

El Monte Comprehensive Design Guidelines

June 2012

A comprehensive document designed to provide architects and developers guidance on quality design and developments for the El Monte community.

Comprehensive Design Guidelines – City of El Monte

June 2012

The design guidelines are intended to convey overall best practices. Included within this document are additional specific guidelines tailored to a specific use. Conditions vary from site to site, and there may be a more appropriate solution that is in conflict with or is not included in the guidelines. Innovative design solutions that are consistent with the spirit of the design principles identified in this document will be considered and encouraged.

Chapter 1

VISION, PURPOSE, AND PRINCIPLES

VISION, PURPOSE, PROCESS, AND PRINCIPLES

1.1 Design Review Purpose and Process

The purpose of Design Review is to ensure that new development is of high quality, relates well to its surrounding context and enhances the overall built environment.

The Zoning Code states the following as the purpose of Design Review:

- A. To protect the community from the adverse effects of poor design and to encourage good professional design practices;
- B. To enhance the beauty, livability and prosperity of the community;
- C. To encourage high quality development;
- D. To discourage poor exterior design, appearance and inferior quality which are likely to have a depreciative effect on the local environment and surrounding area;
- E. To encourage originality, creativity and diversity in design and to avoid monotony;
- F. To ensure the compatibility of multiple-dwelling projects with adjoining single family neighborhoods;
- G. To ensure single family design which is compatible with the character inherent within the surrounding neighborhood; and
- H. To preserve the city's historical and architectural heritage in geographical areas designated as historic district overlay zones

1.2 Intent and Purpose of the Design Guidelines

The intent of the Design Guidelines (Guidelines) is to provide predictability for property owners and developers, as well as residents and other stakeholders in the El Monte community. The Guidelines will be used by all those applying for permits in the City of El Monte, by City staff, and the Planning Commission. In order to approve a project under Design Review, decision makers must find that the project is consistent with the intent of the Design Guidelines.

1.3 Relationship with other Documents

Relationship to General Plan
Relationship to Community Plans
Relationship to Zoning Code

These Guidelines should be considered to be the minimum threshold for quality design. Developers, designers, architects and owners are encouraged to design and build projects that exceed these minimal expectations by incorporating innovation, creativity and sustainability in all aspects of design, and reaching for LEED certification or equivalent (or other sustainability measures). In addition, the overall character of the neighborhood and surrounding context should be carefully considered, including

historic character, overall look and feel, quality and scale of the architectural and landscape design.

The Guidelines do not recommend any specific architectural style or styles, but encourage a diversity of styles. Similarly, the Guidelines do not prescribe specific means of achieving design intent, but rather provide examples of how it might be achieved. A project's architect or designer can achieve the same intent by a variety of other means. In addition, City staff, the Planning Commission or Council may find that a project need not comply with certain guidelines due to particular site conditions or if compliance with the Guidelines would restrict the achievement of innovative design or community benefit.

1.4 How to use the Design Guidelines

The Guidelines must be used in their totality, as a holistic document. The organization is intended to go from basic, broad urban and architectural design principles, to more specific site planning and architectural design recommendations based on types of streets and places within the City. In association with the General Plan, Specific Plans and Community Plans, guidelines for specific types of uses are provided. As future Community Plans are adopted, specific neighborhood guidelines, as well as distinct commercial districts, will be added to reflect overall characteristics of the community. A property owner, architect, developer or designer should pay close attention to the fundamental principles set forth by the Guidelines, as well as the specific information provided by the place type and neighborhood. The project will be assessed by the decision-makers at each and every level.

1.5 Urban and Architectural Design Process and Principles

The design process is an inherently interrogative process engaged in by a development team. In addition to important questions such as “how do I satisfy my client’s program and budget?” and “how do I solve all the technical aspects of the building” are a series of questions that must be answered in relation to design. City staff and the Planning Commission will also engage in this dialogue with the project team. It is of paramount importance to ask the right questions early during the design process. The design guidelines are intended to convey overall best practices. However, conditions vary from site to site, and there may be a more appropriate solution that is in conflict with or is not included in the guidelines. **Innovative design solutions that are consistent with the spirit of the design principles identified in this document will be considered and are encouraged.**

This section is intended to assist the project designer to best understand some of the priorities to consider when designing a project, and how that project will be evaluated by City staff and the decision-makers. These concepts will form the basis of the staff report provided to the Planning Commission. The staff report is divided into three main sections: Site Planning and Design; Mass and Scale; Building Design and Detailing. The following will provide basic criteria by which the project is evaluated. All of these principles are expanded upon in subsequent chapters.

1.6 Site Planning and Design

The first consideration in the design of any project should be its relationship to its context. In order to reinforce a sense of place, all new development, renovation and additions should be sited and configured to provide an appropriate response to the surrounding context in arrangement on the site, existing topography, existing trees, relationship to the street, and vehicular and pedestrian access. In addition, consideration should be given to solar and wind orientation to maximize sustainability.

In order to develop an appropriate contextual response, questions to be asked at the very early stages of the design process include:

1.6.1 What is currently on the site, and when was it built?

If the structure(s) is more than 40 years-old review photographs of the building with the City's Planning Manager. The City has a responsibility to protect the City's historic resources. In order to demolish or alter a structure that is more than 40 years old, the structure must be found not eligible for the National, State or local historic register.

1.6.2 Will the proposed project be compatible with surrounding uses?

First, check the Zoning Code to make certain the use or mix of uses is allowed in the site's zoning designation. If so, check the uses in the surrounding area to make sure the overall situation will be advantageous to the project proposal, and vice versa.

1.6.3 What is the development pattern on the surrounding blocks?

A number of factors combine to make up the development pattern of a particular neighborhood, block or street including: block pattern and size and shape of individual lots; vehicular access to individual sites; configuration of buildings on each site, and relationship of buildings to the street. One or more of these factors can vary in the new development and still maintain a respect for and positive association with the existing development pattern. However, if enough of these characteristics are significantly different, the proposal may not be appropriate.

1.6.4 What is the relationship of vehicular access and parking and how does that compare to surrounding properties?

The location and arrangement of the curb cut, driveway, garage entry and location is an important aspect of the overall site plan. This arrangement could be similar to other properties in the area. Design alternatives that minimize the view of the garage from the street, and or reduce the amount of driveway area are preferred. Vehicular access from an alley or side street is preferred.

1.6.5 Along the street frontage of the adjacent blocks, what is the relationship of the buildings to the street?

The relationship of the building to the street includes: the location of the building in relationship to the property lines and to the sidewalk, location and configuration of entries to the site and the building. While there is wide variety within almost all of El Monte's districts and neighborhoods, by looking carefully at the existing context certain common characteristics will become apparent. Again, not each and every characteristic need be repeated in the new development, but the overall look and feel should be respectful of what exists in order to fit into the surrounding context. If the overall design intent of the project is to differentiate itself architecturally, for a commercial or civic function for example, that relationship should be made clear.

1.6.6 Street Frontage

Does the building appear inviting from the street? The detailing at the street should not only reinforce the overall design concept, but also appear inviting as viewed from the street. The City of El Monte would like to encourage the design of buildings that are open and active as viewed from the street.

Are there entries, window openings or other architectural features at the street frontage? A sense of openness should be reinforced by open and inviting entries and street facing façades. The main entry of the building should be visible, preferably from the street, and integrated well into the overall design. While an entry feature is important, it should not overwhelm the building or the entire façade.

If corner site, does building address the corner? By their nature, corner sites demand special attention because they are more visible than other lots on the block. The view from the street intersections often helps give a sense of identity to a place. Particularly for corner lots, no street façade should appear as if it is the rear or side of the building. Projects and buildings designed for corner sites should pay particular attention to how the project is viewed from the corner and from both streets.

1.6.7 What is the solar and wind orientation?

Buildings should be placed and arranged on the site to maximize opportunities for passive solar and ventilation design.

1.6.8 What is the scale of the surrounding structures?

Prior to designing the overall site plan of the project, a review of the mass and scale of surrounding properties is important. Some neighborhoods and districts were developed over a specific period of time and as a result the overall configuration of the site, mass and scale of the buildings on each property have similar characteristics. Other districts were developed over decades and have a more eclectic set of characteristics of mass and scale. In addition to necessary Zoning Code review for allowable heights and setbacks, a review of surrounding context relative to mass and scale is essential to influence configuration, placement and design characteristics on the site.

1.6.9 What is the architectural character of the neighborhood?

There are historic properties within the City of El Monte. If your project is within or adjacent to one of these properties, you must review any and all applicable guidelines and requirements for the subject property and work with the Planning Manager. All projects that include a designated landmark or that sits within or adjacent to a designated historic property may be subject to review by the Planning Commission.

1.6.10 Are there characteristic special to the neighborhood?

Many neighborhoods have unique characteristics that make the neighborhood distinctive. Characteristics that deserve special attention include: overall topography, significant landscape characteristics, uniformity or diversity of buildings in the neighborhood, mass, scale and placement of existing buildings, character of building including quality of construction craft, details and materials.

1.6.11 What is the overall site design concept?

Once all the above criteria are taken into account, there should be an overall design concept that governs the site design.

1.6.12 If the site has a sloping topography, does the building and site design follow the topography?

When building on sloping topography in El Monte, it is important to modify the landform as little as possible when building a new structure or addition. Grading and construction of retaining walls should be minimized. It is preferable to avoid retaining walls, especially those in public view- some additional grading to avoid unnecessary retaining walls is acceptable. Whatever grading is necessary, effort should be made to maintain as much of the slope as possible, and to provide smooth transitions to the natural slope. Use of large retaining walls to flatten portions of the site is strongly discouraged. Information on all retaining walls is required for design review.

1.6.13 Does the landscape design complement the building design?

The landscape design and building design should work together as an integrated whole and meet the City's Landscaping Ordinance requirements. Care should be given to ensure that all protected trees, as defined in the City's Tree Preservation Ordinance, are protected and ideally integrated within the overall design and landscaping plans of the project.

1.6.14 Does the landscape design conserve water and manage stormwater on site?

The landscape design should employ drought tolerant plants, and water conserving irrigation. Permeable paving, and retention areas should be used as much as possible to retain water on site.

1.6.15 Additional site planning considerations:

What types of landscaping are in the neighborhood? Are there any protected trees on the site? What's the level of maintenance? Where is open space in the neighborhood, how is it configured? Where are the views? What exterior lighting exists and what would be appropriate? If in a high fire area, is there a clear zone around the building? Is there a clear view to the residence for safety? For hillsides, has drainage been addressed?

1.7 MASS AND SCALE

One of the most important and challenging design issues for new architectural projects is to manage new project proposals within the existing surrounding building fabric. While new proposals need not copy existing development in order to fit in, managing mass and scale of a new project to respect adjacent development is important to the overall urban design of our districts and our city.

1.7.1 What's the big idea (architecturally speaking)?

Each architectural proposal should have an overall architectural concept that governs design decisions. Evaluation of the project should then include appropriateness of the formal concept, and how successful is the execution of the concept as set forth in the building design.

1.7.2 How does project massing relate to overall scale of the neighborhood, street and adjacent buildings?

The mass and scale of the project should provide an appropriate response to the neighborhood context. This does not mean copying what exists on the adjacent sites, as new development is often larger than existing development. However, there must be sufficient architectural recognition and transition of mass and scale to adjacent properties.

1.7.3 Does project massing reinforce overall design concept or does it detract?

In addition to providing an appropriate response to the context, the mass and scale of the project should reflect the governing design idea(s) of the project. Identifying where open space is essential in the overall configuration of the project in establishing relationship to adjacent structure and best design and function for the project.

1.7.4 Is scale and proportion of buildings compatible with surrounding context?

A project can be designed to make it appear more monumental or to help diminish the apparent size and scale of its mass. Design decisions of placement of building forms in relation to one another, emphasis of horizontal and vertical elements, size scale and placement of entries, doors, windows and other architectural elements all contribute to the perceived mass and scale of the project. Proper use of these and other design

elements make it possible for projects varying in size to be designed to visually fit into the surrounding context.

1.7.5 How are major building elements designed and configured?

Location and configuration of entries, prominent building elements and features should relate to overall building concept as well as neighborhood pattern, site configuration and slope, relationship to streets and corners, and views to and from the site. Differentiating the building with a hierarchy of architectural elements can also assist achieving a balance proportional relationship to the surrounding context and within the project itself.

1.8 DESIGN AND DETAILING

The design and detailing of the building is paramount to a quality environment. The project design should be consistent throughout a project, recognizing that a building is 3-dimensional and must be well-designed on all sides. Quality in detail and design contributes not only to the long-term value of a home, but the neighborhood as well.

1.8.1 Are elevations well designed, in scale, proportion, materials, details?

All buildings should be designed with attention to proper scale and proportion within itself and in relation to its neighbors. All materials and details shall be durable and of high quality, to reinforce the overall building design.

1.8.2 What does the roofscape look like?

Roofs are the fifth elevation of any building, and give important character to a building in its massing, materials and details. Solar panels and photovoltaics should be well integrated into the overall roofscape and not look like just another piece of mechanical equipment.

1.8.3 Is all rooftop equipment screened?

In areas of the City where rooftop equipment is allowed, it must be screened well and screening should be fully integrated into overall building design.

1.8.4 Do the landscape design and paving materials complement the building?

The landscape design should enhance the overall site and complement the building(s). There should be a variety of plants that work together well while maintaining mature trees to the greatest extent possible.

1.8.5 What about the lighting design?

The lighting design should complement the overall building design, with lighting that is not excessive. Spill-over light should be avoided, and dark sky techniques utilized by reducing or eliminating uplighting. The goal is to light the building and site rather than feature the design of the light fixtures. When fixtures can be seen, their design should be appropriate to the overall project.

1.8.6 Is signage necessary for project or site?

A sign program is required for multi-tenant commercial buildings. The intent of a sign program is to unify the signage consistent and complementary to the building design. All signage should be appropriate in size, style, location, color and materials to the overall project. Signs should not be too numerous or too large, and should not visually overpower the site or structure. In addition, signs should be consistent with the City's Signage Guidelines at the time of the proposed project.

Chapter 2

IMPLEMENTING THE VISION: SINGLE-FAMILY DESIGN GUIDELINES

2.1 Introduction

This chapter seeks to help maintain and enhance the quality of El Monte's single-family residential neighborhoods by providing guidance for exterior remodeling, additions, new development, and landscaping, fencing and lighting projects. The chapter provides an easy-to-use guide for design decisions involving the variety of architectural styles and different types of design and construction projects that are seen in El Monte.

The Design Guidelines provide individual property owners with the maximum flexibility to remodel, expand, or build to meet their own needs and objectives while remaining compatible with the existing home, the surrounding neighborhood, and the innate character of El Monte.

The chapter is organized to facilitate easy navigation.

Section 2.2, Architectural Styles At-A-Glance Sheets, shows property owners, design professionals, City staff, and public officials the principle elements of El Monte's eight predominant architectural styles in images and text. This section is a useful tool for determining whether new construction is consistent with a recognized style.

Section 2.3, Exterior Remodeling, is intended for those property owners who wish to make significant exterior changes such as the extension of an existing room, structural changes to the exterior of the building, or significant material changes to the façade, but are not adding a new room(s) or a new story. This section provides direction on architectural consistency, suggested appropriate materials for a remodel.

Section 2.4, Additions, involves the expansion of an existing house to add a new room(s) or a new story. This section describes how to create an addition that respects the character of the house through architectural style, bulk, massing, and rhythm.

Section 2.5, New Development, guides new houses and infill projects built in El Monte's existing single-family residential neighborhoods. The purpose of this section is to encourage compatibility of the new house with surrounding houses in style, bulk, mass, rhythm, and landscape while recognizing the need for design creativity.

The final section, Section 2.6, Landscaping, Fencing and Lighting, concentrates on front yard landscaping, which is one of the most important aspects of neighborhood compatibility. This section discusses appropriate landscape elements, plant materials, fences and walls, and lighting.

2.2 Architectural Styles

The purpose of the Architectural Styles At-A-Glance sheets is to provide the users of the Design Guidelines with a quick and easy reference guide for the five predominant architectural styles in El Monte. These styles are: Craftsman, Modern, Ranch, Spanish Colonial Revival, and Victorian.

Property owners and design professionals should develop remodeling, addition, and new development projects that exhibit compatibility with the architectural style of the existing house and the neighborhood as a whole. Therefore, these sheets should be used in conjunction with

the Neighborhood Characteristics Inventory in Section 2.2. The sheets contain the following information for each architectural style:

- A general description;
- Defining architectural characteristics;
- Preferred types of roof form;
- Preferred roofing materials;
- Preferred building materials and colors; and
- Preferred window and entry types.

Craftsman style – general description

The Craftsman style, also known as the Arts and Crafts style, was a popular California architectural style during the first three decades of the 1900s. The style embraced traditional craftsmanship, simplicity, and natural materials. Many of the Craftsman homes in El Monte are small, one and one-and-a-half story bungalows. The standard form features a covered porch at the entry.

Craftsman style – preferred building materials and colors

Most Craftsman homes utilize a primary exterior material (wood shakes, wood shingles, wood clapboard siding, and stucco) with an accent material such as stone or brick around the foundation, for supports, and for chimneys. These homes are often painted with a principal color and two complementary trim colors. Existing wood materials should be preserved and maintained. Stucco should be removed if not one of the original materials and should not be placed over existing wood siding.

Craftsman style – preferred window and entry types

Windows on Craftsman homes are typically fixed, double-hung, and casement. A distinct Craftsman-style window has a diamond pattern or three, six, eight, or nine small panes over one large pane. Craftsman doors are often wood with a stained finish. Windows within the door are arranged in distinct vertical and horizontal patterns. Battened, flush, and paneled types of doors are all appropriate.

Defining architectural characteristics



Low-Pitched Roofs



Intersecting Gables



Exposed Beams and Rafters



Projecting Eaves



Shed Dormers



Gable Dormers



Squared Bays

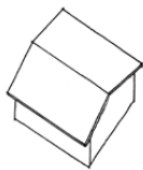


Battered Columns



Porches

Preferred roof types



Side Gabled



Front Gabled



Hipped Roof



Roof with Dormer Windows

Preferred roof materials



Slate Shingles



Wood Shingles or Shakes



Asphalt Shingles

Preferred Building Materials and Colors



Wood Shakes/Shingles



Wood Clapboard



Stucco and Wood



Stone (Accent Material)



Brick (Accent Material)



Wood Trim (painted as accent)

Preferred window or entry types



Picture Windows



Group Windows



Paired Windows



Glazed Door with Windows



Paneled doors



Doors with Sidelights

Modern style – general description

Modern architecture, not to be confused with ‘contemporary architecture’, describes a style that possessed simple forms and no ornamentation. Although this style was conceived early in the 20th century, Modern buildings became popular in the last half of the century. Entries are integral to the particular geometrical design of the house and range from subdued or hidden to being a dominant architectural feature of the house. El Monte contains a few Modern-style houses and houses with Modern elements.

Modern style – preferred building materials and colors

Architects in the Modern tradition embraced the new building materials of the 20th century, including reinforced concrete, steel, chrome, and glass block. Modern buildings often have smooth stucco and reinforced concrete exterior walls with aluminum and stainless steel trim and extensive use of glass. White is the most common color for exterior walls, although other muted colors are also used.

Modern style – preferred window and entry types

Glass is a favorite material of Modern architecture, so Modern houses incorporate considerable space for windows. They tend to be fixed or casement windows arranged in horizontal bands. Modern doors tend to be flat and incorporate simple geometric forms constructed from glass, wood, and steel. Sliding glass doors first became a popular feature in Modern houses.

Defining architectural characteristics



Asymmetrical Façade



Horizontal Orientation



Simplified Forms



Cantilevered Upper Floor



Horizontal Bands of Windows



Horizontal Stripes



No ornamentation

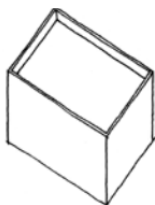


Rounded Corners

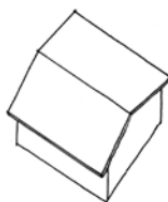


Metal Balustrades

Preferred roof types



Flat Roof



Low-pitched Gable Roof

Preferred roof materials



Asphalt



Asphalt



Synthetic

Preferred Building Materials and Colors



Stucco



Concrete



Steel



Glass



Glass Block



Aluminum Trim

Preferred window or entry types



Grouped Windows



Corner Windows



Porthole Windows



Glass Doors



Flat wood doors



Sliding Glass Doors

Ranch style – general description

The Ranch style house was perhaps the ultimate symbol of the postwar American dream: a safe, affordable house promising efficiency and casual living. California architects created this style in the 1920s based on early Spanish Colonial houses modified with modern Craftsman and Prairie elements. Ranch houses are dominant in El Monte neighborhoods built in the 1940s and 1950s.

Ranch style – preferred building materials and colors

Ranch houses typically have wood or brick siding and a low-pitched roof with a covering of half-cylindrical tiles or shingles. A mixture of siding materials is common. Wood is often used for trim around windows and doors, and for porch posts.

Ranch style – preferred window and entry types

Windows emphasize the horizontal orientation of a Ranch-style house by either having more width than height, appearing in groups, or being flanked by shutters. They are casement and doublehung. Ranch house entries are typically recessed under the wide overhanging eave. Doors tend to be wood paneled or flat and are sometimes paired. A popular trait of the Ranch style is sliding glass doors for secondary entries.

At-A-Glance Sheet

Ranch Style

Defining architectural characteristics



Asymmetrical Façade



Single or two story



Low pitched roof



Long low roofline



Overhanging Eaves



Recessed Porch



Prominent Chimney

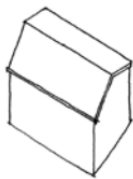


Rooftop Cupola

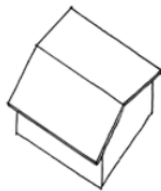


Simple Posts

Preferred roof types



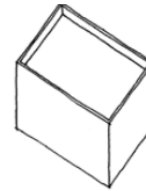
Side Gabled Roof



Front Gabled Roof



Hipped Roof



Flat Roof

Preferred roof materials



Slate shingles



Asphalt Shingles



Wood Shingles or Shakes

Preferred Building Materials and Colors



Stucco



Wood Lap



Board and Batten



Wood Shingles or Shakes



Brick



Wood Trim

Preferred window or entry types



Casement Windows



Double Hung Windows



Bay Windows



Single Doors



Paired doors



Sliding Glass Doors

Spanish colonial revival style – general description

Spanish Colonial Revival is a mixture of styles derived from a variety of European and American sources, including the Pueblo and Mission styles. After emerging during San Diego's 1915 Panama-California Exposition, Spanish Colonial Revival became "the style" for Southern California by the 1920s. El Monte contains a large number of one-story Spanish Colonial Revival houses in older single-family neighborhoods.

Spanish colonial revival style – preferred building materials and colors

Smooth finish stucco is used to cover the exterior walls and chimneys of Spanish Colonial Revival residences. The color of the walls is often white or beige. Cast concrete blocks, terra cotta tiles, iron hardware, and wood serve as decorative elements. Terra cotta tiles are often used around the house foundation.

Spanish colonial revival style – preferred window and entry types

The windows in Spanish Colonial Revival houses are fixed, casement, or double-hung. They are typically arched and recessed. One large window will often serve as a focal element of the façade. Spanish Colonial Revival doors are usually constructed out of carved wood and appear heavy. Iron and wood grilles will sometimes cover small windows in doors. Entries also feature arch elements, small porches and balconies.

Defining architectural characteristics



Asymmetrical Façade



Complex Roof Forms



Eaves with little or no overhang



Small or No Porches



Arches and Arcades



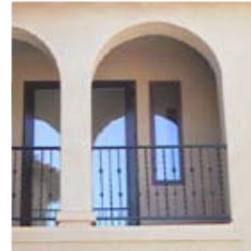
Towers



Courtyards

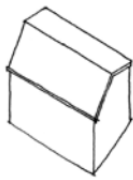


Balconies



Wood and Iron Balustrades

Preferred roof types



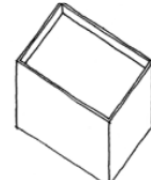
Side Gabled Roof



Front Gabled Roof



Hipped Roof



Flat Roof

Preferred roof materials



Clay Tiles



Clay Tiles



Clay Tiles

Preferred Building Materials and Colors



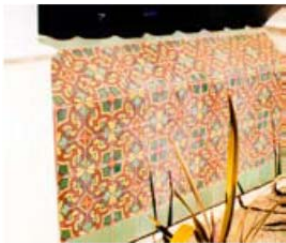
Smooth Finish Stucco



Smooth Finish Stucco



Cast Concrete (accent material)



Terra Cotta (accent material)



Iron (accent material)



Wood Trim

Preferred window or entry types



Arched Windows



Casement Windows



Double Hung Windows



Arched Entry



Heavy Wood/Carved Doors



Doors with Grille

Victorian style – general description

In the late 1800s and early 1900s, the Industrial Revolution transformed the construction industry. Many building parts were manufactured in mass starting with the Victorian age. Certain items such as large porches with round porch columns and windows became available to everyone and were often used on Victorian houses. El Monte has a few Victorian houses located within the older portions of the city.

Victorian style – preferred building materials and colors

El Monte's Victorian style houses are very simple structures made of wood and usually sided with clapboard or shingle siding. The exterior façade of most Victorian houses is either painted entirely white or a combination of two or three contrasting colors. White is most often the customary paint color for wood trim. Shutters are painted in darker colors. Stone and brick are common materials around the foundation.

Victorian style – preferred window and entry types

Windows are often tall and rectangular in shape with a double hung framework. They are sometimes flanked by wood shutters or topped by a pediment. Bay windows, paired windows, triple clustered windows, and stained glass windows are also prevalent. The raised front porch is a major element of a Victorian house and can serve as an outdoor living area. Porches often feature turned posts, balustrades, and pediments. The paneled type of door is recessed within the porch.

Defining architectural characteristics



Asymmetrical Façade



Prominent Porch



Multiple Front Gables



Steep Pitched Roof



Towers



Bay Windows



Pediments

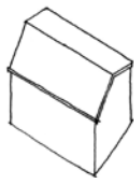


Open Balustrade

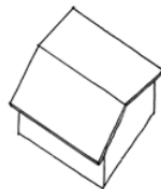


Turned Columns

Preferred roof types



Side Gabled Roof



Front Gabled Roof



Hipped Roof

Preferred roof materials



Slate Shingles



Asphalt Shingles



Wood Shingles or Shakes

Preferred Building Materials and Colors



Wood Clapboard



Wood Shingles or Shakes



Scalloped Shingles



Brick



Stone



Wood Trim

Preferred window or entry types



Double Hung Windows



Grouped Windows



Bay Windows



Paneled Doors



Paired Doors



Recessed Entry

2.3 Exterior Remodeling

2.3.1 Introduction

The intent of this section is to encourage the preservation and protection of the existing homes and neighborhoods in El Monte. **Exterior remodeling should respect and preserve the architectural features of the home as a means of maintaining the unique character of El Monte's single-family residential neighborhoods.** These Design Guidelines for remodeling can be applied to the diverse architectural styles existing throughout the city. They discuss techniques for preserving the architectural integrity of the style and structure during remodeling along with appropriate alternatives and replacement materials. These design guidelines discuss specific architectural elements of homes, which are based upon the following overriding principles of design:

- Homes should be recognized for their own specific time period and style. Remodeling should not try to create a preconceived concept of historical architectural styles, but should reuse the existing or other appropriate features of the homes architectural style.
- Exterior remodels should retain and restore original architectural elements and materials prior to utilizing modern elements and materials.
- When the original material cannot be used and replacement is necessary, substitute materials should be of the same quality and incorporate the design, color and form that convey the visual appearance of the original material.

2.3.2 Exterior Wall Materials and Height General Guidelines

A. General Guidelines

1. Original exterior wall materials should be repaired or replaced when remodeling, taking care to replace only the amount of material required as a result of deterioration.
2. Over time, inappropriate wall materials may have been used to cover up original materials (e.g., stucco covering wood siding). These more recent materials should be removed and the original materials restored to the greatest extent possible.
3. Whenever it is necessary to use replacement materials, the materials should match the original in appearance and quality.
4. First and second floor plate heights should be consistent with those established on other homes in the neighborhood.

B. Foundation

Prior to beginning any exterior rehabilitation or remodel, the exterior brick or concrete foundation, the crawl space, and the basement should be checked for existing or potential problems. Some potential areas of concern that should be investigated and /or monitored include:

1. Large foundation cracks should be reviewed by a professional contractor, engineer, or architect to determine the cause of the foundation failure prior to repair.
2. Cracks should be monitored for additional movement or increase in size. If there is a change, consult a professional contractor, engineer, or architect.
3. A professional should investigate any foundation movement associated with horizontal cracks. Horizontal foundation cracks are often associated with bowing, bulging or leaning single family residential design guidelines leaks or water seepage in an exterior wall to determine the nature of the leak and the proper remedy. Water-related problems should be corrected to prohibit the undermining and improper settlement of footings and damage to bricks and mortar.
4. Bricks and mortar joints should have the original surface intact and not be easily scarred or crumble when scratched by a screwdriver or hard sharp object.

C. Wood Siding

Wood siding is an important feature of many of the existing residential styles in El Monte, such as Colonial Revival, Craftsman, Ranch, and Victorian homes.

1. Wood siding should be retained rather than removed and plastered.
2. Wood siding should be replaced with wood of the same type, size and shape.
3. Small cracks should be filled with caulking. Large cracks or missing pieces of wood should be replaced for appearance and to prevent water damage.
4. To prevent paint deterioration, paint should be applied using proper surface preparation and priming techniques.

D. Wood Shingles and Shakes

Wood shingles, which are cut by machine, and wood shakes, which are split by hand, are common exterior wall materials used in the construction of many early Craftsman style houses and are prevalent in many El Monte neighborhoods.

1. Minor damage to an existing wall, such as split or warped shingles, should be repaired by nailing the shingles down with galvanized nails. In the case of more severe damage, the shingles should be replaced using matching shingles.
2. A shingle or shake that matches in color, size, texture and material should be used for replacement when patching walls and exterior surfaces. Most shingles on older structures are made of redwood.

E. Brick Masonry

Brick masonry is often found in foundation walls and chimneys in many styles of older El Monte homes and subsequently may require attention because of cracking, deteriorating mortar joints, or painting.

1. Additional or replacement bricks used for remodeling and repairs should match the original bricks in color and size.

2. A professional should evaluate wall cracking and deteriorating mortar joints as these symptoms may indicate structural problems.
3. Older houses containing unreinforced masonry, brick, and mortar that has no steel ‘skeleton’ holding it together should be assessed and repairs made for structural strengthening for earthquake safety.

2.3.3 Doors and Entries

A. Porches

A porch adds interest to the overall appearance of a house as well as creating a pleasant, welcoming passage into living areas. Porch roofs, balustrades, and columns should be repaired or replaced to match the original style, materials, and colors. Screened or glassed-in front porch walls should be removed to restore single-family residential design guidelines the integrity of the original design.

1. Existing porches integral to the original style and structure should be retained or replaced with a porch consistent with the architectural style of the house and of similar size, location, and orientation to the street.
2. Porches should enclose no more than 30% of the porch floor area and the remainder should be fully functional and consistent with the architecture of the building.
3. Expansive floor to ceiling entries extending higher than the first floor are strongly discouraged.
4. Remodels of homes without porches should include them where a porch is consistent with the style of the house and is feasible.
5. The use of aluminum canopies or incongruous balustrades and handrails is strongly discouraged.
6. Porch roofs generally should have the same pitch as the roof of the house. The roof pitch should not be altered unless this action would help restore the original design.
7. Screening a porch is discouraged because the screen disrupts the original beauty and style of an older house.

B. Doors

Most El Monte homes have wood doors that are specific to the architectural style of the house. The size, shape, and style of doors function as important features of an architectural style and should remain consistent with the architectural style of the house. In most styles the front door of the house was typically the most ornate while the secondary doors were more utilitarian in nature and design.

1. Original doors should be repaired in-place when possible. When replacement of a door is necessary, the new door should match the original in size, shape, style, form and materials.
2. Exterior replacement doors should always be solid core and match the style of the original if visible from the street. If the original door is missing, select a

proper door by studying similar houses in the neighborhood or consulting style books.

3. Replacement door hardware should closely match the original hardware or be of the same architectural style as the house.
4. Original door features such as a transom, sidelights, portico, and pediments should be maintained.
5. Metal grille security doors that are visible from public view are strongly discouraged.

2.3.4 Windows

The size, shape, and style of windows are important features of an architectural style to preserve wherever possible. If replacement is necessary, replacement windows should be chosen carefully so the appearance of the house remains consistent with the architectural style.

A. General Guidelines

- New windows should match the original window as closely as possible in type, style, proportion, material, arrangement, and number of divided lights.
- Replacement materials or windows should be compatible with the other windows or with the overall style of the house.
- Non-reflective glass should be used on windows. Reflective glass or films on windows are strongly discouraged.
- The use of aluminum windows is discouraged unless consistent with the original window style and architecture of the house.
- Awnings shall be compatible with the architectural style of the house.
- Fabric awnings are encouraged. Plastic, metal, or wood awnings are discouraged.

B. Wood Framed Windows

A large number of El Monte houses built before the 1930s original wood windows are either fixed, double hung, or casement.

- Original wood windows should be repaired when possible. When replacement is necessary, choose a window that is an exact match, or have a window specially milled to match. An alternative is to buy a pre-made standard wood window that closely matches the original.
- Aluminum or vinyl windows should be placed only on house façades that are not visible from the street. The design of the new window should closely match the appearance of the original.
- Replacement window hardware available through antique stores, building material recycle shops, and numerous reproduction companies should closely match the original hardware.

C. Steel and Aluminum Framed Windows

Houses constructed between the 1930s and the 1950s typically used steel and aluminum windows, both casement and fixed styles.

- Window replacement may use aluminum windows to maintain the original appearance whenever possible.
- Aluminum canopies above the windows that are original to the house are acceptable.
- Aluminum canopies should not be placed over windows that are visible from the street (except when these canopies were an original part of the house).

D. Energy Efficiency

Energy efficiency is often an important aspect of remodeling projects. Property owners should take particular care to not obscure, alter, or damage the character- defining features of a house. The following guidelines identify recommendations for achieving energy efficiency:

- Inherent energy-conserving features should be utilized such as maintaining windows in good condition for natural ventilation.
- Thermal efficiency should be improved by using weather-stripping, storm windows, caulking, interior shades, and if stylistically appropriate, blinds and awnings.
- Interior storm windows should be installed with airtight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to windows.
- Exterior storm windows should be installed that do not damage or obscure the original windows and frames.

2.3.5 Roofs and Roof Materials

Roofs are both functionally and aesthetically important to El Monte houses. Great care should be taken to ensure that roofs are watertight and compatible in style with the house. Often, roofs only need repairs, but when necessary, replacement materials should be selected to match the color, form, and materials of the home's architectural style and detailing.

A. General Guidelines

- A roof replacement should match the shape, material, and pattern of the original roof as closely as possible.
- Skylights, solar panels, vents, satellite dishes, or other rooftop items should be concealed from public view when possible.

B. Roof Leaks

Roof leaks occur over time for two general reasons: leaks in the roofing material; or leaks at the intersection of the roof and another component, such as a wall or a chimney.

- Roof leaks should be quickly identified and repaired to eliminate the destructive abilities of water inside the roof.
- Typical signs to identify leak areas are:
 - Light shining inside from worn or missing shingles;
 - Dark stains or discolorations on the underside of rafters or shingles;
 - Loose, rusting, or deterioration on flashing around joints and chimneys;
 - Sagging or distressed rafters;
 - Protruding nails; and
 - Peeling paint on eaves and cornices.

C. Wood Shingles, Wood Shakes, and Asphalt (Composition) Shingle Roof

Wood shingle and shake roofs are another important identifying element of architectural style seen on many El Monte homes.

- For minor repairs, property owners should match the color, size, texture and material of the existing shingles or shakes.
- In the event that a wood roof needs to be replaced, property owners may use newer types of asphalt composition roofing that closely emulates wood shingles or shakes since they provide superior fire resistance.

D. Tile Roofs

Tile roofs are primarily seen on Spanish Colonial Revival and Monterey in El Monte and should be preserved or replaced. Many companies still manufacture clay roof tiles, but casting styles and colors have changed over time.

- Property owners should try to match the style and shape of the existing home's particular roof tile.
- When no new roof tile matches the existing tile, one of the three alternatives listed below should be followed:
 - Try to locate a house being demolished that has similar roofing material, and work with the owner of that house to obtain salvaged tiles;
 - In areas where the roof cannot be seen from the public right of way, remove the tiles for use in the repair area and reroof the less visible area with new tile.
 - Use the available tile that most closely matches the existing tile.
 - Spanish tile roofs should not be patched by placing mortar on cracked tiles.

2.3.6 Chimneys

Fireplace chimneys are a defining architectural feature of many older homes in El Monte. As an architectural feature, brick chimneys provide an interesting contrast to the stucco or wood exterior wall materials.

- Chimneys should be maintained and inspected regularly for deterioration.
- When necessary, chimney repair and replacement should match the existing materials (i.e., stucco or brick color and texture).
- Flue liner should be added to older chimneys for safety reasons, whenever possible.
- Spark arrestors are required but should be kept as inconspicuous as possible.

2.3.7 Decorative Details

Many of the architectural styles prevalent in El Monte feature decorative details as accents to provide uniqueness and character to the home.

- Decorative details such as arches, brackets, bargeboards, carvings, columns, half-timbering, moldings, window trim, and other decorative elements should be consistently used on the entire building.
- Architectural details should be consistent with the architectural style of the home in materials, dimensions, and design elements.
- Random or nonintegrated mixing of decorative/ornamental details that produce a chaotic visual presentation detracting from the overall architectural style of the structure should be avoided.

2.4 Additions

2.4.1 Introduction

The Guidelines for new additions (also includes new accessory structures, patios, and garages) within El Monte neighborhoods respect the architectural integrity and characteristics of the primary structure as well as the established site development patterns of the neighborhood. Although additions to a residential structure may be necessary due to increase in family size, modernization, or additional uses, modifications such as second story additions, additional rooms, extensions of existing facilities, and garages need not destroy architecturally significant features, materials, or finishes. Façade changes should be considered only after closely evaluating alternate means of achieving the same end. For example, skylights can be used to bring natural light inside rather than cutting new windows.

2.4.2 Site Plan Considerations

The site plan is a map of the house, ancillary structures, landscaping, driveways, etc. on a property as shown in the illustration.

- Additions should be carefully planned to minimize changes in the appearance of the house from the street. Whenever possible, additions, garages, and parking should be placed to the side or rear of the property. Additions to residential structures should be respectful of the existing patterns created by setbacks and should continue to provide side yards that repeat the existing block pattern. Additions are strongly encouraged to be located behind the house away from public view. Additions in the front yard are strongly discouraged.
- It is preferred for garages to be placed at the rear of the property or non-visible from the street whenever possible.
- Garages should reflect the predominant site plan garage placement pattern of the neighborhood. Any additional second story balconies and windows should be oriented towards the yard whenever possible to protect adjacent neighbors' privacy.

2.4.3 Scale and Mass

The scale and massing of additions, particularly those above one story, should consider the general scale and shapes of the neighboring homes and not impose on surrounding uses.

- Additions to structures should be designed to be compatible with adjacent structures and the surrounding neighborhood. Measures shall be implemented to ensure that the height and mass of additions does not adversely impact any adjacent structures.
- An addition should complement the original design in mass and scale and incorporate the significant architectural elements of the original structure.
- Additions will always change the structure's size or bulk, but should be designed to reflect the proportions, rhythm, and scope of the original structure.
- Homes with greater height shall require the second story to be recessed from the front façade so as not to impose on adjacent single story residences unless this guideline conflicts with the architectural style of the existing structure.
- First and second floor plate heights should be consistent with those established on other homes in the neighborhood.
- The total second floor square footage shall be less than or equal to 80% of the first floor square footage.
- Structure massing shall include variation in wall planes, projections and recesses, wall height, and roof scale and height.
- Placing a second story over only part of the first story is preferred as it reduces the overall massing and scale, if it is compatible with the architectural style of the existing structure.
- Expansive floor to ceiling entries extending above the first floor are strongly discouraged.

2.4.4 Architectural Style

Additions should maintain the look and appearance of the existing primary structure so that they do not appear as an addition or new building. They should respect the architectural style, scale, and rhythm of the existing primary structure.

- All additions shall be consistent with the distinctive architectural characteristics of the particular style of the original primary structure.
- Additions should maintain the overall shape, scale, materials, colors, setting, craftsmanship, and window arrangement with particular attention to:
 - Window and door size and shape;
 - Exterior materials;
 - Roof style, pitch, and material;
 - Finished floor height; and
 - Structure and trim color.
- Since adding additional stories to an existing structure changes the structure's proportions, the second story should be carefully designed to look like two-story examples of the particular style. Most two-story styles have a step back from the first story; however, some styles include two-story vertical walls as a part of their appearance.
- Architectural elements should be incorporated on all sides of the structure, not just on the front façade.
- As roof forms are a dominant element of a structures style, residential additions shall incorporate roofs that are compatible with the existing structure's style. Second story roofs shall match the pitch of the original first story roof.
- Whenever possible, garages should be detached from the primary structure and their placement should follow the dominant neighborhood pattern.
- The architectural style and detailing used on the house should be incorporated in the design of garage doors.
- Enclosed patios should incorporate exterior building materials commonly found on the primary structure. The finished patio should be compatible with the primary structure rather than appear as an afterthought.
- Any additional doors added shall be similar in design to the existing doors and consistent in style and size with the overall architecture of the structure. Skylights shall be designed as an integral part of the roof.
- Skylight glazing shall be clear or solar bronze. White glazing is prohibited. Skylight framing material must be colored to match the roof. The skylight should be screened from street view.
- All residential projects must comply with solar energy design standards in the El Monte Municipal Code. Solar panels shall be integrated into the roof design or hidden from street level view. Solar equipment shall be hidden from view.
- All mechanical equipment shall be screened from view and be insulated for sound attenuation.

2.5 New Development

2.5.1 Introduction

The guidelines in this section are intended to ensure that patterns of new infill development do not destroy the character of the existing El Monte neighborhoods. **The single most important issue with infill development is one of compatibility, especially when considering larger homes.** When such projects are developed adjacent to older single family residences, measures need to be taken to insure that the height and bulk of these infill projects does not impact smaller scale structures. In the El Monte neighborhoods, transitions between new projects and their surroundings should enhance the charm and character of the existing neighborhood. Building height, mass, and site setbacks should be compatible with nearby properties. **New residential projects should be integrated with the architectural style and site layouts prevalent in the projects' neighborhood.**

2.5.2 Site Design Criteria

New single-family development should be physically integrated with housing units of the surrounding neighborhood. Common patterns that should be continued include entries facing the street, front porches, setbacks and locating garages/parking to the rear.

- Front yard setbacks should consider the existing street setback pattern and follow either of the following criteria:
 - Equal to the average setback of all residences on both sides of the street within 100 feet of the property lines of the new project, but in no case less than that required by the subject zone; or;
 - Equal to the average of the two immediately adjacent buildings but in no case less than that required by the subject zone. The new building may be averaged in a stepping pattern. This method works well where it is desirable to provide a front porch along the front façade.
- Side yard setbacks in the neighborhood create a certain rhythm along the street. New residential projects should be respectful of the open space patterns created by these setbacks and should provide side yards that repeat the existing pattern. Infill projects will be required to demonstrate how they meet these criteria.
- The total square footage of a house and garage footprint should not exceed 50% of the total lot coverage. In older neighborhoods, side yards should be wider than normal between residences as a priority in providing open spaces.
- The physical location of all parking and/or garages should be placed at the rear of the property and/or not be visible from the street.

2.5.3 Scale and Mass

New single family infill projects are often more than one story, which can impose on surrounding uses. The height of such projects should be considered within the context of their surroundings.

- Buildings with greater height shall require additional setbacks at the second story so as not to impose on adjacent single story residences unless this guideline conflicts with the architectural style of the existing structure.
- Buildings should be designed to address incompatibilities with the surrounding neighborhood. Measures shall be implemented to insure that the height and mass of new structures do not adversely impact any adjacent structures.
- Long, unbroken façades and box-like architectural elements should be avoided. First and second floor plate heights should be consistent with those established on other homes in the neighborhood.
- To the greatest extent possible, each new structure should be individually recognizable. This can be accomplished through the use of balconies, varied setbacks and architectural projections, which help articulate individual dwelling units, and by the pattern and frequency of windows and doors.
- The incorporation of balconies, porches, and patios within the building form is encouraged for both practical and aesthetic value. These elements should be integrated to break up large wall masses, offset floor setbacks, and add human scale buildings.
- Secondary hipped or gabled roofs covering the entire mass of a building are preferable to mansard roofs or segments of pitched roofs applied at a structure's edge.

2.5.4 Architectural Style

New single-family projects in existing neighborhoods should choose to incorporate the distinctive architectural styles and characteristics found in the surrounding neighborhood as identified in this chapter. It is preferred for the proposed infill project to incorporate the style of one of the structures on the same street, or if not, the new infill project should be compatible in size and mass to the structures on the same street.

- New residential construction should incorporate roofs that are compatible with the existing neighborhood styles. The use of flat roofs should be minimized unless the surrounding context suggests their use.
- Architectural elements should be incorporated on all sides of the building, not just the front façade.
- Doors shall reflect the overall architecture of the project. Doorways should be appropriately protected from climatic elements.
- The use of aluminum windows is discouraged unless consistent with the architecture of the house and the houses in the neighborhood.

- As an architectural form, chimneys should be simple, boldly project from a main wall surface, be provided with accents and contain articulated details. The design of a chimney, exposed flue or metal fireplace cap shall complement that of the primary structure.
- Expansive floor to ceiling entries extending above the first floor are strongly discouraged.

2.5.5 Mechanical Equipment

- Skylights shall be designed as an integral part of the roof. Skylight glazing shall be clear or solar bronze. White glazing is prohibited. Skylight framing material must be colored to match the roof. The skylight should be screened from street view.
- All flashing and sheet metal shall be colored to match the material to which it is attached.
- All vent stacks and pipes shall be colored to match the roof or wall material where they project.
- Satellite “dish” antennas shall be screened from view from the street when possible.
- All residential projects shall comply with solar energy design standards in the El Monte Municipal Code. Solar panels shall be integrated into the roof design or hidden from street level view. Solar equipment shall be hidden from view.
- Gas and electric meters shall be screened from view.
- Mechanical equipment shall be screened from view and be insulated for sound attenuation.

2.6 Landscaping, Fencing and Lighting

2.6.1 Introduction

When landscaping or upgrading the landscaping of a single-family residence, these guidelines will assist the homeowner who may need some landscaping guidance. New development or substantial remodels require the submittal of a professionally prepared landscape plan with the site plan submittal. The intent of these guidelines is to provide an outline of the elements that should be considered when designing or redesigning your front yard landscaping.

Property owners can contribute to the overall qualitative appearance of El Monte neighborhoods by carefully considering the front-yard landscaping of their property. While landscaping of the backyard should receive consideration, it is not the intent of these guidelines to suggest solutions for any yard except those visible from the street.

Consistent quality and design of landscape elements and streetscape areas softens the aesthetics of structures and ties neighborhoods together while contributing to energy efficiency. Residential areas typically contain grassy front lawns, shade trees, hedges,

and other ornamental plantings. Mature trees are especially important in lending a sense of history and longevity to single-family residential areas. Fences and walls provide a sense of scale and rhythm along residential streets.

The neighborhood landscape can be treated architecturally or in a soft, naturalistic manner. Plant materials can be employed formally to carefully delineate spaces or organically to simulate natural woodlands. Either design strategy employed within El Monte's neighborhoods can add to the small town, family-oriented experience and its "sense of place".

Landscaping, irrigation systems, and maintenance are required and shall comply with the landscaping standards in the El Monte Municipal Code. New residential development landscaping plans must be submitted to the Economic Development Department for approval. Where the landscape area exceeds 1,000 square feet, landscape plans must be prepared and submitted by a landscape architect registered by the State of California.

2.6.2 Basic Landscape Principles

Whatever landscape style is chosen, observing the four basic landscaping principals will ensure that the front yard has a high-quality and durable design. These principles should be reviewed often to make sure the original intentions remain intact.

- **Unity:** A unified landscape is all of one piece, rather than disjointed groupings and scatterings of features. No one element stands out; instead, all the parts—plants, gradient and structures—work together harmoniously. Strong, observable lines and the repetition of geometric shapes contribute significantly to the unity of the landscape, as does simplicity (for example, using just a few harmonious colors and a limited number of plant varieties).
- **Balance:** To balance a landscape is to use mass, color, or form to create equal visual weight on either side of a center of interest. In a formal landscape, balance may mean simply creating one side as a mirror image of the other. In informal styles, balance is just as important, but subtler: a large tree to the left of an entryway can be balanced by a grouping of smaller trees on the right. Likewise, balance can be a concentration of color in a small flower bed on one side of a patio with a much larger and more diffuse mass of greenery on the other side.
- **Proportion:** In a well-designed landscape, the various structural and plant elements are in scale with one another. Start with the house; it will largely determine the proportion in the landscape. When choosing trees and shrubs, keep their ultimate sizes and shapes in mind. Although a young tree may suit the front yard now, the tree could overwhelm the house as it matures.
- **Variety:** Break up a monotonous landscape by selecting plants in a variety of shapes, shades, and textures; or add interest by juxtaposing different materials. Imagine the pleasant surprise afforded by spotting a palm tree among greenery,

or a break in a screening hedge that reveals a view of distant hills. A perfect balance between the principles of unity and variety is difficult to achieve.

2.6.3 The Formal or Informal Front Yard

Residential yards are typically distinguished by grassy front lawns, shade trees, hedges, and other ornamental plantings. In selecting the design style for front yard landscaping, the predominant neighborhood style is the most desirable. Most of the residences in the El Monte single-family neighborhoods have a formal or informal front yard.

- Formal front yard areas typically consist of turf bordered with geometric shrubs and flowerbeds, while informal front yards feature undulating earth berms and meandering garden edges.
- Sufficient area should be available for use of extensive landscaping in the front yard. Clear entry space sequences extending from the public sidewalk to the private front door are encouraged.
- Landscaping should be used to frame, soften and embellish the quality of residential environment, or to buffer incompatible uses or undesirable views.
- Landscape areas should be maintained in good condition and kept clean and weeded. Dead or dying plant materials shall be replaced.
- Planting bed design should be enhanced by brick, slate or stone edge. A spaded edge may also be used.
- Gardens, garden paths, trellises, arbors, and garden ornaments should be considered for adding character to residential landscapes.
- Select plant materials that are ecologically sound, appropriate for the site conditions and for seasonal variety. Group plants by similar watering and soil type needs.
- Incorporate drought resistant plant material in order to reduce long term maintenance requirements and conserve water (xeriscaping).
- Select native plant materials where appropriate. In most cases they can replace non-native ornamental plants to achieve the same objectives of color, texture, shade and seasonal interest.
- At least one 15-gallon shade tree should be planted within the front yard setback to provide for shading on the front of the house and sidewalk. Spacing between front yard trees should be no less than 5 feet and no greater than 50 feet.
- When choosing locations for new trees and other plantings, select locations that will not interfere with utility lines, block driveways and sidewalks, or obstruct motorist's vision at intersections.
- Use landscaping to shade buildings and outdoor seating areas to reduce the need for energy consuming appliances.
- Consider varying tree types based on their sun/shadow exposure and the scale of the lot and structure, i.e. spatial definition.

- Irrigation systems are required and should avoid the unsafe watering of buildings, public ways, and pedestrian access.
- Avoid grading that adversely affects existing trees or natural drainage ways. Slopes shall be planted with drought tolerant groundcover to prevent erosion.
- Parking pads shall not be allowed in the front yard area.
- Add mulch and compost to soils at least once a year to continuously add nutrients to the soil. Mulching reduces water use by reducing evaporation and runoff by 75% to 90% over planting areas not mulched.
- Where irrigation is needed, use efficient practices such as installing ultra-low-volume drip irrigation systems.

2.6.4 Fences and Walls

Although there are many design possibilities (as shown in the photographs), fences can either be solid or open and can be constructed of various materials. Front yard fences and walls require a permit prior to installation and must comply with the following City standards and guidelines:

- Walls and fences are an integral part of the streetscape. They shall be coordinated with the style, color, and material of the house.
- Front yard or street side yard walls, fences, and hedges located in a required front yard or in the first five feet of a required street side yard shall be no greater than 36 inches in height.
- Corner property shall have a clear line of site within 20 feet of the public right of way corner with a maximum 36 inch height of any landscaping or view obstruction.
- Either no front yard fencing or low (three foot high) classic garden fencing or retaining walls (sandstone) are preferred.
- Retaining walls shall not exceed 36 inches from grade of the soil being retained, not to exceed 6 feet above the sidewalk when combined with fencing.
- Fencing may be masonry, wrought iron, wood or high quality vinyl, except as specifically provided in the El Monte Municipal Code or this section. No smooth block, wire or chain link fencing is allowed.
- Perimeter walls adjacent to streets shall be of a decorative masonry, vinyl, or wrought iron (i.e. tubular steel) where appropriate; or other approved view fencing. The color, materials and style shall be consistent with the architectural style of the structure.
- Decorative walls are required when residential projects have a common property boundary adjacent to a park, school, open space area, commercial area, or when located next to a residential project of a different density category.
- A fence or wall constructed upon a retaining wall shall not obscure or block the view through 50% of the fence or wall.

- Walls shall be constructed of plaster or smooth stucco finish, brick, flagstone, slump stone, split-face block or other approved masonry. Unfinished precision masonry block is not permitted. Walls shall be designed in a style, material and color to complement the house.
- Wall accent materials may include wrought iron, tile insets, or grillwork. The recommended standard for wrought iron is 1/4 to 1/2 inch thick pickets, at a maximum of four inches on center with pilasters every 12 feet on center. Powder-coating of all wrought iron fencing is highly recommended to reduce the potential for rust.
- No sharp projections or ornamentation are allowed to protrude above any fence or wall.
- Both sides of all perimeter walls or fences shall be architecturally treated with stucco or other material approved by the Public Works Department.
- Masonry walls adjacent to a street side yard should have a landscaped setback from the sidewalk of no less than three feet.
- Privacy fencing or walls should be introduced in rear yards only. They should not exceed 6 feet in height.

2.6.5 Fences and Walls Permit Process

Anyone wishing to install a front yard wall or fence shall submit an application for a front yard fence permit in a form to be approved by the Public Works Department, per the El Monte Municipal Code.

2.6.6 Lighting

Exterior lighting should be used to accent focal points or provide safe paths of travel.

- Exterior lighting fixtures should be compatible with the architectural style, color, and materials of the structure.
- Exterior lighting and lighting fixtures should complement the design and character of the environment in which they are placed.
- The use of energy efficient appliances and lighting is preferred.
- Illuminated entries should direct lighting low to the ground and be limited to only the immediate vicinity of the entry. Lighted entries should not be distracting, create visual hot spots, or glare.
- Entry lighting should create a visual gateway and have a softened illumination. This will be accomplished by low-level, high-intensity indirect illumination. The high-intensity lighting will not include visual hot spots, glare, etc. that would be distracting. After passing through the entry, the lighting character will become less intense.

- Up-lighting of focal trees should also be used to further illuminate the entries and add ambiance and accents to the yard. Glare and spillover onto adjacent areas or homes shall be avoided.
- The use of “flood” lights to light an entire structure or yard is prohibited.
- Low voltage lighting is encouraged to conserve energy.
- Any exterior night lighting installed should be of a low intensity, low-glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spillover onto adjacent parcels.
 - All residential lighting within 100 feet of any open space shall be directed away from natural habitat, be hooded, and employ low-intensity lighting to minimize lighting to natural areas.

Chapter 3

IMPLEMENTING THE VISION: COMMERCIAL DESIGN GUIDELINES

3.1 IMPLEMENTING THE VISION – COMPREHENSIVE DESIGN GUIDELINES

The design guidelines are intended to convey overall best practices. These are additional to Specific guidelines tailored to a specific place or neighborhood. However, conditions vary from site to site, and there may be a more appropriate solution that is in conflict with or is not included in the guidelines. ***Innovative design solutions that are consistent with the spirit of the design principles identified in this document will be considered and encouraged.***

3.2 IMPLEMENTING THE VISION – COMMERCIAL DESIGN GUIDELINES

There is more than one kind of commercial area. These guidelines focus on improving the pedestrian experience for all commercial areas. Much of the commercial development should refer to the “Main Street Corridor” section which provides a focus for a vital street front. For commercial areas that are more auto-oriented, please refer to the “Suburban Corridor” section at the end of this chapter.

3.3 MAIN STREET CORRIDOR

3.3.1 Site Planning – Site planning involves a careful analysis of the opportunities and constraints of the site. The components of site development extend beyond building placement and configuration, including topography, surrounding uses, retaining walls, landscape design, hardscape considerations, and parking.

A. Building Location

1. To focus activity along the street in a quality, human-scaled environment, buildings are encouraged to be located at or near the front property line.
2. Buildings are encouraged to be set back to provide a minimum of 12 feet from the curb to enable sufficient sidewalk and parkway.
3. Coordinate setbacks with the building design and streetscape.
4. Site buildings in relation to topography and adjacent structures.
5. Outdoor dining adjacent to the sidewalk is encouraged.
6. For sidewalk dining that may be encroached into the public right-of-way, an encroachment permit must be obtained from the Public Works Department.
7. A continuous, unobstructed path of travel, 5' wide minimum, must be provided along the sidewalk as required by ADA. The path of travel need not be in a straight line, but should be maneuverable by a person in a wheelchair.

B. Usable Open Spaces

1. New development is encouraged to create site plans that incorporate outdoor pedestrian spaces and courtyards.
2. Outdoor areas should be integrated into the site design of new developments, surrounding buildings and existing open spaces.

3. The development of these spaces should consider the site arrangement of neighboring properties, including opportunities for pedestrian connections between larger scale projects.
4. Outdoor areas should be visible from the sidewalk and street, and promote pedestrian orientation.
5. Outdoor pedestrian spaces may include both public and private improvements.
6. Open space should contain high-quality hardscape and softscape elements, such as strategically places shade structures, fountains or art work.
7. Seating should be considered in the design of open space areas.
8. Where buildings are greater than 100 lineal feet of frontage, usable open space should be incorporated into the design to break up the building massing as viewed from the street.

C. Access and Parking

1. If there is an alley, vehicular access should be from the alley.
2. On corner lots where alley access is not available, vehicular access should be from the street which is less pedestrian oriented.
3. Curb cuts should be the minimum width and number required by Zoning.
4. Common parking areas with shared access for adjacent buildings are encouraged.
5. To minimize disruption of commercial activity, service and loading should be from the alley or side street during business hours.
6. Space for landscaping should be provided adjacent to alley garage entries where feasible. Typically, pockets of landscaping can be provided between garages.
7. Consider topography and adjacent uses when siting parking areas.
8. If parking is located near or at the street, a landscape area with 3 foot-tall planting is required between the sidewalk and parking area.
9. Driveways should be located away from street intersections and to minimize conflict with traffic on public streets.
10. Include decorative paving materials and use of color in sidewalk pavement areas at pedestrian/automobile contact zones.
11. Minimize pedestrian and automobile conflict by incorporating a dedicated pedestrian pathway through the parking lot area in larger projects.

D. Parking Structures

1. Where appropriate, parking structures should be lined with retail or other commercial uses at the ground level.
2. Landscaping or open space areas should be provided between the street and the parking structure when commercial uses are not feasible.
3. Parking structures should be designed with as much care and interest as any other structure. Special attention should be paid to elevations, including screens, marquees or other architectural elements to enliven the façades of the parking structure.

E. Landscaping

1. Provide landscape design complementary to site and building design in all open spaces on the site.

F. Walls and Fences

1. Use of walls and fences at street side of commercial properties are discouraged.
2. If a wall or fence is necessary, it should be fully integrated into the project design.
3. Utilize planting instead of site walls wherever possible.

G. Retaining Walls

1. Minimize the use of retaining walls to modify landform.
2. Use decorative material that complements the landscape design or the building.

H. Screening

1. Mechanical equipment should be placed out of public view. If equipment is located on the roof, it should be fully screened by a parapet or other method of integral to the overall roof and building design.
2. Trash bins should be stored out of public view in a designated trash enclosure which is integrated into the design of the project.

3.3.2 Mass and Scale – New projects should fit well with surrounding building fabric. While new proposals need not copy existing development mass and scale should respect adjacent building context.

- A. Relate new buildings (especially if larger than existing context) to existing adjacent buildings through use of proportion, transition, or other design feature(s).
- B. Building heights should follow existing topography.
- C. Provide for stepped retaining walls and/or minimize the use of retaining walls to alter grades.
- D. Identify open space, building solid and void, overall configuration in relation to overall concept, relationship to adjacent structures and best functional project design.
- E. Typical development patterns along the street vary from 50 to 100 feet. Building massing and articulation should reflect the development pattern of the neighborhood. To provide compatible massing with surrounding residences and human scale, long, continuous segments of building walls facing the public street should be avoided. Provide a break in massing or architectural solution to break up the massing as viewed from the street.

- F. As new development is often larger in size and mass than existing neighboring structures, a building may need to be expressed as a series of separate volumes. A variety of architectural strategies can be used to express or break up the massing of a building including: variations in building height, setbacks and stepbacks, recessed volumes, or breaking up the overall mass into separate forms.
- G. New projects can be larger than existing development, provided the mass and scale of the new proposal is appropriate and transitions well to the existing context.
 - a) Provide an appropriate massing concept for proper fit into the neighborhood.
 - b) Design of larger buildings should diminish apparent size and scale, especially as viewed from the street.

3.3.3 Design and Detailing – The design and detailing of the building is paramount to a quality environment. Detailing and choice of materials should reinforce the overall project design. Architectural design elements, details and materials should be consistent throughout a project, recognizing that a building is 3 dimensional and must be well designed on all sides.

A. Entryways

1. Face building entrances and opening onto the sidewalk to promote pedestrian activity.
2. Recess building entries for visual interest and to provide a sense of arrival to the structure.
3. Provide maximum transparency (windows, pedestrian entrances) on first floor façades, with the objective to obtain 50% transparency in this pedestrian area.

B. Windows

1. The ground floor along the street in commercial districts should be lined with commercial storefronts.
2. In order to provide an open and active streetfront, provide a minimum of 12-foot floor to floor height for the ground floor. Consider providing 15 foot floor to floor height in pedestrian-oriented areas.
3. Face display windows toward the sidewalk to create visual.
4. Design windows to coordinate with the architectural design of the building.
5. Use of opaque and reflective glass surfaces is discouraged.
6. Use of “security bars” is discouraged, especially along the street front.

C. Finish Materials

1. Reinforce overall building design with high quality design and detailing.
2. Change materials on building façades to create an overall component of color and variety to maintain human interest.
3. Use high quality materials, especially on the ground floor facing the street.
4. “Wrap” finish materials around exterior corners (to be terminated at an inside corner) to alleviate the appearance of a “wall paper” application.

5. Use of exposed concrete masonry units and split faced concrete masonry units is discouraged as a primary building material.

D. Wall Thickness

Expression of wall thickness can be achieved by providing recessed windows and entries to exaggerate wall thickness.

E. Color

1. Provide a color and materials that work well together and complement the building and site design.
2. Use of the following colors/materials is discouraged:
 - a) Highly reflective materials and colors, especially those that produce glare.
 - b) Garish or overly bright colors.

F. Awnings

1. If awnings are proposed, they should be designed to coordinate with the architectural style of the building, generally avoiding long and continuous treatments.
2. A solid color with matte finish is recommended rather than bright colors, unless used sparingly as an accent.

G. Paving Materials

1. Use of decorative paving treatments is encouraged at building entrances, walkways and at automobile and pedestrian contact zones.
2. Keep paving patterns simple and relate to the architectural theme of the building.
3. Appropriate paving materials include masonry block pavers, brick, stone, granite, concrete and ceramic tile.
4. Textures concrete finishes and/or integrally colored surfaces may be enhanced by scoring or accented with contrasting paving materials.
5. Relate color(s) to the color scheme of the building.
6. Use of soft paving materials (i.e., Grass Crete) is encouraged when appropriate to the site.
7. Concrete bands may be used to define the edge as a transitional tool between differing materials.

H. Roof Forms

1. Use roof line configurations to provide visual interest and de-emphasize a building's mass.
2. Roof forms should be consistent with the building design style.
3. Continue any decorative roof treatments, such as parapet details or coping, around the building or terminate in a logical manner. Using decorative roof treatments only in locations that are visible from a street or alley view is not appropriate.

3.4 SUBURBAN CORRIDOR

3.4.1 Site Planning – Site Planning involves a careful analysis of the opportunities and constraints of the site. The components of site development extend beyond building placement and configuration, including topography, surrounding uses, retaining walls, landscape design, hardscape considerations, and parking.

A. Building Location

1. Regardless of building location, ground floor facing the street shall have an open appearance.
2. If the proposal is for a corner site, the building should be located at or near the corner.
3. Coordinate building improvements with trees, bus stops and other elements in the public right of way.

B. Usable Open Spaces

1. Consider exterior open space at or near the street to enhance the pedestrian experience, but allow flexibility for open space for new development.
2. Well-planned, exterior open space with well-designed landscaping is important to the overall project design.

C. Parking Location

1. Parking may be in front or behind the building.

D. Landscaping

1. Landscaping should be provided near sidewalk to improve pedestrian experience.
2. Provide a landscape buffer between sidewalk and surface parking.
3. Provide sufficient landscaping between commercial development and adjacent residential zones.

E. Retaining Walls

1. Provide for stepped retaining walls and/or minimize the use of retaining walls to alter grades.

3.4.2 Mass and Scale – New projects should fit well with surrounding building fabric. While new projects need not copy existing development, mass and scale should respect adjacent building context.

- A. As new development is often larger in size and mass than existing neighboring structures, a building may need to be expressed as a series of separate volumes. To provide compatible massing with surrounding residences and a human scale, long continuous segments of building walls facing the public street should be avoided.
- B. New development should reflect the existing development pattern. Buildings greater than 100 lineal feet of frontage should include significant breaks and/or sufficient architectural interest to reflect existing development pattern.
- C. New development shall have greater architectural interest than existing buildings. Surface detailing should not serve as a substitute for well integrated and distinctive massing.
- D. Encourage buildings with varying roof heights, allowing for architectural elements that may exceed base height where appropriate. Architectural elements may be usable space (floor area) and should be limited to a percentage of overall floor area. This will promote different roof heights, allow view corridors to occur and discourage large, solid walls, particularly on wide properties.
- E. Building heights should follow existing topography.
- F. Provide for stepped retaining walls and/or minimize the use of retaining walls to alter grades.
- G. Building massing should assist in providing effective transitions between commercial and residential zones.

3.3.3 Design and Detailing – The design and detailing of the building is paramount to a quality environment. Detailing and choice of materials should reinforce the overall project design. Architectural design elements, details and materials should be consistent throughout a project, recognizing that a building is 3 dimensional and must be well designed on all sides.

- A. Encourage a variety of architectural styles. Continue to allow the street to have an eclectic feel. Do not prescribe building location, style, open space, etc.
- B. New development should have greater architectural interest. A variety of shapes and forms and variation in roof height and form is also important.
- C. Provide effective transitions between commercial and residential zones. This could be in the form of well-designed building envelopes, and/or providing sufficient landscaping as a buffer.
- D. The ground floor of all buildings shall be well-crafted, using quality materials. Elevations that face the street should be open and transparent toward the street, even if set back on the site.

E. Entryways

Entry design should be evident while well integrated into overall buildings.

F. Windows

Utilize aluminum or commercial quality storefront for all commercial buildings.

G. Finish Materials

Utilize quality materials throughout the development. Use a change in materials to emphasize design features.

H. Wall Thickness

Window design should be appropriate to the architectural style. For traditional style building, provided sufficient wall thickness to allow windows to be recessed. For modern or contemporary building, flush windows are also appropriate.

I. Color

Colors for buildings and structures should be natural colors. Use of warmer tones rather than cool colors is encouraged.

J. Awning

Awnings may be used to provide shade and identify entries. Canvas awnings are appropriate, but other materials are also encouraged, depending on the architecture and details of the building.

K. Paving Materials

Decorative paving should be used for walkways as well as outdoor areas. Permeable paving is encouraged.

Chapter 4

IMPLEMENTING THE VISION: MULTI-FAMILY RESIDENTIAL AND MIXED-USE DESIGN GUIDELINES

4.1 IMPLEMENTING THE VISION – MULTI-FAMILY RESIDENTIAL/ MIXED USE DESIGN GUIDELINES

The design guidelines are intended to convey overall best practices. These are additional to specific guidelines tailored to a specific place or neighborhood. However, conditions vary from site to site, and there may be a more appropriate solution that is in conflict With or is not included in the guidelines. ***Innovative design solutions that are consistent with the spirit of the design principles identified in this document will be considered and encouraged.***

4.1.1 Site Planning - Site planning involves a careful analysis of the opportunities and constraints of the site. The components of site development extend beyond building placement and configuration, including topography, surrounding uses, retaining walls, landscape design, hardscape considerations, and parking.

A. Building Location

1. Consider relationship to adjacent buildings, topography, and sunlight.
2. Coordinate setbacks with the building design and streetscape. Consider prevailing setback of buildings on the street as well as code requirements.

B. Solar Design

1. Design to maximize options for passive and active solar heating and cooling. Provide access to sunlight while employing common-sense techniques to increase energy conservation and interior comfort.
2. Any design features for advantageous passive or active solar design must be fully integrated into the overall design of the structure.
3. Provide for passive solar design by:
 - a. carefully orienting building walls, window openings;
 - b. windows and roof details on a site in response to sun patterns
 - c. generous roof overhangs or other shading devices especially at south and west facing elevations

C. Yards and Usable Open Space

1. Integrate outdoor areas into the site design of new developments, surrounding buildings and existing open spaces.
2. Allow flexibility for open space for new development.
3. Common open space should be easily accessible to all units. In larger projects, consider providing more than one distinct outdoor space.
4. Common open space should transition to private open space in a layered fashion for best usability.

D. Garage Location and Driveways

1. Vehicular access and parking should be secondary or subordinate to the homes they serve.
2. Vehicular access should be from an alley wherever possible

3. Driveways and curb cuts should be the minimum width and number allowed by zoning to minimize pedestrian conflicts.
4. Fully integrate the garage within overall structure.
5. Driveways should be located away from street intersections and to minimize conflict with traffic on public streets.
6. For structures with 4 units or more, parking should be separated from the street by an active use (residential or commercial) and should not be visible from common open space.
7. For structures with 4 units or more, parking should be located behind, under or on the side of buildings, not visible from any street. Garages on the back half of the lot or screened from view by housing units or landscaping are strongly encouraged.
8. Pedestrian access to subterranean parking should be from the common open space. Elevators and stairs to subterranean parking shall be incorporated into the building design rather than be freestanding elements.

E. Landscape Design (Including Hardscape)

1. Provide landscape design complementary to building design in all required setback areas.
2. Provide appropriate landscaping on hillsides to minimize the visual impact of new construction and grading, and to complement the overall site design.
3. Particular consideration should be paid to existing Oak, Bay Laurel and Sycamore trees. Appropriate landscaping should be used below the canopies of these trees.
4. All landscaping shall be drought tolerant. Minimize use of turf.
5. Space for landscaping should be provided adjacent to alley garage entries where feasible. Typically, pockets of landscaping can be provided between garages.
6. Permeable paving systems are strongly encouraged. In addition, “Hollywood” style driveways, where the tracks for the car are separated by strips of green lawn or gravel also reduce stormwater runoff.
7. Include decorative driveway paving materials.
8. For common areas above grade:
 - a. Landscaping should be designed at a depth to allow planting to grow to full maturity.
 - b. A minimum of 20% of planting must be within 9 inches of the finish floor in order to provide a more natural sensibility and to prevent crowding in the outdoor space.
9. Minimize stormwater runoff:
 - a. Site design should maximize water permeability by reducing paved areas (hardscape), use of permeable paving materials, and preserving open space drainage ways when feasible.
 - b. Avoid large continuous paved areas.
 - c. Consider use of permeable paving materials such as ungrouted brick pavers or interlocking paving systems in which grass can be grown.
 - d. Consider conveying stormwater from building roofs to an on-site drainage system, such as french drains, detention basins, bioswales, or into planted areas.

F. Walls and Fences

1. Front yard fences and walls are discouraged. Use decorative material. Materials such as wood, wrought iron, and stone should be used for walls and fences. Use of vinyl or other plastic material is strongly discouraged.
2. Security gates and fences are not encouraged, and should be located behind the street face of adjacent buildings, i.e. security gates shall not align with or protrude beyond the street face of the adjacent structure.
3. Design of all gates and fences should be compatible with building and site design, and have a high level of transparency.
4. Walls and fences should be designed in a style, material, and color that complement the overall building and/or site design.
5. Natural colors and/or colors consistent with the architectural design are encouraged.
6. Both sides of all perimeter walls or fences should be architecturally treated.

G. Retaining Walls

1. Minimize the use of retaining walls to modify landform.
2. Use decorative material such as natural stone, poured in place concrete, or other quality materials.

H. Mechanical and Plumbing Equipment

1. Locate mechanical equipment and supplemental functions (i.e., trash storage) away from the street and screened from view in ways that are integrated into the building and site design.
2. If mechanical equipment is located on the roof, required screening shall be fully integrated into the building design, and not appear as an afterthought.

I. Trash Location and Enclosure

Trash receptacles should be screened from view. In development with 4 or more units, enclosed common trash areas must be provided in sufficient quantity to accommodate all refuse generated. In developments with less than 4 units per lot, trash receptacles should be stored out of public view. Adequate space for separate recycling bins should be provided.

J. Lighting

1. Minimize impacts on neighbors and maintain design quality.
2. Lighting should be incorporated into the building and landscape design to provide ambience, safety and security.
3. Exterior lighting should be designed for specific tasks, including illumination of paths, entry ways, parking, streets and common areas.

4. Height of light poles should be appropriate in scale for the building or complex and the surrounding area. Lights that are mounted on poles or posts should be only as tall as is needed to accomplish their particular task and are encouraged to be a maximum of 12'.
5. Fixtures and poles/posts should be consistent throughout the project. Light fixtures should be designed or selected to be architecturally compatible with the main structure and overall design or historic building, if applicable.
6. Lighting should be designed to provide appropriate light levels in for each area without unnecessary spillover or glare onto adjacent properties, or into the night sky.
7. Uplighting of building elements and trees are effective and attractive lighting techniques that are strongly encouraged.

4.1.2 Mass and Scale – New projects should to fit will with surrounding building fabric. While new proposals need not copy existing development mass and scale should respect adjacent building context.

A. Relate Buildings to Existing Context

1. Identify open space, building solid and void, overall configuration in relation to overall concept, relationship to adjacent structures and best functional project design.
2. Relate new buildings (especially if larger than existing context) to existing adjacent buildings through use of proportion, transition, or other design features.
3. Typical development patterns along the street vary from 50 to 100 feet. Building massing and articulation should reflect the development pattern of the neighborhood. To provide compatible massing with surrounding residences and a human scale, long, continuous segments of building walls facing public streets should be avoided.
4. As new development is often larger in size and mass than existing neighboring structures, a building may need to be expressed as a series of separate volumes. A variety of architectural strategies can be used to express or break up the massing of a building including: variations in building height, setbacks and stepbacks, recessed volumes, and other strategies to provide a response compatible with neighboring.
5. New projects can be larger than existing development, provided the mass and scale of the new proposal is appropriate and transitions well to the existing context.
 - a. Provide an appropriate massing concept for proper fit into the neighborhood.
 - b. Design of larger buildings should diminish apparent size and scale.

B. Architectural Formal Concept

1. Each building or project should have a governing architectural idea that governs massing and design decisions. Architectural concept should be appropriate to site and concept and executed with rigor and consistency.

2. Massing of the project should reinforce the overall architectural concept.

C. Outdoor space

1. Create a comfortable, usable outdoor space easily accessed from all units.
2. Common open space shall be incorporated into the overall site and building design while enhancing the overall site, streetscape and view of project from public ROW.
3. The common open space shall be a size, scale and proportion to maximize benefits of light and air by insuring the ground plane is at least partially lit with direct sunlight for part of the day, and provide usable open space for building residents.
4. Where feasible, common open space should be oriented to receive maximum exposure to the southern sky and buildings should be massed to maximize the exposure of neighboring buildings to light and air.
5. Open space and/or courtyards should be visible from the street. The entrance way to the courtyard from the street is encouraged to be at least 12' wide to provide visibility. All fences and gates to courtyard spaces should provide a minimum of 70% visibility and openness in design.
6. Courtyards are encouraged as they provide protected common open space large enough to be usable by residents, however, each building design should maximize opportunities of the specific and unique site configuration.
7. Public, communal and private open spaces should be clearly distinguishable from one another, but may be arranged adjacent to one another for maximum effect. Private patios may be located in a courtyard or in front yards facing the street if they are defined by a low wall (36" max.) or hedge.
8. Partial courtyards or open space adjacent to parking lots should be screened by a minimum 5' wide landscape zone.

D. Relate Buildings to Existing Topography

1. Building form and profile should follow existing topography.
2. Minimize the use of retaining walls to alter grades. Where retaining walls are necessary, they should terrace with the existing topography as much as possible.
3. **Transition to Single Family Neighborhoods** - Portions of multi-family buildings that face or are directly adjacent to single family homes should provide a meaningful transition to neighboring context.
4. **Privacy** - The privacy requirements in the Zoning Code are critical to quality of life in multi-family housing.

E. Scale and Proportion/ Monumentality

1. A project can be designed to make it appear more monumental or to help diminish the apparent size and scale of its mass.
 - a. Placement of building forms in relation to one another, emphasis of horizontal and vertical elements, size scale and placement of entries,

doors, windows and other architectural elements all contribute to the perceived mass and scale of the project.

- b. Proper use of design elements make it possible for projects varying in size to be designed to visually fit into the surrounding context.
2. Proper location and configuration of entries, prominent building elements and features should relate to overall building concept as well as neighborhood pattern, site configuration and slope, relationship to streets and corners, and to and from the site.
3. Differentiating the building with a hierarchy of architectural elements can also assist achieving a balanced proportional relationship within the project itself, and to the surrounding context.
4. Over-scaled or 2-story monumental entries are discouraged.
5. Side yard setbacks should be varied where possible to help create different sized yards and private patio areas. This variation maximizes the use of land and enhances dwelling privacy.
6. Surface detailing should not serve as a substitute for well integrated and distinctive massing.

F. Roof Forms

1. Use roof line configurations (i.e., shed, gable, hip, flat) to reinforce the overall architectural idea. In some cases, variation of the roof form, heights etc, can provide visual interest and provide appropriate scale and proportion for the structure.
2. Roofs on a building and its garage should be consistent, employing the same roof type (hipped, gabled or flat), slopes and materials.
3. Superficial roof forms, such as mansards, affixed to the buildings typically are not found on well-designed buildings, and are strongly discouraged.
4. Roof forms should be consistent with the building overall building design.
5. Continue any decorative roof treatments around the building or terminate in a logical manner.

4.1.3 Design and Detailing - The design and detailing of the building is paramount to a quality environment. Detailing and choice of materials should reinforce the overall project design. Architectural design elements, details and materials should be consistent throughout a project, recognizing that a building is 3-dimensional and must be well-designed on all sides.

A. Overall Design and Detailing

1. To maintain a high level of design, the architecture of any multi-family housing project or complex should reflect a common vocabulary of building massing, forms, and elements and materials, while at the same time express architectural variation.
2. Design and Detailing shall enhance the overall architectural idea and be consistent around the building.
3. A variety of architectural designs and styles are encouraged. While there is no preferred design style, new designs should consider the existing context.

- B.** On corner lots, the sides of buildings should be planned so both façades enhance the street and are oriented to the pedestrian. A street façade should never look like a building “side” or “back”.
- C.** Buildings should be designed in three dimensions so all façades, including any courtyard elevations, are thoughtfully designed from the “outside-in” as well as the “inside out”.
- D.** Where buildings are adjacent to an alley, building elevation should be well-designed, recognizing that this side of the building will be in public view. Alley elevations should not be treated as a building rear or blank façade.
- E.** Detailed façade elements enable a building to provide a human scale. However, exaggeration of detail or use of generic, applied or foam details can create a cartoon-like appearance that is not consistent with quality design. Foam details shall not be used.
- F.** Entrances and windows, not garages, should be the dominant elements of the front façades. Window and door placement, size, material and style should help define a building’s architectural style. Careful attention should be given to the exterior as well as interior pattern of windows.
- G.** Balconies are most attractive and useful when integrated into the architecture of the building. Balcony railings should be well designed and crafted, and consideration should be given to screen items stored on the balcony from view.
- H.** Stairways, fences, and other accessory elements should be well integrated with the architecture of the building. These elements can also serve to enliven the building design and should be of quality materials.
- I.** Fences in particular should respond to the fabric of the neighborhood, and have a high level of transparency when visible from the street.

J. Entryways

1. All pedestrian and vehicular entries should be incorporated into the overall building design, well defined, and designed for maximum pedestrian orientation and street presence. Ground floor units should have direct access from defined entries facing streets or courtyards.
2. Entries should be well defined. For example, stoops, and porches can be used to provide a transition from public/outdoor space at the unit entry. All architectural strategies, and elements should reinforce the overall architectural design.
3. When the living room of a unit faces the street, the unit’s primary entry should be from the street to provide eyes on the street, and activate the street frontage.

4. For units that face the street, entries and living spaces, such as living rooms and dining rooms, should be oriented toward the street. Where units are configured around a common open space, entries and living space should be oriented toward common open space.
5. Face building entrances and openings toward the front property line.
6. Recess or otherwise articulate building entries for visual interest and to provide a sense of arrival to the structure.
7. Entries should not be overscaled. Two- story entries are discouraged. Entries should be properly scaled and integrated into the overall architecture of the structure.

K. Windows and Doors

1. Design windows and doors to coordinate with the architectural design of the building. Window and door type, material, shape, and proportion should complement the architectural design.
2. Details of windows and doors should reflect the overall design idea of the building, be well crafted and constructed of high quality materials.
3. If a window contains divided lights (multiple panes), 3 dimensional grids, as viewed from the exterior, are required. Maximize daylighting and views through window placement and design.
4. Use of “security bars” is discouraged, especially along the street front.
5. Window articulation, such as sills, trim, kickers, shutters, or awnings, should be employed where appropriate to the architectural style to improve the façade of the home.
6. To enhance privacy, windows on side elevations of adjacent homes should be staggered whenever possible. Windows should not be positioned directly opposite of windows in an adjacent structure.
7. To prevent wall surfaces from being monotonously flat and where appropriate to the architectural style, windows should be inset from building walls to create shade and shadow detail. Windows and doors typically should be recessed 1.5 to 2 inches from the face of the finished exterior wall. However, in some contemporary design, a window or storefronts designed to be flush with the exterior finish.
8. EPA “Energy Star” labeled windows with low-e coatings are encouraged.

L. Finish Materials

1. All façades of a building should employ a palette of materials which work well together and complement the overall building design.
2. All materials should be durable and of a high quality. Materials that are short lived, or insubstantial should be avoided (for example, unfinished wood for exterior use.)
3. Stucco should have a smooth finish, such as a smooth trowel or fine sand float finish. Textured, lace or rough sand finishes are not acceptable.
4. Painted surfaces should use colors that reinforce the architecture of the building and are compatible with natural materials used in the overall project.
5. Use of indigenous material, such as native rock or stone is encouraged.

6. Reinforce overall building design with high quality design and detailing.
7. Change materials on building façades to enhance the overall design, creating visual interest.
8. Use high quality materials, especially facing the street.
9. “Wrap” finish materials around exterior corners (to be terminated at an inside corner) to alleviate the appearance of a “wall paper” application.
10. Design compatibility can be aided by selecting finish materials with similar textures, color and proportions as depicted on adjacent structures.
11. Materials should be utilized that reduce the transfer of heat into and/or out of the building.
12. Recycled content materials, such as wood substitutes, recycled concrete, and asphalt, as well as non-toxic materials, should be used whenever possible.

M. Wall Thickness

Expression of wall thickness can be achieved by providing recessed windows and entries to exaggerate wall thickness.

N. Color

1. Use colors compatible with adjacent structures and natural environment (earth tones are encouraged).
2. Use contrasting colors with deep hues and dark colors as accents.
3. Use of the following colors/materials is discouraged:
 - a. Highly reflective materials and colors, especially those that produce glare
 - b. Large expanses of dark colored surfaces
 - c. Bright or garish colors

O. Paving Materials

1. Use of decorative paving treatments is encouraged at building entrances, walkways and at automobile and pedestrian contact zones.
2. Provide permeable paving wherever possible.
3. Keep paving patterns simple and relate to the overall architectural design of the building.
4. Appropriate paving materials include masonry block pavers, brick, stone, granite, and concrete.
5. Textured concrete finishes and/or integrally colored surfaces may be enhanced by scoring or accented with contrasting paving materials.
6. Relate colors to the color scheme of the building.
7. Use of soft paving materials (i.e., Grass Crete) is encouraged when appropriate to the site.
8. Concrete bands may be used to define the edge as a transitional tool between differing materials.

P. Equipment/ Trash Location and Enclosure

1. Any equipment, whether on the side of a structure or on the ground, should be screened. Screening should be architecturally compatible in terms of materials, color, shape, and size.
2. Trash shall be in an accessible location yet out of view.
3. Rain gutters, downspouts, vents, and other roof protrusions should be appropriately placed and to complement the adjacent materials and/or colors.
4. The design of ancillary structures (guest houses, cabanas, barns, storage sheds, etc.) should be architecturally compatible with the main structure through the use of wall and roof forms, materials, architectural detailing, fence or wall connections, and landscaping.
5. New electrical, telephone, cable television, and other distribution lines and mechanical equipment should be placed underground.
6. Utility connections located above ground should not interfere with or adversely impact access, visibility, appearance, or the character of the structures near which the connections are located and should be screened with landscaping.