

Willows Planning Commission Regular Meeting

February 19, 2020 Willows City Hall 7:00 p.m.

Agenda

Robert Griffith, Chair Jose Hansen, Vice Chair Dana Owens, Commissioner Candis Woods, Commissioner Hilgard Muller, Commissioner

CITY PLANNER
Karen Mantele

MINUTE CLERK
Maria Ehorn

201 North Lassen Street Willows, CA 95988 (530) 934-7041

- 1. CALL TO ORDER 7:00 p.m.
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL
- 4. PUBLIC COMMENT/WRITTEN COMMUNICATIONS
 - a. Public Comments:

Members of the public wishing to address the Commission on any item(s) not on the agenda may do so at this time when recognized by the Chair; however, no formal action will be taken unless a majority consensus of the Commission directs staff to place the item on a future agenda. Public is advised to limit discussion to one presentation per individual. While not required, please state your name and address for the record. (Oral communications will be limited to three minutes)

5. CONSENT AGENDA

Consent items are considered to be routine by the Planning Commission and will be enacted in one motion. There will be no separate discussion on these items unless a Commission Member requests, in which event the item will be removed from the consent agenda. It is recommended that the Commission:

a. Approval of minutes of the Regular Planning Commission Meeting held on December 18, 2019.

Comments from the public are welcome. The Chair will allow an opportunity for comments related to Public Hearings and each action item on the agenda. Please limit comments to three minutes per topic, and one comment per person per topic. Once comments conclude, please allow the Commission the opportunity to continue its consideration of the item without interruption.

6. REGULAR BUSINESS AGENDA/ITEMS REQUIRING COMMISSION ACTION

- a. Election of Planning Commission Chair and Vice Chair.
- b. Staff recommends Commission receive the staff report, discuss and upon conclusion, consider the adoption of the attached resolution for Design Review, File #DR-20-01 and Use Permit, File #UP-20-01. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING DESIGN REVIEW APPROVAL (FILE #DR-20-01) FOR A REIMAGE PROJECT TO PAINT AN EXISTING COMMERCIAL BUILDING (AM PM), INSTALL NEW LOGO PRICING AND USE PERMIT APPROVAL (FILE #UP-20-01) TO ALLOW ADDITIONAL 15.12 SQUARE FEET OF INCIDENTAL SIGNAGE AND 59.02 SQUARE FEET OF IDENTITY SIGNAGE TO RUSSELL MORGAN FOR PROPERTY LOCATED AT 1399 W. WOOD STREET (AM PM) ASSESSORS PARCEL NUMBER 005-370-003

c. Review and acceptance on Revised Draft Single Family Residential Design Guidelines.

7. COMMISSION/STAFF REPORTS/COMMENTS

a. Staff Reports/Comments:

8. ADJOURNMENT

This agenda was posted on February 14, 2019

Maria Ehorn, Minute Clerk

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours at City Hall or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at

www.cityofwillows.org.

In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office at 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The City of Willows is an Equal Opportunity Provider

ACTION MINUTES OF THE WILLOWS PLANNING COMMISSION REGULAR MEETING HELD DECEMBER 18, 2019

Meeting audio is available at the City of Willows website. This is not a live feature. Audio recordings are posted the succeeding business day following the scheduled Planning Commission Meeting.

PLIFOR

Please visit www.cityofwillows.org for free PodBean recordings.

- **1.** Chair Griffith called the meeting to order at 7:00 p.m.
- 2. The meeting opened with the Pledge of Allegiance led by Commissioner Owens
- 3. Roll Call:

<u>Commissioners Present</u>: Griffith, Hansen, Woods, Owens, Muller

Absent:

<u>Staff Present</u>: Karen Mantele, Planner; Tara Rustenhoven, City Clerk; Wayne Peabody, Interim City Manager City Clerk Tara Rustenhoven swore in four Planning Commissioners

- 4. Public Comment/ Written Communications: No public comments or written communications.
- 5. Consent Agenda:
 - a. Approval of minutes of the Regular Planning Commission meeting held on October 16, 2019.

Action:

Motion: Commissioner Woods/Second: Commissioner Owens

Moved to approve the minutes of October 16, 2019 Regular Planning Commission meeting as presented.

The motion passed 3/0 carried by the following voice vote:

AYES: Hansen, Woods, Owens

NOES: ABSENT:

ABSTAIN: Griffith, Muller

- Public Hearing(s):
 - a. Upon conclusion, consider the adoption of the attached resolution for Design Review file # DR-19-06.
 - 1. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING DESIGN REVIEW APPROVAL (FILE #DR-19-06) TO SCOTT SILVERTHORN TO CONSTRUCT A 2,400 SQUARE FOOT (30' X 80') METAL EQUIPMENT STORAGE BUILDING FOR PROPERTY LOCATED AT SOUTH EAST CORNER OF OAK STREET AND COLUSA STREET, ASSESSORS PARCEL NUMBER 003-121-011.

Action:

Motion: Vice Chair Hansen/Second: Commissioner Owens

The motion passed unanimously 5/0 carried by the following voice vote:

AYES: Griffith, Hansen, Woods, Owens, Muller

NOES: ABSENT:

ABSTAIN:

7. REGULAR BUSINESS/ITEMS REQUIRING COMMISSION ATTENTION

- a. Review and Acceptance of Draft Single-Family Residential Design Guidelines. Commissioners requested a couple changes to be brought back to next meeting.
- 8. COMMISSION/STAFF REPORTS/COMMENTS:

- a. Staff Reports/Comments: Ms. Mantele gave brief update/status of upcoming and ongoing projects and discussed the upcoming Planning Commissioners Academy in March.
- b. Commission Reports/Comments: Commissioners gave comments/reports on activities and various meetings they attended.

9. ADJOURNMENT:

The meeting was adjourned at 7:47 p.m.

BOB GRIFFITH – Chair

Tara Rustenhoven/City Clerk – Minute Clerk

PLANNING COMMISSION AGENDA REPORT

MEETING DATE:

February 19, 2020

TO:

City of Willows Planning Commission

FROM:

Karen Mantele, Principal Planner

SUBJECT:

Election of Chair & Vice Chair

Per Section 2.35.020 of the Willows Municipal Code and Policy Number 6-1, and in order to facilitate a consistent and orderly selection of officer, appointments of the offices of Chair and Vice-chair shall be made during the first meeting of the Planning Commission after January 1st of each year. The Chair and Vice-Chair positions will be by majority vote of the Planning Commission.

Staff Recommendation:

Elect Officer(s)

Planning Commission Agenda Report:

February 19, 2020

Project: Design Review (file# DR-20-01) Reimage Project for existing

commercial building (AM PM) & Use Permit (file# UP-20-

01) Additional signage

Applicant/P.Owner: PM Design Group/Russell Morgan

Project Location: 1399 W. Wood Street

Parcel No: 005-370-003

Zoning: Highway Commercial (CH)
General Plan Highway Commercial

Project Description:

The applicant PM Design Group, on behalf of the property owner, has submitted a planning application requesting Design Review approval for a reimage project at the AM PM station. The Design Review project is to paint the existing building with a two-tone beige/brown color scheme, replace two existing sign cabinets (attached to the building) with new brand logos, and replace the sign cabinets within the 23-foot high pricing sign. No additions or exterior modifications are proposed to the building. Additionally, the applicant is requesting, via a Use Permit, on behalf of the property owner, for additional incidental signage in the amount of 15.21 square feet and 59.02 square feet of identity signage.

Review Process:

This matter is before the Planning Commission pursuant to Section Chapter 2.45.030 (Architectural Design Review), and 18.125.150 and 18.135 of the City of Willows Municipal Code.

Zoning/General Plan:

The project site is zoned Highway Commercial (CH). Zoning to the north, south, east and west are all CH, with a mix of commercial uses surrounding the site, to include the Chevron station to the south, a motel/restaurant to the north and west, and a car wash to the east.

The General Plan Land Use Designation for this parcel is Highway Commercial, which allows for commercial uses such as service stations.

Design Review/Project Analysis:

Competent Design: The existing gas station was designed by professionals, and no new design to the building is being proposed other than updating the look with new paint. The new color for the building is a Hillsborough Beige color. A sheet metal fascia board of offsetting Pewter color is also proposed. The color scheme is the same on all sides of the building.

Signage: New signage is proposed with the project, to include removal and replacement of two new business logos signs on the building, and replacement of the sign cabinets on the 23-foot-high pricing sign, with new logo and pricing. The 2 building signs will be embossed logos with dual lit cabinet/single face halo with a 2-color backing (orange and blue), and gradient color lettering on white opaque background. Behind the two building wall signs will be a wood looking material/designed to look wood grained, however are metal aluminum panels in a Rustic Walnut color. (The USE PERMIT section below addresses signage in more detail)

Lighting. No additional site lighting is proposed with the project. However, if any new lighting is installed it shall meet the City of Willows code requiring no light glare upon adjacent properties. The new lighting on the revamped pricing sign is LED lighting.

Parking: No parking will be affected by this project.

Use Permit Review/Project Analysis

The replacing of signs for this project is applicable to a code within the City's Comprehensive Sign Law, <u>Section 125.190(3) Non-Conforming</u> -Alterations/Removal, which states, At such time as a nonconforming sign is altered in any way or moved, it <u>must be brought into conformance with the provisions of this title</u>. The term "altered" as used herein shall include, but not be limited to, any change in the structure or sign face, including changing names or colors, deleting or adding words or symbols, or changing the appearance in any way, but shall not include normal maintenance or upkeep. If a nonconforming sign is removed for any length of time for any reason other than maintenance, it shall not be reinstalled at the subject site unless it is in full compliance with the provisions of this chapter.

The request is to change sign faces to the 23-foot-high pricing sign. Section 18.125.150(2) states pole-mounted signs shall be Identity signs. The upper 1/3 of the pricing sign is used as Identity signage; whereas the bottom 2/3rds is used for Incidental signage (ie: pricing). Each site is allowed by the sign code, 60 SF of incidental signage.



ARCO DE TIME

CURRENT PRICING SIGN

CURRENT POLE SIGN

Note: There is an existing 60-foot-high pole sign also on the site, which advertises the business. However, that sign cabinet it not being changed with this project. The sign code allows a maximum of 200 square footage of signage for a pole sign, which is separate from the identity and incidental signage code allowances.

In 2012 the Planning Commission heard a Design Review and Use Permit request from the property owner for a major reimage of the building, including painting it and refacing the canopy with fascia and installing blue LED laser style lighting around the canopy edge. The request which was granted,

allowed the property 27.56 square feet of additional Identity signage, and 6.2384 of additional Incidental signage.

The Comprehensive Sign Law, per Section 18.125.150A allows for up to 60 square feet of incidental signage. Incidental signage (per code definition means a sign pertaining to and advertising goods, prices, products, services or facilities which are available on the premises. Such signing is in addition to the main identity signing). The Incidental signage for this business exceeds the allowed 60 SF when you take-into-account the new pricing signage. The figures below in the chart do not take into account the existing product signage on the windows and walls of the building, which change over time according to the product that the business is supposed to be advertising. It is a code section that has been hard to enforce on businesses who are required by their companies to display lots of product advertisements offered at their businesses (i.e.: fast food restaurant, gas station/market stores). The business maybe in compliance once they have received their use permit for additional signage, however soon after more incidental product/service signs go up. Staff is seeking direction from the Commission on this issue and how to get compliance.







SIGN	Existing SF	Proposed SF
West side of building	15.51	15.51
(one sided)	(Identity)	
South side of	15.51	15.51
building (one sided)	(Identity)	
23 ft high Pricing	Top Cabinet=12.42 x 2	24.84
Sign (double sided)	=24.84	
	(Identity)	
ARCO wordmark (on	20	Same - 20
pump canopy sides) -2	(Identity)	
ARCO LED spark	9.42	Same 9.42
image -3	(Identity)	
ARCO images on 4	21.7 each pump	Same 86.8
pumps	86.8	
	(Identity)	
TOTAL Identity		172.08
signage		
Bottom Cabinet sign	$40.72 \times 2 = 81.44$	81.44
w/pricing -double	(Incidental)	(code allows 60 SF)
sided		
Multiple product	Unknown area amount	
signs		
(on building		
windows/walls/near		
pumps)		
TOTAL Incidental		81.44 -6.24 (allowed by the
signage		$2012 \ Use \ Permit) = 15.12 \ over$

The sign code allows Identity signage based upon the linear foot dimension of the building, which in this case is 57 feet, thereby allowing a total 85.5 square feet of identity signage.

Findings of Fact

Based upon the facts and conclusions contained within this staff report the following findings must be made in order to approve the applicant's request:

- 1. That the use is consistent with the purposes of the district in which the site is located.
- 2. That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
- 3. That the proposed use is in conformance with the General Plan.

In accordance with Section 18.135.030 notice of this public hearing was published in the local newspaper ten (10) days prior to the public hearing and all property owners as indicated on the latest secured Assessor's records within 400 feet of the subject property were sent notice of the hearing.

The project was reviewed internally by the building department for comments and incorporated into the draft conditions.

Environmental Review and Analysis

The project (reimage of an existing building and signage) has been reviewed pursuant to the California Environmental Quality Act (CEQA). City staff has determined that the proposal is exempt from further CEQA pursuant to CEQA Section 15301, Class 1, Existing Facilities.

Staff Recommendation:

Staff recommends adoption of the attached resolution recommending Design Review approval for the reimage project and recommending Use Permit approval for additional signage for property located at 1399 W. Wood Street, Assessors Parcel Number 005-370-003, subject to the conditions of approval as shown in Attachment #2 and Attachments 3-5 (site, building color and sign plans)

- 1. Adopt the Resolution approving the Design Review & Use Permit applications with conditions
- 2. Deny the Design Review & Use Permit applications with findings for denial

Attachments:

- 1. Draft Planning Commission Resolution
- 2. Proposed Conditions of Approval
- 3. Site Plan
- 4. Building Elevations/Color
- 5. Sign Plans

Submitted by:

Karen Mantele Principal Planner

THE APPLICANT IS REMINDED THAT THERE IS A 10 (TEN) DAY APPEAL PERIOD FOLLOWING THE PLANNING COMMISSION DECISION ON THE USE PERMIT PURSUANT TO Chapter 18.135.060

PC RESOLUTION NO. -2020

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING DESIGN REVIEW APPROVAL (FILE# DR-20-01) FOR A REIMAGE PROJECT TO PAINT AN EXISTING COMMERCIAL BUILDING (AM PM), INSTALL NEW LOGO PRICING AND USE PERMIT APPROVAL (FILE# UP-20-01) TO ALLOW ADDITIONAL 15.12 SQUARE FEET OF INCIDENTAL SIGNAGE AND 59.02 SQUARE FEET OF IDENTITY SIGNAGE TO RUSSELL MORGAN FOR PROPERTY LOCATED AT 1399 W. WOOD STREET (AM PM) ASSESSORS PARCEL NUMBER 005-370-003

WHEREAS, PM Design Group, on behalf of the property owner Russell Morgan, has filed for Design Review approval for a reimage project at the ARCO/AM PM station to include painting the building, replacing building and pole-price signage; and,

WHEREAS, City of Willows Municipal Code Section 2.45.030 states that all new exterior physical improvements to commercial buildings require Design Review approval, and,

WHEREAS, PM Design Group, on behalf of the property owner Russell Morgan, has filed for Use Permit approval for additional incidental and identity signage; and

WHEREAS, City of Willows Municipal Code Section 18.125.150A states that signage above what is allowed in this district shall require use permit approval; and

WHEREAS, the Planning Commission did, on February 19, 2020 hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence, which are a part of the Record; and,

WHEREAS, notice of the Planning Commission meeting held on February 19, 2020, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 400 feet were sent; and,

WHEREAS, the Planning Commission has reviewed all evidence submitted in connection with the application, including public testimony, staff report, supporting documentation, City codes and regulations, and all other relevant documents and evidence, which are part of the record of proceedings; and,

WHEREAS, the Planning Commission finds that the proposal is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, Existing Facilities: and.

WHEREAS, the Planning Commission finds that the proposed use is consistent with the purposes of the district in which the site is located, as Section 18.125.150A) allows for additional signage in the Highway Commercial zoning district with an approved Use Permit; and,

WHEREAS, the Planning Commission finds that the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health,

safety, or welfare or materially injurious to properties or improvements in the vicinity, as the sign work will be performed by licensed professionals requiring a building permit, which when adhered to will not be detrimental to the public health, safety or welfare; and

WHEREAS, the Planning Commission finds that the proposed use is in conformance with the General Plan, as the properties is located within the Highway Commercial Land Use designation which allows for service stations and convenience stores.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Design Review project proposal to paint the building and replace business signage and that the Use Permit to allow additional identity and incidental signage is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Design Review file# DR-20-01 and Use Permit file# UP-20-01, subject to the attached conditions of approval set forth in Attachment #2, and site, building color and signage plans Attachments 3-5.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting

of the Planni	ing Commission of the City of Willow	s on Wednesday, the	e 19 th day of February 2	2(
by the follow	ving vote, to wit:	•		
AYES				
NOES				
ABSTAIN _				
ABSENT				
	APPROVED:			
			, Chairperson	
ATTEST: _				
	Recording Secretary, Maria Ehorn			

DESIGN REVIEW/USE PERMIT CONDITIONS OF APPROVAL FOR ARCO/AM PM REIMGE PROJECT LOCATED AT 1399 W. Wood Street APN; 005-370-003

PC approval date: , 2020

General

- 1. That the applicant/developer shall enter into a Pass-Through Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this development.
- 2. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
- 3. The developer shall adhere to the design and specification of the Architectural Design Review approval which granted the repainting of the building and replacement of business signage on the building and pricing signage, as submitted with application plans.
- 4. The Architectural Design Review approval shall expire in one year unless otherwise stipulated by the Planning Commission. The applicant may apply to the City for an extension of not more than one year from the original date of expiration, if he finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one year shall require Planning Commission approval.
- 5. If the use is not made on the project subject to the permit within one (1) year after the date of granting the use permit, then without further action, the permit shall be null and void and such use shall not be made of the property except upon the granting of a new permit.
- 6. All contractors/sub-contractors doing work on the project shall obtain a City business license prior to commencing operation. (Contact Finance Department).
- 7. Planning staff shall review the sign plans submitted for a building permit. Any incidental pole signage and excess building window signage not approved for display, shall be removed prior to sign-off of building permit.

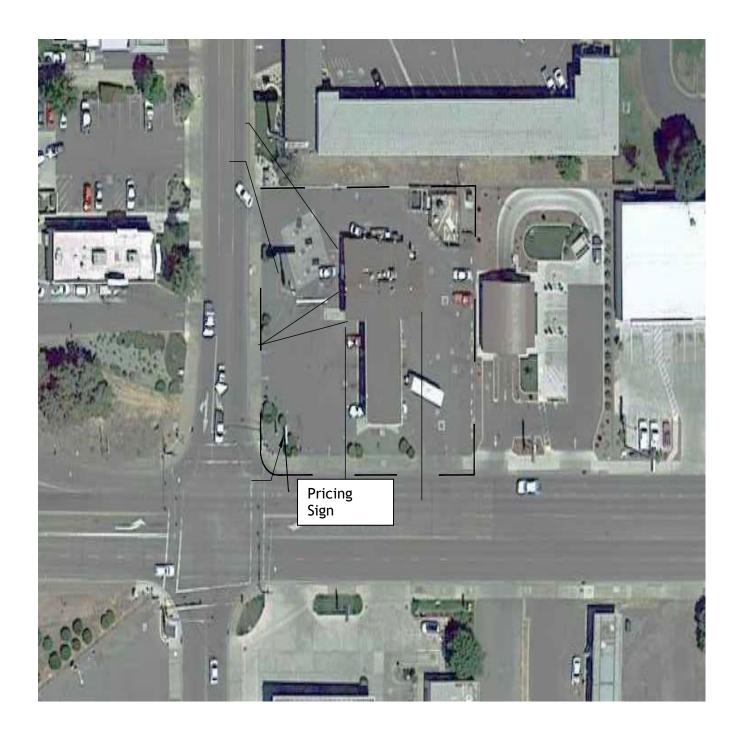
Building Department

8. Once Design Review and Use Permit has been approved, the applicant shall submit a completed building permit application with a detailed scope of work, 3 complete sets of plans, calculations, specifications, etc. for review. Applicable plan review fees shall be paid at time of submittal.

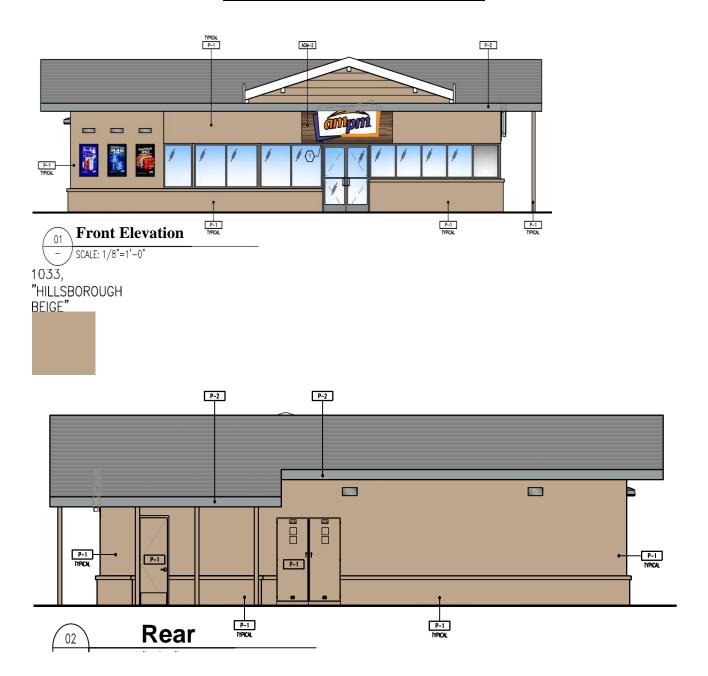
9. All work shall comply with current Federal, State and Local codes and ordinances, and be shown on the plans submitted for review.				
10. Conditions of approval shall be on the plans submitted for review.				

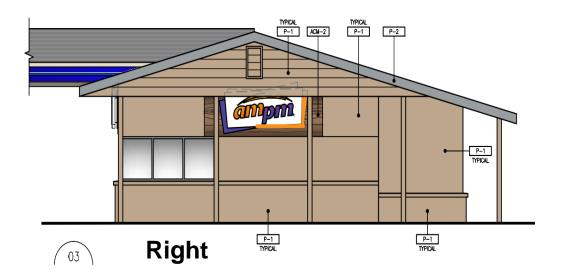
Attachment 3

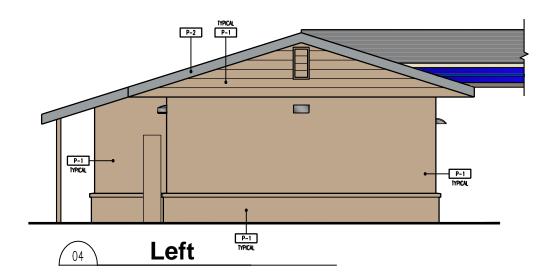
SITE PLAN



BUILDING ELEVATIONS/COLORS







PROPOSED SIGNS





Proposed Pricing Sign

Planning Commission Agenda Report:

February 19, 2020

Subject:

Single Family Residential Design Guidelines

Background:

The Planning Commission has expressed the desire to implement single-family residential design guidelines into the Architectural Design Review section of the Municipal Code.

Beginning in June 2017, the Commission began developing draft guidelines, which were discussed at several Commission meetings. A set of draft guidelines went to the Commission at the July 2018 meeting for review. The Commission approved these draft guidelines and recommended staff bring them to the City Council for their review and approval.

On May 29, 2019, Staff brought to the City Council at a regular meeting the draft guidelines for their review and comment. Some comments were made that Staff addressed.

On November 26, 2019 staff brought a second draft of the guidelines back to the Council addressing their previous meeting comments. The Council unanimously approved of the second draft.

On December 18, 2019, Staff brought the second draft back to the Commission for comments, which resulted in a couple more questions. Staff stated their comments would be taken-into account, and the revised document would be brought back for a final review.

Project Description

Staff has addressed the Commissioners comments from the December meeting and have incorporated them into the attached draft. As stated, these residential design guidelines are intended to be implemented on any new single-family residential subdivisions that are developed within the City, where subdivisions are allowed. These guidelines are not intended to be used for a single lot which would develop a single-family residence.

STAFF RECOMMENDATION:

Review and consider the draft Single-Family Residential Design Guidelines

hand.

Attachments:

1. Draft Single-Family Residential Design Guidelines

Submitted by:

Karen Mantele Principal Planner



CITY OF WILLOWS SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

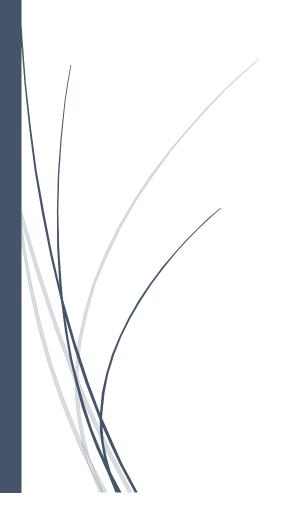


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SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES

Purpose:

These guidelines will be used during the City's design review process to ensure new development reflects the community environment and contributes to the character of the surrounding neighborhood. They are intended as a reference to assist the designer in understanding the City's goals and objectives for a high-quality residential development. These guidelines will apply to all projects within new residential subdivisions which do require design review approval. The guidelines address zoning districts to include R-1, R-2, RP, and R-3. The guidelines are general and may be interpreted with some flexibility in their application to specific projects.

The overall desired layout of neighborhoods and subdivisions in the City of Willows is intended to promote a single-family project that features a competent design with a variety of home sizes, varied lot sizes and styles. The neighborhoods should have a variety in street and residential block layouts, designed to provide connectivity within and between individual neighborhoods and provide choices between routes.

Diversity in housing not only allows builders to provide a greater spread of housing choice and affordability for residents, but also allows for a varied yet cohesive residential environment. Diversity in housing types also helps to create variety in neighborhood design, with a strong focus upon the pedestrian and human-scale streetscapes.

ARCHITECTURAL DESIGN

Regardless of its architectural style, the architecture of a house is comprised of three basic components: the building facades, roofs, and detail elements. Together, when these components are designed appropriately, a cohesive yet diverse residential neighborhood environment will be realized. A significant difference in the massing and composition (not just finish materials) of each adjacent house should be accomplished. Design of houses in tract development should be mixed to create variety and interest. One design should not be repeated more frequently than each fourth house.

Articulated Building Massing

Boxy two-story building forms that overwhelm the street scene are discouraged. Varied massing provides richness and scale. Long uninterrupted exterior walls should be avoided.



A ranch style house on S. Culver



Another ranch style house on S. Enright



This S. Plumas craftsman style house features a front porch.

Building Facades

Variety in building forms provide diversity and visual interest to the neighborhood street scene and can be used to create a desirable human scale.

The following elements should be incorporated into the design of residential structures: building wall planes, particularly on the front elevation, should be staggered to create interest along the street scene; projections and recesses should be used to provide shadow and depth; and combinations of one and two-story forms should be used to help to create variety in setback and overall building form.

Building Materials and Color

- Building materials of durable material and of high quality (including accent materials, roof materials, and paint colors) are important elements to the visual quality of homes and should be consistent with the architectural style of the residence.
- All materials should wrap columns, porches, or balconies in their entirety.
- The color palette should be selected with the design objectives of avoiding monotony, providing a variety of colorful schemes, and promoting visual diversity.
- Color schemes and body colors should vary within the neighborhood.

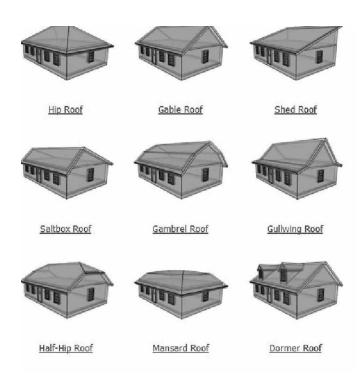
ROOFS

Roof Form and Slope

Similar to building materials and color, roof form and slope are also important design elements in creating a well-developed street scene.

- Roof treatments should be consistent with the architectural style of the dwelling.
- Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape throughout the development.
- Likewise, variety in roof lines is encouraged to avoid a common roof line along neighborhood streets.
 Rooflines of adjoining residences should vary ridge heights, roof forms, and direction of gables.
- Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.







Dormer Example



This house on S. Plumas is a craftsman style w/porch

Materials

- Roof materials should be compatible with the architectural style of the residence and should have a matte finish to minimize glare.
- Permitted Roof Materials: Clay or Concrete "S" Tiles; Clay or Concrete Flat Tiles; Clay or Concrete Shakes; Slate; Low profile S-tiles; Architectural Grade Composition, Architectural grade metal.
- Prohibited Material: Wood Shake; Rolled roofing material.
- Fascia: may be either stucco, wood, fiber cement siding or tile or other similar material. If wood is used, it should be stained or painted.
- Skylights are permitted but should be designed as an integral part of the roof. Skylight framing material should be bronze anodized or colored to match the adjacent roof materials.

DETAIL ELEMENTS

- Entries: The entry of a residential dwelling should be articulated as a focal point of the building's front elevation. Roof elements, columns, porticos, recesses or projections, window or other architectural features should be used to accentuate the entryway.
- Porches: Porches not only provide pedestrian scale elements to the building massing but also allow for an area for residents to enjoy the outdoor climate and a place to converse with neighbors. When provided, porches should be designed as an integral component of the building's architecture, with dimensions significant to create a usable outdoor space. Porches should have railings and be fully covered.
- Columns & Archways: The use of columns and archways adds articulation to the character of the residence and is encouraged where appropriate to the architectural style.

 Trellis & Arbors: Trellises and arbors, when used, should be designed to maintain their appearance considering the climatic conditions of the area.

At least one window on the front elevations and visible side and rear elevations should feature trim surrounds, headers or sills. The minimum reveal for trim elements is 1 inch. The style of windows should be compatible with the architectural style of the residence.

Detail Elements Include:

Shutters: exposed rafter ends or cross beams. Decorative grill work, decorative stucco or clay pipe vents, decorative ceramic tile/and or other similar features. Exposed gutters and downspouts should be colored to match or compliment the surface to which they are attached.

GARAGES & DRIVEWAYS

Garages/Placement

Garages should be setback at least 5 feet from the primary front façade of the residence, consistent with the parking code. and set back sufficiently enough so that vehicles parked on driveways do not extend or block the sidewalk or public right of way.

When lot size permits, the orientation of a garage at the front of a house shall be varied so that it can be entered from the front, side or at an angle. Tandem parking in garages may be used to minimize the number or width of garage doors.

De-emphasis of Garages

Garages should be positioned to de-emphasize their visual impact on the street, allowing for visually interesting features of the house to dominate the streetscape. Garages may be sited in several ways; Recessed Garage, Corner Lot with Side-street Entry Garage, Forward Swing-In Garage, Split Garage, Alley-Loaded Garage, Detached Garages, Garage Forward.

Garage Design

Attached or detached garages should be designed to deemphasize their architectural prominence. To achieve this desired effect, these structures should incorporate the following:

- Garage doors should vary with respect to windows and/or color as appropriate to individual architectural styles of the house.
- On conventional home plotting, in effort to buffer the view impact of garages and garage doors from the sidewalk or street, optional treatments such as a trellis or porte-cochere are encouraged.



ACCESSORY STRUCTURES

Guest houses, detached garages, greenhouses, and other similar accessory structures should be compatible in design, materials, and color as the main residence. Such structures should be visually related to the main residence through the use of garden walls, or other landscape elements.

Secondary Units

Secondary units (also referred to as ancillary or granny units) help to increase affordability and diversity throughout a neighborhood. When used, secondary units should be designed with the same level of detail and should match the architectural style of the primary residence.

PLOTTING AND VARIABLE SETBACKS

Plotting of building placement and street orientation is an important site planning consideration for neighborhoods. The plotting of residences should be done in a manner that achieves diversity and visual interest to the neighborhood street scene. Consideration for privacy should be given with the placement of the house on the lot and locations of windows in terms of maximizing privacy and minimizing visual intrusion between adjacent homes.

Good orientation can increase the energy efficiency of your home, making it more comfortable to live in and cheaper to run. Such diversity can be achieved through varying setbacks, articulated building massing, reversing floor plans so that garages and entries are adjacent to each other to create an undulating setback with different elevations and color schemes to avoid a repetitious street scene.

Lot Orientation

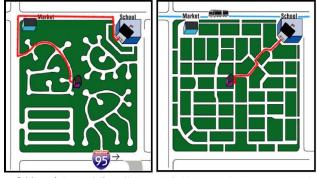
In order to avoid visual monotony and a repetitious street scene, rotating block orientations should be used to avoid lengthy streets.

PEDESTRIAN CONNECTIVITY

Pedestrian pathways providing strong connectivity among the residential neighborhoods and various amenities such as commercial, office, and recreational amenities are encouraged. These pathways can be located in paseos (greenbelt areas that are separate from the vehicular circulation system), while other pedestrian paths can be located adjacent to the community's roadways. Together these pathways afford a strong pedestrian orientation, providing the opportunity for alternative modes of travel to specific destinations.

Neighborhood Street Design

Neighborhood streets should be site planned to promote connectivity to adjacent neighborhoods and provide alternative routes for both vehicular and pedestrian traffic.



Driving-only transportation pattern

Walkable connected transporation network

Traffic Calming Measures

To encourage a pedestrian friendly environment through safer streets for pedestrians and to enhance the overall visual quality of neighborhoods, traffic calming measures are encouraged in the design of the residential neighborhoods. Such devices may include:

• Chicanes – (also referred to as tapered streets) are a traffic calming measure used in traditional neighborhood design. Although the traffic lanes are the same width (the chicanes only project as far as the onstreet parking areas), the tapered street appears to be narrowing, thus encouraging vehicles to slow their speeds. These landscape fingers also provide a visible raised waiting area for pedestrians intending to cross the street. At intersections with chicanes, pedestrians are more visible than they would be if they were cutting between parked cars.

Example of chicanes



Residential/Park Interface

The location of residential neighborhoods to a park is an important consideration in the overall community design. Special care must be taken to ensure that this reciprocal relationship is reflected in the interface between these two land uses. Special attention should be given to the physical and visual transition between development areas and a park. These transition areas should be designed, landscaped, and graded to blend residential development and the park together smoothly. Where feasible and as part of the plan, homes should front a park, thus creating eyes on the park.

SPECIAL SITING CONDITIONS

Corner Lots

Homes that are plotted on corner lots should feature enhanced elevations that provide a similar level of detail to the corner side elevations as is applied to the front elevation. Corner lots should present attractive facades to both adjoining streets.

Perimeter Edge Conditions

On lots adjacent to perimeter streets, open space, canals or other public areas, the side and rear elevations that face such areas should be enunciated and treated to provide visual interest to the edge condition. Particular consideration should be given to the treatment of second stories and roof elements. Enunciation to visible side and rear elevations along perimeter areas can be achieved through the use of the following elements:

- Patio covers or second story decks
- Window surrounds headers, or sills
- Off-set wall planes (two-foot minimum offset)
- Roof plane breaks

Exterior Lighting

Energy conservation, safety, and security should be emphasized when designing any lighting system.

Lighting can enhance the nighttime visual environment so considerations should include illumination of pedestrian areas, as well as architectural and landscape lighting for visual enhancement. Lighting systems should be designed with consideration of visual quality, architectural compatibility, safety, glare, and energy conservation. Glare from lighting fixtures should be controlled, either through the use of shields, fixture selection, and placement, and fixture orientation. Refer to the lighting City code regarding lighting.

Mechanical Equipment

Special care should be made so that mechanical treatment does not detract from the architecture of the primary residence.

Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices should not be mounted on any roof unless adequately screened. Ground mounted air conditioning units must be located behind side yard privacy return walls. All antenna and satellite dishes visible from any public or private street, sidewalk, open space or adjacent lot subject to all federal regulations.

Energy Efficiency

Commitment should be made to meet or exceed statewide energy-efficiency requirements. It is also encouraged to offer energy efficient amenities such as:

- Energy Star appliances (which use a minimal amount of energy)
- Shade elements, such as extended roof treatments over porches and outdoor areas as well as deciduous trees, which can also help to protect the homes from excess sun entering through primary windows.
- Low-flow water fixtures.
- Drip landscape watering systems.
- Energy-saving, dual-glazed LoE2 windows.

LANDSCAPE ELEMENTS

Walls & Fences

Walls and fences that are visible from street, open space, or other public areas should be employed in a skillful manner and in harmony with the design of the development and meet noise attenuation requirements where applicable.

 The design of fencing should be uniform throughout each subdivision. Fencing designs, materials, and colors may vary between subdivisions. Neighborhood fences should be 6 feet high and be comprised of cedar, fir, or redwood, or stucco walls. Wood may be left natural or have a semi-transparent stain in natural tones of light browns and grays applied. Chain link fencing is prohibited.



Rail Fencing Example

Low wood fences and picket fences (between 30 inches and 36 inches in height) are permitted along front yards and at side yard property lines within the front yard, or along corner side yards. Fencing within a designated front yard area should be open and of a "rail fence" nature. In the case of the low fences, white paint or stain is permitted. Fencing 36 inches or lower may be placed immediately behind the walkway.



Fences are to be located on the rear and side property lines of residential lots, except at neighborhood entries and other locations where the community wall is used. With respect to corner conditions, the fence will return back to the residential unit at a logical point related to the specific architecture of the unit.

Trees

Landscaping along the streets is an important design element in a residential community and is an effective way of providing a high-quality neighborhood image. All street trees or landscaping within a residential development shall be located behind the sidewalk off the public right of way, on private property. The City has a master tree list which can be used for selection of species.

Native and drought-tolerant plants should be used in landscaping, where feasible. Water conservation principles should be integrated into the landscaping design of the community, including water-efficient irrigation systems.



Energy Conservation

Structures and plantings should be used to help shield buildings from unwanted summer heat gain, while allowing winter sun and light. Where feasible, east and west walls should be shaded with trees and vines. Deciduous trees should be used to provide summer shade while admitting winter sun. All plantings should be designed to maintain solar access for passive and active solar systems. Where feasible, a landscaped buffer should be provided between buildings and pavement, so that reflected heat buildup within buildings is minimized.

Neighborhood Entries

By creating a visual gateway into the neighborhoods, neighborhood entries create a sense of arrival. Neighborhood entries should incorporate landscaping and other design elements that reinforce the traditional community identity.

In order to emphasize key internal community intersections, special landscape features should be used, such as enhanced pavement, flowering accent trees or enhanced landscaped parkways.