Chapter 3
DESIGN GUIDELINES

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301 Purpose

I. PURPOSE

The purpose of this Section is to ensure that development within Rancho San Clemente will be consistent with the City's General Plan Goals, Urban Design Program, and Master Landscape Plan for Scenic Corridors. This chapter provides guidelines for grading, site planning, scenic corridors, landscaping, and architecture.

II. USE OF GUIDELINES

Although these Design Guidelines are to be followed by developers, project designers, and City decision-makers in the design and review of development projects, they are not precise zoning regulations, but guidelines to be considered as qualities of good design in order to implement General Plan Goals and Policies, the Hillside Development Ordinance, the Urban Design Program, and the Master Landscape Plan for Scenic Corridors. City decision-makers should use the Guidelines to assist in the discretionary review to approve, modify, or deny projects. The Design Guidelines should motivate design efforts toward meeting the City's quality standards. More specifically, the Guidelines objectives are to:

A. Define a consistent approach to site planning, architecture, streetscape, lighting, landscaping, and other design elements.

B. Help implement the grading, land use, landscape, and other concepts described in Chapter 2.

C. Direct specific project designs toward achieving visual harmony within Rancho San Clemente.

D. Develop pedestrian and open space linkages within and between neighborhoods.
302 Grading Design Guidelines

The following guidelines are provided in order to implement the City’s Hillside Development Ordinance No. 841.

I. NATURAL LANDFORMS

Grading should maintain or enhance the major natural landforms within Rancho San Clemente, such as the Gateway Knoll and the Primary Ridgeline. Manufactured slopes should be contoured to blend with the natural terrain at the development edge. Large flat slopes and highly visible downdrains should be avoided.

II. SLOPE STABILIZATION

Vegetation, irrigation, and continuing maintenance programs should be used to stabilize manufactured slopes, with trees and shrubs used to soften their appearance.

III. MAXIMUM GRADIENT

The maximum gradient for manufactured slopes should not exceed a ratio of 2:1 (exceptions shall be consistent with the City’s Grading Ordinance).

IV. RIDGELINE PRESERVATION

No grading should occur within 200 feet measured horizontally from the topographic center of the primary ridgeline identified on Figure 2-2.

V. CURVILINEAR STREETS

Streets should be curvilinear and designed so that the dwelling units will blend with the natural topography when viewed from a distance. Long straight streets should be avoided.

VI. RIDGELINE VIEWS

Building pads should be designed and sited in a manner that compliments the natural topography and does not interrupt the view of the primary ridgeline from selected public vista points. The ridgeline should be visible as a backdrop for development, allowing for the appearance of ridgeline between the roofline and the skyline.
303 Site Design Guidelines

I. RESIDENTIAL DEVELOPMENT

A. Pedestrian and Open Space Linkages - Open space areas should be designed to link residential neighborhoods to other parts of the community through development of playgrounds, footpaths, recreation trails, and vista points.

B. Setback Variation - In single family detached projects, front yard setbacks should be varied sufficiently to create visual interest, variety, and individuality along the street. In attached and multi-family projects, individual buildings should be turned and oriented in a variety of ways to avoid monotonous garage door corridors.

C. Natural Features - Prominent natural features should be preserved where feasible, with view windows from public streets. Buildings and other structures should assume varied profiles in order to enhance scenic vistas.

D. Relation to Site - Structures should be appropriate in mass and scale to the site on which they are located, in order to achieve visual balance and harmony with the surrounding prominent natural features.

E. Recycling and Trash Storage - Storage areas and trash enclosures should be designed to be an adequate size to allow for storage of recyclable materials, including separate containers for glass, plastic, paper, etc., when required. Such areas should be screened from view by walls and landscaping.

F. Project Identification Signs - Projects should be identified by low monument signing to provide neighborhood identification. Such signs should be harmonious in scale, form, materials, and colors with residential buildings, walls, and other structures, and shall conform to the City’s Sign Ordinance.

G. Open Space and Views - Attached and multi-family projects should be planned to maximize the feeling of open space within the development. Design methods to achieve this include curving streets, orienting development toward open areas and views, and separation of structures to create pocket views.

H. Circulation Pattern - Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being as narrow as safety standards will allow and spatially defined by landscaping and structures; and by discouraging high speed traffic.
II. COMMERCIAL DEVELOPMENT

The following general guidelines apply to Planning Area 1 as well as all other commercial developments within Rancho San Clemente.

A. Pedestrian Environment - Defined outdoor spaces, such as arcades, colonnades, and courtyards, should be provided. The internal and external streetscape design should encourage pedestrian activity. Pedestrian walkways should be identified with textured and/or colored paving and buffered from automobile traffic by use of landscaped planters, bollards, street furniture, etc. Vertical elements should be employed to draw the pedestrian to designated walkways leading from the parking areas to the commercial activity areas.

B. Outdoor Lighting - Parking lot and outdoor lighting should be the minimum needed to accommodate safety and security, while minimizing impacts on surrounding residential areas. Decorative fixtures with shields to direct light downward should be used for overhead lighting. Bollard or other low-height lighting should be used whenever possible for pedestrian areas. Light fixture design should be consistent with the character of the project.

C. Signs - Commercial centers should be identified by a sign program with monument signing and wall signs for individual tenants. Such signs may include logos and should be harmonious in scale, form, materials, and colors with project buildings, walls, and other structures. Signs must comply with the City’s Sign Ordinance.

D. Variations in Building Footprint - Building footprints should be designed with variations composed of insets, entries, corners, and jogs integrated with adjacent outdoor areas in order to create visual interest and give a sense of small scale and intimacy.

E. Parking Lot Interconnections - Parking lot design should provide for vehicular and pedestrian access to adjacent parcels where uses are compatible and where such connection is practical in order to provide interconnections without requiring vehicles and pedestrians to re-enter the public right-of-way.

F. Parking Lot Size - Parking lots should be broken up into modules by means of intervening landscaping, access drives, or buildings in order to avoid large unbroken expanses of paved areas.
Chapter 3 – Design Guidelines

G. **Parking Lot Buffering** - There should be a buffer area of at least five (5) feet between buildings and parking areas or driveways, in order to avoid placing paved vehicular areas next to building walls. These buffer areas should be landscaped or designed as pedestrian walkways with landscaped planters. Parking areas should be screened from the street by landscaping and berming.

H. **Parking Lot Entries** - Parking lot entries should be located as far as possible from intersections in order to minimize congestion and conflicts. For projects on major or primary arterials, or where otherwise determined necessary by the City, full curb return street intersection type entries should be used instead of standard driveway approaches. Major entries should be at least thirty (30) feet wide and all entries should be at least two hundred (200) feet apart.

I. **Screening of Service Areas** - Service and storage areas and trash enclosures should be screened from public view by means of walls and landscaping.

III. **BUSINESS PARK/INDUSTRIAL PARK**

A. **Pedestrian Orientation** - The siting of buildings around common pedestrian walkways is encouraged. Pedestrian walkways should be provided connecting individual buildings.

B. **Outdoor Lighting** - Parking lot and outdoor lighting should be the minimum needed to accommodate safety and security, while minimizing impacts on surrounding residential areas. Decorative fixtures with shields to direct light downward should be used for overhead lighting. Bollard or other low-height lighting should be used whenever possible for pedestrian areas. Light fixture design should be consistent with the character of the project.

C. **Project Identification Signs** - Projects should be identified by low-level monument signing in order to provide business center identification. Such signs may include logos and should be harmonious in scale, form, materials, and colors with project buildings, walls, and other structures. Signs must comply with the Sign Ordinance.

D. **Variations in Building Footprint** - Building footprints should be designed with variations composed of insets, entries, corners, and jogs integrated with adjacent outdoor areas in order to create visual interest and give a sense of small scale.

E. **Parking Lot Buffering** - There should be a buffer area of at least five (5) feet between buildings and parking areas or driveways in order to avoid placing paved vehicular areas next to building walls. Except where there are
walkways, this buffer area should be landscaped. Parking and circulation areas should be screened from the street by landscaping and berming.

F. **Screening of Service Areas** - Service and storage areas and trash enclosures should be screened from public view by means of walls and landscaping.
304 Landscape Guidelines

I. LANDSCAPE ELEMENTS

A. Project Entries - Major project entries should be designed as special statements reflective of the character of the project in order to establish identity for residents, commercial tenants, and visitors. Special paving textures, flowering accents, and specimen trees should be used to reinforce the entry statement.

B. Slope Landscaping - Major slope banks should be graded and landscaped to reflect the appearance of natural slopes in the area. Shrubs should be arranged in broad informal masses of the same plant materials. These masses should be built up to produce a "mounding" or textured appearance on the slope surface similar to natural slopes. Trees used on slopes should be of rounded, less vertical species. They should be planted in informal groupings on the lower half of the slope to visually reduce the height of the slope when viewed from below without blocking views from the top.

C. Parking Area Screening - Parking and circulation areas should be screened from the street by means of landscaping and berming in order to shield views of cars and paving while promoting views of buildings on the site. A minimum average of one tree should be planted within parking lots for every five parking spaces.

D. Boundary Landscaping - Boundary landscaping should be installed along all property lines with at least one tree planted for every 30 lineal feet on average. Also, landscape mounding should be used along all arterial highways unless determined unfeasible by the Planning Commission or City Council as appropriate, due to safety or other site considerations.

E. Decorative Paving - Decorative paving at project entries and interior project pedestrian areas should be used. This should consist of brick, tile, pavers, stamped concrete, or similar materials.

F. Street Trees - On local and collector streets, street trees should be provided in front yards at an average ratio of one tree per every 25 feet of frontage in order to provide a shade canopy along street edges and visually soften the effect of buildings and hardscape as viewed from the street. Trees should be minimum 15-gallon size and should be planted within 15 feet of the sidewalk (or curb where there is no sidewalk). Preferred species include Liquidambar, London Plane, Camphor, Honey Locust, Purple Plum, Star Pine, Canary Island Pine, Fern Pine, various palm species, and other species as identified by the developer and approved by the City.
II. SCENIC HIGHWAYS

A. Parkways Within Right-of-Way - In accordance with the Master Landscape Plan for Scenic Corridors, landscaped parkways adjacent to scenic highways should generally be 15 to 20 feet in width. Bikeways may be placed within or outside these parkways. Sidewalks may be adjacent to the curb or may meander through the parkways. Such specific design considerations will be as approved by the City at the project level of review.

B. Setbacks from Right-of-Way - Figure 3-1 shows that average minimum building setbacks from scenic highway rights-of-way should be 50 feet. In order to promote a variety of depth and visual relief for buildings adjacent to the highway, buildings up to 20 feet in height may be placed as close as 30 feet from the right-of-way, provided the 50-foot average setback is maintained for each project frontage. Within the above setbacks, a minimum 20 feet of permanent landscaping should be provided. Refer to Chapter Five for required setbacks from scenic highways.

C. Plant Palette - Plant materials utilized in scenic highway medians and parkways should be consistent with the City’s Master Landscape Plan for Scenic Corridors. Avenida Pico is the “Eucalyptus Corridor,” with Eucalyptus Cladocalyx as the primary street tree. Ficus Rubiginosa and Platenus Racemosa may be used as accent trees in the parkways along Avenida Pico. For Avenida La Pata, the “Oak Corridor,” Quercus Agrifolia is the primary street tree to be accented with Platenus Racemosa in the parkways.

D. Walls adjacent to Scenic Corridors - Masonry or stucco walls or view fences (e.g. wrought iron) should be used adjacent to scenic highways instead of wood fences. Designs should incorporate colors, materials, and finishes to blend with the surrounding environment. Wall standards are as follows:

1. Materials and general appearance are to be consistent on both sides of the street along the length of each scenic highway.

2. Setbacks for walls should vary to add interest to the streetscape. Long straight stretches of wall are to be avoided. Walls may also be "opened up" at selected locations with panels of wrought iron, tubular steel, or similar materials.

3. Wall heights should be less than six feet wherever feasible.

4. Landscaping should be integrated into wall design to soften appearance.
SECTION A - TYPICAL SCENIC CORRIDOR SECTION

SCENIC SETBACK CONCEPT

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TYPICAL SCENIC SECTION AND SETBACK

Rancho San Clemente
Specific Plan

FIGURE 3-1
III. FUEL MODIFICATION (See also Appendix D)

A fuel modification zone is a wide strip of land where flammable native vegetation is removed or thinned and partially or totally replaced with drought tolerant, fire resistant plants. The many variables involved with fuel modification make precise regulations for general application infeasible. Therefore, each project must be reviewed for its distinctive needs. These guidelines may be modified in areas where unique conditions exist, subject to review and approval of the Fire Chief.

Fuel modification generally consists of a “wet zone” and one or more “thinning zones”. The wet zone generally extends fifty (50) feet to one hundred (100) feet from the edge of a graded pad or limit of the area where storage of combustible materials or combustible structures may be located. The wet zone is planted with fire resistant plants only and irrigated. The thinning zone adjacent to the wet zone is usually 50 to 100 feet in width, with dead and dying vegetation removal required. Approximately 50% to 30% of the native vegetation is removed and may be replaced with drought tolerant, fire resistant plant material. Plant selection should comply with the Fuel Modification Standards of the Orange County Fire Authority.

IV. CRITERIA FOR PLANT SELECTION

Plant materials should be chosen on the basis of both functional and visual characteristics. The following additional criteria should be used in plant selection:

A. Plant Selection Considerations - Consideration should be given to the reduction of landscape maintenance and water consumption, adaptability to high-salt and high-boron soil conditions present in San Clemente, low fire-fuel content in transition areas between development and open space, and enhancement of slope stability and erosion control.

B. Undesirable Species - Invasive or otherwise undesirable species, as listed in Appendix D, should not be used unless the City determines that other desired characteristics of such a species for a specific use will override the undesirable characteristics.

C. Native Species - Within natural open space areas preference should be given to species native to the Southern California coastal region, and subject to the foregoing constraints pertaining to soil and other environmental conditions.
305 Architectural Guidelines

I. RESIDENTIAL

The purpose of the residential architectural guidelines is to provide general design criteria and guidance for development of the various residential neighborhoods in Rancho San Clemente. They apply to all residential and mixed use Planning Areas with the exception of Planning Area 24, which has its own custom home design guidelines. These guidelines have been developed to establish a high level of product quality, assure both variety and compatibility, and to enhance the community's overall value.

These architectural guidelines do not propose rigid adherence to a single or limited number of styles. Rather, the goal is to promote both visual compatibility and variety in a community setting. This is achieved through architectural innovation and by utilizing a number of contemporary styles.

Each neighborhood within Rancho San Clemente will create its own character. The project will remain unified through the use of quality landscaping and entry monumentation.

A. Building Mass and Form

1. Variation in Roofline - A key technique for creating a sense of variety within a residential project is to vary the heights and forms of the homes as seen from the street. This can be accomplished by utilizing both one and two story buildings and elements. To improve the visual relationship between adjacent one and two story buildings, it is desirable to introduce an intermediate transition between them. This can be done by either introduce a composite 1 & 2 story unit to place between the two buildings or create a single story architectural element within the two story building to lessen it's apparent height. Views of the residential development from public vantage points are equally important. A monotonous appearance can be avoided by incorporating a mixture of hip, shed and gable roofs on the rear elevations, increasing building separation, and varying the orientation of building footprints.

2. Mixed Height Elements in Multi-family - By including single story units in a two-story multi-family building, the apparent size is reduced. When the single story condition is an end unit the visual impact of the building is reduced both at the adjacent pedestrian level and from a distance. Reducing the height of an interior unit helps to visually break the building mass into smaller elements.
B. Elevation and Plan Treatment

1. **Recesses and Shadow** - The effect of sunlight is a strong design consideration since shadow and shade gives the building a sense of depth and substance. Projections, offsets, overhangs and recesses should be utilized in the creation of shadows.

2. **Architectural Projections** - A projection not only creates shadow but also provides a strong visual focal point. It can be used to emphasize some aspect of the design such as an entry or a major window.

3. **Entry Statement** - The entry should be designed to serve as a focal point of the elevation and be readily discernible. The approaching observer should be drawn into it by its visual impact. Front porches are encouraged.

4. **Articulation of Side and Rear Elevations** - The rear and sides of homes backing onto major streets are highly visible from off-site and should be treated in a similar manner to the front elevation. This is particularly true of second story conditions visible above a solid fence line.

5. **Multi-Family Projects** - Facade treatment to break up the building mass should be employed in order to establish a sense of individuality for the separate units within the multi-family building.

6. **Multi-Family Buildings Viewed From a Distance** - The general articulation along with massing should be visible from a distance, however care must be taken when dealing with dominant features such as tower elements, roof forms, and multiple chimneys that they do not take on an overly repetitious pattern against the skyline.

C. Building Mass and Streetscape

1. **Front Elevations** - The design of single family residential units should incorporate front elevations which convey a friendly neighborhood environment. Plans which have living area closer to the street, with garages recessed are encouraged. Front porches are also encouraged.

2. **Interior Lots and Street Corners** - Units located at street corners should be either single story or have a significant single story mass plotted towards the exterior side yard. At interior side yards, it is desirable to create the appearance of increased building separation by stepping the second story mass away from the property line. This decreases the
"canyon-like" effect between buildings and allows greater light penetration into what otherwise might be a dark sideyard.

3. **Edge Conditions in Multi-Family Projects** - Effort should be made to step down the apparent mass of a multi-family building when plotting a certain edge conditions: 1) exterior frontage of the site at major entries; 2) along the major interior collector street; 3) adjacent to lower density projects.

**D. Roof Form**

1. **Roof Pitch** - The principle roof forms should have a pitch of between 3½:12 and 6:12. A single roof pitch should be used on both sides of a ridge. The more shallow pitches should be used when it is necessary to lessen the apparent building mass.

2. **Roof Types** - There is no single roof type or form that is preferred. With careful design, hip, gable and sheds may be used separately or together on the same roof. Repetitious gable ends along rear elevations should be avoided. Mansard roofs and flat roofs should be avoided.

**E. Materials and Colors**

1. **General Criteria** - The materials and colors should be compatible with the surrounding residences and contribute to the overall quality of the community.

2. **Walls and Trim**
   
a) **Wood Siding** - Most traditional wood siding techniques are generally acceptable. Hardware siding is acceptable but should be painted with a flat finish to avoid the visual impact of warping. Plywood siding is not acceptable.

b) **Stucco Textures** - Smooth, light sand, sand, and machine applied textures are appropriate. Lace textures should be avoided.

c) **Trim Materials** - Trim materials should be 2 X or greater. The width of trim should be appropriate to the chosen architectural style or theme. Both re-sawn and smooth finishes are acceptable.
d) Use of Stone and Brick - The tasteful use of stone and brick is encouraged. Grout should be of a light color.

3. Roof Materials

a) Specific Materials - Clay tile, concrete tile, composition roofing, and other similarly-appearing fire-resistant materials are acceptable from a design viewpoint. Wood shakes or shingles should not be used because of the difficulty in ensuring fire resistance.

b) Texture and Color - Roof colors should complement the wall and fascia color, and be of a generally neutral tone while avoiding high contrast colors such as bright red, deep oranges, or ceramic blue. The community should have a variety of roof color in order to avoid a monotonous monolithic appearance when a residential area is viewed from a distance. Vents should be of the same color as the surrounding roof surface.

F. Garages

1. Single Family Streetscape - Units should be designed and plotted so that the living portion of the house becomes the focal point, rather than the garage. Several design strategies can be employed to de-emphasize the garage:

a) “Wide-shallow” units allow more of the living area of the house to be seen from the street.

b) The living area can be designed to be closer to the street than the garage.

c) Front building/garage setbacks should be varied.

d) Where there are three car garages, one of the garage spaces can be recessed with a separate door and separated from the other the double portion of the garage by a landscaped strip in the driveway.

e) Some garages can be designed for side entry.

f) Provide for a mix of 2 and 3 car garages.
2. Garages in Multi-Family Developments

a) There should be a 12" - 24" setback variation between each double pair of doors.

b) Banks of garage doors with more than 8 single or 3 double garages should be avoided.

c) Break continuous banks of garages with landscape pockets and bays.

d) Conventional wood panel garage doors are appropriate when properly trimmed. The use of window elements is encouraged. The garage door design should reflect the theme or style of the overall unit design. Proper use of accent colors compliments the architecture and provides visual variety along the streetscape.

e) It is highly desirable to recess the garage door 6" - 12" from the face of the building. This allows for a strong shadow line and decreases the impact of the door while increasing the apparent sense of mass of the surrounding wall.

II. NEIGHBORHOOD AND MIXED USE COMMERCIAL

The purpose of the commercial architectural guidelines is to provide a design tool which will contribute to attaining certain goals of the City's General Plan Urban Design Element as follows:

- Preserve and strengthen San Clemente's unique atmosphere and historic identity as "The Spanish Village by the Sea."

- Integrate the City’s inland neighborhoods with the coastal districts of the city, and provide new attractions that draw San Clemente residents to the inland areas.

- The character of the buildings and open areas should be derived from the influence of the City’s Historic Spanish Colonial Revival buildings, Mediterranean climate, and natural features of each site.
A. **Architectural Style**

There are certain specific elements to be employed when designing commercial development to reflect the Spanish Colonial Revival influence. The massing, asymmetric forms, and spatial relationships should be adequately understood and addressed. The application of the following basic design elements and patterns of the Spanish Colonial Revival tradition is recommended: a) Simple white stucco walls; b) Red or clay tile roofs; c) Arches as an architectural feature; d) Distinctive roof lines with low pitches; e) Balconies and verandas.

B. **Building Mass and Form**

1. *Mass and Form Relationship to Open Space* - A spatial relationship between indoor and outdoor spaces should be created. The resulting courtyards and patios are defined by the placement of surrounding building mass and walls.

2. *Single and Multi-Story Elements* - It is desirable to create a combination of one, two and three story elements within the larger building form in order to provide a variety of scale and reduce the perceived mass. Elements above the second story should be reduced in size.

3. *Perimeter Mass* - The ends of large building masses should be stepped down with sub elements in order to create a more human scale for the pedestrian.

C. **Roofs**

Roofs are perhaps the most visually dominant element in Spanish originated designs. In dealing with a commercial application it is desirable to break the large expanses of roof plane into smaller irregular sized areas. The roof type, height and type of overhang should vary enough to enhance the desired irregular asymmetric form and mass.

1. *Roof Types* - The gable roof, the most commonly used type, should have an eave and may have exposed rafter tails. Hipped roofs should be used in combination with gables or on a tower element. Shed roofs may be used in conjunction with verandas and other accent features. In larger commercial spaces it is understood that the flat roof is both economically advantageous and can reduce the apparent size of the building. When a flat roof is used it should be screened by a parapet that is designed to resemble the roof types listed above. The small steeply pitched Mansard should not be utilized. The parapet should maintain the same pitch as the balance of the building complex while
being both high and deep enough to create the illusion of being a true roof.

2. **Screening of Equipment** - All roof equipment should be completely screened within a horizontal line of sight. A screen enclosure behind the parapet may be used if made to appear an integral part of the building. The parapet roof must be tall enough to completely screen the equipment. Superficial mansard treatments which appear as “plant-ons” or “eyebrows” are not acceptable.

**D. Elevation Treatment**

1. **Articulation of the Facade** - In plan view a continuous facade should be avoided by stepping adjacent store fronts. The main vertical wall plane should be articulate by the use of balconies, verandas, arcades to provide outdoor areas protected from the weather. Wall surfaces should be light colored stucco or plaster with a finish texture influenced by the Spanish Colonial Revival style. Walls should have recessed opening to achieve a shadow impact.

2. **Use of Focal Elements** - The use of focal points in a commercial complex is desirable. The focal elements recommended include courtyards, towers and fountains.

**E. Materials and Colors**

1. **Roof Materials** - "Two-piece" clay mission barrel tile should be used in commercial projects. However, Spanish "S" tile in clay or cement may be used: (1) for roofs that the City determines are not visually prominent, and/or (2) when the City otherwise determines that "S" tile sufficiently executes the desired Spanish Colonial Revival influence for the building in question. When two-piece barrel tile is used, the tile should be laid in a slightly irregular manner to give a rough uneven texture to the roof appearance. Eaves may be left open, closed with grout or with clay bird stops. The ridge, hip and rake should be of barrel tiles irregularly spaced and grouted. On flat roofs, vents and other exposed equipment should be painted to match the selected tile color. Parapets and enclosures should reflect the exterior wall color. Roof flashing may reflect either the roof or wall color as appropriate.
2. **Wall and Trim Materials** - The primary wall material should be stucco. The texture of the exterior plaster/stucco should be smooth with a slightly-undulating "hump and bump" finish. Heavy "Spanish lace" finishes should not be used. The stucco surface, while relatively smooth, should have a slightly irregular hand applied appearance with radiused corners. Re-sawn wood should be used as secondary wall material for the following and similar elements: 1) Posts and exposed beams; 2) Railing, spindles and grill work; 3) Shutters, window frames and doors.

3. **Accent Materials** - Accent materials should be closely coordinated to achieve a design continuity with the period theme. The following accent materials are acceptable when used in moderation:
   a) Brick/Clay tile for pavers and wall caps.
   b) Carved Stone/Cast Concrete for door surrounds, fountains, columns, caps.
   c) Ceramic Tile for door and window surrounds, fountains, wainscots, stair risers.
   d) Wrought Iron for railing, grills, hardware and gates.
   e) Stamped Concrete for paving.

4. **Color Palette** - The colors used should be primarily as follows:
   a) Stucco/Plaster: white, off-white, occasional cream or light pastels.
   b) Wood Post/Beams: stain or natural.
   c) Doors, Windows, Shutters: terra cotta, blue, yellow, ocher, dark or sea green.
   d) Roof Tile: reddish brown, terra cotta, and natural.

5. **Signs** - Signs should be integrated with the architectural design of the building in a manner consistent with the architectural elements, scale, and massing.

III. **BUSINESS PARK DEVELOPMENT**

Business commercial, office, industrial, and other uses subject to this Section are allowed a broader stylistic flexibility than commercial uses. Office, industrial, and similar projects may be of a contemporary style. The contemporary style possesses greater compatibility for the plan forms, flexible spaces, and functionally related volumes needed in many business park developments.
A. Building Mass and Form

Massing should be simple and possess strongly integrated geometric forms. The massing should relate to the internal function and nature of the space it is intended to enclose. The building should contrast the solid mass of facade with the lighter elements of the entry. The facade should clearly identify and direct people to the entry. The use of strong shadow lines created by recesses and projections are highly encouraged.

B. Articulation

Differentiation of building facades through the use of materials, colors, and architectural details is encouraged. One-sided architecture, where only the dominant street frontage possesses articulation, should be avoided. If a separate parking structure is provided, the design should be integrated.

C. Roofs

The roof of a larger buildings should generally be flat with the minimum slope necessary for adequate drainage. The use of mansards and other pitched roofs on the major structures are discouraged. Gabled roofs may be acceptable for smaller buildings. Flat roofs should be surrounded by a parapet which is a continuation of the facade material.

D. Screening of Equipment

All roof equipment should be screened to prevent equipment being visible from an off-site horizontal line of sight. This can be done with either a parapet or screen wall designed to be an integral part of the building. Any roof-mounted equipment which is visible from an adjacent building or from surrounding terrain should be located in a compact, neat, and organized manner. Such equipment should be painted to match the surrounding roof surface. Exterior wall drainage, utilities, cabinets, and other systems should be integrated into the design.

E. Wall Materials

Wall materials are divided into two categories. Those dominant materials which comprise eighty (70) to ninety (90) percent of the building’s elevation, should consist of painted or textured concrete, brick, split-faced block, or glass (not to exceed 70%). Glass should not have a reflective factor of greater than thirty percent. The remaining accent or entry materials should consist of tile, plaster, glass block, stone, and some metals. Prohibited materials include
wood siding, shingles, pre-engineered types of metal siding. If covered parking or a parking structure is included, the design details and materials should be integrated and complement the major building.

F. **Color Palette**

Dominant materials generally should be in the range of earhtone, gray, or off-white. Secondary material colors should compliment and act as a tasteful accent to the dominant material color.

G. **Entries**

The main public entrance should be readily visible from the street, parking area, and pedestrian connection. Emphasis on the entry can be achieved by concentrating a secondary material at the entry with a major projection or recess.

H. **Exterior Lighting**

Exterior lighting should consciously reinforce the architectural design by emphasizing entry and design features as well as addressing safety considerations.

I. **Fences and Walls**

Fences and walls used for screening or enclosures should be solid and constructed of materials compatible with the main building. Chain link fencing should be avoided.