301 PURPOSE

A. Purpose

The purpose of this Chapter is to ensure that development within Talega will be consistent with the City’s Urban Design Program and City’s Master Landscape Plan for Scenic Corridors. This Chapter provides criteria for grading, pedestrian circulation, drainage improvements, site planning, scenic corridors, landscaping, open space and natural feature preservation, and architecture.

B. Use of Guidelines

These design guidelines are to be followed in the design and review of development projects by developers, project designers, City staff, and City decision-makers. However, with the exception of Section 302, Grading Design criteria, these guidelines are to be considered as standards for and examples of good design rather than a set of rigid requirements which must be followed in order for development to proceed. The grading criteria are to be implemented in order to mitigate potential adverse impacts identified in the project’s Final Environmental Impact Report (FEIR). More specifically, the guidelines are to be used to:

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

302 GRADING DESIGN STANDARDS

A. Landform Grading Concept

The grading concept for Talega is intended to preserve open space in its natural state to the extent feasible and to apply landform grading techniques to recreate a natural appearance.
Adherence to the City’s Hillside Development Ordinance No. 841 and the Grading Manual and Grading Ordinance shall be accomplished through compliance with the Conceptual Cut and Fill Map, depicted in Figure 3-1, and the Grading Design Guidelines below. The site’s Primary Ridgeline as identified in the Talega Resource Management Plan (RMP) will be preserved in its natural condition. No import or export outside the project limits is expected. Approximate grading quantities are estimated at 30 million cubic yards of cut and 30 million cubic yards of fill.

The approved Talega RMP identifies natural resources to be preserved and the limits of areas to be graded. The goals of the RMP include the preservation of Nob Hill and the Primary Ridgeline, selective preservation of oak tree stands and habitat, and viewshed protection. Within the areas to be graded, there may be pockets of open space where selective preservation of natural features will be employed. The Area Plan process and requirements will provide for comprehensive review of proposed development to ensure conformance to the Talega RMP, and protection of significant biological resources.

In order to preserve natural features and open space to the furthest extent possible, loffelstein walls are permitted in limited areas acceptable to the City or the Talega JPA to stabilize slopes in such a manner that is compatible with natural open space. Unlike typical retaining walls, these unique walls maximize the development area while minimizing the grading impacts to natural or manufactured open space. The slope of the walls can vary and can be effectively landscaped to reduce their visibility. The use of loffelstein walls enhances the transition between development and open space by maximizing natural open space preservation while eliminating the need for a traditional retaining wall. Section 15.40.050 B of the Municipal Code addresses hillside development and states that quality hillside development blends manmade and man-introduced factors with the environment and that preservation or restoration of significant vegetation and steep slopes shall be integrated with the hillside development plan. Loffelstein walls meet these criteria.

Landform graded slopes are formed by duplicating a variety of slope components and configurations that occur on natural slopes. These are important transition zones between the man-made and natural terrain. To assist in creating a natural appearance, landform graded slopes shall be landscaped with a revegetation process that is applied in patterns that occur in nature. Trees and shrubs shall be planted to complement the undulations provided on landform graded slopes. Pad configurations above and below slopes shall be irregular in shape. Slope drainage devices shall either follow the natural lines of the slope or shall be hidden in swale and berm combinations to conceal them from view.

The approved RMP identifies natural resources to be preserved on-site and the limits of areas to be graded. Cross-sections depicting the grading concept for Talega are provided as Figures 3-3 and 3-4 (see Figure 3-2 for a key map).
LEGEND

- Areas of Cut
- Areas of Fill
- Areas of Natural Open Space

Figure 3-1
CONCEPTUAL CUT AND FILL MAP

TALEGA OF SAN CLEMENTE
SPECIFIC PLAN
NOTE: DASHED LINES REPRESENT EXISTING GRADE
SOLID LINES REPRESENT PROPOSED GRADE

Figure 3-3
GRADING SECTIONS A & B
NOTE: DASHED LINES REPRESENT EXISTING GRADE
SOLID LINES REPRESENT PROPOSED GRADE
B. **Grading Criteria**

The following criteria are provided in order to implement the City’s Hillside Development Ordinance No. 841, and the mitigation measures identified in the project’s Final Environmental Impact Report (FEIR).

1. A variety of slopes treatments shall be employed in the Specific Plan area. *Figure 3-5*, Slope Treatments, illustrates the types and locations of slope treatments throughout the Specific Plan area.

2. Vegetation, irrigation, and continuing maintenance programs shall be used to stabilize manufactured slopes. Trees and shrubs shall be used to soften their appearance. Landform graded areas shall be landscaped in accordance with the landform grading concept.

3. Grading design shall emphasize scenic vistas to the golf courses, the ocean, and ridgelines, while preserving, to the extent feasible, unique landforms and vegetation.

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

5. Pre-engineered planted walls subject to all other retaining wall standards including maximum height are acceptable to the City or the Talega JPA to stabilize slopes in such a manner that is compatible with natural open space.

6. In Village F (adjacent to Nob Hill), no pad elevation shall exceed 660 feet MSL and no structure shall exceed a height of 685 MSL.

7. No more than 200 acres of grading for development purposes shall be permitted in any one grading phase, with the exception of remedial grading geologic stabilization, golf course or park construction, borrow sites, disposal sites, and arterial highways.

8. If reservoirs are proposed to be located at-grade, they should be screened by earthen berms, shrubs, and trees, if feasible.

9. Terraced grading may be utilized when slopes are not highly visible from primary, secondary or collector roads or City designated public spaces and vantage points. These slopes shall be landscaped to minimize visual impacts on surrounding areas.

10. Downdrains shall not be located on fall-lines of the slope, but shall be designed to be hidden by the topography.
SLOPE UNDULATION IS MORE DEFINED

SLOPE STEEPNESS VARIES FROM GENTLY ROLLING TO SOMETIMES STEEP.

TYPICAL SLOPE TREATMENT AT MAJOR STREETS

SLOPE UNDULATION AND STEEPNESS IS MORE REGIMENTED AND LESS ARTICULATED.

TYPICAL SLOPE TREATMENT AT LOCAL STREETS

SLOPES ADJACENT TO GOLF COURSE INTEGRATE SLOPE UNDULATION AND SLOPE STEEPNESS WITH GOLF COURSE TO CREATE DISTINCTIVE LANDFORMS WITHIN GOLF COURSE AND SURROUNDING SLOPES.

TYPICAL SLOPE TREATMENT AT GOLF COURSE
303 SITE DESIGN GUIDELINES

A. Residential Development

1. **Curvilinear Streets** - Streets should be adapted to the natural topography and long, straight streets should be avoided. A modified grid pattern shall be incorporated in the Village Center. Traffic calming and pedestrian linkages between cul-de-sacs in residential neighborhoods are encouraged. Where straight streets occur, rooflines should vary to avoid monotony.

2. **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.

3. **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. So that common areas and activity centers are easily accessible from residential neighborhoods, pedestrian access through cul-de-sacs is encouraged.

4. **Streetscape Variation** - In single family detached projects, front yard setbacks, including recessed garages, clustering of units and other design strategies, should be varied 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. Driveways could taper down to twelve (12) feet in width at the curb in order to provide more landscape opportunity. Residences should be buffered from arterial streets.

5. **Local Street and Private Driveway Standards in Low Density Areas** - In some low density residential areas within Villages D and E that are adjacent to natural open space or golf course areas, it may be appropriate for local streets and private driveways to be developed with alternative standards. In such cases, the right-of-way widths, at the discretion of the City Engineer or the Talega JPA, may be reduced. Sidewalks may or may not be provided, or may be provided on one side only. Design criteria for these roads also should employ street curves to limit vehicle speed and allow for informal landscaping at the discretion of individual property owners. A street tree program that includes the planting of shade trees at shorter intervals along each side is strongly encouraged. Cul-de-sacs could taper down and include landscaped islands. Figure 3-11 in Section 304.B graphically portrays the dimensions of a typical road.

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 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 glass, plastic, paper, etc., when required. Such areas should be screened from view by walls and landscaping.

8. **Project Identification Signs** - 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. Internally lighted signs should not be used. Please reference Section 602-G, Master Sign Program.

**B. Mixed Use Development**

These design guidelines have been prepared to establish a guiding framework for a mixed-use development in the Talega Village Center. The Village Center will integrate five primary uses into a coherent, pedestrian-oriented development. Primary land uses include, residential housing, golf course (including the clubhouse and driving range), commercial, public use area and open space. These uses will be brought together in a way that supports walking and creates an attractive and lively focus for the Talega community.

The Village Center land use plan shall incorporate land use patterns and street connections in a manner that is consistent with the goals and policies of the City of San Clemente’s Urban Design Element. The Area Plan prepared for Village H will provide additional detail regarding the arrangement of land uses within the Village Center. Subsequent site plans and tentative tract maps for the Talega Village Center will address more detailed aspects of the Village Center design, such as building orientation, parking configurations, architectural treatments, recreation amenities, etc. These elements of the Village Center design will contribute to the ultimate success of achieving an integrated mixed-use development that follows the principles of the City’s Urban Design Element.

The following design guidelines have been established for the Village Center. Each guideline is not required to be met, provided mixed-use, pedestrian-friendly design concepts are achieved. The following guidelines are intended to foster a mixed-use development pattern that maintains a human-scale, makes for a vibrant community, promotes walking, and creates a friendly streetscape.

a. A public use area such as public plaza shall serve as the focal point of the Village Center. This area is encouraged to provide a public gathering area such as a fountain, gazebo, or outdoor open-air plaza. Limited support commercial uses also are encouraged in this area. Pedestrian orientation is valuable for connectivity to the neighboring residential and commercial uses. Open grassy areas can serve as gathering places.

b. The support commercial area shall incorporate a strong pedestrian orientation.
c. A mixture of land uses are encouraged to be clustered around the public use area to create a focal point for the community.

d. Similar and complementary architectural styles and treatments reflecting a Rancho Santa Barbara theme shall be applied throughout the Village Center.

e. Residential site plans are encouraged to incorporate a grid or modified grid street pattern. Cul-de-sacs are discouraged but not prohibited.

f. The commercial area shall be designed in a way that encourages active street frontages and creates comfortable, human-scaled environments. Buildings, entries and other features in the commercial site shall be designed to make walking from adjacent uses pleasant, comfortable and convenient.

g. Clearly defined pedestrian linkages shall be provided between adjacent uses to reduce automobile dependence and encourage walking.

h. Street standards and features shall be designed to create a more pedestrian-friendly street environment. Street dimensions should be the minimum required for the safe and efficient flow of traffic. Consequently, vehicle speeds can be slowed to favor pedestrians.

i. On-street parking shall occur throughout the Village Center. On-street parking provides an important source for parking that is consistent with street-oriented building entries and also creates a more protected and enclosed environment along sidewalks.

j. The number of parking spaces in the Village Center should be minimized, while still meeting expected demand. On-street parking shall be used to meet minimum parking requirements wherever feasible.

k. Because of the slower traffic anticipated within the Village Center, as well as on-street parking on some project area roadways, designated bicycle lanes are not required on internal local roadways in the Village Center.

l. All off-street loading areas for the commercial uses shall be screened from the public right-of-way or treated with landscape, hardscape or structural elements designed to create a visual amenity. Loading space requirements may be reduced when required loading areas can be shared among uses.

C. Commercial 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 Village Center should be linked to residential neighborhoods through pedestrian circulation and strong visual relationships created by landscape and buildings. It should not be surrounded by parking lots or other uses that create barriers between the center and neighborhoods.

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 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.

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

8. **Parking Lot Size** - To avoid large unbroken expanses of paved areas, parking lots shall provide 10% landscape in lots up to 50 spaces and 12% landscape in lots with more than 50 spaces.

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 features.

12. **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.

### 304 LANDSCAPE GUIDELINES

The Talega project area contains many natural features, including oak trees, significant vegetation areas, and prominent landforms, many of which will be preserved. The landscape concept for Talega will incorporate these features into the project design by integrating indigenous vegetation with the compatible ornamental plant species and providing transition areas between development and open space. Invasive exotic plant material shall be avoided in favor of species native to coastal Southern California. A Conceptual Master Landscape Plan is provided as Figure 3-6.

**A. Scenic Corridors**

Four roadways within the project are identified as scenic corridors in the City’s Master Landscape Plan for Scenic Corridors. These roadways include Avenida Vista Hermosa, Avenida Pico, Avenida Talega and Avenida La Pata.

The plant materials utilized within arterial highway medians and parkways shall be consistent with the City’s Master Landscape Plan for Scenic Corridors. View windows to special use areas, such as the golf course, parks, the on-site elementary school, and other natural or man-made features shall become an integral part of the overall concept along designated scenic corridors.

The landscaping plan for these street sections is summarized below.

1. **Avenida Vista Hermosa (Major Urban Corridor)** - The City’s Master Landscape Plan for Scenic Corridors (MLPSC) identifies Avenida Vista Hermosa as the “Vista Corridor.” The portion that enters the Specific Plan area at the westerly boundary and connects with Avenida Pico shall conform to the planting concept specified in the MLPSC.
2. **Avenida La Pata (Major Urban Corridor)** - The section of Avenida La Pata which traverses the Talega project area is identified in the Master Landscape Plan for Scenic Corridors as part of “The Sycamore Corridor.” As such, the dominant street tree is the California Sycamore (*Platanus racemosa*). Coast Live Oaks (*Quercus agrifolias*) are to be randomly spaced within the median.

3. **Avenida Pico (Major Urban Corridor)** - Avenida Pico is the “Eucalyptus Corridor” and is divided into three segments by the MLPSC. The Specific Plan section of Avenida Pico is located within the Backcountry segment. Sugar-Gum Eucalyptus (*Eucalyptus cladocalyx*) and Lemon Scented Gum (*Citriodora*) trees dominate the streetscape with Rusty Leaf Fig, Coast Live Oaks and California Sycamores as secondary street trees.

4. **Avenida Talega (Minor Recreation Corridor)** - The MLPSC identifies Avenida Talega as the “Woodland Corridor.” It is designated a recreational corridor utilizing Coast Live Oaks as a dominant street tree, and Brisbane Box (*Tristania conferta*) as the secondary street and slope tree throughout the southerly portion of Avenida Talega to the northerly limit of the golf course. California Sycamores will be planted as accents in landform graded swales and at intersections and Toyons (*Heteromeles arbutifolia*) will be planted along the slope areas.

*Figures 3-7 through 3-10* show the typical street sections and plant materials for scenic corridors within Talega. Exceptions may be approved for areas below utility lines, key intersections, and “special” entries. Where no Class I bikeways or regional riding and hiking trails exist, the landscaped parkway shall be fifteen (15) to twenty (20) feet in width, with a five (5) foot meandering sidewalk within the parkway. Utility boxes and other necessary facilities within the parkway should be screened with landscaping where such landscaping is allowed by the utility companies.

### B. Streetscapes

1. **Local and Collector Streets** - Street trees should be provided in front yards at one tree per 25 feet. Corner lots shall include a minimum of two (2) trees along the side yard frontage or at thirty foot intervals. Trees should be minimum fifteen (15) gallon size and should be planted within fifteen (15) feet of the sidewalk (or curb where there is no sidewalk). For certain local and collector streets in low density areas, planting of shade trees at shorter intervals along each side of these roads is strongly encouraged (refer to *Figure 3-11*).

2. **Parkway Tree Planting** - All street trees shall be planted so as to maintain adequate sight distance, to avoid conflicts with utilities and driveways, and shall maintain the following planting distances (the City may allow modifications to these standards for certain Palm tree species):
Note: The Class I Bikeway shall be separated from curb by an average distance of 10'. Sidewalks shall meander within an area 20' in width including right-of-way.
CONCEPTUAL PLAN

REFER TO MASTER LANDSCAPE PLAN FOR SCENIC CORRIDORS (MLPSC)

PINUS PINEA AND MELALEUCA QUINQUINERVA AS SPECIFIED BY MLPSC

10' WIDE MEANDERING BIKEWAY/WALK

SHRUB & GC, SEE LIST

SPECIFIED BY MLPSC MELALEUCA QUINQUINERVA

5' WIDE MEANDERING WALK

Pinus pinea

PINUS PINEA OR SLOPE BACKGROUND TREE AS SPECIFIED BY MLPSC

SECTION

Note: The Class I Bikeway shall be separated from curb by an average distance of 10'. Sidewalks shall meander within an area 20' in width including right-of-way.

AVENIDA VISTA HERMOSA
STREET SECTION AND LANDSCAPING

Page 3-17
CONCEPTUAL PLAN

10' CLASS I BIKEWAY
10' AVG. FROM CURB
SHRUB & GC, SEE LIST

RECREATION CORRIDOR NATURAL EDGE PLANT PALLETTE

5' MEANDERING SIDEWALK

EASEMENT 9'

120'

44'

14'

44'

9'

11'

SECTION
Note: The Class I Bikeway shall be separated from curb by an average distance of 10'. Sidewalks shall meander within an area 20' in width including right-of-way.

Figure 3-9

AVENIDA LA PATA
STREET SECTION AND LANDSCAPING
Tristania conferta
10' MEANDERING WALK/CLASS I BIKEWAY
PRIMARY STREET TREE
Quercus agrifolia

Quercus agrifolia
SHRUB & GC, SEE LIST

5' WIDE MEANDERING WALK

BIKE LANE

CONCEPTUAL PLAN

Quercus agrifolia
10' WIDE MEANDERING WALK/CLASS I BIKEWAY
Quercus agrifolia
SHRUB & GC, SEE LIST

10' min 5' 10' 25' 14' 25' 10' 5' 10' min
Easement
Easement

SECTION
Note: Sidewalks meander within an area at least 15' wide behind curb including right-of-way.
Ten (10) feet from all water and sewer lines.

Five (5) feet from all hardscape (sidewalks, curbs, vaults, etc.), except as otherwise approved by the City.

Fifteen (15) feet from all drive approaches.

Twenty-five (25) feet from all street intersection curb returns.

3. Secondary City Entry - The point at which Avenida La Pata enters the Talega Specific Plan area from the north is identified by the City’s Master Landscape Plan for Scenic Corridors as a Secondary City Entrance. Hardscape elements and plant materials shall be used as described in that document to accent this arrival point into the City of San Clemente as shown in Figure 3-12.

C. Master Landscape Theme

A Conceptual Master Landscape Plan for the Talega Specific Plan is included as Figure 3-6. The Talega master landscape theme is based on the preservation of significant natural landforms and the incorporation of native plant species. The vegetation matrix in the City’s Master Landscape Plan for Scenic Corridors shall be used as a guideline for evaluation of proposed plant materials.

The overall landscape concept reinforces the Spanish/Mediterranean concept reminiscent of the Santa Barbara/Montecito area of California. This simplistic yet rich landscape is dominated by plant materials native to, or which have naturalized into, the Southern California coastal foothills.

1. Criteria for Plant Selection - Plant materials should be chosen on the basis of both functional and visual characteristics. Especially on manufactured slopes, consideration should be given to reducing landscape maintenance and water consumption, adaptability to high-salt and high-boron soil conditions present in Talega, low fire-fuel content in transition areas between development and open space, and enhancement of slope stability and erosion control.

2. Use of Native Plant Species - Landscaping within Talega should incorporate native plant species, particularly in the case of shrubs, grasses, and ground covers on manufactured slopes. Invasive or otherwise undesirable species, as listed in this Section, should not be used. Instead, preference should be given to species native to coastal Southern California where soil and other environmental conditions permit.

3. Landscape Zones - The Landscape Master Plan for Talega is comprised of three (3) basic landscape zones as shown in Figure 3-13. These zones correspond to the land plan and proposed land uses and to the existing natural conditions and interfaces. A general plant palette for each zone is contained in Appendix B.
LEGEND

- Interior Zone
- Transition Zone
- Peripheral Zone
- Natural Zone

Figure 3-13
LANDSCAPE
ZONES

TALEG A
OF SAN CLEMENTE
SPECIFIC PLAN

Page 3-23
a. **Interior Zone** - Includes those enclaves which lie in the interior portions of the project, adjacent to and/or influenced by business park or commercial uses and/or urban corridors. The landscape here is dominated by an urban village concept, developing the character of more traditional coastal California communities (i.e., downtown Santa Barbara). Predominate tree species include: Eucalyptus, Palms Ficus, and Oaks.

b. **Peripheral Zone** - Includes enclaves adjacent to and/or influenced by surrounding natural open space areas. The landscape concept in this zone is characterized by rural/rustic Mediterranean coastal foothill environment. Dominant tree species include Coast Live Oak, California Sycamore and California Pepper. Fuel modification areas are an integral part of the landscape, with an emphasis on blending into the adjacent natural open space.

c. **Transition Zone** - Includes those enclaves which lie between the interior and peripheral zones. The plant palette blends and unifies the interior and peripheral zones, comprising mainly of Eucalyptus, Oaks, Pines, and California Peppers. Within this planting zone palms become a subordinate or accent material.

4. **Slopes** - Throughout Talega, slope areas will be “landform graded” in accordance with Section 302. The planting design complements this varied topography with shrubs and trees concentrated within swales and near toes of slopes, and with extremely drought-tolerant and/or native groundcover on protruding slopes.

5. **Natural Open Space** - Surrounding the Talega development are undisturbed open spaces which will be kept in their natural state. Native Oaklands, sage, chaparral, and grasslands within these areas provide a visual resource for the surrounding communities. In addition, oaks and other native plant species are to be included in the various landscape plant communities as a tie to the native existing plants, especially as these plant communities transition from one to another. Fuel modification zones as described below in Section 304-D will create transition areas between urban and open space areas.

D. **Peripheral Fuel Modification (Zones)**

Anticipated fuel modification zones are identified in *Figure 3-6*. Generally, graduated decreases in native plant densities and the substitution of fire-resistant plants near development areas shall be provided in lieu of standard fire breaks.

These guidelines for fuel modification may be modified in areas where unique conditions exist, subject to review and approval of the City Fire Chief or the Orange County Fire Authority (OCFA). The typical fuel modification zones are depicted in *Figure 3-14*. 

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**TALEGA OF SAN CLEMENTE SPECIFIC PLAN**

Chapter 3 • Design Guidelines Page 3-24
ZONE 'A' (Setback Zone) - 20 feet wide minimum. Non-combustible construction.

ZONE 'B' (Irrigated Zone) - 50 feet wide minimum. Cleared irrigated and planted with fire resistant and drought tolerant plant material. Some existing vegetation may be permitted to remain per fire department approval.

ZONE 'C' (Thinning Zone) - 50 feet wide minimum. Per fire department, a percentage of existing vegetation is removed. All dead / dying vegetation is removed.

ZONE 'D' (Thinning Zone) - 50 feet wide minimum. Per fire department, a percentage of existing vegetation is removed. All dead / dying vegetation is removed.

NOTE: THESE STANDARDS MAY VARY DEPENDING ON SPECIFIC SITE CONDITIONS, AS APPROVED BY THE ORANGE COUNTY FIRE AUTHORITY (O.C.F.A.).
1. **Overview**

   a. Fuel modification areas vary in complexity and are dependent upon the amount and arrangement of vegetation, topography, degree of exposure, local weather conditions, construction, design and placement of structures.

   b. Typical fuel modification consists of a twenty (20) foot setback zone (Zone A), a minimum of fifty (50) feet irrigated zone (Zone B), with an additional minimum one hundred (100) feet of brush thinning zones (Zones C and D).

   c. Depending upon site conditions, fuel modification may require thinning zones to extend beyond fifty (50) feet in width. Replanting of low volume, fire-resistant, drought-tolerant plants may also be required for erosion control.

   d. In most cases, the minimum width of a fuel modification area is one hundred seventy (170) feet.

2. **Setback Zone (Zone A)** – The purpose of the setback zone is to provide a defensible space for fire suppression forces and to protect structures from radiant and convective heat. No combustible construction shall be allowed within the twenty (20) foot setback zone (Zone A).

3. **Irrigated Zone (Zone B)** – The next fifty (50) feet of fuel modification consists of irrigated landscaping. The fuel modification plans must delineate that portion of the fuel modification area which will be permanently irrigated. Plant material selection, irrigation system design and the landscape maintenance management plan shall sensitively address water conservation practices and include methods of erosion control to protect against slope failure. All irrigation shall be kept a minimum of twenty (20) feet from the dripline of any Quercus (Oak) species. The irrigated zones are a minimum of fifty (50) feet in width and may be increased as conditions warrant. Zone B shall be cleared of all existing vegetation, irrigated and planted. Exceptions to save desirable species may be submitted to the fire chief. Drought-tolerant and fire-resistant plant materials are also required in Zone B to control soil erosion and reduce vegetation mass near the development/wildland interface. The plant palette for fuel modification areas shall be from the peripheral zone plant list (see Appendix B). As in Zone A, combustible construction shall not be allowed within Zone B.

4. **Thinning Zone(s) (Zones C and D)** – Thinning zones are utilized to reduce the fuel load of a wildland area adjacent to urban developments, thereby reducing the radiant and convective heat of wildland fires. Thinning zones are located adjacent to the irrigated zone and can extend one hundred (100) feet or more into natural areas. Fuel modification and thinning of natural vegetation may not encroach into the Talega Reserve. Natural vegetation is thinned by reduced amounts as the zones move away from the development. The percentage of vegetation to be removed is determined by many factors, including topography, exposure and vegetation type and density. All
dead and dying vegetation shall also be removed from the thinning zones due to their susceptibility to wildland fire. These fire-prone species are:

- Adenostoma fasciculatum  Chamise
- Adenostoma sparsifolium  Red shanks
- Cortaderia selloana  Pampas grass
- Artemisia californica  California sagebrush
- Eriogonum fasciculatum  Common buckwheat
- Salvia mellifera  Black sage

Debris and trimmings produced by thinning and pruning shall be removed from the site, or if left, shall be converted into mulch by a chipping machine and evenly dispersed to a maximum depth of five (5) inches.

In Zones B, C and D, sensitive and/or protected plant species shall be identified on the fuel modification plans and tagged in the field for further disposition. Trees and large tree form shrubs (e.g., oaks, sumac, toyon) which are being retained with the approval of the agency having jurisdiction shall be pruned to provide clearance of three times the height of the understory plant material or ten (10) feet, whichever is higher. Dead and excessively twiggy growth shall also be removed.

305 ARCHITECTURAL GUIDELINES

A. Purpose

The purpose of the architectural guidelines is to provide a design tool which will contribute to attaining the goal of the San Clemente General Plan’s Urban Design Program to Preserve and strengthen San Clemente’s unique atmosphere and historic identity as “The Spanish Village by the Sea.”

B. Historical Styles

This description of historic styles for Talega is intended to aid architectural designers in developing an architectural image unique to Talega. The Early California heritage of the ranch and the surrounding City of San Clemente, with its Spanish traditions, is a major influence in promoting a special identity. This heritage has produced several distinct architectural styles.

A description of these architectural styles is presented to provide designers with historical background for guidance and inspiration in creating an image distinctive to Talega. Special attention should be given to the complementary aspects of architectural style to achieve visual harmony between development components. The climate which San Clemente enjoys enables the relationship between indoor and outdoor spaces to become a prominent design feature.

The following four historical architectural styles represent the primary design direction for the Talega community. Prominent development such as the Village Center and other commercial, public and community use buildings (such as recreational facilities) shall adhere to these styles;
MISSION
- Campanario
- Espadana
- Corredor
- Bell Tower
- Quadrangle
however, contemporary interpretations and variations as well as other architectural styles that are visually complimentary are permitted to enhance variety, uniqueness of the residential neighborhoods and homes to be built at Talega. Instead of exclusive adherence to the historical styles and elements listed below, compatibility of architectural character including harmonious building styles, height, size, colors and materials and rooflines will be considered.

1. Mission Architecture - Mission architecture is characterized by provincial adaptations of classical Mediterranean architecture limited by unskilled designers and laborers and available materials (see Figure 3-15). Some of the design elements include:

a. “Campanario” - A scalloped wall pierced for the hanging of bells.

b. Ornamented Openings - Lavish embellishments heightening the sense of entry and arrival.

c. “Corredor” - Outdoor arcade for shaded protection and a place of gathering and walking.

d. Bell Towers - Tiered vertical elements for visual focus and orientation.

e. Quadrangle - Courtyards or patios; a protected gathering place for relaxation and/or celebration, with a water element (fountain, pool, etc.).

f. Walls and Wall Surfaces - Built with adobe (strong sense of mass) and troweled plaster finish (normally whitewashed), pierced by regular spacing of deep-set windows.

2. Spanish Colonial - Spanish Colonial architecture is a mature outgrowth of Mission architecture with more distinct influences of Mediterranean, Spanish, and Mexican origins. It is characterized by the following (see Figure 3-16):

a. Walls - Stucco or troweled plaster with smooth texture. Wall surface predominates over openings, with emphasis on thickness and a sense of mass. Vents punched into wall surfaces, usually small, simple, and repeated shapes.

b. Roofs - Exclusively tile roofs in gable, hip gable, and sometimes flat configurations. Customarily constructed at a low pitch. Eaves have cornices, or wider overhangs with exposed rafters and detailed ends. Continuous roof and wall edge (informal, classical), or stepped and broken edge (informal, Andalusian). Chimneys given a variety of expressions, simple to ornate.

c. Doors - Entry doors (arched, carved wood, etc.) given special attention to heighten sense of arrival and entry. An elaboration of surrounding detail also. Indoor/outdoor relationships connected with French doors. Essentially wood and multi-paned.
These examples of Spanish Colonial architecture emphasize the relationship of the building mass to the outdoor human scale.

SPANISH COLONIAL
- Plaster Walls
- Tile Roofs
- Courtyards
- Arches
- Asymmetrical
- Balconies
d. **Windows** - A suggestion of thickness to walls (deep-set). Windows placed with a vertical emphasis in rectangular and/or arched shapes. Either in single or grouped arrangements, they are sometimes repetitively located (formal), or irregularly located (informal).

e. **Ornamentation** - Ranges from moderate to very simple (Andalusian). consists of carved stone and wood; hand-painted tiles; simple and complex ironwork; sculpted plaster forms. Suggests a handcrafted, human character.

f. **Formal organizations** - Simple rectangular forms, either along or grouped in “L,” “C,” or “U” shaped configurations. Encircling arrangements create courtyards, patios, and social-gathering areas.

Incorporates landscaping, fountains, and pools for their relaxing effect. Balconies, “corredors” (arcades), stairways, trellises, arbors, fronting courtyards establish indoor/outdoor relationships.

3. **Ranch** - Simple, direct use of materials and forms and a strong connection with the land characterize ranch-style architecture. A low profile and linear design are common in addition to the following characteristics (*Figure 3-17*);

a. **Roofs** - Low pitch, hip and gable with wood shakes, and sometimes tile. Wide projecting eaves with exposed rafters and/or fascia boards.

b. **Walls** - Exposed adobe or whitewash plaster, wood siding (board and batten, clapboards), and sometimes stone or masonry. Normally single-level with low, horizontal emphasis; informally arranged rectangular forms, often enclosing an outdoor gathering area.

c. **Windows** - Multi-paned in varying sizes and types, sometimes configured in horizontal bands.

d. **Porches, verandas** - Indoor/outdoor space for protection from climatic elements. A shaded gathering area, fronting or surrounding another outdoor gathering space (patio, courtyard, garden, etc.); often roofed or trellised and supported by simple rough hewn timbers or wood post and beam construction.

e. **Building forms and patio areas** - Simple rectangular plan with enclosing walls or “C” and “L” shaped plans encircling a patio area; incorporates a water element (fountain, pool, well) for a soothing, inviting quality.

4. **Monterey Colonial** - A blending of Spanish adobe with an influence from Eastern American Colonial and Southern Plantation characterize Monterey Colonial architecture which exhibits the following characteristics:
RANCH
- Low Pitched Tile and Shake Roofs
- Plastered Walls
- Wood Accents
- L and C Shaped Building Forms
- Verandas

Figure 3-17

TALEGA
OF SAN CLEMENTE
SPECIFIC PLAN

ARCHITECTURE

Page 3-32
a. **Porches** - Protected upper and lower story spaces for congregating, observing, and relaxing activities. Provides a transitional indoor/outdoor area surrounding the structure, shaded from the sun or protected from rain. Either supported from below with wood posts or cantilevered.

b. **Walls** - Adobe with plaster finish or wood siding (board and batten, clapboard, etc.) two-story in height, arranged into a rectangular form; stark, white facades.

c. **Windows and doors** - Wood doors, sometimes French, and wood double-hung windows with an Eastern American influence. Rectangular in shape and positioned vertically. Monterey Colonial structures supported more windows than other Spanish Colonial style structures. Sometimes shutters are applied.

d. **Roofs** - Primarily hip or a hip-gable combination. Wood shingles predominate; sometimes tile.

C. **Guidelines for Commercial Development**

An adaptation of the Spanish Colonial style is the preferred architectural style for the Talega Village Center, golf course, and clubhouse. Generally referred to as Spanish Colonial Revival, this style of architecture was widely used in the 1920's and 1930's when San Clemente was founded. The use of Spanish Colonial Revival architecture in the Village Center will provide visual continuity and linkage to the more historic areas of San Clemente. It is the overall concept of the Spanish Colonial Revival that is important; the overall concept can be implemented without the inclusion of every one of the following defined elements.

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 (see Figure 3-18).

   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.
MASS AND FORM RELATIONSHIP TO OPEN SPACE

ASYMMETRIC FORM

SINGLE AND MULTI-STORY ELEMENTS
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 Urban Design Guidelines 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 veranda or arcade.

b. **Allowable roof types:**

   (1) **Hip/shed/gable roofs** - the gable roof is the most commonly used type (approximately sixty percent of the structures). Usually, the gable has little or no overhand on the rake. Hipped roofs are seldom used by themselves, but they are frequently used in combination with gables or on a tower element. Shed roofs are used in conjunction with verandas (see Figure 3-19).

   (2) **Flat roofs** - Flat roofs do occasionally occur in the Spanish Colonial Revival style. 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.
HIP, SHED, AND GABLE COMBINATIONS
c. **Screening of equipment** - All roof equipment should be completely screened within a horizontal line of sight. A screen enclosure behind the parapet should be used; and if made, to appear an integral part of the building. The modified Mansard roof should be tall enough to completely screen the equipment. Superficial mansard treatments are discouraged.

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 the plan or horizontal direction, 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 verandas, 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, verandas, 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 (see Figure 3-20).
(1) Towers - Towers service numerous practical and contemporary functions: 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 Guidelines emphasizes the importance of the courtyard and other outdoor spaces. It described the “pedestrian-scaled outdoor room” as forming the basis of the Spanish tradition. These space 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 paving 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) Pitched roofs - “Two-piece” clay mission barrel tile should be used in all retail commercial projects. However, a Spanish “S” tile in clay or cement may be used (a) for roofs that the City determines are not visually prominent, and/or (b) when the City otherwise determines that barrel tile is not feasible or appropriate. The 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 provides the appearance of a natural variation without obvious contrast (see the color palette guidelines following).
(2) **Pattern** - The tile should be laid in a slightly irregular manner to give a rough uneven texture to the roof appearance. Tiles should be doubled at the eaves and tripled or quadrupled, with “mud” between the stacked tiles, interspersed randomly over the roof surface. The 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.

(3) **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 should be stucco. The texture of the plaster/stucco should be smooth, with a slightly undulating finish. Heavy “Spanish lace” are prohibited. The stucco surface, while relatively smooth, should have a slightly irregular hand-applied appearance with radiused corners.

Resawn wood should be used as secondary wall material for the following and similar elements:

(1) Posts and exposed beams;

(2) Railings, 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: railings, 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 creme or light pastels.
2. Wood post/beams: stain or natural.
3. Doors, windows, shutters: a variety of accent colors, such as terra cotta, blue, yellow, ocher, dark green, and sea green.
4. Roof tile: reddish brown, terra cotta, 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 (see Figure 3-21).

b. **Windows** - Special care should be taken to insure 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 verandas, 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. **Verandas, 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 veranda 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 point or parabolic arch is prohibited.
WINDOWS AND DOORS

ARCADE AND EXTERIOR STAIRS
Care should be taken to insure that the columns supporting these structures are adequately proportioned with regard to height and width. No column should be less than eighteen (18) inches square nor less than one-fifth (1/5) 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 veranda 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** - The exterior stair provides direct access and reinforces the architectural relationships of the balcony and courtyard. In the Spanish Colonial Revival style, the area beneath the stair was usually part of the building mass. The rail forms a vertical masonry extension of the wall plan or shares the same railing as the balcony it serves. The stair treads are constructed of brick, clay pavers, or stone. Occasionally the risers consist of ceramic tile.

**D. Guidelines for Business Park Development**

1. **Purpose**

   Office, industrial and other uses subject to the guidelines in this Section shall be allowed a broader stylistic flexibility than commercial uses. In addition to Spanish Colonial Revival, office, industrial, and similar projects may be of a contemporary style. These guidelines can be implemented without the inclusion of every one of the following defined elements. Among the justifications for this alternative style are:

   a. The contemporary style possesses greater compatibility for the plan forms, flexible spaces, and functionally related volumes needed in many business park developments.

   b. Office and industrial-type uses have less of a need for the pedestrian-intensive indoor/outdoor spatial relationships provided by the Spanish Colonial Revival style.

   c. The functional design criteria for uses such as light industrial or warehousing would at best be a compromise if attempted in the Spanish Colonial Revival style. It would result in an otherwise functionally-derived building with Spanish detailing applied to the exterior. This would create an example of the “fake” style which the Urban Design Element specifically attempts to avoid.
2. 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. When adjacent to Spanish Colonial Revival, the building massing should respond by “stepping down” to a human scale. The building should also possess aspects of asymmetric irregularity.

3. Elevation Treatment

   a. Image and form - 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 - The degree and scale of articulation should not vary within a single building separating office and administration functions from storage and industrial spaces. 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.

4. Roof Form

   a. Type - Roofs of 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. Architectural elements, such as porte cochere, framework, or skylights, may be used to emphasize the entry/lobby areas.

   Flat roofs should be surrounded by a parapet which is a continuation of the facade material. The required screening devices behind the parapet should be constructed of the same material as the facade.

   b. 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.

5. Materials and Colors

   a. Wall materials - Allowable wall materials may be divided into two (2) categories: those dominant materials which may comprise eighty (80) to ninety (90) percent of the building’s elevation; and a second wider selection which covers ten (10) to twenty (20) percent of the elevation and acts as an accent or entry focal point.
Dominant Materials:  - Painted or textured concrete
- Brick
- Split-faced block

Secondary Materials:  - Dominant materials
- Metal (conditional)
- Tile
- Plaster
- Glass block
- Stone
- Glass

Prohibited materials include wood siding, shingles, pre-engineered types of metal siding.

b. Glass - Glass is limited to a reflective factor of thirty (30) percent. Mirrored glass is discouraged.

c. Color palette - Dominant materials generally may be in the range of earth tone, gray, or off-white. Secondary material colors should complement and act as a tasteful accent to the dominant material color.

6. Architectural elements

a. 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.

b. Parking - If covered parking or a parking structure is included, the design details and materials should be integrated and complement the major building.

c. Drainage and utilities - Exterior wall drainage, utilities, cabinets, and other systems must be integrated into the design.

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

E. Guidelines for Residential Development

1. Purpose - The purpose of the residential architectural guidelines is to provide general design criteria and guidance for development of the various neighborhoods in Talega. These guidelines have been developed to establish a high level of product quality, to assure both variety and compatibility, and to enhance the community’s overall value. They do not propose rigid adherence to a single style which creates a community that
quickly becomes visually dated or one which has a repetitious and monotonous appearance. Rather, the goal is to promote both visual compatibility and variety in a community setting. The project will remain unified through the use of landscaping and entry monumentation.

2. **Building Mass and Form**

   a. **Relationship of one and two-story buildings** - 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 (see *Figure 3-22*). In the case of low and low-medium-density projects, this can be accomplished by utilizing both one and two-story buildings. In medium and medium-high density projects, this can be accomplished by utilizing one, two, and three-story buildings:

      (1) **Use of Single-Story Elements in Two-Story Buildings** - 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 one- and two-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.

      (2) **Mixed-Height Elements in Multi-Family** - By including single-story units in a two or three-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’s mass into smaller elements.

   b. **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:

      (1) **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.

      (2) **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.

      (3) **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.
(4) **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 side yard.

3. **Elevation and Plan Treatment**

a. **Major elevations**

(1) Visual Cohesion - A successful project design achieves a proper visual balance and sense of cohesion. The design elements, styles, and materials should not adversely contrast resulting in visual chaos.

(2) Creation of Form and Relief:

(a) 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 give the building a sense of both depth and substance. Projections, offsets, overhands, and recesses are all tools in the creation of shadow.

(b) 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.

(c) Stepping forms - Elevations may be “stepped” both horizontally and vertically. Desired changes in material best occur at a step.

(d) 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.

(e) Multi-family projects - Facade treatment and stepping not only break up the building mass but also help to establish individuality for the separate units. They create boundaries, avenues of approach, a sense of entry, and provide a transition from the shared common area, which a monolithic building form lacks.
b. **Articulation of side and rear elevations (see Figure 3-23)**

(1) **Interior Lots** - There is a tendency to “build out” plans to the maximum at side and rear conditions 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 by 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 elevations share common materials and degrees of articulation.

(2) **Back ing onto Major Streets or Public Places** - 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 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 should 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 principal roof forms shall have a pitch of between 3½:12 and 5½:12; however, pitches of up to 8:12 may be approved by the City for certain design styles and features. 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 will add variety and interest to the street scene (see Figure 3-24). 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) **Accepted 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.
GARAGE DOOR TREATMENT

ENTRY STATEMENT
(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 will contribute 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) Use of Wood Siding - Most traditional wood siding techniques are generally acceptable. Plywood siding is discouraged.

(2) Stucco Textures - Smooth, light sand, sand, and machine applied textures are appropriate. “Lace” textures are discouraged.

(3) Trim Materials - All trim materials must be two (2) inches thick or greater. The width of trim should be appropriate to the chosen architectural style or theme. Both resawn and smooth finishes are acceptable.

(4) Use of Stone and Brick - The tasteful use of stone and brick is encouraged.

c. Roof materials

(1) Site Impact and Uniformity - It is neither necessary nor desirable that Talega 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 discouraged.

(3) Texture and Color - Roof colors should compliment 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 may 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 should have the following features:

(a) Avoid banks of garage doors with more than eight (8) single or three (3) double garages.

(b) Provide direct internal access to the unit.

(c) Tandem garages may be used to reduce visual impact.

(2) Detached Garages:

(a) Architecturally relate the garage to the unit.

(b) Consider “carriage” units over garages to increase available open space and improve articulation.

(c) Place garages within one hundred fifty (150) feet of the unit served.

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

c. Garages Types - Utilizing a variety of garage types, door designs, and plotting techniques will do much to lessen the repetitious garage doors “marching” down both sides of a residential street. Tandem parking only meets one covered parking space requirement. Suggestions include:

(1) Provide designs with a mix of two- and three-car garages.

(2) Employ second-story features windows above the garage and strong architectural entry elements.

(3) Where lot width permits, plans should include swing-in or side-entry
garages with reduced setbacks.

(4) Incorporate three (3) single doors in some three-car garage plans.

(5) Allow for a two (2) foot setback between adjacent garages.

(6) Step the garage facade with a compact length third-car garage space.

(7) Utilize a “flared” driveway apron at the curb to reduce visual impact of the garage.

(8) Provide for garages to be setback toward the rear of the lot.

d. Use of sectional doors - The use of the sectional door is encouraged since it maximizes the availability of usable driveway length. Residents often tend to misjudge the necessary swing-up distance of conventional garage doors. As a result, they often park with the rear of care extending into the sidewalk path.

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 will compliment 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 six (6) to twelve (12) inches 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.

i. Design of carports - Carport designs should include the following:

(1) Insure that articulation and design of the carport are compatible with the units and other facilities such as recreation buildings and trash enclosures.
(2) Limit the number of continuous stalls to ten (10) spaces.

(3) Incorporate landscape pockets between the 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. Supports and framing members will conform to the guideline criteria for columns and posts. 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. The side elevation of the structure will not be enclosed except in the case where a wall of the dwelling forms a natural enclosure.

   b. **Trash enclosures** - Trash bins, where provided, should be enclosed within a six (6) 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 adjacent building can view into the enclosure. The perimeter of the structure should be landscaped whenever possible.

   c. **Mailboxes** - Individual and group mailbox 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, the mailbox location should be near either the project entry or recreation facility, when provided. The location should minimize visual impact while insuring easy accessibility.

F. **Further Design Considerations**

1. **Architectural Appurtenances**

   All mechanical equipment should be screened from public view. Further consideration should be given to possible air-conditioner unit placement within the rear yard during site planning to minimize impact on yard use and layout.

   All antennas should be placed in attics or in the interior of the residence. Exterior antennas or satellite dishes shall be regulated by the master homeowners association guidelines.

   Canvas awnings of solid accent color may be permitted with moderation. Refer to the residential color palette for criteria. Metal awnings are prohibited.
2. **Fences and Walls** - The material, style, colors, and height of walls should provide an element of continuity throughout Talega to ensure a visual consistency with the architecture of adjoining developments. All trash enclosures should be on masonry construction unless otherwise approved by the City.

Fences along open space areas, tops of slopes, ridgelines, and hillsides should be of an “open” construction to allow for protection of scenic views. Tennis court fencing should be an approved black, brown, or dark green plastic-coated galvanized wire.

The horizontal form of walls and fences should be screened and softened by landscape planting. Walls located adjacent to scenic corridors and internal public streets should be planted with one (1) gallon minimum vines at eight (8) feet on center (o.c.) maximum. Wood fences adjacent to scenic corridors are prohibited.

3. **Signs** - The style of signing employed for development areas within Talega should be consistent with the architectural style of the community. Signing is subject to the City of San Clemente Sign Ordinance and Sign Design Guidelines. A Master Sign Program for each planning area (including on-site directional signs) will be implemented (see Section 601-H).

Sign sizes, quantities and locations within Talega should be consistent in design so that visual conflict does not occur. This system affects all signs including:

a. Community entry signs.

b. Residential neighborhood identification signs.

c. Commercial and recreation facilities identification signs.

d. Other identification and directional signs.

Street signs and community directional signs should be consistent with the character of the community in terms of size, color, and materials, and they should meet City standards with regard to use of “high intensity” sheeting, block numbers, arrows, colors, and mounting hardware. Directional signs should be designed in such a manner as to provide information in a symbolic format.

Signing and flagging for model sales complexes, including sizes, locations, numbers, square footage, copy and other matters, will be subject to review by the City through the Conditional Use Permit or Minor Site Plan Review process.