3. DESIGN GUIDELINES

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301. PURPOSE

A. PURPOSE

The purpose of this Section is to ensure development within Forster Ranch 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, pedestrian circulation, site planning, scenic corridors landscaping, open space preservation, and architecture.

B. 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 the Hillside Grading Ordinance, The Urban Design Program, and the Master Landscape Plan for Scenic Corridors. As such, City decision-making bodies should use the Guidelines to assist in their discretionary judgments to approve, modify, or deny projects. The Design Guidelines should therefore motivate design efforts toward meeting the City’s quality standards, either prior to project submission or via design modifications during project review. More specifically, the Guidelines objectives are to:

1. Define a consistent approach to site planning, graphics, color, materials, building styles, streetscape, lighting, landscaping, and other design elements.
2. Help implement the land use, landscape, grading, and other concepts described in Chapter 2.
3. Direct specific project designs toward achieving visual harmony within Forster Ranch.

302 GRADING DESIGN STANDARDS

A. GRADING CRITERIA

The following criteria are provided in order to implement the City’s Hillside Development Ordinance, No. 841:
1. Manufactured slopes should be horizontally and vertically contoured to blend with the natural terrain at the development edge. Large flat slopes and highly visible downdrains should be avoided, or angled to avoid impairing the predominant view. Bench drains should undulate, as feasible for proper drainage, to avoid the creation of an unnatural carved line in the slope face.

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

3. The maximum gradient for manufactured slopes shall not exceed a ratio of 2:1 (exceptions shall be consistent with the City's grading ordinance).

4. No more than 400 acres of grading for private development purposes shall be permitted in any one grading phase, with the exception of remedial grading for geologic stabilization. The limits of remedial grading should be consistent with Exhibit 2-9, unless additional grading is necessary to ensure soil stability and approval of the Community Development Director is obtained.

5. No grading should occur within 200 feet measured horizontally from the topographic center of the ridgelines identified on Exhibit 2-9, unless permission to grade for remedial purposes is granted by the Director of Community Development and provisions are made for the return of the graded area to a natural appearance.

### 303 SITE DESIGN GUIDELINES

#### A. RESIDENTIAL DEVELOPMENT

1. **Curvilinear Streets** - Streets should be adapted to the natural topography. Long, straight streets should be avoided. Where straight streets occur, rooflines should vary to avoid monotony. Design must be considerate of safety and visibility by meeting appropriate line of sight criteria.

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

3. **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.

4. **Streetscape Section** - In order to enhance the living environment of single family residential neighborhoods, right-of-way design should incorporate Homeowner Association maintained landscaped parkways to accommodate a variety of canopy type trees.

5. **Natural Features** - Prominent natural features should be preserved where feasible. Buildings and other structures should assume varied profiles in order to enhance scenic vistas. View windows from public streets should be provided wherever possible.
6. **Outdoor Lighting** - Parking lot and other outdoor lighting should be the minimum needed to accommodate safety and security in order to minimize 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 and appearance should be consistent with the character of the project.

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

8. **Project Identification** - Projects should be identified by low level monument signing in order to provide neighborhood identification for residents and visitors. Such signs may include logos and should be harmonious in scale, form, materials, and colors with project buildings, walls, and other structures. Plastic-faced internally-lighted signs should not be used.

9. **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 and the orientation of development toward open areas and views.

10. **Circulation Pattern** - Single family subdivision design should provide sufficient circulation options so that curb face to curb face pavement width need not exceed 36 feet for double loaded streets or 28 feet for single loaded streets with parking on one side only. This can be accommodated by keeping traffic volumes at less than 1200 average daily trips on any street segment where houses have frontage.

**B. COMMERCIAL AND INSTITUTIONAL DEVELOPMENT**

1. **Pedestrian Environment** - Defined outdoor spaces, such as arcades, colonnades, and courtyards, should be provided. The streetscape design should encourage pedestrian activity.

2. **Linkages** - The neighborhood commercial center should be linked to the residential and institutional areas through pedestrian circulation and strong visual relationships created by landscape and buildings.

3. **Outdoor Lighting** - Parking lot and other outdoor lighting should be the minimum needed to accommodate safety and security in order to minimize impacts on the adjacent residential area. 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 of the project. Light fixture design and appearance should be consistent with the character of the project.

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

5. **Project Identification Signs** - Projects should be identified by low-level monument
signing in order to provide business center identification for commercial tenants, visitors, and patrons. Such signs may include logos and should be harmonious in scale, form, materials, and colors with project buildings, walls, and other structures. Plastic-faced internally-lighted signs should not be used.

6. 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.

7. 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 to pedestrians to re-enter the public right-of-way.

8. Parking Lot Size - Where parking lots must accommodate over thirty (30) cars, they should be broken up into modules of less than thirty (30) spaces by means of intervening landscaping, access drives, or buildings in order to avoid large unbroken expanses of paved areas.

9. 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.

10. 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.

11. Connections to Sidewalk - Parking areas should be designed so as to physically and visually link the site to the street sidewalk as an extension of the internal pedestrian environment in order to invite pedestrian access and reduce pedestrian/vehicle conflicts. This can be accomplished by using design features such as walkways, trellis structures, and landscaping.

12. Parking Area Screening - Parking and circulation areas should be screened from the street by landscaping and berming in order to shield views of cars and paving while promoting views of buildings on the site.

304 LANDSCAPE GUIDELINES

A. SCENIC HIGHWAYS

1. 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 shall be as approved by the City at the project level of review.

2. **Setbacks from Right-of-Way** - The 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.

3. **Plant Palette** - Plant materials along scenic corridors should be consistent with the City’s Master Landscape Plan for Scenic Corridors.

4. **Walls Adjacent to Scenic Corridors** - Masonry or stucco walls or view fences (e.g., wrought iron or tubular steel) 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:
   
   a. Materials and general appearance are to be consistent on both sides of the street along the length of each scenic highway.
   
   b. 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.
   
   c. Wall heights should be less than six feet wherever feasible.
   
   d. Landscaping should be integrated into wall design to soften wall appearance.

**B. CRITERIA FOR PLANT SELECTION**

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

a. Consideration shall be given to reducing landscape maintenance and water consumption, adaptability to high-salt and high-boron soil conditions present in Forster Ranch, low fire-fuel content in transition areas between development and open space, and enhancement of slope stability and erosion control.

b. Invasive or otherwise undesirable species, as listed by the City, 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. 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
C. LANDSCAPE DETAILS

1. Project Entries - Major project entries shall 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.

2. 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.

3. 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.

4. 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 infeasible by the Planning Commission due to safety or other site considerations.

5. 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.

6. 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, 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.

7. Line of Sight - All landscaping planted adjacent to streets or at intersections shall be selected or maintained in a manner consistent with line of sight safety criteria.

D. FUEL MODIFICATION

Fuel modification guidelines are contained in Section 408: Conditions on Future Entitlements.
305 ARCHITECTURAL GUIDELINES

A. RESIDENTIAL

The purpose of the residential architectural guidelines is to provide general design criteria and guidance for development of the various neighborhoods in Forster Ranch. They 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 Forster Ranch will create its own character. The project will remain unified through the use of quality landscaping and entry monumentation.

1. Building Mass and Form

   a. 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 or elements.

      To improve the visual relationship between adjacent one and two story buildings, it is desirable to introduce an intermediate transition between them. This is usually done by using one of two related methods. 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 its apparent height.

   b. 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.

2. Building Mass and Streetscape

   Exterior mass and form can be manipulated to improve the streetscape by controlling the impact of units as they related to a corner, other setbacks and each other.
a. **At 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.

![Diagram](image)

b. **Edge Conditions in Multi-Family Projects** - Effort should be made to step down the apparent mass of a multi-family building when plotting certain edge conditions:

- Exterior frontage of the site at major entries
- Along the major interior circulation
- Adjacent to lower density projects

c. **Multi-Family Building Separations** - “Stepping down” the building height of end units in a multi-family building visually increases the apparent building separation and decreases the visual “tunnel” effect.

d. **Interior Lots** - 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. **Elevation and Plan Treatment**

a. **Visual Cohesion** - A successful project design achieves a proper visual balance and sense of cohesion. The differences between the plans and elevations must be readily discernible and create variety. Yet at the same time the design elements, styles and materials should not adversely contrast resulting in visual chaos.

b. **Recesses and Shadow** - The manner in which light strikes or frames a building is instrumental in how that structure is perceived. The effect of sunlight is a strong design consideration since shadow and shade gives the building a sense of both depth and substance. Projections, offsets, overhangs and recesses are all tools in the creation of shadow.
c. **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. It can also distract the observer’s attention away from other elements such as the garage or a large wall plane.

d. **Stepping Forms** - Elevations may be “stepped” both horizontally and vertically. Desired changes in material best occur at a step.

e. **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.

f. **Multi-Family Projects** - Facade treatment and stepping not only breaks up the building mass but also helps to establish a sense of place and individuality for the separate units within the multi-family building. It creates boundaries, avenues of approach, a sense of entry and provides a transition from the shared common area, which a monolithic building form lacks.

g. **Articulation of Side and Rear Elevations**

1) **Interior Lots** - There is a tendency to ignore the side and rear
elevations without articulated treatment on those wall planes. This results in a two story stucco box, producing a canyon-like effect without vertical or horizontal relief. Creating a single story plate at the rear by recessing the second story is one solution.

Another solution is to improve the articulation of the plan forms. Offsetting the garage and providing plans that do not maximize the lot width or depth. Rather, one should recess or project the plan and elevation to enhance usable and accessible yard space. It is also desirable within the limits of economic reality that front, side and rear elevation share common materials and degrees of articulation.

2) **Backing onto Major Streets** - The rear and sides of homes backing onto major streets are highly visible from off-site and must be treated in a similar manner to the front elevation. This is particularly true of second story conditions visible above the fence line.

3) **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.

4. **Roof Form**

   a. **Roof Pitch** - The principle roof forms shall have a pitch of between \(3\frac{1}{2}:12\) 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.

   b. **Roof Types** - The use of different roof types adds variety and interest to the street scene. Changing the roof form on a given plan is the best method of creating alternative elevations. The roof characteristics should be consistent with the chosen historical style.
1) **Acceptable Roof Types** - There is no single type or form that is preferred. Hip, gable and sheds may within reason be used separately or together on the same roof. Care should be taken to avoid a “canyon” (side yard) effect when both buildings have front-to-rear gables. Likewise repetitious gable ends along rear elevations should be avoided. Roof forms with pitch changes at a porch or projection are allowed.

2) **Inappropriate Roof Types** - Mansard roofs and flat roofs should not be used.

5. **Materials and Colors**

   a. **General Criteria** - The appropriate selection of materials and colors contributes to the goal of producing homes which possess their own individual identity. These homes must also be compatible with the surrounding residences and contribute to the overall quality of the community.

   b. **Walls and Trim**

      1) **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 warpage. Plywood siding is not acceptable.

      2) **Stucco Textures** - Smooth, light sand, sand, and machine applied textures are appropriate. All “lace” textures are prohibited.

      3) **Trim Materials** - All trim materials must 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.

      4) **Use of Stone and Brick** - The tasteful use of stone and brick is encouraged. Grout should be of a light color.

   c. **Roof Materials**
1) **Site Impact and Uniformity** - It is neither necessary nor desirable that the Forster Ranch should have a single type or color of roof. Use of a single color or roof type creates a monotonous monolithic appearance when a residential area is viewed from a distance.

2) **Specific Materials** - Clay tile, concrete tile, composition roofing, and other similarly-appearing fire-resistant materials are acceptable. Wood shakes or shingles should not be used because of the difficulty in ensuring fire resistance. Fiberglass and aluminum roofing is prohibited.

3) **Texture and Color** - Roof colors should complement the wall and fascia color. They should, however, be of a generally neutral tone while avoiding high contrast or blatant colors such as bright red, deep oranges, or ceramic blue. Tile roofs should consist of a blend with one color being more neutral than the other. Medium to strong color contrasts within the blend should be avoided.

4) **Roof Vents** - Vents should be of the same color as the surrounding roof surface.

6. **Garages**

   a. **Impact on Streetscape** - The garage door, due to its sheer size, becomes the most significant visual element on the facade of the house. This can be largely mitigated by careful design of garage, other elements of the facade, streetscape and plotting of the unit.

   b. **Garages in Multi-Family Developments**

      1) **Attached Garages:**
         - There should be a 12" - 24" step between each double pair of doors.
         - Avoid banks of garage door with more than 8 single or 3 double garages.
         - Provide direct internal access to the unit.

      2) **Detached Garages:**
         - Architecturally relate the garage to the unit.
         - Consider “carriage” units over garages to increase available open space and improve articulation.
         - Place garages within 150 feet of the unit served.
         - Break continuous banks of garages with landscape pockets and bays.

   c. **Garage Types** - A variety of garage types, door designs, and plotting techniques should be utilized to lessen the repetitious effect of garage doors on the streetscape.
      - Provide designs with a mix of 2 and 3 car garages
      - Employ second story feature windows above the garage
and strong architectural entry elements.

- Where lot width permits, plans should include swing-in or side entry garages with reduced setbacks.
- Incorporate 3 single doors in some three car garage plans.
- Allow for a 2 ft. setback between adjacent garages.
- Step the garage facade with a compact length third car garage space.
- Utilize a “flared” driveway apron at the curb to reduce visual impact of the garage.

d. **Use of Sectional Doors** - The use of the sectional garage door is encouraged since it allows for the driveway to be reduced to 18 feet in length.

e. **Materials** - Conventional wood panel garage doors are acceptable when properly trimmed. Metal doors may only be used when they include either texture or raised panels of a “residential” nature. 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 provide visual variety along the streetscape.

f. **Face Design** - The design of the door face should result in a tasteful treatment which breaks up the expanse of the door plane while not being so excessively decorative as to draw attention away from the unit’s architectural elevation.

g. **Use of Trim with Joints** - The negative visual impact of using plywood for the door face is mitigated by sealing the joints with trim where possible. Architectural production drawings should reflect the design intent to insure that it is carried out at the job site.

h. **Recessing** - 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.
3. DESIGN GUIDELINES

i. **Design of Carports** - Carport design should include the following:

1) Insure that articulation and design of the carport is compatible with the units and other facilities such as recreation buildings and trash enclosures.

2) Limit the number of continuous stalls to 10 spaces.

3) Incorporate landscape pockets between carports.

7. **Accessory Structures**

a. **Patio Covers** - Patio Covers, trellises, pergolas and other exterior structures should reflect the character, color and materials of the building to which they are related. The pitch of the patio roof may be less than the adjacent building. The materials for the horizontal elements are limited to either wood or the dwelling’s roof material.

   Main structures should be designed to ensure that building plans allow space for the latter addition of usable patio covers within the buildable envelope and setbacks.

b. **Trash Enclosures** - Trash bins, where provided, should be enclosed within a six-foot high wall with solid gates. The architecture should incorporate colors, finishes and materials compatible with the surrounding building or streetscape theme. A trellis overhead should be provided when the upper level of an adjacent building can view into the enclosure and is permitted. The perimeter of the structure should be landscaped whenever possible.

c. **Mail Boxes** - Individual and group mail box structures should reflect the architectural and community theme. This can be either the streetscape theme of the entire project or the individual architectural detailing of the adjacent dwellings. When common mailbox service is provided, their location should be near either the project entry or recreation facility, when provided. Their location should minimize visual impact while insuring easy accessibility.
B. COMMERCIAL AND INSTITUTIONAL

The purpose of the commercial and institutional 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 spaces “should be derived from the influence of the city’s historic Spanish Colonial Revival buildings, Mediterranean climate, natural features of each site...”

There are certain specific areas of concern requiring special attention when applying the Spanish Colonial Revival Style to commercial and institutional uses. It is essential that the massing, asymmetric forms, and spatial relationships be adequately understood and addressed. The Urban Design Guidelines provide details regarding the application of the following basic design elements and patterns of the Spanish Colonial Revival tradition:

- Simple white stucco walls
- Red or clay tile roofs
- Arches as an architectural feature
- Distinctive roof lines with low pitches
- Balconies and verandahs
1. Building Mass and Form

a. **Mass** - The character of the Spanish Colonial Revival Style is inseparable from its massing. Numerous inaccurate attempts at achieving this style used correct materials and details but have fallen short of being a successful design concept because they had an inappropriately derived building mass. Key to achieving success in the Spanish Colonial Revival vernacular is the handling of mass both within the individual building and in the collective interplay of multiple masses and open space.

b. **Irregular Asymmetric Form** - Of particular importance in applying the Spanish Colonial Revival Style to a commercial structure is to insure that buildings possess an irregular asymmetric mass and form. This imbalanced visual effect creates the perception that the building evolved over an extended period of time. The resulting perceived accidental arrangement contributes to the style’s picturesque charm.

c. **Mass and Form Relationship to Open Space** - The interplay of building mass and open space serves a greater role in the Spanish Colonial Revival than it does in most American and European Eclectic styles. This
is generally due to the temperate Mediterranean and Southwest climate prevalent to the areas of the style’s origin. A characteristic spatial relationship between the indoor and outdoor living spaces is created. The resulting courtyards and patios are defined by the placement of surrounding building mass and walls. The city’s draft Urban Design element perceives this relationship as being fundamental to understanding and expressing the Spanish Colonial Revival Style.

d. **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 further reduce the perceived mass. Elements above the second story should be substantially reduced in size.

e. **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.

2. **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. Although the pitch should be generally constant, the roof type, height and type of overhang should vary enough to enhance the desired irregular asymmetric form and mass.

a. **Roof Pitch** - The pitch should be between 3:12 and 4:12. The pitch should remain constant except for a shallower pitched verandah or arcade.
b. Allowable Roof Types

1) Hip/Shed/Gable - The gable roof is the most commonly used type (approximately 60% of the structures). Usually, the gable has little or no overhang on the rake but it is occasionally found with a 6" to 12" eave and exposed rafter tails. Hipped roofs were seldom used by themselves (10%) but were frequently used in combination with gables or on a tower element. Shed roofs were used in conjunction with verandahs.

2) Flat Roofs - Flat roofs do occasionally occur in the Spanish Colonial Revival Style (10%). In designing 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 an extension of the wall plane or by a modified Mansard roof. Extreme care should be taken in incorporating a mansard roof into a design. The small steeply pitched Mansard should not be utilized. The roof 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.

c. Screening of Equipment - All roof equipment shall 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 Mansard roof must be tall enough to completely screen the equipment. Superficial mansard treatments which appear as plantons or "eyebrows" are not acceptable.

3. Elevation Treatment

a. Articulation of the Facade - Within the Spanish Colonial Revival style the articulation of the wall plane is treated differently in the horizontal and vertical directions. In plan view a continuous facade is avoided by stepping adjacent store fronts. This provides a greater sense of identity,
individuality, and breaks up the apparent linearity of the commercial frontage. The main vertical wall plane is not stepped but is expressed by the use of add-on projections such as verandahs, arcades, balconies and exterior stairs.

b. **Origins of the Elevation Characteristics** - The facade treatment is directly related to the limiting characteristics of Adobe construction and climatic considerations. The original Adobe block or brick walls were thick, provided thermal insulation, structurally marginal, and required protection from weather erosion. These factors resulted in the following style characteristics:

1) Relatively massive blank load bearing walls with minimal openings and penetrations for light and access.

2) Flat vertically continuous walls covered with light colored reflective plaster or stucco.

3) Recessed openings due to wall thickness and resulting strong shadow impact.

4) Wide use of balconies, verandahs, arcades to provide outdoor living areas protected from the weather. Each of these elements contributed to the dominant impact of shadow on the otherwise flat wall surface.

c. **Use of Focal Elements** - The use of focal points in a commercial complex is desirable as a means of providing both orientation and organization. These focal points create a counter point to the irregular asymmetric form and apparent random massing of adjacent buildings. Within the Spanish Colonial Revival style the focal elements most frequently used
are courtyards, towers and fountains.

1) Towers serve numerous practical and contemporary functions.
   • Serve as the actual or symbolic center and gathering point for a project.
   • Maintain a sense of orientation within a grouping of buildings.
   • Terminate a vista or circulation system.
   • Provide vertical circulation as a stair or elevation tower.
   • Act as a point of arrival or gateway.

2) Courtyards - The use of courtyards and patios is key to the configuration of a building and the relationship between the adjacent buildings. The City’s Urban Design Element emphasizes the importance of the courtyard and other outdoor spaces.

   It describes the “pedestrian-scaled outdoor room” as forming the basis of the Spanish tradition. These spaces with their “friendly” symbols (awnings, balconies etc.) invite movement and act as an interface between semi-private space and public spaces. As applied to a commercial use, they can act as an entry or as a transition point in a larger pedestrian circulation system. They are people gathering and activity points or someplace to simply pause while shopping.

   A higher degree of architectural detail is emphasized in the courtyard. The furnishings, (seating, pottery, lighting) pavers and landscaping are intensified. The paving is usually of clay tile or brick. The pavings pattern and provisions for seating directly impact the way the courtyard space is perceived and used.

3) Fountains - Often within the courtyard another focal point is found in the form of a fountain. Fountains may vary greatly in scale and design but in all cases they provide visual and auditory relief. Both
free standing and wall fountains are appropriate and typically found in carved stone, cast concrete and often detailed with ceramic tile inserts.

4. *Materials and Colors*

a. **Roof Materials**

1) Use of Tile - “Two-piece” clay mission barrel tile should be used in all retail 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 style for the building in question.

2) Tile Color - All tile color should generally be a mix of reddish brown interspersed with a lighter natural brown. Care should be taken to insure that the differences in color produces the appearance of a natural variation without too-obvious contrast (see the color palette guidelines, following).

3) Tile Pattern - 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. Tiles should be stacked (doubled, tripled, and quadrupled) at the eaves and randomly elsewhere over the roof surface, with “mud” grouting between stacked tiles. Also, “swerving” of tile rows (from roof ridge to eaves) is encouraged. 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.
4) Flat Roofs - Roof materials, vents and other exposed equipment should be painted to match the selected tile color if the roof area is visible from the surrounding terrain or upper floors of future buildings. Parapets and enclosures should reflect the exterior wall color. Roof flashing may reflect either the roof or wall color as appropriate.

b. Wall and Trim Materials - The character and appearance of the wall as found in the Spanish Colonial Revival was a result of the earlier Spanish Colonial period nearly universal use of plastered adobe. Therefore, the primary wall material shall be stucco. The texture of the exterior plaster/stucco should be smooth with a slightly-undulating “hump and bump” finish. Heavy “Spanish lace” finishes shall 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

c. 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:

1) Brick/Clay tile: pavers and wall caps.
2) Carved Stone/Cast Concrete: feature door surrounds, fountains, columns and caps.
3) Ceramic Tile: door and window surrounds, fountains, wainscots, stair risers.
4) Wrought Iron: railing, grills, hardware and gates.
5) Stamped Concrete: paving.

d. Color Palette - The colors used in Spanish Colonial Revival are primarily as follows:

1) Stucco/Plaster: white, off-white, occasional cream or light pastels.
2) Wood Post/Beams: stain or natural.
3) Doors, Windows, Shutters: accents in terra cotta red, blue, yellow, ochre, dark green, and sea green.
4) Roof Tile: reddish brown and natural.

5. Architectural Elements

a. Doors - The door is a focal point of ornamentation in the Spanish Colonial Revival building. From its simplest application as a “plank” door recessed in a thick wall, it could become extremely elaborate with multiple raised panels and complex brass or wrought iron hardware and decoration. The door surround is often banded with ceramic tile, molded plaster or painted accents. The feature door frequently has elaborate carved stone or cast concrete surrounds.

b. Windows - Special care should be taken to ensure that the modern aluminum storefront windows are incorporated in a manner compatible with the Spanish Colonial Revival style. Commercial display windows are by necessity somewhat larger and more symmetrical than those in the prototypical Spanish Colonial building. Compensating elements such as verandahs, pergolas, and the careful placement of additional asymmetrically located theme windows, should be incorporated where possible.

The use of windows with wooden frames is highly encouraged. Deep set window surrounds are similar to the door surrounds including the use of ceramic tile, painted and molded plaster. Incorporation of window details such as iron or wood grill work, awnings and functionally appearing shutters are appropriate.

c. Verandahs, Pergolas and Arcades - These ground floor covered walkways are particularly appropriate for commercial and other pedestrian intensive uses. Each provides partially protected exterior space while acting as both the circulation and transition to indoor spaces. In the Spanish Colonial Revival style, the verandah roof and pergolas’ open rafters are supported on a plastered masonry colonnade. Wooden posts are used to a lesser degree.

When the spanning members consist of arches, these same structures
are referred to as arcades. Use of the barrel arch is appropriate while use of the pointed or parabolic arch is prohibited.

Care should be taken to ensure that the columns supporting these structures are adequately proportioned with regard to height and width. No column should be less than 18" square nor less than 1/5th its height. Columns are found both with and without capitals and bases. They may be either square or round.

d. **Balconies and Galleries** - Balconies can be found recessed, cantilevered or supported on columns forming a verandah below. One frequently encountered variation consists of a very small projecting deck servicing a pair of “french doors.”

When covered as a gallery or loggia the balcony contributes an indoor-outdoor theme advocated by the City's Urban Design Element.

The railing and support brackets in all of these variations are either masonry wrought iron or wood.

e. **Exterior Stairs** - Exterior stairs provided direct access and reinforce the architectural relationships of the balcony and courtyard. In the Spanish Colonial Revival Style the area beneath the stair is usually part of the building mass. The rail forms a vertical masonry extension of the wall plane or shares the same railing as the balcony it serves. The stair treads are constructed of brick, clay pavers or stone. Occasionally the risers incorporate ceramic tile.
f. **Signs** - Signs should be integrated with the architectural design of the building in a manner consistent with the architectural elements, scale, and massing.