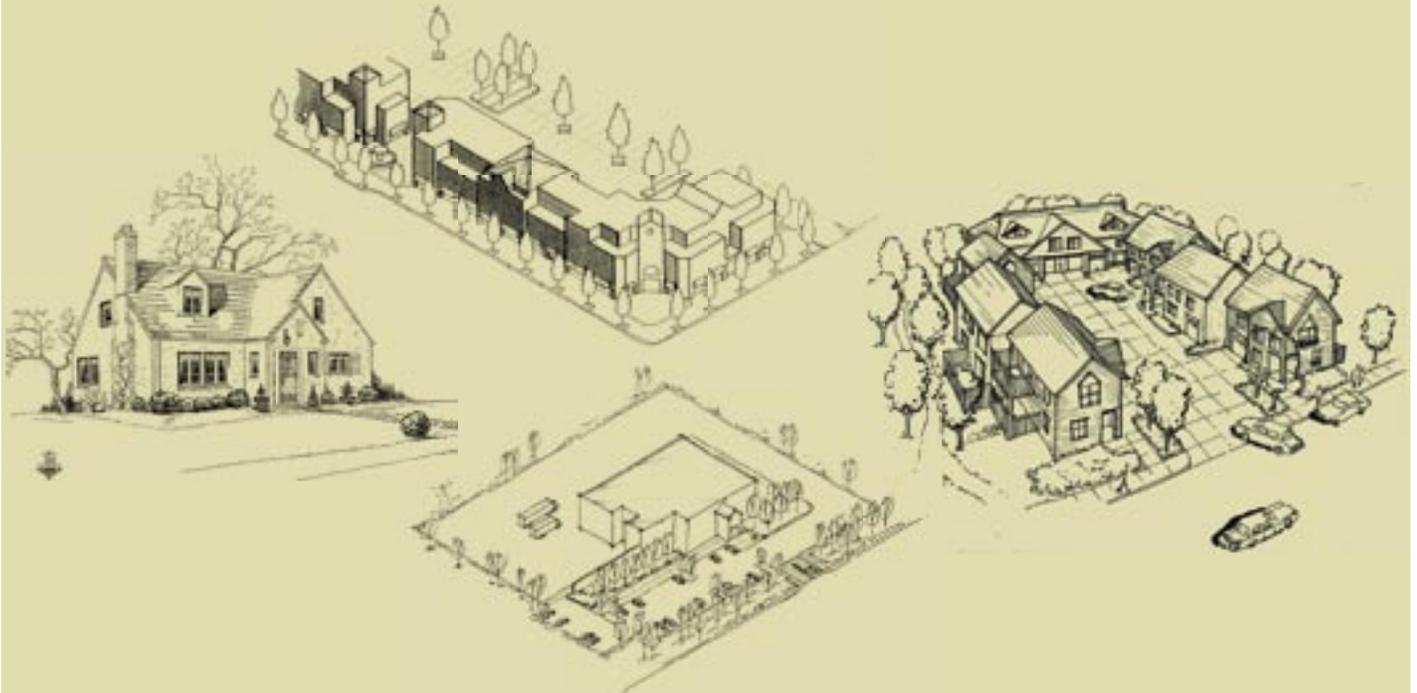


City of Temecula

City-Wide Design Guidelines



Single-Family

-

Multi-Family

-

Commercial

-

Industrial



City Council Resolution No. 05-086

Adopted August 9, 2005

City of Temecula

City-Wide Design Guidelines

City Council Resolution No. 05-086

August 9, 2005

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Chapter 1: Introduction

Intent and Use of the Guidelines

The goal of this document is to provide clear and useful recommendations for the design, construction, review, and approval of commercial, industrial, and residential development in Temecula. The guidelines are intended as a reference point for a common understanding of the minimum qualitative design expectations in Temecula. The guidelines are offered as one way of achieving attractive and functional projects that compare favorably with established community standards.

Designers and developers are urged to become familiar with these guidelines and to apply the guidelines to the design of projects from the very beginning to assure that the design, review, and permitting processes are as efficient as possible. Designers and developers are also urged to recognize that these guidelines are a minimum starting point for quality development. No claim can be made that these guidelines encompass every possible technique for achieving a high level of design quality. The designer is encouraged to use his or her own creativity and experience to improve upon the means for realizing this highest level of quality design. The architect is advised that not following the guidelines may necessitate an extended review period.

The Design Guidelines may be interpreted with some flexibility in the application to specific projects, as not all design criteria may be workable/appropriate for 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 within reason.



Meaning of 'should', 'shall', 'will', 'encouraged', and 'discouraged'

Guidelines which employ 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 guideline.

Guidelines using the words 'shall' or 'will' are mandatory and must be included in the project's design.

Guidelines using the words 'encouraged' or 'discouraged' are desirable but not mandatory.

Use of illustrations and photos

The images used to illustrate the guidelines should be reviewed in reference to the specific guideline with which the image is associated and not with all of the guidelines within the document. For example, an image used to illustrate an encouraged style of roof treatment may also contain a site condition that is not encouraged. The intent is for the reader to focus on the portions of each photo highlighted with the caption, callouts, and associated text. In addition, though an image may only illustrate a portion of the guideline with which it is associated, the intent of the entire guideline should be met. The illustrations and photos depict examples or options for implementation of a recommended policy.

Who Will Use These Guidelines

Property Owners

The guidelines will provide property owners and project architects with a clear understanding of the design elements that are desired for development projects in the City of Temecula. This document will work in conjunction with the General Plan and Temecula Development Code and will provide a clear set of expectations and responsibilities for property owners and architects.

Design Professionals and Developers

The guidelines will provide a clear and graphic direction for renovation and new construction. The guidelines will serve as an information tool that can provide a link between the property owner and the designer or developer and will clarify the aspects of quality design.

City Staff

City staff will use the guidelines in assisting applicants and their representatives with project processing. The guidelines will serve as the basis for evaluating proposals for quality of design.

Review Bodies

The guidelines will provide the City of Temecula Planning Commission, City Council, and other reviewing bodies with a basis for evaluating an application's quality of design.

Development Subject to Design Review

The Development Plan Process provides a mechanism by which all new construction or remodeling of residential, commercial, or industrial development can be reviewed for consistency with the General Plan, Development Code, and these City-wide Design Guidelines. Please refer to the Temecula Development Code for details about the Development Plan process.



Organization and Content

The Temecula Design Guidelines identify salient elements of a comprehensive design policy, providing a framework within which each individual project must operate. Adherence to these guidelines will ensure the City develops in a sensitive, orderly, and cohesive manner.

The Design Guidelines are organized into six chapters, based largely on major land use categories. Following is a brief summary of each chapter.

Chapter 1 – Introduction

Explains the goals of the Design Guidelines and gives a summary of the way the document is intended to be used.

Chapter 2 – Single-Family Residential

Addresses elements of design in relation to single-family residential development. Design elements include: Site Planning, Landscaping, Building Massing and Form, Building Features, Utilitarian Aspects of the Project.

Chapter 3 – Multi-Family Residential

Addresses elements of design specific to multi-family residential development. Design elements include: Site Planning, Parking Lot Design, Landscaping, Building Massing and Form, Building Features, Utilitarian Aspects of the Project.

Chapter 4 – Commercial

Establishes the basic standards for the site and architectural components common to all or most types of commercial development. Common elements found in well-designed commercial projects include: Site Planning, Parking Lot Design, Landscaping, Building Design, Building Massing and Form, Building Features, and Utilitarian Aspects of the Project.

Chapter 5 - Industrial

Addresses elements of design in relation to industrial development. Design elements include: Site Planning, Parking Lot Design, Landscaping, Building Massing and Form, Building Features, Utilitarian Aspects of the Project.

Chapter 6 – Special Standards

Provides guidelines regarding unique design characteristics for specialized development types. These project type specific guidelines will emphasize the distinguishing characteristics of each development type. When a single project includes more than one specific development type, each different part of the project should conform to the applicable guidelines of that type.

It is imperative to note that this chapter is designed to be used in conjunction with the previous chapters of these design guidelines. The Special Standards guidelines are simply additions to the more general guidelines contained in the previous chapters. When designing a project type detailed in the Special Standards section, the reader should reference the appropriate prior chapter(s) related to land use type, as well as the applicable Special Standards section.

The chapter addresses Site Planning and Building Design elements specific to the following types of uses: Mixed-Use Projects and Structures, Large Scale (“Big Box”) Retail, New/Used Vehicle Dealerships and Automotive Repair Shops, Service Stations and Car Washes, Religious and Educational Facilities, Corporate Architecture and Drive-Through Facilities, and Hotels and Motels.

Appendix – Glossary

The glossary provides definitions and illustrations for terms used frequently within the document.



City of Temecula

City-Wide Design Guidelines

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Chapter 2: Single-Family Guidelines

Single-family developments are made up of detached units that are usually surrounded by a yard. This chapter provides general guidelines for the design of single-family homes. This chapter provides general guidelines for the design of tract developments in all areas of the City, with the exception of Specific Plan areas where site-specific guidelines and standards take precedent. The City encourages new development to use designs and an urban form that recall the area's history and small town character. Desirable features include houses on lots oriented toward the street; relatively narrow streets; landscaped parkways between curbs and sidewalks; large canopy trees; and the use of alleys, detached or recessed garages located at the rear of the lot.

The following topics are addressed:

- Site Planning,
- Landscaping,
- Building Design, and
- Utilitarian Aspects.



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- To minimize the dominance of garage doors on the street facade, garage placement shall vary. At least 20 percent of residences shall have side loading, detached, or rear garage layouts. (Figures SF-1, SF-2)
- An opportunity to provide alley access should be explored on lots under 10,000 square feet. This is intended to provide maximum landscaping at the street edge as well as front facades dominated by porches and entries instead of garage doors. (Figures SF-4, SF-5)
- Development shall incorporate existing natural features into the overall site design including rock outcroppings, major landforms, ridgelines, significant trees and vegetation, streams, and drainage areas.
- Climatic factors such as prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site shall be coordinated to maximize energy conservation. (Figure SF-3)

Lot Layout

Intent:

Building placement and orientation should be carefully designed to enhance its visual impact on the streetscape, minimize the visibility of garage doors, retain natural site features, and conserve energy. Development layouts shall be designed to limit repetition and a "regimented" tract appearance. Setbacks must conform to the standards of the applicable zoning code, but the following guidelines shall be adhered to when feasible.

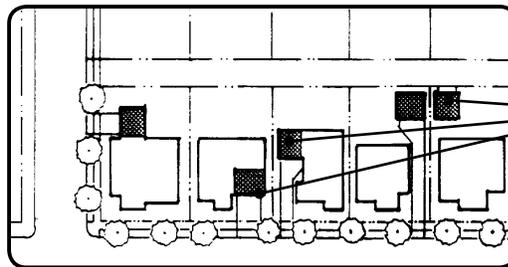


Figure SF-1

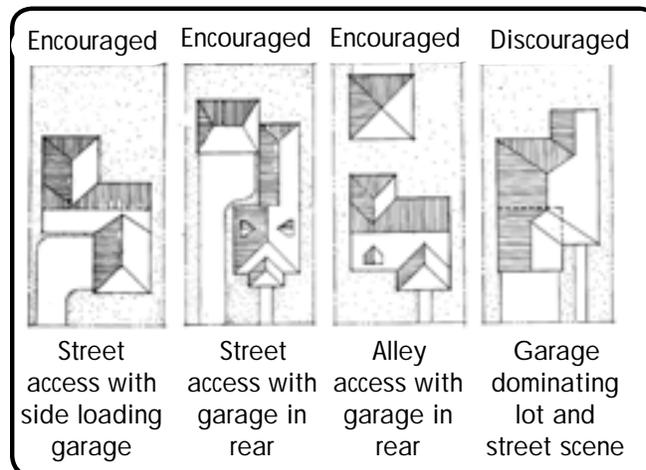


Figure SF-2

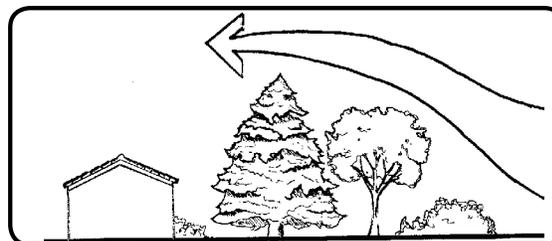


Figure SF-3

Chapter 2

Single-Family Guidelines



Figure SF-4

Alley access allows for enhanced building frontages and streetscapes



Figure SF-5

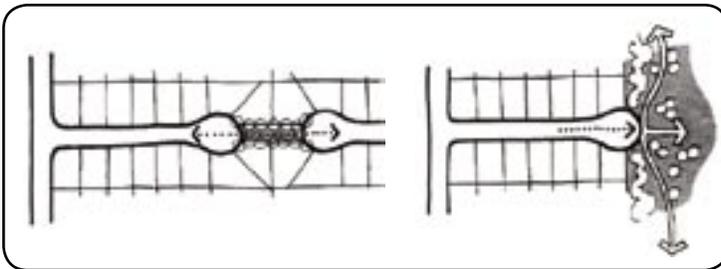


Figure SF-6

Pedestrian and bicycle linkages should be provided at cul-de-sacs

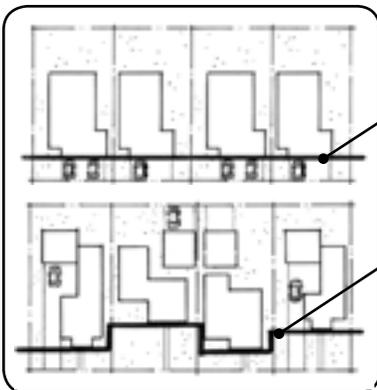


Figure SF-7

Establishing a consistent setback is not allowed

Provide varying setbacks for a minimum of one lot in three

Individual outdoor areas should be staggered and placed to provide the maximum amount of privacy

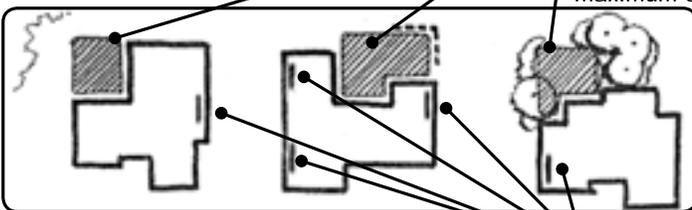


Figure SF-8

Window placement should be staggered

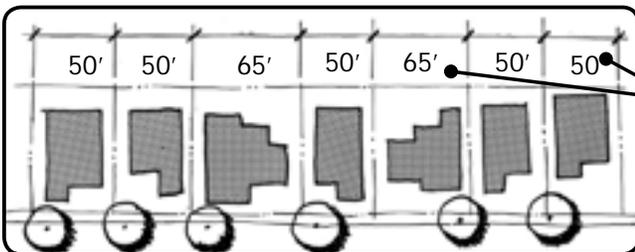


Figure SF-9

Provide varying lot sizes for a minimum of one lot in Five

- e. Cul-de-sacs should provide pedestrian and bicycle access to adjacent neighborhoods, open space, and land uses where connections are available. (Figure SF-6)
- f. A minimum of every third house should be set back a minimum of 5 additional feet from the required front yard setback to create a variety of front yard setbacks. (Figure SF-7)
- g. Developments shall be designed to give individuals maximum privacy within and outside homes. In addition to the required 5-foot variation in front setback, site layout techniques for privacy include alternating the placement of windows, rear yard outdoor patio areas, and entrances. (Figure SF-8)
- h. A minimum of every fifth house should employ a minimum 5-foot variation in lot width, side setback, or building height. (Figure SF-9)



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. A combination of the following accent features shall be incorporated into the project entry: public art, ornamental landscaping, landscaped medians, water features, architectural monuments, decorative walls, and/or signs. (Figures SF-10, SF-12, SF-13, SF-11)
- b. Project entry features shall reflect the overall architectural identity and character of the project. (Figures SF-10, SF-12, SF-13, SF-11)

Project Entry and Character

Intent:

Site amenities, entries, and features should be coordinated to complement one another and to create a unified project appearance.



Figure SF-10

A distinctive wrought iron gate and natural materials create a unique entry feature



Figure SF-11

Decorative walls and natural materials establish a character for the project

Chapter 2

Single-Family Guidelines

- c. Colored, textured, and permeable paving treatment at entry drives is encouraged to accentuate these areas. (Figure SF-13)
- d. Project icons, thematic pilasters, special paving treatment, water fountains, and specialty landscaping should be used to unify a project. (Figures SF-10, SF-12, SF-13, SF-11)



Figure SF-12

Special planters and monument sign create an easily identifiable entry



Figure SF-13

Water feature at entry provides a focal point/icon for the project



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- Grading shall coordinate with drainage methods of adjacent properties.
- Grading shall minimize differentiation in pad heights between the subject property and adjacent properties.
- Development on hillside lots should accommodate a majority of the grade differential by stepping the building to reflect the slope of the natural topography. (Figures SF-14, SF-15)

Grading and Drainage

Intent:

Site grading should address existing drainage patterns and landforms while providing subtle transitions of architectural elements to grade.

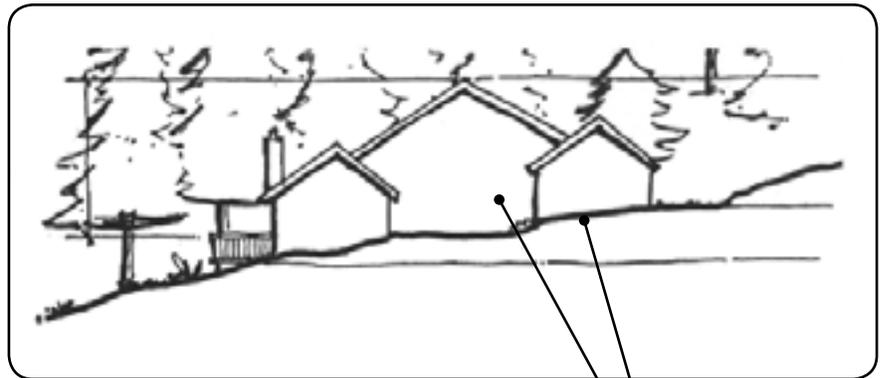


Figure SF-14

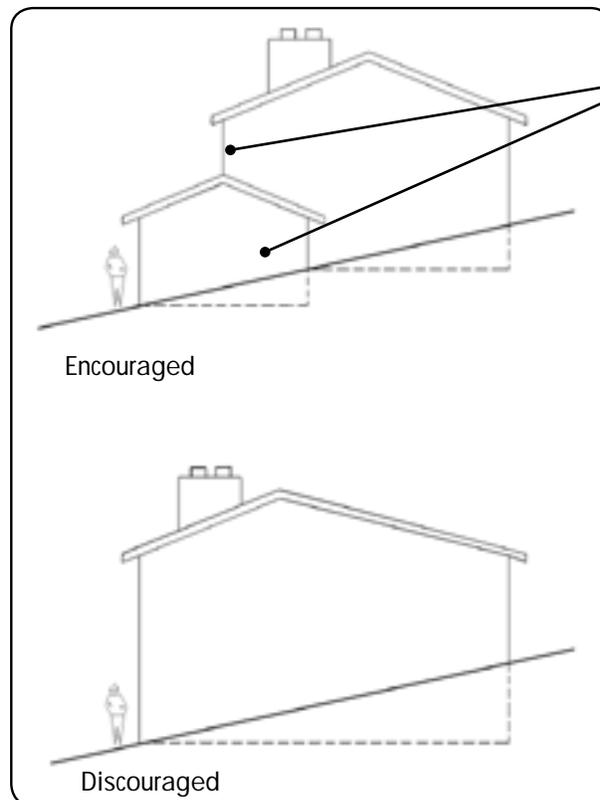


Figure SF-15

Stepped buildings are preferred on a hillside as opposed to large cuts or fills

Chapter 2

Single-Family Guidelines

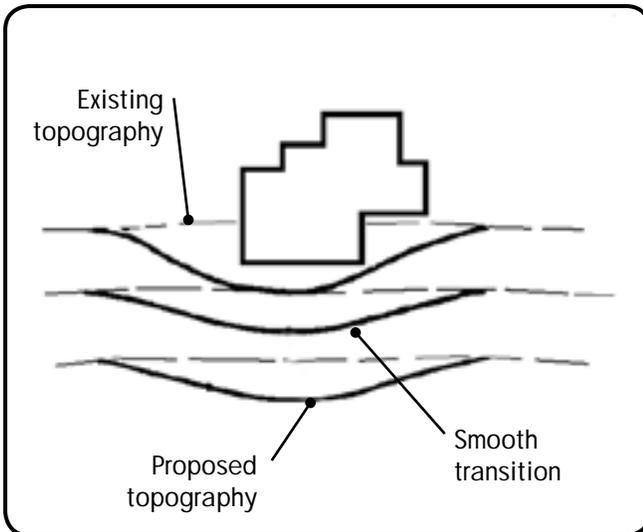


Figure SF-16 Encouraged - Example of grading contoured to complement the natural grade

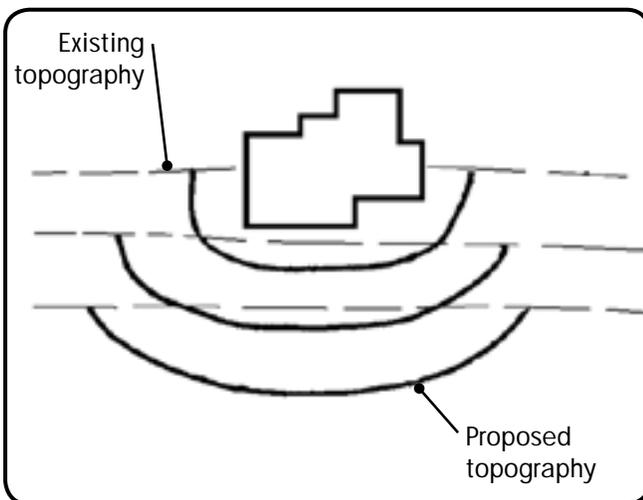


Figure SF-17 Discouraged - Example of grading done without consideration to the natural grade

- d. All cuts and fills shall be at a 2:1 slope or less unless stabilized by a retaining wall or crib wall as approved by the City Engineer. Retaining walls 4 feet high or more (measured from existing/finish grade) shall be of concrete or masonry.
- e. Excessive cut and fill should be avoided by following natural contours when possible. (Figures SF-16, SF-17)
- f. Slopes shall be rounded and contoured to blend with the existing terrain and to minimize grade differentials with adjacent streets and properties. (Figures SF-16, SF-17)



City of Temecula

City-Wide Design Guidelines

Landscaping

Guidelines:

- a. A combination of trees, shrubs, and ground cover shall be incorporated into landscaping plans. (Figures SF-18, SF-21, SF-22) Minimum sizes are as follows:
 - trees: 36-inch box; 20 percent,
 - trees: 24-inch box; 30 percent,
 - trees: 15-gallon; 50 percent,
 - shrubs: 5-gallon; 100 percent, and
 - groundcover: 100 percent coverage within one year.
- b. For every 500 square feet of landscaping, at least one tree shall be provided. For every 50 square feet of landscape area, one shrub or vine should be provided.

Planting Areas

Intent:

Landscaping should be used to define areas such as entrances to buildings and projects, provide a buffer to incompatible land uses, and provide screening when necessary.



Figure SF-18

A landscaped parkway should be planted at the street edge

A combination of trees and shrubs should be incorporated into the landscaping plans



Figure SF-19

A lack of trees and shrubs creates an undesirable streetscape

Chapter 2

Single-Family Guidelines



Figure SF-20

Larger, mature trees create a more established streetscape



Figure SF-21

Trees should be planted in the middle of landscaped areas to minimize root problems

- c. Specimen trees shall be strategically planted to assist new development in looking “established” as quickly as possible. (Figures SF-20, SF-23)
- d. Plant materials shall be placed to not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees or large shrubs shall not be planted under overhead lines or over underground infrastructure if growth may interfere with such public utilities.
- e. Trees should be kept trimmed. When selecting tree species, consider the need to keep trees trimmed above the ground level to accommodate pedestrian and vehicular traffic.
- f. Trees and shrubs should be selected and planted to minimize root problems. (Figures SF-21, SF-23)



City of Temecula

City-Wide Design Guidelines

Landscaping

- g. To the extent possible, landscaping along street frontages should coordinate with adjacent properties to provide a consistent visual corridor. (Figure SF-22)
- h. At least 35 percent of the trees provided shall be of an evergreen species.
- i. A minimum 5-foot wide planted parkway should be provided on arterial corridors between the street and sidewalk. Parkway should be planted with shade trees to provide a more pleasant pedestrian environment and contribute to streetscape continuity. (Figures SF-18, SF-21, SF-20, SF-23)

Planting Areas continued



Figure SF-22

Landscaping should be coordinated with the neighboring site to create a uniformity along the street

Chapter 2

Single-Family Guidelines



Figure SF-23

A landscaped parkway should be planted at the street edge

- j. Trees and shrubs should be located and spaced to allow for mature and long-term growth. Trees and large shrubs should be placed as follows:
- a minimum of 5 feet between center of trees or large shrubs and edge of driveway, water meter or gas meter and sewer laterals,
 - a minimum of 10 feet between center of trees or large shrubs and edge of driveway, water meter or gas meter and sewer laterals,
 - a minimum of 10 feet between center of trees and large shrubs to utility poles, and
 - a minimum of 8 feet between center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.



City of Temecula

City-Wide Design Guidelines

Landscaping

Guidelines:

- a. Plants shall be grouped in high and low maintenance zones and coordinated with irrigation plans to minimize use of water and the placement of irrigation tubing. (Figure SF-24)
- b. Drought tolerant plants should be selected wherever feasible. (Figures SF-25, SF-26)
- c. All landscaped areas shall have automatic irrigation systems installed to ensure that plant material survives.
- d. Irrigation systems shall be designed to prevent overspray onto walkways, parking areas, buildings, and fences.

Irrigation and Water Conservation

Intent:

Native and low water plants in conjunction with an efficient water system, such as drip irrigation, should be incorporated in the landscaping design. Refer to the City of Temecula's Xeriscape Ordinance for guidelines on irrigation as well as a suggested plant palette.

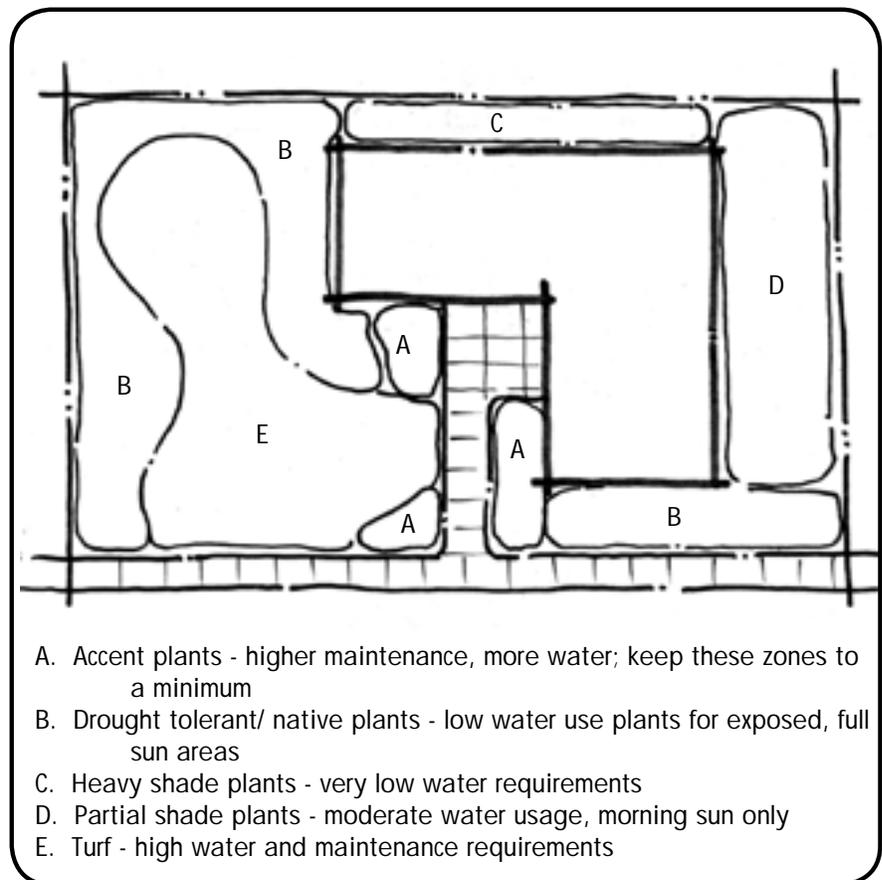


Figure SF-24

Example of a site plan with multiple landscaping zones

Chapter 2

Single-Family Guidelines



Figure SF-25



Figure SF-26

Examples of native plant groupings that require low levels of water

- e. Water conservation techniques shall be incorporated into all landscape plans. Examples of these techniques include automatic controller, drip irrigation, or matched precipitation rate sprinkler heads.
- f. Irrigation systems should be designed to apply water slowly to allow plants to be deep watered and reduce runoff. Drip systems should be used in all areas except turf irrigation and small ornamental planting.



City of Temecula

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Building Design

Guidelines:

- a. Where feasible, massing will accentuate entry and minimize garage prominence. (Figures SF-27, SF-29, SF-30)
- b. There shall be a change in wall planes on all sides of the house visible from a public street. (Figure SF-27)
- c. In tract developments, a mix of single-story and two-story homes should be provided to create variation in mass and building height along streets. All two-story homes shall have single-story elements on prominent elevations and/or on elevations visible from a public right-of-way or public view. (Figure SF-29)
- d. Any second story should not exceed 80 percent of the first floor square footage. (Figure SF-30)

Building Form

Intent:

The scale and massing of additions and new homes should be compatible with the general scale and shapes of neighboring homes. Building massing shall include variation in wall planes (projections and recesses) and wall height (vertical relief) as well as roof forms and heights (silhouettes) to reduce the perceived scale of the building.



Figure SF-27

Second stories should be recessed from the front facade and should not exceed 80% of the first floor square footage

Changes in wall planes and a consistent level of articulation should be incorporated into every elevation of the home visible from public view

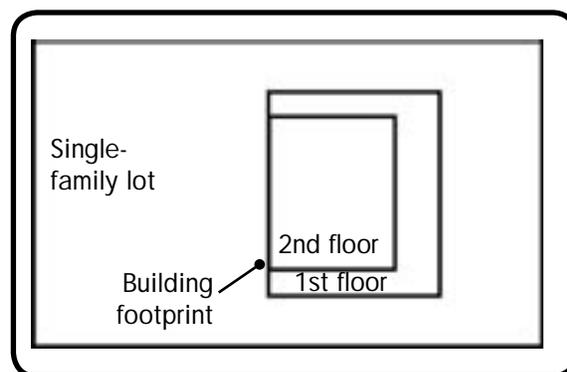


Figure SF-28

2nd floor square footage is less than 80% of 1st floor square footage

Chapter 2

Single-Family Guidelines



Figure SF-29

Garages shall not be the most prominent feature of the front elevation

Multiple roof forms, changing roof planes on an individual house, as well as mixing single story homes with two-story homes, creates pleasant variety along the street



Figure SF-30

Placing the second story over only a portion of the first story building reduces its overall massing and scale

- e. The second story of a house should be designed in such a way as to reduce the appearance of the overall scale of the building. (Figures SF-27, SF-28, SF-30) Reduction in scale can be accomplished in a number of ways, including:
- set back the second story from the front and sides of the first story, unless a stepped second story setback is not in character with the proposed authentic architectural style of the building. Variation in upper story setbacks should be provided along the streetscape to prevent forced repetition created by regular or consistent setbacks.
 - provide significantly larger front and/or side setbacks for the entire structure.
 - place at least 60 to 70 percent of the second story floor area over the back half of the first story.



City of Temecula

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Building Design

Guidelines:

- a. In tract developments, multiple rooflines shall be incorporated throughout the project, e.g., gabled, hipped, dormers. (Figure SF-31)
- b. Varying roof forms/changes in roof plane shall be used on all building elevations visible from a public street. (Figures SF-31, SF-32, SF-33, SF-34)
- c. Where applicable to the architectural style, roof eaves should extend a minimum of 24 inches from the primary wall surface to enhance shadow lines and articulation of surfaces. (Figure SF-35)

Roof Forms

Intent:

Multiple rooflines and designs should be incorporated into tract developments.



Figure SF-31

Multiple roof forms create a unique look to each house and diversify the appearance of this tract development



Figure SF-32

Multiple rooflines are encouraged

Chapter 2

Single-Family Guidelines



Figure SF-33



Figure SF-34

Multiple roof forms break up the massing of the building



Figure SF-35

Exposed rafter tails and deep overhangs help to define the Spanish architectural style of this building

- d. Multi-form roofs, gabled, and shed roof combinations are encouraged to create varying roof forms and break up the massing of the building. (Figures SF-33, SF-34)
- e. Roof overhangs should be sized appropriately to the desired architectural style. (Figure SF-35)
- f. Roof overhangs should be sized appropriately to the desired architectural style. (Figure SF-35)



City of Temecula

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Building Design

Guidelines:

- a. Garage doors should incorporate panels and/or windows to articulate these large planes. (Figures SF-39, SF-40)
- b. Garage doors shall be recessed a minimum of six inches from the face of the garage. (Figure SF-41)
- c. Garage doors facing the street shall be set back from the face of the main house to help reduce visual dominance of garage doors. (Figure SF-38)

Garages

Intent:

Garages should be integrated into the overall design of the project and should not dominate the street scene. (Figures SF-42, SF-43)



Figure SF-36

The elevation facing the street is enhanced by rotating the garage and adding windows and articulation to the garage wall

The wall of the garage shall be recessed from the front facade



Figure SF-37

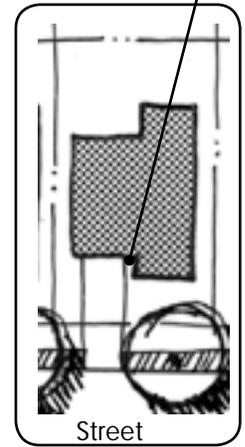


Figure SF-38



Figure SF-39

Garage doors shall be set back from the face of the main house

Chapter 2

Single-Family Guidelines



Figure SF-40

Three car garages should be divided to reduce the visual impact on the street



Figure SF-41

Garage doors should be recessed from the wall plane

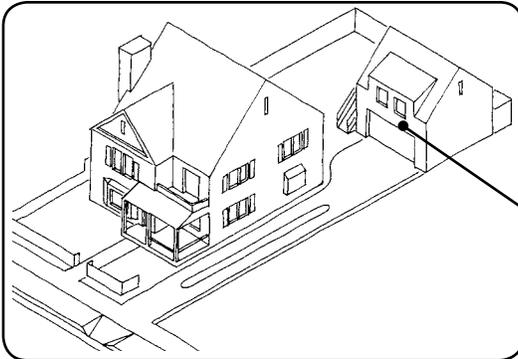


Figure SF-42

Placing detached garages in the back of the site creates a more desirable street scene



Figure SF-43



Figure SF-44

The balcony minimizes the visual impact of the garage

- d. A maximum of two garage bays shall face the street. Any garage bays over two should have a different orientation. However, in the case of a custom home on a large lot, more than two garage bays may face the street if the garage is placed at the rear of the site. (Figures SF-39, SF-40)
- e. The ratio of garage frontage to the width of the house should not be greater than 50 percent. (Figure SF-39)
- f. Roof forms, trellises, and balconies should be located directly above the garage door to help minimize the impact of garage doors on the street scene. (Figure SF-44)



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Building entrances shall be emphasized using lighting, landscaping, and architecture. (Figures SF-45, SF-46, SF-47, SF-52)
- b. The main entrance to a home shall be clearly identifiable and shall be articulated with projecting or recessed forms. (Figures SF-45, SF-46, SF-47, SF-52)
- c. Window type, material, shape, and proportion shall complement the architectural style of the building. (Figures SF-46, SF-47, SF-48, SF-49, SF-52)
- d. Windows shall be located to maximize daylighting and reduce the need for indoor lighting.
- e. Primary upper and lower windows should stack vertically whenever possible for organization of facade. (Figure SF-51)
- f. To enhance privacy, windows on side elevations should be staggered whenever possible so as not to be positioned directly opposite of the windows in the adjacent structure.

Windows, Doors, and Entries

Intent:

Window, doors, and entries should help to capture the desired architectural style of the building.

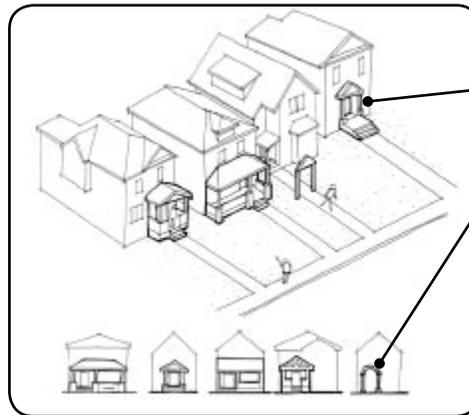


Figure SF-45



Figure SF-46



Figure SF-47

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Single-Family Guidelines



Figure SF-48
Encouraged - Faux shutters are sized to match the corresponding opening



Figure SF-49
Discouraged - Narrow shutters do not match the opening



Figure SF-50 Divided windows enhance the facade and should be used where appropriate to the architectural style of the building



Figure SF-51



Figure SF-52

Primary upper and lower windows should stack vertically

Recessed windows are encouraged

- g. Windows shall have divided lights appropriate to the architectural style of the building. (Figure SF-50)
- h. Where appropriate to the architectural style, windows shall be generously inset from building walls to create shade and shadow detail. The minimum inset shall be three inches. Flush windows are not permitted on homes. (Figure SF-52)
- i. Windows should be articulated with sills, trim, kickers, shutters, or awnings that are authentic to the architectural style of the building. (Figures SF-46, SF-47, SF-48, SF-49, SF-52)
- j. Any faux shutters shall be proportionate to the windows so as to create the appearance of a real and functional shutter. (Figures SF-48, SF-49)
- k. EPA "Energy Star" labeled windows with low e-coatings shall be utilized.



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Acknowledging sensitivity to budget, it is expected that the highest level of articulation will occur on the front façade and facades visible from public streets; however, similar and complementary massing, materials, and details should be incorporated into every other building elevation. (Figure SF-55)
- b. Surface detailing shall not serve as a substitute for well integrated and distinctive massing. (Figure SF-55)
- c. Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, verandas, and porches are strongly encouraged. (Figures SF-53, SF-54, SF-56)

Articulation

Intent:

Building designers should incorporate 360-degree architecture in all buildings and remodels within Temecula. 360-degree architecture is the full articulation of all building facades, including variation in massing, roof forms, and wall planes, as well as surface articulation. Architectural elements such as overhangs, trellises, projections, awnings, insets, material, and texture shall be used to create shadow patterns that contribute to a building's character.



Figure SF-53

The highly articulated porch area contributes to the building's character



Figure SF-54

Articulation helps to define the architectural style of the building and is the detail that makes it visually interesting

Chapter 2

Single-Family Guidelines



Figure SF-55

Exposed chimneys are encouraged to articulate the building facade



Figure SF-56

Porch or covered areas help to reduce the massing of the facade

Details such as these add visual interest and help to establish the architectural character of the building

- d. Architectural elements such as overhangs, trellises, projections, awnings, insets, material, and texture shall be used to create shadow patterns that contribute to a building's character. (Figures SF-53, SF-54, SF-56)
- e. Building elements and details shall be consistent with the chosen architectural style. (Figures SF-53, SF-54, SF-56)
- f. Chimneys shall be exposed as architectural features rather than hidden within a wall surface. (Figure SF-55)
- g. Chimney caps shall be decorative and conceal spark arrestors.
- h. Porches shall be a minimum of six feet deep with materials and/or details that are necessary to achieve an authentic architectural style. (Figure SF-53)



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Materials and color should be used to enhance different parts of a building's façade. (Figure SF-59)
- b. The use of materials and color shall convey a sense of quality architecture and permanence. (Figure SF-59, SF-60)
- c. Material changes shall occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or fence line. (Figures SF-57, SF-58)
- d. Projects of three or more homes shall provide a minimum of three distinctly different color/material pallets.
- e. Heavier materials should be used lower on the building elevation to form the building base. (Figure SF-59)

Materials and Colors

Intent:

High quality materials should be used to create a look of permanence within the project. Materials and colors should be varied to create visual interest in building facades and to reduce the monotonous appearance that can take place in tract home developments.

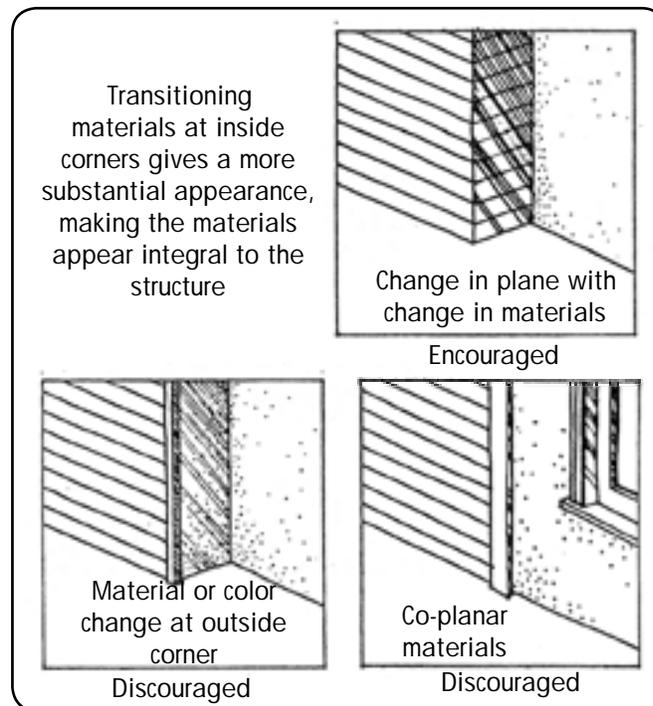


Figure SF-57



Figure SF-58

Chapter 2

Single-Family Guidelines



The use of various materials enhances the facade

Figure SF-59



Contrasting colored trim enhance the windows appearance

Figure SF-60



Two-piece multi-colored barrel tile should be used on terra-cotta roofs

Encouraged



S-Tiles are Discouraged



Encouraged

Figure SF-61

- f. Contrasting but complementary colors should be used for trim, windows, doors, and key architectural elements. (Figure SF-60)
- g. Roof materials and colors shall be consistent with the desired architectural style. (Figure SF-59, SF-61)
- h. Traditional two-piece tapered, multi-colored terra cotta barrel tiles with brown hues and approximately a 20 percent concrete boost in the field tiles and double tiles or boosted double tiles at the eave is the recommended specification for tile roofs. High profile one-piece "S" tiles may be acceptable but are discouraged. Low profile one-piece "S" tiles are not permitted. (Figure SF-61)



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Electrical meters, cable boxes, junction boxes, and irrigation controllers shall be designed as an integral part of the building on a rear or side elevation and screened from public view.
- b. Gutters and downspouts should be decorative and designed to integrate with the building façade and should not appear as a “tacked on” afterthought. (Figure SF-63)
- c. All vents, gutters, downspouts, flashing, and electrical panels shall be painted to match the surface to which attached, unless used as a major design element, in which case the color is to be consistent with the overall color scheme of the building.
- d. Discharge from gutters and downspouts should not flow directly across pedestrian walkways. Water should be directed to permeable areas for percolation. Discharge that ties into a project’s drainage system is preferred; however, flexible hosing or splash guards are acceptable.

Utilities

Intent:

Utilitarian aspects of the project should be aesthetically screened from view.



Figure SF-62

Exposed utilities create a cluttered look to the front yard of this house and have not been adequately screened from view

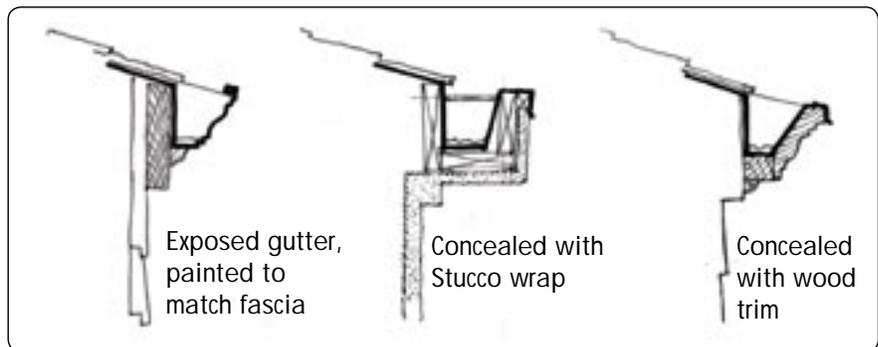


Figure SF-63

Recommended methods of designing a gutter as an integral part of the facade

Chapter 2

Single-Family Guidelines



Figure SF-64

Common mailboxes should be designed to complement the character of the development



Figure SF-65

Prefabricated common mailboxes are discouraged

- e. Street addresses shall be a minimum of four inches in height, or larger if placement allows, and shall be displayed so that the addresses are easily visible to approaching emergency vehicles.
- f. In tract developments, common mailboxes shall have enclosures designed similar or complementary in form, material, and color to the tract homes. (Figures SF-64, SF-65)
- g. New on-site connections and utilities shall be installed underground within existing or proposed underground utility districts when feasible.
- h. If utilities and connections cannot be located below ground, these elements should not interfere with or adversely affect the access, visibility, appearance, or character of the structures in the vicinity. (Figure SF-62)
- i. Building forms, fences, trellises, and landscaping shall be used to screen above ground utility transformers, pull boxes, and termination cabinets where allowed by utility providers. (Figure SF-62)



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Fences and walls should be minimized along public streets.
- b. Fences and walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions. (Figure SF-70)
- c. All exterior perimeter walls located along public streets shall have an offset a minimum of 5 feet deep for every 50 feet to 75 feet of wall.
- d. All non-transparent perimeter walls should incorporate standards to provide for wall inserts and/or decorative columns or pilasters every 20 feet to provide relief. (Figure SF-66, SF-67)
- e. All non-transparent perimeter walls and/or fences shall be architecturally treated on both sides and shall incorporate landscaping whenever possible. (Figures SF-68, SF-69)
- f. All fences and walls required for screening purposes shall be of solid material. (Figures SF-66, SF-68, SF-71)

Walls and Fences/Screening

Intent:

Where fencing and walls are absolutely essential, these elements should be designed to be as low as possible to complement the architecture of the project and should be heavily landscaped and screened from the public right-of-way.



Pilasters, a cap, and recessed elements are used to enhance the walls appearance

Figure SF-66



Tall, blank, walls adjacent to the roadway are not permitted

Figure SF-67



Landscaping helps to screen this wall, however additional screening is recommended

Figure SF-68

Chapter 2

Single-Family Guidelines



Figure SF-69

Walls should be stepped to follow the terrain



Figure SF-70

This low wall has been designed with materials that complement the buildings, a cap, and landscaping to soften its visual impact



Figure SF-71

Shrubs, vines, and trees are used to screen the Fence

- g. Fences and walls should be designed to complement project architecture. (Figure SF-70)
- h. Fences placed adjacent to a street and outside of the public right-of-way shall be screened with the following landscape buffers: (Figure SF-71)
 - minimum 25-foot landscape buffer along arterial streets, and
 - minimum 10-foot landscape buffer along interior streets.
- i. Walls and fences should be designed with materials and finishes that complement project architecture and should be planted with vines, shrubs, and trees. (Figures SF-66, SF-68, SF-71)
- j. Walls on sloping terrain should be stepped to follow the terrain.
- k. To bring continuity to the overall street scene, similar elements such as columns, materials, and cap details should be incorporated on perimeter walls that transition from one development to another.



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Light fixtures shall be architecturally compatible with building design. (Figure SF-72)
- b. All lighting shall be shielded to minimize glare upon neighboring property.
- c. Use latest lighting technology to minimize the brightness of lighting, e.g., high-pressure sodium, yellow vs. bright white.
- d. The lighting of building elements and trees is an effective and attractive lighting technique that is encouraged; however, light sources for wall washing and tree lighting should be hidden.
- e. Low-voltage/high efficiency lighting should be used in the landscape whenever possible.
- f. Incorporate timers and sensors to avoid unnecessary lighting.
- g. Pedestrian light poles along sidewalks or pathways within a project shall be between 12 feet to 15 feet high. (Figure SF-73, SF-74)

Lighting

Intent:

The quality of light, level of light measured in footcandles, and type of bulb should be consistent with the Mount Palomar Lighting Ordinance. Lighting levels should not be so intense as to draw attention to the glow or glare of the project site. Lighting fixtures should be selected to complement the architecture of the project.



Figure SF-72

Lighting fixtures shall be selected or designed to complement the architectural style of the building



Figure SF-73



Figure SF-74

Pedestrian light poles along sidewalks or pathways shall be between 12 feet to 15 feet high

Chapter 3: Multi-Family Guidelines

Multi-family developments are higher density residential buildings, such as apartments, condominiums, and townhomes. These types of developments are typically comprised of attached units with common facilities such as parking, open space, and recreation areas. This chapter provides general guidelines for the design of multi-family developments in all areas of the City with the exception of Specific Plan areas where site-specific guidelines and standards take precedent. The provisions of this section should apply to any addition, remodeling, relocation, or construction requiring a building permit within the City.

The following topics are addressed:

- Site Planning,
- Landscaping,
- Building Design, and
- Utilitarian Aspects.

City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. Intensified landscaping, increased setbacks adjacent to other uses, and appropriate building orientation shall be used to buffer or transition residential uses from incompatible adjacent uses. (Figure MF-6)
- b. Common space is required where a neighborhood homeowners association or another acceptable private maintenance entity will coordinate its use and maintenance. (Figures MF-1, MF-2, MF-3, MF-5, and MF-6)
- c. Buildings, parking areas, and open space shall be arranged to minimize the use of sound walls. (Figure MF-6)
- d. Minimum building setback requirements shall be met. However, for taller structures, increased setbacks are encouraged so that setbacks are proportional to the buildings. (Figure MF-3)

Lot Layout

Intent:

Development should be designed to avoid large parking areas, bulky structures, decreased private open space, rows of carports adjacent to public streets, and high walls at the street edge in order to enhance the aesthetic value of Temecula.



Figure MF-1

Pool areas and playgrounds are encouraged when a neighborhood homeowners association will coordinate use and maintenance



Figure MF-2

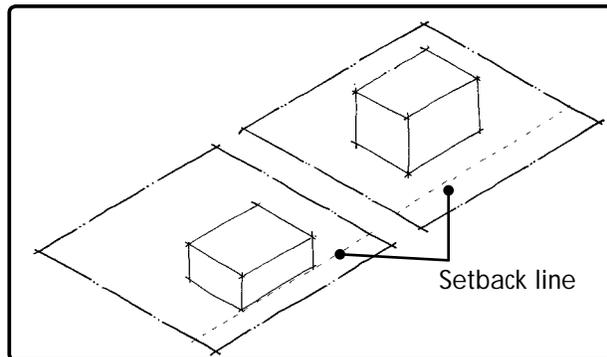


Figure MF-3

Building setbacks should be proportional to the scale of the structure. The taller the building the further it should be setback from the street

Chapter 3

Multi-Family Guidelines



Figure MF-4



Figure MF-5

Interior courtyards provide sheltered private common space and are encouraged

- e. The visual impact of large monolithic structures shall be minimized by creating a cluster of smaller buildings or the appearance of a series of smaller buildings. (Figures MF-4, MF-6)
- f. Site plans should avoid or eliminate unnecessary driveway entrances. (Figure MF-6)
- g. Climatic factors such as prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site shall be coordinated to maximize energy conservation.

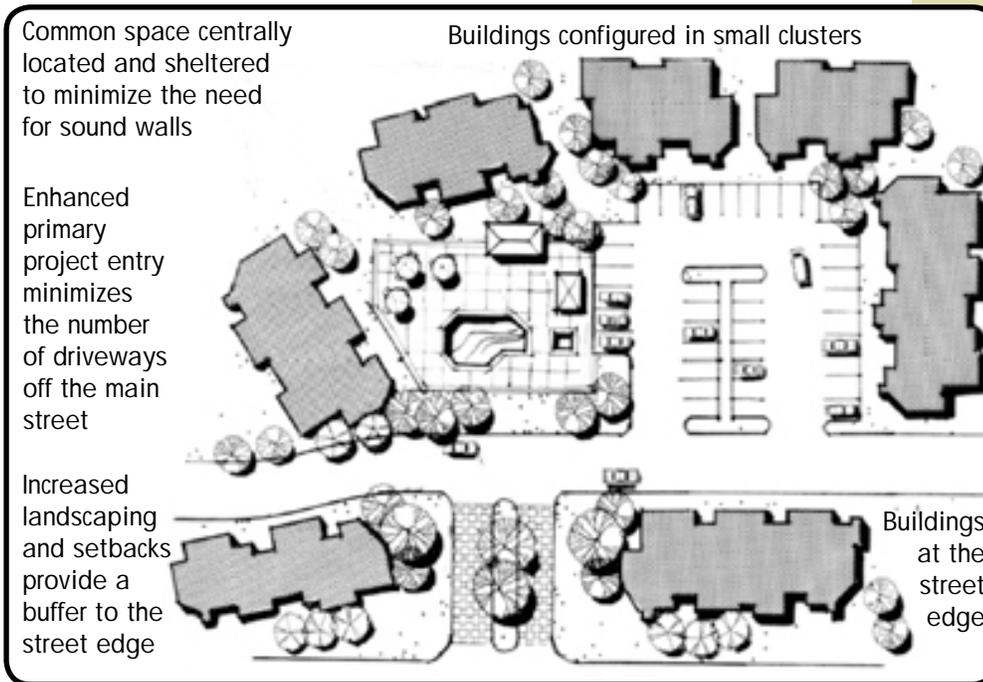


Figure MF-6

City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. A combination of ornamental landscaping, landscaped medians, water features, architectural monuments, decorative walls, signs, and/or enhanced paving shall be incorporated into the project entry as accent features. (Figures MF-7, MF-8, MF-10)
- b. Project entry features shall reflect the overall architectural identity and character of the project. (Figure MF-9)

Project Entry and Character

Intent:

Easily identifiable and aesthetically pleasing entrances that are designed to complement the style of the project should be provided.



Figure MF-7



Figure MF-8

Entries should include landscaping, textured paving, signs, and materials that complement the architectural style of the project

Chapter 3

Multi-Family Guidelines

The white trellis complements the white picket fencing used throughout the project and helps define the character of the development



Figure MF-9

The pedestrian entry to this development is well defined with addresses clearly posted on a trellis entry feature

- c. Directory signs containing site plans of the development with building addresses or numbers shall be provided at locations along the main entrance. (Figure MF-9)
- d. The use of colored, textured, and permeable paving treatment at entry drives is encouraged to accentuate these areas. (Figures MF-7, MF-10)



Figure MF-10

The landscaped median and textured paving enhance this project's entry

City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. All cuts and fills shall be at a 2:1 slope or less unless stabilized by a retaining wall or cribbing. (Figure MF-13)
- b. Excessive cut and fill shall be avoided by following natural contours when possible. (Figure MF-11)
- c. Development on hillside lots shall accommodate a majority of the grade differential by stepping the building to reflect the slope of the natural topography. (Figure MF-11)
- d. Slopes shall be rounded, contoured, or terraced to blend with the existing terrain and to minimize grade differentials with adjacent streets and properties. (Figures MF-13, MF-14)
- e. Development shall incorporate existing natural features into the overall site design, including rock outcroppings, major landforms, ridgelines, significant trees and vegetation, streams, and drainage areas. (Figure MF-12)

Grading and Drainage

Intent:

Grading and drainage shall be coordinated in the initial design phase of the project to ensure the most natural and least evasive approach is achieved.



Figure MF-11

Stepped foundations and building elements reduce the need for excessive cut and fill



Figure MF-12

Natural features such as this significant tree shall be retained and integrated into the site plan

Chapter 3

Multi-Family Guidelines

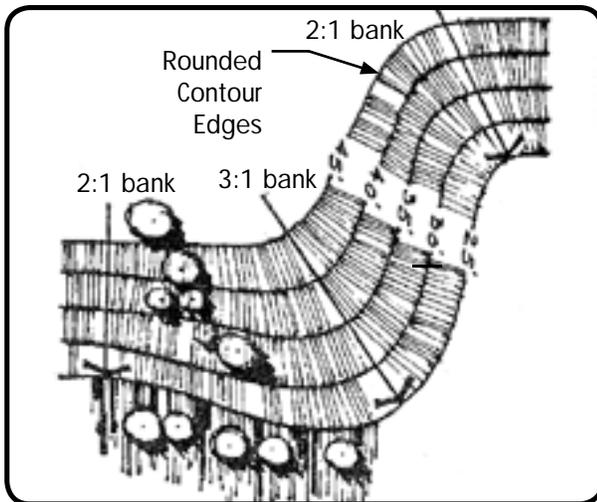


Figure MF-13

Encouraged - Variety in slope bank gradients creates a more natural appearance

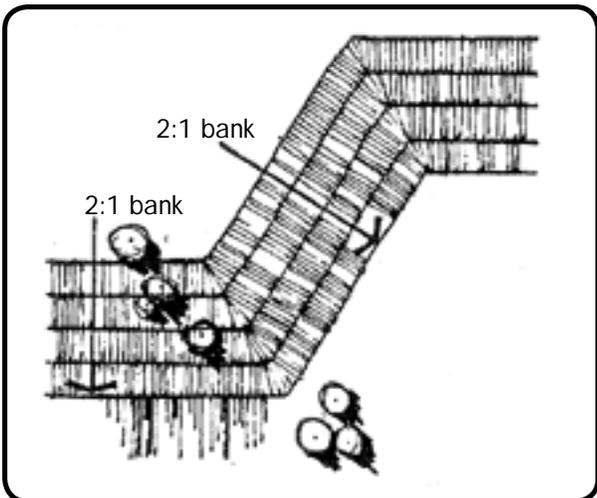


Figure MF-14

Discouraged - Engineered slope banks look forced and unnatural

- f. Permanent stormwater drainage facilities will be used to transmit stormwater. National Pollution Discharge Elimination System (NPDES) best management practices should be attained.
- g. Stormwater retention ponds should be designed as a landscape feature.
- h. Project design shall provide for controlled drainage of stormwater away from buildings.
- i. Site drainage should be collected in curb gutters. Center-swale drainage is discouraged.
- j. Parking lots should drain to a single concrete swale at the edge of the aisle.

City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. An opportunity to provide alley access shall be explored when garage parking is proposed. This arrangement is intended to provide maximum landscaping at the street edge, as well as front facades dominated by porches and entries instead of garage doors. (Figures MF-15, MF-16)
- b. Dead end drive aisles shall be minimized.
- c. The length of the parking court should not exceed 14 stalls.
- d. Parking areas should be separated from each other by buildings or by a landscape buffer to reduce the impact of large parking areas.
- e. Drive aisles shall link to or provide future access opportunities for adjacent sites.

Access and Circulation

Intent:

Pedestrian and vehicular circulation should be well defined and easily identifiable.



Figure MF-15

Landscaped alleys allow garages to be hidden from public view, enhancing the street frontage



Figure MF-16

Chapter 3

Multi-Family Guidelines

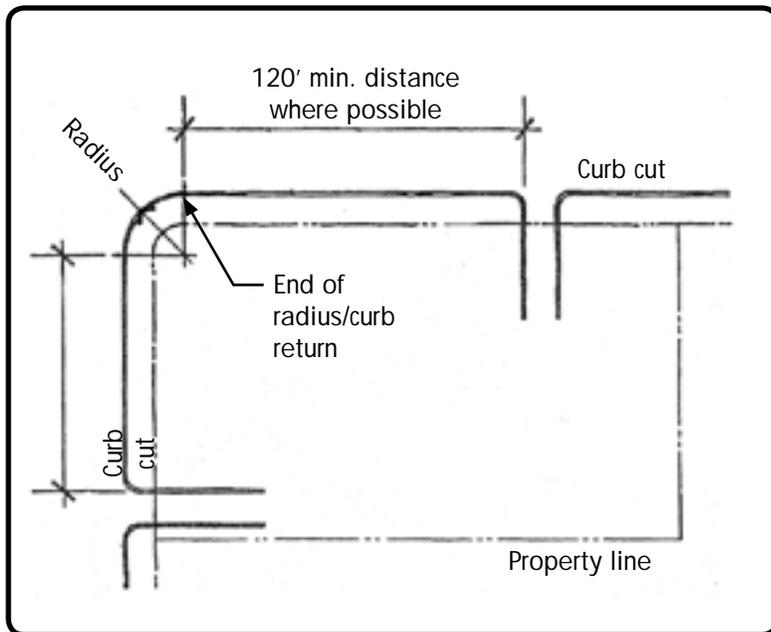


Figure MF-17

Example of appropriate curb cut location

- f. Curb cuts on corner lots shall not be located closer than 120 feet from a curb return. Where parcel size precludes this standard, the curb cut shall be located as far from the curb return as possible. A curb return is the point where the radius of a curve or intersection ends. (Figure MF-17)
- g. Easily identifiable pedestrian connections shall be provided from the street / sidewalk to key areas within or adjacent to the site.
- h. Pedestrian walkways should be safe, visually attractive, and well defined by landscaping and lighting.
- i. Decorative materials should be used to clearly demarcate pedestrian travel areas. Use of specialty paving for walkways is encouraged when it is not in conflict with ADA access requirements.

City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. Parking spaces shall be separated from buildings by a pedestrian sidewalk (minimum 4 feet) and a landscape strip (minimum 6 feet). (Figure MF-19)
- b. Canopy trees shall be used in parking areas to reduce the impact of large expanses of paving, to provide shade, and to reduce glare and heat build up. These trees shall have a 30-foot to 40-foot canopy potential and be sized at 24-inch box or larger at the time of installation.
- c. Trees shall be located throughout parking areas per the Municipal Code.
- d. One landscaped finger island shall be provided per every 10 spaces. Islands shall be a minimum of 5 feet (inside dimension). (Figure MF-18)

Parking Areas

Intent:

Provide well landscaped and screened parking areas that avoid large expanses of paved areas and long rows of parking spaces. Landscaping should create a functional and attractive parking environment.

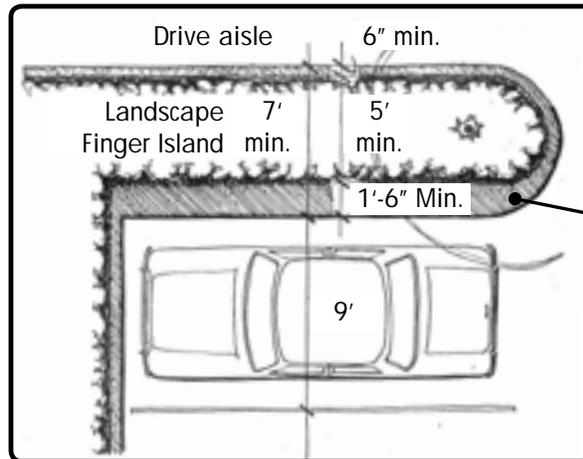


Figure MF-18



Figure MF-19

A minimum 6' landscaping strip shall surround the building and provide a separation for the sidewalk area

Chapter 3

Multi-Family Guidelines



Figure MF-20

The curb and landscape buffer protect wall surfaces from automobiles and softens the building edge

- e. Raised planting areas, with a minimum interior dimension of 5 feet, should be used to separate double-loaded parking areas.
- f. All end parking stalls shall be adjacent to landscape planters. The landscape planter shall contain a 12-inch strip of concrete inside the 6-inch curb of the planter, to create an 18-inch concrete strip for a person to step on when getting into or out of a vehicle. The concrete strip shall be attached to the 6-inch curb. This step-out area shall not reduce the minimum inside dimension of the 5-foot wide landscape planter. (Figure MF-18)
- g. Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing or raised planting areas. (Figure MF-20)
- h. The use of interlocking pavers is encouraged in place of stamped concrete in parking areas.

City of Temecula

City-Wide Design Guidelines

Landscaping

Guidelines:

- a. A variety of height, textures, and colors should be used in the planting palette. (Figures MF-23, MF-24)
- b. A combination of trees, shrubs, and ground cover shall be incorporated into landscaping plans. (Figures MF-21, MF-22, MF-23, MF-24) Minimum sizes are as follows:
 - trees: 24-inch box (15-gallon size acceptable for slopes),
 - shrubs: 5-gallon, and
 - shrubs: 1-gallon (planted densely to achieve 100 percent coverage in one year).
- c. Landscaping should be used to:
 - define areas such as building entrances, key activity hubs, focal points, and the street edge;
 - provide screening for unattractive / unsightly service areas; and
 - serve as buffers between neighboring uses.

Planting Areas

Intent:

Landscaping shall be used to define building entrances, parking lots, and the edge of various land uses. Landscaping shall be used to buffer and screen neighboring properties. Safety, environmental impacts, and accent elements should all be considered when selecting and locating trees and other landscaping elements.



Figure MF-21



Figure MF-22

A combination of plant materials shall be incorporated into the landscaping design

Chapter 3

Multi-Family Guidelines

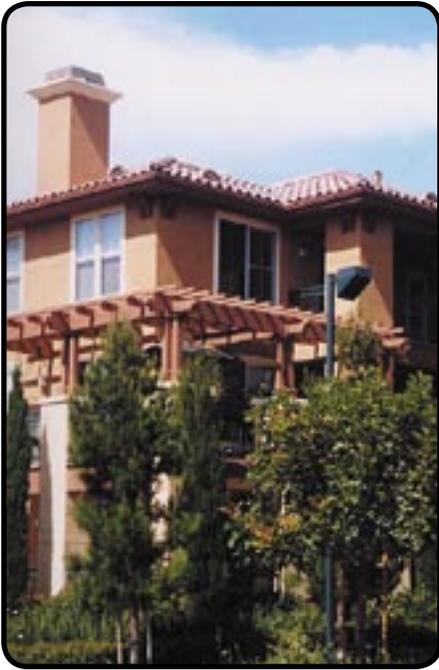


Figure MF-23

A variation of trees, shrubs, and groundcover should be used to landscape developments

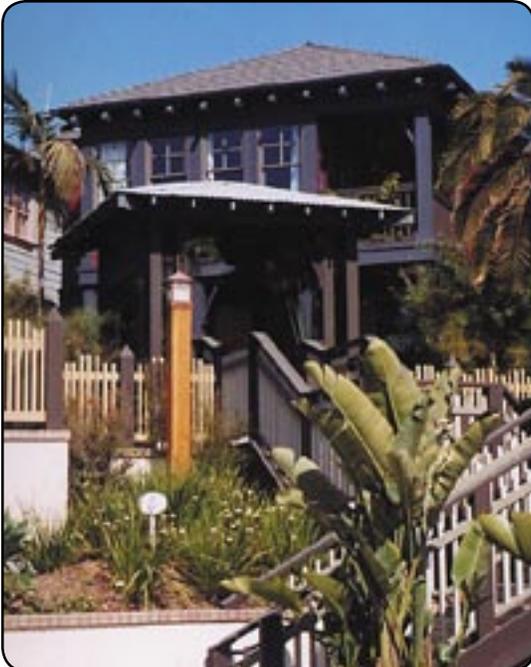


Figure MF-24

- d. A minimum 5-foot wide planted parkway should be provided on arterial corridors between the street and sidewalk. Parkway shall be planted with shade trees to provide a more pleasant pedestrian environment and to contribute to streetscape continuity.
- e. Trees and shrubs should be located and spaced to allow for mature and long-term growth. Trees and shrubs should be selected to minimize root problems.
- f. Walkways should be provided through landscaped areas along paths of likely travel to protect landscaping from foot traffic.
- g. The use of creative inert materials, such as fieldstone, stone, and wood, are encouraged for paving and wall treatments.

City of Temecula

City-Wide Design Guidelines

Landscaping

- h. Specimen (36-inch box or larger) trees shall be planted to assist new development in looking “established” as quickly as possible.
- i. Flowering trees should be used to provide color and accentuate entrances. (Figure MF-25)
- j. Flowering and fruit-bearing trees should be avoided near pedestrian walkways.
- k. A mix of evergreen and deciduous trees should be planted on both sides of the sidewalk within the 25-foot landscape area along arterial streets. (Figure MF-26)

Planting Areas continued



Figure MF-25

Flowering trees are encouraged to enhance landscaping and add color to the site



Figure MF-26

Trees should be planted on both sides of the sidewalk along arterial streets

Chapter 3

Multi-Family Guidelines

- i. Evergreen trees should be used to soften the appearance of blank walls and provide visual screening but should not be a replacement for enhanced architecture.
- m. Deciduous trees should be used to provide solar control during summer and winter, fall color, and seasonal flowers. (Figure MF-27)
- n. Trees should be used to create more intimate spaces and to frame views.

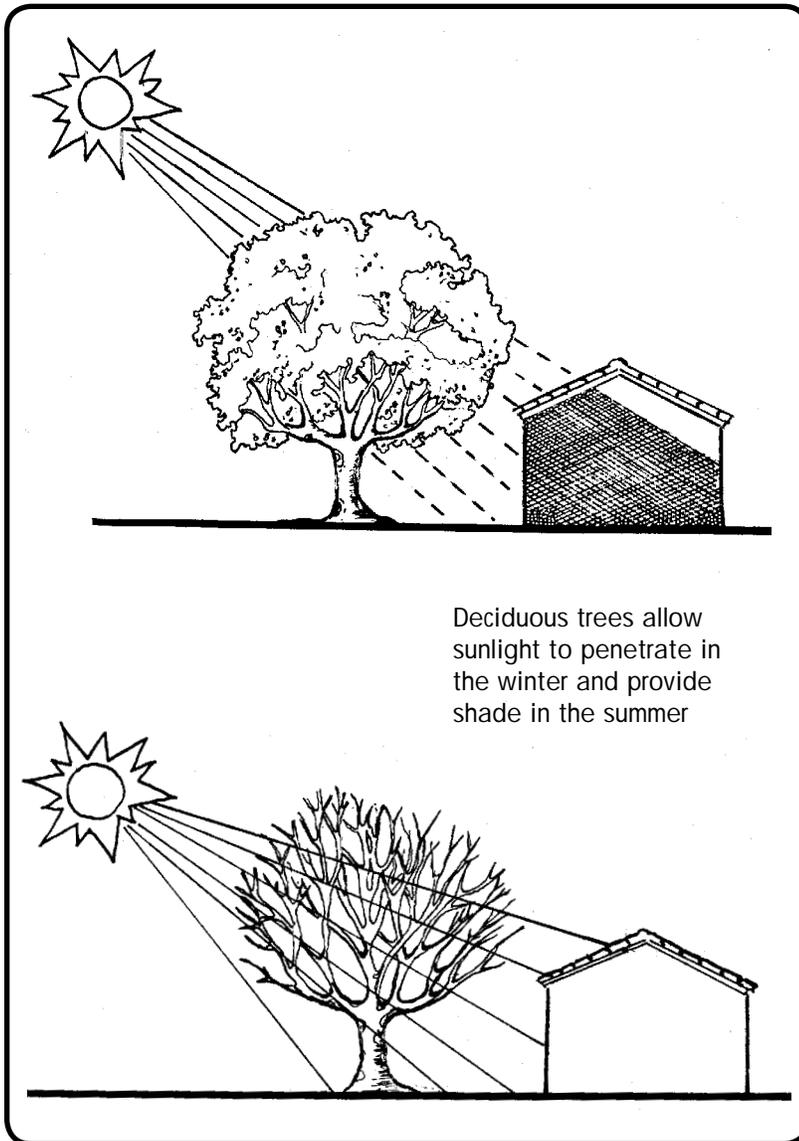


Figure MF-27

City of Temecula

City-Wide Design Guidelines

Landscaping

Guidelines:

- a. All landscaped areas should have automatic irrigation systems with moisture sensors installed to ensure plant material survives.
- b. Irrigation systems should be designed to prevent overspray onto walkways, parking areas, buildings, and fences.
- c. Sprinkler heads in areas of high foot traffic should be “pop-up” style.
- d. Plants should be grouped in high and low maintenance zones and shall coordinate with irrigation plans to minimize the use of water and the placement of irrigation tubing.
- e. Irrigation systems should be designed to apply water slowly to allow plants to be deep watered and to reduce runoff. Drip systems should be used in all areas except turf irrigation and small ornamental planting.

Irrigation and Water Conservation

Intent:

Water conservation techniques shall be incorporated into all landscape plans. Examples of these techniques include drought tolerant plant materials, automatic controller, drip irrigation, or matched precipitation rate sprinkler heads.



Figure MF-28



Figure MF-29

Examples of native plant groupings that require low levels of water

Chapter 3

Multi-Family Guidelines

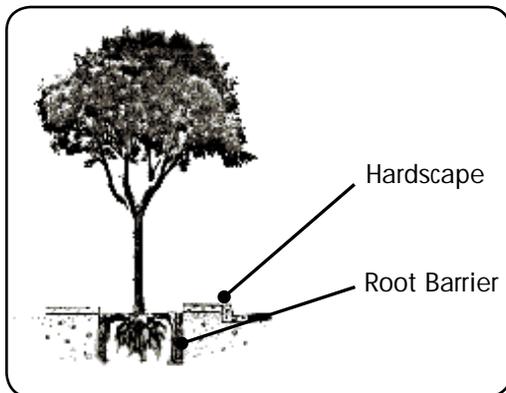


Figure MF-30

Example of a
root barrier

- f. Use of native and low water plants in conjunction with an efficient water system, such as drip irrigation, is strongly recommended. (Figures MF-28, MF-29)
- g. Provide root barriers when trees are planted 5 feet or closer to any hardscape element (including curbs, sidewalks, or any other paving) or building. The distance shall be measured from the center of the tree trunk to the edge of nearest hardscape or building. (Figure MF-30)
- h. Landscape planting should exhibit an effective contribution to crime prevention. Shrubs that create hiding places should not be placed in areas of pedestrian movement, such as along walkways and building entrances.
- i. Shrubs that deter pedestrian movement should be placed under windows.

City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Multi-family development adjacent to single-family neighborhoods shall provide a buffer of single story and/or detached units along the adjoining property line.
- b. It is recommended that no more than 8 attached units be permitted in a single structure. (Figure MF-32)
- c. There shall be a variation in wall plane on all facades visible from a public street or public view. (Figure MF-33)
- d. Tall or large structures should emphasize horizontal planes through the use of trim, awnings, eaves, other ornamentation, or a combination of complementary colors. (Figure MF-31)

Building Form

Intent:

Massing on multi-family buildings shall articulate individual units or clusters of units. Building massing shall include variation in wall planes (projection and recess), wall height (vertical relief), and roof forms (silhouettes) to reduce the perceived scale of the building.



Horizontal planes are emphasized through eaves and trim

Figure MF-31



No more than 8 attached units should be contained in 1 structure; units are varied in height and setback

Figure MF-32

Variation in wall and roof planes reduce a boxy or bulky appearance



Figure MF-33 Combinations of two and three story units break up the massing of the building

Chapter 3

Multi-Family Guidelines



Figure MF-34

Each row-type townhouses unit shall be varied in height and setback

Multiple rooflines at different levels and along the ridge help to reduce the massing of the building



Figure MF-35

Portions of upper stories have been recessed from the front facade to reduce the scale of the building



Figure MF-36

Units in these rows of townhouses are varied in height and setback

- e. The upper story of a two-story building should be stepped back to reduce the scale of façades facing streets, courtyards, or open space areas. (Figures MF-31, MF-33, MF-35)
- f. Combinations of one, one-and-one-half, and two-story units are encouraged to create variation in mass and building height. (Figures MF-31, MF-33, MF-35)
- g. For row-type townhouses, each unit shall be varied in height and setback. (Figures MF-34, MF-36)

City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- Multi-form roof combinations are encouraged to create varying roof forms and break up the massing of the building. (Figures MF-38, MF-40)
- Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or stepbacks. (Figures MF-37, MF-39)
- Deep roof overhangs are encouraged to create shadow and add depth to facades. (Figure MF-37)
- Rooflines shall be designed to screen roof mounted mechanical equipment. All screening shall be constructed consistent with the materials of the building and shall be designed as a continuous component installed for the length of the elevation.
- Roof forms typical of residential buildings, such as gable, hip or shed roof combinations, are strongly encouraged. If a parapet roof is used, the roof should include detailing typical of residential character and design.

Roof Forms

Intent:

Roofs should reflect a residential appearance through pitch and use of materials.

Exposed rafter tails and deep roof overhangs enhance the aesthetics of the building

Changes in roof planes should occur at distances no greater than 50'



Figure MF-37



Figure MF-38

Multiple roof forms at different heights break up the mass and scale of the building

Chapter 3

Multi-Family Guidelines



A series of gable roofs help define individual units

Figure MF-39



Figure MF-40

Stepped roof forms break up building mass

- f. Full roofs are desirable. Hipped or gable roofs covering the entire building are preferred to mansard roofs and segments of pitched roofs applied at the building edge.
- g. Parapets shall be designed to screen mechanical equipment without requiring the use of an additional roof screen.
- h. If the interior side of a parapet is visible from pedestrian view, it shall be finished with the same materials and a similar level of detail as the front façade.
- i. If parapets are used, one or more of the following detail treatments should be included: pre-cast elements, continuous banding or projecting cornices, dentils, caps, corner details, or variety in pitch (sculpted).
- j. Parapets should not appear “tacked on” and should convey a sense of permanence.

City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Window and door type, material, shape, and proportion shall complement the architectural style of the building. (Figures MF-41, MF-42)
- b. Where appropriate to the architectural style, windows shall be generously inset from building walls to create shade and shadow detail. The minimum inset shall be three inches.
- c. Windows should be articulated with sills, trim, kickers, shutters, or awnings authentic to the architectural style of the building. (Figure MF-44)
- d. Faux shutters shall be proportionate to window openings.

Windows, Doors, and Entries

Intent:

The main building entrance shall be clearly identifiable and distinguished from the rest of the building. All entrances shall be emphasized using lighting, landscaping, and architecture.



Figure MF-41

Window and door type, material, shape, and proportion shall complement the architectural style of the building



Figure MF-42

Windows and doors are consistent with the architectural style of the building

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Multi-Family Guidelines



Figure MF-43

Upper floor entries should have a distinct design



Figure MF-44

Windows should be articulated with sills, trim, and kickers



Figure MF-45

Easily identifiable entries individualize the units

- e. Each unit's entry should be easily identifiable, distinguishable, and oriented to the street whenever possible. (Figures MF-44, MF-45)
- f. Upper floor entries should have a distinct design that complements the main building frontage. (Figure MF-43)
- g. Long, monotonous balconies and corridors that provide access to multiple units should be avoided. Instead, access points should be clustered.
- h. Project icons, thematic pilasters, special paving treatment, water features, and specialty landscaping should be used at building and common space entryways to unify a project.

City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Acknowledging sensitivity to budget, it is expected that the highest level of articulation will occur on the front façade and facades visible from public streets and public views; however, similar and complementary massing, materials, and details shall be incorporated into every other building elevation, including common buildings and recreation/clubhouse buildings. (Figure MF-46)
- b. Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, verandas, and porches, are encouraged. (Figures MF-46, MF-47, MF-49)

Articulation

Intent:

Building designers should incorporate 360-degree architecture in all buildings and remodels. 360-degree architecture is the full articulation of all building facades, including variation in massing, roof forms, wall planes, and surface articulation.

Balconies, trellis structures, exposed rafter tails, and projecting window sills are encouraged

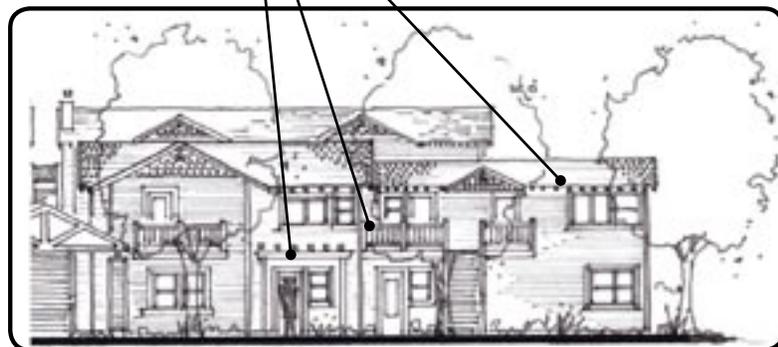


Figure MF-46

Molding and variation in color have been used to reduce the vertical massing of the building



Figure MF-47

An example of 360-degree architecture where a similar level of articulation and variation of wall and roof planes occurs on all sides of the building

Chapter 3

Multi-Family Guidelines



Figure MF-48

The stairwell has been designed to architecturally enhance the elevation and act as a unifying component of the facade



Figure MF-49

The variation in wall and roof planes helps to break up the overall massing of the building

- c. Architectural elements, such as overhangs, trellises, projections, awnings, insets, materials, and textures, shall be used to create shadow patterns that contribute to a building's character and to achieve a pedestrian scale. (Figures MF-46, MF-47, MF-48, MF-49)
- d. Stairways should be designed as an integral part of the overall architecture of the building, complementing the building's mass and form. Stairwells should be solid; prefabricated metal stairs are strongly discouraged. (Figure MF-48)

City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. The use of materials and color shall convey a sense of quality architecture and permanence. (Figure MF-52)
- b. Where appropriate to the architectural style, materials and textures shall vary between the base and body of a building to break up large wall planes and add visual base to the building. (Figures MF-50, MF-52)
- c. Heavier materials should be used lower on the building elevation to form the building base. (Figures MF-50, MF-51, MF-52)

Materials and Colors

Intent:

Multi-family projects should be made of high quality and authentic materials. In addition, the use of durable materials requiring low maintenance is strongly encouraged.



The use of different colors and materials helps to break up the massing of the building

Figure MF-50



A combination of materials, projecting trim, recessed wall planes, and balconies add articulation to this building

Figure MF-51



Heavier materials such as stone help to define the base of the building

Figure MF-52

Chapter 3

Multi-Family Guidelines

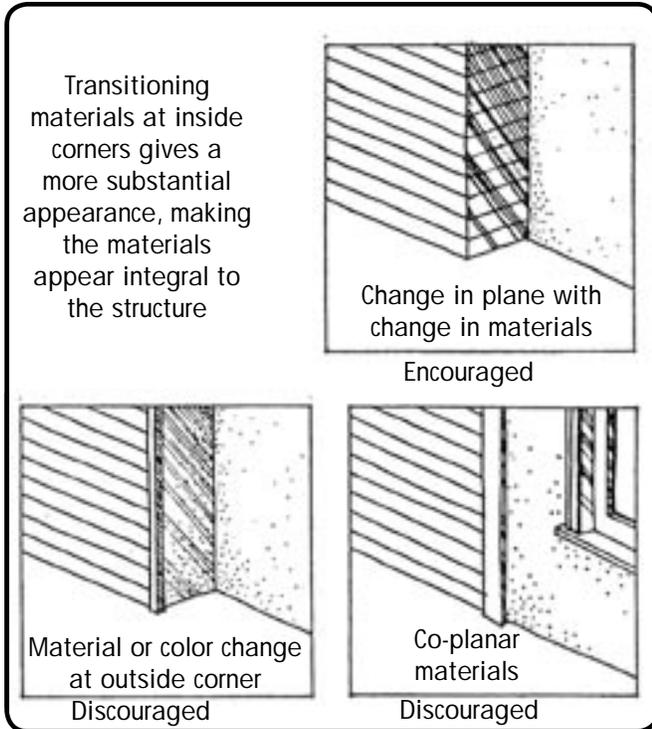


Figure MF-53



Figure MF-54

The form of the building is further defined by uniquely painted surfaces and contrasting window trim

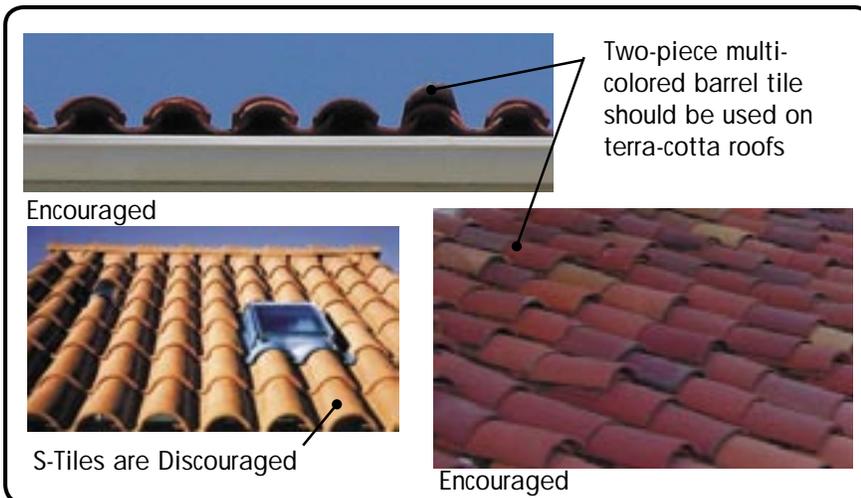


Figure MF-55

- d. Material changes shall occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or fence line. (Figure MF-53)
- e. Contrasting but complementary colors should be used for trim, windows, doors, and key architectural elements. (Figure MF-54)
- f. Roof materials and colors shall be consistent with the desired architectural style. (Figure MF-55)
- g. Traditional two-piece tapered, multi-colored terra cotta barrel tiles with brown hues and approximately a 20 percent concrete boost in the field tiles and double tiles or boosted double tiles at the eave is the recommended specification for tile roofs. High profile one-piece "S" tiles may be acceptable but are discouraged. Low profile one-piece "S" tiles are not permitted. (Figure MF-55)

City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Garage doors should appear to be set into the walls rather than flush with the exterior wall. (Figure MF-56)
- b. Carport roofs visible from buildings or streets shall incorporate roof slopes and materials to match adjacent buildings. (Figures MF-56, MF-57)
- c. Flat roofs on garages, carports, and ancillary structures, while allowed (if not visible off-site), are discouraged.

Garages and Ancillary Structures

Intent:

Carports, detached garages, and other ancillary structures shall be designed as an integral part of the development.

Garage doors should be recessed from the facade



Figure MF-56



Figure MF-57

The roof and building materials used on the primary buildings have been used on these carports and garages, thus unifying the design of the development

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Multi-Family Guidelines

- d. Ancillary structures shall incorporate similar or complementary roof pitch and materials to the main buildings within the project.
- e. Common mailbox enclosures shall be designed to be similar or complementary in form, material, and color to the surrounding residential buildings. (Figures MF-58, MF-59)



Encouraged

Common mailboxes should be designed with materials and forms used throughout the project

Figure MF-58



Discouraged

Prefabricated common mailboxes are discouraged

Figure MF-59

City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Utility and service areas should be part of the early building design process rather than an afterthought at the construction document phase.
- b. Gutters and downspouts should be decorative and designed to integrate with the building façade and should not appear as a “tacked on” afterthought.
- c. Transformers should be placed underground to maximize safety and minimize visual impacts. When this location cannot be achieved, the transformers shall be well screened and placed in the rear or side yard area, minimizing visibility from the public right-of-way.
- d. Mechanical equipment, including gas and electrical meters, cable boxes, junction boxes, and irrigation controllers, should be located within a utility room, along with the fire riser and roof access ladder. When this location cannot be achieved, these features shall be designed as an integral part of the building on a rear or side elevation and screened from public view. (Figures MF-60, MF-61, MF-62)

Utilities

Intent:

Utilitarian aspects of the project should be aesthetically screened from view.



Figure MF-60 Utilities and equipment have been contained in a utility closet that has been designed as an architectural element in the building facade



Figure MF-61

The mechanical and electrical equipment for this building has been successfully concealed within the building with louvered doors and trim painted to match other elements on the building facade

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Figure MF-62

Example of discouraged location and treatment of exposed equipment

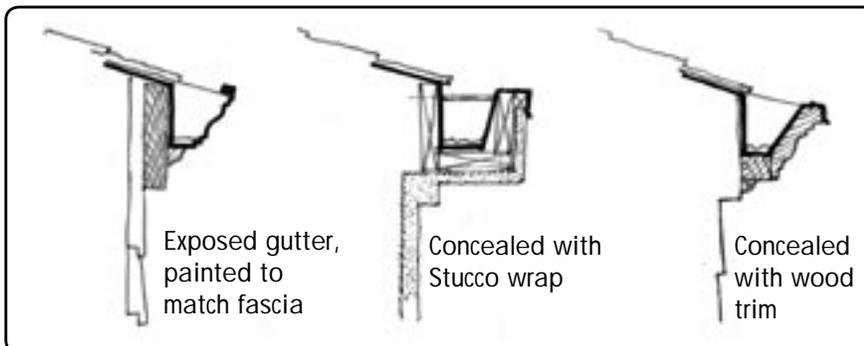


Figure MF-63

Recommended methods of designing a gutter as an integral part of the facade

- e. Double detector check valve assemblies (backflow preventers) for landscape irrigation and domestic water should not be located at visually prominent locations, such as the end of drive aisles or at site entries, and shall be placed in an underground vault or well-screened with shrubs, berming, and low screen walls.
- f. All vents, gutters, downspouts, flashing, and electrical panels should be painted to match the surface to which these elements are attached, unless used as a major design element, in which case the color is to be consistent with the overall color scheme of the building. (Figure MF-63)
- g. Discharge from gutters and downspouts should not flow directly across pedestrian walkways. Water should be directed to permeable areas for percolation or to a project drainage system.
- h. Externally mounted gutters and downspouts should be avoided on elevations facing arterials.

City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. A combination of elements, including decorative masonry walls, berms, and landscaping, should be used to screen objects at the ground plane. (Figure MF-69)
- b. Fences and walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions. (Figure MF-68)
- c. All exterior perimeter walls located along public streets shall have an offset a minimum of 5 feet deep for every 50 feet to 75 feet of wall.
- d. All non-transparent perimeter walls should incorporate standards to provide for wall inserts and/or decorative columns or pilasters every 20 feet to provide relief.
- e. All non-transparent perimeter walls and/or fences shall be architecturally treated on both sides and shall incorporate landscaping whenever possible. (Figure MF-64)
- f. All fences and walls required for screening purposes shall be of solid material. Chain link fencing with inserts shall not be used. (Figures MF-64, MF-67, MF-68)

Walls and Fences/Screening

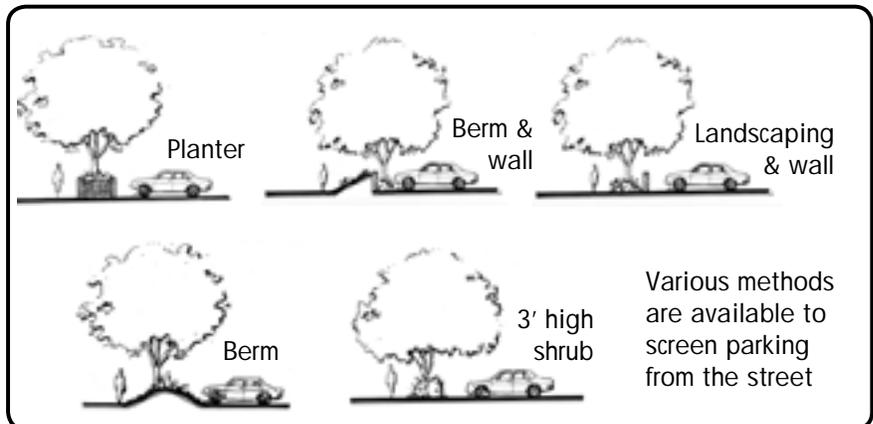
Intent:

Fences and walls should be designed to complement the architectural style of the buildings. A combination of low walls, berming, and landscaping shall be used to screen unsightly elements of a project.



The use of various materials, projecting pilasters, vines, landscaping, inset areas, and wall caps contribute to the aesthetic qualities of sound walls

Figure MF-64



Various methods are available to screen parking from the street

Figure MF-65



Walls should be stepped to follow the terrain

Figure MF-66

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Figure MF-67

Materials and colors that complement the buildings should be used on wall surfaces

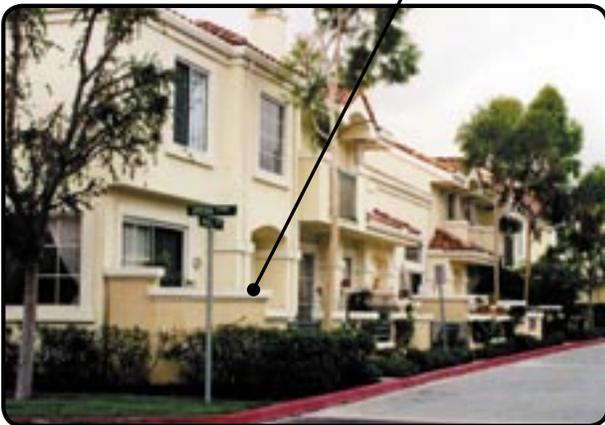


Figure MF-68



Figure MF-69 A combination of trees, shrubs, and a berm have been used to screen the fence along the property line and create a landscape buffer at the street edge

- g. Fences placed adjacent to a street shall be screened with a landscape buffer consistent with Development Code standards. (Figure MF-69)
- h. Walls and fences should be designed with materials and finishes that complement project architecture and should be planted with vines, shrubs, and trees. (Figure MF-69)
- i. Walls on sloping terrain should be stepped to follow the terrain. (Figure MF-66)
- j. Similar elements, such as columns, materials, and cap details, should be incorporated on perimeter walls that transition from one development to another.
- k. Parking lot screening shall be a minimum of three feet in height at the time of installation, measured from the interior of the parking lot. (Figure MF-65)
- l. A minimum 15 feet of landscaped setback shall be provided for parking lots adjacent to the street edge and shall include one or more of the following: (Figure MF-65)
 - rolling berms (2:1 slope),
 - low screen walls,
 - changes in elevation, or
 - landscaping.

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City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Enclosures should be separated from adjacent parking stalls with a minimum 5-foot wide (interior clear dimension) planter and a 12-inch wide paved surface behind the curb to ensure adequate space is available for individuals to access a vehicle. (Figure MF-70)
- b. Trash/recycling containers should be large enough, placed frequently enough throughout the site, and collected frequently enough to handle the refuse generated. (Figures MF-70, MF-71)
- c. Trash enclosures should be designed with similar finishes, materials, and details as the primary buildings within the project and shall be screened with landscaping. (Figures MF-70, MF-71)

Trash Enclosures

Intent:

Trash enclosure areas should be carefully designed, located, and integrated into the site plan.



Figure MF-70

Landscaping and a 12" buffer have been provided between the enclosure and the nearest parking stall



Figure MF-71

Colors and materials used in the design complement the architecture of the project

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Figure MF-72

A chain link fence with wood slats is not a permitted screening material

- d. Chain link fencing and gates with wood slats shall not be used. (Figure MF-72)
- e. Enclosures should be unobtrusive and conveniently located for trash disposal by tenants and for collection by service vehicles.
- f. Where feasible, a pedestrian entrance to the trash enclosure should be provided so that large access doors do not have to be opened.
- g. Enclosures should not be visible from primary entry drives.
- h. Enclosures should not be located at the end of dead-end drive aisles.
- i. Enclosures shall have a concrete apron onto which trash/recycling containers will be rolled for collection.

City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Light fixtures shall be architecturally compatible with the building design. (Figure MF-74)
- b. All building entrances should be well-lit.
- c. Street lighting within development should be a maximum of 15 feet high. (Figures MF-74, MF-75)
- d. Walkways and paseos shall be illuminated with a minimum of 1 footcandle to ensure safe nighttime conditions. (Figure MF-73)
- e. Parking lots and access thereto shall be illuminated with a minimum of 1 footcandle of lighting. (Figure MF-73)
- f. The design of parking lot lighting fixtures shall be compatible with the architecture used in the development.

Lighting

Intent:

The type, location, style, and intensity of lighting should be consistent with the Mount Palomar Lighting Ordinance. Lighting should be carefully designed to avoid direct glare into neighboring properties and to be architecturally compatible with the character of the development.



Figure MF-73

Light fixtures shall complement the architectural style of the buildings

Chapter 3

Multi-Family Guidelines



Figure MF-74

Decorative pedestrian lighting enhance these developments



Figure MF-75

- g. All lighting, including security lighting, shall be shielded to minimize glare upon neighboring properties. The shield shall be painted to match the surface to which it is attached.
- h. Security lighting fixtures shall not project above the fascia or roof of the building.
- i. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.
- j. The lighting of building elements and trees is an effective and attractive lighting technique that is encouraged; however, light sources for wall washing and tree lighting should be hidden and shall meet the Mount Palomar Lighting Ordinance.
- k. Low-voltage/high efficiency and/or solar powered lighting should be used in the landscape whenever possible.
- l. Incorporate timers and sensors to avoid unnecessary lighting.

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Chapter 4: Commercial Guidelines

This chapter provides general guidelines for the design of commercial developments in all areas of the City. Retail and commercial businesses include those that serve local needs, such as neighborhood markets and dry cleaners, and those that serve City or regional needs, such as auto dealers and furniture stores. Additionally, any addition, remodeling, relocation, or construction requiring a building permit within any commercial district should adhere to these guidelines.

Common elements found in well-designed commercial projects include:

- Site Planning,
- Landscaping,
- Building Design, and
- Utilitarian Aspects.



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. Buildings that possess unique qualities, such as cultural significance, unusual or identifiable architectural styles, or significance, should be preserved and incorporated into development proposals. (Figure C-3)
- b. Buildings be oriented towards public spaces and should not back onto existing or planned amenities such as parks, open space, water features, etc. (Figures C-1, C-2, C-4)
- c. Projects should create attractive streetscapes and should be designed using high-quality materials. The use of stucco is discouraged unless a light to smooth finish is utilized and the use of stucco is blended with other finish materials, such as stone, brick, wood, and/or iron.
- d. Loading and service areas, trash enclosures and storage areas, mechanical equipment, and utility meters should be located as far as possible from the street and adjacent properties.

Lot Layout

Intent:

Contemporary buildings and landscaping employing the highest degree of quality provide a direction for new development. When the scale, materials, and architectural character blend with what is already established and is considered of the highest quality, the City is continuously woven together. Buildings should generally be oriented parallel to and close to the street, thus providing interesting architecture and building mass rather than asphalt parking lots to define the street edge.

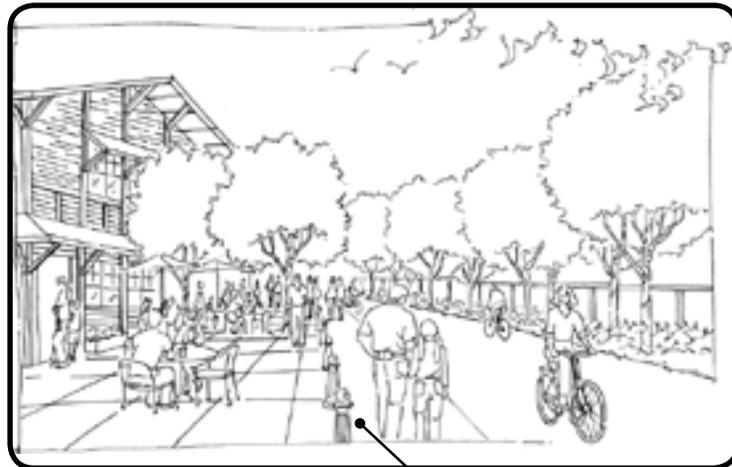


Figure C-1



Figure C-2

Projects adjacent to parks, plazas or other public amenities should be oriented toward the public space

Chapter 4

Commercial Guidelines



Figure C-3

Buildings with historical significance should be preserved and incorporated into the project

- e. Driveway access points and internal circulation should be located as far away as possible from residential properties, schools, parks, and other sensitive uses.
- f. Loading areas and service areas at the rear or side of buildings pulled up to the street should be enclosed. If enclosure is not possible, then these areas shall be screened with decorative walls, trellises and vines, berming with heavy landscaping, dense trees, or a combination of these treatments.

Projects should be oriented toward the public space

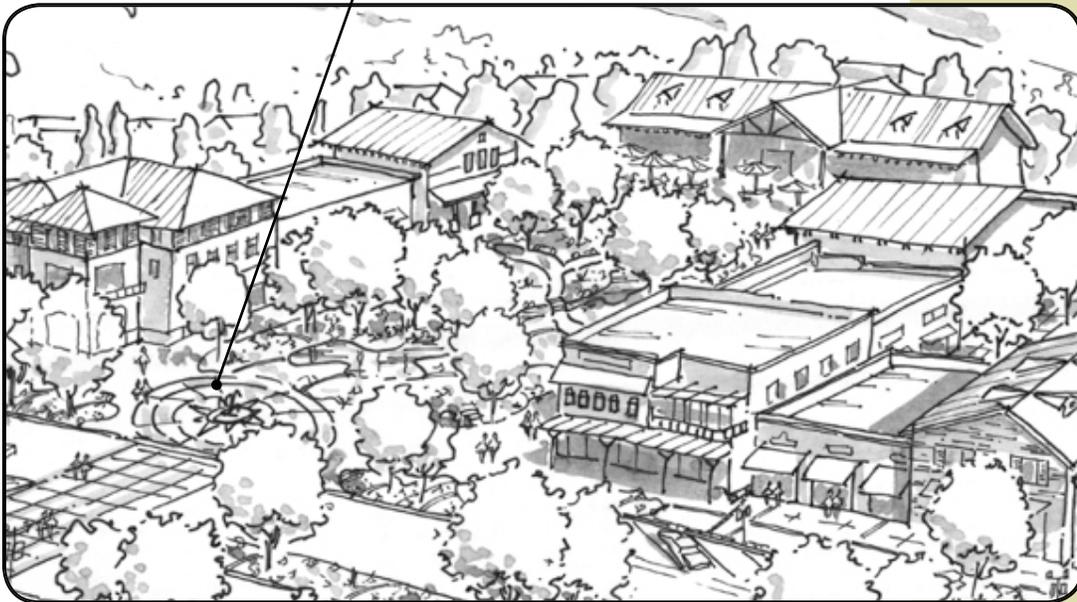


Figure C-4



City of Temecula

City-Wide Design Guidelines

Site Planning

- g. Building should be placed at front setback lines to define and enliven the street. Landscaping should be installed between the street and/or edge of the sidewalk and the building to soften the massing and provide a pedestrian scale to walkways. (Figures C-5, C-7, C-8)
- h. A minimum 20-foot setback shall be provided between a commercial use parcel and a single-family residential use parcel. (Figure C-6)

Lot Layout continued

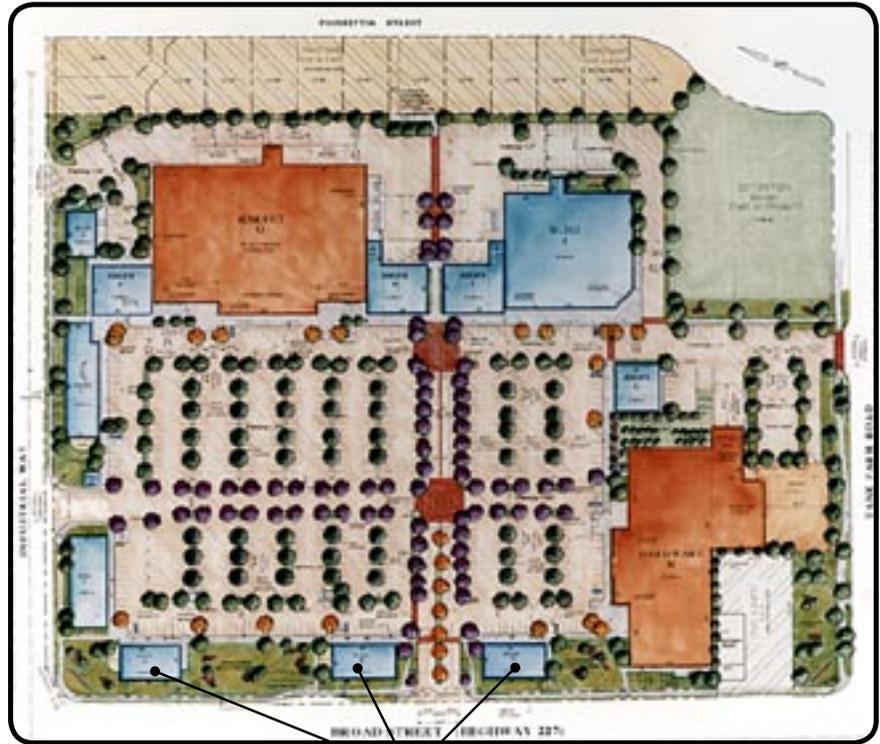


Figure C-5

Pad buildings placed at the street edge create a desirable street scene

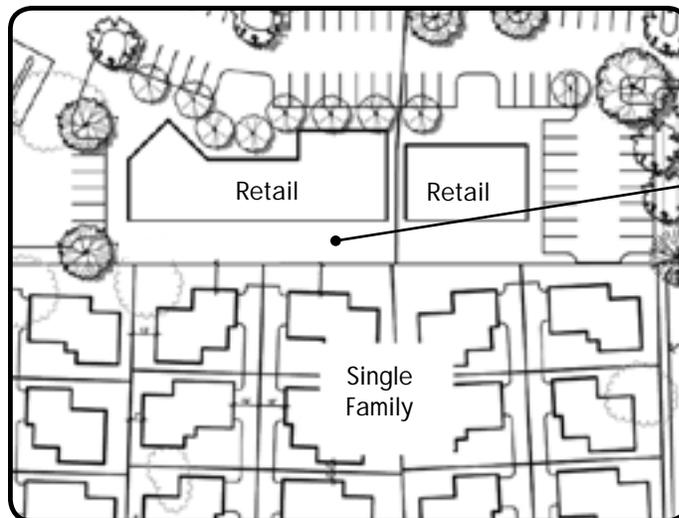
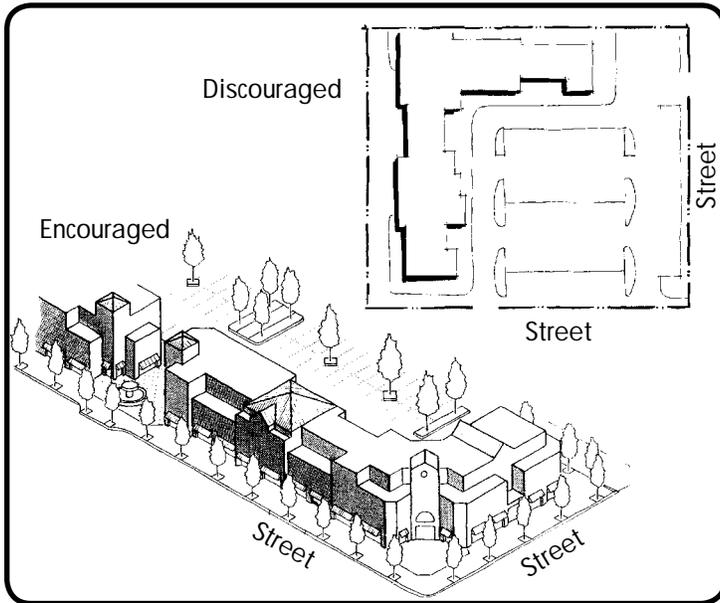


Figure C-6

A minimum 20' setback shall be provided between a single-family residential lot and non-residential parcels

Chapter 4

Commercial Guidelines



Dated "L" shaped suburban shopping centers should be avoided in favor of clusters of smaller buildings with pad buildings at the street

- i. There should be no blank walls on any side of any building within a project. Loading and service areas should never face the street, but site constraints may permit these areas to be located along a street if properly screened.
- j. Dated "L" shaped suburban shopping centers should be avoided. Clusters of smaller buildings with pad buildings at the street edge are strongly encouraged. (Figure C-7)

Figure C-7

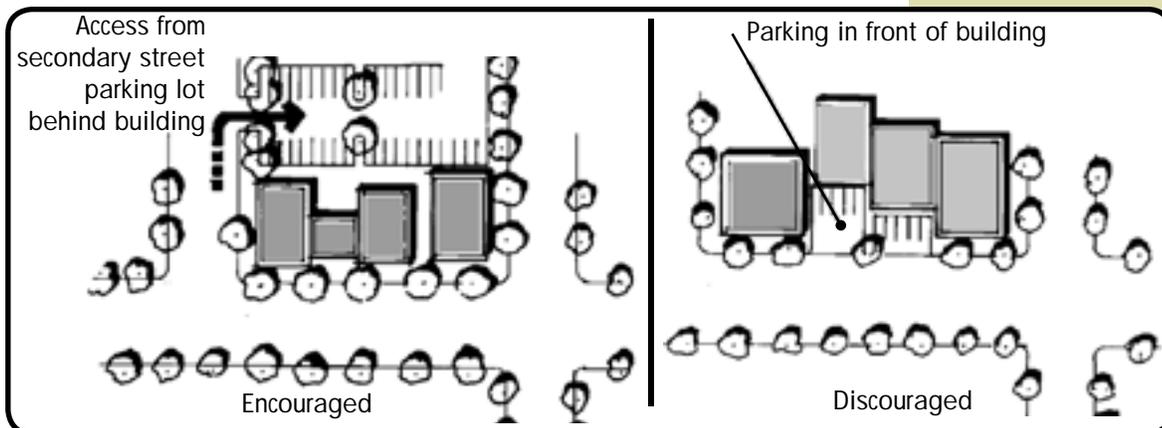


Figure C-8

Examples of commercial site plan layouts



Figure C-9

Buildings should be placed at street frontage



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. A combination of the following accent features shall be incorporated into the project entry: standard ornamental landscaping, landscaped medians, water features, architectural monuments, decorative walls, and/or enhanced paving. (Figures C-10, C-11, C-12, C-13)

Project Entry and Character

Intent:

Site amenities, entries, and features should be coordinated to complement one another and create a unified project appearance.



Figure C-10

Gateways create a sense of entry that is easily identifiable



Figure C-11

Chapter 4

Commercial Guidelines

- b. Project entry features shall reflect the overall architectural identity or character of the development. (Figures C-10, C-13)
- c. Project icons, thematic arches, special paving treatment, water fountains, and mature, full-sized landscaping should be used to unify a project. (Figures C-10, C-11)



Figure C-12

Water features enhance project entries and help to establish the character of the development



Figure C-13

This pedestrian-scaled gateway helps to establish a focal point for this smaller commercial plaza



City of Temecula

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Site Planning

Guidelines:

- a. Excessive cut and fill shall be avoided by following natural contours when possible.
- b. Slopes shall be rounded and contoured to blend with the existing terrain and to minimize grade differentials with adjacent streets and properties. (Figures C-14, C-15)
- c. Grading shall retain as much natural vegetation as possible.
- d. Grading should generally follow the natural contours of the land. Terraced parking lots, stepped building pads, and larger setbacks should be used to preserve the general shape of natural land forms. (Figures C-14, C-15, C-18)
- e. All cuts and fills shall be at a 2:1 slope or less. (Figure C-14)
- f. Project plans shall address the disposal of excess soil material as necessary.

Grading and Drainage

Intent:

Grading and drainage shall be coordinated in the initial design phase of the project to ensure the most natural and least evasive approach and that National Pollution Discharge Elimination System (NPDES) requirements are met.

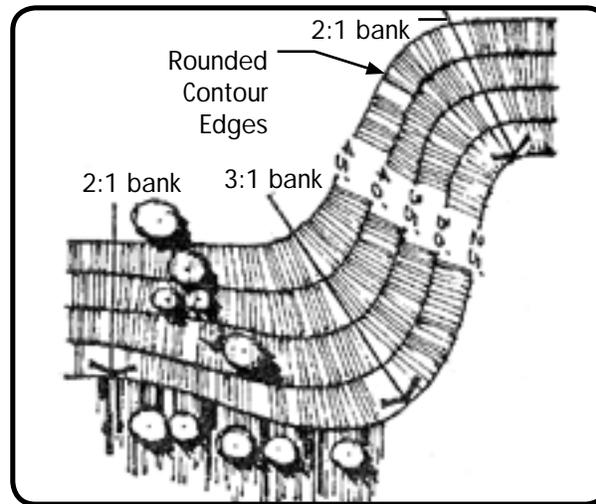


Figure C-14

Encouraged - Variety in slope bank gradients creates a more natural appearance

Contours shall be rounded to blend with the existing terrain and simulate a natural grade

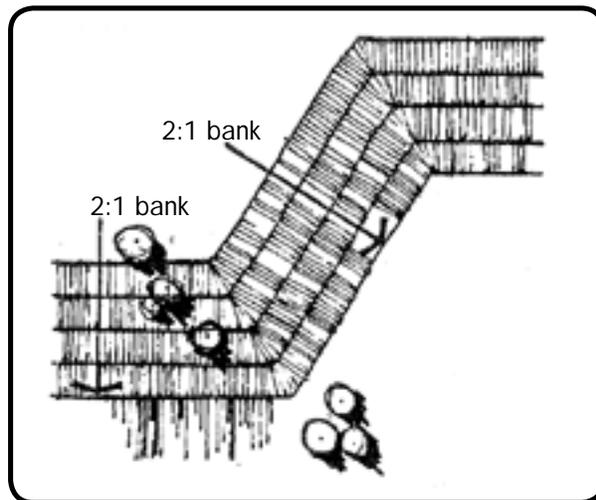


Figure C-15

Discouraged - Engineered slope banks look forced and unnatural

Chapter 4

Commercial Guidelines



Curb cuts for parking lot runoff to enter swales

Culvert

Figure C-16



Stormwater detention ponds shall be designed as a landscape feature

Figure C-17



Figure C-18

Stepped building pads are encouraged on sloped sites

- g. Project design shall provide for controlled drainage of stormwater away from buildings.
- h. Detention basins should not be located within the front setback unless designed as an attractive landscape element. Stormwater retention ponds shall be designed as landscape features rather than as large, unadorned depressions in the site. (Figures C-16, C-17)
- i. Permanent stormwater drainage facilities shall be used to transmit stormwater whenever possible. (Figure C-16)
- j. The use of bioswales is encouraged when this option is feasible for meeting NPDES goals and objectives.



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City-Wide Design Guidelines

Site Planning

Guidelines:

- a. Commercial developments with multiple tenants shall provide common outdoor plaza areas. (Figures C-19, C-20, C-22)
- b. Employee break areas and outdoor use areas shall be sheltered as much as possible from the noise and traffic of adjacent streets and other incompatible uses. (Figure C-22)
- c. Outdoor furniture and fixtures should be compatible with the project architecture and should be carefully considered as integral elements of the project. (Figure C-20)
- d. Outdoor furniture should be included in and shown on all site and landscaping plans.

Plaza Spaces

Intent:

Plazas and outdoor use areas should be designed and integrated into the project. These areas should provide shade trees or shade structures and pedestrian amenities such as benches, fountains, landscaping, and public art.



Benches or seating, trash containers, and landscaping or shade devices should be included in plaza spaces

Figure C-19

Common plaza spaces should be provided in developments with more than one tenant



Figure C-20

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Figure C-21

If not properly screened, vending machines can be unsightly and are discouraged



Figure C-22

Outdoor furniture should be compatible with the project architecture



Figure C-23

Newspaper racks should be consolidated



Figure C-24

- e. Newspaper racks, bus stops, and phone booths should be compatible with the design, including colors, of the main structure.
- f. Newspaper racks should be consolidated into a single unit to reduce visual clutter. (Figures C-23, C-24)
- g. Exterior vending machines are discouraged. (Figure C-21)
- h. The areas between buildings should be definable and purposely designed shapes, not simply left over spaces between buildings. (Figure C-20)



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. Driveway entries shall align with existing or planned median openings and adjacent driveways.
- b. Site plans should avoid or eliminate unnecessary driveway entrances. Reciprocal access drives are strongly encouraged to link adjacent properties. (Figure C-30)
- c. A main drive aisle serving a parking area should be a maximum of 40 feet in width. (Figure C-31)
- d. Curb cuts on corner lots shall not be located closer than 150 feet from a curb return. Where parcel size precludes this distance, the curb cut shall be located as far from the curb return as possible. The larger the right-of-way of the street, the greater the distance should be from the curb cut to the curb return. A curb return is defined as the point where the radius of a curve or intersection ends. (Figure C-25)
- e. Colored, textured, and permeable paving treatments at entry drives is encouraged. (Figure C-26)

Access and Circulation

Intent:

Parking lots should be designed to allow for customers and deliveries to easily reach the site, circulate through the parking lot, and exit the site. Clear, easily understandable circulation should be designed into the project to allow drivers and pedestrians to move through the site without confusion.

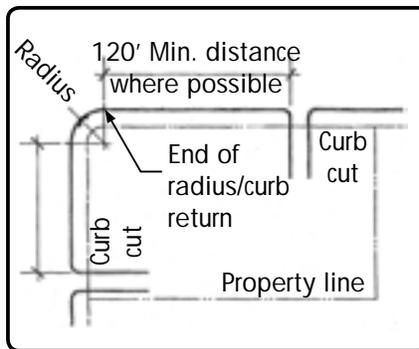


Figure C-25

Example of appropriate curb cut location



Figure C-26

Flowering vegetation on a roundabout and special paving treatment distinguish this project entry

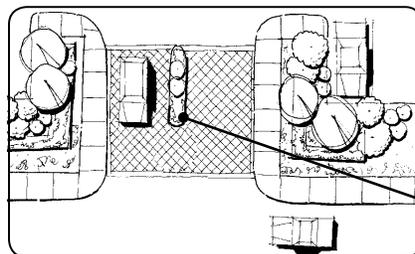


Figure C-27

A landscaped center median creates a entry focal point

Chapter 4

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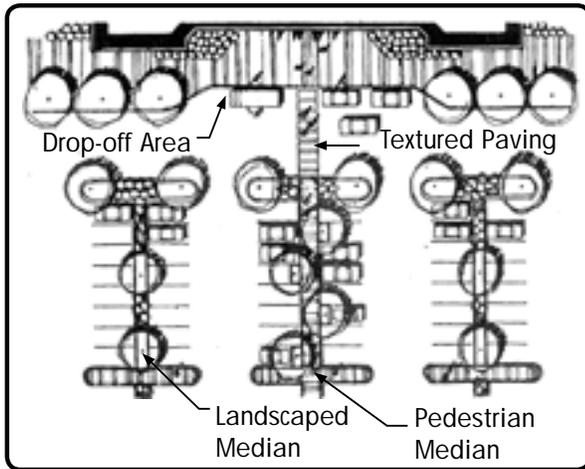


Figure C-28

In large parking areas, pedestrian walkways, landscaped medians, and drop-off areas shall be provided



Figure C-29

Parking spaces shall not be located along the main drive aisle

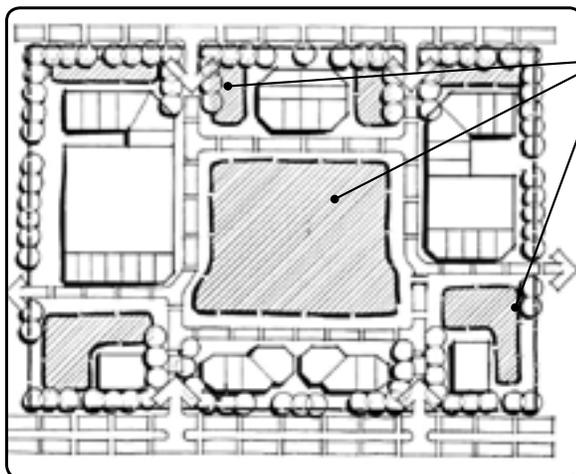


Figure C-30

A series of smaller parking areas is preferred to one large parking lot

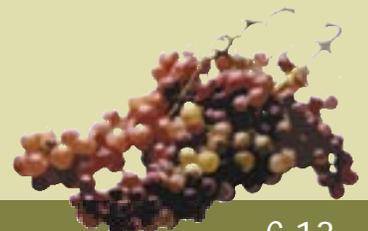
Reciprocal access shall be provided to adjacent properties

f. Divide large parking lots (over 200 parking spaces) into a series of connected smaller lots using raised landscaping strips, pedestrian paths accented with special paving, and access drives. (Figure C-30)

g. Parking lots with more than 100 stalls shall incorporate the following entry elements: (Figure C-27)

- A minimum 7-foot wide center landscaped median from the public street to the first bisecting parking aisle.
- A minimum 4-foot wide sidewalk on at least one side of the drive aisle to connect the street to the front cross aisle.
- Two 10-foot landscaped parkways flanking both sides of the entry drive.

h. In parking lots with more than 100 stalls, spaces shall not be located along the main drive aisle. This configuration will eliminate problems caused by vehicles backing into the primary circulation path. This guideline shall also apply to any project within 500 feet of an intersection having a Level of Service of "D" or worse. (Figure C-29)



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City-Wide Design Guidelines

Site Planning

- i. A minimum 40-foot stacking distance shall be provided between the edge of the travel lane and the first parking space. Additional stacking distance shall be required when the driveway is used for access to drive-through lanes or loading dock areas used by large vehicles. (Figure C-31)
- j. Developments should provide easily identifiable pedestrian access to building entrances and key areas within the site from the street, sidewalk, parking areas, and bus stops. (Figures C-33, C-35)
- k. Pedestrian walkways should be safe, visually attractive, and well defined by landscaping and lighting. (Figures C-32, C-33)
- l. In parking areas with six or more banks of parking stalls, pedestrian paths shall be provided within landscape islands to connect parking areas and building entries. Trellises and other pedestrian-scale amenities are encouraged in and along pedestrian paths. (Figure C-28)

Access and Circulation continued

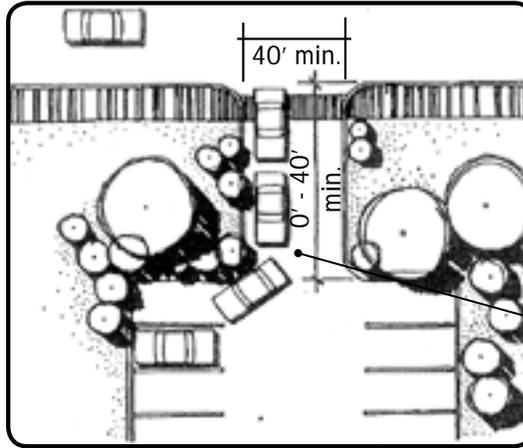


Figure C-31

A minimum 40' stacking distance shall be provided between the edge of the travel lane and the first parking stall



Figure C-32

The area between these buildings is landscaped and well-lit, and awnings give the space a human scale



Figure C-33

A landscaped pathway provides safe access to the entrance of the building from the parking area

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Figure C-34

Accent paving at the sidewalk and crosswalk create an easily identifiable pedestrian space



Figure C-35

Textured accent paving creates an easily identifiable pedestrian path



Figure C-36

The pedestrian path in front of the building entrance shall be a minimum of 11' deep when adjacent to head-in parking

Painted striping as the only identifier for pedestrian pathway is strongly discouraged

- m. Pedestrian drop-off areas shall be a minimum of 9 feet wide and located outside vehicle circulation aisles and pedestrian pathways. (Figure C-28)
- n. Textured paving should be provided at crosswalks within the project as opposed to a painted stripe designation provided it does not conflict with ADA access requirements. (Figures C-34, C-36)
- o. Sidewalks at building entries should be a minimum of 11 feet wide where adjacent to head-in parking to allow for car bumper overhang and 9 feet wide where adjacent to a landscaping buffer or drive aisle. (Figure C-36)
- p. The area between buildings should be designed with the pedestrian in mind. Landscaping and pedestrian scaled elements such as awnings or trellises should be integrated into the elevation and the passageway should be safely lit. (Figure C-32)



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. No loading facility, including incidental parking and maneuvering areas, shall extend into any required minimum yard setback.
- b. Loading facilities should be located as far as possible from the street and adjacent properties and should not be located in areas visible from any adjacent public or private street, unless screened appropriately. (Figures C-39, C-40)
- c. Loading facilities should be designed as an integral part of the building served and shall be in the most inconspicuous location. (Figures C-37, C-38)
- d. Service and loading areas should be located and designed for easy access by service vehicles, for convenient access by each tenant, and to minimize circulation conflicts with other site uses.
- e. Public circulation should not route through loading or service areas.

Loading and Service Areas

Intent:

Truck loading and material handling should be accommodated on-site in designated areas. Service and loading areas should be designed to minimize the noise, odor, and visual problems caused to adjacent buildings, properties, and streets.



Figure C-37

Loading areas should be integrated with the building design



Figure C-38

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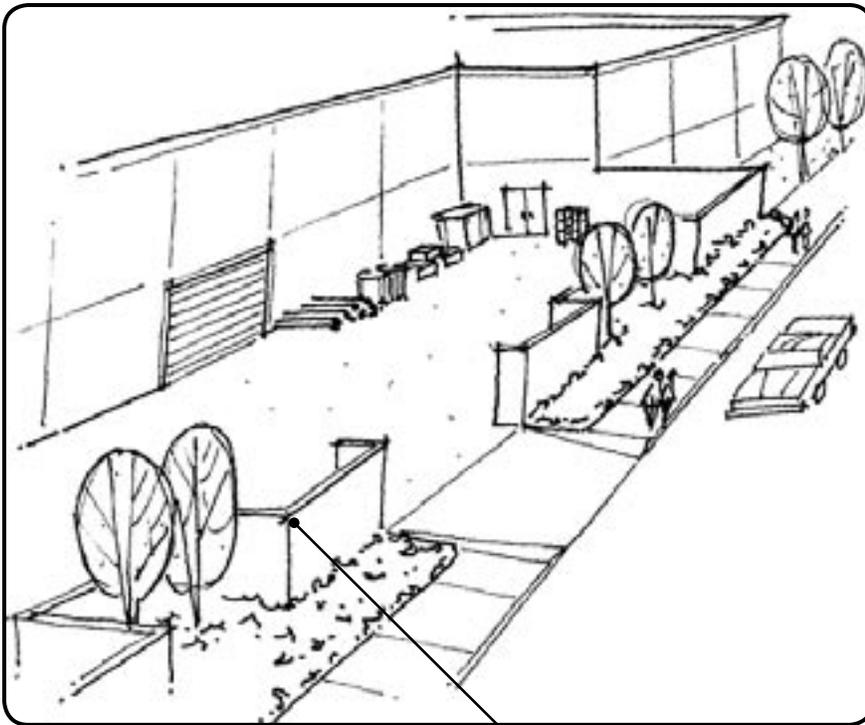


Figure C-39

A screen wall enhances this loading area

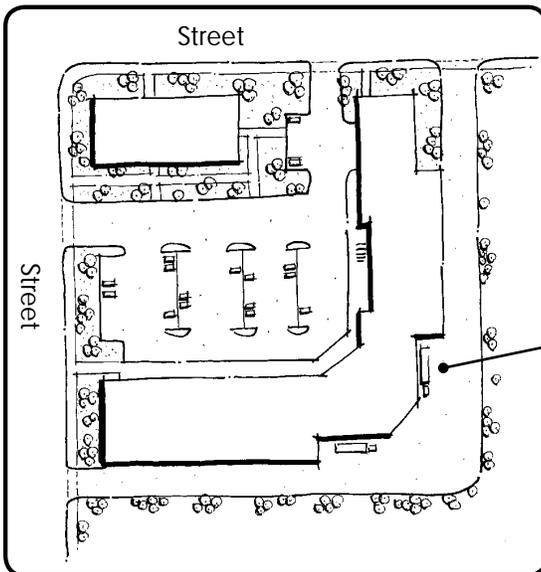


Figure C-40

Loading and service areas should be located away from the street edge

- f. Loading docks should be located as far away as possible from residential structures or private rear yards.
- g. A loading space should be provided for each restaurant site.
- h. Paved areas behind commercial buildings should be minimized to discourage accumulation of trash and stored goods. No area behind commercial buildings should be paved unless it is required for circulation, loading or service activities, or parking.
- i. If visible from public view, roll-up doors are generally discouraged; however, where such doors occur the doors should be recessed a minimum of 12 inches into the building to provide a shadow line.
- j. Service and roll-up doors should be painted to match the building or trim.



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. Parking areas shall provide bicycle and motorcycle parking.
- b. Dead end drive aisles shall be minimized.
- c. Parking lots adjacent to and visible from public streets shall be adequately screened from vehicle view through one or more of the following: (Figures C-42, C-45, C-46, C-47)
 - rolling earth berms (2:1 slope)
 - low screen walls
 - landscaping, or
 - changes in elevation.
- d. Screening shall be a minimum of 3 feet in height at the time of installation, measured from the interior of the parking lot. (Figure C-42)
- e. Parking areas and cars should not be the dominant visual element of the site or streetscape.
- f. Large projects (over 200 parking spaces) should break up parking areas into a series of smaller parking areas interrupted by landscaping. (Figure C-44)
- g. Large expanses of paved areas and long rows of parking spaces should be avoided.

Parking Areas

Intent:

Parking areas and circulation systems should be convenient and easily maneuverable by motorists and pedestrians. Parking areas should be landscaped to minimize summer glare and heat buildup and to reduce the negative visual impact associated with large areas of paving.



Figure C-41

Pedestrian walks in parking areas

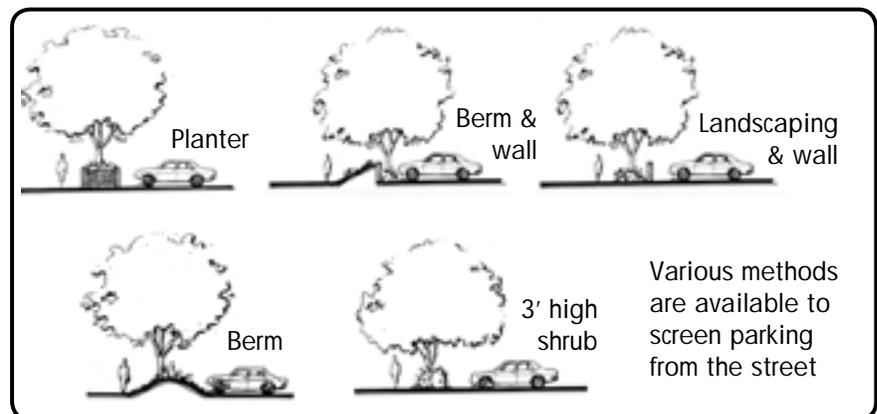


Figure C-42

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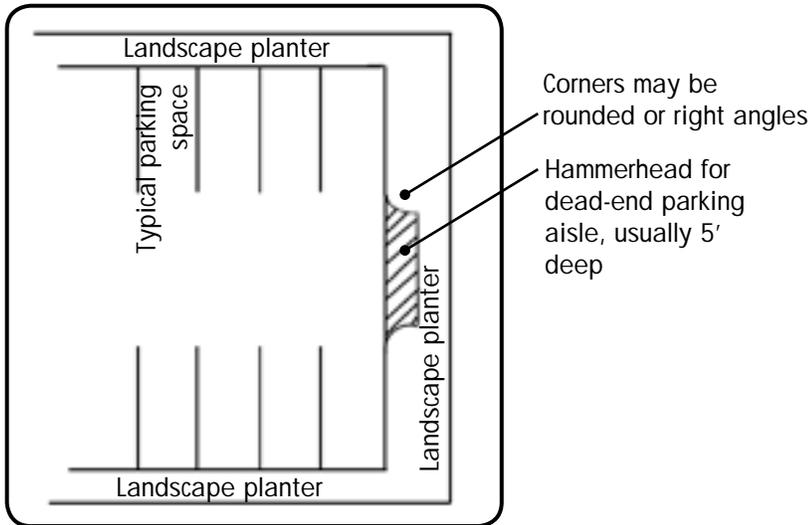


Figure C-43

- h. Parking lots on corner sites should not be located near the intersection. Buildings should be placed close to, and oriented toward, the street. (Figures C-44, C-41)
- i. Parking at the end of dead-end drive aisles should provide a recessed area, or "hammerhead", extending five feet into the landscaping area and as wide as the drive aisle to permit vehicles to back out of the parking space and make a three-point turn. (Figure C-43)

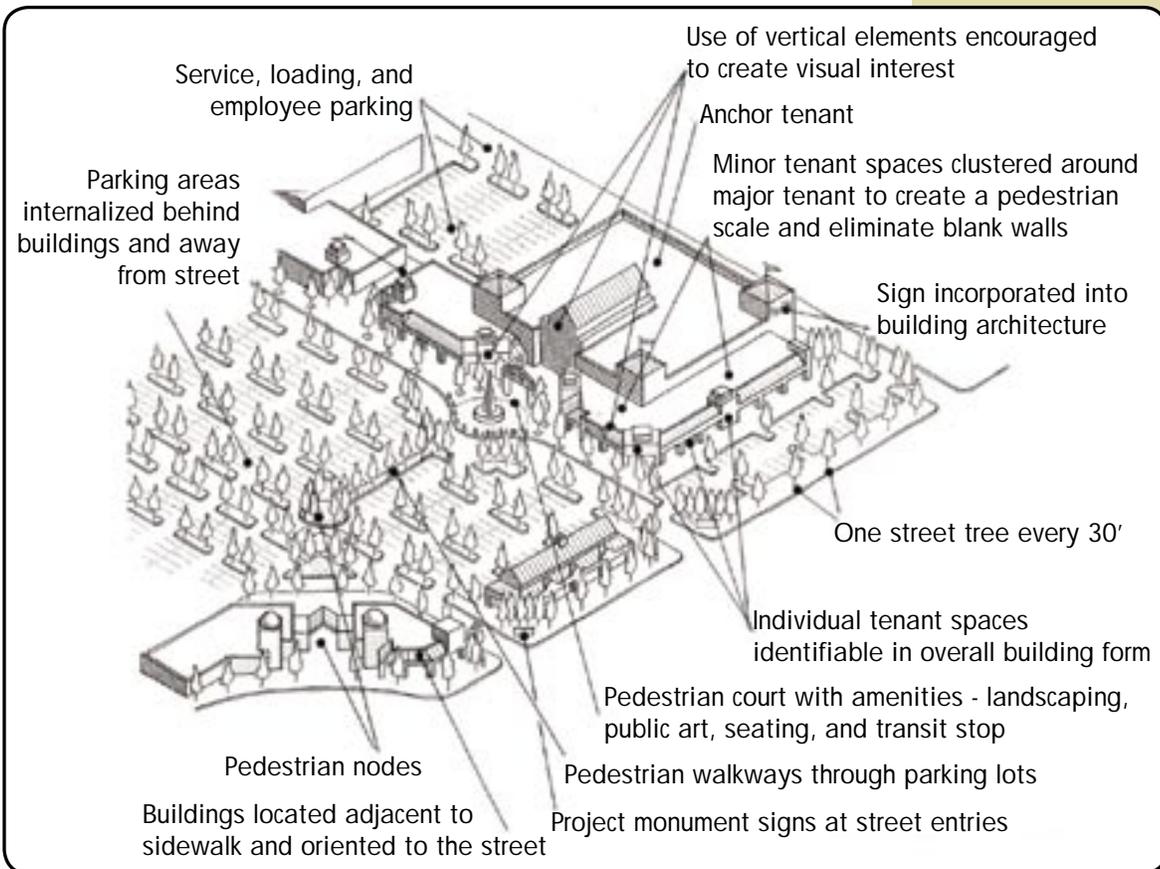
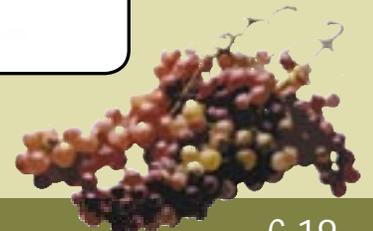


Figure C-44



City of Temecula

City-Wide Design Guidelines

Site Planning

- j. Trees shall be located throughout parking areas per the Municipal Code. (Figure C-50)
- k. Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing or raised planting areas. (Figure C-50)
- l. A minimum of a 7-foot wide landscape planting area shall be provided at the end of each parking aisle. (Figure C-48)
- m. Paving materials should be varied in texture and color where pedestrian and vehicular areas overlap. The use of stamped concrete, stone, brick, or granite pavers, exposed aggregate, or colored concrete is encouraged in parking lots to promote pedestrian safety and to minimize the negative impact of large expanses of asphalt pavement.

Parking Areas continued



Figure C-45

A berm and landscaping screens this parking area from the public right-of-way



Figure C-46

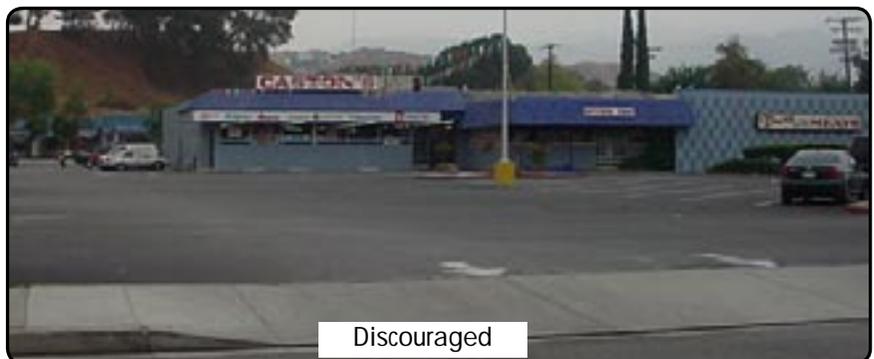
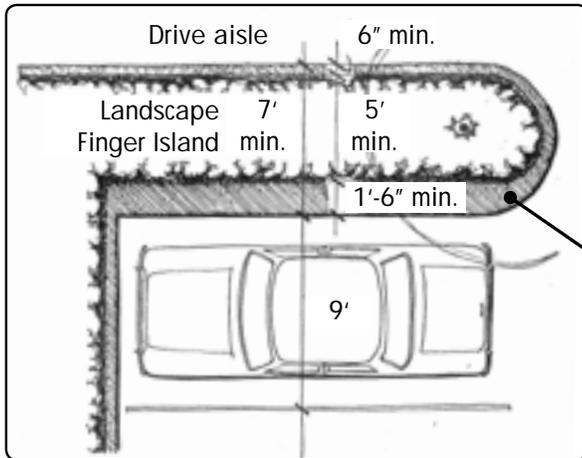


Figure C-47

Parking lot has too much paving and no landscaping

Chapter 4

Commercial Guidelines



Landscaping finger islands should be provided 1 per 10 spaces and should be designed as illustrated

Figure C-48



Landscaping at parking lot entrances

Figure C-49



Trees planted within this parking lot create an attractive parking environment

Figure C-50

- n. One landscaped finger island shall be provided per every 10 spaces. Landscape islands shall be a minimum of 5 feet (inside dimension) in width to allow for tree growth and to avoid tree trunks from being hit. (Figure C-48)
- o. Raised planting areas, with a minimum interior dimension of 5 feet, should be used to separate double-loaded parking areas.
- p. Enhanced landscaping, specimen trees, color annuals, and decorative monuments should be utilized at parking lot entrances. (Figure C-49)
- q. Vehicular line of sight shall be maintained in all areas throughout the parking lot.
- r. Canopy trees should be used in parking areas to reduce the impact of large expanses of paving and to provide shade, as well as to reduce glare and heat build up. These trees should have a 30-foot to 40-foot canopy potential and be sized at 24-inch box or larger at the time of installation. (Figure C-50)



City of Temecula

City-Wide Design Guidelines

Landscaping

Guidelines:

- a. Specimen trees should be strategically planted to assist new development in looking “established” as quickly as possible.
- b. A combination of trees, shrubs, and ground cover shall be incorporated into landscaping plans. Minimum sizes are as follows: (Figures C-53, C-54)
 - trees: 24-inch box (15-gallon size acceptable for slopes);
 - shrubs: 5-gallon; and
 - shrubs: 1-gallon (planted densely to achieve 100 percent coverage in one year).
- c. Landscaping should be used to:
 - define areas such as building entrances, key activity hubs, focal points, and the street edge;
 - provide screening for unattractive/unsightly service areas;
 - serve as buffers between neighboring uses; and
 - screen drive-through lanes.

Planting Areas

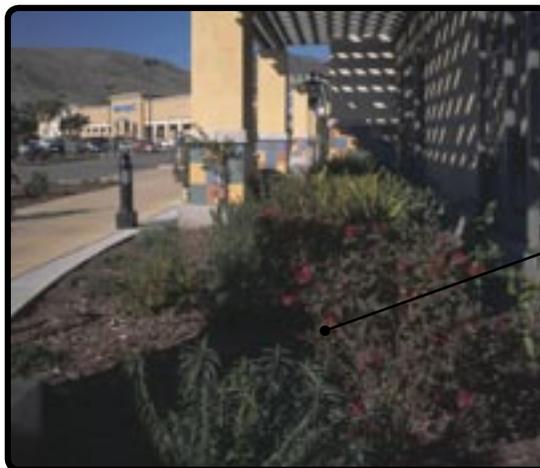
Intent:

Landscaping should be used to frame and soften structures, define site functions, enhance the quality of the environment, and screen undesirable views. In addition to these guidelines, landscape plans should consider the City’s Xeriscape Ordinance. Safety, environmental impacts, and accent elements should all be considered when selecting and locating trees and other landscaping elements.



Vines can create visual interest to otherwise large blank wall surfaces

Figure C-51



Landscaping should be provided at the base of the building where there is not an entrance

Figure C-52

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Commercial Guidelines



Figure C-53

A combination of trees, shrubs, and ground cover should be used to landscape the project



Figure C-54

A landscaped parkway should be provided along the street edge to provide a buffer between the street and the sidewalk

- d. Where there is no plaza, pedestrian space, or an entrance, a landscape strip (minimum width of 6 feet) shall be provided between a building and parking/paved areas visible from public view. (Figure C-52)
- e. Trees and shrubs should be located and spaced to allow for mature and long-term growth. Trees and shrub types should be selected to minimize root problems. (Figure C-54)
- f. A minimum 5-foot wide planted parkway should be provided on arterial corridors between the street and sidewalk. Parkway shall be planted with shade trees to provide a more pleasant pedestrian environment and to contribute to streetscape continuity. (Figure C-54)
- g. Flowering and fruit-bearing trees should be avoided in pedestrian parkways and ADA path of travel areas to maintain clear passageways. (Figure C-54)



City of Temecula

City-Wide Design Guidelines

Landscaping

- h. Walkways should be provided along paths of likely travel through landscaped areas to protect landscaping from foot traffic. (Figure C-51)
- i. Trees and large shrubs shall be placed as follows:
 - a minimum of 5 feet between the center of trees or large shrubs and the edge of the driveway, water meter or gas meter, or sewer laterals;
 - a minimum of 10 feet between the center of trees or large shrubs and utility poles;
 - a minimum of 10 feet between the center of trees or large shrubs and the point of intersection of the edge of driveways and streets or walkways; and (Figure C-55)
 - a minimum of 8 feet between the center of trees or large shrubs and fire hydrants and fire department sprinkler and standpipe connections.

Planting Areas continued



Figure C-55

Provide a minimum of 10 feet between the center of trees or large shrubs and the point of intersection with walkways

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Figure C-56

Flowering plants should be used as accents to provide color

- j. Evergreen trees should be planted no further than 30 feet on center, depending on species, to provide a visual barrier between commercial and residential uses by screening parking lots and large commercial building walls. The trees should not be a replacement for enhanced architecture.
- k. Deciduous trees should be used to provide solar control during summer and winter, provide fall color, seasonal flower, and other desired effects.
- l. Flowering trees and shrubs should be used to provide color and to accent entrances. Avoid using near ADA path of travel. (Figure C-56)
- m. Murals, trellises, vines, and/or espaliers should be placed on large expanses of walls at the rear or sides of buildings to break up building mass and to create visual interest.



City of Temecula

City-Wide Design Guidelines

Landscaping

Guidelines:

- a. Use of native and low water plants, in conjunction with an efficient water system, such as drip irrigation, is strongly recommended. (Figure C-57)
- b. Drought tolerant landscaping should be incorporated wherever possible. (Figures C-57, C-58)
- c. Landscaping planted directly below the eaves or at a rain gutter outlet shall be sturdy and have a subsurface matrix of roots to tolerate heavy sheet flow and periodic saturation.
- d. Plants shall be grouped in high and low maintenance zones and coordinated with irrigation plans to minimize the use of water and the placement of irrigation tubing. (Figure C-57)
- e. Irrigation systems should be designed to apply water slowly to allow plants to be deep watered and to reduce runoff. Drip systems should be used in all areas except turf irrigation and small ornamental planting.

Irrigation and Water Conservation

Intent:

Water conservation techniques shall be incorporated into all landscape plans. Examples of these techniques include drought tolerant plant materials, automatic controller, drip irrigation, or matched precipitation rate sprinkler heads.



Figure C-57

Although drought tolerant planting is encouraged, cactus and palm trees should be used only as accents



Figure C-58

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Figure C-59

A combination of inorganic ground cover and landscaping should only occur in a maximum of 15% of the total landscaped area

- f. All landscaped areas shall have automatic irrigation systems installed to ensure plant material survives.
- g. Irrigation systems shall be designed to prevent overspray onto walkways, parking areas, buildings, and fences.
- h. Inorganic ground cover (gravel, bark, or crushed rock) should only be used as an accent material and is otherwise strongly encouraged. No more than 15 percent of the total landscape area should consist of such materials, and, if used, the materials should be used in combination with live plants. (Figure C-59)
- i. Ground cover should be used to provide the finishing treatment to landscape areas. Mulch and bark cover should not be used as an alternative to ground cover. (Figure C-59)



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Project designs should provide authentic representations of architectural styles and details versus contemporary, “no style” interpretations. (Figures C-62, C-63)
- b. The use of corporate “chain” architecture is strongly discouraged. Corporate tenants shall design buildings to fit the scale and character of the community. (Figure C-61)
- c. Buildings within commercial centers or campus-style industrial parks should be designed to complement one another. This coordination may include the common use of roofing material, roof pitch, exterior finish material, and consistent color palettes. (Figure C-60)

Design Theme

Intent:

The architectural design of a building should positively respond to Temecula’s general background as an historic agricultural community and to the immediately surrounding area. In addition, special care should be taken to achieve compatibility of larger buildings next to small scale buildings. Projects should possess a distinguishable identity and identifiable design theme.



This commercial complex has been designed as a unified center with similar and complementary details and materials, and building forms used on all of the buildings

Figure C-60



Figure C-61 Corporate tenants shall design buildings to conform with the desired architectural character of Temecula

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Commercial Guidelines

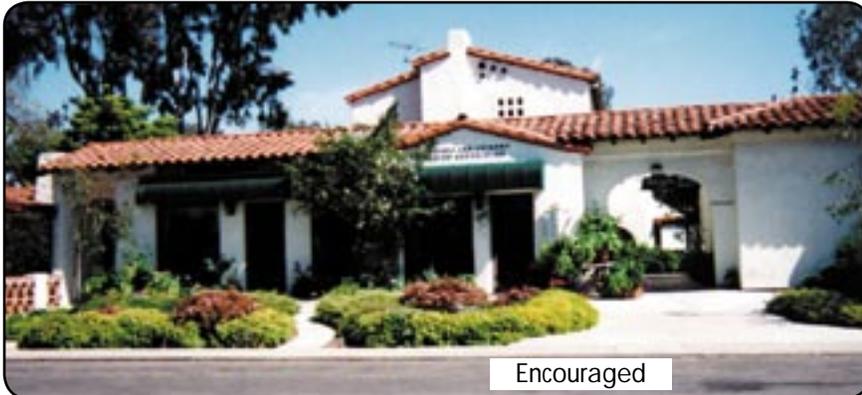


Figure C-62

Example of authentic mission style

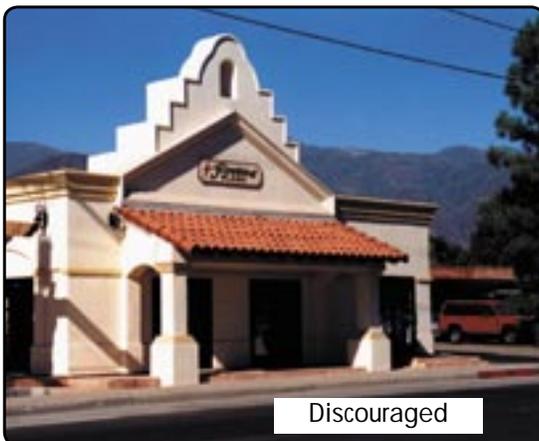


Figure C-63

Example of a mismatch of architectural styles

- d. A commercial complex should have a consistent architectural style with individual buildings designed with complementary forms and materials. (Figure C-60)
- e. Each building should represent a single architectural style. For example, details used to express an authentic “Spanish” style building, such as stucco walls and mission tile roofs, should not be used on an otherwise contemporary or modern style building. (Figure C-62)
- f. All sides of commercial buildings in highly visible locations, such as at project entries, should receive equal design consideration and treatment (360-degree architecture).



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. To divide the building mass into smaller scale components, buildings over 50 feet long shall reduce the perceived height and bulk by one or more of the following: (Figures C-64, C-65, C-66)
 - a change of roof or wall plane;
 - projecting or recessed elements;
 - varying cornice or rooflines; or
 - other similar means.
- b. Wall planes visible from public streets shall not run in one continuous direction for more than 50 feet without projecting or recessing the wall 5 feet for every 25 feet of building height. (Figure C-66)
- c. The height of new development should “transition” from the height of new development to the maximum height of the proposed structure.
- d. New buildings should be no more than one story higher than the neighboring building.

Building Form

Intent:

Variation in building forms shall occur with changes in wall planes and roof planes in order to create distinctive massing within the building. (Figure C-68)



Figure C-64

Multiple and unique building and roof forms divide the building mass and enhance the buildings elevations



Figure C-65

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Changes in the roof and wall planes of large buildings create the appearance of several smaller buildings

Figure C-66



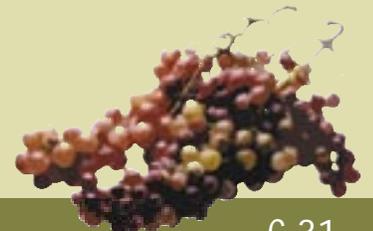
Pilasters and recessed areas (blind arcade) create some visual interest on an otherwise blank wall surface

Figure C-67

<u>Desirable Building Elements</u>	<u>Undesirable Building Elements</u>
Significant wall articulation (insets, pop-outs, wing walls)	Large blank, flat wall silhouettes
Multi-planed pitched roofs	Flat roofs without decorative cornice or parapet
Full roof treatments	Unpainted concrete or cinder block walls
Roof overhangs, arcades	Highly reflective surfaces
Articulated mass and bulk	Square "box-like" buildings
High quality wall materials	Mixing of unrelated exterior materials (i.e. rustic wood shingles with modernistic chrome detailing)
Courtyards and plazas	Exposed pipe columns
Tower elements	

Figure C-68

- e. Vertical elements such as pilasters should be used on large monolithic structures to break up the boxlike appearance and to give the appearance of several smaller buildings. (Figure C-66)
- f. Surface detailing, such as score lines, should not serve as a substitute for distinctive massing.
- g. Where feasible, minimize the visual impact of large monolithic structures by creating a cluster of smaller buildings or the appearance of a series of smaller attached buildings. (Figure C-66)
- h. Blind arcades that face roads or views from public places should incorporate additional architectural treatments, such as windows with spandrel glass that give the appearance of windows facing the street. (Figure C-67)



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- Buildings with flat or low-pitched roofs shall incorporate parapets or architectural elements to break up long horizontal rooflines.
- Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or stepbacks. (Figure C-72)
- Variation in roof form is encouraged to create interest, lessen the mass of the building, and add visual appeal. (Figure C-72)

Roof Forms

Intent:

Roof forms should be used to distinguish various building forms and to help to break up the massing of the building.



Figure C-69

Full roofs should be used whenever possible

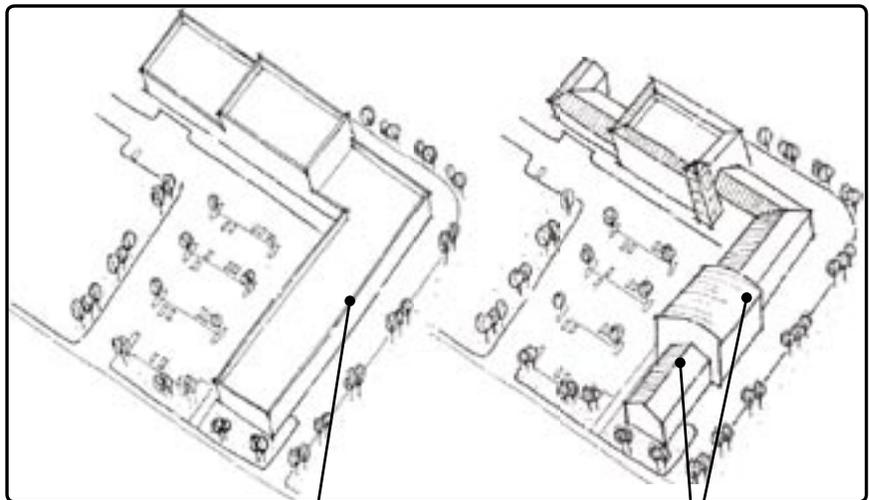


Figure C-70

Buildings should avoid long, continuous walls, and box-like design

Break up long expanses with variety in building height, volume, and roof type

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- d. Deep roof overhangs are encouraged to create shadow and add depth to facades. (Figures C-71, C-72)
- e. Roof elements should continue all the way around the building and not just be used in the most visible locations. Roof elements should be combined with wall elements to unify all sides of the building. (Figures C-69, C-70)



Figure C-71

Variation in roof form is encouraged to create interest, lessen the mass of the building, and add visual appeal

Deep roof overhangs are encouraged when appropriate to the architectural style of the building



Figure C-72

Multiple roof forms and changes in the wall planes reduces the overall scale of the building



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. If the interior side of a parapet is visible from pedestrian view, it shall be finished with the same materials and a similar level of detail as the front façade.
- b. Parapets should include one or more of the following detail treatments: pre-cast elements, continuous banding or projecting cornices, dentils, caps, variety in pitch (sculpted), other horizontal decoration, and/or clean edges with no unfinished flashing. (Figures C-73, C-75, C-76)
- c. Parapets should not appear "tacked on" and should convey a sense of permanence. (Figures C-73, C-76)

Parapet Roofs

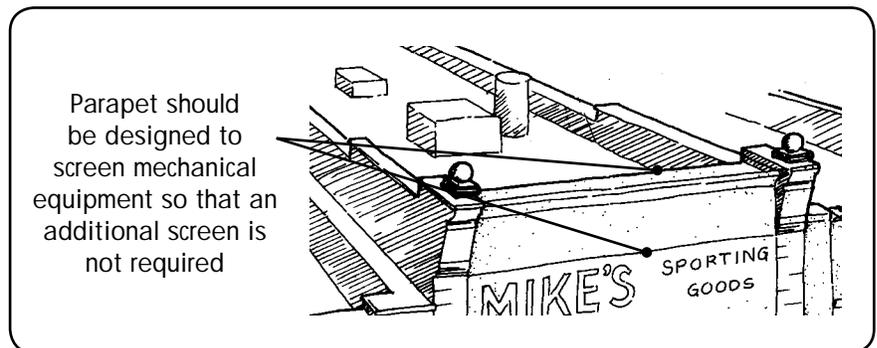
Intent:

Parapets should be finished with cornices, caps, or similar detail to provide a finished look to the roof plane.



Parapet has a finished edge

Figure C-73



Parapet should be designed to screen mechanical equipment so that an additional screen is not required

Figure C-74

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- d. Rooflines shall be designed to screen roof mounted mechanical equipment. All screening shall be constructed consistent with the materials of the building and shall be designed as a continuous component installed the length of the elevation. (Figure C-74)
- e. Roof-mounted equipment that may be visible from a higher vantage point should be architecturally screened from view from the higher viewpoint.



Figure C-75

Parapets should be designed with a cap, cornice or similar detail to provide a finished edge



Figure C-76



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. At least 60 percent of the ground level street-fronting façade shall be transparent (windows and doors).
- b. On small scale commercial buildings, large expanses of glass should be broken into smaller window panes.
- c. Windows and doors should be proportionate to the building elevation.
- d. Doors and windows should be enhanced by the use of accent trim. (Figure C-77)
- e. Window type, material, shape, and proportion should complement the architectural style of the building.
- f. Where appropriate to the architectural style, windows shall be inset from building walls to create shade and shadow detail. The minimum inset shall be three inches. (Figure C-77)

Windows, Doors, and Entries

Intent:

All entries accessible to the general public should be pronounced and easily recognizable.



The trim, projecting sill, and recessed window enhance this window

Figure C-77



Building entrances should be emphasized

Figure C-78

Chapter 4

Commercial Guidelines

- g. Project icons, thematic pilasters, special paving treatment, water features, and specialty landscaping should be used at building and common space entryways to unify a project.
- h. Building entrances should be emphasized using lighting, landscaping, and architecture. (Figure C-78)
- i. Upper floor entries at the street frontage should have a distinct design that complements the main building frontage. (Figures C-79, C-80)
- j. Stairways should be designed as an integral part of the overall architecture of the building. Stairways should complement the building's mass and form. (Figures C-79, C-80)



Figure C-79

The stairwell should be designed as an integral part of the overall architecture



Figure C-80



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Entry design should incorporate two or more of the following methods: (Figure C-83)
 - change in wall / window plane;
 - placement of art or decorative detailing;
 - a projecting element above the entrance;
 - a change in material or detailing;
 - implementation of architectural elements such as flanked columns or decorative fixtures;
 - recessed doors, archways, or cased openings;
 - a portico or formal porch either projecting from or set into the surface; or
 - changes in the roofline, a tower, or a break in the surface to a wall.

Storefront Design

Intent:

Well-designed storefronts, including windows, doors, wall composition, colors, and materials, are very important to create a sense of entry and pedestrian scale. It is important that the main entrance to a building is clearly identifiable and unique, as it is the primary point of arrival.



Figure C-81

Accent tiles or similar decorative paving is encouraged where entries are recessed

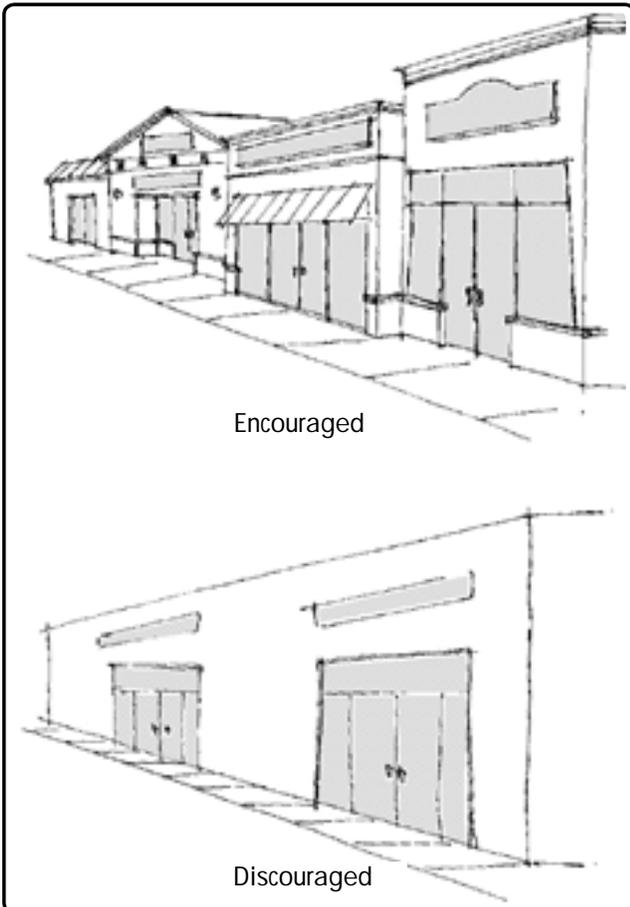
Chapter 4

Commercial Guidelines



Figure C-82

Recessed entries are strongly encouraged



Encouraged

Discouraged

Individual storefronts should be well defined with changes in wall planes, rooflines, and materials or detailing

Figure C-83

- b. Commercial buildings should include a recessed primary entry that provides protection from the weather. (Figures C-81, C-82)
- c. Recessed storefront entries are strongly encouraged. (Figures C-82)
- d. Where recessed entries occur, a decorative paving material, such as tile, marble, or slate, is encouraged. (Figure C-81)



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Acknowledging sensitivity to budget, it is expected that the highest level of articulation will occur on the front façade; however, similar and complementary massing, materials, and details should be incorporated into every other building elevation visible to the public. (Figures C-86, C-85)
- b. There should be no blank walls on any side of any building within a project.
- c. Architectural details and materials on lower walls that relate to human scale, such as arches, trellises, or awnings, should be utilized. (Figures C-84, C-87)
- d. Architectural elements, such as overhangs, trellises, projections, awnings, insets, material, texture, and color, shall be used to create shadow patterns that contribute to a building's character. (Figures C-85, C-86, C-87)

Articulation

Intent:

Building designers shall incorporate 360-degree architecture in all buildings and remodels. 360-degree architecture is the full articulation of all building facades. This includes variation in massing, roof forms, and wall planes, as well as surface articulation.



Figure C-84

The balcony enhances this facade



Figure C-85

The awnings provide shade and contribute to this building's character

Chapter 4

Commercial Guidelines



Figure C-86

Buildings should be designed with 360-degree architecture

- e. Buildings should be designed so that the structures do not “turn their backs” to the street. 360-degree architecture is encouraged for buildings placed on prominent corners and project entryways.
- f. A minimum 8-foot vertical clearance between the sidewalk and the lower most portion of an awning or similar form of hanging articulation shall be maintained. (Figure C-85)
- g. When awnings project over the public right-of-way, an encroachment permit must be obtained from the City.

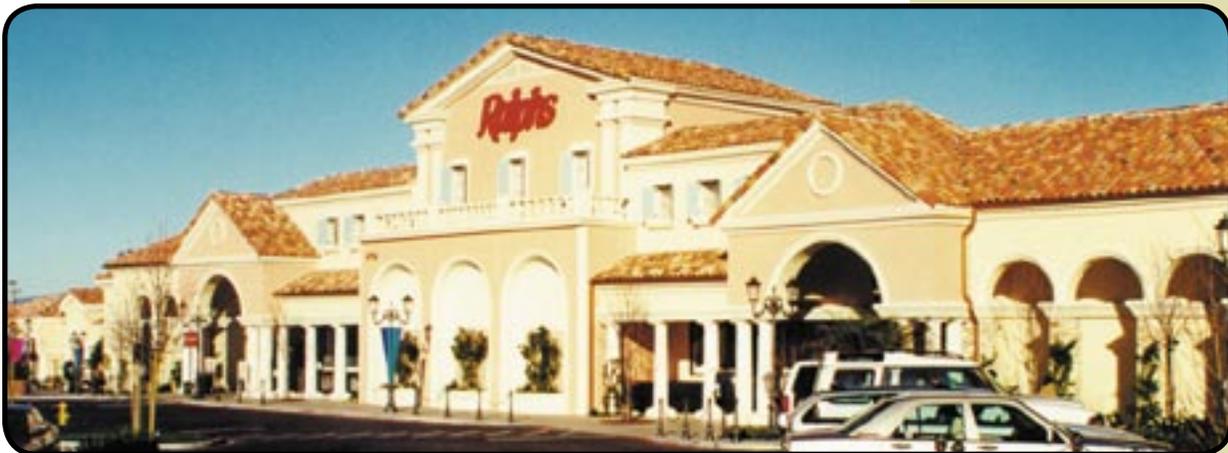
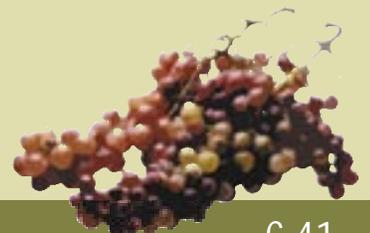


Figure C-87

This store design utilized a variety of architectural elements to create an interesting, varied frontage for a large building



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Material changes shall occur at intersecting planes, preferably at the inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or fence line. (Figure C-89)
- b. Roof materials and colors shall be consistent with the desired architectural style. (Figures C-88, C-90)
- c. The use of materials and color should convey a sense of quality architecture and permanence. (Figure C-91)
- d. Materials and colors should be used to enhance different parts of a building's façade. (Figures C-90, C-91)

Materials and Colors

Intent:

Commercial projects should appear to be made of high quality and authentic materials. In addition, the use of durable materials requiring low maintenance is strongly encouraged.



Stone facade and exposed beams contribute to the unique character of this building

Figure C-88

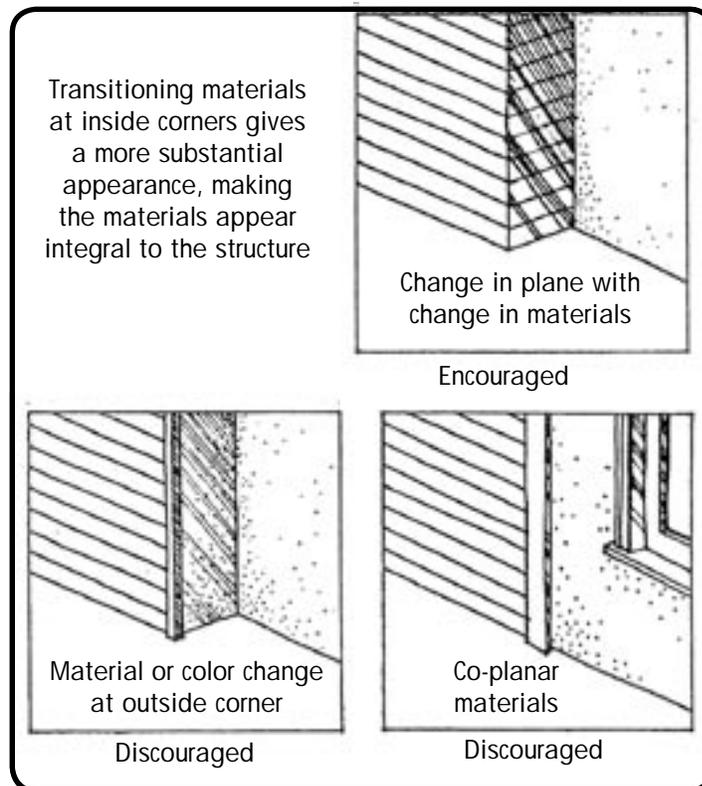


Figure C-89

Chapter 4

Commercial Guidelines

Material and color changes occur at a change in wall plane

Multiple colors used on building facades



Figure C-90

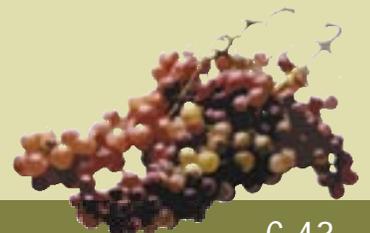
Heavy material and building base

Variation in materials and colors enhance different parts of this building's facade and heavier materials are used to define the base of the building



Figure C-91

- e. Heavier materials should be used lower on the elevation to form the building base. (Figures C-90, C-91)
- f. Materials that are highly resistant to damage, defacing, and general wear and tear, such as precast concrete, stone masonry, brick, and commercial grade ceramic tile, should be used at the base of the building.
- g. Colors used on exterior facades should be harmonious. Contrasting colors are encouraged to accentuate details.
- h. Fluorescent paints and bright colors are strongly discouraged.



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Decorative and interesting architectural elements, such as towers and rotundas, should be utilized at street intersections. These elements could be used for stairwells and/or elevator towers.
- b. The architectural style of the building should consider the adjacent buildings.
- c. Parapet additions should be added to key areas on the building to reduce its horizontal appearance. (Figures C-94, C-96, C-98)
- d. Substantial massing should occur at the corner of the structures to anchor the building and give the structure proportions more similar to a regular commercial building. These panels should incorporate relief to create shadow patterns and add visual interest. (Figures C-94, C-96, C-98)
- e. Awnings should be added at vehicular and pedestrian entrances to create a more pedestrian scale. (Figure C-98)
- f. Horizontal openings should be broken up with vertical columns to create a rhythm of openings, again reflecting the proportions of a building. (Figure C-98)

Parking Structures

Intent:

Parking structures are typically dominated by strong horizontal lines with a flat roof. To soften the horizontal lines and greatly enhance the look of the structure, elevations should be articulated and elements should be added that give the structure proportions that reflect a regular building. The deck and railing pattern should not dominate the elevation.



Tall dense landscaping and vines provide a good screen for parking structures

Figure C-92



Figure C-93



Figure C-94

Stepped parapet heights and a combination of solid and void areas help to break up the massing of the structure

Chapter 4

Commercial Guidelines



The decked railing pattern dominates this elevation and the landscaping is not thick enough to provide adequate screening

Berm helps to screen the lower level

Figure C-95



A tower element at the corner creates the appearance of a building

Framing added to the openings simulate windows in a building and are a desirable feature

Figure C-96



Retail at the first floor and unique building forms at the corner give this structure a pedestrian-oriented facade that is visually interesting

Figure C-97

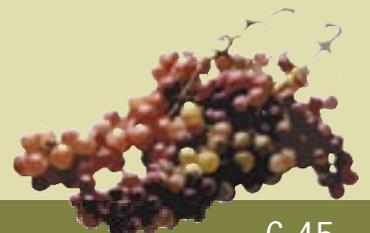
Vertical elements within horizontal openings make the openings appear like windows in a building



Figure C-98

Awnings added to openings create a pedestrian scale

- g. Framing should be added to openings that mimic windows. The framing should have vertical members to de-emphasize the horizontal lines of the structure. (Figure C-96)
- h. Where appropriate and feasible, retail spaces should provide articulation at the ground floor. (Figures C-96, C-97, C-98)
- i. Where retail is not provided on the ground floor, the structure should be located on a "turf island" so that the structure does not directly abut paved areas. A minimum of five to seven foot landscaping strip should be provided between paved areas and the structure. This landscaped area should be designed to provide stormwater retention. (Figures C-92, C-95)
- j. Landscaping and vines planted on building facades help reduce the visual impact of the structure. (Figure C-93)
- k. Landscaped berms at the perimeter of the garage can screen lower levels. (Figure C-95)



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Transformers should be placed underground to maximize safety and minimize visual impacts. When this location cannot be achieved, the transformers shall be well screened (per utility company standards and approval) and placed in the rear or side yard area. (Figures C-101, C-102)
- b. Mechanical equipment including gas meters, electrical meters, cable boxes, junction boxes, irrigation controllers, and roof access ladders shall be located within a utility room. Where this location cannot be achieved, these features shall be designed as an integral part of the building on a rear or side elevation and screened from public view. (Figures C-99, C-100)

Utilities

Intent:

Utilitarian aspects of the project should be aesthetically screened from view.

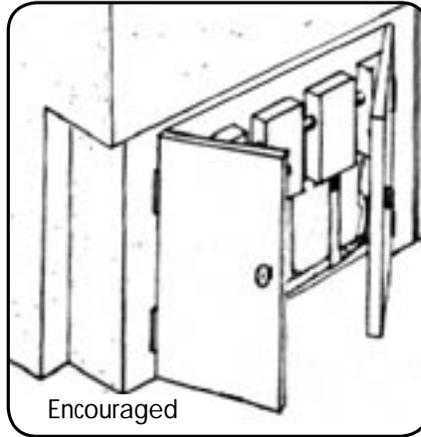


Figure C-99



Figure C-100

Mechanical equipment shall be located within a utility room and not left exposed on the side of the structure

Chapter 4

Commercial Guidelines

- c. Per City of Temecula Fire Prevention Department requirements, fire risers shall be located in a separate room with direct exterior access. The fire riser and fire alarm panel are the only items that may be located in this room.

- d. Double detector check valve assemblies (backflow preventers) for landscape irrigation and domestic water shall not be located at visually prominent locations (such as the end of drive aisles or at site entries) and shall be well-screened with shrubs, berming, or low screen walls. (Figures C-102, C-103)



Figure C-101

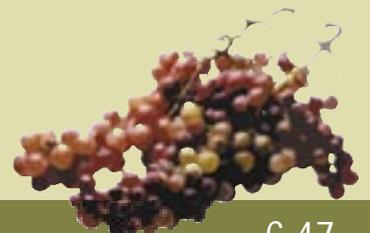


Figure C-102



Figure C-103

Transformers and other outdoor equipment shall be screened from view



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Fences and walls should be minimized along public streets. (Figure C-104)
- b. All exterior perimeter walls located along public streets shall have an offset a minimum of 5 feet deep for every 50 feet to 75 feet of wall, depending on the length of the wall..
- c. All non-transparent perimeter walls and/or fences should be articulated with similar materials and details on both sides and shall incorporate landscaping whenever possible. (Figure C-105)
- d. All fences and walls required for screening purposes should be of solid material. (Figures C-105, C-106, C-107)
- e. Retaining walls that are 4 feet high or more shall be of concrete, masonry, or masonry system. (Figure C-107)
- f. Where security fencing is required, it shall be a combination of solid pillars or short, solid wall segments and wrought iron grillwork.

Walls and Fences/Screening

Intent:

Walls and fences should only be used when necessary for security and screening purposes.



Figure C-104

Tall, straight sound walls adjacent to the street edge are not permitted



Figure C-105

The use of various materials, projecting pilasters, vines, landscaping, inset areas, and wall caps contribute to the aesthetic qualities of sound walls

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Figure C-106

A low rock wall makes a nice buffer between uses and provides attractive screening

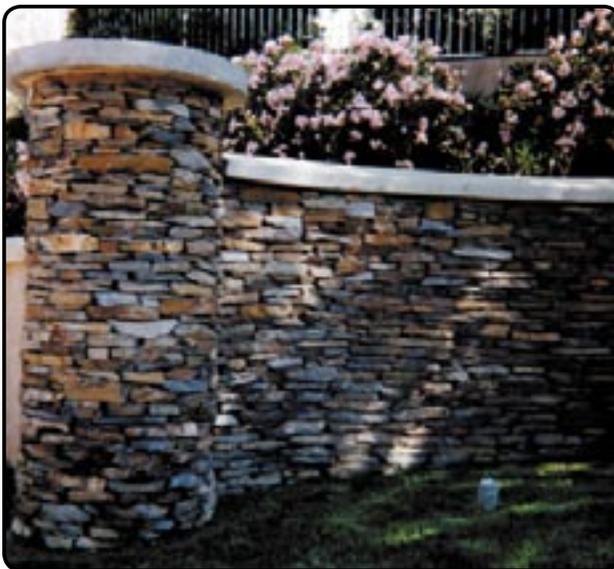
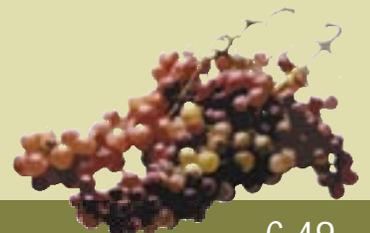


Figure C-107

Materials and colors that complement the buildings should be used on wall surfaces

- g. Chain link or similar metal wire fencing with slats is prohibited for screening purposes.
- h. Fences and walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions.
- i. Walls on sloping terrain should be stepped to follow the terrain.
- j. To bring continuity to the overall street scene, similar elements, such as columns, materials, and cap details, should be incorporated on perimeter walls that transition from one development to another.
- k. Fences and walls should be designed with materials and finishes that complement project architecture. (Figure C-105)
- l. Screen walls shall not be located where the wall block the sight lines of drivers entering, leaving, or driving through the site.



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Trash enclosure areas should be carefully designed, located, and integrated into the site plan.
- b. Trash enclosures should be designed with similar finishes, materials, and details as the primary buildings within the project. (Figures C-108, C-109)
- c. Enclosures shall be located away from adjacent residential uses to minimize nuisances to neighboring properties.
- d. Enclosures shall be separated from adjacent parking stalls with a minimum 5-foot wide (interior clear dimension) planter and a 12-inch wide paved surface behind the curb. These spaces will ensure adequate space is available for individuals to access the vehicle.
- e. Trash/recycling containers should be large enough to handle the refuse generated by the site.
- f. Trash/recycling containers shall be screened using landscaping. (Figures C-108, C-109, C-111)

Trash Enclosures

Intent:

Trash enclosures should be carefully designed, located, and integrated into the site plan.



Figure C-108

Colors and materials used in the design of the trash enclosures complement the project architecture



Figure C-109

Chapter 4

Commercial Guidelines



Figure C-110

A chain link fence with wooden slats is not a permitted screening material



Figure C-111

A pedestrian entrance should be provided to limit the opening of large access doors

- g. Chain link fencing and gates with wood slats shall not be used. (Figure C-110)
- h. Enclosures should be unobtrusive and conveniently located for trash disposal by tenants and collection by service vehicles.
- i. A pedestrian entrance to the trash enclosure should be provided so that the large access doors do not have to be opened as often. (Figure C-111)
- j. Enclosures should not be visible from primary entry drives.
- k. Trash enclosures should include provisions for concrete stress pads to reduce pavement damage from disposal trucks.
- l. Enclosures should not be located at the end of "dead-end" drive aisles.



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. All lighting shall be shielded to minimize glare upon neighboring properties. The shield shall be painted to match the surface to which it is attached.
- b. Light fixtures shall be architecturally compatible with the building design. (Figure C-113)
- c. All building entrances shall be well-lit.
- d. Parking lots and access shall be illuminated with a minimum of 1 footcandle of lighting.
- e. Walkways and paseos shall be illuminated with a minimum of 1 footcandle to ensure safe nighttime conditions.
- f. Light fixtures shall be sited, directed, and/or shielded to prevent spot lighting, glare, or light spillage beyond property lines.
- g. Lighting fixtures shall be shown on the landscaping plans.
- h. The lighting of building elements and trees is an effective and attractive lighting technique that is encouraged; however, light sources for wall washing and tree lighting should be hidden.

Lighting

Intent:

Lighting levels should be sufficient for the safety of site occupants and visitors but should not spill onto adjacent properties. All lighting in the City must meet the requirements of the Mount Palomar Lighting Ordinance.



Figure C-112

Walkways are to be illuminated to ensure safe nighttime conditions

Chapter 4

Commercial Guidelines



Lighting should complement the architectural style of the building

Figure C-113



Figure C-114

The height of lamp poles shall be appropriate in scale for the surrounding area

- i. Wall washes, lighted roof panels, internally illuminated awnings, and other methods of illuminating buildings are discouraged.
- j. The design of parking lot lighting fixtures shall be compatible with the architecture used in the development. (Figures C-112, C-114)
- k. Use the latest lighting technology to minimize the brightness of lighting, e.g., use high-pressure sodium, yellow vs. bright white.
- l. The height of lamp poles shall be appropriate in scale for the building or complex and the surrounding area, at a maximum 20 feet high. Where adjacent to residential uses, light poles shall not exceed 15 feet. (Figures C-112, C-114)
- m. Security lighting fixtures shall not project above the fascia or roofline of the building.
- n. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.
- o. Low-voltage/high efficiency lighting should be used in the landscape whenever possible.



City of Temecula

City-Wide Design Guidelines

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Chapter 5: Industrial Guidelines

The following Design Guidelines seek to assure high quality development in the industrial zoning districts of Temecula. The provisions of this section shall apply to all industrial development within the City. Additionally, any addition, remodeling, relocation, or construction requiring a building permit within any industrial district should adhere to these guidelines.

Common elements found in well-designed industrial projects include:

- Site Planning,
- Landscaping,
- Building Design, and
- Utilitarian Aspects.



City of Temecula

City-Wide Design Guidelines

Site Planning

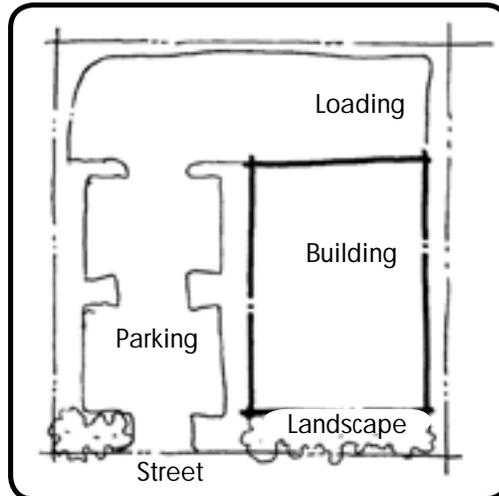
Guidelines:

- a. Visitor and handicap parking shall be located adjacent to the building entrance while employee parking areas shall be located at the side or rear of the building. (Figure I-6)
- b. Expansive paved areas located between the street and the building should be avoided in favor of multiple small lots separated by landscaping and buildings. (Figures I-1, I-2, I-3, I-4)

Lot Layout

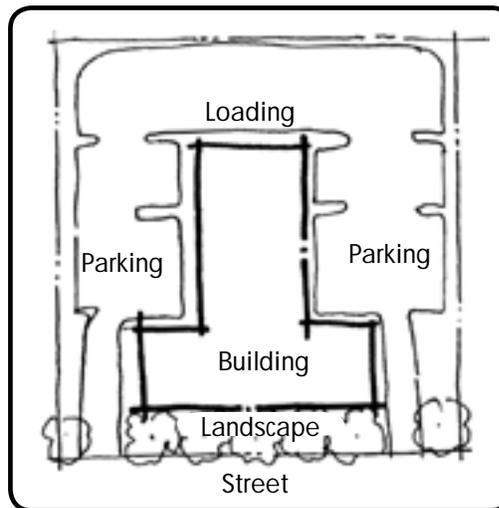
Intent:

Due to the nature of development within industrial districts, building architecture is generally considered secondary to an appropriate site plan. All industrial building site layouts should be designed to provide interesting street scenes, controlled site access, emergency vehicle access, convenient visitor parking, well-screened outdoor storage, loading areas, equipment and service areas, and an emphasis on the entrance or office portion of the building.



Encouraged
- building at side

Figure I-1



Encouraged
- building at front

Figure I-2

Chapter 5

Industrial Guidelines

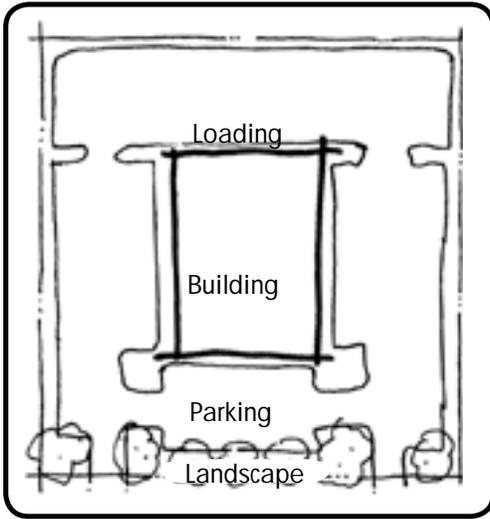


Figure I-3 Street

Encouraged
- centered building

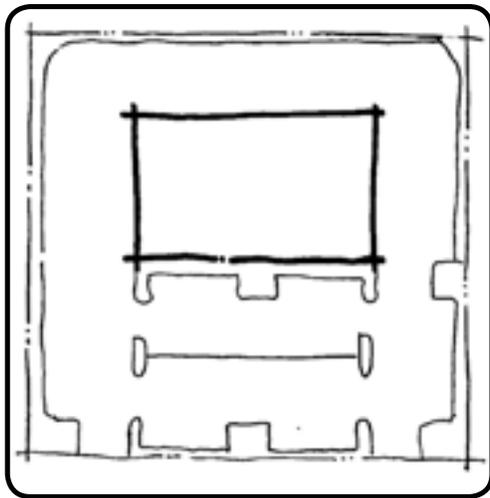


Figure I-4 Street

Discouraged
- building at back
with parking in front

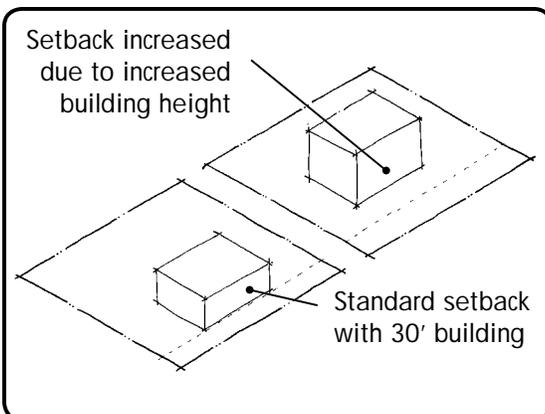


Figure I-5

- c. Where industrial uses are adjacent to sensitive non-industrial uses, appropriate buffering techniques, such as setbacks, screening, and landscaping, should be provided to mitigate any negative effects of industrial operations. (Figure I-6)
- d. An additional 5 feet of front setback should be provided for every 10 feet of building height above 30 feet. (Figure I-5)
- e. Loading areas shall be screened from public view. (Figures I-1, I-2, I-3, I-4, I-6)



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. Within the "Image Zone" there should be an emphasis on materials and landscaping and a quality architectural presence should be established. (Figure I-6)

"Image Zone"

Intent:

The City of Temecula realizes that new industrial development cannot construct utilitarian-type structures which incorporate all of the amenities sought in an office building. The City does want industrial development to look high quality, particularly from the public street. Therefore, the City will most closely scrutinize the "Image Zone" of all industrial development proposals. The area with the most public visibility shall be considered the "Image Zone." The developer should strive to place considerable attention to aesthetics in this area.

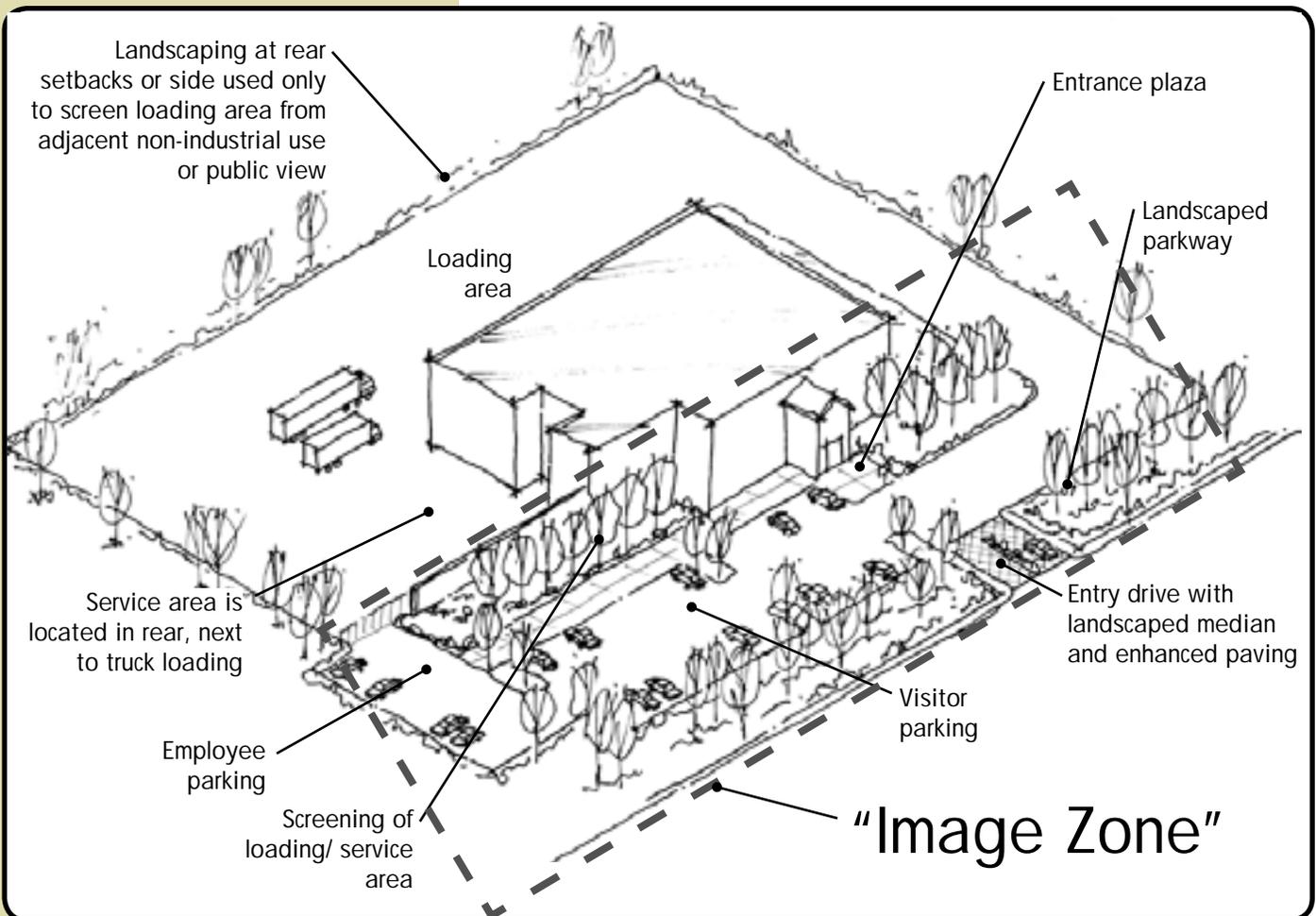


Figure I-6

Visitor parking, employee parking and truck loading areas are all separated

Chapter 5

Industrial Guidelines

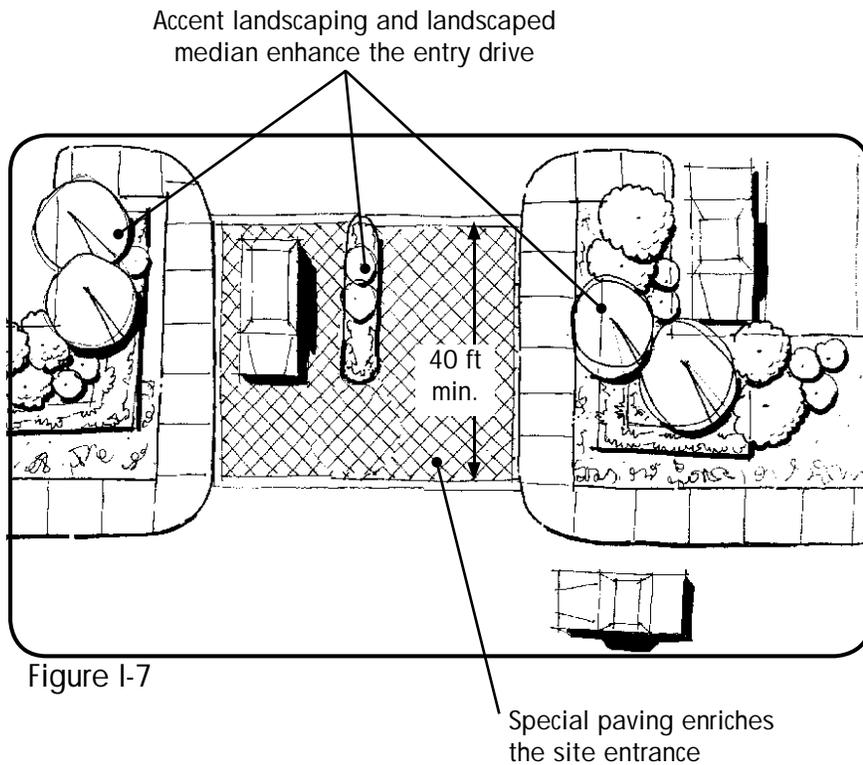


Figure I-7

- b. Entry drive orientation and accent landscaping should be used to enhance/ identify entry sequence. (Figure I-7)
- The entry drive should be oriented toward the main entrance of the building.
 - A minimum 7-foot wide landscaped center median shall be provided at the entry drive. (The City of Temecula Fire Prevention Department requires that landscaped center medians be held back from the driveway apron approximately 20 feet to ensure an unobstructed wheel cut for emergency vehicle access into the site.)
 - Two 10-foot wide landscaped parkways shall flank the entry drive.
 - A minimum 4-foot wide sidewalk on at least one side of the drive aisle should be provided to connect the street to the building.
 - Signs, paving, and planting should be incorporated into a well-designed entry to visually link the site entry to the buildings.
 - Landscaping shall be drought-resistant and consist of native materials.



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. All industrial developments shall provide outdoor plazas or enhanced site features at the building entries. (Figure I-11)
- b. Plazas should include tables, benches or seat walls, potted plants, trash receptacles, canopy trees, and enhanced paving. The provision of trellises and other shade structures is strongly encouraged for pedestrian areas. (Figures I-8, I-9)
- c. On larger sites, focal points should be developed to create a definite sense of identification. Plazas, landscaping, fountains, artwork, textured pavement, and universally accessible changes in pavement levels may be combined to create focal points and identity. (Figures I-12, I-13)

Project Entry and Character

Intent:

Provide attractive and inviting pedestrian scale features, spaces, and amenities within the "Image Zone" to enhance the project's entry.



Figure I-8

Accent planting, seating, and a definable space provide a desirable visitor area



Figure I-9

Chapter 5

Industrial Guidelines

- d. Every industrial building site should provide two or more of the following amenities:
 - plazas and courtyards with textured paving;
 - pedestrian seating areas;
 - public art, fountains, or a water feature; or
 - shaded transit stops and information kiosks.

- e. Courtyards, outdoor patios, and plazas should have detailed and well-defined paving designs. Materials should include permeable features, such as brick pavers, tile, grass-crete, decomposed granite, and colored concrete, where appropriate. The reuse of brick and flagstone is encouraged. These site features should be provided adjacent to building entries or facades, in plazas, or in seating areas and should tie into paving at building entries. (Figures I-9, I-11)



Figure I-10



Figure I-11

Water features, accent landscaping, and textured paving accentuate the building entry



Figure I-12



Figure I-13

Public art enhances these projects



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. All industrial developments shall provide outdoor plazas and employee break areas. (Figure I-16)
- b. Plazas, employee break areas, and open spaces should be sheltered, as much as possible, from the noise and traffic of adjacent streets, trash enclosures, parking areas, and other incompatible uses. (Figures I-14, I-16, I-17)

Employee/Visitor Seating Areas

Intent:

Provide comfortable, convenient, and easily accessible employee break areas.



Trellis structure provides shade

Figure I-14



Figure I-15

Tables, trash receptacles and canopy trees enhance this break area

Chapter 5

Industrial Guidelines

- c. Plazas and employee break areas should include: (Figures I-15, I-16)
- tables,
 - benches or seat walls,
 - trash receptacles,
 - canopy trees, trellis structures, or umbrellas,
 - lighting, and
 - enhanced paving.



Figure I-16

Umbrellas provide shade for employees

Break area is screened and sheltered from parking areas, trash enclosures, and other incompatible uses



Figure I-17



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. Parking facilities shall be designed with adequate area for a vehicle to maneuver without entering the public right-of-way. (Figures I-1, I-2, I-3, I-4)
- b. Crosswalks in parking lots should be accented with special design features such as raised, colored and/or textured pavement, a narrowed roadway, or a combination of the former. (Figure I-18)

Access and Circulation

Intent:

Provide safe and convenient access to the building entry from the street, parking areas, and transit stops.



Figure I-18



Figure I-19

Chapter 5

Industrial Guidelines

- c. Easily identifiable pedestrian access shall be provided from the street, sidewalk, parking areas, and bus stops to building entrances and key areas within the site. (Figures I-18, I-21)
- d. Pedestrian walkways should be safe and visually attractive and shall be defined by landscaping and low level lighting. Consider textured paving. (Figures I-19, I-20)



Figure I-20

Pedestrian lighting

Textured paving accentuates the walkway

Landscaping enhances the walkway and provides a buffer from vehicles



Figure I-21

Pedestrian amenities (benches, potted plants) and textured paving enhance the pedestrian walkway



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- Quality directional signs and pavement markings should be provided at all parking and loading facility entrances and exits. (Figure I-23)
- Loading areas should be oriented or screened so as not to be visible from a public street or from a non-industrial property. (Figures I-22, I-25)
- Loading and service areas shall be screened from public view using a combination of portions of the building, architectural wing walls, decorative screen walls, and/or a 20-foot landscape buffer. (Figures I-22, I-24, I-25)
- Screening shall be designed as an integral part of the building design and site layout. (Figure I-22, I-25)

Loading Areas

Intent:

The loading area needs to be sited with care on the industrial site. Wherever possible, various screening methods should be incorporated into the site design to reduce the visual impact of these facilities.

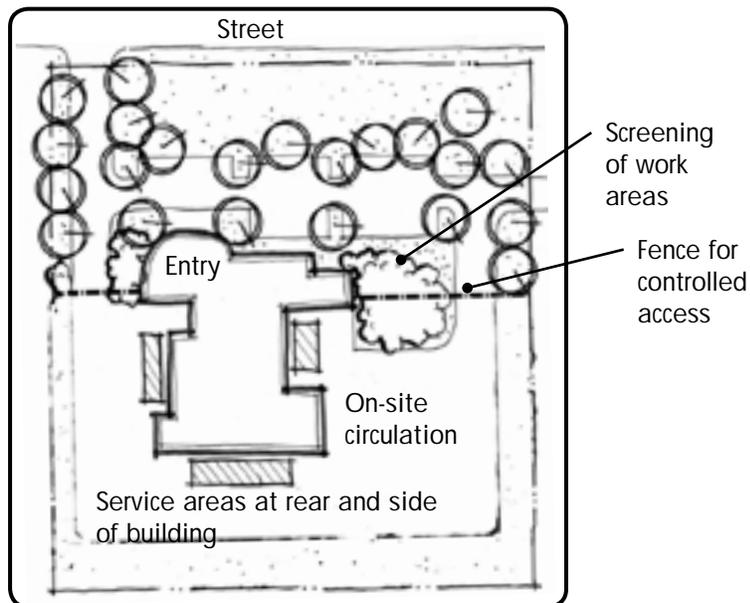


Figure I-22



Figure I-23 Easy to read signs should be located near the project entry and should complement the character of the building

Chapter 5

Industrial Guidelines



Trellis used to screen and enhance loading area

Screen wall is sized adequately to block loading dock from view

Figure I-24



Loading zone at rear of building

Landscaping to screen loading dock

Ample space to maneuver within loading area

Figure I-25

- e. Landscaping should be used to screen unsightly areas from the street. It is important to provide the majority of the landscaping where it provides the maximum public benefit. Landscaping throughout the project is essential. It is critical that the "Image Zone" be heavily landscaped, while it is less critical to heavily landscape rear and side elevations that are not visible from public streets or within public view sheds. (Figures I-22, I-25)
- f. Loading areas shall be located on-site so as to prohibit backing in from or onto a public street. (Figures I-22, I-25)
- g. No loading facility or maneuvering areas shall extend into any required minimum yard setback. (Figures I-22, I-25)



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. Parking areas shall be screened from public view through the use of rolling earth berms (3:1 slope), retaining walls, low masonry walls, elevation changes, landscaping, or combinations of the former. (Figure I-26)
- b. In addition to the standards set forth herein, new development shall meet the landscape requirements of the Temecula Development Code, Section 17.24.050 Parking Facility Layout and Dimensions.
- c. A Landscape Maintenance Plan shall be submitted to guide landscapers on the size of plants.

Parking Areas

Intent:

Site access and internal circulation should be designed in a straightforward manner that emphasizes safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic, provide adequate maneuvering and stacking areas, and consider access for emergency vehicles. Parking lots and cars should not be the dominant visual elements of the site from the public street. Parking lots should be landscaped to provide shade for parked cars and to visually enhance parking areas within the "Image Zone".

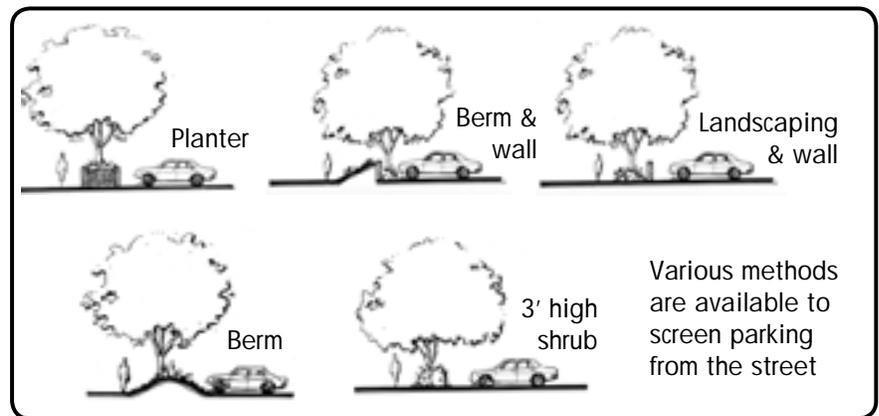


Figure I-26



Figure I-27

Trees are planted throughout the parking area

Chapter 5

Industrial Guidelines



Figure I-28



Figure I-29

Landscape strip at building edge and pedestrian walkway separates the parking field from the building edge



Figure I-30

- d. Parking areas in the “Image Zone” shall be separated from buildings by a pedestrian sidewalk (minimum 6 feet) and landscape strip (minimum 5 feet). The landscape strip should be directly adjacent to the building edge to create a buffer and assist in the prevention of graffiti. (Figures I-28, I-29)
- e. Parking areas should provide pedestrian pathways.
- f. A 3-foot paved clearance shall be provided between the sides of parking stalls and adjacent walls.
- g. A 12-inch step-out area should be provided on the inside curb area of the planter, adjacent to parking stalls at the end of drive aisles.



City of Temecula

City-Wide Design Guidelines

Site Planning

- h. Raised concrete curbs and traffic barriers shall be utilized to protect building edges and surfaces from damage caused by vehicles or machinery. (Figure I-29)
- i. One landscaped finger island shall be provided per every 10 spaces. Landscape islands shall be a minimum of 5 feet (inside dimension) in width to allow for tree growth and to avoid tree trunks from being hit. (Figure C-48)
- j. Raised planting areas, with a minimum interior dimension of 5 feet, should be used to separate double-loaded parking areas.
- k. Plants used for screening shall be a minimum of 3 feet and a maximum of 3 feet and 6 inches in height at the time of installation. (Figures I-26, I-30)
- l. Trees should be planted throughout the parking areas within the "Image Zone" and not simply at the end of parking aisles. (Figure I-27)

Parking Areas continued

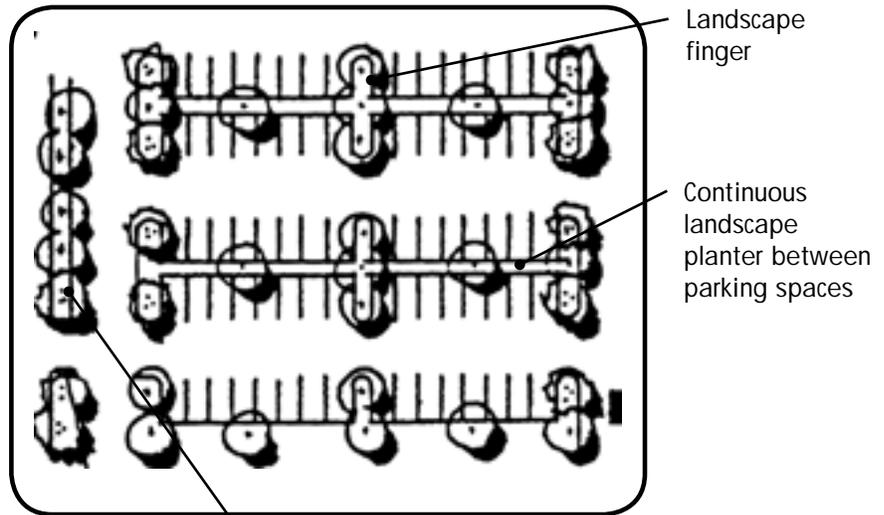


Figure I-31

Accent trees define the entry and delineate drive aisles

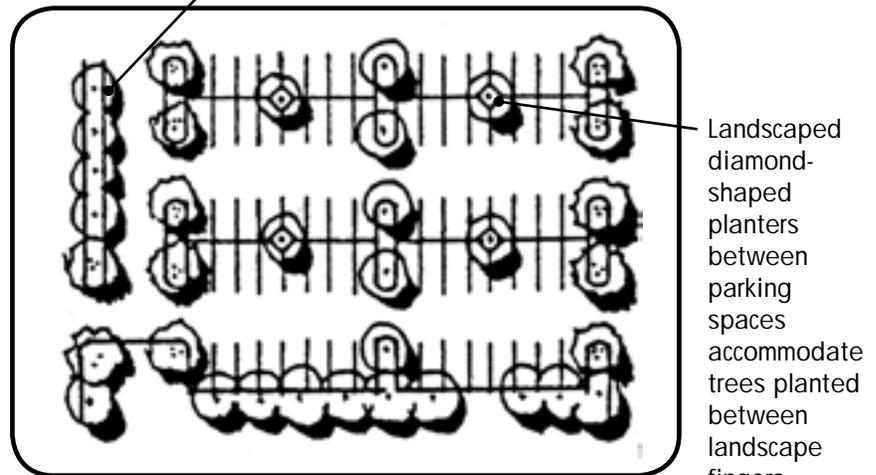


Figure I-32

Landscaped diamond-shaped planters between parking spaces accommodate trees planted between landscape fingers

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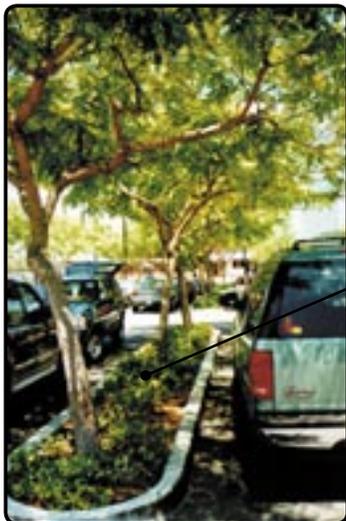
Canopy trees provide shade and visual enhancement

Figure I-33



Figure I-34

Accent landscaping identifies entry drive



Raised planting surface with curb used to protect landscaping

Figure I-35

- m. Trees shall have a minimum of 25 feet to a maximum of 40 feet of canopy potential, and shall be sized at a minimum of 36-inch box or larger, at the time of installation. (Figure I-33)
- n. Canopy trees (one tree per four spaces) shall be used throughout parking areas to provide visual enhancement and shade, as well as to reduce glare and heat build up. (Figures I-31, I-32)
- o. Accent landscaping shall be used to enhance and identify the entry drive and to delineate drive aisles. (Figure I-34)
- p. Raised planter surfaces, depressed walks, or curbs shall be used to surround and protect landscaping from vehicular and pedestrian traffic. (Figure I-39)
- q. Development shall incorporate existing natural features into the overall site design, including rock outcroppings, major landforms, ridgelines, significant trees and vegetation, streams, and drainage areas.



City of Temecula

City-Wide Design Guidelines

Landscaping

Guidelines:

- a. All landscaped areas shall include trees, shrubs, and groundcover. The layout of plant material shall be consistent with the city's adopted water efficient landscape ordinance. (Figures I-39, I-40)
- b. The minimum size of plant materials shall conform to the following mix: (Figures I-39, I-40)

Trees

- 10 percent 48-inch box specimen trees*
 - 10 percent 36-inch box
 - 30 percent 24-inch box
 - 50 percent 15-gallon
- * Used in Image Zone

Ground cover

- 100 percent coverage in one year

Shrubs

- 100 percent 5 gallon

- c. A minimum 6-inch concrete mow strip shall be provided between turf and shrub areas. (Figure I-37)

Planting Areas

Intent:

For industrial uses, landscaping should be used to define areas such as entrances to buildings and parking lots, define plazas and break areas, define the edges of incompatible land uses, provide transition between neighboring properties (buffering), and provide screening for outdoor storage, loading, and equipment areas. The most intensive landscaping should be planted in the "Image Zone".



Figure I-36

Example of groundcover



Figure I-37

Example of mow strip

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Figure I-38

Trees reduce the scale of the building



Figure I-39

Shrubs adjacent to the building edge reduce risk of graffiti and provide a buffer



Figure I-40

Palm trees reduce the scale of the building

A combination of trees, shrubs, and groundcover shall be provided

- d. A minimum 5-foot wide landscaping strip should be planted adjacent to the building edge to provide a buffer and to limit the potential for graffiti. (Figures I-38, I-39)
- e. Vertical landscape materials shall be utilized to reduce the scale of two story walls. (Figures I-38, I-40)
- f. Wall vines should be incorporated into landscape plans to minimize the potential for graffiti and to soften large wall expanses.
- g. Groundcover shall be installed in landscaped areas to provide a finishing treatment, as well as erosion and weed control. Mulch, bark, and stones/ rock cover shall not be used as an alternative to groundcover. (Figure I-36)
- h. Turf should only be used when it serves a function. Turf areas should be minimized to conserve water.



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Desirable Elements: The architectural qualities and design elements for buildings that are most actively encouraged are:
 - variety of building indentations, architectural details, and materials;
 - building entry accentuation;
 - screening of equipment and storage areas; and
 - landscaping to soften building exteriors.

- b. Undesirable Elements: (Figure I-42) Elements to avoid or minimize are:
 - large, blank, flat surfaces;
 - exposed, untreated concrete block walls (except split face);
 - loading docks facing the street;
 - exposed mechanical equipment;
 - highly reflective surfaces;
 - trash enclosure doors facing the street or visible from street; and
 - barbed wire and razor wire (should never be used unless it is needed to solve a demonstrated security problem).

Building Form

Intent:

The guidelines for industrial development seek not to impose a particular architectural theme or style but to promote quality development that will be an asset to the City. Developers should strive to provide the most attention to aesthetics within the “Image Zone” of the project.



Figure I-41

Stepped building heights should be incorporated into multi-story buildings

Stepped wall planes are encouraged to break up long flat facades



Exposed, untreated concrete block walls should be avoided

Mechanical equipment should be screened instead of exposed



Figure I-42

Large blank, flat surfaces should be avoided

Loading docks should not face the street

Undesirable elements

Chapter 5

Industrial Guidelines



Figure I-43



Figure I-44

Colonnades and projecting wall planes create a human scale and add interest to the building elevation



Figure I-45

Changes in color and material provide additional articulation to the building

- c. Architectural elements, including overhangs, trellises, projections, awnings, and/or insets, should be incorporated into the building design to create shadow patterns that contribute to a buildings character, particularly in the "Image Zone". (Figure I-45)
- d. Overall building mass shall be divided into smaller identified parts. Large, blank, flat surfaces are not permitted. Wall forms should be articulated with changes in massing, colors, and materials, and a change in horizontal wall plane should occur every 50 feet or less. (Figure I-41)
- e. Consider a colonnade, where appropriate to the architectural style, along the street fronting façade to reduce the massing of tall buildings and add pedestrian scale. This element can be placed within the front setback with the approval of an Encroachment Permit. (Figures I-43, I-44)
- f. Structures two-stories or higher should incorporate a step in the vertical wall plane to reduce the scale of the building. This step can be accomplished by stepping back the floors above the first or by projecting first floor elements or wall surfaces. (Figure I-41)



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Rooflines shall be broken by changes in height or wall plane at intervals no greater than 50 feet. (Figures I-50, I-51)
- b. Roof forms shall be designed to completely screen roof-mounted equipment from public view. All screening shall be constructed consistent with the materials of the building and not simply "box-in" the equipment. (Figure I-47)
- c. A full pitched roof over an entire industrial building is not realistic. Where feasible and appropriate to the architectural style of the building, a full pitched roof should be provided over the entry and/or office portion of the structure. (Figure I-46)

Roof Forms

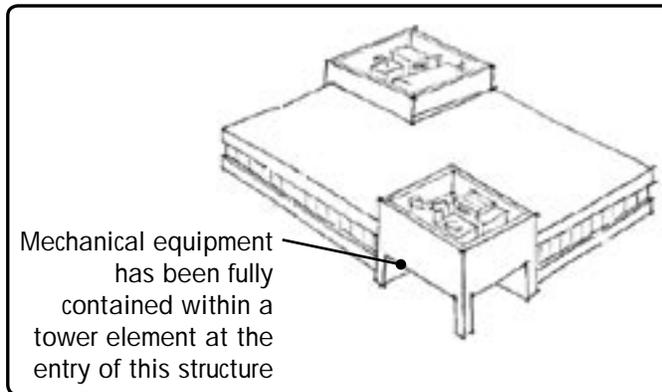
Intent:

Roof forms and planes should be varied to create visual interest and to define the building edge.



Figure I-46

Full roof forms over portions of the image portion of the building and the arcade enhance the facade



Mechanical equipment has been fully contained within a tower element at the entry of this structure

Mechanical equipment should be completely screened from view

Figure I-47

When a full roof is not possible due to the size of the building, a continuous mansard should wrap around the entire structure



Figure I-48

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Industrial Guidelines



Parapet caps should be used to articulate the roofline

Figure I-49



Variation in the wall and roof planes and forms reduce the scale of the buildings

Figure I-50



Figure I-51

- d. Piecemeal mansard roofs (used on a portion of the building perimeter only) should not be used. Mansard roofs should wrap around the entire perimeter of the structure. (Figure I-48)
- e. Parapets shall have sufficient articulation of detail, such as precast treatments, continuous banding (contrasting paint color), or projecting cornices or lentils, or caps. (Figure I-49)



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Front elevations in the “Image Zone” shall express a high window to wall ratio. (Figures I-57, I-60)
- b. Window type, material, shape, and proportion should complement the architectural style of the building entry. (Figure I-55)
- c. Windows shall be inset into the primary wall plane a minimum of 3 inches where appropriate to the architectural style of the building, in order to provide some shadow detail. (Figure I-56)
- d. Entries shall be articulated, covered, and/or recessed. (Figures I-52, I-53, I-55, I-56, I-57)
- e. Architecture, pedestrian plazas, landscape materials, artwork, and pedestrian-oriented lighting shall be used to emphasize entries. (Figure I-55)

Windows and Entries

Intent:

Entries and street fronting elevations should have a high window to wall ratio; however, windows are encouraged on all elevations to enhance the facade and provide natural daylight. Entry features should be designed as a significant aspect of the building’s overall composition.



Figure I-52



Figure I-53

Varying rooflines, projecting elements, and recessed entries create an easily identifiable entry feature



Entry signs should be similar to the architectural style of the building

Figure I-54

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Industrial Guidelines



Additional mullions complement the architectural style of the building

Large entry plaza

Figure I-55



Recessed windows add depth to the elevation

Entry element is a different height than the rest of the building and has a unique roof form

Figure I-56



Figure I-57

High window (void) to wall (solid) ratio

Landscaping, a fountain, and potted plants enhance this entry

Recessed entries provide protection from the environment

- f. Entry plazas should incorporate landscape components and decorative paving accents.
- g. Entry signs should be similar, in scale and imagery, to the architectural style of the building. (Figure I-54)
- h. A dominant entry should offer protection from the elements. Projecting elements or recessed doorways provide shelter. (Figures I-52, I-53, I-57)
- i. Project icons, thematic pilasters, special paving treatment, water fountains, and specialty landscaping should be used at building and common space entryways to unify a project.



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Multiple exterior wall finishes, including stucco, plaster, glass, stone, brick, and/or decorative masonry, should be used to define building form and create interest at entries. Buildings shall not employ a singular material from base to parapet. (Figures I-58, I-59, I-61)
- b. Entries and building bases should be articulated through the use of color, material change, and/or texture. (Figure I-58)
- c. Pre-cast walls should incorporate reveals, recessed panels, recessed windows, and/or molding to articulate the building exteriors. (Figures I-58, I-62)

Materials and Colors

Intent:

Materials and colors should be varied to create visual interest in building facades.



Molding used for parapet cap

Tile accents

Reveals in the tilt up wall surface

Projecting awning

A different color, material and the brick layout helps to define the building base and add visual interest to the facade

Figure I-58



Figure I-59 A combination of split face and smooth finish block create interesting textures and pattern on the facade

Chapter 5

Industrial Guidelines



Varying rooflines

High window to wall ratio

Projecting canopy

Warm colors and earth tones used in window mullions and building exteriors create a high quality appearance and reduce glare

Figure I-60



Figure I-61

A different color, material and the brick layout adds visual interest to the facade



Figure I-62

Scoring on the otherwise smooth concrete wall panel adds visual interest

- d. Large areas of smooth finish concrete wall panels should be enhanced with some form of texture. Consider using heavy textured paint or forming textures into selected areas of wall panels to avoid a glossy/high glare look on building surfaces.
- e. Warmer earth tones are preferred to white or other bright colors that produce glare. (Figures I-60, I-61)
- f. All metal buildings and concrete tilt-up buildings must be designed to have an exterior appearance of conventionally built structures. Exterior surfaces should include portions of stucco, plaster, glass, stone, brick, or decorative masonry. Stock, "off-the-shelf" metal buildings are not permitted as primary structures.



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Electrical meters, cable boxes, junction boxes, and irrigation controllers shall be located within a utility room, along with the roof access ladder. Where this location cannot be achieved, these features shall be designed as an integral part of the building on a rear or side elevation or otherwise screened from the "Image Zone" view. (Figures I-63, I-64)
- b. Per City of Temecula Fire Prevention Department requirements, fire risers shall be located in a separate room with direct exterior access. The fire riser and fire alarm panel are the only items that may be located in this room.
- c. Transformers shall be placed underground whenever possible to maximize safety and minimize visual impacts. Where this location cannot be achieved, the transformers shall be well screened (per utility company standards and approval) and placed in the rear or side yard. (Figures I-64, I-65)

Utilities

Intent:

Utilitarian aspects of the project should be aesthetically screened from view.

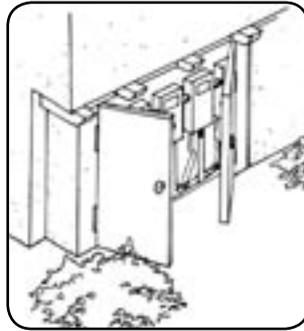


Figure I-63

Electrical meters, cable boxes, junction boxes, and irrigation controllers shall be located within a utility room



Figure I-64

Outdoor equipment shall be screened from view



Figure I-65

A combination of materials and textures enhance this enclosure

Chapter 5

Industrial Guidelines



Double detector check valve

Figure I-66

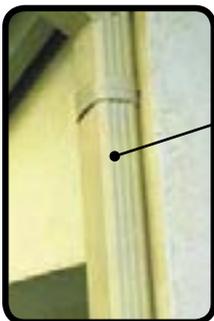


Utility area should be designed as an integral part of the building

Figure I-67



Figure I-68



Gutters and other exposed exterior features should be painted to match the wall surface, unless intended as an accent element

Figure I-69

- d. Double detector check valve assemblies (backflow preventers) should not be located at visually prominent locations such as the end of drive aisles or at site entries, subject to approval by the local fire department. (Figure I-66)
- e. Exterior storage shall be oriented so as not to be visible from a public street and shall be screened using a combination of solid walls similar to the main building and a landscaping buffer. (Figure I-67)
- f. A continuous screen shall be provided around any outdoor equipment and should follow the screen wall guidelines.
- g. All vents and flashing should be painted to match the color of the adjacent surface.
- h. All gutters and downspouts should be internalized. If this location is not possible, then these elements should be painted to match the color of the adjacent surface, unless being featured as a unique architectural treatment, such as a copper downspout. (Figures I-68, I-69)



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Screen and sound attenuation walls located along public streets shall be offset with an average setback of 25 feet and a minimum setback of 20 feet, as measured from the face of curb. Offsets in the wall shall be a minimum of 5 feet and should occur randomly every 50 feet, depending on the length of the wall. (Figure I-72)
- b. All non-transparent perimeter walls and/or fences in the "Image Zone" shall be architecturally treated on both sides. For example, if one side of a concrete block wall is covered with plaster to make it aesthetically pleasing, both sides should be finished in the same manner.
- c. Large expanses of fences or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided at minimum intervals of 50 feet along screen or perimeter walls. Vines planted adjacent to walls to break up flat surfaces are also strongly encouraged. (Figures I-70, I-71, I-74)

Walls and Fences/Screening

Intent:

Walls should be designed to blend with the site's architecture. Landscaping should be used in combination with walls to soften the appearance and to aid in the prevention of graffiti.

Recessed elements, added details, and incorporated tower elements improve the appearance of the wall



Figure I-70

Using different materials and colors to form the base of the wall reduces the massing



Figure I-71

Various materials and colors as well as projecting wall planes and heights enhance the wall's appearance

Landscaping pockets and vines are strongly encouraged

Chapter 5

Industrial Guidelines

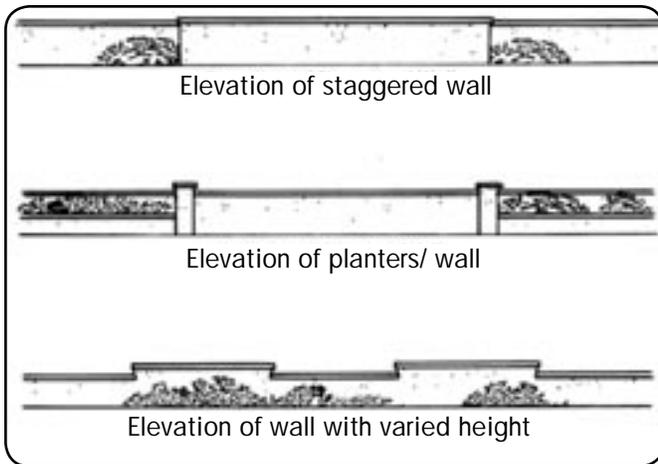
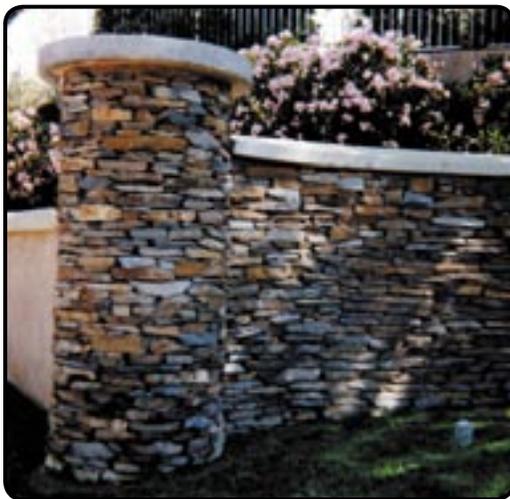


Figure I-72



A cap provides a finished look to a wall and is strongly encouraged

Figure I-73

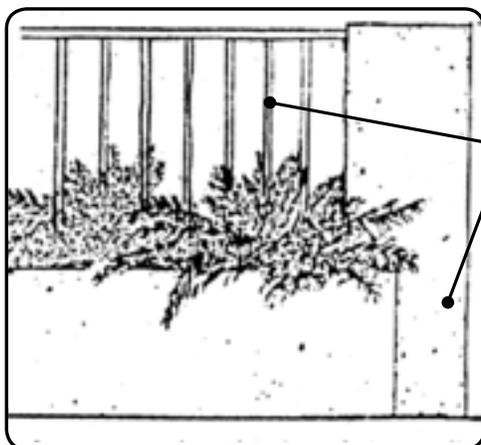


Figure I-74

- d. Walls that are less than 6 feet tall can substitute a variation in the wall plane by incorporating pilasters at a minimum of 10 feet on center, (Figure I-71)
- e. All fences and walls required for screening purposes shall be of solid material, painted and textured to match elements of the adjoining building elevations. Trees and shrubs shall be planted adjacent to the walls to soften the wall's appearance. (Figure I-72)
- f. Wall designs shall include a continuous cap and are encouraged to provide a variation in wall height. (Figure I-73)
- g. Where required and where visible from the street, security fencing shall be a combination of solid pillars or short solid wall segments and wrought iron grillwork. Chain link or similar metal wire fencing is strictly prohibited for screening purposes when visible from the street. (Figure I-74)
- h. Walls and fences should be designed with materials and finishes that complement project architecture and should be planted with vines, shrubs, and trees. (Figure I-70)



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Trash and recycle enclosures should be consistent with the design of the project and building architecture. Materials that are the same or similar to the materials used on the building should be used on the enclosure. Architecturally designed roof structures are required to create a finished looking structure. (Figures I-75, I-78)
- b. Enclosures shall be located away from adjacent residential uses to minimize nuisances to neighboring properties.
- c. Enclosures shall be separated from adjacent parking stalls with a minimum 5-foot wide planter to screen the enclosure. (Figures I-77, I-78)

Trash Enclosures

Intent:

Trash enclosures should be carefully designed, located, and integrated into the site plan. The enclosures should not detract from the street viewsheds or create a nuisance for adjacent property owners. Trash enclosures are not permitted in the "Image Zone".



Figure I-75

Enclosures should be designed to complement the architectural style of the project



Figure I-76

Combinations of chain link fencing and wood enclosures are prohibited

Chapter 5

Industrial Guidelines

- d. Enclosures should be surrounded by buildings or landscaping on three sides. Doors shall not face the street.
- e. Trash/ recycling containers shall be large enough to handle the refuse generated by the site and to accommodate extra containers for recycling.
- f. The use of chain link fencing and gates with wood slats to screen trash/ recycling containers is prohibited. (Figure I-76)
- g. All regular or long-term trash receptacles shall be stored in an enclosure with a solid roof.



Figure I-77

Landscaped planters help to screen enclosures and protect the landscaping from damage caused by motorists

Trash enclosures should complement the architectural style of the building



Figure I-78



City of Temecula

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Light poles shall be to scale with the building or complex and surrounding area and have a maximum height of about 25 feet. Where adjacent to residential uses, light poles shall not exceed 15 feet. (Figure I-79)
- b. Pedestrian light poles along sidewalks or pathways should be under 15 feet high. Decorative illuminated bollards and fixtures incorporated into the steps are encouraged. (Figures I-80, I-82)
- c. Exterior building and site lighting shall be directed away from adjacent properties and light sources shall be shielded from direct off-site viewing.
- d. Security lighting fixtures shall not project above the fascia or roofline of the building and shall be shielded. The shield shall be painted to match the surface to which it is attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.

Lighting

Intent:

The type, location, style, and intensity of lighting should be carefully selected to avoid direct glare into neighboring properties and to be architecturally compatible with the character of the development.



Figure I-79



Figure I-80

Light poles in industrial areas should be a maximum of 25' high and lighting should be shielded to avoid direct glare into neighboring properties

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- e. All building entrances shall be well lighted with a minimum of 5 footcandles.
- f. Walkways and paseos shall be illuminated with a minimum of 1 footcandle to ensure safe nighttime conditions. (Figure I-82)
- g. Parking lots, and access thereto, shall be illuminated with a minimum of 1 footcandle. (Figure I-82)
- h. Light fixtures shall be architecturally compatible with the building design to help to define the character and unify the project. (Figure I-81)



Figure I-81

Lights should complement the architectural character of the building and project



Figure I-82

Use of bollards to illuminate pathways within the project is encouraged



City of Temecula

City-Wide Design Guidelines

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Chapter 6: Special Standards Guidelines

This chapter provides specific guidelines regarding the unique design characteristics of specialized development types. It is imperative to note that this chapter is designed to be used in conjunction with the previous chapters of these design guidelines. The Special Standards guidelines are simply additions to the more general guidelines contained in the previous chapters. When designing a project type detailed in the Special Standards section, the reader should reference the appropriate prior chapter(s) related to land use type, as well as the applicable Special Standards section. For example, a mixed-use commercial and multi-family residential project should conform to all of the guidelines contained in Chapter 3 – Multi-Family Residential and Chapter 5 – Commercial as well as the Mixed-Use Projects and Structures section of Chapter 6 – Special Standards.

This chapter addresses Site Planning and Building Design elements specific to the following types of uses:

- Mixed-Use Projects and Structures,
- Large Scale ("Big Box") Retail,
- New/Used Vehicle Dealerships and Automotive Repair Shops,
- Service Stations and Car Washes,
- Religious and Educational Facilities,
- Corporate Architecture and Drive-Through Facilities, and
- Hotels and Motels.



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. Parking areas should be provided away from street edge or underground where feasible. (Figure SS-1)
- b. Private, communal open space, accessible only by building residents, should be provided.
- c. Parking lot and security lighting for commercial uses should be appropriately shielded so as not to spill into adjacent residential areas.

Mixed-Use Projects and Structures

Intent:

For the purposes of these guidelines, “mixed-use projects” are defined as developments which combine both commercial/ office and residential uses or structures on a single lot or as components of a single development. Such uses may be combined vertically or horizontally on the site and may be in different structures. Mixed-use projects should also adhere to the multi-family and commercial guidelines within this document.

Mixed-use projects should be designed to provide a harmonious environment for both commercial users and residents. Noise, traffic, lighting, and other elements that may negatively affect the residential environment should be located where the elements will have a minimum impact.



Figure SS-1

Building placed at street edge with parking in the rear or below grade

Example of vertically mixed-use project

Chapter 6

Special Standards Guidelines



Residential driveway

Commercial driveway

Figure SS-2

Example of horizontally mixed-use project

- d. Loading areas and refuse storage facilities should be located as far as possible from adjacent residential uses, both on- and off-site.
- e. Commercial and residential parking areas should be clearly delineated through dedicated signs, street markings, or other methods.
- f. Provide clearly marked and separated driveways and parking areas for each proposed use where possible. (Figure SS-2)



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Horizontal mixed-use developments should be designed using consistent materials and architectural style. If the intent is to differentiate between uses, some deviation is permissible. (Figure SS-2)
- b. When multiple uses are proposed in a single building, separate and convenient entrances for each use should be provided. (Figures SS-3, SS-4)

Mixed-Use Projects and Structures continued

Intent:

Primary design considerations for mixed-use projects should focus on successfully balancing the requirements of residential uses (privacy, security, etc.) with the needs of commercial uses (access, visibility, parking, loading, extended hours of operation, etc.).



Figure SS-3

Storefront
entrance

Residential
entrance



Figure SS-4

Chapter 6

Special Standards Guidelines



Figure SS-5

Architectural detailing occurs on all sides of the building

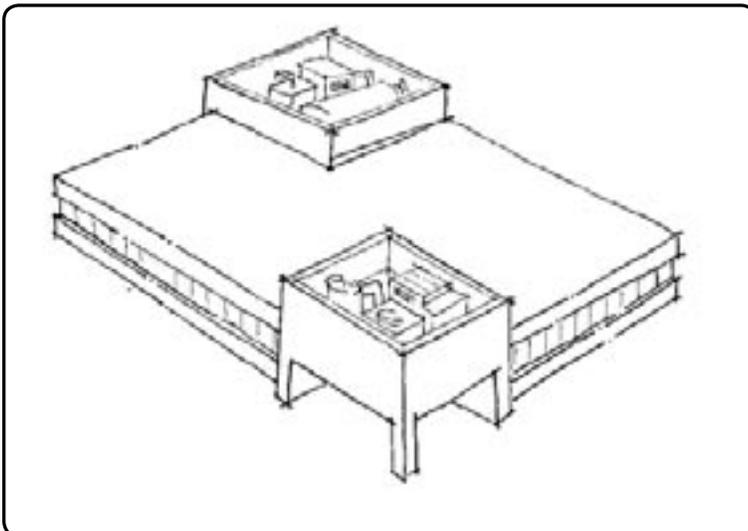


Figure SS-6

Mechanical screening

- c. Any proposed building elevations that face public streets, whether such elevations function as the front, side or rear of the building, should be architecturally detailed to avoid the appearance of the “back of the building.” Buildings should function as positive additions to the street scene. (Figures SS-4, SS-5)
- d. All roof-mounted equipment should be effectively and attractively screened through the use of various architectural detailing including, but not limited to, decorative parapets or cornices. (Figure SS-6)



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. Common areas (plazas, courtyards, etc.) should be included throughout the project site and should incorporate such elements as shade trees, unique paving, and various pedestrian amenities (benches, tables, trash receptacles, etc.). (Figure SS-7)
- b. Building pads should be located at the street edge to further reduce the visual impact of expansive parking lots, promote pedestrian activity, and help "humanize" what is generally an auto-oriented environment.

Large Scale ("Big Box") Retail

Intent:

Site planning for large retail ("big box") facilities should strive to provide a quality pedestrian environment in what is traditionally a facility designed for the efficient movement of automobiles. If a truly effective and inviting atmosphere is to be created, the needs of the pedestrian should be attended to in equal proportion with those of vehicles. Provisions should be made for efficient pedestrian circulation systems, way-finding means, safety lighting, and open spaces that provide respite from expansive and crowded parking lots.



Figure SS-7

Pedestrian plaza area

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Special Standards Guidelines



Figure SS-8

Primary vehicle entrance aligned with prominent building



Figure SS-9

Cart storage complements building architecture

- c. The visual expansiveness of associated parking lots should be minimized through the use of increased landscaping as well as by segmenting lots into smaller components.
- d. To foster a strong “sense of entry,” the primary vehicular entrance should be aligned with that of the most prominent building on-site. (Figure SS-8)
- e. The design of shopping cart storage facilities should complement that of surrounding buildings. (Figure SS-9)



City of Temecula

City-Wide Design Guidelines

Site Planning

- f. Clearly defined pedestrian circulation systems should be provided throughout the project site. Any crosswalks should be accentuated through the use of textured and/or colored paving and should consider ADA path of travel and appropriate surface treatments. (Figure SS-10)
- g. Specialty or otherwise unique paving is encouraged at intersections and/or vehicle nodes. If possible, the center of the node should contain landscaping that contributes to an aesthetically pleasing entry feature design. (Figure SS-11)

Large Scale (“Big Box”) Retail continued



Figure SS-10

Purposefully designed pedestrian access

Chapter 6

Special Standards Guidelines



Figure SS-11

Vehicular node designed as enhanced feature

h. Large retail developments should make special accommodations when located next to residential development or undeveloped residential property.

- Lighting design and installation should emphasize low-level uniform coverage to protect nearby residential properties from intensive illumination and glare.
- Parking and security lights should not stand taller than adjacent (residential) buildings.
- Stepped massing, larger setbacks, the use of pedestrian-scaled articulation and/or landscaped buffers should be incorporated into the site design when a big box store is located directly adjacent to single-family residential uses.



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. A variety of details and treatments should foster a lively and interesting roofline, including, but not limited to, usage of cornice detailing to provide unique caps atop building facades. (Figure SS-12)
- b. The base of the building should be surrounded by a landscape buffer so as to soften the building's edge, allow opportunities for trees to be planted (serving to reduce the imposing scale of the structure), and create a desirable buffer between the building and any surrounding paved surfaces. (Figure SS-13)

Large Scale ("Big Box") Retail continued

Intent:

When crafting big-box facilities, every attempt should be made to minimize imposing mass, encourage design that complements neighboring buildings, and foster a human-scaled and pedestrian-friendly environment.



Figure SS-12



Figure SS-13

Landscape buffer provided at building edge

Chapter 6

Special Standards Guidelines

- c. The design of any outdoor storage or gardening facilities should complement the architecture of the primary building as well as the overall site design. (Figures SS-14, SS-15)
- d. Any proposed building elevations that face public streets, whether such elevations function as the front, side, or rear of the building, should be architecturally detailed to avoid the appearance of the “back of the building.” Buildings should function as a positive addition to the street scene. (Figures SS-12, SS-16)



Figure SS-14

Garden center integrated with building design



Figure SS-15



Figure SS-16

All sides of the building should be articulated with offsets in massing and additional architectural details



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City-Wide Design Guidelines

Building Design

- e. Large blank walls, especially those visible from a public right-of-way, should be articulated through various treatments such as offsets in massing, arcades, colonnades, and the use of a variety of different façade materials. (Figures SS-12, SS-16, SS-17, SS-18, SS-19, SS-20)
- f. The entryway to a big box store should serve as the visual focal-point for the entire facility and should accordingly showcase an inviting human-scaled entrance. (Figures SS-17, SS-18, SS-19)

Large Scale ("Big Box") Retail continued



Figure SS-17

Entry is a visual focal point



Figure SS-18

The side of the building is articulated with windows, awnings, and heavier materials at the base

Chapter 6

Special Standards Guidelines



Figure SS-19

The use of multiple materials enhances the facade



Figure SS-20

Colonnade reduces the massing of the building

- g. Buildings should be constructed of durable materials (resistant to vandalism, damage from weather, etc.). A variety of materials should be utilized in the façade and elsewhere (precluding stucco as the sole material used), including concrete, stone masonry, brick, and commercial grade ceramic tile, etc. (Figure SS-19)
- h. Consider the use of a colonnade (where appropriate to the architectural style of the building) along street fronting facades to reduce the massing of tall buildings and add pedestrian scale and interest. (Figure SS-20)



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City-Wide Design Guidelines

Site Planning

Guidelines

- a. Space for the unloading of cargo and vehicles from trucks shall be integrated into the overall design of the site.
- b. Associated uses or activities that create excessive amounts of noise (car repair, cleaning, testing, etc.) should not abut residential areas.
- c. Clearly defined pedestrian circulation systems should be provided throughout the project site. Any crosswalks and entry drives should be accented through the use of textured and/or colored paving. (This principle most notably applies to clustered "supercenters" but should also be applied to stand-alone dealerships.) (Figures SS-22, SS-24)
- d. Lighting elements should be designed so as to not spill into any adjacent residential uses.
- e. Low-level landscaping (approximately 32 inches in height) should be provided along all display and parking lot perimeters. (Figure SS-21)

Vehicle Dealerships and Automotive Repair Shops

Intent:

Vehicle dealerships and automotive repair shops are intensive and dynamic uses characterized by constant, heavy automotive and pedestrian activity. Accordingly, great care should be taken when siting such facilities within a community so as to impose the minimum impact on surrounding uses.



Figure SS-21

Landscape buffer provided at street edge



Figure SS-22

Landscaping buffer provided at building edge

Textured paving at entry drive

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Special Standards Guidelines

Service areas should be located at the back of the site



Figure SS-23



Figure SS-24

Pedestrian areas are clearly marked with textured paving and painted crosswalk

- f. The base of the building should be surrounded by a landscaped buffer so as to soften the building's edge, allow opportunities for trees to be planted (serving to reduce the imposing mass of the structure) and create a desirable buffer between the building and any surrounding uses. (Figure SS-22)
- g. Service areas associated with vehicle dealerships should be screened from public view and abutting properties through the use of efficient and attractive landscaping, fencing, and/or walls. Areas should be located at the back of the project when feasible. (Figure SS-23)
- h. Any on-site service or repair facilities should:
 - provide internal vehicle access to individual bays,
 - provide screening for such bays so as to not be visible from public right-of-ways,
 - provide a dedicated vehicle washing area, and
 - not be visible or audible to passing pedestrians from the street or adjacent residential areas.



City of Temecula

City-Wide Design Guidelines

Site Planning

- i. When clustered into larger auto malls or “supercenters,” dealerships should adhere to a consistent streetscape design that includes landscaping, lighting, and way-finding signs.
- j. Any security fencing included within the project boundaries should be designed as an integral aspect of the project’s overall design and should serve to complement neighboring structures in both form and color. Chain link fencing is strongly discouraged.
- k. Public and business-related parking areas should be clearly delineated through dedicated signs, street markings, or other methods.
- l. Shade should be provided in customer parking areas through landscaping or other means. (Figure SS-26).
- m. Driveway cuts should be limited to the minimum number necessary to enter and exit the site; one or two each with a maximum width of 26 feet is typical.

Vehicle Dealerships and Automotive Repair Shops continued



Figure SS-25

Design of auto repair business blends with the design of the remainder of the project

Chapter 6

Special Standards Guidelines



Figure SS-26

Landscape buffer provided
at street edge



Figure SS-27

- n. Landscaping is required in all street front setback areas, adjacent to customer entrances to buildings, and along any property lines visible from the street. (Figures SS-26, SS-27).
- o. Trash areas should be designed to complement the architectural character of the buildings and accommodate disposal of used parts as well as packing from parts shipments.
- p. Specific site locations should be created for the storage of used oil and lubricants pending recycling.
- q. All compressors should be located in the interior of the site or within buildings so as to minimize any impacts to adjacent properties.



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines

- a. The architectural design of individual buildings should be consistent throughout the project site.
- b. A variety of materials should be utilized in the facade and elsewhere (precluding stucco as the sole material used), including stone masonry, concrete brick, and commercial-grade tile, etc.
- c. Large, blank walls and flat, horizontal facades, especially those visible from a public right-of-way, should be articulated through various treatments such as off-sets in massing, arcades, colonnades, and the use of a variety of different facade materials. (Figure SS-28)
- d. Bright or overtly intense paint schemes are strongly discouraged, unless such is complementary to surrounding structures and/or the overall project site.
- e. Symbols or logos should ideally be utilized in favor of bright or intense corporate lettering.

Vehicle Dealerships and Automotive Repair Shops continued

Intent:

Careful attention should be paid to the overall architectural style and details of new/used car sales facilities to ensure the sites complement, not clash with, established and surrounding designs and themes.



Figure SS-28

Vertical and projecting building elements break up this horizontally-oriented building facade

Chapter 6

Special Standards Guidelines



Figure SS-29

Orient showroom glass toward the street

Tasteful corporate sign



Figure SS-30

- f. Corporate signs should be tasteful, scaled appropriately to the size of the host structure, and generally be made to not dominate a building's facade. (Figures SS-29, SS-30)
- g. Showroom glass should be oriented toward the street to allow maximum pedestrian viewing and interest. (Figure SS-29)
- h. Vehicle repair and service activities should be wholly contained within a building of durable materials and construction. Structure materials should showcase an appearance of substance and permanence. Lightweight metal and other "temporary appearing" substances are not appropriate.
- i. The interior of work bays should not be visible from a public street, adjacent residential buildings, or open spaces.
- j. Any proposed building elevations that face public streets, whether such elevations function as the front, side, or rear of the building, should be architecturally detailed to avoid the appearance of the "back of the building."



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City-Wide Design Guidelines

Site Planning

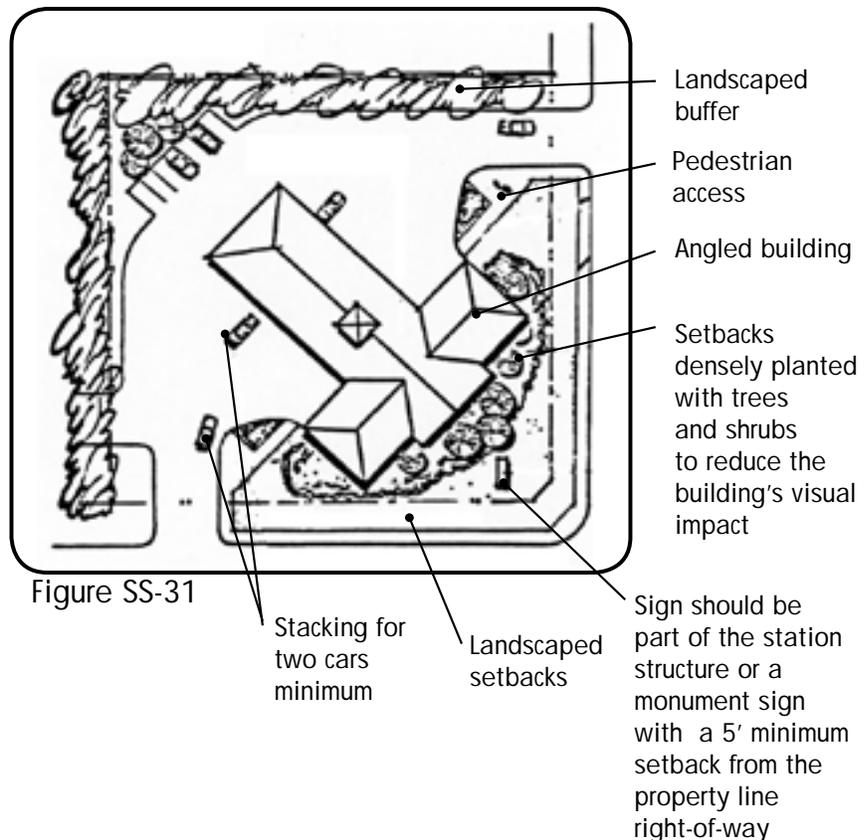
Guidelines

- Driveway cuts should be limited and placed as far away as possible from the curb return. Circulation should be channeled, and paved areas should be reduced.
- Even when minimized through the aforementioned means, substantial paving is expected and lush perimeter landscaping or other attractive and appropriate measures should be provided to screen the paved areas. (Figure SS-33)
- Entry to and exits from car wash facilities should be oriented away from the street and/or screened so as not to be visible from the public right-of-way.
- Car wash facilities should include appropriate control measures to reduce machinery and blower noise levels.

Service Stations and Car Washes

Intent:

Service stations and car washes are intensive uses characterized by large areas of paving which permit vehicles to freely maneuver. As a result, these locations have the potential to create significant adverse impacts for adjoining streets and properties.



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Special Standards Guidelines

- e. Car wash facilities should further incorporate small plazas or other areas for patrons to comfortably wait while their vehicles are being washed. (Figure SS-32)
- f. Each on-site gas pump should generally include stacking for a minimum of two (2) vehicles (roughly 40 feet in length) so that driveways or the street are not utilized by waiting customers. (Figure SS-31)
- g. Dense landscaping, berming, architectural treatments, or a combination these elements should be used to screen the site from public view.

Customer waiting area with amenities



Figure SS-32



Figure SS-33

Landscaping is provided at the street edge to screen paved areas



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines:

- a. Any proposed building elevations facing public streets, whether such elevations function as the front, side or rear of the building, should be architecturally detailed to avoid the appearance of the “back of the building”; buildings should function as positive additions to the street scene (Figures SS-34, SS-35).
- b. All structures on-site (including canopies, kiosks, car wash facilities, gas pump columns, etc.) should be consistent with and complement the architectural design of the primary building and overall project site. (Figures SS-36, SS-37)

Service Stations and Car Washes continued

Intent:

While the basic architectural components of most service stations (gas pumps/stalls, basic repair facilities, supply stores, etc.) are necessary, an opportunity exists for architectural forms that are unique, locally sensitive, and ultimately attractive. Rather than simply adhering to a highly standardized corporate model of design, service stations should draw from surrounding structures and mimic established or historic themes.



Figure SS-34

Car wash designed with architectural character



Figure SS-35

Street front elevation has been architecturally detailed

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- c. Canopy height should be held to the minimum necessary to achieve daily operations. "Open air" pump stations are encouraged to accommodate larger vehicles.
- d. Column supports should be of sufficient thickness to portray a visual sense of strength, balance, and traditional masonry proportions. (Figures SS-36, SS-37)

Columns of substantial thickness

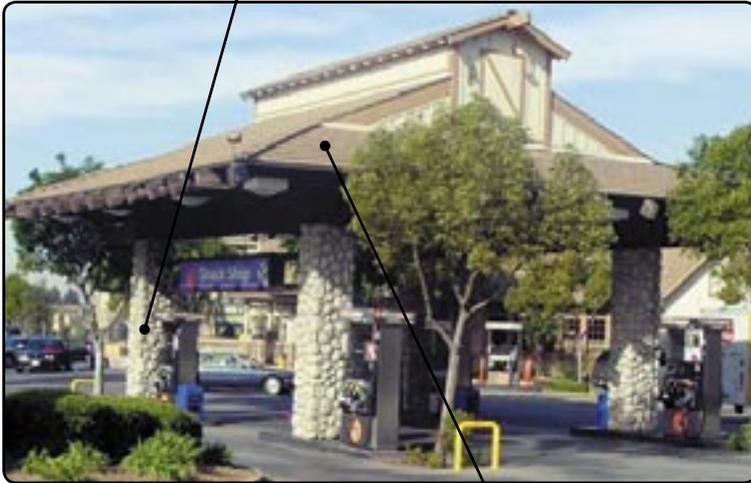


Figure SS-36

Canopy complements building architecture



Figure SS-37



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. Safe, attractive, and efficient pedestrian and bicycle circulation should be provided throughout the project site. Pedestrian circulation systems should be specifically accented and highlighted through the use of textured and/or colored paving, attractive landscaping, fencing, lighting, and other urban design elements. (Figures SS-39, SS-40)
- b. A pedestrian drop-off and pick-up area should be incorporated as an integral part of the site plan and not provided as an afterthought. (Figures SS-38, SS-40).

Religious and Educational Facilities

Intent:

Religious and/or educational facilities should place structures to create an efficient pedestrian circulation system and screen the visual impacts of on-site parking. When applied to religious facilities, this design translates to structures placed close to the sidewalk edge to free space in the rear for automotive parking. While such a layout may not be feasible for educational facilities, care should still be taken to screen parking, bus lanes, and student "drop-off" areas from pedestrian activities in a manner that promotes safety, efficiency, and aesthetic quality.



Figure SS-38

Pedestrian drop-off/pick-up area provided

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Special Standards Guidelines

- c. To the greatest extent possible, parking should be located toward the rear of the project site in an effort to minimize the visual impact of expansive on-site parking lots. (Figures SS-38, SS-39, SS-40)
- d. Where project design mandates that parking be located toward the front of a site, adequate steps should be taken to minimize the visual impact.

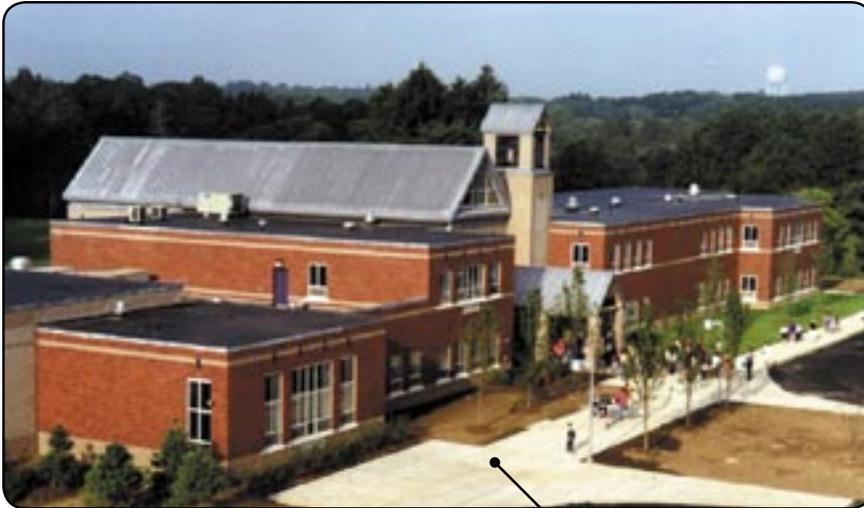


Figure SS-39

Safe and attractive pedestrian access provided



Figure SS-40

A pedestrian drop-off area is provided at the front of this school while the parking areas are located at the rear



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines

- a. Religious and educational facilities should display inviting, easily identifiable entryways. Such entries should serve as the focal point of the building's façade and be accented through the use of attractive lighting, landscaping, and architectural detail (Figures SS-41, SS-42).
- b. Any proposed building elevations facing public streets, whether such elevations function as the front, side or rear of the building, should be architecturally detailed to avoid the appearance of the "back of the building." Buildings should function as positive additions to the street scene.
- c. The massing and scale (though not necessarily the architectural style/materials) of the building should respect surrounding neighborhood structures.
- d. Multi-story buildings located adjacent to single-story structures should either "step down" in massing or be setback an additional 10 feet from the required setbacks for each story exceeding the adjacent single-story building.

Religious and Educational Facilities continued

Intent:

Religious and educational facilities are distinctive civic uses and accordingly demand design that reflects this role within a community. Unique among other uses, these facilities are often utilized by a variety of different community groups and enjoy life-spans far longer than most other structures. Architectural design should reflect these unique qualities through the use of more durable construction materials, such as brick, stone masonry, etc., and should result in an overall design that is both tasteful and timeless.



Figure SS-41

Clearly defined entryway

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Special Standards Guidelines



The entryway is articulated with a unique, yet human-scaled, design

Figure SS-42

- e. When locating larger structures such as auditoriums close to smaller (existing) buildings, massing should be articulated with elements and materials that generally reduce the perception of massing to a more human scale.
- f. Durable materials should be used in a building's construction and contribute to a visual sense of solidity, longevity, and durability (Figures SS-41, SS-43).
- g. Larger building elements, such as auditoriums, should be separated from other building elements to reduce the overall massing of the building.



Figure SS-43

Building massing steps down on either side of large volume spaces



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines

- a. Landscaping should be provided around parking lots and buildings with the overarching goal of screening drive-through lanes and loading areas from public roads. (Figure SS-44)
- b. Whenever possible, drive-through lanes should not be located at intersections and/or on corner lots. If this location is not possible, then the drive-through lanes shall be screened from public view with dense landscaping, decorative walls, berms, architectural elements, or a combination of these design features.

Corporate Architecture and Drive-Through Facilities

Intent:

Drive-through structures (banks, chain fast food facilities, etc.) are a common element along Temecula's commercial corridors. Major design considerations related to such establishments should include site planning that fosters efficient and organized vehicular access and on-site circulation, while adequately buffering adjacent uses from any adverse impacts.



Figure SS-44

Drive-through placed at the back of the building and designed to complement the architectural style of the building

Chapter 6

Special Standards Guidelines



Figure SS-45

Building placed at street frontage



Figure SS-46

The primary visual presence along major street frontage should be the building front

- c. The primary visual presence along major street frontage should be the building front, not the drive-through aisles or parking lots. (Figures SS-45, SS-46)
- d. Drive-through aisles should provide adequate on-site queuing distance to accommodate a minimum of six cars before the first stopping point (e.g., menu board, teller window, automatic teller machine).
- e. Menu board speakers should be located so as to shield adjacent residential uses from excessive noise.



City of Temecula

City-Wide Design Guidelines

Building Design

Guidelines

- a. Building materials used should relate to materials showcased in neighboring structures. As elsewhere, a variety of materials should be utilized in the construction process and in an effort to foster lively and interesting building design. (Figure SS-48)
- b. Bright or overtly intense paint schemes are strongly discouraged unless such is complementary to surrounding structures and/or the overall project site. (Figure SS-49)
- c. Symbols or logos should ideally be utilized in favor of bright or intense corporate colors.

Corporate Architecture and Drive-Through Facilities continued

Intent:

Corporate "franchise" architecture often detracts from the unique and historic character of a community and is generally discouraged. However, if constructed, designs should faithfully adhere to the prevalent scale and character of the host community. In every case, franchise structures should complement the established character and design of neighboring buildings.



Figure SS-47

Landscaping at the street edge provides a desirable buffer



Figure SS-48

Bank design complements overall development

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Special Standards Guidelines



Figure SS-49

Corporate signs should not dominate the facade

- d. All building elevations facing public streets, whether such elevations function as the front, side or rear of the building, should be architecturally detailed to avoid the appearance of the “back of the building.” Buildings should function as positive additions to the street scene. (Figure SS-47)
- e. Corporate signs should not dominate a building’s façade. (Figure SS-49)
- f. Use of mansard rooftops is strongly discouraged. However, if such roofs are used, the design should wrap around the entire perimeter of the structure. Piecemeal mansard roofs (those utilized only on a portion of a building) are strongly discouraged.



City of Temecula

City-Wide Design Guidelines

Site Planning

Guidelines:

- a. The primary presence along the major street frontage should be the building, driveway approach, and on-site amenities, not the parking lot. (Figure SS-50)
- b. Delivery and loading areas should be located at the rear of hotel/motel facilities and should not be located near adjacent residential uses whenever possible.
- c. Recreational amenities such as swimming pools should be located where guests can use the amenities with a semblance of privacy and not be exposed to public streets.
- d. Utilize parking lots and other open spaces on-site to help buffer the hotel/motel from any adjacent and/or incompatible uses.

Hotels and Motels

Intent:

Hotels and motels are quasi-residential uses and should be designed and sited to minimize the effect of noise from the I-15 Freeway or Temecula's arterial streets. Although these uses are quasi-residential, the scale of, and activities associated with, hotels and motels often conflict with adjacent uses. Carefully planned hotel and motel sites will reduce these potential conflicts. (Figures SS-50, SS-51, SS-52, SS-53)



Figure SS-50

Blank wall articulated with trellis structure

Parking located away from street frontage



Figure SS-51

Mature trees

Building massing stepped to reduce visual impact

Chapter 6

Special Standards Guidelines

Building Design

Guidelines:

- a. Exterior corridors on multi-level buildings are discouraged and should not be located adjacent to residential uses. (Figures SS-50, SS-51, SS-52, SS-53)
- b. Mechanical equipment of all types, including that associated with swimming pools, should be screened so as not to be visible from public streets or public views.

Hotels and Motels continued

Intent:

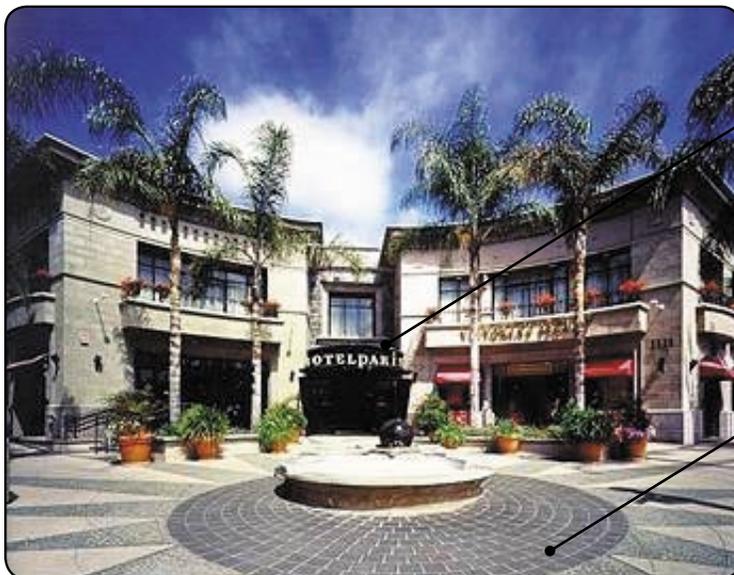
As hotel/motel architecture is often thematic, a strong temptation is presented to neglect non-street fronting sides. Particular design focus should rest with ensuring that all sides of a structure are stylistically consistent. Building design should be inviting and not merely accommodating. (Figures SS-50, SS-51, SS-52, SS-53)



Well-landscaped entryway

Area is well-lit

Figure SS-52 A fountain highlights this entry plaza



Unique building entry

Enhanced paving

Figure SS-53 Entry plaza provided



City of Temecula

City-Wide Design Guidelines

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Glossary



Figure G-1

360-degree architecture



Figure G-2

Alley

#

360-degree 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 four-sided architecture. (Figure G-1)

A

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. (Figure G-2)



City of Temecula

City-Wide Design Guidelines

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 geographic location. (Figure G-3)

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. (Figure G-4)

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. (Figure G-5)

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.

Atrium.

A dramatic enclosed glass-roofed indoor space typically associated with high-rise hotels and office buildings.



Figure G-3



Figure G-4

Arcade



Figure G-5

Projecting base

Articulation

Appendix

Glossary



Figure G-6

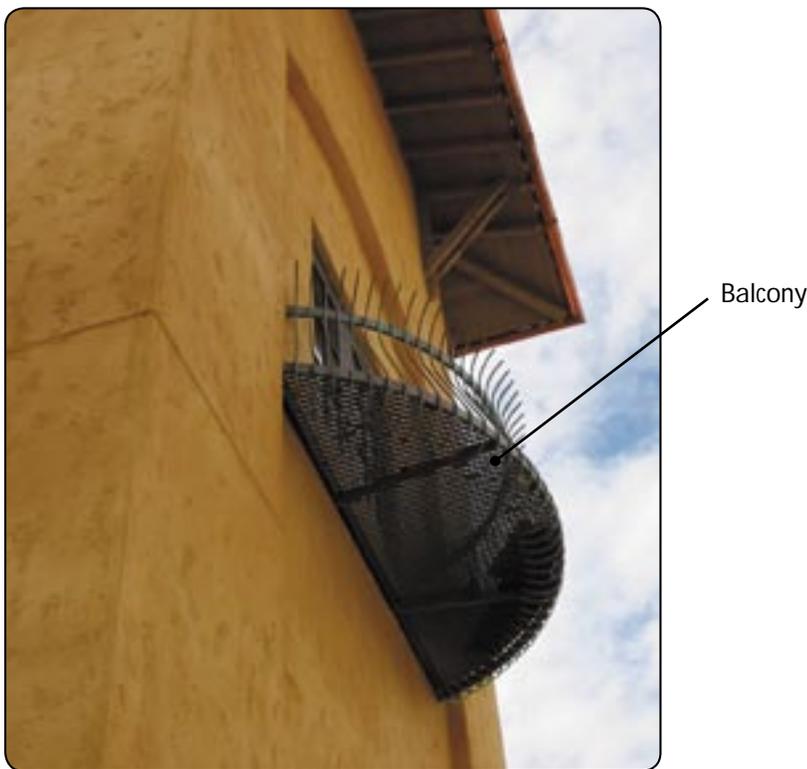


Figure G-7

Attached.

Joined to or by a wall, especially by sharing a wall with another building; 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. (Figure G-6)

B

Balcony.

A platform that projects from the wall of a building and is surrounded by a railing, balustrade, or parapet. (Figure G-7)

Baluster.

Any of the small posts that make up a railing, as in a staircase; may be plain, turned, or pierced.

Balustrade.

The combination of railing held up by balusters.

Barrel Tiles.

Rounded clay roof tiles most often used on Spanish-style houses. Usually red but are often available in many colors.



City of Temecula

City-Wide Design Guidelines

Beautification.

The transformation of barren or uninteresting spaces, buildings, forms, structures, into a comfortable or attractive place or environment. (Figures G-8, G-9)

Berm (Berミング).

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

Breezeway.

A roofed area usually found between a garage and hose proper or between commercial and industrial buildings and designed to provide shelter for outdoor comfort.

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 incompatible land uses.

C

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. (Figure G-10)



Figure G-8

Example of beautification



Figure G-9

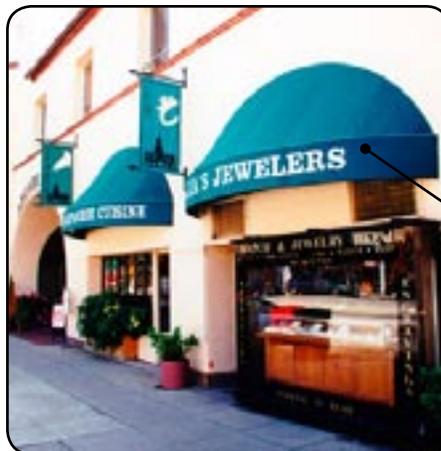


Figure G-10

Canopy

Appendix

Glossary



Figure G-11

Colonnade

Column

Cantilever.

A projecting element, such as a beam or porch, supported at a single point or along a single line by a wall or column, stabilized by counterbalancing downward force around the point of fulcrum.

Clerestory Window.

A window (usually narrow) placed in the upper walls of a room to provide extra light.

Cluster Development.

A type of residential development that allows reduced minimum lot size in exchange for the preservation of open space. It is normally used to maximize development potential while protecting sensitive areas as open space.

Colonnade.

A row of columns forming an element of an architectural composition, carrying either a flat-topped entablature or a row of arches. (Figure G-11)

Column.

A supporting pillar often consisting of a base, a cylindrical shaft, and a capital. (Figure G-11)



City of Temecula

City-Wide Design Guidelines

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. (Figure G-12)

Corbel.

1) A projecting wall member used as a support for some elements of the superstructure. 2) Courses of stone or brick in which each course projects beyond the course beneath it. 3) Two such structures, meeting at the topmost course creating an arch.

Cornice.

The projection at the top of a wall or part of a roof which projects over the side wall. (Figure G-13)

Court.

1) An extent of open ground partially or completely enclosed by walls or buildings; a courtyard. 2) A short street, especially a wide alley walled by buildings on three sides. (Figure G-14) 3) A large open section of a building. (Figure G-15) 4) A large building, such as a mansion, standing in a courtyard.



Figure G-12



Figure G-13



Figure G-14

Court: definition "2"

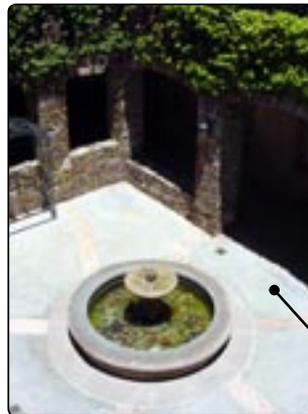


Figure G-15

Court: definition "3"

Appendix

Glossary



Curb cut

Figure G-16

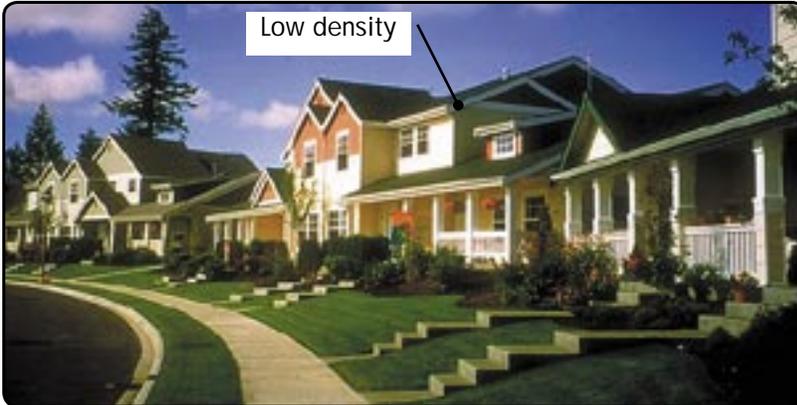


Figure G-17



Figure G-18



Figure G-19

Cupola.

A small, dome-like structure, on top of a building to provide ventilation and decoration.

Curb Cut.

The elimination of a street curb to enable increased access to crosswalks/sidewalks, entry driveways or parking lots. (Figure G-16)

D

Deciduous.

Trees or shrubs, usually in temperate climates, that shed leaves annually.

Density.

The number of individuals, such as inhabitants or housing units, per unit of area. The quantity of something per unit measure, especially per unit length, area, or volume. (Figures G-17, G-18)

Dentil.

A band of small, square, tooth-like blocks forming part of the characteristic ornamentation of the Ionic, Corinthian, and Doric orders. (Figure G-19)



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Detached.

Standing apart from others; separate or disconnected.

Detached Garage.

A garage that is completely surrounded by open space or connected to a building by an uncovered terrace. (Figure G-20)

Detail.

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

Dormer Window.

A vertical window which projects from a sloping roof placed in a small gable. (Figure G-21)

Downspout.

A vertical pipe used to conduct water from a roof drain or gutter to the ground or cistern.

E

Eave.

The projecting lower edge of a roof.

Eclectic.

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



Figure G-20



Figure G-21

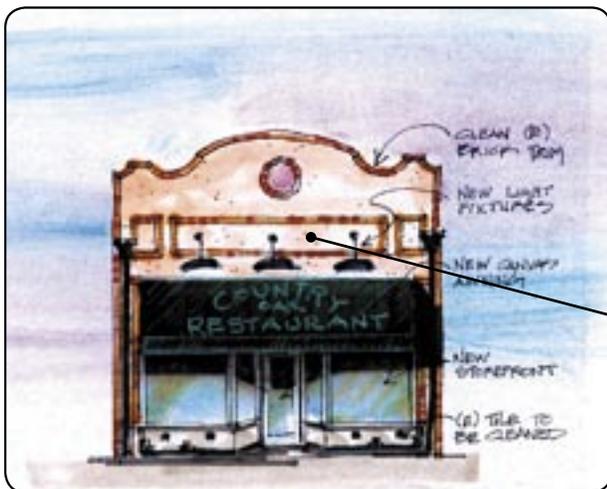
Appendix

Glossary



Espalier

Figure G-22



Façade

Figure G-23



Fascia

Figure G-24

Elevation.

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

Enhancement.

To make better either functionally or in appearance.

Espalier.

A trellis of framework on which the trunk and branches of fruit trees or shrubs are trained to grow in one plane. (Figure G-22)

Eyebrow Window.

A small, horizontal, rectangular window, often located on the uppermost story and aligned with windows below.

F

Façade.

The entire exterior side of a building; especially the architectural front, sometimes distinguished from the other sides by elaboration of architectural or ornamental details. (Figure G-23)

Fascia.

A flat, horizontal member or molding with little projection. (Figure G-24)



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Faux.

A simulation or false representation of something else, as in faux wood or stone. (Figure G-25)

Fenestration.

The stylistic arrangement of windows in a building.

Fieldstone.

A stone used in its natural shape and condition.

Focal Point.

A building, 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.

G

Gable Roof.

A ridge roof that slopes up from only two walls. A gable is the vertical triangular portion of the end of a building from the eaves to the ridge of the roof. (Figures G-24, G-26)



Figure G-25

Faux stone

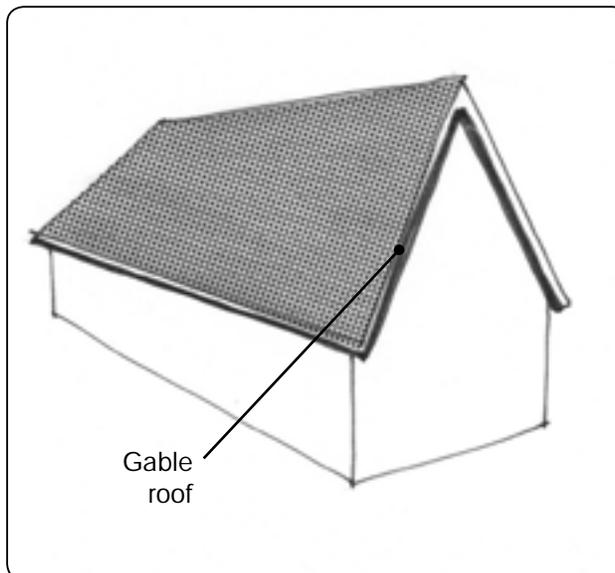


Figure G-26

Appendix

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Figure G-27

Hardscape

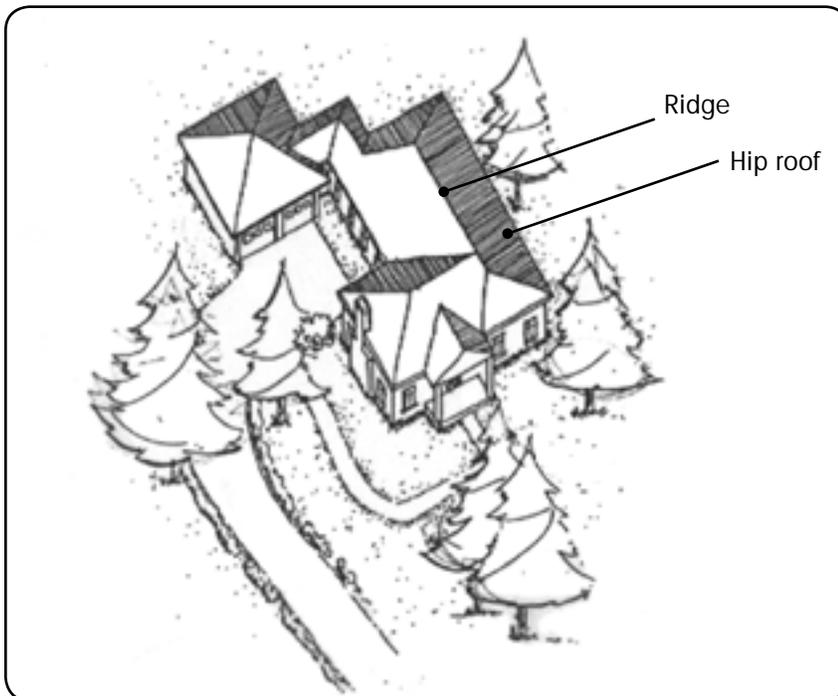


Figure G-28

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.

Gutter.

A shallow channel of metal or wood that is set immediately below and along the eaves of a building for catching and carrying rainwater from the roof.

H

Hardscape.

Areas which water does not easily penetrate. Surfaces that are not landscaped, i.e., sidewalks, streets, building pads, etc. (Figure G-27)

Hedge.

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

Hipped (Hip Roof).

A roof that is sloped on all four sides. (Figure G-28)

Historic.

Having importance in or influence on history.



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Homogeneity.

The state or quality of being the same.

I

J

K

Kicker.

A piece of wood that is attached to a formwork member to take the thrust of another member. (Figure G-29)

L

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.

Lintel.

A horizontal supporting crosspiece over an opening. (Figure G-30)



Figure G-29

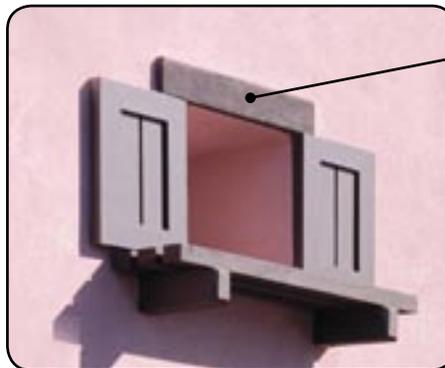


Figure G-30



Figure G-31

Appendix

Glossary



Figure G-32 Mixed-use



Figure G-33 Mixed-use



Figure G-34

Loft.

A large, usually unpartitioned floor over a factory, warehouse, or other commercial or industrial space. An open space under a roof; an attic or a garret.

M

Maintenance.

The work of keeping something in proper condition; upkeep.

Mansard.

A hip roof, each face of which has a steeper lower part and a shallower upper part. (Figure G-31)

Mixed-Use.

A mixture of different types of land uses in close proximity or walking distance to one another. (Figures G-32, G-33)

Monolithic.

Exhibiting massive uniformity, singular. (Figure G-34)

Mullion.

The vertical member separating adjacent windowpanes. (Figure G-33)

Muntin.

Wood or metal strips separating panels in a window. (Figure G-33)



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N

Newel.

The terminating baluster at the lower end of a handrail.

Niche.

A recess in a wall. (Figure G-5)

O

P

Parapet.

A retaining wall at the edge of a roof, porch, or terrace. (Figure G-35)

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. (Figure G-36)

Pediment.

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

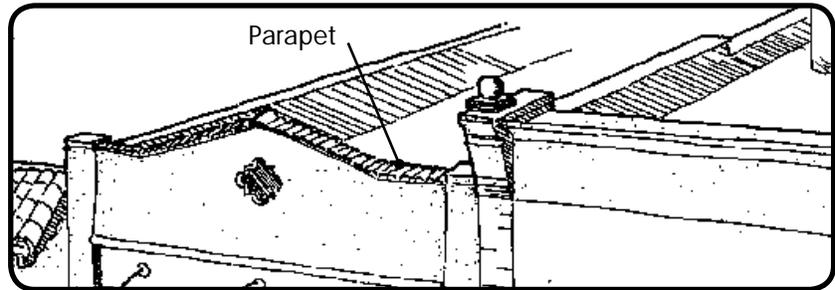


Figure G-35



Figure G-36

Paseo

Appendix

Glossary



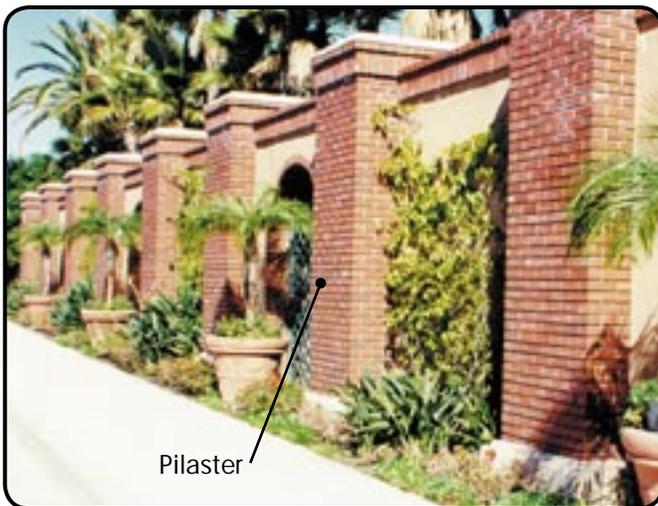
Figure G-37

Pergola



Permeable paving

Figure G-38



Pilaster

Figure G-39

Pergola.

An arbor formed of horizontal trelliswork supported on columns or posts, over which vines or other plants are trained. (Figure G-37)

Permeable Paving.

Paving material that allows the passage of water between and through voids in its surface. (Figure G-38)

Pedestrian-scale.

Refers to building and landscape elements that are modest in size; suitable to average human size. (Figure G-45)

Pier.

A vertical, non-circular masonry support, more massive than a column.

Pilaster.

A rectangular column with a capital and base, set into a wall as an ornamental motif. (Figure G-39)

Pillar.

Similar to but more slender than a pier, also non-circular.

Pitch.

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



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Platted.

A piece of land; a plot. A map showing actual or planned features, such as streets and building lots.

Plaza.

A public square with room for pedestrians and associated activities. (Figure G-40)

Pocket Park.

A very small, lushly landscaped open space often nestled between residential homes, and intended for limited use by local residents only. (Figure G-41)

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. (Figure G-42)

Preservation.

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



Figure G-40

Plaza



Figure G-41

Pocket Park

Appendix

Glossary

Portico



Figure G-42



Figure G-43

Alignment of second story window heights and similar facade widths create rhythm

Proportion.

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

Q

R

Reuse.

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

Rhythm.

In urban design, the regular recurrence of architectural or natural elements, such as even placing of trees down a street or similar widths and heights of buildings in a street block. (Figure G-43)

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. (Figure G-28)

Rise.

The vertical distance from one stair tread to the next.



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Riser.

The vertical portion of a step. The board covering the open space between stair treads.

Rock Outcroppings.

The portion of a rock formation that appears above the surface of surrounding land.

Rooflines.

Various forms to a roof, such as 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. (Figure G-47)

Row Townhouse.

An unbroken line of houses sharing one or more sidewalls with its neighbors. (Figure G-44)



Figure G-44

Row Townhouses

Appendix

Glossary

S

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. (Figure G-45)



Figure G-45

Setback.

1) The recessing of the upper part of the façade due to the smaller area of the upper floors (Figure G-46) 2) The distance a building is recessed from the property line, curb of the street, or the edge of the sidewalk. (Figure G-47)



Figure G-46

Setback: definition "1" - second floor setback from first floor facade

Shed Roof.

A roof shape having only one sloping pane.

Shutter.

A movable cover for a window used for protection from weather and intruders.

Side Loading Garage.

An accessory building or portion of a principal building, located and accessed from the side of such and designed or used for the parking or temporary storage of the motor vehicles of principal building occupants. (Figure G-47)

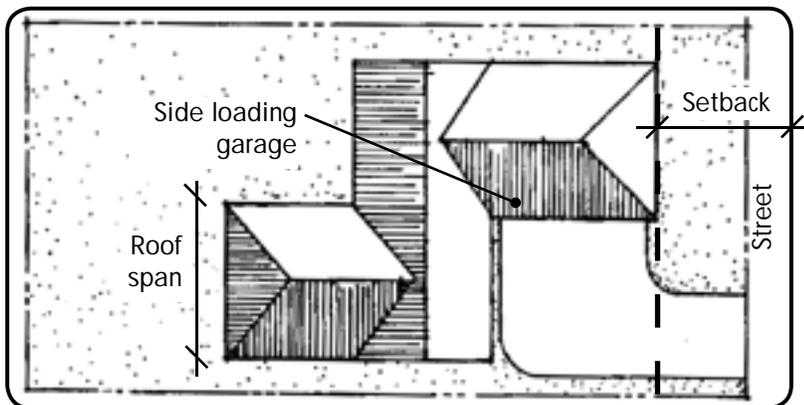


Figure G-47



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Sidewalk.

A paved walkway along the side of a street.

Soffit.

The underside of a beam, arch, eave, overhang, dropped ceiling, etc. (Figure G-48)

Spandrel Glass.

Non-vision glass, available in reflective, patterned, and solid colors. Can be used to give the appearance of having windows.

Spark Arrester.

A device that is located at the top of a chimney used to prevent sparks, embers, or other ignited material above a certain size from being expelled to the atmosphere.

Stoop.

A small porch, platform, or staircase leading to the entrance of a house or building.

Storefront.

The side of a store or shop facing a street. (Figure G-49)

Stormwater.

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



Figure G-48

Soffit

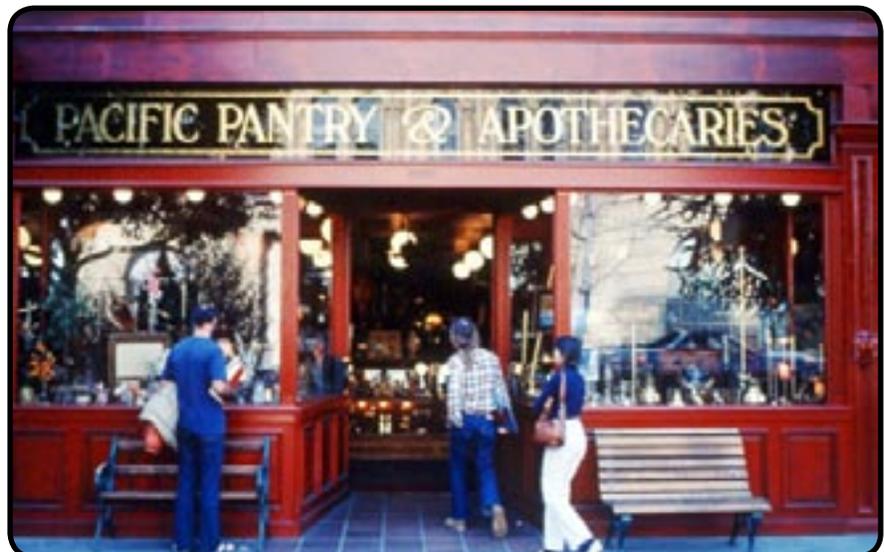


Figure G-49

Storefront

Appendix

Glossary



Streetscape

Figure G-50



Swale

Figure G-51

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. (Figure G-50)

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, such as moldings.

Surround(s).

The molding that outlines an object or opening.

Swale.

A man-made feature typically consisting of a vegetated, linear, gently sloping channel used to convey water. Swales direct water to a stormdrain or ditch to keep stormwater runoff from flowing onto neighboring properties. (Figure G-51)

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.



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T Terrain.

A tract or region of the earth's surface considered as a physical feature and including any surface features of that land region such as mountains, bodies of water, etc.

Tract Development.

The division of any land or portion of land which is divided for the purpose of sale or lease, into lots and/or parcels of land. Development typically consists of repeated versions of floor plans and elevations that are constructed together on an area of land. (Figure G-52)

Traffic.

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

Traffic Calming.

Techniques that are used to reduce the speed of vehicular traffic, such as lane narrowing, sharp offsets, sidewalk bulge-outs, speed bumps, and road surface variations. (Figures G-53, G-54)

Transit.

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



Figure G-52

Tract development



Figure G-53

Traffic calming



Figure G-54

Traffic calming

Appendix

Glossary



Transom

Figure G-55



Trim

Figure G-56



Turf island

Figure G-57

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. (Figure G-55)

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.

Any visible woodwork or moldings that cover or protect joints, edges, or ends of another material. Examples: baseboards, cornices, door trim, and window trim. (Figure G-56)

Turf Island.

A landscaped area located at the base of a building to buffer the hard edge of a building from a paved surface. (Figure G-57)



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Turret.

A small tower, often at the corner of a building. (Figure G-58)

U

V

Valley.

A low region on a roof between gables.

Veneer.

A thin facing of finishing material.

Veneer Wall.

The covering of wall construction by a second material to enhance wall beauty, i.e., brick or stone over frame, brick or stone over concrete block.

W

Window Sill.

The flat piece of wood, stone, or the like, at the bottom of a window frame. (Figure G-59)



Figure G-58

Turret



Figure G-59

Window sill

Appendix

Glossary

Window Types.

- Awning - Top hinged.
 - Bay - Extends beyond the exterior face of the wall.
 - Bow - Projected window with a curved surface often in the glass itself.
 - Casement - Side hinged.
 - Combination - The integration of two or more styles into one unit.
 - Double Hung - Two sash, vertical sliding.
 - Hopper - Bottom hinged.
 - Horizontal sliding - Two or more sashes designed to slide over one another.
 - Jalousie - Glass slats (Venetian blind principle) with hand crank to open.
 - Oriel - Windows that project from an upper story, supported by a bracket.
 - Picture Window - Fixed sash.
- (Figure G-60)

X

Y

Z

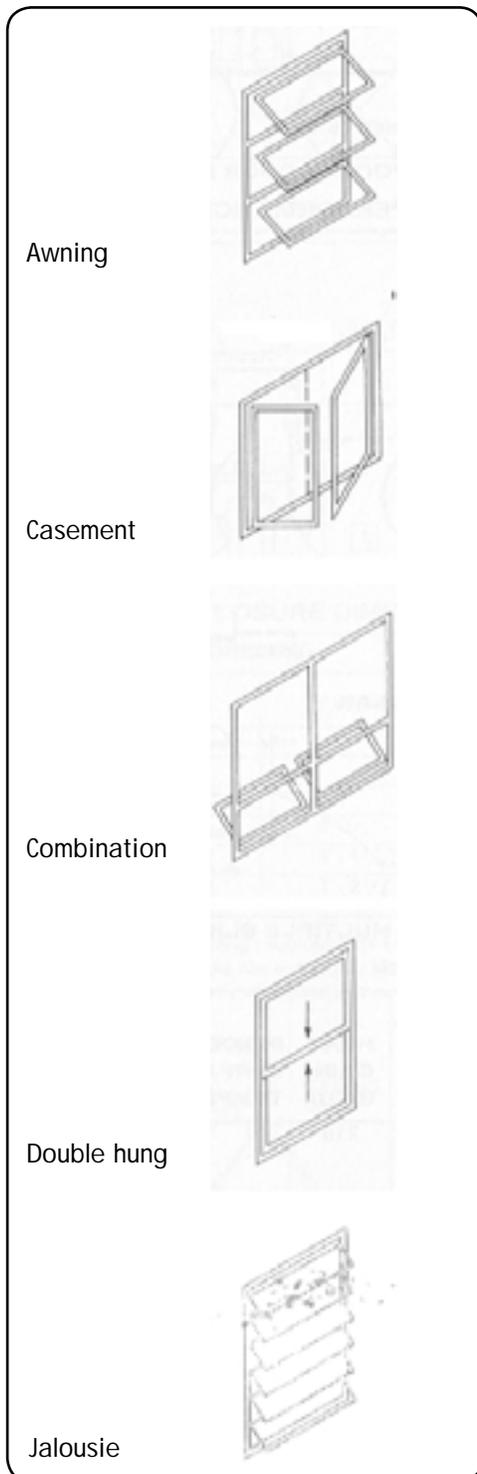


Figure G-60

