures.

3. Where feasible, minimize the visual impact of large monolithic structures by creating a cluster of smaller structures or the appearance of a series of smaller attached structures.

E. Roofs

1. Use full roofs or the appearance of full roofs

2. Flat roofs may be allowed when the roof is not visible from residential properties.

3. Hipped or gable roofs covering the entire structure are preferred to mansard roofs and segments of pitched roofs applied at the structure edge.

4. Roofs shall be designed to screen mechanical equipment without requiring the use of an additional roof screen. Screening shall be constructed consistent with the materials of the structure and shall be designed as a continuous component installed the length of the elevation.

5. Provide deep roof overhangs to create shadow and add depth to facades.

6. Roof-mounted equipment that may be visible from a higher vantage point shall be architecturally screened from view.

F. Windows, Doors, and Entries

1. On small-scale commercial structures, large expanses of glass shall be broken into smaller windowpanes.

2. Windows and doors shall be proportionate to the structure elevation. Enhance doors and windows by the use of accent trim or color. Window type, material, shape, and proportion shall complement the architectural style of the structure.

3. Project icons, thematic pilasters, special paving treatment, water features, and specialty

landscaping shall be used at structure and common space entryways to unify the project.

4. Emphasize structure entrances by using lighting, landscaping, and architecture.

5. Upper floor entries at the street frontage shall have a distinct design that complements the main structure frontage.

6. Stairways shall be designed as an integral part of the overall architecture of the structure.

G Storefront Design

1. Entry design shall incorporate two or more of the following methods:

   a. Change in wall/window plane;

   b. Placement of art or decorative detailing; A projecting element above the entrance;

   c. A change in material or detailing; Implementation of architectural elements such as flanked columns or decorative fixtures;

   d. Recessed doors, archways, or cased openings;

   e. A portico or formal porch either projecting from or set into the surface; or

   f. Changes in the roofline, a tower, or a break in the surface to a wall.

2. Commercial structures shall include a recessed primary entry that provides protection from the weather. Provide decorative paving material (e.g., tile, marble, or slate) at recessed entries.

H. Articulation

1. Use articulation on the front façade and facades visible from public streets.

2. There shall be no blank walls on any side of any structure within a project.

3. Incorporate architectural details and materials on lower walls that relate to human scale (e.g., arches, trellises, or awnings).

4. Use architectural elements (e.g., overhangs, trellises, projections, awnings, insets, material, texture, etc.) to create shadow patterns that contribute to a structure's character and to achieve a pedestrian scale.

5. A minimum eight-foot vertical clearance between the sidewalk and the lower most portion of an awning or similar form of hanging articulation shall be maintained.

I. Materials and Colors

1. Where appropriate to the architectural style, materials and textures shall vary between the base and body of a structure to break up large wall planes and add a visual base.

2. Materials that are highly resistant to damage, defacing, and general wear and tear, such as precast concrete, stone masonry, brick, and commercial grade ceramic tile, shall be used at the base of the structure. However, it is important to use materials that remain true to the architectural style chosen and rural aesthetic.

3. Material changes shall occur at intersecting planes, such as at inside corners of changing wall planes or where architectural elements intersect (e.g., chimney, pilaster, projection, or fence line).

4. Standing-seam metal roofs and other roofing materials that reflect a rural aesthetic are encouraged.

5. Appropriate colors are neither bright nor jewel tones, and reflect natural colors found in nature. They have a muted look yet are rich in tone. Complementary yet contrasting colors are encouraged to accentuate details.

6. Fluorescent paints and bright colors are strongly discouraged.

7. The use of permeable paving materials is strongly encouraged whenever possible.

J. Site Features

1. Walls and Fences/Screening

   a. The use of wrought iron for security purposes is acceptable.

   b. Retaining walls that are four feet high or more shall be of concrete, masonry, or masonry system, and faced with river rock or dry stack stone.

   c. Where security fencing is required, it shall be a combination of solid pillars or short, solid wall segments and wrought iron grillwork.

   d. Exterior perimeter walls located along public streets shall have an offset a minimum of five feet deep for every 50 feet to 75 feet of wall, depending on the length of wall.

   e. Fences and walls required for screening purposes shall be of solid material.

f. Fences and walls shall be constructed as low as possible while still performing screening noise attenuation and security functions.

g. Walls on sloping terrain shall be stepped to follow the terrain.

h. To bring continuity to the overall street scene, similar elements (e.g., columns, materials, and cap details) shall be incorporated on perimeter walls that transition from one development to another.

i. Screen walls shall not be located where the wall blocks the sight lines of drivers entering, leaving, or driving through the site.

2. Trash Receptacles

a. Trash enclosures shall be separated from adjacent parking stalls with a minimum five-foot wide (interior clear dimension) planter and a 12-inch wide paved surface behind the curb.

b. These spaces will ensure adequate space is available for individuals to access the vehicle.

c. Trash/recycling containers shall be screened using landscaping.

d. A pedestrian entrance to the trash enclosure shall be provided so that large access doors do not have to be opened as often.

e. Enclosures shall not be visible from primary entry drives.

f. Trash enclosures shall include provisions for concrete stress pads to reduce pavement damage from disposal trucks.

3. Lighting

a. Lighting shall be shielded to minimize glare upon neighboring residential properties. The shield shall be painted to match the surface it is attached to.

b. Light sources for wall washing and tree lighting shall be hidden.

c. The design of parking lot lighting fixtures shall be compatible with the architecture used in the development and not be on poles over 40 feet high, and where adjacent to residential uses, light poles shall not exceed 20 feet.

BUSINESS PARKS/OFFICES

High quality design in industrial developments, business parks, and office buildings is vital in employee retention and attracting businesses in Yucaipa.

A. Site Planning

1. Lot Layout.

    a. Corner buildings shall be landmark buildings that wrap around the corner.

    b. Office buildings shall be placed at the front setback line, with parking located at the side or rear.

    c. An additional five-feet front setbacks shall be provided for every 10-feet of building height above 30-feet.

    d. Carefully screen loading areas from public view.

2. Public Right-of-way View Area

    a. The entry drive shall be oriented towards the entrance of the primary building.

    b. A minimum seven-foot wide landscaped center median shall be provided at the entry drive.

    c. Landscaped parkways shall be provided at entry drive.

    d. A minimum four-foot wide sidewalk on at least one side of the drive aisle shall be provided to connect the street to the building.

    e. Landscaping shall be drought-resistant and be comprised of native materials.

3. Project Entry and Character

    a. Business parks and offices shall provide outdoor plazas or enhanced site features at the building entries.

    b. Public plaza areas shall include: tables, benches or other sitting areas, potted plants, trash receptacles, canopy trees, and enhanced paving. Shaded areas shall be provided and can be accomplished by using trellises, pergolas, or other structures.

    c. Larger sites shall incorporate several focal points to create defined spaces. Plazas,

landscaping, fountains, artwork, textured pavement, and diversity in pavement levels (that are ADA compliant) can create focal points and generate interest.

d. Business parks and office sites shall provide combinations of plazas, courtyards, textured paving, pedestrian seating areas, public art, fountains or another water feature, shaded transit stops, and/or information kiosks as deemed appropriate.

e. Detailed and well defined paving areas in courtyards, outdoor patios, and plazas shall be comprised of authentic and appropriate materials. Permeable features (e.g., brick pavers, tile, grasscrete, decomposed granite, colored concrete, flagstone, brick, etc.) shall be used where appropriate. The use of these materials is strongly encouraged adjacent to buildings, entries, facades, in plazas, or in seating areas and shall tie into paving at building entries.

4. Employee/visitor Seating Areas

a. Business parks and offices shall provide outdoor plaza areas and employee break areas that are sheltered from adjacent street noise, trash enclosures, parking areas, and incompatible uses as much as possible.

b. Plazas and employee break areas shall be comfortable and usable (not be token open space areas) that include: tables, benches or other sitting areas, potted plants, trash receptacles, canopy trees, and enhanced paving (Figure 5.07)

c. Shaded areas shall be provided and can be accomplished by using trellises, pergolas, or other structures (Figure 5.08).

5. Access and Circulation

a. Parking facilities shall be designed to ensure that vehicles have adequate room to maneuver without entering the public right-of-way areas (i.e., sidewalk areas).

b. Provide accent pavement treatments in crosswalk areas (e.g., raised, colored, and/or textured pavement, etc.).

c. Where business parks abut residential areas, provide pedestrian connections/ sidewalks between the neighborhood and the business park.

6. Loading Areas

a. Wayfinding signage and pavement markings shall be provided at parking areas and loading facility entrances/exits.

b. Loading and service areas shall be screened from public view using a combination of portions of the building, architectural wing walls, decorative screen walls, and/or a landscape buffer.

c. Screening shall be designed as an integral element of the building design and site layout.

d. Loading facilities and vehicle maneuvering areas shall not extend into required minimum setbacks.

B. Landscaping (See Section 5.2 of the Design Guidelines.)

1. Parkways shall include various landscaping elements. Landscaped areas shall include trees, shrubs, and groundcover.

2. A minimum six-inch concrete mow strip shall be provided between turf and shrub areas.

3. A minimum five-foot wide landscaping strip shall be planted adjacent to the building edge. The landscape strip shall be directly adjacent to the building edge to create a buffer and help to prevent graffiti.

4. Use vertical landscape materials to break up the scale of blank two-story walls.

5. Wall vines shall be used to minimize the potential for graffiti and to soften large expansive walls.

6. Groundcover shall be installed in landscaped areas to provide a finishing treatment, as well as provide erosion and weed control.

7. Mulch, bark, and stones/rock cover shall not be used as an alternative to groundcover.

8. Turf shall be used only when it serves a specific function. Turf areas shall be minimized to conserve water.

9. Landscaping elements in the front setback shall incorporate drought tolerant materials.

C. Building Design (See Section 5.3 of the Design Guidelines.)

1. Building Form (See Section 5.3A of the Design Guidelines.)

a. Allowed building form: variety of building indentations, architectural details and materials; building entry emphasis; screening of equipment and storage areas; and landscaping to soften building exteriors.

b. Prohibited building form: large, blank, flat surfaces; exposed, untreated concrete block walls; loading doors facing the street; exposed mechanical equipment; highly reflective surfaces; trash enclosure doors facing the street or visible from the street; and barbed wire and razor wire.

c. Architectural elements (e.g., overhangs, trellises, projections, awnings, and/or insets, etc.) shall be incorporated into the building design to create shadow patterns that contribute to overall building character. This is especially important in areas viewed from public right-of-ways.

d. Building mass. Overall building mass shall be divided into smaller, identified parts. Large, blank, flat surfaces are not allowed. Wall forms shall be articulated with changes in massing, colors, and materials, and a change in horizontal wall plan every 50-feet or less.

e. A colonnade, or other entryway that is pedestrian scaled, along the street fronting façade is strongly encouraged to reduce the massing of tall buildings.

f. Structures two-stories or higher shall incorporate a step in the vertical wall plane to reduce the scale of the building. The stories above the first one can be stepped back, and/or the first-floor elements or wall surfaces can project.

g. Rooflines shall be broken by changes in height or wall plane at intervals no great than 50-feet.

2. Roof Forms (See Section 5.3B of the Design Guidelines.)

a. Rooflines shall be broken up by changes in height or wall plane at intervals no greater than 50-feet.

b. Roof forms shall be designed to completely screen roof-mounted equipment from public view.

c. Screening shall be constructed with materials that are consistent with the building.

d. Where feasible and where appropriate to the architectural style of the building, a fully pitched roof shall be provided over the entry and/or office portion of the structure.

e. Mansard roofs that are used in a piecemeal fashion (i.e. on the portion of the building perimeter only) shall not be used. Mansard roofs shall wrap around the entire perimeter of the structure. Parapets shall have sufficient articulation of

detail (e.g., precast treatments, continuous banding with a contrasting paint color, projecting cornices or lentils, caps, etc.).

3. Windows and Entries (See Section 5.3C of the Design Guidelines.)

   a. Provide regularly spaced windows that break up wall planes and allow windows and opening where privacy allows.

   b. Front elevations in the view zone shall express a high window to wall ratio.

   c. Window type, material, shape, and proportion shall complement the architectural style of the building entry.

   d. Windows shall be inset into the primary wall plane a minimum of three inches where appropriate to the architectural style of the building to provide some shadow detail.

   e. Entries shall be articulated, covered, and/or recessed, and provide protection from weather. Architecture, pedestrian plazas, landscape materials, artwork, and pedestrian-oriented lighting shall be used to emphasize entries.

   f. Entry plazas shall incorporate landscape components, and decorative paving accents.

   g. Entry signs shall be similar in scale and imagery to the architectural style of the building. See Chapter 7.0 Signage for further details.

   h. Project icons, thematic pilasters, special paving treatment, water fountains, and specialty landscaping shall be used at building and common space entryways to unify a project.

4. Materials and Colors (See Section 5.3D of the Design Guidelines.)

   a. Multiple exterior wall finishes (e.g., stucco, plaster, glass, stone, brick, and/or decorative masonry, etc.) shall be used to define building form and create interest at entries.

   b. Buildings shall not employ a singular material from base to parapet. Entries and building bases shall be articulated through the use of color, material change, and/or texture.

   c. Pre-cast walls shall incorporate elements to articulate exteriors (e.g., reveals, recessed panels, recessed windows, and/or moldings to articulate, etc.).

d. Large areas of smooth finish concrete wall panels shall be enhanced with some form of texture.

e. Use heavy textured paint or forming textures into selected areas of wall panels to avoid a glossy/high glare look on building surfaces.

f. Warmer earth tones are preferred to white or other bright colors that produce glare.

g. Metal buildings and concrete tilt-up building must be designed to have an exterior appearance of conventionally built structures. Exterior surfaces shall include portions of stucco, plaster, glass, stone, brick, or decorative masonry.

D. Site Features (See Section 5.4 of the Design Guidelines.)

1. Walls and Fences/Screening

a. Screen and sound attenuation walls located along public streets shall be offset with an average setback of 25-feet and a minimum setback of 20-feet measured from the curb-face.

b. Walls that are less than six-feet tall can substitute a variation in the wall plane by incorporating pilasters at a minimum of 10-feet at center.

c. Where required and where visible from the street, security fencing shall be a combination of solid pillars or short solid wall segments and wrought iron grillwork.

2. Trash Enclosures

a. Location

i. Trash enclosures are not allowed in areas viewed from public right-of-ways.

ii. Enclosures shall be located away from adjacent residential uses to minimize nuisances.

iii. Enclosures shall be separated from adjacent parking stalls with a minimum five-foot wide planter to screen the enclosure.

b. Design

i. Trash and recycle enclosures shall be consistent with the design of the project and building architecture.

ii. Materials that are the same or similar to the materials used on the building shall be used on the enclosure.

iii. Architecturally designed roof structures are required to appear to be a finished looking structure.

iv. Enclosures shall be surrounded by buildings or landscaping on three sides.

v. Trash enclosure doors shall not face the street.

vi. Trash/recycling containers shall be large enough to handle the refuse generated by the site and to accommodate extra containers for recycling.

vii. The use of chain link fencing and gates with wood slats to screen trash/recycling containers is not allowed.

viii. Regular or long-term trash receptacles shall be stored in an enclosure with a solid roof.

E. Lighting

1. Lighting shall not spill over to adjacent properties.

2. Height. Light poles shall be to scale with the building or complex and surrounding area and have a maximum height of about 25-feet. Where adjacent to residential uses, light poles shall not exceed 15-feet. Pedestrian light poles along sidewalks or pathways shall be less than 15-feet high.

3. Exterior building and site lighting shall be directed away from adjacent properties and light sources shall be shielded from direct off-site viewing.

4. Security lighting fixtures shall not project above the fascia or roofline of the building and shall be shielded.

5. The shield shall be painted to match the surface to which it is attached.

6. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.

7. Building entrances shall be well illuminated with a minimum of five-footcandles.

8. Walkways and paseos shall be illuminated with a minimum of one-footcandle to help promote safe conditions at night.

9. Parking lots, and access to them, shall be illuminated with a minimum of one-footcandle.

10. Light fixtures shall be compatible with the building design to help define the character and unify the project.

UTILITIES

Utilities such as vents, gutters, downspouts, flashing, and electrical panels shall be designed to integrate with the overall architectural style of the development or to be screened from public view in a manner that complements the design of the area. (See Section 6.0 of the Design Guidelines for details.)

A. Residential Developments.

1. Gutters and downspouts shall be decorative and designed to integrate with the façade.

2. Electrical meters, cable boxes, junction boxes, and irrigation controllers shall be designed as an integral part of the structure on a rear or side elevation and screened from public view.

3. Vents, gutters, downspouts, flashing, and electrical panels shall be painted to match the surface to which it is attached unless it is used as a major design element. If it is used as a major design element the color will be consistent with the overall color scheme of the structure. discharge from gutters and downspouts not flow directly across pedestrian walkways.

4. Water from downspouts shall be directed to permeable areas for percolation. Discharge that ties into a project's drainage system is preferred, but flexible hosing or splash guards are acceptable.

5. On-site connections and utilities shall be installed underground within existing or proposed underground utility districts where feasible. If utilities and connections cannot be located below ground, these elements shall not interfere with, or adversely affect the access, visibility, appearance, or character of the structures in the vicinity.

B. Multi-family Residential and Commercial Developments

1. Mechanical equipment, including gas and electrical meters, cable boxes, junction boxes, and irrigation controllers shall be located within a utility room. In multi-family residential developments, the fire riser and roof access ladder will be located within the utility room. In commercial developments, the fire risers shall be located in a separate room with direct exterior access and the fire riser and alarm panel are the only items

that may be located in this room.

2. Transformers shall be placed underground to minimize visual impacts. When this location is not possible, the transformers shall be well screened and placed in the rear or side setback area to minimize visibility from the public right-of-way.

3. Double detector check valve assemblies (backflow preventers) for landscape irrigation and domestic water shall not be located at visually prominent locations such as the end of drive aisles or at site entries, and shall be screened with shrubs, berms, or low screen walls.

SIGNAGE

Clear, visible signs will be designed to complement the rural aesthetics. (See Section 7.0 of the Design Guidelines.)

A. Prohibited Sign Types. Freestanding pylon signs and Roof Mounted Signs are prohibited.

B. Site Location
   1. Signs in the restricted sidewalk/landscape easement shall not interfere with pedestrian movement or visibility along sidewalks. Signs shall not block motorist's visibility along the sidewalk or roadway, or sight lines at entry driveways and circulation aisles are not blocked.

C. Sign Design Criteria
   1. Base for monument style signs. Provide a solid architectural base that supports the sign and is comprised of traditional materials (e.g., stone, brick, etc.).

   2. Sides and top. Provide architectural elements on the sides and top to frame the sign panel. Use columns, pilasters, cornices, trellises, and similar details in a rural style to provide design interest and frame the sign panel.

   3. Materials and colors. Incorporate materials and colors into the sign support structure to match or be compatible with materials and colors typical of the rural style and those used on structures within the development.

   4. Proportion. Signs shall be in proportion to the size of the area in which they are located. In areas where the restricted sidewalk/landscape easement is narrow, smaller signs are appropriate. Larger signs shall be placed in areas that are wider, in areas visible from Interstate 10, where larger signs can be easily accommodated.

5. Design elements. Keep the various design elements of the sign (e.g., base, side supports, sign panel area, and roof-like features) in proportion with one another. For example, a massive stone base that supports a small or lightweight appearing sign panel would not be appropriately proportioned. Likewise, a large top element of heavy timbers over a sign with a minimal supporting base would appear disproportionate.

6. Screening. Electrical transformer boxes, raceways, and conduits shall be concealed from view.

D. Sign Legibility

1. Use a brief message. The fewer the number of words/letters, the more effective the sign message. A sign with a brief succinct message is simpler and faster to read, looks cleaner, and is generally more attractive. Each word shall be carefully evaluated and eliminated if it is unnecessary.

2. Craftsman theme. Fonts that portray a rural theme are clean and uncluttered. Typical Craftsman font styles are: arquitectura, berlinger bold, kabel bk, manhattan, socrates, and thermo.

3. Letter spacing. Avoid crowding letters, words, or lines.

4. Number of lettering styles. Limit the number of lettering styles in order to increase legibility. No more than two lettering types for small signs is recommended.

5. Sign shape. Signs that are too narrow or oddly shaped shall be avoided as they make the signs harder to read and confusing.

6. Sign placement. Signs shall be easily read by opposing traffic and shall be placed perpendicular on the roadway.

E. Color

1. Use natural materials and colors that are neither bright nor jewel tones, and reflect colors found in nature.

2. Bright florescent colors are prohibited.

F. Illumination

1. Signs shall be illuminated by a direct source of light and not internally illuminated.

2. Use backlit (halo), individually cut reverse channel letter signs, or stenciled panels with three-dimensional push-through graphics.

3. Internally illuminated cabinet-type signs with translucent panels or panels with reflective surfaces, including but not limited to, acrylic, fiberglass, plastic, or metal are prohibited.

4. Select incandescent lights over florescent lights whenever possible.

5. Light for signs shall be contained to the sign it serves. Careful consideration shall be paid to ensure that light does not spillover onto the rightof-way, or into adjacent residential properties.

G. Materials

1. Sign materials will complement materials used on the building it serves.

2. Sign materials will contribute to the legibility of the sign.

3. Sign materials shall be durable.

4. Allowed materials: natural woods, wood shingles and siding, common brick, stone, river rock, clinker brick, limited areas of plaster, wooden beams that are structurally heavy in appearance, weathered metals, and wood.

5. Concrete or fiberglass may be used when structural integrity is in question, but the element shall be made to appear like wood to the fullest extent possible.

6. Sign copy background shall be opaque with a non-reflective non-glossy matte finish.

7. Prohibited materials: plastic and acrylic materials.