COMMERCIAL DESIGN STANDARDS AND GUIDELINES

City of Wildomar

Approved by City Council May 8, 2019

ACKNOWLEDGEMENTS

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PURPOSE

The Commercial Design Guidelines are intended to provide developers, builders, and architects with a clear statement of the desired architectural and site design characteristics for new commercial development in Wildomar that enhances the area's unique character and raises the quality of design within the city. Drawn from regional vernacular and contemporary styles, the Craftsman/ California Bungalow, Farm Chic, and Modern Cottage descriptions and guidelines included herein are intended to establish a strong, consistent design image and direction that reflects the desires, aspirations and vision of the City of Wildomar. The guidelines for the selected architectural styles respond to local architectural precedents, regional climate conditions, and local building practices and materials.

Site Design Guidelines are outlined to ensure that buildings contribute to a high-quality public realm and create a comfortable and memorable experience that will draw people to stop, shop, dine, meet up with friends and family, and then return another day.

OVERVIEW AND APPLICATIONS

The guidelines are structured to create an easily understandable document using accessible language and imagery to convey architectural and site planning concepts. Precedent images, descriptive text and illustrative diagrams are utilized to communicate the essential features of each style. Within each style, required design elements relating to form and massing, roofs, walls and windows, materials and colors and architectural features are outlined. Additional treatments to heighten visual interest and design integrity are noted as well.

Site Design Guidelines outline best practices for the placement of buildings and parking areas, the orientation of building entrances, the design of convenient pedestrian pathways, the use of landscape, and the design of outdoor spaces.

The intent of these standards is to establish a baseline of quality and uniformity to enhance the area's built environment. The City of Wildomar encourages individual creativity in interpreting how to apply these standards to create unique and exemplary buildings and places.

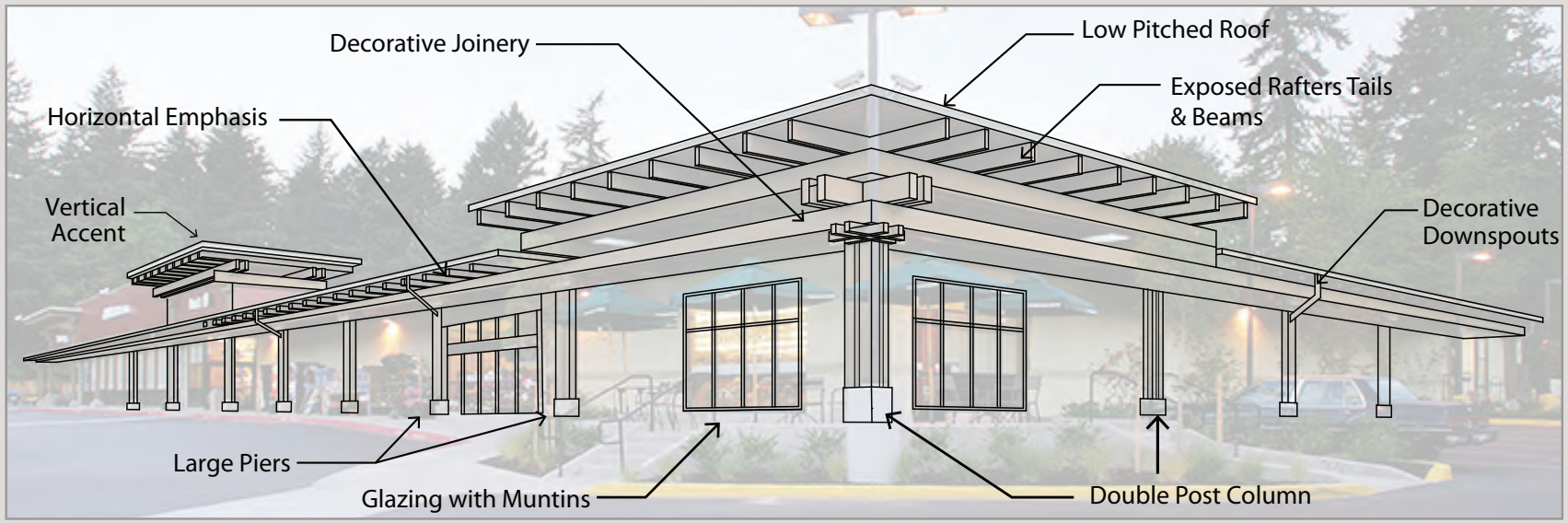
COMMERCIAL DESIGN STANDARDS CHECKLIST

Please refer to the commercial design standards checklist to assist in understanding the different sections of the standards and how best to determine compliance with the standards and these design guidelines (Attachment A).

A. CRAFTSMAN

A.1 STYLE DESCRIPTION

The contemporary Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. In Wildomar, this style is deployed to create a visually rich commercial environment with allusions to regional history. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched overhanging roofs, horizontal orientation and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, and large stone piers and foundations. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing. Though these elements are less common in the commercial variant of this style, they can enhance visual interest and authenticity when utilized.



A.2 FORM & MASSING

Required Elements

A.2.1 Emphasize horizontal orientation

A.2.2 Mechanical equipment shall be architecturally screened and enclosed

A.2.3 No building facade or roof mass should extend for more than 75 feet without substantial relief of wall and roof planes

A.2.4 Provide a unified design around all sides of buildings

A.2.5 Vertical emphasis at corners and entries encouraged

A.3 ROOF DESIGNS

Required Elements

A.3.1 Flat or low to moderate pitched front gable roofs (maximum 6:12 slope)

A.3.2 Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams

A.3.3 Brackets or knee braces at gabled ends

A.4 WALLS & WINDOW DESIGNS

Required Elements

A.4.1 Windows must have muntins

A.4.2 Walls along primary elevation not more than 75% glass

A.4.3 Reflective glass is prohibited

A.4.4 Stained glass accents

A.4.5 Use of wood shingles or clapboard siding along primary elevation

A.4.6 Utilize wooden trim around windows and doors

A.4.7 The use of inoperable window shutters

A.4.8 Decorative gable vents

A.5 MATERIALS & COLORS

Required Elements

A.5.1 Extensive use of wood and natural materials such as arroyo stone

A.5.2 Utilize high-quality materials that convey a sense of permanence

A.5.3 Painted in dark, neutral or earth-toned colors

A.6 DECORATIVE ACCENTS & DETAILS

Required Elements

A.6.1 Battered, square, double post or 4-post columns of stone or wood

A.6.2 Decorative lighting with geometric detailing

A.6.3 Decorative downspouts

A.6.4 Emphasize horizontality with continuous moldings or extended lintels

A.6.5 Decorative joinery








B. FARM CHIC

B.1 STYLE DESCRIPTION

Farm Chic, or Modern Farmhouse, is a contemporary interpretation of traditional rural forms adapted to a commercial setting. This style reflects Wildomar's agricultural and ranching history and regional context. As indicated in the accompanying precedent images and illustrative diagram, the style utilizes elements of recognizable farm and ranch forms such as barns, sheds, silos, tank houses and granary towers. Common materials such as metal, wood and stone are utilized. Board and batten siding and corrugated metal panels are used to give texture and variation to exterior walls. Roofs are typically medium to high-pitched. Large openings are patterned after the functional design of typical agricultural buildings.

B.2 FORM & MASSING

Required Elements

B.2.1 Horizontal orientation with vertical accents at corners and entries

B.2.2 Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers

B.2.3 Windows and doors expressed with large openings

B.3 ROOF DESIGNS

Required Elements

B.3.1 Medium to high-pitched (maximum 11:12 slope)

B.3.2 Front or side facing gables

B.3.3 Variation in heights encouraged

B.3.4 Exposed rafter tails and brackets permitted

B.3.5 Metal roofs permitted

B.4 WALLS & WINDOW DESIGNS

Required Elements

B.4.1 Reflective glass is prohibited

B.4.2 Windows and doors should be expressed with large openings

B.4.3 Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls

B.4.4 Windows shall be recessed at least 6 inches from outer wall

B.5 MATERIALS & COLORS

Required Elements

B.5.1 Unadorned materials: metal, wood, stone

B.5.2 Utilize high-quality materials that convey a sense of permanence

B.5.3 Neutral or earth-toned colors

B.5.4 Stucco prohibited







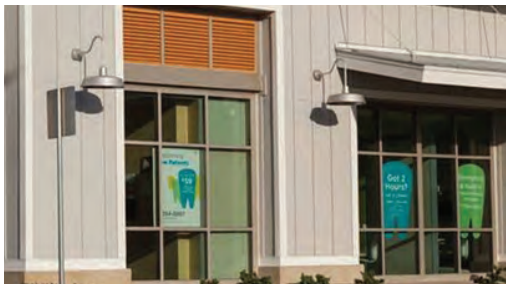
B.6 DECORATIVE ACCENTS & DETAILS

Required Elements

B.6.1 Wall-mounted gooseneck lights

B.6.2 Utilize weathered or unfinished materials to communicate authenticity

B.6.3 Fixed wood or metal awning without sides




C. MODERN COTTAGE

C.1 STYLE DESCRIPTION

A contemporary interpretation of residential architectural styles popular in the late 19th and early 20th centuries, the Modern Cottage commercial style is often found in coastal communities. This style reflects Wildomar's residential character and Southern California context. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the use of wood siding, often painted white, with contrasting awnings and trim treatments. Flat or low-pitched roofs are typical. High interior visibility is achieved through the use of large window and glass doors. Board and batten siding adds texture and depth to exterior facades.

C.2 FORM & MASSING

Required Elements

C.2.1 Limit to 1-2 stories

C.2.2 Incorporate forms from historic Arts and Crafts residential style

C.2.3 Large openings create high interior visibility

C.3 ROOF DESIGNS

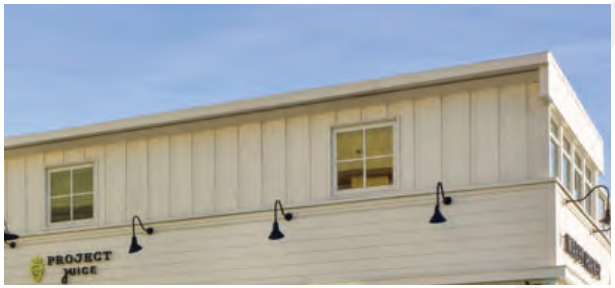
Required Elements

C.3.1 Flat or low to moderate-pitched roof (maximum 9:12 slope)

C.3.2 Overhang limited to less than 12”

C.3.3 Shingles required for pitched roofs

C.3.4 Flat roofs should have a cornice or parapet wall



C.4 WALLS & WINDOW DESIGNS

Required Elements

C.4.1 Reflective glass is prohibited

C.4.2 Windows should be expressed with large openings

C.4.3 Utilize siding in a vertical (board and batten) or horizontal pattern to give texture and variation to exterior walls

C.4.4 Windows shall be recessed no deeper than 6 inches from outer wall

C.4.5 Picture windows encouraged

C.4.6 Doors and Windows shall be framed with wood trim

C.5 MATERIALS & COLORS

Required Elements

C.5.1 Exterior walls shall feature wood siding in a vertical (board and batten) or horizontal pattern

C.5.2 White, gray and black are predominant colors

C.5.3 Awnings and trims that contrast with primary facade color are encouraged

C.5.4 Utilize high-quality materials that convey a sense of permanence

C.5.5 Stucco and metal prohibited

C.6 DECORATIVE ACCENTS & DETAILS

Required Elements

C.6.1 Wall-mounted gooseneck lights

C.6.2 Awnings and trellises utilized to mitigate glare and heat

D. SITE DESIGN GUIDELINES

D.1 OVERVIEW

The site design or layout of commercial development plays a crucial role in whether or not people choose to stop, shop, dine, meet up with friends and family, and then return another day. It is the experience that matters most in today's successful commercial center. The placement of buildings and parking areas, the orientation of building entrances, the design of convenient pedestrian pathways, the use of landscape, and the design of outdoor spaces are all components of creating a comfortable and memorable experience.

The site design guidelines should be used in conjunction with the development standards for commercial zones in the Wildomar Municipal Code. These guidelines are intended to encourage creativity on the part of licensed designers and will be used during the City's Site Plan review process.

BUILDING PLACEMENT AND ORIENTATION

SITE ACCESS AND PARKING

OPEN SPACE AND LANDSCAPING

D.2 BUILDING PLACEMENT AND ORIENTATION

Building placement and orientation have a significant impact on the way people experience a site in terms of comfort, feeling of safety, views, exposure to wind and sun, and on the ability to move around the site. Visually interesting buildings that are oriented to the street shape the area's character as well as the visitor's experience. Locating parking behind buildings, placing buildings closer to the public street edge, and placing a majority of active ground floor uses on the same street front all contribute to making the public street and internal pedestrian paths more inviting to customers.

D.2.1 Buildings should have a strong street presence and encourage activity along the street front.

D.2.2 Building entries shall face the primary public street and provide direct access from the sidewalk. For larger sites with multiple buildings, building entries may be oriented to face an internal road, plazas, open spaces, and pedestrian pathways.

D.2.3 Multiple buildings on the same site should be designed and grouped to provide a cohesive visual relationship among the buildings, with a well-connected system of pedestrian pathways, plazas, and other open space features.

D.2.4 Where possible, buildings should be sited to capitalize on views and other open space features.

D.2.5 Buildings should be oriented for energy efficiency (e.g., capture day lighting, minimize heat gain, take advantage of prevailing breezes for natural ventilation).

D.2.6 When adjacent uses can mutually benefit from connection, appropriate linkages (e.g., common landscape areas, building orientation, pedestrian paseos and unfenced property lines) are recommended. Shared drives and reciprocal parking are highly encouraged.

D.2.7 Buildings setbacks from the street shall be landscaped and may include small plazas, entry ways, and outdoor café seating.

D.3 SITE ACCESS AND PARKING

Site access and internal circulation within a commercial site must safely accommodate the needs of pedestrians, bicyclists, and those in vehicles. Well-designed site access not only enhances interest along the public street but establishes a sense of convenience and safety.

D.3.1 Pedestrian access and circulation from bus stops and public sidewalks into and through the site should be convenient and well-marked with wayfinding signage.

D.3.2 Site access and internal circulation must minimize conflict between vehicles and pedestrians. A safe pedestrian path should be provided from all parking areas to the main entrances of building(s). Unobstructed visibility and clear delineations between pedestrian paths and vehicular travel aisles should be provided. Use of landscaping, walkways, and decorative hardscape to delineate pedestrian circulation is encouraged.

D.3.3 The use of common or shared driveways between adjacent uses is strongly encouraged. Driveways should be sited to avoid interfering with traffic flow along adjacent streets and located as far as possible from intersections.

D.3.4 Use of special paving, lighting and/or landscape treatment to define site entries is encouraged.

D.3.5 Well-marked passenger pickup and drop-off areas should be provided, and not interfere with site access, internal vehicular circulation, or pedestrian circulation.

D.3.6 Pedestrian access to commercial and office uses should be provided from adjacent residential neighborhoods when appropriate. This access should be designed to promote safety by providing unobstructed sight lines and pedestrian-scale lighting.

D.3.7 Large surface parking areas, where cars would dominate views, should be avoided. Parking in front of the building is discouraged. Parking should be located at the rear and/or side of the property when feasible. Surface parking should be divided into a series of small parking areas with convenient access that relates to adjacent buildings.

D.3.8 Except for driveways and/or entrances required for access to parking, no parking or loading shall be visible from a public street. Where visibility from a public street is unavoidable, landscaping techniques shall be used to provide screening to the extent possible.

D.3.9 For mixed-use projects, parking facilities for residential uses and commercial uses should be separated.

D.3.10 Developments are encouraged to provide bicycle storage facilities such as racks or lockers. Bicycle storage should be easily accessible from the street and the pedestrian routes.

D.3.11 The use of photovoltaic cells to cover parking areas is encouraged.

D.3.12 Landscaping should be used to separate parking from buildings and to reduce the visual impact of paved surfaces. Landscaping at the base of buildings is encouraged to soften the transition between building and parking lot.

D.3.13 Landscaping should be used within large paved areas to reduce heat island effect. Shade trees and shade structures should be provided in parking lots to reduce the amount of heat absorbed by paved parking surfaces. Trees should achieve a shade canopy within 5 years after planting.

D.3.14 Landscaping and design of parking lots and structures shall incorporate sustainable design features where feasible. Such features include, but are not limited to, permeable paving, bioswales, and native landscaping to prevent water runoff, reduce solar heat gain, and minimize the need for extensive maintenance.

D.4 OPEN SPACE AND LANDSCAPING

Outdoor places are spaces that extend the indoor environment to the outdoors. They are essential components of placemaking – contributing significantly to the character and activity levels of a place. These places are created through the clustering of buildings and landscapes to define outdoor space, plazas, or recreation areas, and can accommodate an array of functions including social gathering, working, dining, leisure, and recreation.

D.4.1 Projects shall dedicate 5% of their site to recreational/leisure areas. This area must be publicly accessible and usable outdoor space, such as outdoor dining or seating areas, plazas, or outdoor recreation area.

D.4.2 Common open spaces shall be designed with consideration for solar and shade orientation, inclement weather, public access, safety and security, ease of maintenance, usability, and aesthetic quality to the extent possible

D.4.3 Open space areas shall have no parking, driveway, or right-of-way encroachments.

D.4.4 Common and/or public open space should be designed to be accessible by pedestrian pathways connected to buildings and parking areas.

D.4.5 Larger projects may consider providing a network of integrated open spaces throughout the project area.

D.4.6 Open space areas should include amenities that encourage their use, including seating, shade, fountains, lush landscaping, artwork, children's play areas, etc.

D.4.7 Ground surfaces in open space areas shall maximize permeable surfaces. The use of permeable paving is encouraged for the reduction of stormwater runoff and absorption of rainwater to the water table. Where it is not possible to provide significant permeable areas on site, collection, storage and re-use of stormwater is encouraged.

D.4.8 Landscaping should be an integral component to the overall project design. Areas not utilized by structures, storage, paved walks, plazas, driveways or parking should be landscaped.

D.4.9 All commonly owned property and landscaped setback areas exclusive of structural improvements shall be landscaped and maintained in a weed free condition with a combination of trees, shrubs and ground cover.

D.4.10 Landscaping should enhance the quality of developments by framing and softening the appearance of buildings, screening undesirable views, buffering incompatible uses and providing shade.

D.4.11 Landscape designs emphasizing water-efficient or drought tolerant plants are encouraged.

D.4.12 Vines and climbing plants on buildings, trellises, and pergolas are encouraged.

D.4.13 Landscaping along public streets shall be consistent, formalized, and composed of signature plantings to create an attractive and cohesive appearance. Selected landscape materials on-site should complement the streetscape.

D.4.14 Landscaping elements, such as bioswales, that absorb water runoff and provide biotreatment shall be encouraged where appropriate.

ATTACHMENT A

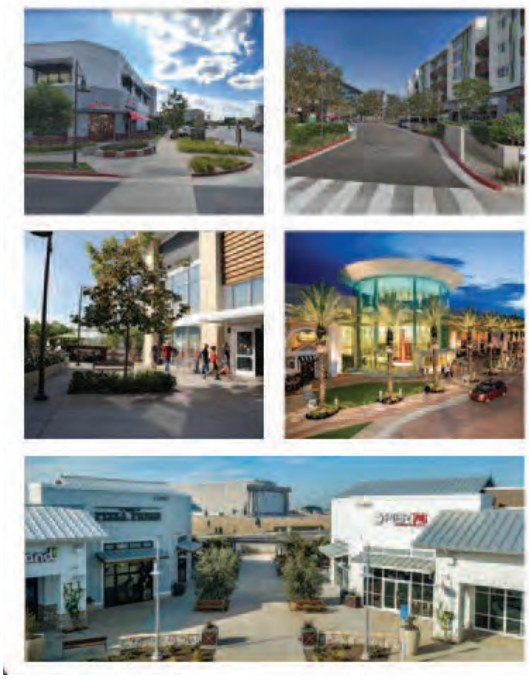
City of Wildomar Commercial Design Standards and Guidelines Checklist

The Wildomar Commercial Design Standards and Guidelines are a manual for developers and builders, architects and designers, and City staff involved in review and approval of commercial development. We suggest the following steps as a quick way to understand the different sections of the standards and how best to determine compliance with the Standards.

Step 1: Review the Site Plan Design Standards (Section D). Site Planning involves a careful analysis of the opportunities and constraints of the site, including existing features such as mature trees, topography, and drainage patterns. The components of site development extend beyond building placement and configuration, including surrounding uses, retaining walls, landscape design, hardscape considerations, and parking. The Site Plan Design Standards outline a number of requirements on these topics.

Step 2: Review the Architectural Style Standards (Sections A-C)**.** The design and detailing of buildings is paramount to a quality environment. Architectural design elements and materials should be consistent throughout the project, recognizing that a building is 3-dimensional and must be well designed on all sides. Detailing, choice of materials, window and door choices should reinforce the overall project design. To provide guidance on architectural detailing, the Standards offer a menu of four architectural traditions individual buildings may be designed in. These styles are: Craftsman, Farm Chic, and Modern Cottage. Within each style description, various elements related to roof forms, windows, decorative details, and other topics are enumerated. The Architectural Style Standards require certain elements, while other elements may be selected from a menu of options. Projects composed of multiple buildings may utilize multiple styles.

Site Design Guidelines – Building Placement and Orientation (see Section D.2)



Is the proposed project consistent with the following guidelines? If the answer is "no" to any of these questions, then the proposed project is inconsistent with the design guidelines.

D.2.1: Does the building have a strong street presence and encourage activity along the street front?
☐ Yes ☐ No

D.2.2: Do building entries face the primary public street and provide direct access from the sidewalk? (For larger sites with multiple buildings, building entries may be oriented to face an internal road, plazas, open spaces, and pedestrian pathways.)
☐ Yes ☐ No ☐ N/A

D.2.3.1: Is there a cohesive visual relationship between buildings on the site?
☐ Yes ☐ No

D.2.3.2: Is there a well-connected system of pedestrian pathways, plazas, and other open space features?
☐ Yes ☐ No

D.2.4: Are buildings sited to capitalize on views and other open space features where possible?
☐ Yes ☐ No ☐ N/A

D.2.5: Are buildings oriented for energy efficiency? (e.g., capture day lighting, minimize heat gain, take advantage of prevailing breezes for natural ventilation).
☐ Yes ☐ No

D.2.6.1: Are there mutually beneficial linkages between site uses where appropriate? (e.g., common landscape areas, building orientation, pedestrian paseos and unfenced property lines)
☐ Yes ☐ No ☐ N/A

D.2.6.2: Are there shared drives and reciprocal parking?
☐ Yes ☐ No

D.2.7: Are building setbacks landscaped? (these may include small plazas, entry ways, and outdoor café seating)
☐ Yes ☐ No

Site Design Guidelines – Site Access and Parking (see Section D.3)

Is the proposed project consistent with the following minimum guidelines for Site Access and Parking Areas? If the answer is "no" to any of these questions, then the proposed project is inconsistent with the design guidelines.

D.3.1: Is pedestrian access and circulation from bus stops and public sidewalks convenient and well-marked with wayfinding signage?
☐ Yes ☐ No

D.3.2.1: Does site access and internal circulation minimize conflict between vehicles and pedestrians?
☐ Yes ☐ No

D.3.2.2: Are safe pedestrian paths provided from all parking areas to the main entrances of building(s)?
☐ Yes ☐ No

D.3.2.3: Are unobstructed views and clear delineations between pedestrian paths and vehicular travel aisles provided?
☐ Yes ☐ No

D.3.2.4: Are landscapes, walkways, and/or decorative hardscapes used to delineate pedestrian paths and vehicular travel aisles?
☐ Yes ☐ No

D.3.3.1: Are there common or shared driveways?
☐ Yes ☐ No

D.3.3.2: Are driveways sited to avoid interfering with traffic flow along adjacent streets?
☐ Yes ☐ No

D.3.3.3: Are driveways as far as possible from intersections?
☐ Yes ☐ No

D.3.4: Are special paving, lighting, and/or landscape treatments used to define the site?
☐ Yes ☐ No

D.3.5.1: Are well-marked passenger pickup and drop-off areas provided?
☐ Yes ☐ No

D.3.5.2: Are passenger pickup and drop-off areas sited to avoid interference with site access, internal vehicular circulation, and pedestrian circulation?
☐ Yes ☐ No

D.3.6.1: Is pedestrian access provided from adjacent residential areas to commercial and office uses when appropriate?
☐ Yes ☐ No ☐ N/A

D.3.6.2: Is this pedestrian access designed to promote safety by providing unobstructed sight lines and pedestrian-scale lighting?
☐ Yes ☐ No

D.3.7.1: Are large surface parking areas (where cars would dominate views) avoided?
☐ Yes ☐ No

D.3.7.2: Is parking in front of the building avoided?
☐ Yes ☐ No

D.3.7.3: Is parking located at the rear and/or side of building where feasible?
☐ Yes ☐ No ☐ N/A

D.3.7.4: Is surface parking divided into a series of small parking areas with convenient access that relates to adjacent buildings?
☐ Yes ☐ No

D.3.8.1: Is all parking or loading hidden from the street? (except for driveways and/or entrances required for access to parking)
☐ Yes ☐ No ☐ N/A

D.3.8.2: Where visibility is unavoidable, are landscaping techniques used to provide screening to the extent possible?
☐ Yes ☐ No ☐ N/A

D.3.9: For mixed-use projects, are parking facilities from residential and commercial uses separated?
☐ Yes ☐ No ☐ N/A

D.3.10.1: Are bicycle storage facilities such as racks or lockers provided?
☐ Yes ☐ No

D.3.10.2: Is bicycle storage easily accessible from the street and pedestrian routes?
☐ Yes ☐ No

D.3.11: Are photovoltaic cells provided to cover parking areas?
☐ Yes ☐ No

D.3.12.1: Is landscaping used to separate and reduce the visual impact of parking from buildings?
☐ Yes ☐ No

D.3.12.1: Is landscaping used at the base of the building to soften the transition between building and parking lot?
☐ Yes ☐ No

D.3.13.1: Is landscaping used in large, paved areas to reduce heat island effect?
☐ Yes ☐ No

D.3.13.2: Are shade trees and shade structures provided in parking lots to reduce the amount of heat absorbed by paved parking surfaces?
☐ Yes ☐ No

D.3.13.3: Will trees achieve a shade canopy within 5 years of planting?
☐ Yes ☐ No

D.3.14: Do landscaping and parking designs incorporate sustainable design features where feasible? (Such features include, but are not limited to, permeable paving, bioswales, and native landscaping to prevent water runoff, reduce solar heat gain, and minimize the need for extensive maintenance)
☐ Yes ☐ No ☐ N/A

Site Design Guidelines – Open Space and Landscaping (see Section D.4)

Is the proposed project consistent with the following guidelines? If the answer is "no" to any of these questions, then the proposed project is inconsistent with the design guidelines.

D.4.1.1: Does the project dedicate 5% of the site to recreational/leisure areas?
☐ Yes ☐ No

D.4.1.2: Are the leisure and recreation areas publicly accessible and usable outdoor space (such as outdoor dining or seating areas, plazas, or outdoor recreation)?
☐ Yes ☐ No

D.4.2: Are common spaces designed with consideration for solar and shade orientation, inclement weather, public access, safety and security, ease of maintenance, usability, and aesthetic quality to the extent possible?
☐ Yes ☐ No

D.4.3: Are open spaces free of parking, driveways, or right-of-way encroachments?
☐ Yes ☐ No

D.4.4: Are common and/or public space areas designed to be accessible by pedestrian pathways connected to buildings and parking areas?
☐ Yes ☐ No

D.4.5: For larger projects, is a network of integrated open spaces provided throughout?
☐ Yes ☐ No ☐ N/A

D.4.6: Do open space areas include amenities that encourage their use? (e.g., seating, shade, fountains, lush landscaping, artwork, children's play areas, etc.)
☐ Yes ☐ No

D.4.7.1: Do ground surfaces in open spaces maximize permeable surfaces?
☐ Yes ☐ No ☐ N/A

D.4.7.2: Is permeable paving used?
☐ Yes ☐ No ☐ N/A

D.4.7.3: Where it is not possible to provide significant permeable areas on site, does the project maximize collection, storage and re-use of stormwater?
☐ Yes ☐ No ☐ N/A

D.4.8.1: Is landscaping an integral component of the overall project design?
☐ Yes ☐ No

D.4.8.2: Are areas not utilized by structures, storage, paved walks, plazas, driveways or parking landscaped?
☐ Yes ☐ No

D.4.9: Are all commonly owned property and landscaped setback areas (exclusive of structural improvements) landscaped and maintained in a weed free condition with a combination of trees, shrubs, and ground cover?
☐ Yes ☐ No

D.4.10: Does landscape enhance the quality of the development by framing and softening the appearance of buildings, screening undesirable views, buffering incompatible uses, and providing shade?
☐ Yes ☐ No

D.4.11: Do landscape designs emphasize water-efficient or drought tolerant plants?
☐ Yes ☐ No

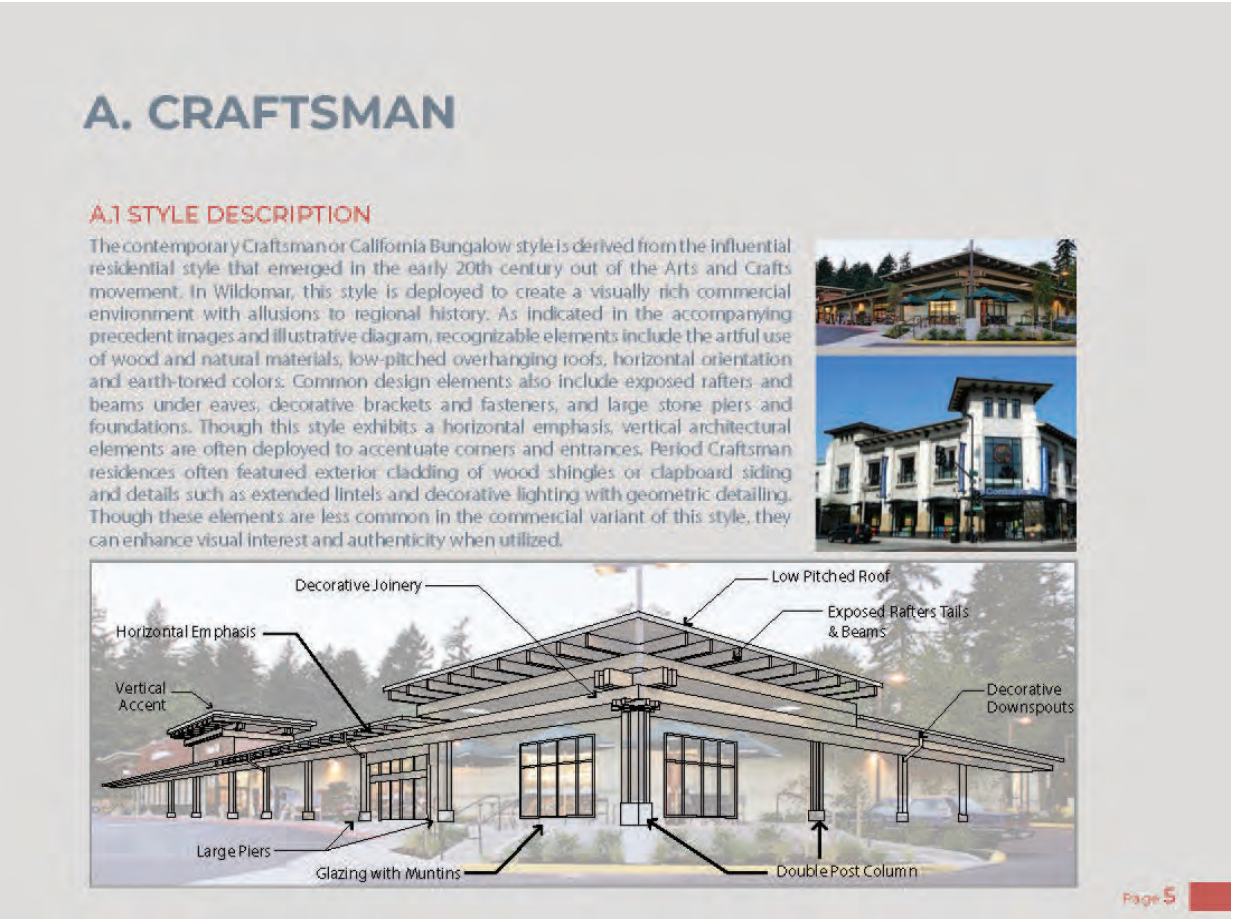
D.4.12: Are there vines and climbing plants on buildings, trellises, and pergolas?
☐ Yes ☐ No

D.4.13.1: Is landscaping along streets consistent, formalized, and composed of signature plantings that create and attractive and cohesive appearance?
☐ Yes ☐ No

D.4.13.2: Do selected materials on-site compliment the landscape?
☐ Yes ☐ No

D.4.14: Are there landscaping elements (such as bioswales) that absorb water runoff and provide biotreatment where appropriate? ☐ Yes ☐ No

Craftsman Style (see Section A)



Is the proposed project consistent with the following guidelines? If the answer is "no", then the proposed project is inconsistent with the design guidelines.

A.2 Form & Massing *– Does the proposed project conform to the following?*

A.2.1: Emphasis on horizontal orientation ☐ Yes ☐ No

A.2.2: Mechanical equipment is architecturally screened and enclosed ☐ Yes ☐ No

A.2.3: No building façade or roof mass extending more than 75 ft without substantial relief of wall and roof planes ☐ Yes ☐ No

A.2.4: Unified design around all sides of buildings ☐ Yes ☐ No

A.2.5: Vertical emphasis at corners and entries ☐ Yes ☐ No

A.3 Roof Designs *– Does the proposed project conform to the following?*

A.3.1: Flat or low to moderate pitched front gable roofs (maximum 6:12 slope) ☐ Yes ☐ No

A.3.2: Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams ☐ Yes ☐ No

A.3.3: Brackets or knee braces at gabled ends ☐ Yes ☐ No

A.4 Wall & Window Designs – *Does the proposed project conform to the following?*

A.4.1: Windows have muntins ☐ Yes ☐ No

A.4.2: Walls along primary elevation are not more than 75% glass ☐ Yes ☐ No

A.4.3: No reflective glass ☐ Yes ☐ No

A.4.4: Stained glass accents ☐ Yes ☐ No

A.4.5: Use of wood shingles or clapboard siding along primary elevation ☐ Yes ☐ No

A.4.6: Utilize wooden trim around windows and doors ☐ Yes ☐ No

A.4.7: The use of inoperable window shutters ☐ Yes ☐ No

A.4.8: Decorative gable vents ☐ Yes ☐ No

A.5 Materials & Colors – *Does the proposed project conform to the following?*

A.5.1: Extensive use of wood and natural materials such as arroyo stone ☐ Yes ☐ No

A.5.2: Utilize high-quality materials that convey a sense of permanence ☐ Yes ☐ No

A.5.3: Painted in dark, neutral or earth-toned colors ☐ Yes ☐ No

A.6 Decorative Accents & Details – *Does the proposed project include at least 3 of the following?*

A.6.1: Battered, square, double post or 4-post columns of stone or wood ☐ Yes ☐ No

A.6.2: Decorative lighting with geometric detailing ☐ Yes ☐ No

A.6.3: Decorated downspouts ☐ Yes ☐ No

A.6.4: Emphasize horizontality with continuous moldings or extended lintels ☐ Yes ☐ No

A.6.5: Decorative joinery ☐ Yes ☐ No

Farm Chic Style (see Section B)

Is the proposed project consistent with the following guidelines? If the answer is "no", then the proposed project is inconsistent with the design guidelines.

B.2 Form & Massing *– Does the proposed project conform to the following?*

B.2.1: Horizontal orientation with vertical accents at corners and entries ☐ Yes ☐ No

B.2.2: Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers ☐ Yes ☐ No

B.2.3: Windows and doors expressed with large openings ☐ Yes ☐ No

B.3 Roof Designs *– Does the proposed project conform to the following?*

B.3.1: Medium to high-pitched (maximum 11:12 slope) ☐ Yes ☐ No

B.3.2: Front and/or side facing gables ☐ Yes ☐ No

B.3.3: Variation in heights and/or planes ☐ Yes ☐ No

B.3.4: Exposed rafter tails and brackets permitted ☐ Yes ☐ No

B.3.5: Metal roofs permitted ☐ Yes ☐ No

B.4 Wall & Window Designs – *Does the proposed project conform to the following?*

B.4.1: No reflective glass ☐ Yes ☐ No

B.4.2: Windows and doors should be expressed with large openings ☐ Yes ☐ No

B.4.3: Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls ☐ Yes ☐ No

B.4.4: Windows recessed at least 6 inches from outer wall ☐ Yes ☐ No

B.5 Materials & Colors – *Does the proposed project conform to the following?*

B.5.1: Unadorned materials: metal, wood, stone ☐ Yes ☐ No

B.5.2: Utilize high-quality materials that convey a sense of permanence ☐ Yes ☐ No

B.5.3: Neutral or earth-toned colors ☐ Yes ☐ No

B.5.4: No stucco prohibited ☐ Yes ☐ No

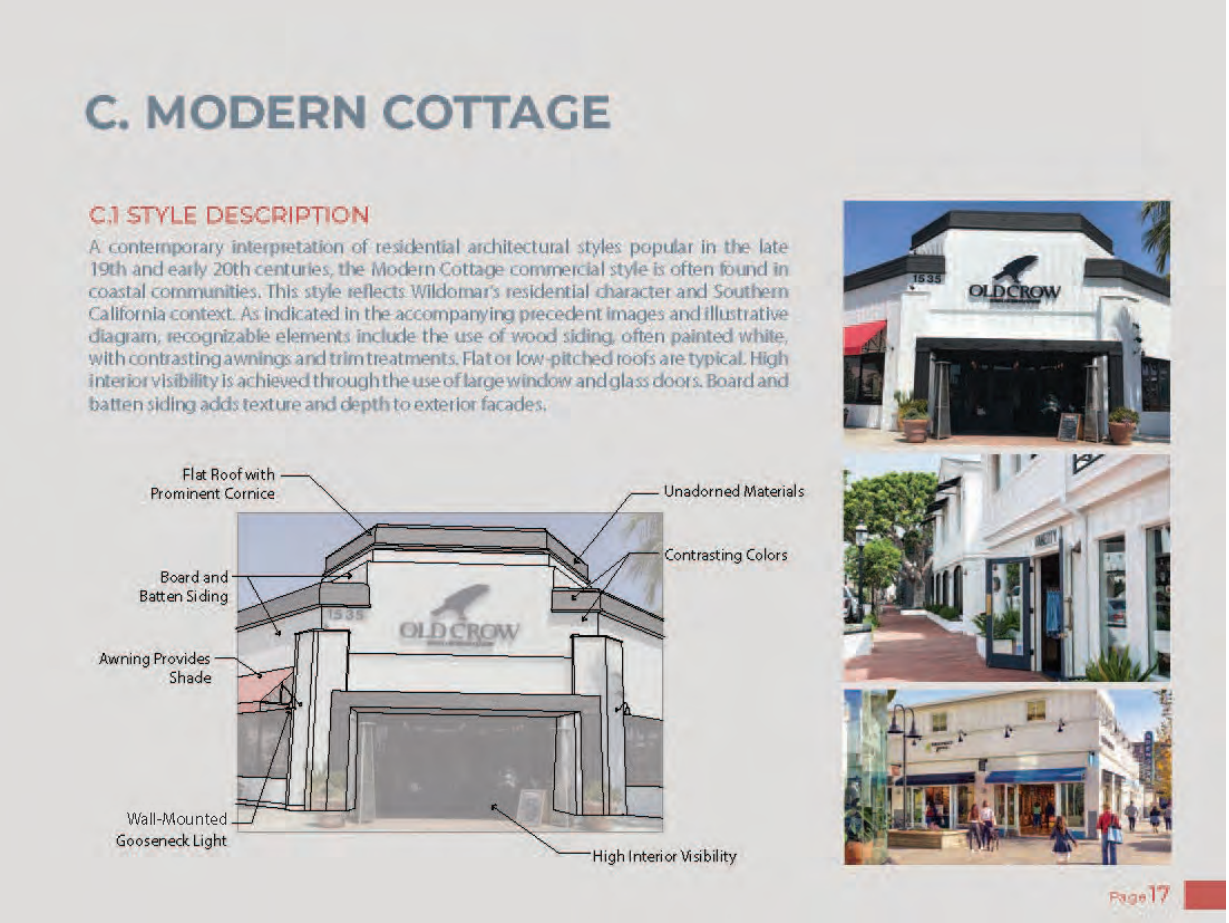
B.6 Decorative Accents & Details – *Does the proposed project include at least 2 of the following?*

B.6.1: Wall-mounted gooseneck lights ☐ Yes ☐ No

B.6.2: Utilize weathered or unfinished materials to communicate authenticity ☐ Yes ☐ No

B.6.3: Fixed wood or metal awning without sides ☐ Yes ☐ No

Modern Cottage (see Section C)



Is the proposed project consistent with the following guidelines? If the answer is "no", then the proposed project is inconsistent with the design guidelines.

C.2 Form & Massing *– Does the proposed project conform to the following?*

C.2.1: Limit to 1-2 stories ☐ Yes ☐ No

C.2.2: Incorporate forms from historic Arts and Crafts residential style ☐ Yes ☐ No

C.2.3: Large openings create high interior visibility ☐ Yes ☐ No

C.3 Roof Designs *– Does the proposed project conform to the following?*

C.3.1: Flat or low to moderate-pitched roof (maximum 9:12 slope) ☐ Yes ☐ No

C.3.2: Overhang limited to less than 12" ☐ Yes ☐ No

C.3.3: Shingles required for pitched roofs ☐ Yes ☐ No

C.3.4: Flat roofs should have a cornice or parapet wall ☐ Yes ☐ No

C.4 Wall & Window Designs *– Does the proposed project conform to the following?*

C.4.1: Reflective glass is prohibited ☐ Yes ☐ No

C.4.2: Windows should be expressed with large openings ☐ Yes ☐ No

C.4.3: Utilize siding in a vertical (board and batten) or horizontal pattern to

give texture and variation to exterior walls ☐ Yes ☐ No

C.4.4: Windows shall be recessed no deeper than 6 inches from outer wall ☐ Yes ☐ No

C.4.5: Picture windows encouraged ☐ Yes ☐ No

C.4.6: Doors and Windows shall be framed with wood trim ☐ Yes ☐ No

C.5 Materials & Colors – *Does the proposed project conform to the following?*

C.5.1: Exterior walls shall feature wood siding in a vertical (board and batten) or horizontal pattern ☐ Yes ☐ No

C.5.2: White, gray and black are predominant colors ☐ Yes ☐ No

C.5.3: Awnings and trims that contrast with primary facade color are encouraged ☐ Yes ☐ No

C.5.4: Utilize high-quality materials that convey a sense of permanence ☐ Yes ☐ No

C.5.5: Stucco and metal prohibited ☐ Yes ☐ No

C.6 Decorative Accents & Detail**s** *– Does the proposed project include at least 3 of the following?*

C.6.1: Wall-mounted gooseneck lights ☐ Yes ☐ No

C.6.2: Awnings and trellises utilized to mitigate glare and heat ☐ Yes ☐ No