La Palma has identified six sites that offer potential for economic development and redevelopment in a manner that could bring additional needed commercial/retail services and revenue into the City, La Palma has an opportunity to showcase progressive planning principles that will attract new businesses and help create a thriving, urban environment that generates pride in La Palma's residents and those who visit.

DRAFT
6.10

city of la palma
planned neighborhood development design guidelines

downtown solutions

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table of contents

chapter topics

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1.0 introduction

The PND design guidelines are intended to provide clear and useful recommendations for the design, construction, review, and approval of development in the six sites identified in the City of La Palma Planned Neighborhood Development Zone. They are meant to be used in concert with the City of La Palma Municipal Code and form a basis for evaluating projects. They are presented with a collection of images to best illustrate the design details that embody the vision for new development. The guidelines are offered as one way of achieving attractive and functional projects that will realize the goals of both the City and the development community.

Architects, designers, and developers are urged to become familiar with these design guidelines. They are to be applied to the design of projects from the very beginning to ensure that the design, review, and permitting processes are as efficient as possible. Architects, designers, and developers are also urged to recognize that these guidelines are a minimum starting point for quality development. It cannot be claimed that these guidelines encompass every conceivable technique for achieving a high level of design quality. Designers are encouraged to use their own creativity and local experience to implement the highest quality of design.

The design guidelines may be interpreted with some flexibility in their application to specific projects, as not all design criteria may be applicable to each project. In some circumstances, one guideline may be relaxed in order to accomplish another, more important guideline. The overall objective is to ensure that the intent and spirit of the design guidelines are followed and to attain the best possible design.

Context for Development

The City of La Palma is largely built out and projects within the PND will be infill projects. Therefore, each project needs to be reviewed on it's own merit and with sensitivity to issues pertinent to the individual project. Sensitive elements like adjacency issues (especially when development is proposed next to residential), parking limitations, the opportunity to consolidate lots in order to accommodate compact projects, and zoning issues (e.g., location and number of parking spaces, allowed/conditionally allowed, and prohibited uses that make sense to the site in question, etc.) all need to be carefully considered by the La Palma Planning Department, Planning Commission, and City Council.

Meaning of "should" "shall" "encouraged" and "discouraged"

- Guidelines that embody the word "should" are intended to be applied as stated. However, an alternative measure may be considered if it meets or exceeds the intent of the guidelines.
- Guidelines using the words "shall" are mandatory and must be included in the project's design.
- Guidelines using the words "encouraged" or "discouraged" are desirable or undesirable, but are not mandatory.

Use of illustrations and photos

The images used to illustrate the guidelines should be reviewed in reference to the specific guideline the image is associated with and not with all the guidelines within the document (i.e., an image used to illustrate an encouraged building material may also contain a site condition that is not encouraged). The intent is for the reader to focus on the portions of each graphic highlighted with the caption, call outs, and associated text. Additionally, though an image may only illustrate a portion of the guideline it is associated with, the intent of the entire guideline should be met. The illustrations and photographs depict examples or options for implementation of a recommended policy.

Who Are These Guidelines For?

Property Owners

The PND design guidelines provide property owners and project architects with a clear understanding of the design elements that are desired for new neighborhood commercial development projects and for reconstruction and remodeling of existing neighborhood commercial projects in the PND zone district within La Palma. This document will work in conjunction with the zoning provisions of the City of La Palma Municipal Code and will provide a clear set of expectations and responsibilities for property owners, developers, and architects.

Design Professionals and Developers

The guidelines provide a narrative, illustrative, and graphic direction for project design and construction. The guidelines will serve as an informational tool that can provide a link between the property owner and the designer or developer and will clarify the elements of desirable quality design.

City Staff

City staff will use the guidelines to assist owners, applicants and their design team representatives with project processing. The guidelines serve as the basis for evaluating proposals for quality of design.

Review Bodies

The guidelines provide the City of La Palma Development Committee, Planning Commission, City Council, and other reviewing bodies with a basis for evaluating quality of design for an applicant.

Organization and Content

The design guidelines identify salient elements of a comprehensive design policy, and serve as a framework for each individual project. Adherence to these guidelines will help to ensure projects develop in a sensitive manner, are respectful of adjacent properties, and exhibit the degree of architectural and design integrity that is desired and required by the City.

Ultimately, the goal of these design guidelines is to ensure that projects within the Planned Neighborhood Development Zone in La Palma are a source of tremendous pride for City residents, and create an environment that compels people to live, shop, and spend time there.

2.0 design guidelines

The following are design guidelines to be utilized by the City's Planning Department and other review bodies as mentioned in chapter one when evaluating and approving developments within the Planned Neighborhood Development (PND) zone district.

Overall goals:

1. To promote economic viability and sensitivity to design contexts and individual neighborhood character crucial to the success of any infill or redevelopment project.;
2. To protect the pedestrian and enhance the pedestrian environment and scale;
3. To design parking that is appropriate to each use and also promotes safe interaction between vehicles and pedestrians;
4. To ensure that retail/commercial uses serve the community needs;
5. To ensure compatibility between adjacent uses; and ultimately
6. To encourage high quality infill development that is comprised of desirable commercial uses.

Photograph depicting the overall goals of the La Palma PND design guidelines.

2.1 Site Design:

Building Placement

1. The siting and orientation of each building shall be considered as it relates to its specific parcel, its affect on adjacent parcels, and, as it occurs, the massing of consecutive lots.

2. Building siting shall take advantage of the visibility of a location on a major arterial by orienting storefronts, public spaces or accent landscaping to the street frontage.

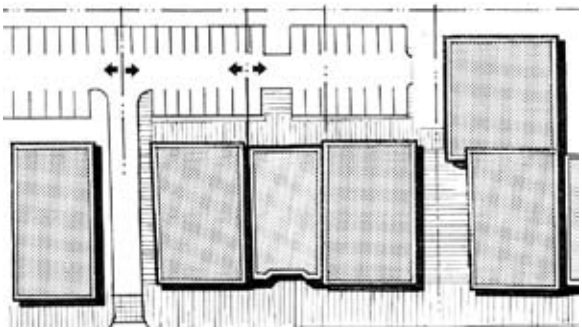
3. The number of curb cuts should be minimized to make the sidewalks and pedestrian areas safer and more walkable.

4. Consolidation of building sites is encouraged to reduce the number of access drives from major roadways, and shared driveway access is encouraged whenever practical to further reduce vehicle/pedestrian interactions and safety concerns.

5. The ground floor of any new building should be located near or along the front property line and also incorporate into the site design arcades, landscaping, shade trees, and benches as well as outdoor dining areas to encourage pedestrian activity.

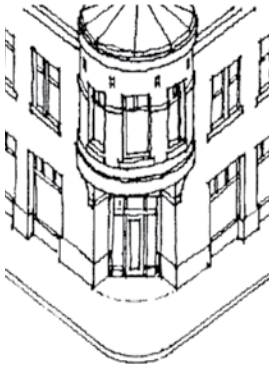
6. Projects at intersections shall ensure that design treatments are continued on all street frontage elevations to provide visual interest to pedestrians.

7. Projects located at signalized intersections should include pedestrian-oriented, community-serving commercial uses. (e.g. bookstore, coffee shop, restaurant)

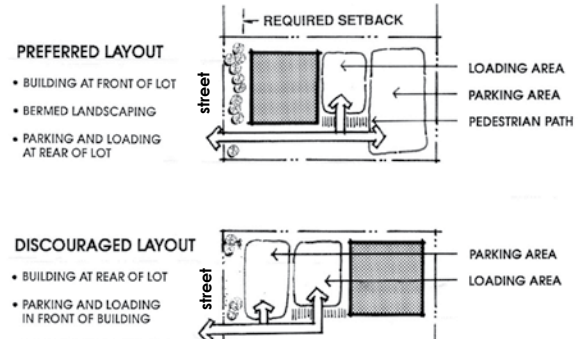


Shared parking and reciprocal access agreements are encouraged

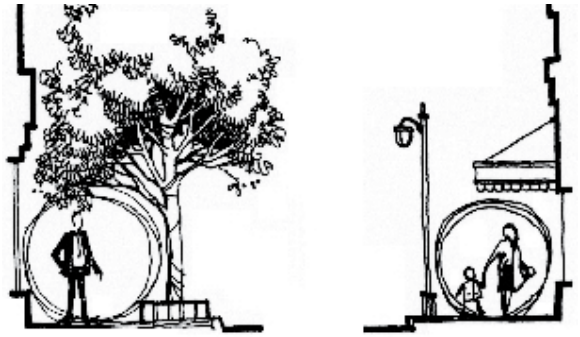
Outdoor dining adds interest and enlivens the streetfront



Facade treatments at intersections should be holistic and continue on all sides of the buildings visible from the street



A successful site design locates service areas and parking to the rear of the building



A safe and friendly pedestrian environment encourages people to walk, shop, and linger.

Examples of successful ways to screen loading areas, trash and utility equipment from view.

8. Public patios and open space areas should incorporate both sunny areas and shaded areas, and be designed as an integral aspect of the site design.

9. Whenever possible, lots should be consolidated to ensure a project is at least 10,000 square feet. This allows for heightened design criteria, more efficient design, and an improved pedestrian experience.

10. Loading facilities and service areas shall be:

- Architecturally integrated into the building;
- In the least conspicuous part of the site; or
- Located at the rear of the site.
- When adjacent to residential uses, shall be screened from view.

1. Loading facilities and service areas Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) shall be screened from the view of public streets and neighboring properties.

2. Noise impacts shall be mitigated by appropriately orienting and visually screening loading facilities, service areas and mechanical equipment from public rights-of-way and adjacent uses.

2.2 parking and circulation

1. Provide site access, parking, and circulation that is arranged in a logical and safe manner for pedestrians and vehicles;

2. To the maximum extent feasible, common or shared service and delivery access

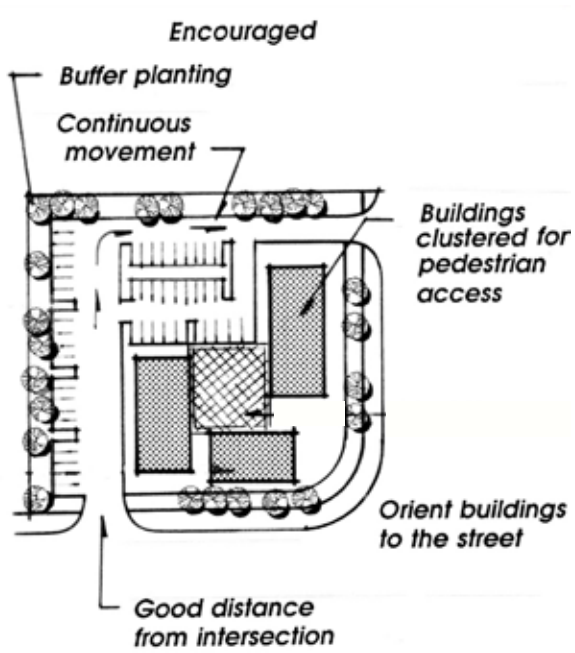
shall be provided between adjacent parcels and/or buildings.

3. Parking and loading/unloading areas shall not create stacking/queuing issues at ingress/egress points. Site design plans must ensure that adjacent streets and neighborhoods are not adversely impacted by vehicles entering and leaving the site.

4. The design and development of off-street parking should focus on enhancing the pedestrian-oriented streetscape environment. Some elements of design to incorporate are:

- Reduce possible conflicts between vehicular and pedestrian traffic, particularly at ingress/egress points and crosswalks;
- Reinforce the distinction between the street edge and the pedestrian environment;
- Provide adequate on-site circulation, separate pedestrian walkways between commercial buildings, centers and adjacent uses, and designated service vehicle zones; and
- Develop parking configurations that incorporate safe pedestrian circulation with a pleasant appearance through the use of canopy trees for shading, colorful accent plantings, and interesting hardscape elements;

1. The city may require access easements to ensure that pad sites or adjacent parcels have adequate access if ownership patterns change.



This site configuration provides good circulation, landscaping that buffers the parking and pedestrian access

Providing shade in parking lots reduces the heat output of the parking lot and provides a more pleasant experience for the pedestrian

Proper corner treatments provide a clear view and enhance the public realm while adding architectural interest in design

Accent trellises, window design and landscaping used on this corner lot continues on the side of the building

2.3 building design

Intent:

Planned Neighborhood Development Zone projects should take their architectural design cues from traditional urban environments. Appropriate building scale, height, and massing, along with high quality detailing, articulation, and materials will engage the pedestrian and be viewed as a positive addition to the public realm. Each project should possess a distinguishable identity and identifiable design.

1. Building plans, facades, and architectural details should be designed to create visual interest at the street level (e.g., staggering the frontage of the building, recessing doors and windows, providing awnings and canopies for weather protection and scale, and visually extending interior spaces outside through paving and glazing.

2. Special architectural features that highlight buildings on corner lots should be considered such as:

- Corner entrances, bay windows and towers;
- Angled corners or walk-through arcades;
- Balconies on corner buildings with two or more stories;
- Accent trellises and landscaping that provides visual interest and continues along street side facades; and
- Storefront windows, display cases and other elements that provide visual entrances to facades along side streets are also appropriate.

- When not adjacent to residential, three or four story buildings are preferred to ensure sufficient bulk at a major corner. Additional floors may be considered, depending on individual site considerations and overall design.

1. Uses that activate the public realm, such as restaurants and cafes that have outdoor dining are highly desirable. Outdoor seating, dining, and even retail displays help create an inviting pedestrian zone.

Outdoor seating in restaurants and cafes can be integrated into the project design in many ways

2. Pedestrian amenities should be provided (e.g., outdoor seating, bus waiting areas, trash receptacles, bicycle racks, public art, potted plants, etc.).

building form + articulation

1. All Elevations visible to the public should have full architectural integrity and be designed to maximize visual appeal by using vertical and horizontal plane breaks.

2. Building design should employ clean, simple, geometric forms and coordinated massing to produce overall unity, scale, and interest.

- Design elements should be consistent with architectural style through the use of authentic materials and detailing.
- Building entrances should be clearly defined and inviting.
- Entrances to lobby/reception areas and service areas should be clearly defined.
- Articulate building forms and elevations to create varied roof lines, building shapes, and patterns of shade and shadow;

1. The building should have a defined and significant top edge and a perimeter parapet to stylistically define the building.

2. Roofs shall have no less than two (2) of the following features:

- Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view are appropriate. Parapets shall feature three dimensional cornice treatment and shall be the primary means of screening roof top equipment;


The location and design of the building entry can greatly contribute to the quality of the public realm.

Varying street facades, architectural treatments, and styles creates a fun, dynamic environment.

Strong accent, colors chosen wisely and used sparingly, enhance the architectural style and add pizazz

- Overhanging eaves, extending no less than three (3) feet past the supporting walls;
- Sloping roofs that do not exceed the average height of the supporting walls; or
- Three (3) or more roof slope planes.

1. Variations in building height and massing as well as articulated facades are strongly encouraged as they contribute to community image, provide a human scale, and improve the pedestrian experience.

2. Corner entries on major intersections, can be used as opportunities to activate the street and intersections.

3. Intersections also provide great opportunities to showcase unique and interesting storefront facades.

building materials + finishes

1. High-quality materials convey a sense of permanence and impart to the community that the building is well cared for and respected.

2. Materials and colors should be selected to unify the building appearance and complement the architectural style. Avoid overly vibrant colors and monochromatic color palettes.

3. In general, no more than three colors shall be used on any facade, including "natural" colors such as unpainted brick or stone.

4. Contrasting colors shall be used to accent architectural details and entrances however vivid color shall be limited to one per building.

5. The number of different wall materials

used on any one building shall be kept to a minimum, ideally two. The following materials are considered appropriate for building walls within La Palma:

- Smooth block (excluding cinderblock)
- Granite
- Marble
- New or used face-brick
- Terra cotta
- Metal
- Stucco (smooth or hand troweled)

7. Accent materials shall be used to highlight building features and provide visual interest and shall consist of one of the following:

- Wood (or fiber cement look alike for replacement purposes)
- Glass
- Glass block (storefront only)
- New or used face-brick
- Concrete
- Stone
- Cloth (awnings only)
- Plaster (smooth or textured)
- Painted metal
- Wrought iron
- Cut stone, rusticated block (cast stone)

Recommended material palette for La Palma should promote a heightened aesthetic but also be graffiti resistant.

A combination of materials works to emphasize the showcase glass entrance

Materials shall be true to the architectural style of the building

- Terra cotta

8. The following exterior wall materials are prohibited:

- Highly reflective or opaque glass (ground floor)
- Imitation stone (fiberglass or plastic)
- Textured Stucco

This building illustrates thicker walls at the base and the use of high-quality materials.

Landscaping softens the building edge and adds appeal from the street edge.

- Rough sawn or "natural" (unfinished) wood
- Pecky cedar (textured wood caused by a fungus during the tree's growth)
- Used brick with no fired face (salvaged from interior walls)
- Imitation wood siding, excluding fiber cement may be considered on a case by case basis
- Plastic panels

2.4 landscape

1. Landscaping shall complement the overall design theme and improve and complement all visible exterior facades.

2. Landscaping, especially unique and colorful plantings, shall be included between parking lots and commercial buildings, as well as around the entire base of the structure to frame and soften structures, to define site functions, to enhance the quality of the environment, and to screen undesirable views.

3. All areas not covered by structures, service yards, walkways, driveways, and parking spaces shall be landscaped.

4. Landscaping shall be used to provide project amenities and to screen parking and equipment areas and on trash enclosures and service facilities to screen walls and help deter graffiti;

5. Landscape materials should be large enough at planting to provide effective screening, and be capable of growing to the height and density desired within a reasonable period of time.

6. The proposed plant materials shall be drought-tolerant. Water conservation shall be an important criterion for plant material selection.

7. Landscaping must be well maintained with drip irrigation systems for trees/garden beds and pots that does not drain across the pavement.

8. A privacy wall and/or landscape buffer along the common edge between uses shall be used to mitigate the potential impacts of commercial uses on adjacent residential land uses.

9. A landscape buffer shall provide full screening and should consist of Canopy trees planted 30 feet on center; intermittent shrubs and groundcover, with a mature or maintained height not to exceed 6 feet. Plantings may be adjacent to walls and fencing.

2.5 lighting

1. The basic requirement of lighting is to make the pedestrian environment safe and secure. However, lighting design should enhance a building's architecture and highlight important design features (e.g., entrances, towers, etc).

2. Special lighting effects that enhance the attractiveness of commercial streets, restaurants, and entertainment venues for pedestrian traffic are encouraged.

3. Light fixtures shall be architecturally compatible with the structure's design.

4. Parking and security lights shall not be obtrusive to neighboring residential properties.

The use of natural landscaping or pots and planters complement the adjacent structures and creates a dynamic and engaging storefront

Pedestrian paths are accented with pavers, landscaping, shade trees, and appropriate lighting.

Signs, an integral design element, are a great opportunity to create a special place and environment and are essential to retail success

With the building located along the street frontage, focus is on the structure on the street making the drive-thru a secondary component

5. The design of exterior parking lot lighting fixtures shall be compatible with the architecture used in the development and not be on poles over 25 feet high.

2.6 signs

1. Building signs shall comply with Chapter 26, Article III Division 5 of the La Palma Municipal Code. A master sign plan is required.

2. Building signs should be integral to the façade design, placed in the sign band above the first floor windows or on blank wall areas specifically intended for signs.

3. Signs can be internally illuminated individual letter signs or externally illuminated traditional board signs. Internally illuminated box signs, temporary and/or excessive window signs, neon signs, florescent signs, and cloth/ plastic banners are not allowed.

2.7 drive-through businesses

Careful attention is needed for auto orienyed uses to be pedestrian friendly

Site Planning

1. The building shall be the predominant visual element along street frontages, not parking lots or drive-through lanes.

2. Drive-through aisles shall be located towards the rear of the building, away from the street frontage, and screened from adjacent parking areas through landscaping and walls.

3. Buildings with drive-through services shall be "built-to" the minimum front setback

lines.

4. Drive-through lanes shall not exit directly to the main entrance. Drive-through aisles should provide a minimum 30-foot outside radius for any curve.

5. Whenever possible, the main structure shall be sited as to maximize the distance for vehicle queuing while screening the drive-through operations.

Stacking Lanes

1. Stacking lanes and driveways shall be incorporated into the overall site plan landscape and streetscape concept.

2. Stacking lanes or driveways shall not be located between the building and the street or where a setback is required.

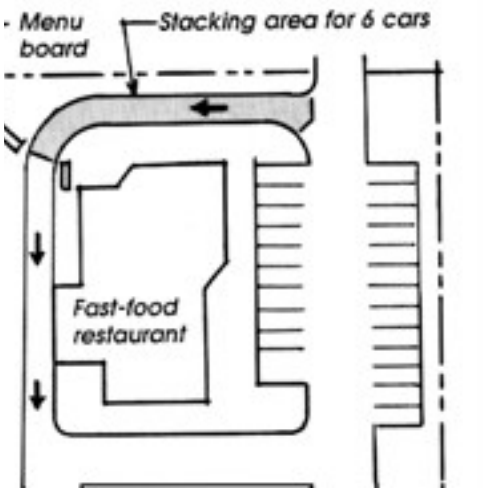
3. Whenever possible, locate stacking lanes and driveways out of view of the public street and/or sidewalk, at the rear and/or flank of the building

4. A minimum of 6 stacking spaces on site shall be provided for restaurant and food sale use drive-through facilities.

5. A minimum of 5 stacking spaces shall be provided on site for pharmacies and similar non-food related drive-through facilities.

6. Paved areas, such as stacking lanes, shall be minimized and water permeable surfaces and soft landscaped areas maximized to contribute to the appearance and environmental sustainability of the site.

7. Multiple windows servicing a single stacking lane (e.g. order window, payment



TO BE REPLACED

A good example of a drive thru site plan with proper location of circulation, parking and stacking lanes

Drive thru storefronts should be open and welcoming.
WILL REPLACE WITH LOCAL DRIVE THRU YOU LIKE

A drive thru with good flow thru circulation, parking to the side and rear

Well marked entries and using multiple windows reduces customer pick up time and the need for a long que

window, pickup window) shall be considered to promote reduced idling.

Circulation

1. Parking facilities adjacent to a public street shall provide pedestrians with a point of entry and clear and safe access from the sidewalk to the entrance of the building(s).

2. The layout of parking facilities shall be designed so that pedestrians walk parallel to moving cars.

3. Pedestrian and vehicular entrances shall be clearly identified and easily accessible to create a sense of arrival. The use of enhanced paving, landscaping, and special architectural features and details is required.

Architecture

1. All building elevations shall be architecturally enhanced.

2. On a corner site, the building's height relative to the street width shall be sufficient to define the street edge and corner and shall add interest to the street, direct pedestrians, provide visual relief and create or extend the street wall.

3. Branded architecture shall be discouraged. unless compatible with local context.

4. The height of the building or facades facing the street shall be maximized to achieve an appropriate scale to define the street (i.e. by maximizing ceiling height, parapet height and through roof design).

5. The length of the building shall be maximized at the front lot line or setback line (at both streets on a corner lot).

6. Stand alone buildings shall be avoided and the building and drive-through facility shall be incorporated into larger, multi-use buildings when possible.

1. A two story building shall be provided where necessary to be compatible with existing

structures and projects in the immediate area.

2. Walls along the street face and visible from the street, shall be transparent to maximize views in and out of the building and the relationship between interior and exterior to support and animate the public street and sidewalk.

3. Buildings shall incorporate a full roof with built-in roof top wells for mechanical equipment screening.

4. A canopy shall be provided at the drive-through pick-up window area.

5. Landscaping shall be placed around the perimeter of the building and where possible, provide shade cover for the que.

2.8 Franchise and Corporate Business

The distinct architectural designs of many Franchises or national chains must respect the following standards to create unique buildings that are compatible with the existing structures and character of La Palma.

Architecture

1. The scale, design character, architectural style and materials of franchise / corporate architecture shall be consistent with adjacent buildings. Natural materials, such as brick, stone, etc., shall be used where applicable.

2. No franchise/corporate buildings or portions thereof shall be more than two stories in height.

Above are three examples of how corporate architecture can be designed to be harmonious with the community character

Example of appropriately scaled and designed branded restaurant front facade that will add to the overall aesthetic of the project and incorporate the proper tone.

This use of colors, logo and signage are distinct yet compatible with the architecture of the building

Color and Lighting

1. Color(s) used by franchise/corporate buildings shall be considered carefully to be appropriate within La Palma.

2. Colors shall complement the existing colors used on adjacent buildings or other buildings in La Palma..

3. Franchise/corporate colors shall be consistent with the architectural style or period of the building.

4. Bright or intense colors are not allowed, unless on appropriate architectural styles and reserved for more refined detailing and transient features.

5. The use of symbols and logos can be utilized in place of bright or intense corporate colors.

6. Lighting of logos shall be compatible with the primary building and respect adjacent buildings. Bright and intense lighting is strongly discouraged.

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3.0 glossary

The following terms are meant to be helpful to the reader and user. Not all terms will be found in the text. However, they were carefully chosen to aid in the planning and review of neighborhood commercial projects.

aesthetics. Characterized by a heightened sensitivity or appreciation of beauty and often discussed in conjunction with view impacts.

accessibility. A means of approaching, entering, exiting, or making use of; passage. The right to approach, enter, exit, or make use of; often used in the form of disabled accessibility.

alleys. A narrow street or passageway between or behind a series of buildings.

amenities. Something that contributes to physical or material comfort. A feature that increases attractiveness or value, especially of a piece of real estate or a geographical location.

arcade. A roofed passageway or lane. A series of arches supported by columns, piers, or pillars either freestanding or attached to a wall to form a gallery.

architectural element. An integrated component of the design of a building, including walls, windows, entryways, rafters, roofs, neon bands, and other physical components.

architectural type. A structure defined by the combination of configuration, placement and function. The types used in the document are as follows:

articulation. The small parts or portions of a building form that are expressed (materials, color, texture, pattern, modulation, etc.) and come together to define the structure.

asymmetry. Irregular correspondence of form and configuration on opposite sides of a dividing line or plane or about a center or an axis; having unbalanced proportions.

attached. Joined to or by a wall, especially by sharing a wall with another structure; not freestanding.

awning. A roof-like structure, often made of canvas or plastic, that serves as a shelter, as over a storefront, window, door, or deck.

balcony. A platform that projects from the wall of a structure and is surrounded by a railing, balustrade, or parapet.

beautification. The transformation of barren or uninteresting spaces, buildings, structures, forms, into a comfortable and attractive place or environment.

berm (berming). An artificially raised area of soil or turf intended to screen undesirable attributes of a project or site.

block. The aggregate of private lots, passages, common drives, and lanes, often bisected by thoroughfares (i.e., alleys or driveways).

brick. A regularly shaped piece of clay hardened in the sun or by the heat of a kiln and intended for building.

buffer. A term often applied to landscaped areas separating incompatible land uses. Can also mean an area of a "transitional" land use that lies between two incomparable land uses.

building height. The vertical distance from the adjacent grade to the highest point of a structure or other object, Height limits to not apply to masts, belfries, clock towers, chimney flues, and similar structures other than a building with a pitched roof.

building placement. The maximum envelope available for placing a building on a lot.

build-to line. The line where construction of a building façade is to occur on a lot. A build-to line runs parallel to, and is measured from, the front property line and is established to create an even (or more or less even) building façade line on a street.

canopy. A protective roof-like covering, often of canvas, mounted on a frame over a walkway or

door or niche; often referred to as an awning.

colonnade. A row of columns forming an element of an architectural composition, carrying either a flat topped entablature or a row of arches.

column. A supporting pillar often consisting of a base, a cylindrical shaft, and a capital.

complement. In new construction, it means to add to the character of the area by attempting to incorporate compatible architectural styles, setbacks, height, scale, massing, colors, and materials.

coping (cap). A flat cover of stone or brick that protects the top of a wall.

corbel. A projecting wall member used as a support for some elements of the superstructure, or courses of stone or brick in which each course projects beyond the course beneath it, or two such structures, meeting at the topmost course creating an arch.

cornice. A horizontal molded projection that crowns or completes a building, wall, or sign.

curb. The edge of he vehicular pavement detailed as a raised curb or a swale. The curb usually incorporates the drainage system.

curb. A stone or concrete boundary usually marking the edge of a roadway or paved area.

curb cut. The elimination of a street curb to enable increased access to crosswalks/sidewalks, entry driveways or parking lots.

detail. An element of a structure such as trim, moldings, other ornamentation or decorative features.

dormer window. A vertical window that projects from a sloping roof placed in a small gable.

driveway. A vehicular lane within a lot, usually leading to a garage. A driveway may be used for parking, providing that it is no more than 18 feet wide.

eave. The projecting lower edge of a roof.

eclectic. Selecting or employing individual elements from a variety of sources, systems, or styles.

elevation. An orthographic view of the vertical features of a structure (front, rear, side, interior elevation).

enhance. To make better either functionally or in appearance.

entrance (principal). The principal point of access of pedestrians to a building. The principal entrance should be accessed by the street frontage as opposed to the parking area.

façade. The entire exterior side of a structure; especially the architectural front, sometimes distinguished from the other sides by elaboration of architectural or ornamental details.

fascia. A flat, horizontal member or molding with little projection.

faux. A simulation or false representation of something else, as in faux wood or stone.

fenestration. The stylistic arrangement of windows in a structure.

fieldstone. A stone used in its natural shape and condition.

floor area ratio (FAR). The gross floor area of all buildings on a lot divided by the lot area.

focal point. A structure, object, or natural element in a street-scene that stands out and serves as a point of focus, catching and holding the viewer's attention.

four-sided architecture. The full articulation of building facades on all four sides of a structure, including variation in massing, roof forms, and wall planes, as well as surface articulation. See 360-degree architecture.

frontage line. Lot lines that coincide with a public frontage line. Facades along frontage lines define the public realm and are therefore more highly regulated than the elevations that coincide with other lot lines.

gable roof. A ridge roof slopes up from only two walls. A gable is the vertical triangular portion of the end of a structure from the eaves to the ridge of the roof.

gambrel. A roof where each side has two slopes; a steeper lower slope and a flatter upper one; a 'barn roof." Often found in Colonial revival houses in the "Dutch" style.

hardscape. Areas that water do not easily penetrate. Surfaces that are not landscaped (e.g., sidewalks, streets, building pads, etc.).

hedge. A row of closely planted shrubs or low-growing trees forming a fence or boundary.

human-scale. The relationship between the dimensions of the human body and the proportion of the spaces that people use. This is underscored by surface texture, activity patterns, colors, materials, and details. The understanding of walking distances and spatial perceptions at a human scale determines the most positive placement of buildings, and the physical layout of the community. Buildings ranging in height from two to six stories and pedestrian-scaled signs and street lights, textured pedestrian paths, and semi-private spaces enhance this positive scale.

infill or infill development. Development of vacant parcels within a built-up area.

landmark. A building or site that has historical significance, especially one that is marked for preservation.

lattice. A grillwork created by crisscrossing or decoratively interlacing strips of material.

logo. A name, symbol, or registered trademark of a company, business, or organization.

lot line. The boundary that legally and geometrically distinguishes one lot from the next and appear on a Tract Map or Development Permit Site Plan.

lot width. The distance between the side lot lines measured at the front setback.

mansard. A hip roof, each face of which has a steeper lower part and a shallower upper part.

monolithic. Exhibiting massive uniformity.

monument sign. An independent structure supported from grade to the bottom of the sign with the appearance of having a solid base.

niche. A recess in a wall.

nonconforming use. A land use that no longer conforms with the requirements of zoning regulations, including Specific Plan regulations, or guidelines.

parapet. A retaining wall at the edge of a roof, porch, or terrace.

parking. To put or leave (a vehicle) for a time in a certain location.

paseo. A place that allows for a pedestrian to take a slow, easy stroll or walk outdoors and often between buildings; often covered or partially covered, the path, series of paths, or walkway along which such a walk is taken.

pediment. The triangular space at the end of a gabled roof, usually low in height compared with the use of its base.

pergola. An arbor formed of horizontal trelliswork supported on columns or posts, over which vines or other plants are trained.

permeable paving. Paving material that allows the passage of water between and through voids in its surface.

pedestrian-scale. Refers to building and landscape elements that are modest in size; suitable to average human size.

pitch. To set a specified downward slant (i.e., pitch the roof at a steep angle).

pole sign. A sign that is elevated from grade by one supporting member, pole, or structure higher than one foot mounted in or upon the ground and independent of support from a building.

porch. A covered platform, usually having a separate roof, at an entrance to a building. An open or enclosed gallery or room attached to the outside of a building; a veranda.

portico. A structure consisting of a roof supported by columns or piers, usually attached to a building as a porch.

preservation. To keep in perfect or unaltered condition; maintain unchanged. To keep or maintain intact.

principal building. The main building on a lot, located towards the frontage.

proportion. The relationship of size, quantity, or degree between two or more things or parts of something.

redevelopment. Development of a site within an older/established contextual subarea of the City where the site was formerly developed and cleared, or that requires the clearance of some or all of existing structures and improvements prior to new construction.

residential. Premises for a long-term dwelling.

retail. Premises allocated for the sale of merchandise and food service.

reuse. To use again, especially after salvaging or special treatment or processing.

rhythm. In urban design, the regular recurrence of architectural or natural elements (e.g., even placing or trees down a street, similar widths and heights of buildings in a street block, etc.).

ridge. The horizontal line formed by the juncture of two sloping planes, especially the line formed by the surfaces at the top of a roof.

rooflines. Various forms to a roof (e.g., pitch, ridge, hip, etc.), often at different angles.

roof pitch. Degree of roof slant stated in inches rise per foot.

roof span. The distance equal to twice the roof run, or the horizontal distance between the outside faces of bearing wall plates.

scale. The proportion of one object to another. "Pedestrian" or "human" scale incorporates building and landscape elements that are modest in size. "Monumental" scale incorporates large or grand building elements.

setback. The recessing of the upper part of the façade due to the smaller area of the upper floors, or the distance a building is recessed from the property line, curb of the street, or the edge of the sidewalk.

shed roof. A roof shape having only one sloping plane.

sidewalk. A paved walkway along the side of a street.

site. One or more parcels of land identified by the assessor's records where an integrated building development has been approved or proposed. The site shall include all parcels of land contained within or identified as a part of the development application. An integrated building development shall include all parcels served by common accessways, driveways, parking, and landscaping.

stone. A fragment of a rock.

storefront. The side of a store or shop facing a street.

stormwater. Water running on the surface of the ground due to rainfall from a storm event.

story. A habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Attics and raised basements are not considered a story for the purposes of determining building height.

streetscape. The overall appearance of a street or grouping of streets in an area and/or the relationship of buildings to the surrounding sidewalk and streets.

stucco. A durable finish for exterior walls, usually composed of cement, sand, and lime and applied

while wet. A fine plaster for interior wall ornamentation (i.e., moldings).

surround(s). The molding that outlines an object or opening.

symmetry. Exact correspondence of form and configuration on opposite sides of a dividing line or plane or about a center or an axis; having balanced proportions.

traffic. The passage of people, vehicles, or messages along routes of transportation or communication. Vehicles or pedestrians in transit.

transit. Conveyance of people or goods from one place to another, especially on a local public transportation systems.

transition. A change from one place or state or stage to another. In an urban planning context, a "transition" could describe a step in scale of one development to another.

transom. A small window just above a door.

trash receptacle. A fixture or container for the disposal of garbage. Sometimes ornamental in nature.

trellis. A system of horizontal joists supported on posts, often designed to support growing plants.

trim. Visible woodwork or moulding that covers or protect joints, edges, or ends of another material (e.g., baseboards, cornices, door trim, window trim, etc.).

turf island. A landscaped area located at the base of a building to buffer the hard edge of a building from a paved surface.

turret. A small tower, often at the corner of a building.

valley. A low region on a roof between gables.

veneer. A thin facing of finishing materials.

veneer wall. The covering of wall construction by a second material to enhance wall beauty (e.g., brick or stone over frame, brick or stone over concrete block, etc.).

window sill. The flat piece of wood, stone, etc. at the bottom of a window frame.

yard. A private area that adjoins or surrounds a building.

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