

Chapter 6 — Architectural Design Guidelines

INTRODUCTION

The following design guidelines were developed to enhance the architectural character of the Camarillo Commons Plan Area (Plan Area) and complement the desired quality of the architecture and site design of the Heritage Zone which the Plan Area is a part of. The design guidelines are consistent with the Heritage Zone policy objectives which states that “the configuration of the building should provide for a variety of features and a well balanced combination of the parts of the building rather than a simple block of a building mass...” where “the variety in the design of the building can also be achieved through the use of a variety of roofing planes, wall areas, overhangs, pedestrian spaces, and trellises.” (City of Camarillo General Plan, Community Design Element)

Guideline Boundary

These guidelines pertain to the blocks between, and buildings facing, Ponderosa Drive, Daily Drive, Mobil Avenue, and Arneill Road. Though the rest of the Camarillo Commons Strategic Plan is focused on the property within these boundaries, these guidelines include all buildings (on both sides) that face onto these streets.

Applicability

This section provides direction for private and public parcels within the Plan Area and will guide new development and reuse of existing buildings. The provisions of this chapter apply to any addition, exterior remodel, relocation, or new construction requiring a building permit within the Plan Area.

These guidelines within this document will be applied by the City through the design review process. The design review process includes City Staff, Planning Commission, City Council, and the Redevelopment Agency. The guidelines will serve as a basis for evaluating proposals for quality of design and consistency with the Camarillo Commons vision. The City’s review process is designed to encourage the highest level of design quality, while at the same time provide the flexibility necessary to encourage creativity on the part of the project designers. The overall objective is to ensure that the intent and spirit of the guidelines are followed.



Organization

For ease of use, this chapter has been divided into four guideline categories:

1. Plan Area wide guidelines
2. Mixed-use, office, commercial retail, and civic guidelines
3. Multi-family residential guidelines
4. Raemere Street Neighborhood residential guidelines

When using the design guidelines in this chapter, first read the Plan Area wide section which covers guidelines applicable to the entire Plan Area (except for The Raemere Street Neighborhood). Then refer to the specific land use section (Mixed-use, office, commercial retail, and civic or Multi-family) that correlates to the proposed land use (see vision plan for land use organization).

The Raemere Street Neighborhood guidelines are organized to act as a stand alone set of guidelines. The Plan Area wide guidelines do not apply to the Raemere Street neighborhood.

PLAN AREA WIDE GUIDELINES

These guidelines are applicable to the mixed-use, office, commercial retail, civic and multi-family residential projects. Refer to the mixed-use and multi-family sections for additional guidelines that are specific to those land uses.

ARCHITECTURAL CHARACTER - (Plan Area wide)

The architectural character of the Camarillo Commons should be consistent with the goals specified in the Community Design Element of the City's General Plan. Per the Community Design Element design styles that are appropriate in the Heritage Zone include: Mission, Monterey, Early California, Spanish, Mediterranean, or "modern interpretations of these styles." These styles are characterized by the building form and massing, articulation and details, and materials that the structures are composed of. Characteristics of these styles range from the simple forms of Mission style to the ornate detailing of Spanish styles.

The architectural character of Camarillo Commons should be consistent with the styles listed above yet must also possess a unique quality that will unify this area as a whole.

Mixed-use, Office, and Commercial Retail - Architectural Character

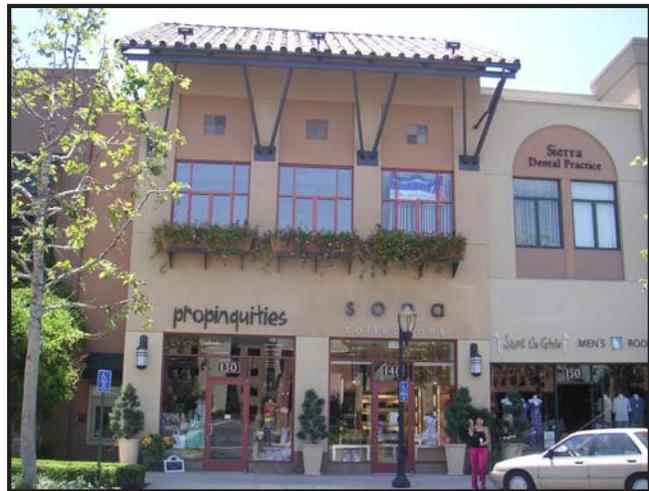
To help distinguish Camarillo Commons as a destination for shopping, entertainment, and living the building architecture needs to have a high quality timeless character. The architecture should embrace the streets and sidewalks creating inviting places for people to walk, dine, shop, and live. The architectural character should reflect the Mission, Monterey, and Spanish styles of the Heritage Zone.

Multi-Family Residential – Architectural Character

The multi-family residential areas should have an urban village character with high quality ageless architecture that lines the streets with front porches, balconies, and parking tucked behind buildings. Though the desired architectural styles are Mission, Monterey, Early Californian, Spanish, and Mediterranean styles, the guidelines for multi-family residential architecture offer more flexibility for modern interpretations of these styles. The multi-family buildings may also utilize Early Californian architecture with lap siding, steeper pitched roofs, and front porches.



Mission/Spanish Style Multi-Family Building



Modern Interpretation of Spanish Style on a Mixed-Use Building

PLAN AREA WIDE - ARCHITECTURAL CHARACTER

Mission/Spanish — Common Architectural Details

1. Barrel tile roof
2. Molded cornice
3. Projecting eaves with exposed rafters
4. Curvilinear parapet
5. Stucco or plaster finish
6. Iron balconies and window grilles
7. Arcades supported by columns
8. Enriched door and window surround
9. Corbels
10. Tower elements
11. Niches
12. Arched window and entry opening
13. Lintel type window opening
14. Recessed windows



Mission/Spanish Style Multi-Family

Barrel Tile Roof

Projecting Eaves

Tile Banding

Lintel Type Window

Iron Balcony

Enriched Door Surround

Corbels

Arched Portal/Entry



Mission/Spanish Style Example - Mixed-Use

SITE PLANNING AND DESIGN - (PLAN AREA WIDE)

There are key site planning and design guidelines that are relevant to both the mixed-use areas and the multi-family areas. These Plan Area wide guidelines are intended to support the vision of a mixed-use village that is a pedestrian-friendly and attractive destination.

I. Pedestrian and Vehicular Connections (Plan Area wide)

The circulation pattern throughout the site will play a pivotal role in the success of attracting visitors and potential tenants to the Plan Area. It's important to establish a well connected system of streets and paths both internally and to surrounding areas, to allow users to choose from a variety of transportation modes including walking and biking. It is also important to establish strong connections between the existing residential neighborhoods and the Camarillo Commons area.

An interconnected network of streets, pathways and walks will reduce distances between destinations by providing alternate paths of travel and will also help distribute traffic to minimize volumes on local streets.

Guidelines:

- a. Pedestrian paths and paseos should be designed as integral circulation routes through plazas and green spaces supporting a vibrant environment that encourages walking and enhances the pedestrian experience.
- b. Pedestrian paths or connections should be provided to link individual buildings within the Plan Area and to neighboring properties outside the Plan Area.



Internal Pedestrian Connections Through Plazas and Common Open Spaces are Essential to Promote Pedestrian Activity

- c. The streets that flow through the Plan Area should include traffic calming devices to slow traffic, with sidewalks and pedestrian-oriented paths to encourage walking (See Chapter 5, Urban Design & Streetscape Plan).



Well Connected Pedestrian Paths are Encouraged

- d. Access between transit/bus stops to building entrances should be clearly defined.
- e. Consider permeable materials such as decomposed granite or pavers for peripheral low traffic paths and sidewalks.

- f. Site plans should avoid or eliminate unnecessary driveway entrances. Common access drives are strongly encouraged to link adjacent properties.
- g. In parking areas with six or more banks of parking stalls, pedestrian paths should be provided within landscape islands to connect parking areas and building entries. Trellises and other pedestrian-scale amenities are encouraged in and along pedestrian paths.



Inviting Pedestrian Connections from Parking Areas to Shops are Encouraged

- h. Driveway entries should align with existing or planned median openings and adjacent driveways.
- i. Sidewalks at building entries should be a minimum of 11 feet wide where adjacent to head-in parking to allow for car bumper overhang and 9 feet wide where adjacent to a landscaping buffer or drive aisle.

2. Site Layout (Plan Area wide)

An overarching goal for the project area is to create an inviting pedestrian oriented village. The site layout is an important component of realizing this goal. Streets and pedestrian paseos should be lined with retail shops in the core area and residential front porches in the residential areas. Parking lots and garages should be tucked behind buildings. The following guidelines are designed to enhance the overall site layout to achieve the pedestrian-oriented vision for the Plan Area.

Guidelines:

- a. Buildings should be placed at front setback lines and oriented toward the street to define and enliven the street. Landscaping should be installed between the street and the sidewalk, buffering the sidewalk from traffic and providing a pedestrian scale to walkways.



Pedestrian-Oriented Streetscapes

- b. Buildings should also be oriented towards public spaces and should not back onto existing or planned amenities such as parks and plazas.
- c. Significant buildings with prominent architectural features should be located near corners and intersections whenever possible.



Corner Buildings Act as Landmark Structures and Denote Entries Into the Plan Area

- d. Parking areas should be provided away from street edge, behind buildings, underground, or within parking structures.

- e. Interconnected small plazas and pedestrian paseos should be integrated within the Plan Area. Portions of buildings may be set back from the street creating alcoves for plazas, entry nooks, and outdoor cafe seating.



Interconnected Pedestrian Circulation Helps Induce Pedestrian Activity

- f. Outdoor spaces should have a clear purpose that reflects careful planning and are not simply “left over” areas between structures. Such spaces should provide pedestrian amenities, such as shade, benches, fountains, landscaping, public art, etc.
- g. Focal points should be developed at end of streets and pedestrian walkways to create a sense of identification. Plazas, landscape, fountains, artwork, textured pavement, and vertical building features may be combined to create focal points and identity.
- h. Commercial and residential parking areas should be clearly delineated with dedicated signs, street markings, or other methods.

- i. Communal open spaces (i.e. neighborhood parks, tot lots, common green spaces etc.) should be integrated throughout the residential neighborhoods to provide places for residents to relax, play, and interact.
- j. Loading areas and refuse storage facilities should be located as far as possible from adjacent residential uses, both on- and off-site.
- k. Loading areas and delivery service areas at the rear or side of buildings pulled up to the street should be screened with decorative walls, trellises and vines, berming with heavy landscaping, dense trees, or a combination of these treatments. They should not be located in required setback areas.
- l. Intensified landscaping, increased setbacks (minimum 20’), and appropriate building orientation should be used to buffer or transition residential uses from adjacent commercial uses.



Communal Open Spaces with Neighborhood Amenities Foster a Sense of Community

- m. Climatic factors such as prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site should be coordinated to maximize energy conservation.
- n. Property lines should not be treated as walls and barriers. Buildings should be sited and designed so that there are no barriers or other elements emphasizing property boundaries.

3. Project Entry (Plan Area wide)

Special attention should be given to project entries to indicate to the public that they are entering a particular area of Camarillo Commons.

Guidelines:

- a. A combination of the following accent features should be incorporated into the project entry: ornamental landscaping, landscaped medians, water features, architectural features on adjacent buildings (such as tower elements), decorative walls, signage, and/or enhanced paving.
- b. Project entry features should reflect the architectural character of the project.
- c. The use of colored, textured, and permeable paving treatment at significant intersections and entry drives is encouraged to accentuate these areas.



Accent Planting and Special Paving Accentuate Neighborhood Entries

- d. To encourage a village like character throughout Camarillo Commons, traditional entry monument signage should only be used for residential projects, not mixed-use projects.

4. Open Space, Parks, and Plazas, and Water Features (Plan Area wide)

Plazas and outdoor use areas should be designed and integrated into the Plan Area. These areas should provide shade trees or shade structures and pedestrian amenities such as benches, fountains, landscaping, and public art.

Guidelines:

- a. Commercial developments with multiple tenants should provide common outdoor plaza areas.

- b. Water features should be incorporated throughout the Plan Area to emphasis focal points.



Water Features such as Fountains add a Serene Aesthetic Quality to a Gathering Space

- c. Employee break areas and outdoor use areas should be sheltered as much as possible from the noise and traffic of adjacent streets and other incompatible uses.
- d. Outdoor furniture and fixtures should be compatible with the project architecture and should be carefully considered as integral elements of the project.



Plazas Provide Common Spaces for a Variety of Activities

- e. Outdoor furniture should be included in and shown on site and/or landscaping plan.
- f. Newspaper racks, bus stops, and phone booths should be compatible with the design, including colors, of the main structure.

- g. Newspaper racks should be consolidated into a single unit to reduce visual clutter.
- h. Exterior vending machines are prohibited.

5. Parking Location, Design, and Treatment (Plan Area wide)

Adequate parking within the Plan Area is necessary for a successful project, however, it should be located and designed to minimize the impact of the paved lots and large parking structures.

Guidelines:

- a. Parking should not be isolated in one area, but dispersed throughout the Plan Area at key locations.
- b. Parking lots and parking structures within the Plan Area should be located behind buildings away from the public right-of-way, and should be clearly identifiable with directional signage.
- c. Parking areas should be landscaped to minimize summer glare and heat buildup and to reduce the negative visual impact associated with large areas of paving.
 - rolling earth berms (2:1 slope)
 - low screen walls
 - landscaping, or
 - changes in elevation.
- e. Parking lots should be designed to allow for residents, customers and deliveries to easily reach the site, circulate through the parking lot, and exit the site.
- f. Parking areas should not be the dominant visual element of the site or streetscape.
- g. Screening should be a minimum 3', maximum 4' in height at the time of installation, measured from the interior of the parking lot. Screening should minimize view of parking lots while allowing public & police surveillance for safety.
- h. Parking areas should be designed so that cars and pedestrians are separated. The need for pedestrians to cross parking aisles should be minimized.
- i. Parking areas should include landscaping, lighting, and pedestrian/vehicular circulation areas.
- j. Driveways to parking lots should be located as far from street intersections as possible so that adequate stacking room along the street is maintained. A minimum distance of 100 feet is recommended.
- k. The primary entry drive to parking lot, as well as pedestrian paths of travel within parking lot, should be designed with enhanced paving, landscaping, and architectural features. Accent paving should be used to delineate these areas. Permeable or semi-permeable surfaces such as pavers are preferred for accent paving.
- l. Parking areas should provide bicycle and motorcycle parking.
- m. Dead end drive aisles should be minimized.



Shade Trees and Landscaping Soften Impact of Parking Areas

6. Parking Lot Area Planting (Plan Area wide)

Landscaping within parking lots should be given special consideration. These areas are typically located out of

the public right-of-way and should contain different planting materials than a neighboring street.

Guidelines:

- a. Trees should be located throughout a parking lot and not merely at the ends of parking rows. A minimum of one tree for every five parking spaces should be provided.
- b. Trees should be sized at 24-inch box or larger at the time of installation.
- c. Parking lot trees that will mature to have 30'- 40' canopies should be planted to shade parked cars and create a more attractive environment, while reducing heat island impacts.
- d. Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing or raised planting areas.
- e. Planting adjacent to parking stalls should allow the opening of side doors and for vehicle overhang.
- f. Landscape islands should be a minimum of 8' in width to allow for tree growth and to avoid tree trunks from being damaged by cars.

7. Parking Structures (Plan Area wide)

Parking structures are typically dominated by strong horizontal lines with a flat roof. To soften the horizontal lines and greatly enhance the look of the structure, elevations should be articulated and elements should be added that give the structure proportions that reflect a regular building.

Guidelines:

- a. Decorative and interesting architectural elements, such as towers and rotundas, should be utilized at street intersections. These elements could be used for stairwells and/or elevator towers.
- b. The architectural style of the building should complement the adjacent buildings.
- c. Parapet additions should be added to key areas on the building to change the roof line and reduce its horizontal appearance.
- d. Substantial massing should occur at the corner of the structures to anchor the building and give the structure proportions more similar to a regular commercial building. These panels should incorporate

relief to create shadow patterns and add visual interest.



Parking Structure with Architectural Elements that Reflect a Commercial Building

- e. Awnings should be added at vehicular and pedestrian entrances to create a more pedestrian scale.
- f. Horizontal openings should be broken up with vertical columns to create a rhythm of openings, again reflecting the proportions of a building.
- g. Framings should be added to openings that mimic windows. The framing should have vertical members to de-emphasize the horizontal lines of the structure.



Parking Garage with Framing that Mimics Window Openings and Awnings at Entrances

- h. Landscaping and vines planted on structure facades help reduce the visual impact of the structure. Landscaped berms at the perimeter of the garage can screen lower levels.
- i. Where appropriate and feasible, retail spaces should be located at the ground floor.
- j. Where retail is not provided on the ground floor, the structure should be located on a “turf island” so that the structure does not directly abut paved areas. A minimum of a 7’ landscaping strip should be provided between paved areas and the structure.
- k. Provide clearly marked parking spaces for each proposed use. Within enclosed parking, separate levels should be provided for residential and commercial uses.
- l. Parking structure lighting should be appropriately shielded so as not to spill into adjacent residential areas.
- m. Incorporate open spaces on the top floor of parking structures for recreation (passive or active).

8. Utilities (Plan Area wide)

Utilitarian aspects of the project should be aesthetically screened from view.

Guidelines:

- a. Utility and service areas should be part of the early building design process rather than an afterthought at the construction document phase.
- b. Transformers should be placed underground, whenever possible, to maximize safety and minimize visual impacts. Where this cannot be achieved, they should be well screened and placed in the rear or side yard area minimizing visibility from public

right-of-way.

- c. Mechanical equipment including gas and electrical meters, cable boxes, junction boxes, and irrigation controllers should be located within a utility room, along with the fire riser and roof access ladder. Where this cannot be achieved, they should be designed as an integral part of the building on a rear or side elevation and screened from public view.



Mechanical Equipment Screened with Landscaping

- d. Double detector check valve assemblies (backflow preventers) for landscape irrigation and domestic water should not be located at visually prominent locations (such as the end of drive aisles or at site entries) and should be well screened with shrubs, berming, or low screen walls.
 - e. All vents, gutters, downspouts, flashing, and electrical panels should be painted to match the surface to which attached, unless used as a major design element, in which case the color is to be consistent with the overall color scheme of the building.
 - f. Gutters and downspouts should be decorative, designed to integrate with the building façade, and should not appear as a “tacked on” afterthought.
- ## 9. Trash Enclosures (Plan Area wide)
- Trash enclosures should be carefully designed, located, and integrated into the site plan.
- Guidelines:
- a. Enclosures should be located away from adjacent residential uses to minimize nuisances to neighboring properties.

- b. Enclosures should be separated from adjacent parking stalls with a minimum 3' wide planter and a 12" wide paved surface behind the curb.
- c. Trash enclosures should be designed with similar finishes, materials, and details as the primary buildings within the project area and should be screened with landscaping.
- d. Roof or trellis structures over trash enclosures are encouraged.



Well Screened Trash Enclosure with Walls and Trellis

- e. Chain link fencing and gates with wood slats are not permitted.
- f. Enclosures should be unobtrusive and conveniently located for trash disposal by tenants and collection by service vehicles.
- g. Where feasible, a pedestrian entrance to the trash enclosure should be provided so that the large access doors do not have to be opened as often.
- h. Trash enclosure design standards:
 - **Materials.** Enclosures should be constructed of a solid masonry material and finished to complement the building materials on-site.
 - **Height.** Enclosures should be a minimum of 6' in height.
 - **Gates.** Enclosures should include solid view obstructing gates.
 - **Roof.** Where enclosures require a roof structure they should be architecturally compatible with the core buildings.

- **Curbing/Bumper.** A 12" curb, bumper, or other method should be incorporated along interior base to prevent dumpster from hitting the sides of trash enclosure.
- **Apron.** A concrete apron should be provided in front of the enclosure to prevent damage from garbage trucks.
- **Drainage.** Per NPDES Requirements, enclosures should provide for adequate drainage.

10. Walls and Fences / Screening (Plan Area wide)

Minimize impact of walls along public streets.

Guidelines:

- a. Walls and fences should be designed with materials and finishes that complement project architecture and should be planted with vines, shrubs, and trees.
- b. All non-transparent perimeter walls and/or fences should be articulated with similar materials and details on both sides and should incorporate landscaping whenever possible.
- c. All fences and walls required for screening purposes should be of solid material. Chain link or similar metal wire fencing with slats is prohibited for screening purposes.
- d. A combination of low walls and landscaping should be used to screen unsightly elements of the project. A combination of elements including solid masonry walls, berms, and landscaping should be used for screening at the ground plane.
- e. Fences and walls should be constructed as low as possible while

still performing screening, noise attenuation, and security functions.

- f. All perimeter walls and fences along public streets should have an offset a minimum of 5' deep for every 50' to 75' of wall. All non-transparent perimeter walls should incorporate decorative columns or pilasters every 25' to provide relief.
- g. To bring continuity to the overall street scene, similar elements, such as columns, materials, and cap details, should be incorporated on perimeter walls that transition from one development to another.
- h. Refer to Plan Area wide parking section for parking lot screening.

II. Lighting (Plan Area wide)

Lighting levels should be sufficient for the safety of site occupants and visitors but should not spill onto adjacent properties.

Guidelines:

- a. Light fixtures should be architecturally compatible with the building design.



Light Fixtures that Complement Architectural Character

- b. All building entrances should be well-lit.

- c. Parking lots, pedestrian walkways and paseos should be illuminated with a minimum of 1 footcandle to ensure safe nighttime conditions.
- d. Light fixtures should be sited, directed, and/or shielded to prevent spot lighting, glare, or light spillage beyond property lines.
- e. The lighting of building elements and trees is an effective and attractive lighting technique that is encouraged; however, light sources for wall washing and tree lighting should be hidden. The design of parking lot lighting fixtures should be compatible with the architecture used in the development.
- f. Low-voltage / high efficiency lighting should be used in the landscape whenever possible.
- g. Security lighting fixtures should not project above the fascia or roofline of the building and not be substituted for parking lot or walkway lighting fixtures.
- h. Incorporate timers and sensors to avoid unnecessary lighting.
- i. The height of lamp poles should be appropriate in scale for the building or complex and the surrounding area, at a maximum 20 feet high. Where adjacent to residential uses, light poles should not exceed 15 feet.
- j. Lighting fixtures should be shown on the landscaping plans.

MIXED-USE, OFFICE, COMMERCIAL RETAIL, AND CIVIC

These guidelines are applicable to the mixed-use, office, commercial retail, and civic projects. Refer to the Plan Area wide section for additional guidelines that apply to all land uses in the Plan Area.

In accordance with the Chapter 19.23 of the City's Zoning Ordinance the CMU (Village Commercial Mixed-Use) Zone, the following guidelines have been developed to describe the desired character of mixed-use, office, commercial retail, and civic development within Camarillo Commons.

Mixed-use - Primary design considerations for mixed-use projects should focus on successfully balancing the needs of residential uses (privacy, security, etc.) with the needs of commercial uses (access, visibility, parking, loading, extended hours of operation, etc.).

Mixed-use projects should be designed to provide a harmonious environment for both commercial users and residents. Noise, traffic, lighting, and other elements that may negatively affect the residential environment should be located where the elements will have a minimal impact.

Office and commercial retail – primary design considerations for projects that are solely office or commercial retail should focus on creating a pedestrian-oriented street frontage with buildings that complement the desired village character of Camarillo Commons.



*Varied Roof Forms, Changes in Wall Planes, and Architectural Details
Articulate Building Mass*



Civic – Though these guidelines generally apply to civic buildings, it is appropriate for civic buildings to be unique in design and materials acting as a landmark building. The primary design considerations should focus on creating a building that complements the pedestrian orientation and forms of the adjacent buildings while establishing its own unique character.

BUILDING DESIGN

I. Building Form

Mixed-use, office, commercial retail, and civic buildings form and massing should be designed to create interesting architecture that, relates to the pedestrian scale, creates a village character and minimizes the appearance of large box-like buildings.

Guidelines:

- a. Building form and massing should prohibit blank walls on elevations visible to the public. There should be a change in wall planes on facades visible from a public street.
- b. When multiple uses are proposed in a single building, separate and convenient entrances for each use should be provided.



Arches and Detailing Add Visual Interest to Walls

- c. A residential development in a mixed-use project should be accompanied by private open space that is only accessed by the residents.
- d. To divide the building mass into smaller scale components, buildings over 50 feet long should reduce the perceived height and bulk by one or more of the following:
 - change of roof or wall plane;
 - projecting or recessed elements;
 - varying cornice or rooflines; or
 - other similar means.
- e. Vertical elements such as pilasters should be used on large monolithic structures to break up the boxlike appearance and to give the appearance of several smaller buildings.
- f. Surface detailing, such as score lines, should not serve as a substitute for distinctive massing.
- g. Arcades should have a sufficient wall column thickness emphasizing a sense of strength, balance, and traditional masonry proportions. This proportion and massing is essential to Mission Revival and Spanish architectural styles.



Varied Roof Forms, Projecting Balconies and Awnings Help Divide Building Mass into Smaller Components



Projecting Balconies add Enhanced Articulation



Column Proportions are Essential to Mission/ Spanish Architecture

2. Roof Form

Roof forms should be used to distinguish various building forms, create an interesting roof line, and help to break up the building massing.

Roof forms on mixed-use, office, commercial retail, and civic buildings should be simpler forms that reflect the larger commercial storefronts rather than the smaller individual dwelling unit of multi-family buildings.

Guidelines:

- a. Multi-form roof combinations are encouraged to create varying roof forms, emphasize the commercial storefronts, and break up the massing of the building.
- b. Buildings with flat or low-pitched roofs should incorporate parapets or architectural elements to break up long horizontal rooflines. Rooflines should be broken at intervals no greater than 50' long by changes in height or roof form.
- c. Deep roof overhangs are encouraged to create shadow and add depth to facades.
- d. Roof elements should continue all the way around the building and not just be used in the most visible locations. Roof elements should be combined with wall elements to unify all sides of the building.
- e. All roof-mounted equipment shall be effectively and attractively screened through the use of various architectural detailing including, but not limited to, roof form, decorative parapets or cornices.
- f. Full roofs are desirable. Hipped or gable roofs covering the entire building are preferred to mansard roofs and segments of pitched roofs applied at the building edge.
- g. Roof parapets should be well-detailed, three dimensional, and of substantial size to complement the building. They should include one or more of the following detail treatments: pre-cast elements, continuous banding or projecting cornices, dentils, caps, corner details, or variety in pitch (sculpted).



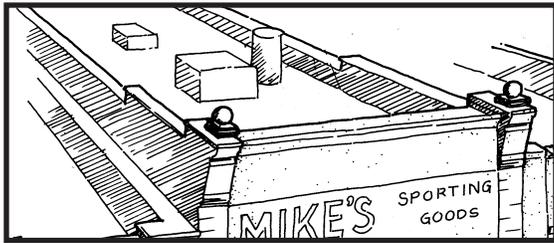
Parapets should be Designed with a Cap, Cornice, or Similar Detail to Provide a Finished Edge

- h. Corporate tenants should design buildings to fit the desired scale and character of the commercial area. The use of corporate “chain” architecture is not allowed, unless the design is consistent with the desired scale and character of the commercial area. Bright or overly intense corporate paint schemes are strongly discouraged and will be evaluated on a case-by-case basis.



Corporate Chain Establishment should Conform to Local Architecture

- i. Parapets should be designed to screen mechanical equipment without requiring the use of an additional roof screen.



Mechanical Equipment Screened by Parapets

- j. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the front façade.
- k. Parapets should not appear “tacked on” and should convey a sense of permanence.

be incorporated to create shadow patterns and help articulate facades and blank walls. This is particularly important on lower parts of façades to relate to human scale.



Building Base, Color Tile, Recessed Window, and Awning Relate to Human Scale

3. Articulation

Ensure quality mixed-use, office, commercial retail, and civic buildings are well articulated on all sides.

Guidelines:

- a. Though the highest level of articulation will occur on the front façade, building designs should incorporate 360-degree architecture. 360-degree architecture is the full articulation on every building elevation. This includes variation in massing, roof forms, and wall planes, as well as surface articulation.
- b. Architectural elements that add visual interest, scale, and character such as projecting balconies, trellises, recessed windows, window detailing, and door detailing, building base articulation, should



Planters and Window Details Add Visual Appeal

- c. A minimum 8-foot vertical clearance between the sidewalk and the lower most portion of an awning or similar form of hanging articulation should be maintained.

- d. Mixed-use projects should minimize use of commercial signage, and only place signs where they are most appropriate for the architectural style of the buildings. Residential units should be shielded from illuminated commercial signs.



Commercial Signage Should be Minimal Yet Effective

- e. Internally facing walls that face walkways should be effectively articulated to enhance the pedestrian experience.



Articulation of Internal Facing Walls

4. Storefront Design-Windows, Doors, Entries

Well-designed storefronts, including windows, doors, wall composition, colors, and materials, are very important to create a sense of entry and pedestrian scale. The main building entrance should be distinguished from the rest of the building and be easily recognizable.

Guidelines:

- a. Entry design should incorporate two or more of the following methods:
 - change in wall / window plane;
 - a projecting element above the entrance;
 - a change in material or detailing;
 - implementation of architectural elements such as flanked columns or decorative fixtures;
 - recessed doors, archways, or cased openings;
 - a portico or formal porch either projecting from or set into the surface; or
 - changes in the roofline, a tower.



Trellis Structures Create Welcoming and Easily Identifiable Entries

- b. Recessed storefront entries are strongly encouraged.
- c. Where recessed entries occur, a decorative paving material, such as tile, marble, or slate, is encouraged.



Tile Paving at Recessed Entry

- d. Building entrances should be emphasized using lighting, landscaping, and architectural detailing.



Effective Roof Overhang

- e. Passive solar design should be incorporated into the building design, where possible. Windows and skylights should be located to maximize day lighting and reduce the need for indoor lighting.

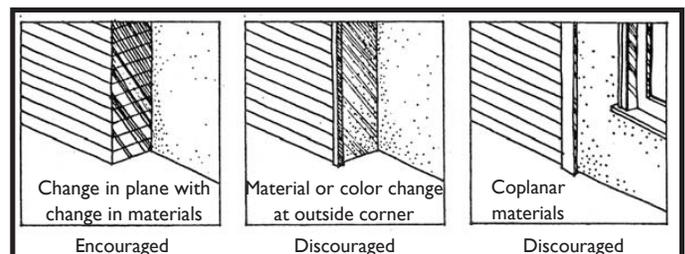
- f. Windows and doors should be proportionate in scale to the building elevation.
- g. Windows should be articulated with accent trim, sills, kickers, shutters, window flower boxes, balconies, awnings, or trellises authentic to the architectural style of the building.
- h. Windows should be generously inset from building walls to create shade and shadow detail. The minimum inset should be 3”.
- i. Faux shutters should be proportionate to window openings.
- j. Stairways should be designed as an integral part of the overall architecture of the building. Stairways should complement the building’s mass and form.
- k. On the ground floor of commercial buildings use clear glass or lightly tinted glass. Opaque, reflective, or dark tinted glass should not be used for any portions of the building.
- l. At least 60% of the ground level front building façade should be transparent (windows and doors) in commercial buildings.

5. Materials and Colors

Buildings should appear to be made of high quality, authentic, and timeless materials. In addition, the use of durable materials requiring low maintenance is strongly encouraged.

Guidelines:

- a. Material changes should occur at intersecting planes, preferably at the inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or fence line.



- b. Materials and colors should be consistent with the desired architectural style.
- c. The use of materials and color should convey a sense of quality architecture and permanence.
- d. Materials and colors should be used to enhance different parts of a building's façade.
- e. Heavier materials and darker colors should be used lower on the elevation to form the building base.



Heavier Materials at Base Helps to Anchor Structure

- f. 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, should be used at the base of the building.
- g. Colors used on exterior facades should be harmonious. Varying colors are encouraged to accentuate details such as trim, windows, doors, and key architectural elements.
- h. Fluorescent paints and bright colors are strongly discouraged.
- i. Recommended façade materials include:
 - Exterior plaster (smooth troweled preferred);
 - Cut stone, rusticated block (cast stone), stone tile, and precast concrete;
 - New or used face-brick;
 - Ceramic tiles;
 - Glass block;

- Heavy timber used in trellises, roof overhangs, and other architectural details;
- Integrally colored concrete block (where appropriate i.e. as building base);
- Integrally colored split face concrete block (where appropriate); and
- Clap board siding (where appropriate).
- j. Façade Materials that are discouraged:
 - Mirrored glass and heavily tinted glass;
 - Windows with “tape on” divisions/mullions;
 - Vinyl and aluminum siding;
 - Painted or baked enamel metal awnings; and
 - Rough “Spanish lace” stucco finish.
- k. Roof materials should include “Terra Cotta” and other red/earth tone roof tiles. Recommended roof materials:
 - Terra cotta and other red/earth tone roof tiles;
 - Clay or integrally colored concrete roof tiles;
 - “Mission” or “Barrel” shaped roof tiles;
 - Roof tiles can be grouted or ungrouted; and
 - All ridge and hip caps should coordinate with field colors.



Mission Style Roof Tiles

- i. Roof materials that are discouraged include:
 - Highly reflective or brightly colored material (high gloss tile);
 - Low-profile composition roof tile, wood and/or hardboard, or synthetic shingles and shakes;
 - Simulated clay tile roofs in metal; and
 - S-tiles.

6. Building Signage

To encourage pedestrian orientation of Camarillo Commons, signage should be limited in scale and quantity.



Appropriate Signage that Complements the Scale and Architecture of the Building

- a. A sign program should be submitted with design review applications for new buildings.
- b. Signs reflecting the type of business through design, shape, or graphic form are encouraged.
- c. The method of sign attachment to the building should be integrated into the overall sign design chosen.

- d. Signs should complement the building with appropriate materials, color, size, and placement.
- e. Signs should not cover up windows or important architectural features.
- f. Sign variety is encouraged among different users.
- g. A single development with multiple users should provide a unifying sign theme.
- h. Lighting of all exterior signs should be directed to illuminate the sign without producing glare on pedestrians, autos, or adjacent residential units.
- i. Signs should align with others on the block so as to maintain a consistent pattern.
- j. Plastic, internally illuminated sign cabinets are strongly discouraged. Externally illuminated lettering could be an effective alternative if implemented successfully.
- k. Neon lighting is discouraged, however innovative use of neon may be appropriate if approved through the discretionary review process.
- l. Hanging signs attached to buildings that project perpendicular to the building are encouraged in pedestrian areas. These signs should be a minimum of 7'6" from ground level to the bottom of the sign.



Hanging Pedestrian-Scaled Signs Reflecting the Business Character

MULTI-FAMILY

Multi-family developments are higher density residential buildings such as apartments, condominiums, and townhomes. They are typically comprised of attached units with common facilities such as parking, open space, and recreation areas. This chapter provides standards and guidelines for the design and development of these units within the project area.

I. Building Form

Building form and massing on multi-family buildings should be designed to create interesting architecture that relates to the pedestrian scale, and minimizes the appearance of large box-like buildings.

Guidelines:

- a. Building form and massing should prohibit blank walls on elevations visible to the public. There should be a change in wall plane on all facades visible from a public street.
- b. Massing should articulate individual units or clusters of units by varied height and setback.



Changes in Wall Planes and Roof Heights



Varied Height and Setback



- c. The third story of a building should be stepped back to reduce the scale of façades facing the street, courtyards, or open space areas.
- d. It is recommended not more than 8 attached units be permitted in a single structure.
- e. The visual impact of large monolithic structures should be minimized by creating a cluster of smaller buildings or the appearance of a series of smaller buildings.
- f. To divide the building mass into smaller scale components, buildings over 50 feet long should reduce the perceived height and bulk by one or more of the following:
 - change of roof or wall plane;
 - projecting or recessed elements;
 - varying cornice or rooflines; or
 - other similar means.
- g. Surface detailing, such as score lines, should not serve as a substitute for distinctive massing.
- h. The tallest structures should be centrally located on the site and step down to meet the surrounding uses.

2. Roof Form

Roof forms should be used to distinguish various building forms, create an interesting roof line, and help to break up the building massing. Roof forms should reflect a residential appearance through pitch and use of materials.

Multi-family residential roof forms should differ from the mixed-use, office, commercial retail, and civic buildings roof form by reflecting the smaller individual dwelling units rather than the larger commercial storefronts, adding more variation in height, and incorporating front porch roof forms.

Guidelines:

- a. Roof forms typical of residential buildings such as gable, hip or shed roof combinations are strongly encouraged. If parapet roofs are used they should include detailing typical of residential character and design.
- b. Multi-form roof combinations are encouraged to create varying roof forms, emphasize the individual dwelling units, and break up the massing of the building.



Varied Roof Forms Breaks Up Massing

- c. Buildings with flat or low-pitched roofs should incorporate parapets or architectural elements to break up long horizontal rooflines.

Rooflines should be broken at intervals no greater than 50' long by changes in height or roof form.

- d. Deep roof overhangs are encouraged to create shadow and add depth to facades. Where applicable to the architectural style, roof eaves should extend a minimum of 24" from primary wall surface to enhance shadow lines and articulation of surfaces.



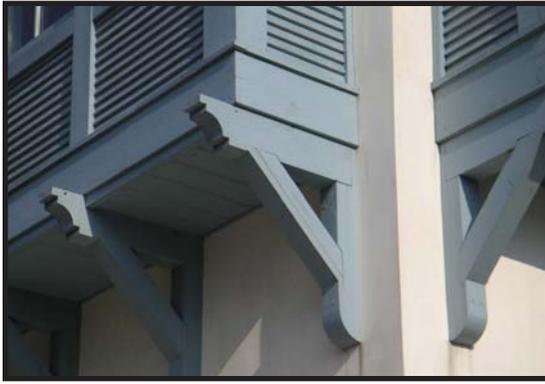
Overhangs Create Visual Appeal

- e. Roof elements should continue all the way around the building and not just be used in the most visible locations. Roof elements should be combined with wall elements to unify all sides of the building.



Roofs Should be Adequately Detailed on all Sides

- f. All roof-mounted equipment should be effectively and attractively screened through the use of various architectural detailing including, but not limited to, roof form, decorative parapets or cornices.
- g. Full roofs are desirable. Hipped or gable roofs covering the entire building are preferred to mansard roofs and segments of pitched roofs applied at the building edge.



Exposed Structural Elements

- h. Continuous mansard roofs are discouraged. When used, mansard roofs should have a roof pitch that is high and deep enough to look like a true roof.
- i. Exposed structural elements (beams, rafter tails, etc.) are encouraged as roof overhang details.
- j. Roof parapets should be finished with a cap, three-dimensional, and of substantial size to appear authentic. They should include one or more of the following detail treatments: pre-cast elements; continuous banding or projecting cornices; dentils; caps; corner details; or variety in pitch (sculpted).
- k. Parapets should be designed to screen mechanical equipment without requiring the use of an additional roof screen.
- l. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the front façade.
- m. Parapets should not appear “tacked on” and should convey a sense of permanence.

3. Articulation

Ensure quality multi-family structures are well articulated on all sides.

Guidelines:

- a. Though the highest level of articulation will occur on the front façade, building should incorporate 360-degree architecture. 360-degree architecture is the full articulation on every building elevation. This includes variation in massing, roof forms, and wall planes, as well as surface articulation.



360-Degree Architecture is Essential

- b. Architectural elements that add visual interest, scale, and character such as projecting balconies, trellises, recessed windows, window detailing, and door detailing, should be incorporated to create shadow patterns and help articulate façades and blank walls.



Projecting Balconies Enhance Building Façade

- c. Stairways should be designed as an integral part of the overall architecture of the building. Stairways should complement the building's mass and form. Stairwells should be solid; prefabricated metal stairs are strongly discouraged.



Exterior Stairway Integrated into Building design

- d. Internally facing walls that face walkways should be effectively articulated to enhance the pedestrian experience.
- e. Tall or large structures should emphasize horizontal planes through the use of trim, awnings, eaves, other ornamentation, or a combination of complementary colors.



Arched Openings and Iron Railings Add Visual Interest

4. Windows, Doors, and Entries

The main building entrance should be distinguished from the rest of the building and easily recognizable. Window, doors, and entries should help to capture the desired architectural style of the building.

Guidelines:

- a. Each unit's entry should be easily identifiable, distinguishable, and oriented toward the street whenever possible.



A Welcoming Street Presence Enhances the Desired Neighborhood Environment

- b. Entry design should incorporate two or more of the following methods:
- front porch;
 - decorative detailing or placement of art;
 - a projecting element above the entrance;
 - changes in the roofline, a tower; or
 - a change in the wall plane.



Pitched Roofs and Front Porches Accent Entries

- c. Window and door type, material, shape, and proportion should complement the architectural style of the building.

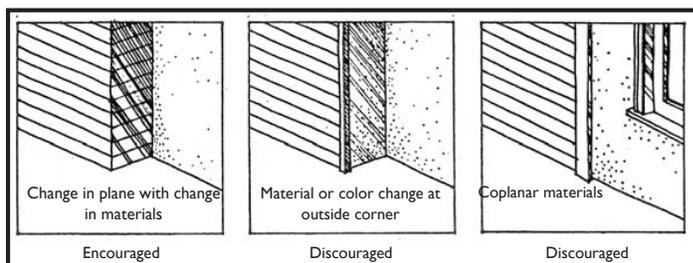


Real Shutters Proportionate to Window Openings

- d. Windows should be generously inset from building walls to create shade and shadow detail. The minimum inset should be 3”.
- e. Faux shutters should be proportionate to the windows to create the appearance of a real and functional shutter.
- f. Windows should be articulated with accent trim, sills, kickers, shutters, window flower boxes, balconies, awnings, or trellises authentic to the architectural style of the building.
- g. Windows and skylights should be located to maximize day lighting and reduce the need for indoor lighting.
- h. Long, monotonous balconies and corridors that provide access to multiple units should be avoided. Instead, access points should be clustered.

5. Materials and Colors

Multi-family structures should appear to be made of high quality, authentic, and timeless materials. In addition, the use of durable materials requiring low maintenance is strongly encouraged.



Guidelines:

- a. Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect such as a chimney, pilaster, projection, or fence line.
- b. Materials and colors should be consistent with the desired architectural style.
- c. Materials and colors should be used to enhance different parts of a building’s façade.
- d. Where appropriate to the architectural style, materials and textures should vary between the base and body of a building to break up large wall planes and add a visual base to the building. Heavier materials should be used lower on the building elevation to form the building base.
- e. Colors used on exterior facades should be harmonious. Varying colors are encouraged to accentuate details such as trim, windows, doors, and key architectural elements.
- f. Recommended Façade materials include:
 - Exterior plaster (smooth troweled preferred);
 - Cut stone, rusticated block (cast stone), stone tile, and precast concrete;
 - New or used face-brick;
 - Ceramic tiles;
 - Clapboard siding;
 - Board and baton siding;

- Timber used in trellises, roof overhangs, and other architectural details;
 - Integrally colored concrete block (where appropriate i.e. as building base); and
 - Integrally colored split face concrete block (where appropriate).
- g. Façade Materials that are discouraged include:
- Mirrored glass and heavily tinted glass;
 - Windows with “tape on” divisions/mullions;
 - Vinyl and aluminum siding;
 - Painted or baked enamel metal awnings;
 - Rough “Spanish lace” stucco finish;
 - Plywood siding; and
 - Corrugated fiberglass.
- h. Recommended roof materials include:
- Terra cotta and other red/earth tone roof tiles;
 - Clay or integrally colored concrete roof tiles;
 - “Mission” or “Barrel” shaped roof tiles;
 - Roof tiles can be grouted or ungrouted; and
 - All ridge and hip caps should coordinate with field colors.
- i. Roof materials that are discouraged include:
- Highly reflective or brightly colored material (high gloss

tile);

- Low-profile composition roof tile, wood and/or hardboard, or synthetic shingles and shakes; and
- Simulated clay tile roofs in metal;

6. Garages and Ancillary Structures

Carports, detached garages, and other ancillary structures should be designed as an integral part of the development and should not dominate the street scene.

Guidelines:

- a. Ancillary structures should incorporate similar or complementary roof pitch and materials as the main buildings within the project.
- b. Common mailbox enclosures should be designed similar or complementary in form, material, and color to the surrounding residential buildings.



*Complementary Common Mailbox Enclosures
Enhance Sense of Community*

- c. Garages doors should not face public streets. Garage doors facing a private street should be set back from the face of the main house to help reduce visual dominance of garage doors.

- d. Garage doors should be recessed a minimum of six inches from the face of the garage.
- e. Garage doors should incorporate panels and/or windows to articulate these large planes.



Recessed Garage Door with Panels and Windows

- f. Roof forms, trellises, and balconies should be located directly above the garage door to help minimize the impact of garage doors on the street scene.



Balconies Located Above Garages

RAEMERE STREET NEIGHBORHOOD

The following guidelines are intended to enhance the architectural character and street presence in the Raemere Street neighborhood to help revitalize and create a more attractive street scene. While the Camarillo Commons Strategic Plan encourages combining the parcels to allow for additional housing opportunities, this chapter includes guidelines for both new construction on single or combined parcels as well as remodels on single parcels.

Raemere Street Neighborhood Boundaries

These guidelines are applicable to the homes facing Raemere Street, Daily Drive, and Mobil Avenue from Daily Drive to Raemere Street.

Architectural Character

The architectural character of the Raemere Street neighborhood should be consistent with the goals specified in the Community Design Element of the City’s General Plan. Per the Community Design Element design styles that are appropriate in the Heritage Zone include: Mission, Monterey, Early California, Spanish, Mediterranean, or “modern interpretations of these styles.” These styles are characterized by the building form and massing, articulation and details, and materials that the structures are composed of. Characteristics of these styles range from the simple forms of Mission style to the ornate detailing of Spanish styles.

The architectural character of the Raemere Street neighborhood should reflect the styles listed above with a traditional residential neighborhood character. The architecture should line the streets with front porches, balconies, and parking tucked behind buildings. The garages

should be designed and located to reduce their presence along Raemere Street, Mobil Avenue, and Daily Drive.

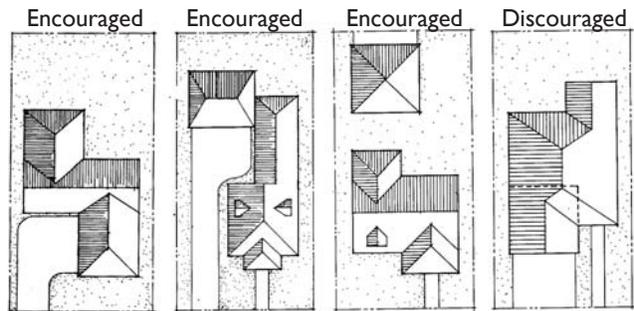
Elements of these architectural styles can be used to revitalize the existing homes and streetscapes, as well as be incorporated into new architecture.

I. Lot Layout

The orientation or placement of residential structures should be strategically planned to be energy efficient and improve the streetscape with front doors and porches facing the street and garages and parking pulled behind the buildings to reduce their dominance.

Guidelines:

- a. Buildings should be oriented toward the street, with front porches on the street façade.
- b. Varied setbacks are encouraged with new construction to add variety to the street scene.
- c. Homes should be designed to give individuals maximum privacy within and outside homes. Site layout techniques for privacy include alternating the placement of windows, rear yard outdoor patio areas, and entrances.
- d. Climate factors such as prevailing winds, shade trees, window and door orientation and the positioning of buildings on the site should be taken in order to maximize energy conservation.
- e. Garages, carports, and parking spaces should be located at rear of lot.



Street Facing Garages are Discouraged

- f. A common open space area in the form of an active or passive park should be integrated into the Raemere Street neighborhood to encourage interaction between residents and help develop a sense of community.

- g Pedestrian connections between Raemere Street and Barry Street are encouraged. Homes should be oriented toward pedestrian connections with doors, porches and windows.



Homes Oriented Toward Pedestrian Connections

2. Building Form

The scale and massing of additions and new homes should be sensitive to the scale of existing adjacent structures. Building form and massing should be designed to create interesting architecture that, is oriented to Raemere Street, Mobil Avenue, and Daily Drive, and minimizes the appearance of unarticulated box-like structures.

Guidelines:

- a. Massing should accentuate the entry and minimize the garage prominence.
- b. Building massing should include variation in wall planes (projections and recesses) and wall height (vertical relief) as well as roof forms and heights (silhouettes) to reduce the perceived scale of the building.
- c. Building form and massing should prohibit blank walls on elevations visible to the public. There should be a change in wall plane on facades visible from a public street, pedestrian parkway connection, or the Camarillo Commons Plan Area.
- d. Massing should articulate individual units or clusters of units by varied height and setback.
- e. The second story of a house should be designed in such a way as to reduce the appearance of the overall

scale of the building. Reduction in scale can be accomplished in a number of ways, including:

- Variation in upper story setbacks should be provided along the streetscape to prevent forced repetition created by regular or consistent setbacks;
 - Variation in wall and roof forms; and
 - Building articulation (see articulation section).
- f. Surface detailing, such as score lines, should not serve as a substitute for distinctive massing.

3. Roof Form

Roof forms should be used to distinguish various building forms, create an interesting roof line, and help to break up the building massing. Roof forms should reflect a residential appearance through pitch and use of materials.

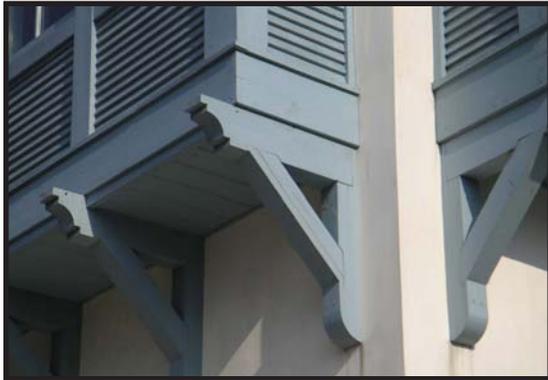
Guidelines:

- a. Multi-form roofs combinations are encouraged to create varying roof forms and break up the massing of the building.



Varied Roof Forms

- b. Varying roof forms/changes in roof plane should be used on all building elevations visible from a public street, pedestrian parkway connection, or the Camarillo Commons Plan Area.
- c. Roof overhangs are encouraged to create shadow and add depth to facades. Where applicable to the architectural style, roof eaves should extend a minimum of 24” from primary wall surface to enhance shadow lines and articulation of surfaces.
- d. Exposed structural elements (beams, rafter tails, etc.) are encouraged as roof overhang details.
- f. Roof parapets should be finished with a cap, three-dimensional, and of substantial size to appear authentic. They should include one or more of the following detail treatments: pre-cast elements, continuous banding or projecting cornices, dentils, caps, corner details, or variety in pitch (sculpted).
- g. Parapets should be designed to screen mechanical equipment without requiring the use of an additional roof screen.
- h. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the front façade.



Exposed Structural Elements

4. Articulation

Ensure quality single-family and multi-family residential structures are well articulated on all sides.

Guidelines:

- a. Though the highest level of articulation will occur on the front façade, building should incorporate 360-degree architecture. 360-degree architecture is the full articulation on every building elevation. This includes variation in massing, roof forms, and wall planes, as well as surface articulation.



Buildings should be well Articulated on All Sides

- e. Continuous mansard roofs are discouraged. When used, mansard roofs should have a roof pitch that is high and deep enough to look like a true roof.
- b. Acknowledging sensitivity to budget, it is expected the highest level of articulation will occur on the

front façade and facades visible from public streets; however, similar and complementary massing, materials, and details should be incorporated on all sides.

- c. Architectural elements that add visual interest, scale, and character such as projecting balconies, trellises, recessed windows, window detailing, and door detailing, should be incorporated to create shadow patterns and help articulate façades and blank walls.
- d. Stairways should be designed as an integral part of the overall architecture of the building. Stairways should complement the building's mass and form. Stairwells should be solid; prefabricated metals stairs are strongly discouraged.
- e. Porches should be a minimum of 6' deep and supported with simple post and beam details.
- f. Chimneys should be exposed as architectural features rather than hidden within a wall surface.

5. Windows, Doors, and Entries

The main building entrance should be distinguished from the rest of the building and easily recognizable. Window, doors, and entries should help to capture the desired architectural style of the building.

Guidelines:

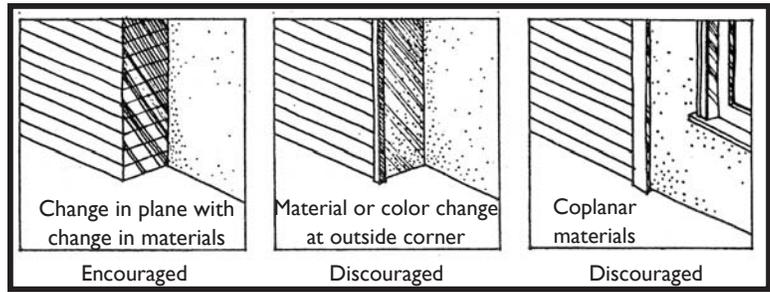
- a. The main entrance to a home should be clearly identifiable and should be articulated with a roof or porch form. On multi-family buildings, each unit's entry should be easily identifiable, distinguishable, and oriented toward the street whenever possible.
- b. Building entrances should be emphasized using lighting, landscaping, and architecture.
- c. Window and door type, material, shape, and proportion should complement the architectural style of the building.
- d. Where appropriate to the architectural style, windows should be generously inset from building walls to create shade and shadow detail. The minimum inset should be 3".



Clearly Defined Main Entrances

- e. Faux shutters should be proportionate to the windows to create the appearance of a real and functional shutter.
- f. Windows should be articulated with accent trim, sills, kickers, shutters, window flower boxes, balconies, awnings, or trellises authentic to the architectural style of the building.
- g. Long, monotonous balconies and corridors that provide access to multiple units should be avoided. Instead, access points should be clustered.
- h. Windows and skylights should be located to maximize day lighting and reduce the need for indoor lighting.

- i. To enhance privacy, windows on side elevations should be staggered whenever possible so as not to be positioned directly opposite of the windows in the adjacent structure.



6. Materials and Colors

Single-family and multi-family structures should appear to be made of high quality, authentic, and timeless materials. In addition, the use of durable materials requiring low maintenance is strongly encouraged.

Guidelines:

- a. Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect such as a chimney, pilaster, projection, or fence line.

- b. Materials and colors should be consistent with the desired architectural style.
- c. Materials and colors should be used to enhance different parts of a building's façade.
- d. Where appropriate to the architectural style, materials and textures should vary between the base and body of a building to break up large wall planes and add visual base to the building. Heavier materials should be used lower on the building elevation to form the building base.



Coplanar Materials are Discouraged



A Combination of Materials and Architectural Elements such as Balconies add Desired Articulation

- e. Colors used on exterior façades should be harmonious. Varying colors are encouraged to accentuate details such as trim, windows, doors, and key architectural elements.

- f. Recommended Façade materials include:
- Clapboard siding;
 - Exterior plaster (smooth troweled preferred);
 - Cut stone, rusticated block (cast stone), stone tile, and precast concrete;
 - New or used face-brick;
 - Ceramic tiles;
 - Board and baton siding; and
 - Timber used in trellises, roof overhangs, and other architectural details.
- g. Façade Materials that are discouraged include:
- Mirrored glass and heavily tinted glass;
 - Windows with “tape on” divisions/mullions;
 - Vinyl and aluminum siding;
 - Painted or baked enamel metal awnings;
 - Rough “Spanish lace” stucco finish;
 - Plywood siding; and
 - Corrugated fiberglass.
- h. Recommended roof materials include:
- Terra cotta and other red/earth tone roof tiles;
 - Clay or integrally colored concrete roof tiles;
 - “Mission” or “Barrel” shaped roof tiles;
 - Roof tiles can be grouted or ungrouted; and
 - All ridge and hip caps should coordinate with field colors.
- i. Roof materials that are discouraged include:
- Highly reflective or brightly colored material (high gloss tile);
 - Synthetic shingles and shakes; and
 - Simulated clay tile roofs in metal.

7. Walls and Fences / Screening

Minimize the impact of fences and walls along public streets.

Guidelines:

- a. Walls and fences should be designed with materials and finishes that complement project architecture and should be planted with vines, shrubs, and trees.



Walls Should be Designed to Complement the Character of the Site

- b. All non-transparent perimeter walls and/or fences should be architecturally treated on both sides and should incorporate landscaping whenever possible.
- c. All fences and walls required for screening purposes should be of solid material. Chain link or similar metal wire fencing with slats are prohibited for screening purposes.
- d. Fences and walls should be minimized along public streets and constructed as low as possible while still performing their screening, noise attenuation, and security functions.
- e. Fences placed adjacent to a street should be screened with a landscape buffer.
- f. To bring continuity to the overall street scene, similar elements such as columns, materials, and cap details should be incorporated on perimeter walls that transition from one development to another.

8. Garages and Ancillary Structures

Garages and carports should be integrated into the overall design of the project and should not dominate the street scene.

Guidelines:

- a. Garages and carports should incorporate similar or complementary roof pitch and materials as the main building, and be integrated into the building design.



Windows on Side of Garage Help Integrate it into the Building Design and Reduce its Dominance

- b. If common mailbox enclosures are used they should be designed similar or complementary in form, material, and color to the surrounding residential buildings.



Common Mailboxes should be Designed to Complement the Character of the Neighborhood

- c. Garage doors facing the street should be set back from the face of the main house to help reduce their visual dominance.
- d. Garage doors should incorporate panels and/or windows to articulate their large planes.
- e. Garage doors should be recessed a minimum of six inches from the face of the garage.
- f. A maximum of two garage bays should face the street unless located at the rear of the lot.
- g. Roof forms, trellises, and balconies should be located directly above the garage door to help minimize their impact on the street scene.



Balconies Reduce the Impact of Garages

- h. The ratio of garage frontage to the width of the house should not be greater than 50 percent.

9. Utilities

Utilitarian aspects of the project should be aesthetically screened from view.

Guidelines:

- a. Transformers should be placed underground to maximize safety and minimize visual impacts. Where this cannot be achieved, they should be well screened and placed in the rear or side yard area minimizing visibility from public right of way.
- b. Mechanical equipment including gas and electrical meters, cable boxes, junction boxes, and irrigation controllers should be located within a utility room, along with the fire riser and roof access ladder. Where this cannot be achieved, they should be designed as an integral part of the building on a rear or side elevation and screened from public view.
- c. Double detector check valve assemblies (backflow preventers) for landscape irrigation and domestic water should not be located at visually prominent locations (such as the end of drive aisles or at site entries) and should be well screened with shrubs, berming, or low screen walls.



Check Valve Assemblies should be well Screened

- d. All vents, gutters, downspouts, flashing, and electrical panels should be painted to match the surface to which attached, unless used as a major design element, in which case the color is to be consistent with the overall color scheme of the building.
- e. Gutters and downspouts should be decorative, designed to integrate with the building façade, and should not appear as a “tacked on” afterthought.

10. Lighting

Lighting levels should be sufficient for the safety of site occupants and visitors but should not spill onto adjacent properties.

Guidelines:

- a. Light fixtures should be architecturally compatible with building design.



Architecturally Compatible Fixtures are an Important Detail

- b. All building entrances should be well lit.
- c. Parking areas, pedestrian walkways and pedestrian connections should be illuminated with a minimum of 1 footcandle to ensure safe nighttime conditions.
- d. Light fixtures should be sited, directed, and/or shielded to prevent spot lighting, glare, or light spillage beyond property lines.
- e. Low-voltage / high efficiency lighting should be used in the landscape whenever possible.
- f. Incorporate timers and sensors to avoid unnecessary lighting.
- g. Pedestrian light poles along sidewalks or pathways within a project should be between 12’ to 15’ high.
- h. Lighting fixtures should be shown on the landscaping plans.

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