Artesia

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COMMUNITY DESIGN GUIDELINES

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CITY OF ARTESIA

REVISED FINALIZED DRAFT

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INTRODUCTION

Purpose

The purpose of the Design Guidelines is to ensure quality development and improvements by establishing and implementing stated design and architectural guidelines which reflect community values and heritage while strengthening economic vitality and the image of the community. The Guidelines do not constitute specific development standards but rather provide a framework for preferred construction design and materials while continuing to promote individual creativity and unique architectural styles which will be an asset to the community.

Background and Issues Identification

Quality construction and attractive building design and site improvements exist throughout the community of Artesia. As reflected in the attached "Illustrated Design Principles" section of this report, a number of concerns and issues have been identified which detract from the overall image of the community. The issues are outlined as follows:

- **Building design and materials which do not reflect long-term and timeless architectural values and materials. For example, architectural styles based upon fads or trendy building materials can become quickly dated and do not act to enhance community image over time.**

- **Buildings form which consist of sterile box shapes and barren monotonous facades. Building mass can be reduced though varying building setbacks and height as well as breaking wall plains.**

- **Inadequate attention paid to decorative architectural features such as windows, exterior stairways and architectural treatment of buildings, particularly roof treatment which has not been extended on all public visible sides. Examples include use of plain aluminum frame windows or mansard roof treatments that do not fully extend and wrap around building sides.**

- **Visible utility and mechanical equipment located on roofs and walls as well as ground mounted equipment which detract from a building or site appearance. Ground equipment should consistently be screened with fencing, walls or landscaping and building equipment such as air conditioning units, antennas and gas meters should be screened or such features should be placed interior to the building.**

- **Walls and fencing, particularly where such site improvements are visible from public rights-of-way, which do not reflect quality materials. For example, the use of chain link material in residential front yard areas or in commercial and industrial developments can significantly detract from the overall appearance of the neighborhood and community.**

- **Minimal or nonexistent landscaping materials. Landscaping is an important amenity which promotes a pleasant and rich living environment for the community. Landscaping improvements should be an integral part of site design with particular attention paid to areas in or adjacent to public rights-of-way and utilized to highlight focal points and entrance areas to the site and buildings as well as within commercial and industrial parking lots. Adequate maintenance and retention of plant materials over time is also an issue.**

COMMUNITY DESIGN AND IMAGE

The City shall promote the following Community Design and Image approaches:

- **The City shall pursue incentives for promoting excellence in architecture and site planning for all new development, as well as quality property maintenance by home owners and business owners by formulating and implementing award programs or similar recognition efforts.**

- **Proper maintenance of property, including yard, parking areas and buildings.**

- **Pursue a streetscape design program for designated commercial street frontages and a beautification program for community shopping districts and ensure that design elements focusing on the convenience of the pedestrian rather than the motorist are promoted in shopping areas where heavy pedestrian traffic exists or is anticipated.**

Architecture and Building Form

Building design should reflect time-honored architectural forms and a sense of balance and proportion and include quality and related building materials.

Building mass and form should be compatible with surrounding development in terms of scale and use, and building design should generally preclude plain box shapes and long straight building fronts and barren exterior treatment and facades.

Building expansion and additions should match the primary building in terms of roof design and slope, building materials, exterior wall and window treatment and trim elements. Needed building or site improvements should

also be reviewed when such redevelopment activity occurs.

Building Facades

Building façade architectural features including door and window openings, exterior stairways, chimneys, and balconies should be treated with quality materials and in a decorative manner. For example, multi-paned, bay, octagonal or wood framed vs. plain square aluminum frame windows can add richness and variety. The use of balconies, overhangs and trellises can positively add interest, contrast and shadow to building form.

Quality building façade treatment including wall and trim material should be utilized including brick or stone, stucco, wood and other approved materials.

Architectural details and materials used on the front façade of buildings should generally be extended to all portions of the building. The use of tack-on materials and elements, such as artificial dormers is discouraged.

Building expansion and alteration to existing structures should maintain the architectural style of the primary building, and building materials, colors, textures and decorative elements should be extended into the expansion or improvement areas.

Roofs

Roof treatment should extend on all building sides, particularly if visible from public rights-of-way. For example, in a commercial application, roof treatments should continue beyond the building frontage and visually tie into roof elements on the rear side of the building.

The roof element of residential and low-profile commercial buildings should receive particular attention, and parapet walls, mansard roofs and other flat

roof designs are generally not preferred.

The shape and pitch of a roof can be one of the primary architectural features of a building, and the pitch and scale of the roof should be in proportion to the size of not only the structure but also the size and configuration of the lot. When appropriate and based upon the architectural style of the structure, the roofline should be varied versus one continuous line. Roof materials should be consistent with the architectural design of the structure and of a quality material.

Quality roof materials would include ceramic, clay, concrete tiles, dimensional shingles with formed ridge and hip pieces. Metal roofing or siding other than ornamental features should generally be discouraged in commercial and industrial applications and would generally not be suitable for residential uses.

Preferred materials for residential districts, would include ceramic, clay or concrete tile or dimensional composition shingle roofs with formed ridge and hip pieces. For parapet roofs, the parapet should extend at least 6 inches above the roof top equipment and should also incorporate decorative foam cornices wrapped around the top of the parapet where appropriate.

Material and Color Treatment

Building materials and color treatment should be harmonious with the architectural style and design elements of the structure and of a quality to ensure durability over time.

Color is an important element in the design of a structure, and muted tones, particularly in residential applications, are preferred, including tones that are found in the natural environment such as earth-tone colors or similar tones. White typically should not be the predominant color of a structure unless it is in keeping with architectural style of the building, and pure,

primary, secondary and other bright colors such as red, blue, yellow, and purple typically work best for trim or accent exterior building areas.

Consideration of compatibility with surrounding development should be assessed in exterior color selection and architectural features, and trim elements such as garage doors, entrance doors, stairways, attic vents and the like should be coordinated with each other and the overall color scheme of the remainder of the structure. Such elements should not be left as bare metal, and windows should not have bare, untreated aluminum frames.

A review of sample building materials and related color schemes should typically be undertaken prior to final approval of building construction plans to ensure quality of materials and color palette. Such information should be documented and kept on file by the City. Such records management and retention will provide the City and property owners with clear approval records and ensure that material or color change-outs that occur over time can be tracked and addressed for compliance.

Equipment

Utility and mechanical equipment, including air conditioning units, antennas and meters, should be screened as an integral part of the building design and reflect appropriate and matching colors and materials in relationship to the overall building.

Ground mounted equipment should be screened from public rights-of-way views with appropriate walls, fences or landscape components.

In single-family residential districts, satellite dishes, air conditioners, and pool equipment should generally be placed only in the rear and interior side yard areas when screened from view of the adjoining properties and the public right-of-way corridors in single-family residential districts.

Walls and Fences

New development proposals for building expansion or perimeter improvements (including residential districts) should entail careful consideration of wall and fence materials and colors. Walls and fences, especially if in public right-of-way views, should be designed to incorporate visual interest, should integrate materials and colors used in the structure's façade, and living fences (hedges or shrubs) along property lines are encouraged rather than solid materials. Solid stark walls and fences are encouraged to be softened through the use of landscaping such as trees, shrubs, or vines.

Preferred residential wall materials include decorative or masonry block, plain block with stucco coat, brick, stone, wrought iron or wood or composite materials designed to simulate the grain and pattern of natural grain wood boards.

Chain link fence material should not be utilized where visible from the public right-of-way views. Chain link fence is discouraged in all districts, except for the use of temporary fencing during construction or on undeveloped lots only.

Barbed wire material is not an approved building material in any site improvement application.

SITE DESIGN

Site design should include a sensitivity to and compatibility with existing development and uses on adjacent properties in terms of building and pedestrian orientation, pedestrian and vehicular routes, parking, lighting and other improvements. Buffers should be utilized to eliminate or reduce negative impacts to an acceptable level and include location of walls, landscaping, and lighting.

Site design elements in areas adjacent to public rights-of-way and pedestrian paths in commercial structures should receive particular attention to detail and richness in materials and features.

Building setbacks should be compatible with uses adjoining the site and appropriate to the size and scale of the building. Urban land uses, particularly in intensifying commercial areas, need to reduce building setbacks, provide parking to the rear of the site, and locate buildings immediately adjacent to the sidewalks in order to provide pedestrian scale development which positively enhance pedestrian access and activity. This is an essential element of "place-making".

Important existing site features such as mature trees or historical buildings should be preserved to the extent possible and incorporated into new or expanded development/redevelopment site planning. Service areas, loading and trash containers should be screened from adjacent sensitive land uses (such as commercial adjacent to residential) as well as from public rights-of-way views.

Site landscaping should be an integral element of the site design and should include not only a variety and mixture of planting material including colors, size variations and textures but also include site improvement features such

as trellises, seating areas and outdoor furniture, textured surfaces and other amenities.

Inclusion of quality hardscape elements should be encouraged, including decorative paving materials, fountains, Hollywood driveways, etc.

Exterior lighting in multi-family residential, commercial and industrial development or redevelopment should be decorative and compatible with the building design and style.

Landscape, irrigation and hardscape improvements should be functionally maintained, and plant materials should be replaced as needed and be consistent with approved landscape plan materials.

Site parking and circulation areas should be planned to minimize noise and light glare impacts to sensitive surrounding land uses and avoid pedestrian and vehicular safety conflicts.

Commercial, industrial and multi-family parking areas should be improved with landscaping to break up large expansive hard surface areas and to provide tree canopy and shade. Hardscape improvements should also be included, such as decorative and colored concrete, pavers and similar treatment to highlight entries and pedestrian and vehicular travel areas.

An effort should also be made to limit concrete expanses in single-family front yard areas including drive and walkways and parking areas.

LANDSCAPING AND IRRIGATION

Landscaping should create an attractive and rich living environment. Landscape materials should include a variety of forms, colors, textures and materials such as trees, shrubs and ground covers, outdoor furniture, trellises and other elements. Landscaping should be used to highlight a site's focal points, entries to the site and its buildings, as well as to provide shelter to people in thoroughfares, seating areas, and in parking lot areas. Landscaping can provide important screening and buffering between land uses, as well as on-site sensitive uses such as refuse storage areas. In addition, landscaping should incorporate, where appropriate, berms and mounds to define contour and topography.

Landscaping should be an integral part of the building and site design. Landscape and irrigation plans should be submitted as deemed appropriate by City staff. Landscape Plans (per approved scale with minimum scale at least 1" = 10' or 1/8" = 1'-0") should generally show the type, size, spacing, and location of planned trees, shrubs, ground cover and lawn areas. Related irrigation plans should show the type, size, spacing, and location of all irrigation equipment.

In single-family residential districts, generally at least 40 percent of the front and street side setback areas visible from the public right-of-way should be landscaped except for approved surfaces of driveways, parking spaces and pedestrian paths. Landscape and irrigation plans of the front and side yard areas adjacent to the street should be submitted as deemed appropriate by City staff.

Landscape plans should contain large mature plant materials in order to produce a fully mature effect. This is particularly the case in terms of areas adjacent to public rights-of-way and in tree size selection. Generally, property improvement plans should reflect thirty-six (36) inch box size trees planted along street frontages and twenty-four (24) inch box size trees in other areas of the site. At least one (1) tree should be provided for each 500 square feet of landscaped area and for each 50 feet of street frontage, depending on the type of species. The size of the tree relative to the

container size should be in accordance with accepted industry practices and standards. Tree species proposed within pubic rights-of-way should reflect the City's adopted Street Tree plans.

DEVELOPMENT REVIEW PROCEDURES

All development applications should be submitted to City staff prior to building plan check to ensure compliance with City zoning and development standards. Upon completion of review, the applicant will be notified of approval and any conditions of approval that are warranted.

It is recommended that prior to proceeding with design work that applicants meet with City staff to discuss site and landscaping and architectural design issues. Applicants will be advised of needed application review requirements including the need for vicinity maps, property owner noticing lists, as well as site, building, and landscape and irrigation plans.

Site plan requirements will generally include dimensions and orientation of the parcel, location of existing, proposed or expanded building area, location of driveways, walkways, landscaped areas, fences or walls, including height, material, color and other appropriate site features along with tabulation of site area, building floor area, setbacks, parking and landscaping areas.

Building/architectural plan requirements should reflect floor plan room layouts, uses, entrances and windows, scaled elevations showing building height, architectural elements, exterior materials and colors as well as, where needed, details of doors, windows, window trims, railings, exterior veneers, roofing, fences, wall material types and colors along with related color and material sample boards.

Exterior lighting plans should show location, wattage, style, size, height, color and materials proposed for light fixtures.

SUMMARY

Implementation

The Community Design Guidelines should be applied to new construction as well as site and building improvements including building expansions and exterior building remodeling construction. Site design plans which include parking area improvements/expansion as well as site improvements, which include the construction of block walls and fencing improvements, should also be under the purview of the Community Design Guidelines. Retention of approved building and landscaping plans by the City can also assist with future expansion plans or maintenance problems that might occur over time.

The Guidelines do not supersede or replace other adopted City regulatory mechanisms, such as the adopted Artesia General Plan or the Artesia Municipal Code, including the zoning ordinance. The Guidelines are intended to be implemented by City staff, respective Commissions and Boards, and the City Council through the development review process and building plan reviews required for issuance of building permits.

Finally, it should be noted that over time it can be anticipated that the Design Guidelines would be implemented in more detail through subsequent and focused Municipal Code amendments and through the adoption of detailed area plans such as Specific Plans for the City commercial centers or traffic corridors.

ILLUSTRATED DESIGN PRINCIPLES

Useable porches, Hollywood drives with lawn strips, quality street-front fencing and landscaping are positive treatments which provide aesthetically appealing, functional and inviting residential neighborhoods.

Useable front porch/circular driveway & landscape

Useable front porch, landscaping & garden wall

Hollywood drive & preserving historic character

Building height stepped-back & effective use of material treatment

Hollywood drive, porte cochere, & preserving historic character

Minimal landscaping and extensive pavement along with poor fencing material such as chain link in front yard areas, and temporary structures detract from a neighborhood's appearance.

Chain link fencing & temporary canopy

Extensive hardscape & minimal landscape

Extensive hardscape/driveway & minimal landscape

Chain link fencing material along public right-of-way

A large building mass can be compatible and attractive within an existing neighborhood fabric if the buildings are not flat square boxes and if quality building materials are utilized along with landscaping to soften massing.

Square stucco box with barren monotonous façade and negligible landscaping relief

Good example of varying building setbacks, roof heights, breaks in wall, and use of decorative materials.

Square stucco box helped by balcony, covered entrance & landscaping.

Roof & other exterior mounted equipment, refuse containers along with portable canopies and vehicles stored in the front yard areas visible to the street can add unsightly clutter to neighborhoods. Storage occurring too close to the street can also pose a safety problem if pedestrian and driver visibility is blocked.

Roof mounted equipment needs to be screened

Refuse container storage in public right-of-way view needs to be screened

Temporary canopy used as permanent vehicle cover

Recreational Vehicle storage in front driveway, being replaced by permanent garage

Unscreened recreational vehicle storage and minimal landscaping

Poor quality fencing materials such as chain link and cinder block utilized in commercial, business and industrial areas visible to the public street can significantly detract from the overall appearance of the community. This is the case even in newer construction where landscaping materials have been utilized to soften the affect.

Chain link fence/plant material adjacent to street

Chain link & landscaping

Chain link & ineffective screen material

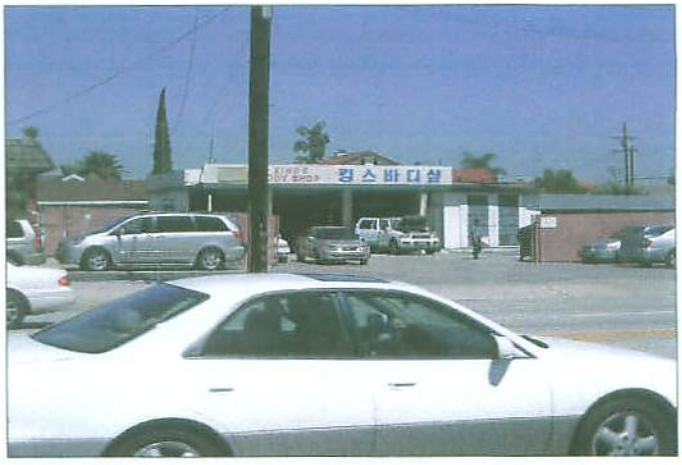
Chain link & ineffective screen material

Chain link & ineffective screen material

Even small businesses appear cluttered and sterile if lacking minimal landscape materials and if the frontage or parking areas are consumed by asphalt. Visible utility and/or mechanical equipment mounted on the building or located in visible areas on the site also detract from commercial area appearance.

Minimal landscaping/parking surrounding building

Minimal landscaping/parking surrounding building



Minimal landscaping/parking surrounding building

Visible roof mounted equipment, needs to be screened

No landscaping to provide relief to parking area

Minimal emphasis on major design features such as roof design and canopy features can detract from a building's appearance. This is particularly the case where mansard, parapet or other flat roof designs are combined with lesser quality materials such as metal.

Metal mansard roof

Metal canopies

Metal mansard roof

Metal mansard roof

Building design elements should receive attention to detail and richness in materials with care to wrap treatment and features to all visible sides, particularly where functionally appropriate.

Extend roof treatment to sides and rear of building

Extend decorative & functional architectural features such as windows to all building sides

Additional landscaping, particularly trees, should be provided for shelter & entrance focus

Building addresses the street well, but lacks effective trees and landscaping

Neo-traditional and Smart Growth Design Principles

The following are good examples of commercial buildings that are pedestrian oriented, address the street, and add visual interest to the commercial corridor. While some of these examples still provide parking adjacent to the street, which should be discouraged, the other examples do not. These buildings exhibit good architectural and design enhancements that promote visual interest: glass, entrances, walkways, and balconies that are oriented to the street, as well as wrap-around architecture where visible from the public right-of-way.

Good example of wrap-around architecture where visible from the public right-of-way

While the parking lot is dominant and should be placed behind the building, the second story walkway element is nicely done

Good pedestrian orientation, building placement, and effective second-story design

Good building proportion, building massing, articulation, use of color, and pedestrian orientation