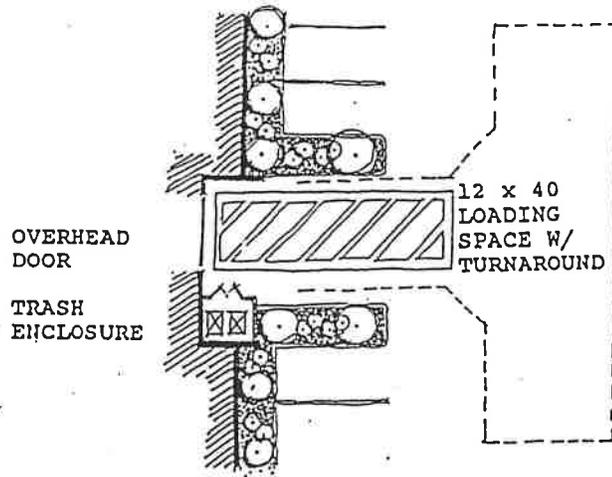
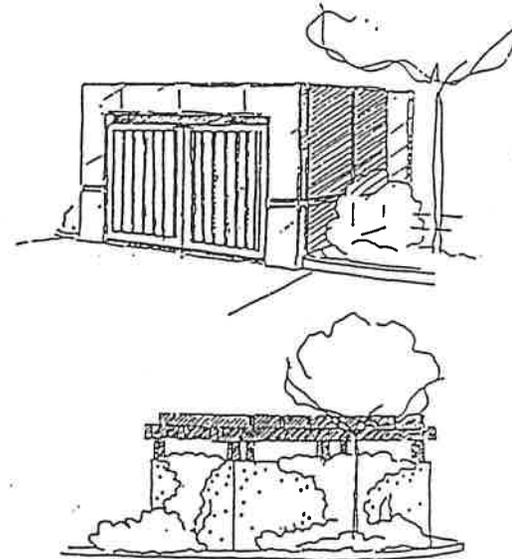


- 2.5.12 Locate loading spaces away from main customer entrances and the street.
- 2.5.13 Loading spaces should be integrated with service entrances (such as overhead doors), and/or located toward the rear of the property.  $\triangle$



Trash Facilities - Trash Enclosures

- 2.5.14 Locate trash facilities such that there will be minimal intrusion (i.e. impacts associated with site views and odors) upon neighboring residentially zoned properties.
- 2.5.15 Locate trash facilities for convenient access. Where the City Zoning Code requires a number of trash bins for a given project, disperse the the location of trash facilities for more convenient waste disposal by individual trash generators.
- 2.5.16 The location of trash facilities should be coordinated with the location of loading/service areas, and not readily visible to public view.  $\triangleleft$
- 2.5.17 Trash bins shall be located within a trash enclosure designed per City standards. Trash enclosures shall be finished with decorative materials, compatible with the building architecture. Trash enclosure gates shall be constructed of a sturdy material, preferably metal painted to match the adjacent building.  $\triangleright$

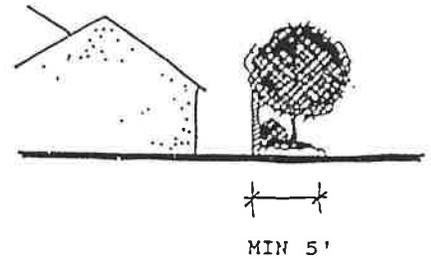


2.6 Buffers

Objective: Use landscape buffers and walls adjacent to common property lines to mitigate the negative visual and environmental impacts which are associated with commercial and industrial land uses. Residential properties are especially sensitive to neighboring commercial and industrial uses.

2.6.1 Where a project abuts a residentially zoned property, a minimum of five (5) feet of the Zoning Code required setback shall be devoted entirely to landscaping (exclusive of any planter area curb). ▷

2.6.2 Provide a minimum three (3) foot wide perimeter landscape buffer (exclusive of the planter area curb) where parking abuts another commercially or industrially zoned property. Where feasible to do so, integrate the landscape buffer with that of the adjacent property.



## 2.7 Freeway Frontage Properties

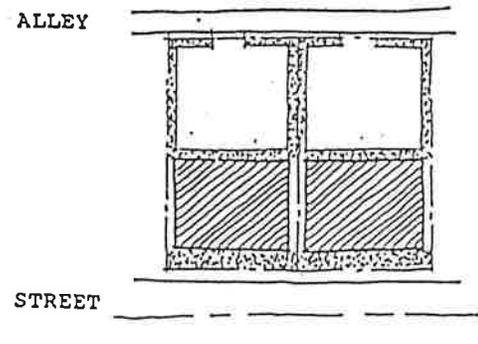
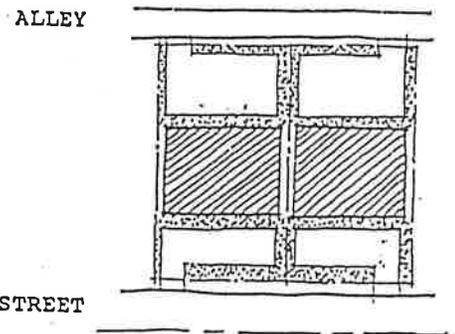
Objective: Promote site relations which emphasize favorable views from the freeway. Avoid designing a project which "turns its back" to the freeway and offers sights of storage and service areas.

- 2.7.1 Site buildings to avoid blank walls which face the freeway, and as far as is feasible, buildings should orient toward the freeway.
- 2.7.2 Where conflict arises between orienting a building toward a street or the freeway, the street should take preference.
- 2.7.3 Screen storage and service areas of views from the freeway.
- 2.7.4 Ensure that significant landscaped areas are readily visible from the freeway. A minimum five (5) foot wide landscape buffer should be provided where a property abuts the freeway right-of-way.

## 2.8 Alley Access

Objective: The limited number of properties with alley frontage should take advantage of the benefits conferred by alley access. Where these properties exclusively use the alleyway for service and vehicular access, a consistent and uninterrupted building frontage can be established for the entire length of the street.

- 2.8.1 Service and vehicular access should be taken off of an alleyway. This is most strongly encouraged for development on narrow lots (less than 100' in width). ▷





### 3.0 BUILDING ARCHITECTURE DESIGN GUIDELINES

#### 3.1 Overall Concept

Objective: Give neighboring development a sense of unity through consistent building scale and massing. Yet, create visual interest throughout the Project Area with the use of a variety of architectural styles and individual building details. Design visually attractive buildings which enhance the aesthetic quality of the Project Area.

3.1.1 Establish consistency in the scale and massing of neighboring buildings; avoid unsightly conflicts in scale and massing. ▷

3.1.2 Use design elements which may be readily incorporated into later developments on neighboring properties. These elements should focus on the concepts of scale and massing.

3.1.3 There is no mandated architectural style or design theme, however, each project should possess an identifiable architectural theme. All buildings and structures located on a site shall share in the common architectural theme.

3.1.4 Each building should display unique, interest creating qualities.

3.1.5 Each building shall have a unified composition.

#### 3.2 Height and Massing

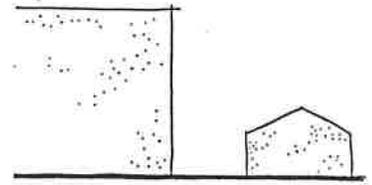
Objective: As appropriate to the function of a building, incorporate a combination of major and minor changes in building form to 1) establish visual transition and unity among neighboring developments; and 2) create visual interest.

3.2.1 Building scale should be in character with its intended use. Generally, buildings should have a "human scale" (i.e. relate to the pedestrian user), unless the use of the building dictates otherwise.

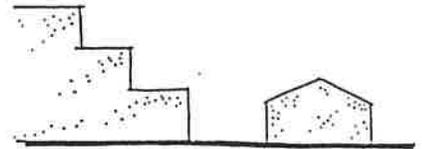
3.2.2 Relate otherwise incompatible building types through changes in height, mass and bulk. Reduce the height and mass of that portion of a building closest to a smaller, less massive structure. ▷

3.2.3 Building design should employ clean simple geometric forms and coordinated massing that produce an overall sense of unity, scale, and interest. Use simple, strong massing with broken and varied elements. ▷

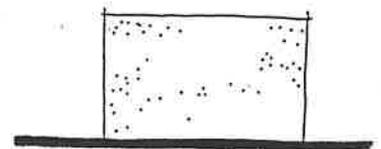
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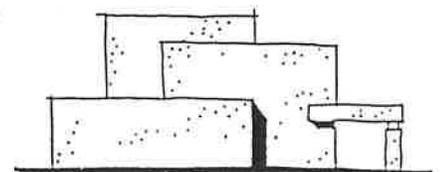
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3.2.4 Avoid boxy, monotonous buildings. Incorporate a variety of form changing and massing elements where consistent with the design theme and function of the building.

a. Use building form to emphasize individual units within a building. ▷

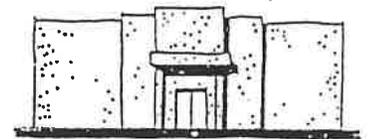
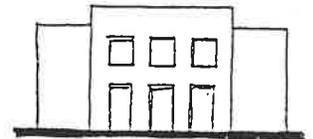
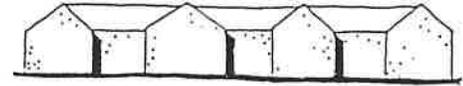
b. Use building form to emphasize larger units and/or anchor stores within retail projects.

c. Use building form to emphasize foyers, lobbys, and reception areas within office projects. ▷

d. Use building form to emphasize office space and reception areas within industrial/warehousing projects. ▷

e. Use building form and articulation to emphasize public entrances and deemphasize service areas. ▷

f. Use building form and articulation to define and shelter (i.e. give a sense of invitation and enclosure) to pedestrian walks and exterior spaces.



3.2.5 Vary roof form and height to complement building mass and articulation.

3.2.6 Use building form and articulation to create interest and provide visual relief through the interplay of shade, shadow and light. ▷

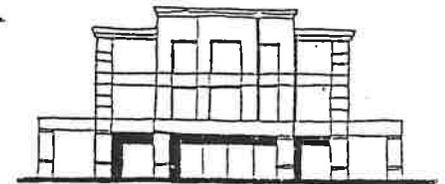
### 3.3 Building Articulation - Building Facade

Objective: Create an interesting and individual design, with attention given to treating particular architectural features in a balanced, yet uniquely detailed and decorative manner. Enliven the public's experience of the building.

3.3.1 Avoid large expanses of flat wall planes vertically and horizontally. All building elevations visible from a public way shall be fully articulated, and incorporate the chosen design theme in a consistent manner.

3.3.2 Articulation should include change of wall plane, door and window treatment, facade details, and other appropriate architectural treatment. Use a combination of compatible treatments to create interest and variety.

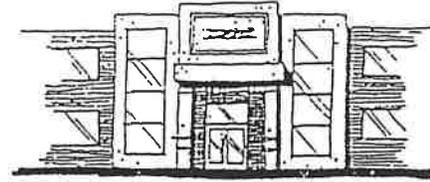
3.3.3 The use of architectural elements which define scale, and organize space are encouraged; facades should display a sense of order.



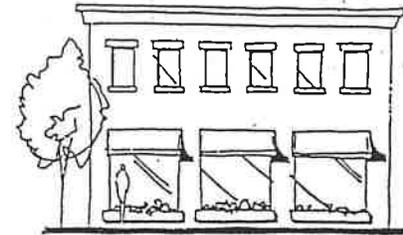
3.3.4 Details should reflect the structural and material integrity of the building; overly gratuitous ornamentation is discouraged.

#### Window and Door Treatment

3.3.5 Use window and door treatment to mitigate building mass, establish scale, give expression to otherwise blank walls, and create a distinctive building design.

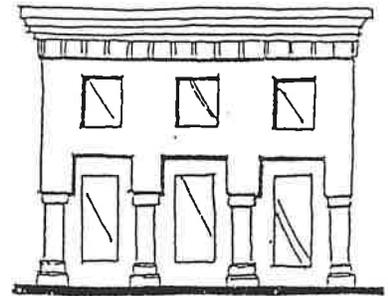


3.3.6 Building entries should read as such, and be integrated with the overall building form. Variation in building height, wall plane, roof treatment, window placement, architectural detailing; etc. will define and emphasize public entries. ▽



3.3.7 Variation in material, texture, and/or color is also recommended as a means of identifying building entries. ▽

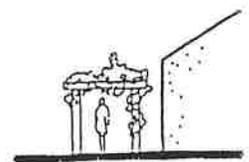
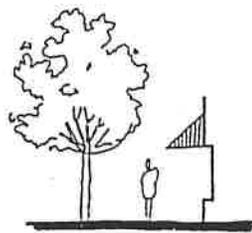
3.3.8 Maximize window exposure along pedestrian walkways. The use of opaque glass adjacent to pedestrian walkways is discouraged. ▽



#### Facade Details

3.3.9 The appropriate use of reveals, course lines, decorative cornice, columns, etc. is also encouraged as a means of creating interest, variety, and distinctive design. ▽

3.3.10 Incorporate architectural details and elements which will reduce building scale at the street level, most importantly along pedestrian walkways. Awnings, canopies, arbors, trellises, etc. are effective in this regard. ▽

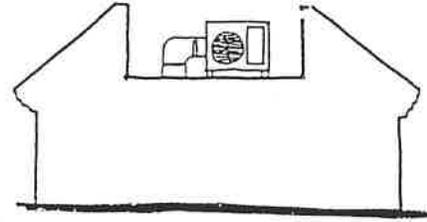


#### Mechanical Equipment

3.3.11 All mechanical equipment (wall mounted meters, air conditioners, etc.) shall be screened from public view. This is to include all ground, wall, and roof mounted equipment.

3.3.12 Screening elements are to be an integral part of the building; no screening method shall give the appearance of being "tacked on".

3.3.13 Often roof mounted equipment, hidden from view by a well designed roof parapet, is the most appropriate solution to screening mechanical equipment. ▽



3.3.14 In some instances, landscaping may prove to be the most effective means of screening exposed mechanical equipment, or landscaping may supplement other screening methods, and shall be an integral part of the landscape design. Reference Landscape Architecture Design Guideline 4.3.7.

3.3.15 All vents, gutters and downspouts, louvers, exposed flashing, etc. should be treated as design elements and fully coordinated with the rest of the building, or hidden from public view.

### 3.4 Colors and Materials

Objective: Select building colors and materials for their ability to complement and enhance the aesthetic quality of a building. Use colors and materials to further lend variety and interest to a project.

3.4.1 Choose colors, materials and textures which are suitable to the scale, character and design theme of the building.

3.4.2 Avoid monotony through the use of a variety of harmonious colors, materials, and textures. Nonetheless, building design should emphasize the use of one or two primary materials.

3.4.3 Typically, use subdued colors for the dominant exterior finish.

a. Off-white, light grays, and muted earthtones are especially suitable.

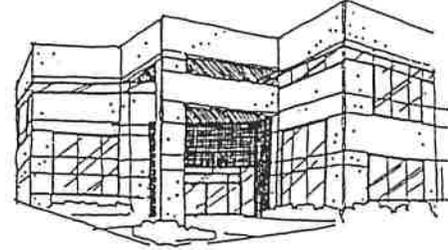
b. Other light values, such as a light pastel, will be given consideration.

3.4.4 A greater variety of brighter, more intense colors is permitted to highlight architectural features such as awnings, canopies, doorways, window framing and trim, reveals, etc.

### 3.5 Freeway Frontage Properties

Objective: Building design should address the freeway and visually enhance the freeway corridor.

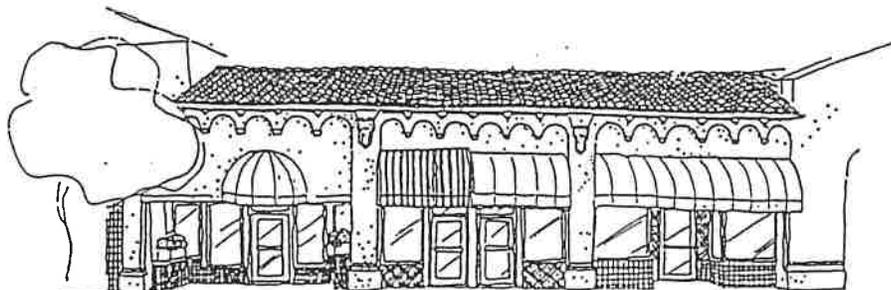
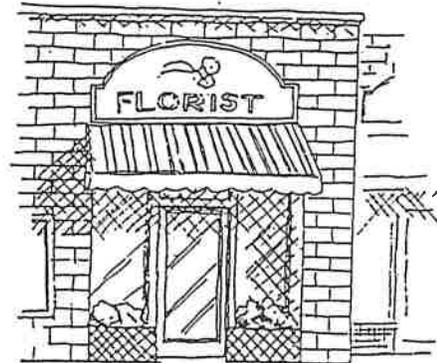
- 3.5.1 Facades visible from the freeway shall be articulated.
- 3.5.2 Large scale forms and well defined architectural elements will be most visible from the freeway and may prove appropriate.
  - a. Where a building orients toward the freeway, provide a highly prominent entrance. ▷
  - b. Highly noticeable and distinctive window patterns can provide a striking view. ▷



### 3.6 Commercial Properties

Objective: Design commercial buildings with an aspect of warmth and invitation. Incorporate "human scale" design elements which generate interest and diversity, and relate the building to the everyday user.

- 3.6.1 At the street level, give emphasis and variation to the design of individual units or storefronts, and their entrances. ▽
- 3.6.2 Provide generous storefront windows and prominent entrances; establish a visual connection between the interior and exterior of the building. ▽ ▷
- 3.6.3 Provide shade features which define pedestrian walks and create a sense of enclosure. Use canopies, awnings, arcades, trellises, etc. ▽ ▷
- 3.6.4 Give color to the street level facade, and use warm and inviting materials and textures. The use of bare aluminum window and door framing shall not be permitted.

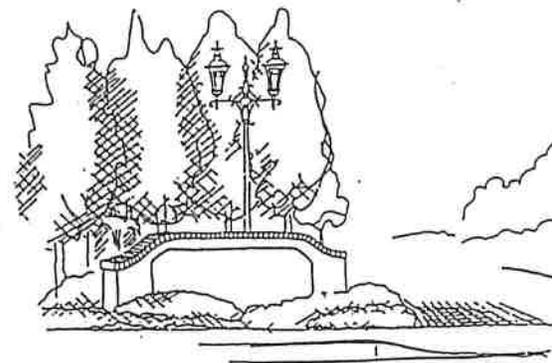
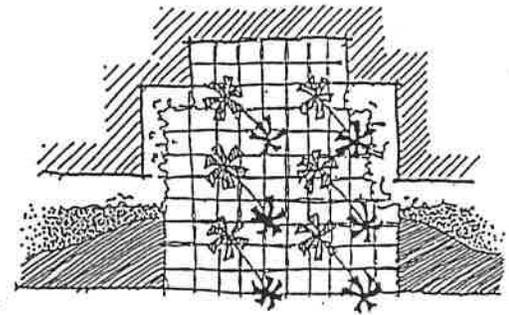
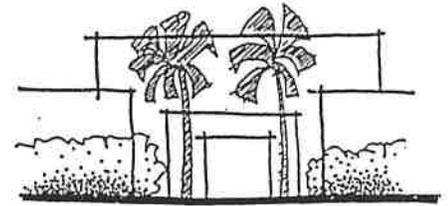


## 4.0 LANDSCAPE ARCHITECTURE DESIGN GUIDELINES

### 4.1 Overall Concept

Objective: Improve the appearance and function of the site through superior landscape design.

- 4.1.1 Landscaping shall be an integral part of the building and site design, and shall enhance the overall appearance of the site.
- 4.1.2 All unpaved areas shall be landscaped with a combination of trees, shrubbery, groundcover, turf, and dry-landscape materials.
- 4.1.3 All landscaped areas other than turf and hardscape areas, shall be underplanted with groundcover, although limited use of materials such as crushed rock, redwood chips, pebbles, and stones may prove to be acceptable.
- 4.1.4 Use a variety of compatible landscape materials. Select plant species and hardscape materials on their ability to complement the scale, mass, and color of the architecture.
- 4.1.5 Create recognizable landscape patterns and themes.
- 4.1.6 Locate and choose planting types on their ability to create desired effects as follows:
  - a. Provide a backdrop and visual setting for the site's architectural elements.
  - b. Create focal points; highlight important architectural elements.
  - c. Frame and give prominence to a building entrance. ◁
  - d. Direct vehicular traffic; make an entry statement. △
  - e. Direct pedestrian traffic; identify and shelter pedestrian walkways.
  - f. Provide a unified appearance along street frontages; reinforce the street hierarchy.
  - g. Protect sensitive uses from excessive solar exposure, glare, wind, noise, dust, odors, and undesirable views.



4.1.7 Trees should be provided throughout the site. At a minimum, provide trees at a rate of one (1) tree per 1,000 square feet of site area. Additionally, trees shall meet the following size requirements:

- 20% at 24" box specimen or greater size.
- 80% at 15 gallon or greater size.

The provision of trees in excess of these minimums is encouraged.

4.1.8 Mature trees (one (1) foot in diameter at two (2) feet above grade) in healthy condition should be retained (or relocated on-site) and incorporated into the overall site design and landscape theme.

### Street Scene

4.1.9 Landscaping should be compatible with, and complementary to the landscaping on adjacent properties. Develop planting patterns and themes which relate to the surrounding area.

4.1.10 Landscaping should contribute to the design of a unified and cohesive streetscape.

## 4.2 Xeriscape

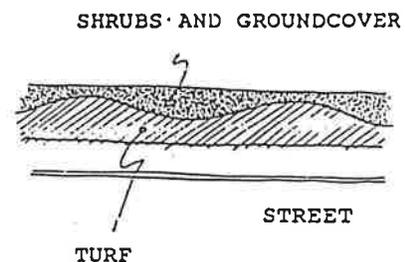
Definition: A combination of landscape features and techniques that reduce the demand for and consumption of water, including the use of efficient irrigation methods and plants with low water needs.

Objective: Each site should consider the most feasible means of incorporating water conserving devices and plantings into the landscape scheme. Give strong consideration to the use of landscaping which will maximize water efficiency and minimize maintenance needs. (These two goals should prove to be highly compatible.)

4.2.1 Where feasible, maintain well established trees and shrubs in order to provide shade and protection for new plantings.

4.2.2 Give preference to native and water conserving plants when choosing landscape materials, especially in those instances where desired ornamental qualities will not be compromised.

4.2.3 Limit the use of turf; substituting groundcovers for turf will tend to minimize water usage and maintenance needs. Generally, turf should be restricted in its ornamental function to required yard areas adjacent to a street. ▷



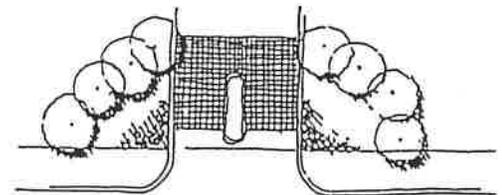
- 4.2.4 If for ornamental purposes it is advantageous to incorporate non-native and water intensive species, group plants with similar watering needs (on the same irrigation valve).
- a. Separate sun and shade plants.
  - b. Water intensive species (for instance, ferns and tropicals) should be grouped together in and around smaller, pedestrian intensive areas such as entries and courts.
- 4.2.5 Provide an irrigation system designed to support the landscape planting; automatic irrigation shall be provided with adequate water coverage. The use of drip irrigation systems and moisture sensing devices for low volume irrigation is encouraged with the automatic system. Drip irrigation systems can be effectively hidden under mulch, which will in turn prevent the moisture from evaporating.
- 4.2.6 Incorporate hardscape design into the overall landscape theme. The use of hardscape may include, but not be limited to, decorative stones, rocks, paving and walls.
- 4.2.7 All projects shall comply with additional or increased standards and guidelines relative to drought tolerant landscape design which may be adopted by the City at a later date.

### 4.3 Planting Locations and Type

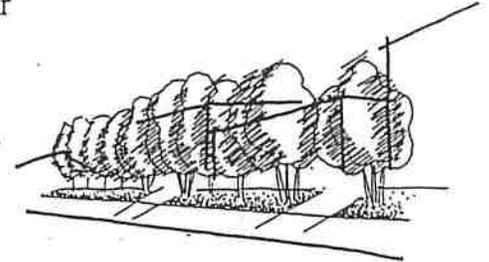
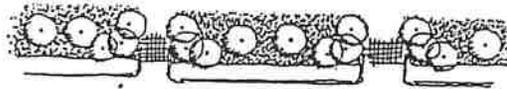
#### Front and Street Side Yard Areas

Objective: The landscaping of yard areas adjacent to the street is crucial to fashioning a cohesive streetscape. Generously landscape these yard areas in a manner consistent with adjacent properties, creating an identifiable character along the length of the street.

- 4.3.1 A required yard area adjacent to a street shall be landscaped in its entirety, except for points of vehicular and pedestrian access. Consider the use of berming in these areas.
- 4.3.2 Tree massing, formal plantings, flower beds and special pavement treatment are encouraged as a means of accenting points of access.
- a. Make "entry statements". ▷
  - b. For larger projects use species of a grand scale to highlight vehicular entranceways, for instance, the use of a number of palms.



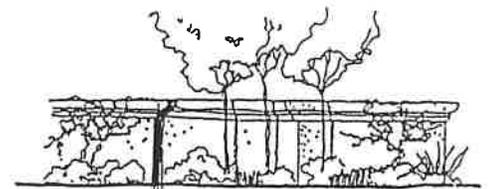
- 4.3.3 Provide a unified planting scheme along the public right-of-way, developing planting themes and patterns which are compatible with, or which may be readily incorporated into adjacent properties.
- 4.3.4 Consistently group and/or space similar quality trees along the public-right-of-way. As an example, the regular spacing of one or two tree species creates a highly recognizable rhythm and image. ▽ ▷



Landscape Buffers and Screens

Objective: Use landscaping to soften the impact of building and site architecture, screen outdoor storage and service areas, and buffer adjacent sensitive land uses.

- 4.3.5 Extensive landscaping shall buffer adjacent sensitive land uses from impacts due to undesirable views, noise, dust, odors, glare, etc. Reference Site Planning Guideline 2.6.1. ▷
- 4.3.6 Use landscaping to screen outdoor storage and service areas from direct public view. Reference Site Planning Guideline 2.5.3.
- 4.3.7 Use plantings to screen unsightly architectural elements; for example, wall and ground mounted mechanical equipment. This shall include public utility service equipment such as meters and transformers. (Verify access requirements with the appropriate public utility.)
- 4.3.8 Use landscaping to buffer building wall mass and paved areas; landscaping is particularly effective in minimizing the impact of larger structures.
- 4.3.9 Plantings shall be used to visually soften site and perimeter walls, and trash enclosures. The use of vines, as well as a variety of trees and shrubs, is encouraged in this regard. ▷
- 4.3.10 Use vegetation of varying heights and textures for screening and buffering purposes. Shrubs should be a minimum five (5) gallon specimen size.

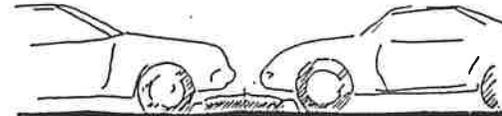


## Parking Areas

Objective: Mitigate expansive concrete and asphalt parking lots, and reduce the visual impact of parking through the extensive use of landscape planting. Shade and beautify parking areas.

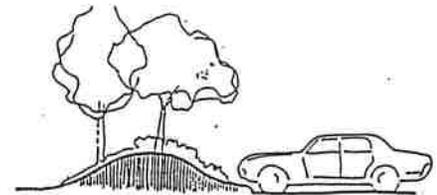
4.3.11 All landscaping shall be separated from areas devoted to parking and vehicular circulation by means of a raised six (6) inch PCC curb. Other materials which accomplish the same purpose, and evidence similar durability, will be considered.

4.3.12 Planter area curbs are encouraged in place of wheel stops, allowing for a two and one-half (2.5) foot vehicular overhang. Planter area curbs are to be landscaped only with groundcover, except that trees may be planted at locations which will not interfere with the vehicle. ▷



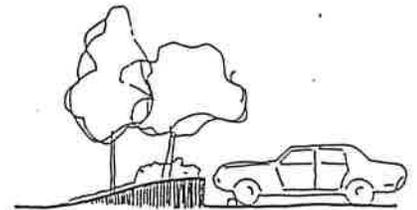
4.3.13 Provide a continuous perimeter landscape planting strip where parking abuts an interior property line (except where there are provisions for a reciprocal access easement). Reference Site Planning Guideline 2.6.3.

4.3.14 Where parking fronts on a public street, screen the parking with an approximately three (3) foot high landscaped berm located within the required front and/or street side yard area. A combination of low decorative wall (3') and gentle mounding will also be considered. ▷



4.3.15 Provide planting medians and islands within parking areas in accordance the minimum landscaping requirements as per the City Zoning Code. In addition:

- A planting island should separate a minimum of every ten (10) perpendicular or angled parking stalls.
- Planting islands shall be a minimum three (3) feet wide, exclusive of the 6" PCC curbing.
- Landscaping in excess of the minimum requirements is encouraged.



4.3.16 Landscape planter areas within or adjacent to parking facilities shall be planted with trees to beautify and shade parking areas.

#### 4.4 Hardscape - Site Furniture

Objective: Use hardscape as appropriate to reduce maintenance needs, define vehicular and pedestrian access and circulation routes, and generally beautify the site. Developments should also consider the addition of site furniture as necessary to improve the pedestrian environment.

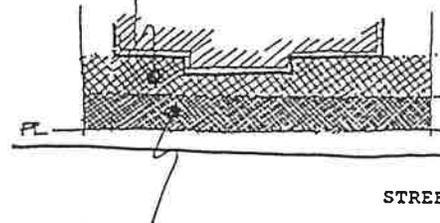
- 4.4.1 The use of decorative paving is encouraged to beautify and enhance vehicular entries and parking areas, building entrances, and pedestrian walkways. Avoid the extensive use of unfinished concrete.
- 4.4.2 Paving colors and textures should be in character with the building.
- 4.4.3 Provide site furniture in proportion to the size and use of the project. For instance, large commercial and retail projects should incorporate a range of features, including: benches, trash receptacles, drinking fountains, planter boxes, trellises, etc.
- 4.4.4 The design and placement of site furniture should be compatible with the chosen design theme.

#### 4.5 Walls and Fences

Objective: Design walls, fences, and gates to provide security, protect sensitive neighboring uses, and block unsightly scenes from public view. Design and place walls so as not to detract from the overall site appearance.

- 4.5.1 Walls, fences, and gates should not block the visual connection between the street and the building. In this regard, no view obscuring wall, fence, or gate should exceed three (3) feet in height between the street and the building elevation which faces the street.
- 4.5.2 No wall or fence within a required front or street side yard area shall exceed three (3) feet in height, and it is desirable that no wall or fence be placed within these setbacks.
- 4.5.3 Where a project abuts a residentially zoned property, a six (6) to eight (8) foot high decorative masonry wall shall be provided along the entire length of the common property line, except within the required front or street side yard setback where walls shall not exceed three (3) feet in height.

Additional setback to building elevation facing street -- walls and fences should not exceed 3' in height



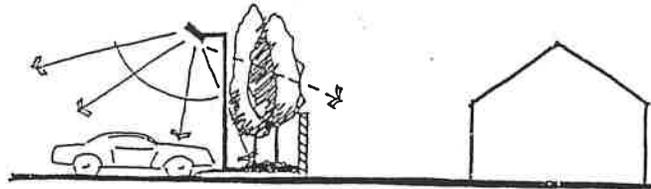
Code required front or street side yard area -- walls and fences discouraged; may not exceed 3' in height

- 4.5.4 Walls, fences, and gates shall have a decorative appearance. For instance, make use of slumpstone, stucco coating, or other material and technique which will improve and complement building and site appearance.
- 4.5.5 Minimize the use of chain link fencing. No chain link fencing is to be visible from public areas or adjacent residentially zoned properties.
- 4.5.6 Break up the monotony of long lengths of a fence or wall surface (>100 feet) with a change in material or subtle articulation.

#### 4.6 Lighting

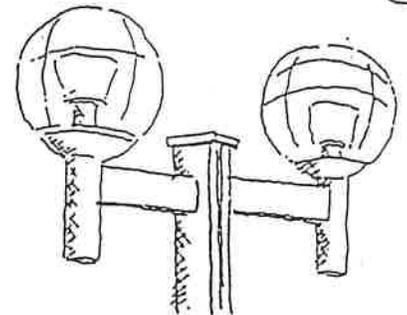
Objective: Provide exterior lighting so as to improve on-site safety and access. As with other site features, lighting should enhance the overall site appearance.

- 4.6.1 Provide lighting sufficient to illuminate all alleyways, driveways, parking and loading facilities, as well as pedestrian walkways.
- 4.6.2 All lighting, whether for safety or ornamental purposes, shall be designed so as to reflect light away from adjoining properties, public streets, or other sensitive uses. ▽

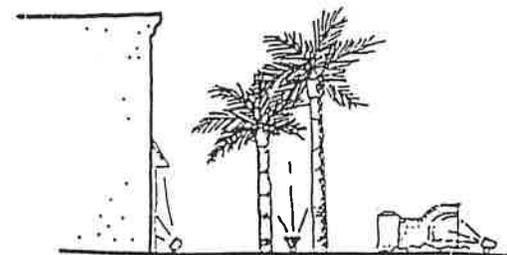


- 4.6.3 Lighting adjacent to residentially zoned properties should take on a low profile design, and be of low to moderate intensity.

- 4.6.4 The design of all lighting fixtures shall be consistent with the chosen design theme, and contribute to the aesthetic quality of the project. Commercial properties should make use of light fixtures and standards with an ornamental quality. ▽



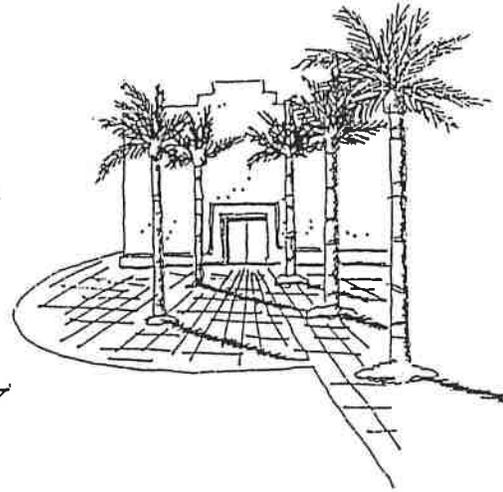
- 4.6.5 Low level accent lighting of architectural elements, landscaping, and pedestrian walks is permissible. ▽



#### 4.7 Freeway Frontage Properties

Objective: Beautify and enhance views of the Project Area, through appropriate landscaping of sites directly visible from the freeway. Create a consistent and identifiable character among freeway visible properties.

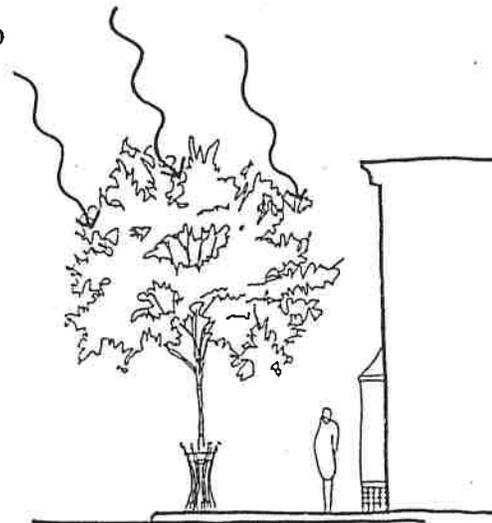
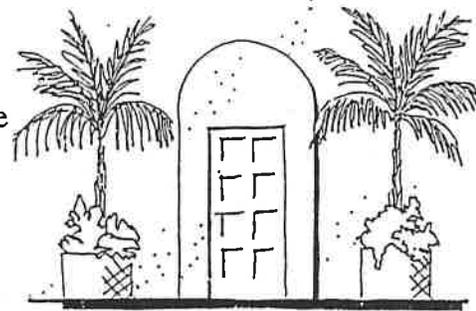
- 4.7.1 Incorporate highly noticeable planting schemes visible from the freeway. For example, use large (grand) scale tree species with recognizable spacing and/or groupings along the freeway frontage. ▷
- 4.7.2 Use plantings to frame and highlight site and building entrances and signage viewable to freeway motorists. ▷
- 4.7.3 Planting schemes should tie-in among freeway visible properties.
- 4.7.4 Use plantings to mitigate the impacts of noise, wind, and dust, without compromising attractive site views.



#### 4.8 Commercial Properties

Objective: With commercial developments, make more extensive use of planting, hardscape and site furniture amenities so as to cultivate a pedestrian friendly environment.

- 4.8.1 Use planter areas, planter boxes, potted plants, etc. to frame and decorate store fronts and entrances, and to define pedestrian walkways. ▷
- 4.8.2 Shade pedestrian walkways with canopy trees appropriate to the scale and design of the building's architecture. Deciduous trees are encouraged for providing shade in the summer, and allowing solar penetration in the winter. ▷
- 4.8.3 For large scale office and retail projects, garden courtyards with seating, drinking fountains, ornamental plantings, etc. are encouraged.





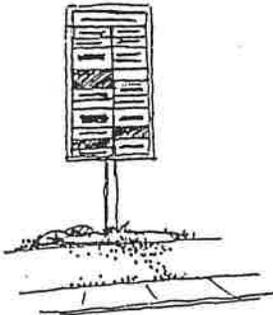
## 5.0 SIGNAGE DESIGN GUIDELINES

### 5.1 Overall Concept

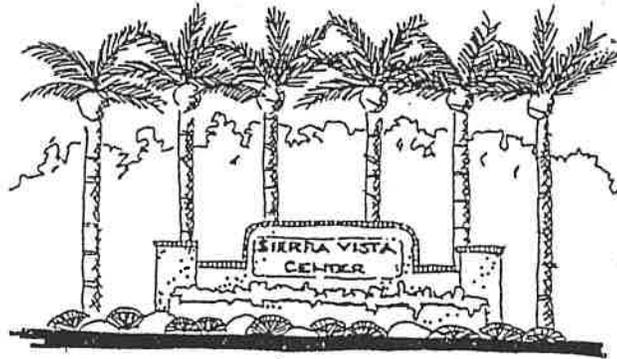
Objective: Design signs which complement the building and site.

- 5.1.1 Signs should be in visual harmony with the surrounding area.
- 5.1.2 Signs shall be integrated into the overall architectural theme of a building and its site.
- 5.1.3 Design the building facades and site to accommodate future signage.
- 5.1.4 Projects with multiple units will benefit from a unified sign theme. A sign program is to be submitted to the DRC for all such projects in order to minimize the presence of competing signage.
- 5.1.5 Monument and pole signs should limit identification to that of the project, building, or primary business(es) occupying the site. Directory signs are discouraged. ▽

DISCOURAGED



ENCOURAGED



### 5.2 Location and Orientation

- 5.2.1 Signs should relate to the locational characteristics of the surrounding area.
- 5.2.2 Orient signs to the public right-of-way, including the freeway where applicable.
- 5.2.3 Monument and pole signs should maintain a reasonable setback from residentially zoned properties, as should any lighted or internally illuminated sign. Any such sign must maintain a minimum distance of twenty (20) feet from any residentially zoned property.

### 5.3 Size

- 5.3.1 All signs should be of a size which achieves balance and proportion with the building to which they relate. ◁
- 5.3.2 No sign is to exceed the size requirements as established within the Zoning Code.
- 5.3.3 Wall signs should be visually subordinate to the building on which they are located.

### 5.4 Type - Materials

- 5.4.1 Signs are to be consistent with a building's architectural style, colors, materials, as well as the landscaping.
- 5.4.2 Individual channel letters are encouraged for wall signs. ▷
- 5.4.3 Plywood signs shall not be permitted.
- 5.4.4 Neon and painted signs are discouraged.

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