



## Design Review Guidelines City of Santa Paula Planning Department

### A. General Design Parameters

The design of structures shall be accomplished with integrity and sincerity of purpose with the goal of contributing to the beauty and harmony of the City of Santa Paula. The design shall also be a product of the function of the proposed land use and serve to uphold the intent and purposes of other ordinances of the City. The following are general design parameters for all projects.

1. The project should complement the existing environment and incorporate any existing mature trees, rock, formations, or other topographical features.
2. Appropriate vehicular access for the project should be provided within the project and extend to other adjoining areas for future development consistent with the General Plan.
3. Development should address existing and potential noise sources and incorporate noise attenuation features such as berms, walls, greater setbacks, or building features such as added insulation and screen walls.
4. Development should be designed to incorporate passive and active solar application. The site plan should address environmental features such as solar patterns and wind currents. Design of the building should incorporate energy efficient mechanical systems, proper insulations, building overhangs, and other such elements to effectively use non-renewable resources and reduce energy costs.
5. Architectural design of buildings, including the materials, detailing, textures, colors, and configuration should be complementary to the function of the area. A development plan should incorporate well-designed landscaping programs and should address the materials utilized on screen walls and accessory buildings. Street designs should be harmonious with the topography and attempt to align the streets to follow ridgelines and valleys.
6. The design has the opportunity to incorporate the concepts of defensible space to add a greater degree of security to neighborhoods. The design and placement of entries, walls, lighting and security hardware should be considered.
7. Pedestrian access to surrounding parks, schools, and recreation and scenic areas should be considered in areas where such access would not disturb the cohesiveness of the project.

8. Elevations that are visible to surrounding areas, public roads, and other areas of public interest shall receive additional architectural design to enhance the appearance consistent with the standards being employed on other properties.

### **B. Specific Design Criteria for Single-Family and Smaller Multiple-Family**

1. Buildings should be designed to relate to the existing landforms and the contours of the site and present an integrated appearance.
2. Buildings should have a harmonious relationship with the surrounding neighborhood. Significant factors in establishing this relationship are a sense of scale, rooflines, colors, textures, and materials.
3. Plans should show consideration for historical elements if any of significance exist, on the site or on adjacent sites.
4. Buildings should demonstrate compatibility in materials and consistently in style throughout all exterior elevations. Building components such as windows, doors, arches, and parapets should have proportions appropriate to the architecture of the structure.
5. Buildings should use a variety of design elements to avoid a monotonous appearance.
6. All additions should relate to the existing building in design, details, colors, and material.
7. Buildings should be designed and oriented to maximize energy efficiency and conservation.
8. Building color should complement architectural details and blend with surrounding buildings or dominant structures.
9. All accessory buildings, garages, and recreational facilities on the subject property should incorporate a design including materials and colors similar to the dwelling units.

### **C. Specific Design Criteria for Multiple-Family Residential**

1. Buildings should be designed to relate to the existing landforms and the contours of the site and present an integrated appearance.
2. Buildings should have a harmonious relationship with the surrounding neighborhood. Significant factors in establishing this relationship are a sense of scale, rooflines, colors, textures, and materials.

3. Plans should show consideration for historical elements if any of significance exist on the site or in the immediate neighborhood.
4. Buildings shall utilize varied roof materials, color scheme, building walls, and design elements to avoid a monotonous appearance.
5. Design features should be introduced, particularly on the building walls, to soften the massive appearance of such structures.
6. Design details should serve to reduce the building profile where a structure exceeds two stories in height.
7. Buildings should utilize at least three alternate design elevation treatments for each cluster of dwelling units.
8. Buildings should utilize a variety of roof materials on separate clusters consisting of a minimum of three types throughout the project.
9. Varied color schemes including trim colors should be used throughout the project, or a singular scheme if approved through the Design Review Process.
10. Unified design elements should be introduced throughout the development to reflect an integration of design treatment and avoid chaotic appearance.
11. Substantial landscape treatment should be used to create a comfortable living environment.
12. Design characteristics should be used on carports, garages, or other accessory buildings that properly integrate and are compatible with the main dwellings.
13. Utilitarian facilities, such as maintenance or trash storage areas should be located with consideration for neighboring structures, and must be appropriately screened.
14. All roof equipment and appurtenances shall be placed to obscure them from view. Any roof structures or screening shall be made an integral part of the roof design.
15. In transitional areas, project design should promote a smooth shift from one usage area or architectural style to the next.
16. The design should incorporate interior and exterior spaces that afford some privacy.
17. The design should incorporate areas for interaction among the residents as well as larger areas for sports and recreation.

18. Buildings should be designed and oriented to maximize energy efficiency and conservation.

#### **D. Specific Design Criteria for Commercial Projects**

1. The lot coverage of the building should not be excessive. The location of the building should provide for appropriately landscaped setbacks. The buildings should be adequately set back from streets and adjoining properties with the remainder of the lot utilized for parking and landscaping purposes.
2. The configuration of the building should avoid a strictly linear development plan. A variety of building heights, setbacks, and differences in the configuration should be encouraged to add scale to the development.
3. Landscaping areas should be utilized to screen parking areas, accent pedestrian areas, and to soften walls of buildings.
4. Adequate amounts of parking in locations accessible to buildings should be provided.
5. Specialty types of retail activities, such as service stations, garages or drive-through restaurants, which have precise functional requirements, should be properly designed to incorporate those features. Their functional requirements include maneuvering areas, stack-up space, and parking and loading areas. Service stations that have garage activities would be designed with "back-up" service station buildings. The developments should provide for adequate on-site parking and circulation.
6. Support features, such as loading spaces, trash enclosures, shopping cart storage, and street furniture should be provided and considered in the initial design of the project.
7. Mechanical equipment, including rooftop-mounted units, is required to be screened from view. Screening is encouraged to be designed as an integral element of the project.
8. Individual storefronts should receive elevation detailing to provide a harmonious appearance and serve to uphold the integrity of the architectural and/or historical style of the subject and surrounding properties.
9. The use of common parking areas, access ways, and landscaping programs should be utilized to tie commercial areas together both aesthetically and functionally.

10. Commercial areas should provide for adequate building setbacks, landscaping, and other features to improve the appearance of the commercial development and include transition between commercial and residential uses.
11. Signage shall be submitted which properly integrates with the architectural style of the building and serves to enhance the appearance of the project, and which is in conformance with the Sign Ordinance. The signage should be a subordinate feature of the design. All building signs that are part of a complex should be of similar size unless there is a primary tenant that anchors the complex, thus permitting a larger on-building sign. All signs shall be prepared and constructed in a professional manner.
12. Downtown development should be sensitive to, and compatible with, the architecture and setting of the other structures in the area. Consideration should be given to existing setbacks, bulk, height, window arrangement and architectural details of the windows, pediments and cornices and other architectural features of buildings located in the vicinity when new buildings are designed or old buildings remodeled.

#### **E. Specific Design Criteria for Industrial Projects**

1. Appropriate setbacks should be provided. A variety of setbacks should be encouraged along the street, and buildings having greater heights should have greater setbacks.
2. Adequate parking should be provided to serve the needs of the development but in no case less than the maximum number required for an industrial use. Proper access for parking and loading areas should be provided.
3. Adequate loading spaces should be provided with appropriate maneuvering space. The loading operation should be screened from view from the street and major entrances to the building.
4. Landscape design elements should be designed to complement and accent the architectural features of the building, soften the building elevation, and to help screen parking, storage, and loading operations.
5. Mechanical equipment should be properly screened and integrated into the design of the building.
6. The design of the buildings should be a complement to the area and should promote good architectural design through the use of building proportions, massing, materials, textures, and colors. Vertical and/or horizontal design features should be incorporated to provide a contrasting appearance to the wall mass and serve to break a monotonous effect.

## **F. Suggested Building Materials**

The following materials are encouraged to be integrated in building designs:

1. Building Elevations – wooden beams; siding and trims; textured stucco to present a rough or adobe appearance; slumpstone finishes; masonry veneers, splitface block, new and used brick, and textured-surface cast concrete. In some locations, metal siding materials may be considered.
2. Roof Materials – clay tile; concrete tile; slate and other similar materials to provide an accent or covering and add character to the roof appearance. In some cases metal roofing materials may be considered. Large industrial buildings may include built-up roofs as long as additional accent features are incorporated where specifically required.
3. Lighting - Lighting should be shielded and, directed away from adjoining properties and streets to avoid any nuisance or hazard.

The style, size, and shape of lighting fixtures should be a complement to the design of the development. The type of fixture should help to ensure compliance with the first principle.

Lighting fixtures should be vandal-resistant and properly maintained.

Lighting should be integrated into the design of buildings. The addition of lighting purely for attraction or show and roof-mounted light fixtures are discouraged and should be avoided.

The height of pole mounted lights in parking lots and storage yards should not be excessive. Additional fixtures should be provided instead of trying to light a large area with fewer fixtures.

4. Plant Materials - Plant materials should be selected with consideration for the building design, soil conditions, growth patterns, climate, colors, textures, compatibility with site activity, and for water and energy conservation. The use of plants that have low water requirements is strongly encouraged.