



Design Review Subcommittee (DRSC)

Meeting Date: September 27, 2023

PLANNER: Kyle Webber, Associate Planner
CONSULTANTS: Precision Civil Engineering, Inc.

SUBJECT: **Housing Element Implementation Program - Objective Design Standards**, initial draft of the objective design standards for multi-family and mixed-use development to meet the City's Housing Element requirements.

BACKGROUND:

The City's Housing Element Update was adopted by the City Council and certified by the California Department of Housing and Community Development (HCD) in October 2022. To maintain a certified Element, the state requires the development and implementation of the City's Housing Element Action Plan. This includes updating the existing Affordable Housing Overlay District and the preparation of Objective Design Standards for multi-family and mixed-use projects that apply within the overlay.

The focus of this meeting is to receive input from the Design Review Subcommittee (DRSC) regarding the drafted Objective Design Standards for four identified architectural styles. The Objective Design Standards will be applied to projects that are eligible for ministerial review and approval. Additional zoning amendments will be proposed as part of this project, such as revisions to the City's Affordable Housing Overlay, and text amendments to the Zoning Ordinance's Land Use Tables. These additional amendments will be presented to the Planning Commission for their consideration after the Design Review Subcommittee process concludes.

Specifically, Staff is requesting input on the following:

Do the draft Objective Design Standards, provided as **Attachment 1**, accurately encompass all architectural features and design elements related to the four specified architectural styles necessary to facilitate administrative review?

Development of Objective Design Standards

The Objective Design Standards provide a set of architectural and site design requirements for new residential development within the proposed Housing Overlay, including mixed-use developments. Objective Design Standards are numeric and/or quantifiable and can be measured, as opposed to subjective standards, which require interpretation. Objective standards will ensure development maintains the unique character and quality of design within the City of San Clemente, while providing the City an avenue to process development permits administratively.

The drafting of the Objective Design Standards required extensive research of state housing laws, as well as existing City documents that pertain to design standards for residential developments, such as the City's Design Guidelines, Zoning Code, and applicable Specific Plans. Staff worked with the consultant to establish four architectural styles that would apply within the proposed Housing Overlay based on the City's design requirements, General Plan Focus Areas, Architectural Overlay, and existing development:

- Spanish Colonial Revival
- Mission
- Los Molinos
- Surf Zone

The proposed Housing Overlay map (**Attachment 2**) illustrates the designated locations within the Housing Overlay where each architectural style will be required for applicable projects. Object Design Standards for Spanish Colonial Revival and Mission architectural styles are largely derived from the City's Design Guidelines and General Plan Focus Area policies (see [City's Design Guidelines](#) on City's website). The Objective Design Standards for Los Molinos architecture were derived from design guidelines stated within the West Pico Corridor Specific Plan (see **Attachment 3** for relevant excerpts), while Objective Design Standards for Surf Zone architecture were derived from various subjective design standards and General Plan Policies (see **Attachment 4** for relevant excerpts).

RECOMMENDATIONS:

Staff seeks unanimous feedback and direction from the Design Review Subcommittee (DRSC) on the drafted Objective Design Standards.

Attachments:

1. Objective Design Standards (1st Draft)
2. Housing Overlay Map
3. West Pico Corridor Design Guidelines (Los Molinos architecture)
4. Standards/policies related to Surf Zone architecture

CHAPTER 17.XX OBJECTIVE DESIGN STANDARDS FOR MULTI-FAMILY AND MIXED-USE DEVELOPMENT

17.XX.010 Introduction and Purpose.

- A. The State of California continues to enact new laws that accelerate housing production by streamlining the approval of housing development at the local level. The Objective Design Standards supplement the development standards of the City of San Clemente Zoning Code and further the goals, policies, and implementation of the General Plan, which encourages an elevated design and fosters an enhanced quality of life through the built environment.
- B. The Objective Design Standards provide a clear set of architectural and site design requirements for new multi-family residential, including residential mixed-use developments. Objective Design Standards are numeric and/or quantifiable and can be measured as opposed to subjective standards, which require interpretation. These standards can be applied to any housing development project that pursuant to State housing law, requires ministerial approval or where the housing development is subject to discretionary review, but a Specific Plan does not otherwise set forth objective design standards applicable to the project shall comply with the San Clemente objective design standards for multifamily and mixed-use development.
- C. The purpose of the standards is to allow for a variety of housing types in the City that serve all types of households, while also achieving neighborhood goals for an active pedestrian realm along transit corridors, an attractive street appearance, and minimizing impacts on neighboring properties. These standards will ensure development maintains the unique historic character and quality of design within the City of San Clemente. The standards are also to ensure a quality living environment that will be desirable and hold its value over time.

17.XX.020 Applicability.

- A. The provisions of this chapter apply to the following project types:
 1. Multiple-unit residential development projects including uses classified by the Zoning Code as Affordable Housing, Senior Housing Projects, Multifamily Dwellings and Stand Alone Residential uses, where such use is permitted by-right in the applicable zone district and subject to ministerial processing; Multiple-unit residential development projects including uses classified by the Zoning Code as Affordable Housing, Senior Housing Projects, Multifamily Dwellings and Stand Alone Residential uses, where such use is permitted by the applicable zone district and where proposed development qualifies for and complies with streamlined, ministerial processing pursuant to California Government Code Section 65913.4.
 2. Mixed-use development as defined by Chapter 17.88.030, where such use is permitted by the applicable zone district and where proposed development qualifies for and complies with streamlined, ministerial processing pursuant to California Government Code Section 65913.4.

3. Multiple family rental housing projects consisting of studio, one-, two-, three-, and/or four-bedroom units, which meets the requirements of a “Qualified Affordable Housing Development” pursuant to Section 17.56.090 (Housing Overlay District).
4. Any other project that qualifies for objective, ministerial review pursuant to State housing law.

17.XX.030 Review Process and Procedure.

Pending

17.XX.040 Property Development Standards.

Pending

17.XX.050 Objective Design Standards.

A. Site Design Standards.

1. Open Space and Pedestrian Spaces

a. Private Open Space for Multi-Family Development. New multi-family residential development shall provide private open space for each dwelling unit and shall incorporate the following elements into their design:

- i. Provide at least 100 square feet of private outdoor open space per dwelling unit. Gardens, courtyards, patios, terraces (or site terracing for sloped sites), balconies, verandas, roof decks, or other outdoor spaces which allow residents to have their own territory outdoors count toward this requirement. Common open space may be substituted for up to 64 of the 100 square feet of private open space per dwelling unit.
- ii. Private outdoor open space located on the ground floor shall be a minimum of 8 feet in each dimension (width and length) and shall be visually screened from public view by planting or courtyard walls or fencing. Screening shall be constructed with limited openings to provide a minimum of 75 percent surface area screening, measured from the finished floor of the private outdoor open space to the top of the screening method.
- iii. Private outdoor open space located on upper levels such as balconies, terraces, verandas, and roof decks shall have a minimum dimension of 3'-6" in each direction and shall be screened from public view by planting, railings, walls, fencing, or glazing when located within 15 feet of a window or door of an adjoining unit. Screening shall be constructed with limited openings to provide a minimum of 75 percent surface area screening,

measured from the finished floor of the private outdoor open space to the top of the screening method.

b. Common Open Space for Multi-Family Development. New multi-family residential development shall provide common open space for each dwelling unit in addition to the private open space requirement, and shall incorporate the following elements into their design:

- i. Provide at least 100 square feet of common open space per dwelling unit. Swimming pools, athletic/recreation courts and gyms, gardens, courtyards, patios, open landscaped areas, and playgrounds count toward this requirement. Parking, driveways, sidewalks, and loading areas are not considered common open space.
- ii. To qualify for the common open space requirement, each area of open space shall be a minimum of 15 feet in each dimension.
- iii. A combination of hard and soft surfaces shall be used to accommodate a variety of activities. Types of allowable surfaces include rubber, synthetic turf, grass, wood/mulch, pea gravel, sand, asphalt, concrete, and hard packed earth.
- iv. At least one designated children's play area of at least 400 square feet shall be provided for all projects of 15 or more dwelling units. This standard does not apply to senior residential developments.

c. Pedestrian Spaces for Mixed-Use Development. Pedestrian spaces are outdoor open spaces for pedestrian activity on the site. New mixed-use development shall provide pedestrian spaces in accordance with the following standards.

- i. A minimum of 10% of the total lot area shall be used for outdoor pedestrian spaces. Covered walkways (arcades and colonnades), passages, trellised areas, arbors, patios, courtyards, plazas, and garden areas are counted toward this requirement. Perimeter parking setback areas, internal landscaped areas of parking lots, landscaped areas screening parking lots, and sidewalks do not count toward this requirement.

2. Parking Location, Access, and Design

a. Parking Location. Locate parking areas to the rear or internal locations of the property, using alley access where an alley exists.

- i. Where site conditions prevent a parking area from being located to the rear of the property, the following standards apply:
 1. Locate it to the interior side with a maximum dimension measured parallel to the sidewalk of 65 feet and setback 10 feet from property lines and 5 feet from the face of buildings.

2. Street frontage of a single parking area shall be limited to one double row with circulation aisle (65 feet). A building or building element shall occur before an additional parking row is added.
 3. The setback area shall be fully landscaped in accordance with Section 17.XX.050(X), unless used as a pedestrian walkway. If a pedestrian walkway is proposed, the walkway shall be a minimum width of 5-feet along the entire length of the setback area and be constructed of firm, stable, and slip-resistant materials (e.g., poured-in concrete), permeable paving, or concrete pavers.
- b. Parking Access and Driveways.** The number of driveway openings to public streets shall be limited to one driveway opening per 100 linear feet of street frontage. Side street or alley access shall serve as the primary vehicular access to parking areas, if available. If not available, then the public street frontage shall provide access. When access is possible from more than one public street, use the street with the least traffic volume.
- c. Internal Circulation (Larger Development).** Larger development, defined as multi-family developments (50+ units) and mixed-use developments (10,000 square feet and larger), that proposes internal circulation (i.e., sidewalks, streets, and drives) internal to the site shall be subject to the following circulation standards.
- i. Align new streets and sidewalks with existing streets and sidewalks. Connected sidewalk(s), shared driveways, shared access drives, or shared parking count toward this requirement.
 - ii. Provide a sidewalk on at least one side of a private drive. The sidewalk shall be a minimum width of 5-feet along the entire length of the drive and be constructed of firm, stable, and slip-resistant materials (e.g., poured-in concrete), permeable paving, or concrete pavers.
 - iii. Create landscaped buffer of minimum 5-feet between the buildings and the private drive(s) that include groundcover and shrubs a minimum of 30-inches in height after two years of growth and one tree (minimum 24-inch box size) provided for each 300 square feet of buffer area.
 - iv. Orient at least #/percent of the entrances of buildings and individual dwelling units toward the private drive.
- d. Parking Design.**
- i. **Parking Structures.** Structured parking provides parking within a structure below, at, or above grade. If a parking structure is proposed, the following standards shall be required.

1. Locate parking structures to the rear or interior portions of the property. Where site conditions prevent a parking structure to be located to the rear or interior portions of the property,
 - a. Place the short dimension of the parking structure at the street edge, measured from the ground to the top of the structure.
 - b. When the structure will serve a mixed-use development, locate storefronts, offices, or other commercial space along the ground level of street frontage. When this is not possible, provide one of the following:
 - i. Parking structure with a ground floor shop.
 - ii. Parking structure with a planted patio space that is a minimum of 15 feet in each dimension and located along street frontage(s).
- i. **Parking Courts.** A parking court is a type of parking area where parking is provided between the street and the building. Where 50 or more parking stalls are proposed, smaller parking courts shall be required in accordance with the following standards:
 1. Parking courts shall consist of 16 or fewer spaces.
 2. Parking courts shall be separated from each other by at least 30 feet in each direction using building structures, landscaped areas, or pedestrian walkways.
- ii. **Parking Drives.** A parking drive is a paved way located outside the public right-of-way that provides vehicular access between the street and parking area, that also incorporates open parking spaces, carports, or garage doors along the length. If parking drives are proposed, the following standards shall be required.
 1. Arrange parking in bays. Separate each 8 spaces of continuous perpendicular or angled parking from others by planting areas not less than one parking space wide.
 2. In Multi-family projects over 30 dwelling units, the location of Parking Drives shall be internal to the site and not located around the periphery or edge of the site adjacent to public street(s).
- iii. **Covered Parking.** When covered parking is required pursuant to Section 17.64.050 (Off-Street Parking Requirements by Land Use), then covered parking shall be provided by means of garages, carports, and trellised canopies.

1. Carports and garage door openings shall not be located adjacent to the primary street unless there is no other driveway access available onsite for parking.
2. When visible from the public street frontage, covered parking entrances shall be recessed by a minimum of 18 inches from the street-facing elevation and be accompanied by projecting elements such as porches, windows, trellises, architectural ornament, or landscaping. An extended or projected feature shall project a minimum of 2 feet and run horizontally for a minimum depth of 4 feet.
3. Garage entries, loading and service entries, utility rooms, stairs, elevators, and other similar elements shall occupy no more than 20% of the width of a public street facing building façade.

3. Streetscape Design.

a. Sidewalk Space.

- i. Development proposed in a Pedestrian District (Figure 1) shall provide a 12-foot public sidewalk, measured from the front property line to the planned curb. This may require a public dedication or easement where the existing sidewalk is less than 12 feet, or where a future street widening is planned. Widened sidewalk spaces for pedestrian seating and planting may be provided at select mid-block and corner locations. These improvements may be implemented by a future City streetscape program, or individually with new developments. Developers should work with the City to determine if the project location is suitable for this type of improvement.
- ii. Development proposed in a Mixed Pedestrian – Automobile District (Figure 1) shall provide a 10-foot public sidewalk, measured from the front property line to the planned curb. This may require a public dedication or easement where the existing sidewalk is less than 10 feet, or where a future street widening is planned.

1. El Camino Real. Sidewalks shall be 12 feet.

b. Sidewalk Paving. Sidewalk paving shall be continuous from the street curb to the property line, interrupted only by tree planting spaces and street furniture. The walking surface shall be concrete finish in accord with the City Standard, with the following exceptions.

- i. Avenida Del Mar. The sidewalk surface on Avendia Del Mar shall be broom-finished concrete with a Sunset Red clay tile decorative trimcourse. Red interlocking pavers shall be used.

- ii. El Camino Real. The sidewalk surface on El Camino Real shall be broom-finished concrete with a Sunset Red clay tile decorative trimcourse. Red interlocking pavers shall be used.
 - c. **Street Lighting.** The street lighting standard for development proposed in the Pedestrian District is the “San Diego” series manufactured by Western Lighting Standards, Fountain Valley, California (or equal). The single lamp fixture shall be used on all streets in the Pedestrian District except for El Camino Real. A double lamp fixture shall be used on El Camino Real. Lighting shall be spaced in the following interval.
 - d. **Street Furniture.** Street furniture means the functional elements, objects, and pieces of equipment installed along streets including public art, seating benches, fountains, planters and planting pots, bicycle parking, and mounted bins and trash containers. If proposed, street furniture shall only be located in widened sidewalk spaces that are more than 12 feet in width.
4. **Landscaping.** In addition to landscape standards contained in Chapter 17.68 (Landscape Standards) of the Zoning Code, projects shall conform to the following standards.
- a. **Site Interior/Yard Planting.** Landscaping shall be utilized for all required front, side, and rear yard areas that are not specifically used for parking, driveways, walkways, or open space (private, common, and pedestrian space) in accordance with the following standards.
 - i. Landscaping shall include groundcover and shrubs a minimum of 30-inches in height after two years of growth and one tree (minimum 24-inch box size) provided for each 300 square feet of yard area.
 - ii. Projects shall utilize plant materials consistent with the “Plant Palette” by street type identified in the [City of San Clemente Master Landscape Plan for Scenic Corridors](#) and Appendix A – Plant Selection Guide of the [City of San Clemente Design Guidelines](#).
 - b. **Parking Area Landscaping.** In addition to standards contained in Section 17.64.060 (Design Standards for Off-Street Parking Facilities) of the Zoning Code, projects shall conform to the following standards.
 - ii. **Perimeter Landscaping.** Perimeter landscaping shall be provided to visually screen off-street surface parking areas from the public street view, adjacent properties, and open space (private, common, and pedestrian space). Screening shall be in accordance with the following standards.
 - 1. Screening shall be provided by planting or a combination of planting and low solid walls or earth berms that are at least 30 inches high utilizing plant materials consistent with the “Plant

Palette” by street type identified in the [City of San Clemente Master Landscape Plan for Scenic Corridors](#) and Appendix A – Plant Selection Guide of the [City of San Clemente Design Guidelines](#).

- a. Screened perimeter areas shall be 10 feet deep along public streets and 5 feet deep along interior property lines.
- b. If a wall is used to create the screen, it shall not be greater than 42 inches high if located within the front yard setback.
- c. Solid walls used for screening shall be accompanied by a minimum 5-foot-wide landscaped edge between the property line and the wall, facing the street.
- d. Landscaping shall include groundcover and shrubs a minimum of 30-inches in height after two years of growth and one tree (minimum 24-inch box size) provided for each 300 square feet of perimeter area between the property line and the parking area.

iii. Interior Landscaping. For parking lots greater than 5,000 square feet, an internal area of at least 10% of the total parking area shall be planted with a combination of trees and shrubs in accordance with the following standards.

1. Tree spacing shall be such that every designated parking space is within 30 feet of the trunk of a tree (minimum 24-inch box size). Landscaped fingers or “planted breaks” may be used.
2. If palm trees are used for interior landscaping, then other tree species with large canopies shall also be used.
3. Projects shall utilize plant materials consistent with the “Plant Palette” by street type identified in the [City of San Clemente Master Landscape Plan for Scenic Corridors](#) and Appendix A – Plant Selection Guide of the [City of San Clemente Design Guidelines](#).

c. Street Trees. Street trees along public streets shall be provided in accordance with the following standards.

- iv. Street tree selection shall be in compliance with the “Plant Palette” by street type identified in the [City of San Clemente Master Landscape Plan for Scenic Corridors](#) and Appendix A – Plant Selection Guide of the [City of San Clemente Design Guidelines](#).

- v. Street trees shall be provided at an interval of 30 feet along the entire length of the property line adjacent to a public street, except where driveway or utility locations prohibit placement.
- vi. Provide a 4-foot by 4-foot planting space or well under each tree.
- vii. The ground surface of the planting space or well shall be level with the sidewalk.
- viii. Use stone blocks or steel grates as approved by the City.

5. Building Equipment and Service Areas

6. Outdoor Lighting

7. Signage. Sign design and location shall comply with the objective requirements of [Section 17.84](#) (Sign Regulations).

B. Building Design Standards.

1. Building Form and Massing.

- a. Scale down the street-facing facades of buildings more than two stories high in order to reduce apparent height. Achieve this by stepping back the third story at least 10 feet from the street-facing property, or 5 feet from the building face, whichever stepback is greater.
- b. All building elements within 10 feet of street-facing property lines shall be limited to two stories in order to reduce apparent building height. If a building contains a third story, the third story shall be set back at least 10 feet from the street-facing property line. The third story stepback is not required to be uniform. A variety of methods to achieve the stepback may be used.
- c. All building elevations visible from public streets, adjacent properties, or internal courtyards should incorporate the following elements into their design:
 - i. Buildings over 2 stories in height shall have their third story set back at least 10 feet from the interior side property line and at least 10 feet from all street-facing setback lines, or 5 feet from the building face, whichever stepback is greater.
 - ii. Buildings over two stories in height that have frontages on a common open space or courtyard shall have their top story set back at least 5 feet from the building face at the courtyard.
- d. Building frontages on public streets shall include defined projecting or recessed architectural elements such as building or unit entrances, bays, bay windows, stair towers, balconies, verandas, porches, trellises, overhangs, and loggias count toward this requirement. Such elements shall occur at a minimum of every 30 feet and each story shall have at least two of the following features:
 - i. A recessed feature that has a minimum depth of 6 feet used to define courtyards, entries, balconies, porches, loggias, or other outdoor spaces along the perimeter of the building.

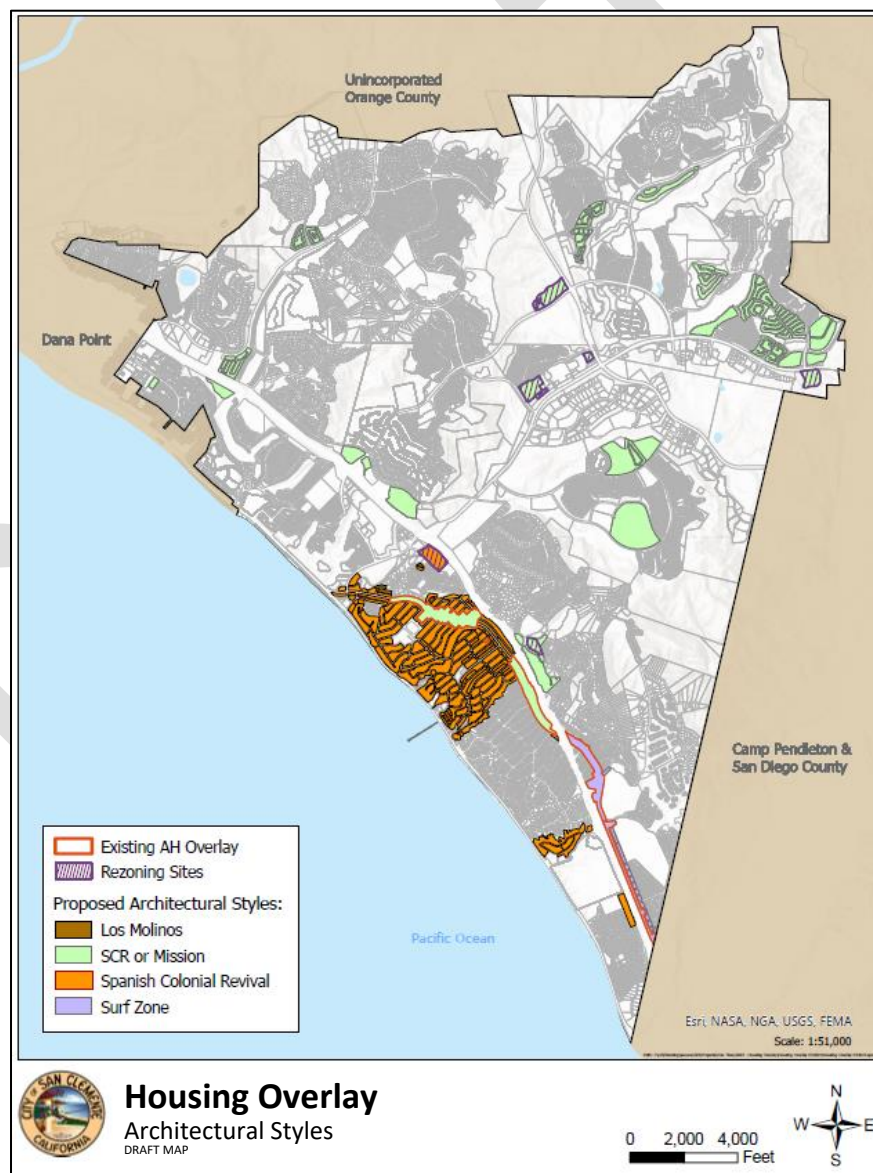
- ii. An extended or projected feature that projects a minimum of 2 feet and runs horizontally for a minimum depth of 4 feet used to emphasize architectural elements such as entrances, bays, stair towers, balconies, and verandas.
 - iii. Offsets of façade or roof line of 2 feet or greater.
 - e. Roof lines shall not extend horizontally by more than 20 feet in length without at least one prominent change as described below.
 - i. Provide variation in roof height of at least 24 inches measured from the highest point of each roof line. Variation in roof height shall be accompanied by plan offsets.
 - ii. Provide variation in roof form such as gable, hipped, shed, or parapet, pitch (i.e., low to medium), or orientation. Variation in roof orientation shall be accompanied by plan offsets.
 - iii. Provide variation in architectural elements such molding, cornices, eaves, overhangs, corbels, and brackets.
- 2. Building Entrances.** Entrances shall be oriented in accordance with the following standards.
 - a. Mixed-Use Buildings.**
 - i. Buildings located adjacent to public streets shall have primary (main) pedestrian entrances oriented to face adjoining street(s).
 - ii. Buildings not located adjacent to public streets shall have primary (main) pedestrian entrances oriented to face parking areas, walkways, or open space such as courtyards or plazas.
 - iii. Buildings with more than 100 linear feet of public street frontage shall provide frequent building entrances.
 - iv. Entrances shall be recessed a minimum of 2 feet from the sidewalk right-of-way.
 - v. Entrances shall be clearly recognizable from the street using one or more of the following methods:
 - 1. Awnings or canopies above an entry with an 8-foot minimum height above the finished grade.
 - 2. Architectural elements such as columns, porticos, overhanging roofs, or ornamental light fixtures.
 - vi. When non-residential and residential uses are in a vertical mixed-use structure, separate pedestrian entrances shall be provided for each use.
 - vii. The entrance to residential portions of the building or additional commercial suites (upper floors) shall be accessed through a street level lobby, architecturally integrated entry corridor, from an adjacent alley, or from an internal parking area.

- b. **Multi-Family Residential Development.**
 - i. Each unit entrance shall have a non-obstructed, direct sightline either toward the street or to an interior open space on the site such as outdoor courtyards or gardens. Entrances of units shall not be located to the rear of buildings, or open to parking areas.
 - ii. If more than 51 percent of the dwellings are oriented to open spaces within the site, then up to 25 percent of units may be oriented directly to the public street.
 - iii. Buildings shall not use enclosed interior corridors as primary entrances to dwelling units. Verandas, open passages, and other outdoor entry means shall be used instead.
 - iv. When an outdoor courtyard or garden is used as an entrance to dwellings, the courtyard or courtyard entry shall open directly to the street and sidewalk at the front of the site.
- 3. **Building-Street Edge.** The building-street edge is defined as the configuration of buildings and open spaces along the street frontage of the site. Where a multi-story development is proposed, one of the following building-street edge configurations at the ground level shall be used.
 - a. Continuous uninterrupted building edge at the sidewalk for the length of the street frontage.
 - b. Continuous uninterrupted building edge with recessed or projected covered walkway, pedestrian plaza, courtyard, or a combined building and pedestrian open space (e.g., patio or veranda), built to the sidewalk for the length of the street frontage. Any proposed recessed or projected features shall conform to Section 17.XX.050(B)(1)(d)(i-ii).
 - c. A combination of building, pedestrian open space, and parking frontage, parallel to the sidewalk for the length of the street frontage. The parking frontage shall conform to Section 17.XX.050(A)(2)(a).
- 4. **Additional Building Design Standards Applicable to Mixed-Use Buildings.**
 - a. **Storefront Transparency.**
 - i. At sidewalk level, buildings with commercial uses shall be primarily transparent.
 - ii. All glass in windows and doorways shall be 90 percent clear for maximizing visibility into stores. A minimal amount (2 to 3 percent) of neutral tinting of glass to achieve sun control is acceptable if the glass appears essentially transparent when viewed from the outside. Opaque, reflective, or dark tinted glass that obstructs interior views at the street level is prohibited.

b. **Public Realm.**

- i. At least 50 percent of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).

C. Architectural Design Elements. There are four distinct architectural styles that comprise San Clemente's character: Spanish Colonial Revival, Mission, Los Molinos, and Surf. All new development proposed within one of these architectural zones as identified in Figure 1 – Architectural Styles by Location shall comply with the architectural design standards for the applicable style zone.



1. Spanish Colonial Revival.

- a. Background.** The Spanish Colonial Revival Architectural Style emerged in the 19th and 20th Century and grew in popularity during the 1915 Panama-California Exposition San Diego and following the 1925 Earthquake in Santa Barbara that mandated Spanish Colonial Revival architectural style be used when rebuilding the City. Key characteristics of the Spanish Colonial Revival architectural style include clay tile roofs, stucco walls, arched openings and doorways, decorative tile work, and outdoor spaces such as courtyards, patios, balconies, and verandas.
- b. Applicability.** The properties designated on Figure 1 as Spanish Colonial Revival are required to comply with the standards below. Where specific architectural styles are silent on a feature, the standards in Section XX apply. For example, the building step backs required under Form and Massing in Section XX apply.
- c. Architectural Elements.**
- i. Form and Massing
 - 1. Asymmetrical building facades
 - a. A minimum of 2 or more roof planes
 - b. Each building façade shall incorporate a minimum of 1 vertical and 1 horizontal elements.
 - 2. For buildings with 2 or more stories:
 - a. The first floor shall have the tallest plate height by a minimum of 10%, followed by the second and third.
 - ii. Roofs
 - 1. Low-pitched (2:12 roof pitch or less) gabled and shed roofs are required.
 - 2. Hipped roofs may be used on architectural elements such as towers or turrets.
 - 3. Single-barrel mission terra-cotta clay tile shall be used on pitched roofs.
 - 4. Flat roofs, including roof decks, shall not be a structure's primary roof element visible from public right-of-way. Flat roofs, including roof decks, shall have a color and material that matches mission clay tile on pitched roof elements as closely as possible.
 - iii. Materials and colors
 - 1. Wall Surface
 - a. Provide uninterrupted stucco surfaces that are carefully scaled with traditional projections and recessions to provide strong shadow and interest.

- b. Stucco is the required surface cover. Stucco texture shall be a smooth-sand finish or (LIST OTHER ACCEPTABLE TRADITIONAL STYLES). Roughtsand and lace finish are prohibited.
- 2. Colors
 - a. Base - White or off-white.
 - b. Accent - Permitted traditional trim colors are dark blue, green, and brown.
 - c. Less than 3 colors shall be used on a building including base and any accent color. Roof color is not included in the number of building colors.
 - d. Clay materials, such as roof tiles and pavers, shall be terra-cotta red.
- 3. Ground Surface
 - a. Permitted materials are brick, tile, stone, and concrete
 - i. When concrete is used, it should be appropriately colored, textured, and designed in traditional geometric patterns.
- iv. Doors and windows.
 - 1. Window and door openings shall be inset a minimum pf 12 inches from the primary façade
 - 2. Door and window frames, and for the door and window mullions are required to be wood, painted or stained.
 - 3. Glass areas shall be broken up by mullions.
 - a. Reflective glass is not allowed.
- v. Decorative Details.
 - 1. All residential projects shall incorporate a minimum of 5 and mixed used projects shall incorporate a minimum of 5 decorative details listed below.
 - a. Steel Metalwork – traditional steel iron
 - b. Arches
 - c. Columns, Piers, and Pilasters
 - d. Cornices
 - e. Arcades
 - f. Exterior Staircase
 - g. Awnings
 - h. Towers
 - i. Chimneys

j. Cupolas

2. **Mission.**

- a. **Background.** The Mission architectural style is derived from the Mediterranean region which were often used in the design of the California Missions. Common features of Mission architectural style include stucco and plaster walls, low to medium pitched roofs, columns and archways, and exposed wood features.
- b. **Applicability.** The properties designated on Figure 1 as Spanish Colonial Revival or Mission have an option to comply with the either style. Where specific architectural styles are silent on a feature, the standards in Section XX apply. For example, the building step backs required under Form and Massing in Section XX apply.
- c. **Architectural Design Standards.**
 - i. Form and Massing
 1. Asymmetrical façade/elevations shall be used to avoid box-like structures and to break up building volume (example images to be provided).
 2. Two (2) or more roof planes are required.
 3. Buildings shall Follow Slopes - Buildings on sloping lots shall step down with the topography of the slope.
 4. For multiple story buildings, the first floor shall have the tallest plate height, followed by the second and third.
 - ii. Roofs
 1. Roof elements shall be made up of low (2:12 roof pitch or less) to medium-pitch (4:12 to 6:12) roof pitch varied roof lines.
 2. Gabled and shed roofs shall be the primary roof style.
 - a. Hipped roofs may also be used, but only on architectural elements such as towers or turrets. Mansard roofs are prohibited.
 3. Single-barrel mission terra-cotta clay tile shall be used on pitched roofs.
 - a. There shall be a double- starter row employed at the eve ends, and the tile wrapped in a traditional fashion around the rake gable of the building.
 - b. Tiles shall be laid in random or scattered fashion to avoid the uniform look associated with "S-Tile" and other non-traditional roof materials.

- c. "Pack-and-stack" mortar between clay roof tiles is also encouraged.
 - d. Other permitted tile is Mission or Concrete tile.
 - i. Concrete tile may only be used when manufactured to mimic clay tiles
 - iii. Materials and Colors
 - 1. Wall Surface
 - a. Permitted wall surfaces include adobe, stucco, stone, clay tile, wrought iron, plaster and wood.
 - b. When wood is proposed, it shall be limited to accent window trim and other decorative elements only
 - 2. Colors
 - a. Primary wall surfaces shall be white or off-white.
 - b. A maximum of 3 colors shall be used on a building including base and any accent color. Roof color is not included in the number of building colors.
 - c. Accents, trim, and highlighting features shall have colors that contrast with but complement wall surfaces.
 - i. The permitted traditional trim colors are dark blue, green, and brown.
 - ii. Extremely vivid, bright, and/or fluorescent colors are inconsistent with traditional Spanish architecture and are therefore prohibited.
 - d. Clay materials, such as roof tiles and pavers, shall be terracotta red.
 - iv. Doors and Windows
 - 1. Openings are to be placed and designed to suggest the thickness of traditional masonry buildings.
 - a. Window and door openings shall be inset no less than 12 inches from the primary façade to suggest wall thickness.
 - 2. Windows of either casement or a double-hung design are required.
 - a. The material used for door and window frames, and for the door and window mullions, is required to be wood, painted or stained. If glass is used, it shall be broken up by mullions. Reflective glass is not allowed.
 - 3. Decorative entrances on major street frontages (Street X and Street XX) are required.

- a. Decorative entrances shall include carved arched doors or heavy wood-panel doors emphasized by an inset of no less than 24 inches and include adjacent columns or pilasters; calved stonework pattern tiles.
- v. Decorative Details. When decorative details are proposed, the following standards shall apply.
 1. Steel Metalwork
 - a. Focal windows, such as triple-arched windows or windows with parabolic shaped grills of wood, iron or other traditional elaborations, are encouraged. If provided, decorative metalwork shall be traditional steel (iron). The use of anodized or mill finished aluminum is not allowed.
 2. Arches
 - a. Full Rounded Arches Extending from columns, pier or pilaster- When columns are proposed, full rounded arches of are encouraged. The arch and its support column shall be a minimum of 18 inches depth, with an articulated column base.
 - b. There shall be a minimum of 12 inches of solid wall surface between the keystone of a proposed arch and the next architectural element or ceiling.
 3. Columns, Piers, and Pilasters
 - a. Columns shall be round or square in shape with no capital or base.
 4. Cornices
 - a. To avoid a fake or planted- on appearance, the contour of the cornice shall be designed so its height and width are proportionate with the building design.
 5. Arcades
 - a. Use for Functional Outdoor Passageways. The use of this element strictly as a decorative feature is prohibited.
 - b. Placement for Articulation – Placement of arcades shall be against broad expanses of plain surfaces.
 - c. Use Full Rounded Arches - Full round arches are required.
 6. Exterior Staircase
 - a. Exterior staircases shall be compatible with the architectural character of the building. The tread shall be a stone or a Mexican paver, and the rise enhanced with a

decorative tile. The railing shall be a stepped or rounded-stucco wall that is a continuation of building form.

7. Metalwork

- a. Metal is encouraged and can be used: over windows, doors, and vents; as railings; as awning supports; balconies; and as weather vanes, etc.
- b. Metalwork shall be roughfinish and painted black or dark bronze when used. Smooth-finish milled and anodized metal is not allowed.
- c. Designed with Individual Bars - All metalwork shall be designed with individual bars. Individual bars shall be no less than ¼" inch thick and no more than 3" inches thick.

vi. Awnings

1. Canvas awnings, when proposed, shall be designed in the traditional form of a simple triangular shape with a catenary curve.
2. All supports used for proposed awnings shall be solid stock wrought iron.

vii. Towers/Chimneys/Cupolas

1. Projections may be used to emphasize important architectural elements such as entrances, bays, stair towers, balconies, and verandas. Elements higher up on a building, such as a tower, shall be scaled up.
2. Decorative towers, chimneys, and cupolas are encouraged. Metal imitations of the traditional style are not allowed. Materials permitted include stucco, brick, terra-cotta pipe, barrel tiles, or ironwork.

viii. Ground Surface

1. Outdoor flooring and ground surfaces shall be made up of highly durable materials.
 - a. Permitted materials are adobe, clay brick, natural stone, terracotta, Saltillo tiles, stamped concrete
2. When building surfaces and ground surfaces are the same (i.e. brick building surface and brick ground surface), the material of the building shall be scaled with geometric patterns related to the design of the building.

ix. Additional decorative details that are encouraged when proposed in compliance with the architectural design of the building:

1. "Campanario" - A scalloped wall pierced for the hanging of bells.

2. Ornamented Openings - Lavish embellishments heightening the sense of entry and arrival.
3. "Corredor" - Outdoor arcade for shaded protection and a place of gathering and walking.
4. Bell Towers - Tiered vertical elements for visual focus and orientation
5. Quadrangle - Courtyards or patios; a protected gathering place for relaxation and/or celebration, with a water element (fountain, pool, etc.).
6. 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.

3. Surf Zone.

a. Background. The Surf Zone is identified as one of the General Plan Focus Areas considered to have the most potential for change. The area is located along South El Camino Real (East of I-5). The design standards for this area features an eclectic mix of architectural styles, which together can be described as "Surf City" architecture. This is a mixture of Spanish Colonial, Mission, Contemporary/Modern, Atomic Ranch, Polynesian, and Seaside/Fishing, architecture styles.

b. Applicability. Applicable properties are east of State Route 5 (SR 5) and designated on Figure 1 as Surf Zone. These properties must comply with the additional standards outlined below. Where specific architectural styles are silent on a feature, the standards in Section XX apply.

c. Architectural Design Standards.

i. Form and Massing

1. Asymmetrical façade/elevations shall be used to avoid box-like structures (example images to be provided).
2. Two (2) or more roof planes
3. All buildings shall have articulated facades with massing breaks every 50'
 - a. Massing breaks can include Hawaiian lanai style patios, porches, and verandas, projecting or recessed entrances or windows, towers, balconies, trellises or loggias.

ii. Roofs

1. Roof shall be made up of steep gable roofs (10:12 roof pitch or greater) and low (3:12 roof pitch or greater) hipped roofs with long overhangs.

- a. Isosceles (sharp) triangular forms/shapes shall be used for the composition and design of the gable or hipped roof.
2. Wood beams shall be used to highlight roof lines and angular details that showcases architectural details, including roof lines and entryways.
- iii. Materials and Colors
 1. Walls
 - a. Given the eclectic nature of this style, various exterior wall surfaces are permitted. Permitted wall surface materials including:
 - i. Wood (i.e. unfinished lumber, finished and coated lumber, laminated wood)
 - ii. Steel (i.e. stainless, corten, galvanized)
 - iii. Masonry (i.e. Stone)
 - iv. Stucco
 - v. Concrete
 - b. Other non-traditional textures, such as roughsand and lace finish, are prohibited
 - c. A minimum of 2 different materials (i.e. brick, tile, stone, concrete) shall be used for the exterior of the building.
 - d. On visible walls with no windows or architectural features, a mural or green wall is permitted.
 2. Colors
 - a. Base Colors
 - i. The base tone of the building shall be associated with earth tones, or colors found on the beach
 1. Permitted colors are sandy beige and hues of soft blues, grays and greens)
 - ii. No two buildings shall share the same color scheme if they are next to or adjacent to each other.
 - iii. Adjacency does not include buildings behind or immediately across the street.
 - b. Accent Colors
 - i. Accent colors shall be used to accent a trim or highlight building details such as front door, mailbox, window frames, door frames, porch railing, and other framing details.

- ii. If furniture is integrated into the building, accent colors shall be used for these features.
- iii. Colors for accenting shall contrast the base color of the structure and draw attention to architectural details. The colors used for accents are not limited but shall be vibrant.

iv. Decorative Details

1. Awnings

- a. Fabric or other cloth awnings shall be an accent color that contrasts with that of the building;

- 2. Metal awnings, when used, shall be constructed of aluminum for durability and low maintenance.

4. **Los Molinos.**

a. Background. The Los Molinos district is a special industrial district center for the local surfing industry, manufacturing, arts and crafts, and business incubation. Most buildings with this style will be 1-2 stories with vaulted roofs, allowing for ample light to flood the interior of the building.

b. Applicability. Los Molinos is generally defined as properties within Los Molinos Industrial Park, Bonita Canyon Park (west of Calle Bonito), and residential parcels on Avenida De La Estrella and Calle Bonita.

c. Architectural Design Standards.

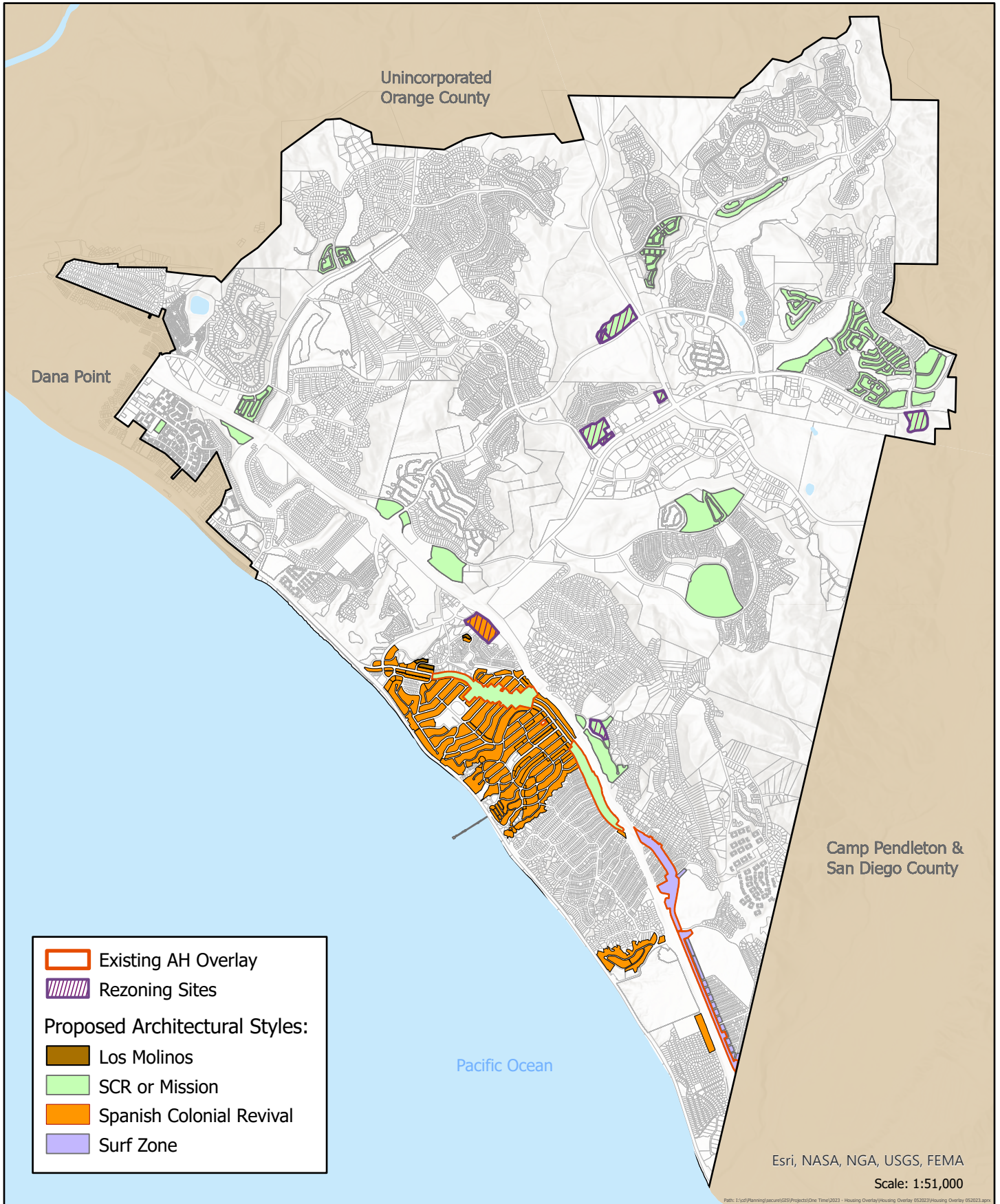
i. Form and Massing

- 1. Building heights and setbacks shall be varied (by height or change in articulation) to define different functions such as office and warehouse.

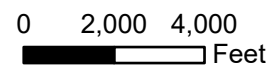
ii. Roofs

- 1. Built-up roofs shall be accompanied by parapets in order to screen the flat roof.
- 2. Roof aggregate shall be earth tone colors (warm and muted shades of brown, gray, beige and red) and applied dense enough to completely cover the roof.
 - a. Metal roofing systems with earth tone colors may be used; however, bright-colors and reflective surfaces are prohibited.
- 3. Roof equipment shall be screened from public view by being enclosed in a housing which is compatible with the architecture of the main building. Screening shall be organized on the roof to give an uncluttered appearance and painted to match the roof color.

- a. The only exception to roof equipment screening standards is equipment that contributes to the architectural character of the site and industrial district, such as windmills, water towers, and cisterns.
- iii. Materials and Colors
 - 1. Walls
 - a. Exterior walls shall have raw rough exposed materials as described below:
 - i. Permitted materials include pre- cast concrete, brick, split-faced block and ribbed finished corrugated metal wall systems.
 - ii. Bright colors and highly- reflective wall surfaces are prohibited. Earth tones are required.
 - 2. On visible walls with no windows or architectural features, a mural or green wall is permitted.
- iv. Doors and Windows
 - 1. Window façades are required on public street facing facades.



HOUSING OVERLAY Architectural Styles DRAFT MAP



Los Molinos Area

Excerpts of Specific Plan policies and subjective design standards relevant to Los Molinos architectural style:

Los Molinos is a special industrial district center for the local surfing industry, manufacturing, arts and crafts, and business incubation. This district includes properties shown on Figure 3-1 (Design Districts) and described generally below. For the district's architectural guidelines, see Section 306.C of the West Pico Corridor Specific Plan.

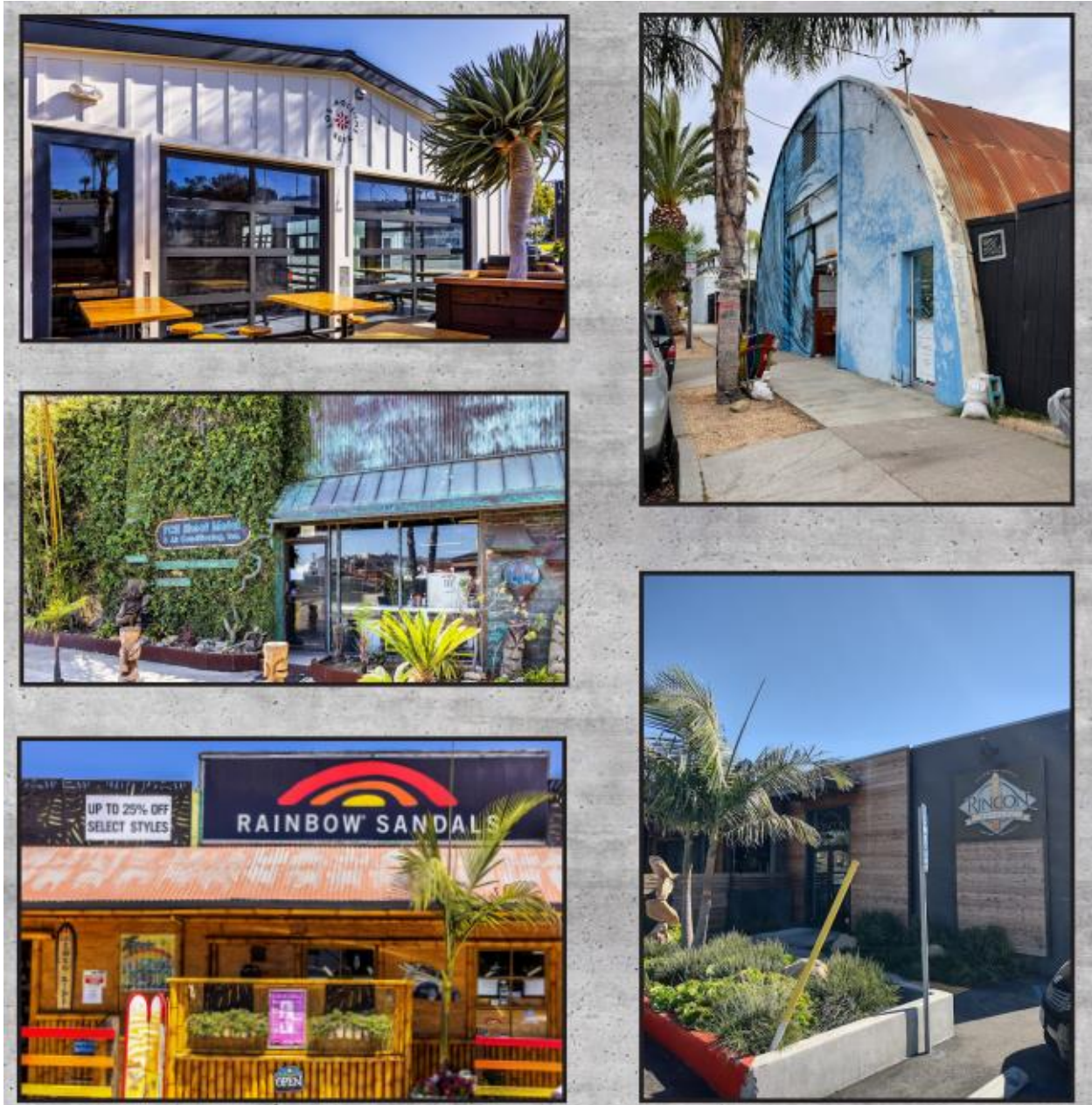
- Los Molinos industrial park.
- Bonita Canyon Park west of Calle Bonito.
- Residential parcels on Avenida De La Estrella and Calle Bonita.
- Rear of Neighborhood Commercial properties on North El Camino Real in the Architectural Overlay district shown on Figure 2-2 (Overlays). The properties slope down to and front Calle Valle and Los Obreros Lane within the Los Molinos Focus Area. Therefore, the rear of these parcels are visually a part of the Los Molinos district. Thus, improvements below the grade of El Camino Real are to follow Los Molinos district guidelines.

The following principles define the vision for the character of Los Molinos and application of this Chapter to development review:

- Projects should be compatible with, maintain the architectural character of, and showcase Los Molinos' heritage as a flex-use industrial center; distinctive from the "Spanish Village By the Sea" theme elsewhere in the City. Design elements in Los Molinos are welcome that fits the Los Molinos' industrial identity with details, textures, colors, materials, signage, landscaping, public art, and architecture that may be creative, varied, and fun to add interest to the area.
- Design should prioritize functionality first, and then design considering Los Molinos is an industrial area and this design principle is common for styles within the umbrella of industrial architecture.
- Use of varied, high-quality, raw rough materials and textures are encouraged to accent building forms or cover walls and roof surfaces as a character defining feature. These materials may have distressed or worked finish, as if they have years of heavy use and weathering. Examples include exposed brick walls, corrugated finished metal (e.g. acid wash or painted), concrete, stone, and steel beams, etc.
- Purposeful details, colors, signage, public art, and other eclectic flourishes that contribute and highlight the area's heritage, such as a sign, mural, or wall with a tile mosaic that has a surf theme or Rainbow Sandals teak facade and color palette.
- Landscaping to soften structures and screen parking, utility, storage, and service areas; while ensuring the function of properties is a priority.

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- Building equipment may be visible from public property if the equipment contributes to the architectural character of the site and industrial district, and the function of an industrial use, such as windmills, water tanks, and cisterns.
- While Los Molinos is an industrial area first, the Specific Plan also allows a variety of public facing uses, such as retail and restaurants. Properties with frontage on Calle De Los Molinos are more visible than parcels on collector streets such as Calle Valle. Industrial activities should be screened from public view with landscaping and enclosures, where public facing businesses should have inviting walk up access and pedestrian spaces. The photographs on the following pages are examples of projects that reflect these desired design principles for Los Molinos district.







3-9



These guidelines apply to the Los Molinos District shown and described in Section 302 above:

1. Landscaped Street-Edge
Street frontages should have 10 feet of public visible landscaping area between a street and parking lots, and public visible landscaping between a street and structures with adequate space to support street trees spaced at least four feet from the sidewalk.
2. Parking Lot Buffering
There should be a buffer area of at least five (5) feet between buildings and parking areas or driveways in order to avoid placing paved vehicular areas next to building walls. Except where there are walkways, this buffer area should be landscaped. Parking and circulation areas should be screened from the street by landscaping and berming.
3. Pedestrian Orientation for Visitor-Serving Commercial
Defined outdoor spaces, such as arcades, colonnades, and courtyards, should be provided for visitor-serving commercial uses on Calle De Los Molinos, such as restaurants with outdoor dining and service businesses. For these uses, the streetscape design should encourage pedestrian activity with the siting of buildings around common walkways that connect buildings.
4. Outdoor Lighting
Parking lot and outdoor lighting should be the minimum needed to accommodate safety and security, while minimizing impacts on surrounding residential areas. Decorative fixtures with shields to direct light downward should be used for overhead lighting. Bollard or other low-height lighting should be used whenever possible for pedestrian areas. Light fixture design should be consistent with the character of the project.
5. 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.
6. Screening of Service Areas
Service areas, storage yards (when they are a permitted use), and trash enclosures should be screened from public view by means of landscaping or in combination with fences or walls. Chain link fencing is not allowed.
7. District Identification Signs
Overhead or monument signage to identify the Los Molinos district at entries on Calle De Los Molinos is encouraged. Such signs may include logos and should be harmonious in scale, form, materials, architecture, and colors with project buildings, walls, and other structures. Signs must comply with SCMC 17.84, Sign Regulations.

Landscape Elements:

1. Project Entries

Major project entries should be designed as statements reflective of the character of the project in order to establish identity. Special paving textures, flowering accents, and specimen trees should be used to reinforce the entry statement.

2. Parking Area Screening

In addition to the Zoning Ordinance standards, 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.

3. Boundary Landscaping

Boundary landscaping should be installed along all property lines with at least one tree planted for every 30 lineal feet on average.

4. 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.

5. Street Trees

On local and collector streets, new development, major remodels, and redevelopment projects should plant street trees at an average ratio of one tree per every 25 feet of frontage in order to 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 10 feet of the sidewalk (or curb where there is no sidewalk). Care must be exercised to avoid potential impacts to existing sewer, water, gas, and utility infrastructure.

Streetscapes:

1. Sidewalk Width and Design

Calle de Los Molinos is the main collector street through the Los Molinos Industrial area. It provides pedestrian linkages for employees of the industrial area to reach the North Beach Village and/or the Pico Community Commercial area for lunch or convenience shopping. The public right-of-way is approximately eight feet in width along the street frontage. Within this right-of-way, generally there should be curb adjacent sidewalk, that is standard concrete, with street trees planted on private property. Mature tree trunks should be separated four feet from the sidewalk and spaced ideally 25 feet on center but primary emphasis on tree placement should be on yielding space compatible with the function and access of each site.

2. Street Tree Species

The following street trees are designated for Calle De Los Molinos: (1) *Cercis Occidentalis* (Common name: Western Rosebud) as the primary street tree. (2) *Magnolia grandiflora* 'Little Gem' (Common name: Little Gem Magnolia) as the secondary street tree. Plants should be selected that accent and complement architecture guidelines for the Los Molinos district, shown on Figure 3-1 above. A majority of Los Molinos properties are developed with constrained space

for landscaping so there may be less opportunity for minor remodel projects to fully bring properties into compliance with landscape requirements in the Specific Plan and Municipal Code. In these instances, efforts should be made to add landscape in space available that softens the appearance of the site, accents architecture, and improves the streetscene. Vertical plantings can be an effective option to add landscape when there is a lack of planter area between buildings and the street. For plantings, California native species should be used, unless the review authority determines natives are not suitable for site conditions and needs for the function of a site's use. The primary use of natives in Los Molinos is to distinguish the district's character from other City areas that specify for native plants to comprise a minimum of 60 percent of required landscape area. For trees in parking lots, *Quercus ilex* (Common name: Holly Oak) should be used unless an alternative is needed to address a site condition.

Architectural Guidelines:

1. Walls

Exterior walls are encouraged to have raw rough exposed materials, where practical with materials that contain integral color and texture such as pre-cast concrete, brick, split-faced block and ribbed finished corrugated metal wall systems should be utilized. Discourage bright colors and avoid highly-reflective wall surfaces. Earth tones are preferable. Colors should harmonize and provide contrast. Visual relief should be provided on long walls through pilasters, reveals, color and material changes, or small off-sets in plan view.

2. Entrances

Entrances should be located on street frontages when possible.

3. Form

Building heights and setbacks should be varied to define different functions such as office and warehouse.

4. Roofs

Careful attention should be given to the appearance of large flat roof surfaces from off-site properties. Built-up roofs should be accompanied by parapets; roof aggregate should be earth tone color and applied dense enough to completely cover the roof. Metal roofing systems with integral color (earth tone) may be used; however, bright-colors and highly reflective surfaces are strongly discouraged. Roof equipment should be screened from public view by being enclosed in a housing which is compatible with the architecture of the main building, unless equipment contributes the architectural character of the site and industrial district, and the function of a permitted use, such as windmills, water towers, and cisterns. If screening is appropriate, the equipment should be organized on the roof to give an uncluttered appearance and painted to match the roof color.

5. Signage

Signs should appear hand-crafted with a design that adds interest to and fits the architectural character of structures to which they are mounted upon. Lighting of signs should be shielded, and indirect (versus face-lit internal letters). If external lighting is used, fixtures should be carefully

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placed, nonobtrusive, and of an appropriate style. Encouraged sign types include but are not limited to:

- a. Projecting signs, with a hand-crafted appearance on decorative metal brackets.
 - b. Pinned-off metal or wooden letters applied to a wall.
 - c. Signs painted directly on a wall, awning or window.
 - d. Wood sandblasted signs.
 - e. Handcrafted or carved signs. Often, this style of sign is a sculpture of an object, such as a whale, fish, boat, etc.
 - f. Graphic logos are encouraged to be incorporated into the sign design.
6. Public Art
- The inclusion of public art in projects is supported, that is visible from the streetscene in particular. Though the City has no control over the content of art, and content has no factor in decision making; murals, mosaics, sculpture, and other art is encouraged that reflects surfing heritage and coastal resources, in addition to art that highlights the heritage and character of the Los Molinos area.

Surf Zone

Excerpts of General Plan policies and subjective design standards relevant to Surf Zone architectural style:

The Surf Zone is identified as one of the General Plan Focus Areas considered to have the most potential for change. The area is located along South El Camino Real (East of I-5). The design guidelines for this area features an eclectic mix of architectural styles, which together can be described as “surf City” architecture. This is a mixture of Spanish Colonial, Mission, Contemporary/Modern, Atomic Ranch, Polynesian, and Seaside/Fishing, architecture styles.

Style Description

The **South El Camino Real (East of I-5)** corridor’s proximity to prime surfing locations and the presence of various surf-related business gives the area a decidedly casual and eclectic atmosphere. The areas is envisioned as a visitor and local-serving corridor that serves as a hub to a wealth of outdoor recreation (e.g. San Clemente State Park and world class surf sports).

The City’s General Plan encourages the use of diverse architectural styles that reflect the eclectic character and local context of the “Surf Zone” area. Emphasis shall be placed on quality design and building materials per the Zoning Code and Design Guidelines. In this area, the General Plan provides the following policies related to design:

LU-14.01. Gateways. We maintain attractive gateways signifying arrival and reflecting the eclectic character of the Area at the following locations along the corridor: 1) the northbound I-5 freeway off-ramp near Avenida San Juan, 2) the I5 freeway on/off ramp midway between Avenida San Gabriel and Avenida Magdalena, and 3) the southern entrance to the area between the City boundary and Avenida Santa Margarita.

LU-14.02. Architecture at Gateways. We require new development in gateway areas to provide attractive, high-quality architecture, and visual screening and/or architectural treatments on all sides of buildings to provide attractive, welcoming City gateways.

LU-14.03. Surf Culture Design. We acknowledge and promote the South El Camino Real’s eclectic, surfing heritage by encouraging a wide range of architectural styles and materials, including “surf culture” architectural style, consistent with the City’s Design Guidelines.

LU-14.07. Corridor Residential Development. We require that sites developed exclusively for residential use are designed to convey a high level of quality in accordance with the Urban Design Element, Zoning Ordinance and Design Guidelines and require the incorporation of features to ensure their compatibility with adjacent commercial uses and adjacent neighborhoods, including the following:

- a. buffer the residential from abutting commercial uses;
- b. adequately mitigate the noise, traffic (automobile and truck), and lighting impacts of abutting commercial use;

- c. design and site units to provide adequate security and privacy for tenants; and
- d. prevent adverse impacts on the integrity and continuity of other commercial uses;
- e. (for sites developed exclusively for multi-family uses) provide on-site recreation and open space amenities which are designed and sized to be accessible to and usable by tenants.

Residential Design Element Options

A. Form and Massing

- a. Asymmetrical façade/elevations
- b. Multiple roof planes
- c. Articulated facades with massing breaks every 50'
- d. Most buildings with this style will be 1-2 stories with vaulted roofs, allowing for ample light to flood the interior of the building
- e. Hawaiian lanai style patios, porches, and verandas

B. Roof Design

- a. Combination of steep gable roofs and low hipped roofs with long overhangs
- b. Isosceles (sharp) triangular forms/shapes
- c. Wood beams highlight roof lines and angular details night lighting showcases architectural details, including roof lines and entryways.

C. Walls and Window Design

- a. Wood and stone facades, bricks not permitted

D. Materials and Colors

a. Base colors

- The base tone of the building will be associated with earth tones, or colors found on the beach (i.e. sandy beige and hues of soft blues, grays and greens)
- No two buildings will share the same color scheme if they are next to or adjacent to each other
- Variance in materials (i.e. wood, brick [painted to follow the base color expectations], concrete) for the exterior of a building is encouraged.

b. Accent Colors

- Vibrance through strategic use of color is permitted and encouraged in moderation (i.e. front door, mailbox, window frames, door frames, porch railing, and other framing details)
- If furniture is integrated into the building, accent colors are permitted to be used
- Colors for accenting are expected to contrast the base color of the structure and draw attention to architectural details – the colors for accents are not limited, but expected to be vibrant and attractive.

c. Doors and Entry Ways

- Colored doors shall be in an accent color that contrasts with that of the building, creating visual interest
- Door-frames shall be in a contrasting accent color in applications where the door is the same color as the building
- Doors shall conform to any dimensional requirements of American with Disabilities Act (ADA)

d. Lighting

- Lighting elements and fixtures shall conform to the centennial general plan and shine downward and away from residences, maintaining dark night skies
- Signage will be lit in such a way that conforms to the centennial General Plan
- A combination of street and architectural lighting will contribute to a safe and comfortable night experience

e. Numbers and Letters

- Numbers and lettering on buildings are large and visible to those passing by
- Lighting will be used for all business addresses to enhance visibility at night
- The font of lettering and numbers will be not include serifs, unless it is a part of a business' branding
- The color and/or material of the numbers and lettering will contrast the material and/or color of the building or structure they are on

f. Materials and Textures

- Wood (i.e. unfinished lumber, finished and coated lumber, laminated wood)
- Steel (i.e. stainless, corten, galvanized)
- Masonry (i.e. brick, stone)
- Stucco
- Concrete

Decorative Accents and Details

a. Awnings

- Fabric or other cloth awnings will be in an accent color that contrasts with that of the building
- Metal or wood awnings should be designed in a way that is both visually interesting and functional
- Metal or wood awnings should be constructed of materials that complement the building and required little maintenance and upkeep

b. Signage

- Signage should be designed at a scale that is in accordance with the building, and does not overwhelm its architecture
- Overhanging signs shall be designed at a smaller, human scale as they are meant for pedestrian users
- Tall, vertical signage shall be designed at a larger scale to complement the building façade and justify their size
- Signage text shall conform to numbering/lettering standards, primarily in regard to clarity

c. Facades

- Building facades should be visually interesting through design articulation, variety of building materials, and design elements, and color palette.
- Recessed doors and entryways are encouraged to break up a series building when there is no setback from the sidewalk
- Green walls are permitted where feasible and on building faces with no windows
- Murals are encouraged on building facades with no windows.