Laguna Niguel
CALIFORNIA

OBJECTIVE DEVELOPMENT & DESIGN STANDARDS MANUAL

November 2023

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SECTION 1. INTRODUCTION

In accordance with Laguna Niguel Municipal Code (LNMC) Section 9-1-95, this Objective Development and Design Standards Manual (Manual) provides a range of objective standards for multifamily and mixed-use residential development projects that qualify for streamlined ministerial approval under state law.

The purpose of objective standards is for applicants to know beforehand what requirements apply to a proposed development and for the applicant to be able to design a project that meets those requirements before submittal. These standards are intended to yield development projects that feature elevated design and architecture and foster an enhanced quality of life through the built environment.

This Manual includes site design and architectural requirements for qualifying multifamily and mixed-use residential projects based on Laguna Niguel's character, aesthetics, and the quality of the built environment. These objective standards are numeric and/or quantifiable and can be measured as opposed to subjective standards, which require interpretation. Eligible residential projects are required to meet these objective standards. Alternatively, applicants continue to have the opportunity to pursue design flexibility beyond these objective standards under the City's current discretionary review process.

The objective standards are to be utilized during the City development review process to achieve the highest level of design quality, while at the same time allowing for some flexibility necessary to achieve site and building design creativity. All projects will be evaluated and analyzed on their adherence to the objective standards through a design review process that includes a mandatory checklist of applicable objective standards. To satisfy the design review requirements, a project must demonstrate how it complies with the applicable standards.

The Manual organizes these topics into the following broad categories:

- Section 2: General & Site Design Standards
- Section 3: Building Form & Design Standards
- Section 4: Architectural Style Standards
    - Craftsman
    - Modern Farmhouse/Ranch

SECTION 2. GENERAL & SITE DESIGN

Site design refers to the arrangement and relationships between buildings, parking areas, common and private open space, landscaping, pedestrian connections, and other ancillary site development. Projects shall also follow the applicable objective requirements of the base zone it is located in, such as setbacks, hillside development standards, parking, and building height.

2.1 GENERAL REQUIREMENTS

a. In addition to complying with this Manual, eligible projects shall conform to all regulations and provisions in the Laguna Niguel Municipal Code (LNMC), Specific Plan(s), and the Laguna Niguel General Plan (including density as determined by the unit capacity of the applicable subprofile area). Except as otherwise required under state law, where standards conflict, the more restrictive applies.

b. Minimum Affordable Housing Requirement: The greater of (1) whatever affordability requirement is imposed by state law and (2) whatever affordability requirement is imposed by the City through an inclusionary-housing ordinance.

2.2 SITE PLANNING AND ORIENTATION

Site planning and orientation shall meet the following standards:

a. The frontage of any primary building(s) shall be oriented to the primary street. For larger sites with multiple buildings, entries may also be oriented to face internal common open space and landscape paseos.

b. Excluding the primary building(s) and required access driveway from the public right-of-way, the remainder of the project frontage shall consist of landscaping.

c. The minimum distance between buildings shall be 10 feet for a single story building. The minimum distance shall increase by 10 feet for each additional story over three (3) stories.

d. Pedestrian walkways shall connect residential units to areas throughout the site, including vehicle parking areas, bicycle parking areas, common open space, waste and recycling enclosures, and other amenities.

e. Pedestrian walkways shall be provided with a minimum width of five (5) feet. Pedestrian walkways shall be constructed of firm, stable, and slip-resistant materials such as poured-in-place concrete (including stamped concrete), permeable paving, or concrete pavers.

f. Windows on facing buildings shall not directly align with one another on site if located opposite each other within a courtyard and less than 40 feet distance between them.

g. The following off-site generators of pedestrian movements shall be identified and connected via a sidewalk or other pedestrian priority way to the pedestrian circulation system:

- Parks, and open spaces, including paseos.
- Schools – public or private.
- Shopping centers.
- Bus stops.

h. Exterior stairwells shall not be directly visible from the street. Exterior stairwells shall be oriented to interior spaces, such as plazas and gathering areas, parking areas, and pedestrian pathways.

i. Loading and service areas, if proposed, shall be screened from view from the public right-of-way and shall be located behind a building(s).

2.3 VEHICULAR ACCESS AND PARKING

Vehicular access and parking shall meet the following standards:

2.3.1 ACCESS AND DRIVEWAYS

a. A maximum of one (1) vehicular access point from the street is permitted per 200 lineal feet of street frontage.

b. Parking areas shall have an internal circulation system that interconnects drive aisles and parking without requiring street reentry.

c. On-site guest parking shall be included within the parking area provided for residents, and labeled as guest parking.

d. Vehicular driveways with access to the public right-of-way shall have sidewalks and pedestrian connections on both sides of driveway.

e. Entry driveways connecting public streets to the interior of the site shall use enhanced paving treatment with patterned and/or colored pavers, brick, or decorative colored and scored concrete, a minimum of 12 feet deep, and spanning the width of the driveway.

f. Where a pedestrian walkway intersects with a vehicle accessway, enhanced paving treatment using patterned and/ or colored pavers, brick, or decorative colored and scored concrete shall be used. Pedestrian crossings shall feature enhanced paving with a minimum width of five (5) feet, and span the length of the intersecting drive area.

g. Gated or other controlled entrances to parking facilities (gates, doors, etc.) shall be designed in accordance with LNMC Section 9-1-35.25.

h. Vehicle parking areas shall be located, oriented, and/or screened to prevent visual intrusion of vehicle lights into residential units or their usable outdoor space. Where parking areas are located within 15 feet of a residential unit, they shall be located within a garage, carport, or parking structure, or screened by a solid wall, fence, or landscaping at a minimum of 42 inches in height.

2.3.2 SURFACE PARKING

a. Parking lots shall be placed to the side or rear of buildings. There shall be no vehicular parking between the project's primary frontage and first building(s) with residential units.

b. A minimum of one (1) landscaped finger island shall be provided per every 10 uncovered spaces. Landscape planters shall be not less than five (5) feet in width. This standard shall not apply to the applicable parking spaces that are covered by shelters (carports).

c. All end parking stalls shall be adjacent to landscape planters, not less than five (5) feet in width.

d. Where parking lots accommodate over 40 cars, they shall be broken up into segments or modules of less than 40 spaces by means of intervening landscaping planters and access drives in order to avoid large unbroken expanses of paved area.

e. Parking spaces shall be separated from buildings by a pedestrian sidewalk, minimum five (5) feet in width, and a landscape planter area, minimum of seven (7) feet in width.

f. A minimum of one (1) tree shall be provided for every five (5) uncovered spaces. Trees may be planted in landscape planters (see provision a. above) or diamond tree wells. Trees shall be planted evenly (i.e., equal on-center spacing) throughout the parking area. This standard shall not apply to the applicable parking spaces that are covered by shelters (carports).

g. When trees are required, canopy trees shall be used in parking areas to reduce the impact of large expanses of paving, to provide shade, and to reduce glare and heat buildup. These trees shall have a 30-foot to 40-foot canopy potential and be sized at 24-inch box or larger at the time of installation.

h. Parking stalls shall be marked by double or hairpin stripes. Other parking lot demarcation requirements shall be in accordance with the provisions contained in the parking regulations portion of LNMC.

i. Parking areas shall be fully screened from neighboring properties. Screening may be accomplished through building placement, landscaping, fencing, or some combination thereof. Landscaping for screening purposes must be no less than five (5) feet in width from the back of sidewalk or street curb to the parking lot paving (whichever is greater) and shall be no less than 42 inches within 12 months of planting.

j. Where stalls are perpendicular to walkways or landscaped areas, such walkways or landscaped areas shall be made at least two (2) feet wider than the standard width in order to accommodate front of vehicle overhangs.

2.3.3 RESIDENTIAL GARAGES

a. Garages shall be accessed internally to the site by an access driveway. Garage doors shall be oriented internally within the project site and screened from offsite view from the public right-of-way.

b. Garages shall be equipped with an automatic door opener and a roll-up sectional or similar garage door which does not extend onto the apron or drive aisle.

c. Garage doors shall be recessed a minimum of 12 inches from the exterior wall plane to accentuate shadow patterns and visual relief.

d. Garages shall be designed in the same architectural style selected by the applicant for the residential building(s). Refer to Manual Sections 4.1-4.5 for the approved architectural styles. Building materials, details, and colors for the garage shall be the same as those of the selected architectural style.

e. Where multiple garages front onto an alley or a common drive aisle, a landscaping planting pocket of at least three (3) feet by three (3) shall be provided between garage doors and planted with groundcover and a minimum 15-gallon size evergreen tree (columnar tree if space is limited).

2.3.4 PARKING STRUCTURES

Parking structures shall comply with the LNMC standards (e.g., minimum property line setbacks and height limit requirements) and the following:

a. Wrap Building Types: Residential units or retail tenant spaces (mixed-use) shall "wrap" around an above-grade parking structure on all sides. No portion of the parking structure shall be visible from beyond the project boundary.

b. Podium Building Types: Parking structures shall be subterranean (below ground floor residential and commercial units); garage walls shall not extend above finished grade. No portion of the parking structure shall be visible from beyond the project boundary.

c. Stand-Alone Parking Structure (low-rise building types only, see Manual Section 4.1): Stand-alone parking structures shall include the following:

- Location: Parking structures shall be located to the rear or side of the primary building such that the primary street frontage holds the principal building which then screens to the extent possible the parking structure.
- Exterior Façade: The exterior appearance of the parking structure shall be designed in the same architectural style as the primary building(s), as selected by the applicant per one of the approved architectural styles of this Manual (Sections 4.1-4.5). A minimum of 30% of the parking structure's exterior elevations shall consist of two (2) or more of the distinctive façade materials of the primary building(s) (excluding stucco or plan concrete), such as decorative tile, brick, stone, wood, fiber cement, or composite wood or stone.
- Landscaping: Excluding the parking structure access driveway(s), the perimeter of a stand-alone parking structure shall include a minimum 10-foot wide landscape planter area on all sides to soften the structure's appearance. The width of the landscape planter shall be increased to a minimum of 20 feet if located adjacent to a boundary property line. A minimum 24-inch box size evergreen trees shall be planted at a maximum spacing of 30 feet on-center along the structure's perimeter.

If any portion of the parking structure is visible from the public right-of-way and does not include a distinctive façade material as described above, vine plantings, minimum five (5)-gallon size, spaced a maximum of 10 feet on-center, shall be planted at the base of this elevation of the parking structure to further soften its appearance. A wire cable or metal trellis shall be affixed to the full height of this portion of the structure's façade to accommodate the vertical growth of the vine plantings.

d. Any driveway providing two (2)-way access to a parking structure shall have a minimum width of 28 feet.

e. Parked vehicles at each level within the structure shall be shielded from view from adjoining streets.

f. 300 feet shall be the maximum length of a parking aisle without being intersected by another parking aisle or driveway.

g. The parking areas of sloped floor parking structures shall not exceed a grade of 5% as measured across the width of a 90-degree parking stall. The grade of a straight internal ramp shall not exceed fifteen 15%. The grade of a circular ramp shall not exceed twelve 12% as measured at the outside ramp wall.

h. A straight one-way ramp shall be at least 14 feet in width. A two-way ramp shall be at least 24 feet in width. The minimum outside wall radius of a circular ramp shall be 36 feet.

i. Structured parking shall be designed such that all lighting is fully shielded and automobile headlamps within the structure are not visible from adjacent buildings, parcels, or streets. The minimum height of screening for automobile headlights shall be 42 inches in height.

j. All lighting standards on the upper parking level shall comply with the base zoning district height standard. If the top of the structure is visible from existing development or public vantagepoints above, the upper parking level/roof shall be designed with a non-glare surface.

2.4 COMMON AND PRIVATE OPEN SPACE

Common and private open space shall be required for all multifamily and mixed-use projects and shall meet the following standards:

2.4.1 COMMON OPEN SPACE

a. Common open space shall be purposefully designed as active or passive recreational facilities.

b. Minimum of 150 square feet of common open space on-site per unit. Minimum setback areas shall not be used to satisfy common open space requirements.

c. In projects containing fewer than 10 units, the common open space shall have a minimum width and depth of 25 feet.

d. Where the required common area is 3,000 square feet or more, the space may be divided among multiple areas, subject to, at least one (1) recreation area is a minimum of 2,000 square feet in area with a minimum width and depth of 25 feet. All other areas shall be at least 750 square feet in area with a minimum width and depth of 15 feet.

e. Common open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development. Alternatively, a minimum of 15-foot-wide dense landscaping planter shall be provided as screening.

f. An area of usable common open space shall not exceed an average grade of 5%.

g. Rooftop gardens and outdoor kitchens accessible to all residents may qualify as common open space, subject to the following:

- Shall be located on the third or higher story.
- Outdoor structures associated with the useable open space, such as trellises and shade structures shall not exceed the building height limit.
- At least 15% but no more than 25% of the rooftop shall be landscaped with raised beds for gardening, or other landscaping. All required landscaped areas shall be equipped with automatic irrigation systems and be properly drained.

h. One (1) active recreational amenity shall be provided for each 30 units or fraction thereof. The following listed amenities satisfy the recreational requirements.

- Clubhouse or business center.
- Swimming pool/spa at a minimum of 15 feet by 30 feet or equal surface area (count as two amenities).

- Pocket park or community garden at a minimum of 1,000 square feet and a minimum of 50 feet in at least one (1) direction.
- Recreational courts (tennis, basketball, pickleball, or racquetball).
- Gym/weightlifting facility.
- Children's playground with play equipment.
- Dog run.

2.4.2 PRIVATE OPEN SPACE

Up to 35% of required common open space may be satisfied by private open space.

a. Minimum of 100 square feet of private open space (e.g., yards, patios) per ground-floor residential unit. No horizontal dimension shall be less than 10 feet.

b. A minimum of 30% of the residential units above the ground-floor (first story) shall include a minimum of 50 square feet of private open space (e.g., balcony, terrace, or rooftop patio). No horizontal dimension shall be less than five (5) feet.

c. For stand-alone multistory residential units (e.g., townhomes and multiplex), minimum of 300 square feet of private open space (e.g., yards, decks, patios). No horizontal dimension shall be less than 10 feet.

d. Private open space shall be accessible to only one (1) unit by a doorway or doorways to a habitable room or hallway of the unit.

e. Ground-level private open space shall be contiguous to the unit they serve. Fences or walls defining the front yard for ground-level multifamily units shall not exceed three (3) feet in height. Fences or walls defining usable rear yards for ground-level multifamily units shall not exceed six (6) feet in height.

f. Minimum setback areas shall not be used to satisfy private open space requirements.

2.5 LANDSCAPING

Landscaping shall be utilized for all outdoor areas that are not specifically used for parking, driveways, walkways, patios, or recreational space and shall meet the following standards:

a. A minimum of 15% of the total project area shall be landscaped. For purposes of this Section, "project area" means the horizontal area within the boundaries of a development project, less slope areas with a ratio of 2:1 or steeper.

b. Plants shall be grouped in high and low maintenance zones and shall coordinate with irrigation plans to minimize the use of water and the placement of irrigation tubing.

c. Minimum Tree Size: Minimum six (6) feet high at initial planting with at least 50% to be a minimum 24-inch box size. Street trees along project a frontage shall be a minimum 24-inch box in size and consistent with the existing street tree theme or designated street tree, if any. Street trees that drop pods or other fruit shall be prohibited along the public right-of-way.

d. Maximum Tree Spacing: Street trees along the street frontage shall be planted at a maximum distance of 30 feet on-center. Tree spacing in parkways, entry drives, street medians, parking lot planters, and project boundary areas shall be a maximum average of 30 feet. Trees may be planted either in irregular clusters or at equal intervals provided the preceding average spacing is achieved.

e. Minimum Shrub Size: Minimum one (1) gallon size with at least 30% to be minimum five (5) gallon size.

f. Maximum Shrub Spacing: Shrub spacing shall be a maximum of 10 feet.

g. Groundcover: Minimum four (4) inch pot size at a minimum density of one (1)-foot on-center, or other size and/or density combination to achieve 100% landscape site coverage within 18 months of planting.

h. Turf areas shall be placed in areas for recreational use only and must have a 10-foot minimum diameter.

i. Trees shall be selected following local plans, ordinances, approved planting lists, and other guidance that provides direction on tree selection based on specific issues, e.g., fire resistance and community aesthetics.

j. Provide root barrier when trees are located five (5) feet or closer to any hardscape element or building.

k. Palm trees shall only be used in community pool areas and as main entry focal points.

l. Projects shall comply with stormwater retention requirements established in the area and prepare project documents that can be reviewed with the local engineering departments.

m. Permanent automatic irrigation facilities shall be provided for all landscaped areas.

n. Decorative paving consisting of stamped concrete or unit pavers shall be employed at common areas such as pools and lounges.

o. Evergreen trees must be used to soften the appearance of blank walls and provide visual screening but shall not be a replacement for enhanced architecture.

p. No landscaping greater than three (3) feet in height shall be permissible within an unobstructed vision zone at an intersection. Unobstructed vision zones at uncontrolled, non-signalized intersections shall be located within a triangular area bounded by the curblines located 50 feet back from what would be the point of these curblines' intersection. At controlled signalized intersections, a triangle having 25-foot tangents at the curblines shall apply. For driveways, a similar unobstructed vision triangle shall be utilized featuring 25-foot tangents at the outside line of the driveway.

q. All planting beds shall be mulched with an appropriate organic material to help retard the growth of weeds and maintain the moisture content of the soil. Layers of mulch shall be two (2) to four (4) inches thick on the soil surface.

r. Raised curbs of six (6) inches shall be used to separate all planters from street, parking, and loading areas.

s. Trees and shrubs shall be placed a minimum of five (5) feet away from water meter, gas meter, or sewer laterals; a minimum of eight (8) feet away from utility poles; and a minimum of three (3) feet away from fire hydrants and fire department sprinkler and standpipe connections, unless another dimension is approved by the local authority having jurisdiction.

t. Pavers and concrete alternatives, of either decorative or permeable type, shall be required for a minimum of 10% of the hard surface of the project.

2.6 OUTDOOR LIGHTING

Outdoor lighting shall meet the following standards:

a. The outdoor lighting intensity within parking lots, driveways, pedestrian walkways, and adjacent areas shall be at least 1.0 footcandle at all points, but shall not exceed an average of 3.0 footcandles over the targeted area to be illuminated. All light sources shall be designed, constructed, mounted, and maintained such that the maximum intensity of illumination, measured 20 feet beyond the project boundary does not exceed 0.2 footcandle more than ambient conditions.

b. All light sources shall be shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel, and shall be directed downward and away from adjoining properties and public rights-of-way. Exposed lamps or light sources that are visible offsite are prohibited.

c. Low voltage accent lighting may be used to highlight trees and similar features within plazas, courtyards, walkways, and other similar outdoor areas, as long as the exposed lamps or light sources are not visible offsite.

d. Building-mounted security lighting fixtures shall not project above the eave line or roof of the building.

e. The style of lighting fixtures shall be consistent with the building's design and architectural style.

f. Street lighting within a development shall be a maximum of 15 feet high.

2.7 WALLS AND FENCES

Walls and fences shall meet the following standards:

a. Wall materials shall be decorative brick, slump stone, tile, textured concrete, stucco on masonry, or steel framing. Plain concrete block walls, chain link, wire mesh, barbed wire, or similar materials for walls/fencing are prohibited.

b. Wall caps are to be incorporated as a horizontal design element at the top of walls and should not exceed four (4) inches vertical.

c. Wrought iron or tubular steel fencing, or other transparent types of fencing shall be included within projects where there is a viewshed from the project site.

d. Walls/fences (including retaining walls, inclusive of any required guardrails) located within 10 feet of a boundary property line shared with the public right-of-way shall not exceed four (4) feet in height. Walls/fences (including retaining walls, inclusive of any required guardrails) located anywhere else on-site shall not exceed six (6) feet in height.

e. All walls/fences visible beyond the project boundary shall incorporate a landscape planter, minimum of five (5) feet in depth, in front of the wall/fence viewable offsite to soften the structure's appearance. A landscape planter, minimum of 24 inches in depth, shall be incorporated in front of the wall/fence as viewed internally from the multifamily or mixed-use project.

f. All exterior perimeter walls/fences located along public streets shall have an offset, minimum of five (5) feet deep, for every 50 linear feet of the wall/fence length.

g. All non-transparent walls/fences located internal to the project site over 42 inches in height and greater than 100 feet in length shall incorporate landscaping at a minimum width of 24 inches on each side of the wall and/or fence to soften the structure's appearance.

h. Walls/fences defining the front yard (for ground-level multifamily units within 15 feet of a property line) shall not exceed three (3) feet in height from the adjacent sidewalk.

i. Walls/fences facing an inner courtyard, that are not oriented toward a public right-of-way, shall have greater flexibility for enclosure, but shall not exceed six (6) feet in height.

2.8 TRASH ENCLOSURES

Trash enclosures shall meet the following standards:

Common Trash and Refuse

a. Trash and refuse areas shall be located within a building or incorporated into the exterior building design. Alternatively, a detached enclosure may be used, subject to the following:

- The enclosure shall be located to the rear or side of the building and located outside of view from a public right-of-way.
- Trash and recycling bins shall be located within secured enclosure and having gate or door. Enclosures shall be constructed of solid walls at least six (6) feet high and be covered with a roof or trellis at least 10 feet high.
- The enclosure shall incorporate the same materials and colors of the primary building design.
- A minimum five (5)-foot wide landscape planter area shall surround detached enclosures on three (3) sides. In addition to shrub planting, vines shall be planted at the base of the enclosure to deter graffiti and to blend the structure into the landscape.

b. A minimum five (5)-foot wide landscape planter area shall surround enclosures that are attached on one (1) side to a building. In addition to shrub planting, vines shall be planted at the base of the enclosure to deter graffiti and to blend the structure into the landscape.

c. Trash and refuse areas shall be accessible for trash collection but shall not block circulation drives near loading areas or conflict with parking.

Individual Unit Trash and Refuse

a. Individual trash containers for use by a single unit (i.e., townhouse/multi-plex) shall be stored as follows:

- Incorporated within garage areas while still maintaining minimum garage dimensions,
- Within a cabinet enclosure designed within the footprint of the home with exterior access, or
- Within a side yard of the home behind a six (6)-foot tall wall or fence.

2.9 UTILITIES

Utilities shall meet the following standards:

a. Ground-mounted mechanical, electrical, and utility equipment (including electrical transformers) shall be concealed within buildings or placed in subsurface vaults. If a utility room or vaulting is not feasible, then all utility equipment shall be purposefully screened from public view and placed adjacent to alleyways (internal streets), within parking areas, or along a secondary street a minimum of 100 feet from any corner intersection with the primary street frontage.

b. Roof-mounted equipment, including heating, ventilation, and air conditioning units, exhausts, or other utilities shall be completely screened from a horizontal line-of-sight from surrounding roadways and properties. If the building roof is visible from surrounding hillside areas, equipment shall be screened from above. Roof screening shall consist of architectural materials per the architectural style selected by the applicant for the building(s). Refer to Manual Sections 4.1-4.5 for the list of approved materials that correspond to architectural style. For flat roofs, a screen enclosure behind the parapet wall may be used if it is made to appear as an integral part of the building design.

c. Utilities, including heating, ventilation, and air conditioning units are prohibited from being located on exterior building walls.

SECTION 3. BUILDING FORM & DESIGN

Building form and design, including, massing, and façade articulation facilitates the distinction of individual units, or groups of units, through varied heights, projections, setbacks, and recesses. Materials and colors emphasize changes and hierarchy in form. Multifamily and mixed-use developments subject to this Manual shall be consistent with one of the following building types and related standards.

Low-Rise: Mixed-Use or Multifamily

Projects that do not exceed three (3)-stories, and that do not exceed 35 feet in height, are permissible as mixed-use or exclusively multifamily developments.

- Permissible Building Types:
    - Townhome/Multi-Plex (3-Plex and 4-Plex).
    - Garden-Style (multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards).
- Allowable Architectural Styes: Craftsman and Modern Farmhouse/Ranch. See Section 4 of this Manual.

Mid-Rise: Mixed-Use

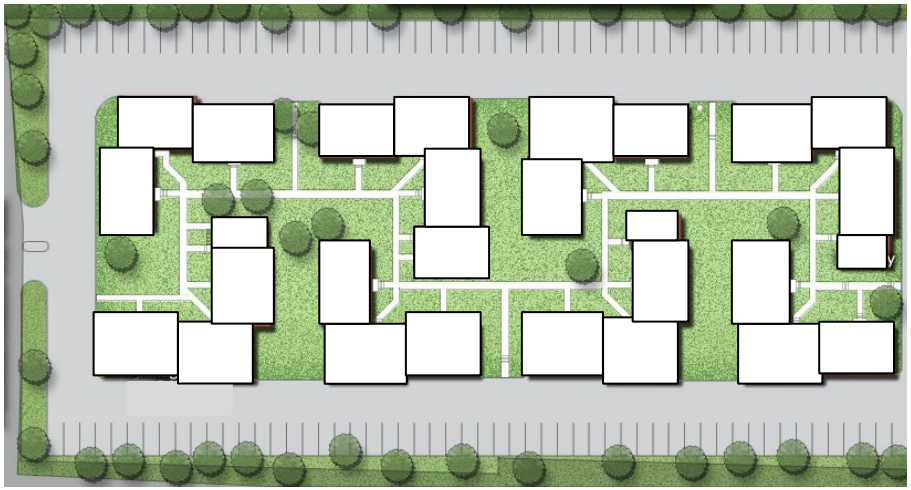
Projects that exceed three (3)-stories, or that exceed 35 feet in height, as permissible by state law or the underlying zoning designation, shall be mixed-use. Mixed-use projects shall consist of a combination of multifamily residential units and one-half of the ground floor of the development to be dedicated to commercial uses (i.e., restaurants and retail businesses).

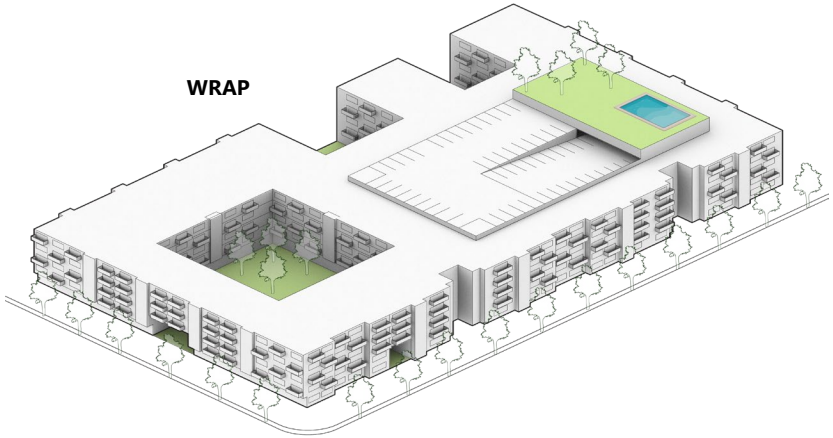
- Permissible Building Types:
    - Wrap.
    - Podium.
- Allowable Architectural Styes: Craftsman and Modern Farmhouse/Ranch. See Section 4 of this Manual.

TOWNHOME

MULTI-PLEX (3-PLEX & 4-PLEX)

GARDEN-STYLE

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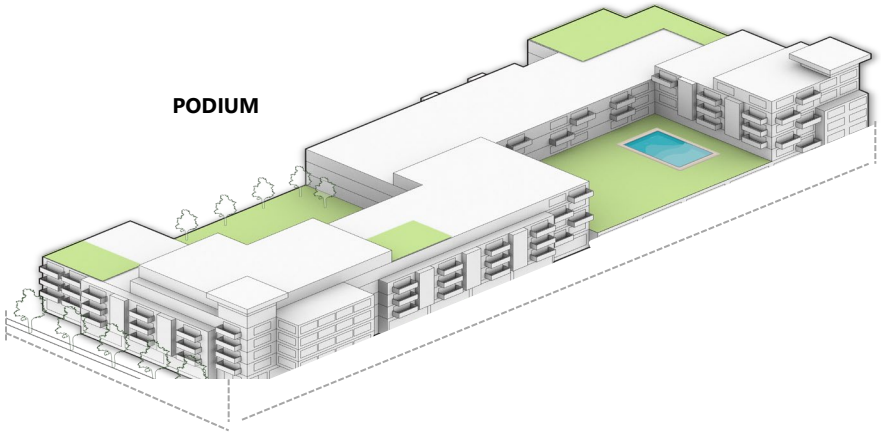

PODIUM

3.1 BUILDING TYPES: LOW-RISE TOWNHOME/MULTI-PLEX AND GARDEN

Low-rise townhome/multi-plex and garden mixed-use or multifamily shall meet the following standards:

a. Building Height Maximum: 35 feet. Architectural features (e.g., towers) not containing habitable/usable space that enhance the building design are permitted to extend 10 feet above the maximum structure height and shall not occupy more than 20% of the front façade.

b. Story Limit: Maximum of three (3) stories.

c. Maximum Upper Floor Massing (% of First Story Footprint): Second Story - 90%, Third Story - 80%.

d. For townhome/multi-plex projects, each unit shall include an attached two-car garage (e.g., tucked under the units) that is accessible by way of an alley. Driveways lined with garage doors shall not be oriented to public right-of-way streets.

e. Any development that includes 10 or more units shall provide a minimum of 20% of the total number of units as three (3) bedroom dwelling units.

f. Each residential building shall include a minimum of three (3) units. The maximum building length shall be 150 feet or six (6) units, whichever is less.

g. For every 40 feet of building length, there shall be a wall depth change of a minimum of 24 inches that extends vertically for a minimum of one (1) story.

h. All building masses greater than 20 feet in length shall provide a minimum of three (3) of the following features for articulation:

- Balconies, minimum depth of five (5) feet.
- Bay windows (project at least 24 inches but no more than 36 inches).
- Canopies, awnings, or trellises above doors and windows, minimum depth of three (3) feet.
- Color and/or material change, consistent with prescribed architectural style.
- Roof height change, minimum of two (2) feet.
- Window detail, of either lintels, sills, trims, or wall plane change, a minimum of (4) inches in depth.

i. Individual entrances for each townhouse/multi-plex unit shall have weather protection, either in the form of a covered porch projection or covered recessed entry. The projection or recess shall have a minimum depth of four (4) feet.

j. As prescribed by the architectural styles of this Manual (Sections 4.1-4.5), rooflines shall not extend horizontally more than 50 feet in length without at least one of the following prominent changes: variation in roof height of at least 18 inches (as measured from the highest point of each roofline),

variation in roof form (e.g., hipped, gable, shed) and/or variation in architectural elements (e.g., parapets, varying cornices, or chimneys)

k. Along any exterior building walls, material transitions shall only occur on the inside corner of plane change or when material changes occur in same plane, trims, cornices, or other architectural elements shall be used to create a corner for material transition.

l. Exterior entrances to individual units on upper floors are permitted. However, no exterior access corridor providing access to upper-floor units shall be longer than 40 horizontal feet to avoid a "motel-style" appearance.

m. For row-type townhouse/multi-plex developments, individual units shall be distinguished from each other. This may be accomplished through the use of at least two (2) of the following:

- Change in wall plane (24 inches minimum).
- Change in color.
- Change in roof form or height.

Supplemental Standards for Low-Rise Mixed-Use

a. Entrances to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.

b. All ground-floor facades with a commercial or retail use facing onto a primary street shall be a minimum 60% transparent or translucent glazing measured from finished floor to finished floor (opaque or reflective glass is not permitted). At least 25% of the surface area of the upper floor façades shall be occupied by windows.

c. The sill height of a storefront window shall be no more than 30 inches high measured from the adjacent finished sidewalk.

d. The ground floor shall have a clear floor-ceiling height of at least 12 feet.

e. Ground floor commercial tenant spaces shall have storefront entrances oriented on the façade fronting the primary street.

f. Residential dwelling units shall not be located within the ground floor space and within 20 feet of the building frontage along the primary street.

g. The ground between the curb/sidewalk and the building face of commercial storefronts shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses (e.g., restaurants with outdoor seating). 24 inch box size street frontage trees shall still be required in planter areas with tree grates spaced at a maximum average of 30 feet.

h. Doors and entryways to stores shall be recessed a minimum of 24 inches to articulate the entrance.

3.2 BUILDING TYPES: MID-RISE MIXED-USE WRAP AND PODIUM

Mid-rise wrap and podium projects shall be mixed-use (combination of ground floor commercial uses and multifamily units) and shall meet the following standards:

a. Building Height Maximum: 45 feet. Architectural features (e.g., towers) not containing habitable/usable space that enhance the building design are permitted to extend five (5) feet above the maximum structure height and shall not occupy more than 20% of the front façade.

b. Story Limit: Maximum of four (4) stories.

c. Maximum Site Coverage: Not more than 70% of the total project area shall be occupied by a building(s). For purposes of this Section, "project area" means the horizontal area within the boundaries of a development project, less slope areas with a ratio of 2:1 or steeper.

d. Maximum Upper Floor Massing (% of First Story Footprint): Second Story - 90%, Third Story - 80%, Fourth Story - 75%.

e. Parking Structure:

- Wrap Building Types: Residential units or retail tenant spaces (mixed-use) shall "wrap" around an above-grade parking structure on all sides. No portion of the parking structure shall be visible from beyond the project boundary.
- Podium Building Types: Parking structures shall be subterranean below ground floor residential and commercial units; garage walls shall not extend above finished grade. No portion of the parking structure shall be visible from beyond the project boundary.

f. Any development that includes 10 or more units shall provide a minimum of 20% of the total number of units as three (3) bedroom dwelling units.

g. For every 100 feet of building length, there shall be a major wall depth change of a minimum of five (5) feet for a minimum length of 25 feet. The offset shall extend from grade to the highest story.

h. For every 40 feet of building length, there shall be a wall depth change of a minimum of 24 inches that extends vertically for a minimum of one (1) story.

i. All building masses greater than 20 feet in length shall provide a minimum of three (3) of the following features for articulation:

- Balconies, minimum depth of five (5) feet.
- Awnings, canopies, or trellises above doors and windows, minimum depth of three (3) feet.
- Color and/or material change, consistent with prescribed architectural style.
- Roof height change, minimum of two (2) feet.

- Window detail, of either lintels, sills, trims, or wall plane change, a minimum of (4) inches in depth.

j. Buildings over three (3) stories shall be designed with a horizontal stepback, at a minimum depth of five (5) feet deep, from the front façade above the third floor. The stepback area may be used for residential terraces. Towers or other similar architectural features do not require a stepback, but shall not occupy more than 20% of the front façade.

k. Along any exterior building walls, material transitions shall only occur on the inside corner of plane change or when material changes occur in same plane, trims, cornices, or other architectural elements shall be used to create a corner for material transition.

l. As prescribed by the architectural styles of this Manual (Sections 4.1-4.5), rooflines shall not extend horizontally more than 50 feet in length without at least one of the following promi2nent changes: variation in roof height of at least 24 inches (as measured from the highest point of each roofline), variation in roof form (e.g., hipped, gable, shed) and/or variation in architectural elements (e.g., parapets, varying cornices, or chimneys).

m. At least one elevator shall be provided in each multifamily building containing 20 or more units, where some of those units have primary access only to the third story or higher stories.

n. For buildings over 35 feet tall, downspouts shall be incorporated into the interior design of the wall.

o. Entrances to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.

p. All ground-floor facades with a commercial or retail use facing onto a primary street shall be a minimum 60% transparent or translucent glazing measured from finished floor to finished floor (opaque or reflective glass is not permitted). At least 25% of the surface area of the upper floor façades shall be occupied by windows.

q. The sill height of a storefront window shall be no more than 30 inches high measured from the adjacent finished sidewalk.

r. The ground floor shall have a clear floor-ceiling height of at least 15 feet.

s. Projecting architectural elements on upper floors may project up to three (3) feet from the façade and into the setback.

t. Ground floor commercial tenant spaces shall have storefront entrances oriented on the façade fronting the primary street.

u. Residential dwelling units shall not be located within the ground floor space and within 20 feet of the building frontage along the primary street.

v. The ground between the curb/sidewalk and the building face of commercial storefronts shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses (e.g., restaurants with outdoor

seating). 24 inch box size street frontage trees shall still be required in planter areas with tree grates spaced at a maximum average of 30 feet.

w. Doors and entryways to stores shall be recessed a minimum of 24 inches to articulate the entrance.

x. No more than 25% of the ground level wall area directly visible from the street shall be left blank.

y. The ground floor elevation shall consist of at least one (1) of the following:

- A line of awnings or canopies over ground floor storefronts or amenity space windows extending at least 75% of the elevation width.
- A different exterior cladding material than the middle/ body separated from the middle/body above with either an overhang or recess of two (2) feet or more, or a horizontal belt course with a dimension of at least 12 inches, consisting of a different color and material separating the base from the middle section.

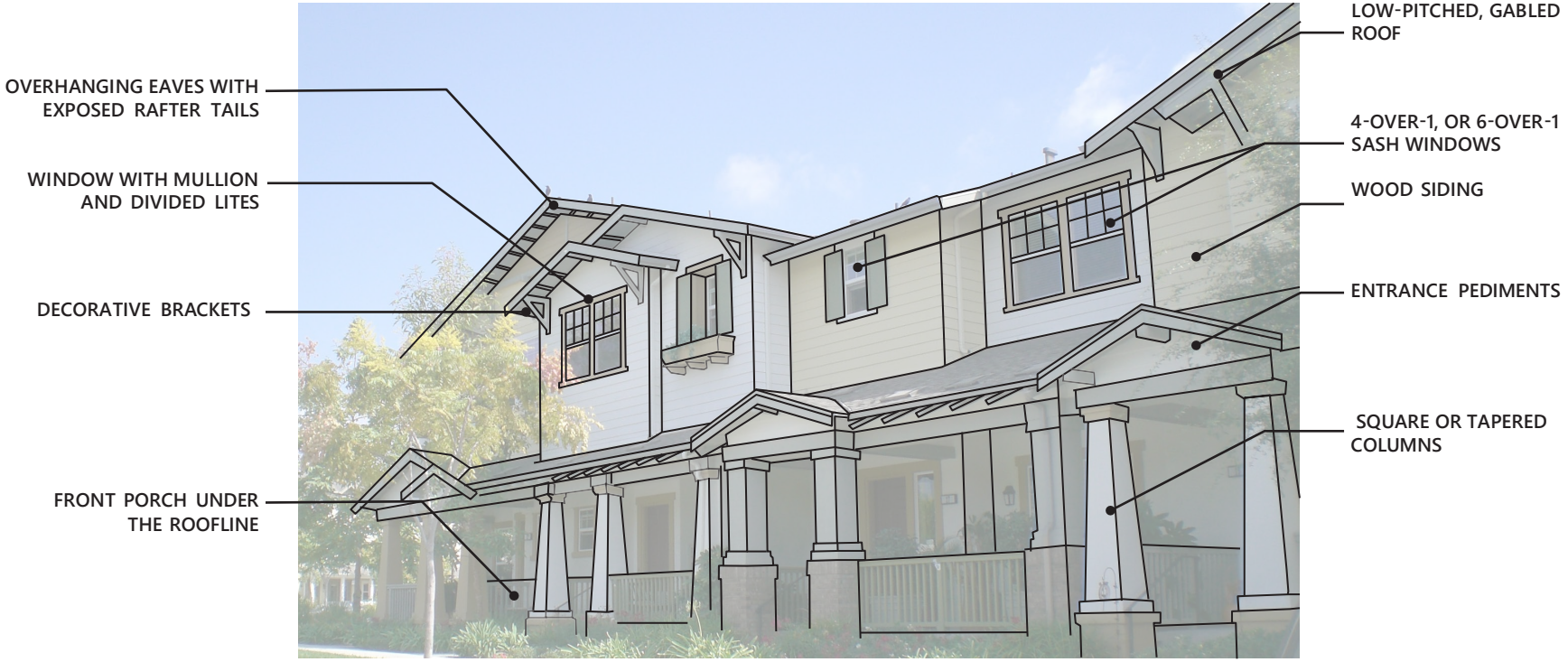
z. The cap is at the top of the building and shall include at least one (1) of the following:

- If the building has a parapet wall, add a cornice feature, consisting of a different material and a depth of at least 12 inches over the wall below.
- If a building has a pitched roof, an eave overhang of at least two (2) feet.
- A building stepback of at least three (3) feet from the main wall plane of the story below.
- A change in exterior cladding material at the top story that is different than the story below, effectively using the top story as a wall cap.

SECTION 4. ARCHITECTURAL STYLES

4.1 CRAFTSMAN

The Craftsman, or California Bungalow style, emerged in the early 20th century out of the Arts and Crafts movement. This style is deployed to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include low-pitched gabled or hipped roofs, exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches, and large columns or piers. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.



FORM & MASSING

Required Elements

a. Asymmetrical façade/elevations.

b. Three or more roof planes on the primary façade.

c. Front-facing gable roofs.

d. At least 30% of the street-facing units shall have balconies or porches.

e. Articulated facades with massing breaks every 25' minimum.

f. The space between columns and piers shall be either square or vertically rectangle shape with a height to width proportion ratio of no more than 3:1.






ROOF

Required Elements

a. Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12).

b. Overhanging eaves (minimum 24" along primary elevation) with exposed rafter tails or beams.

c. Brackets or knee braces at gabled ends.

d. Use of asphalt shingle (or fiber cement imitation or imitation synthetic asphalt shingles).

e. Optional: Chimneys visible at the exterior and located on the side façade are acceptable.

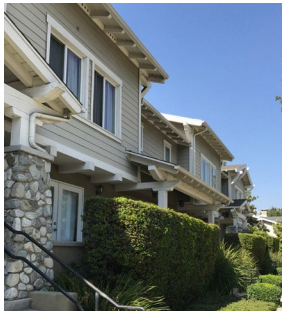
Required Elements

a. Primary walls shall consist of no more than three materials along any vertical section of the building, in addition to glazing and railings, with no more than 90% of the total wall surface in one material. If used, stucco shall be limited to a maximum of 25% of the total wall surface.

b. Acceptable building materials include smooth stucco, wood shingles and clapboard siding (natural, cement fiber, or engineered) and natural materials, such as arroyo stone or bricks. Brick, stone, and concrete blocks are the most common materials used in the base.

c. The building color palette shall consist of dark, neutral, earth-toned (derived from natural landscape) colors. Lighter earth-toned colors shall be used for details (columns, rafter tails).

d. Upper floor exterior walls shall be clad as single-plane expanse of wood, composite wood, shingle, shake, or clapboard siding up to the roof line.




DOORS & WINDOWS

Required Elements

a. At least 50% of the windows shall be casement windows.

b. 80% of the primary windows shall have grilles.

c. At least two types/shapes of windows shall be used.

d. Utilize flat wood trims (typically 4½" or 5½" wide) around the primary windows and entry doors.

e. Window and door trim color shall contrast with color of walls. For example, if the primary building color is a dark color, the accent elements shall consist of a lighter color scheme.

f. Window and opening compositions shall be either square and/or vertically rectangle shaped and shall be recessed a minimum of 2" from the wall.

DECORATIVE DETAILS

Projects featuring Craftsman architecture shall include a at least six of the following decorative accents and details:

STONE PIER AND BATTERED WOOD SUPPORT

METAL FRAME WITH GEOMETRIC PATTERN

WRAPAROUND PORCH WITH LOW WALL

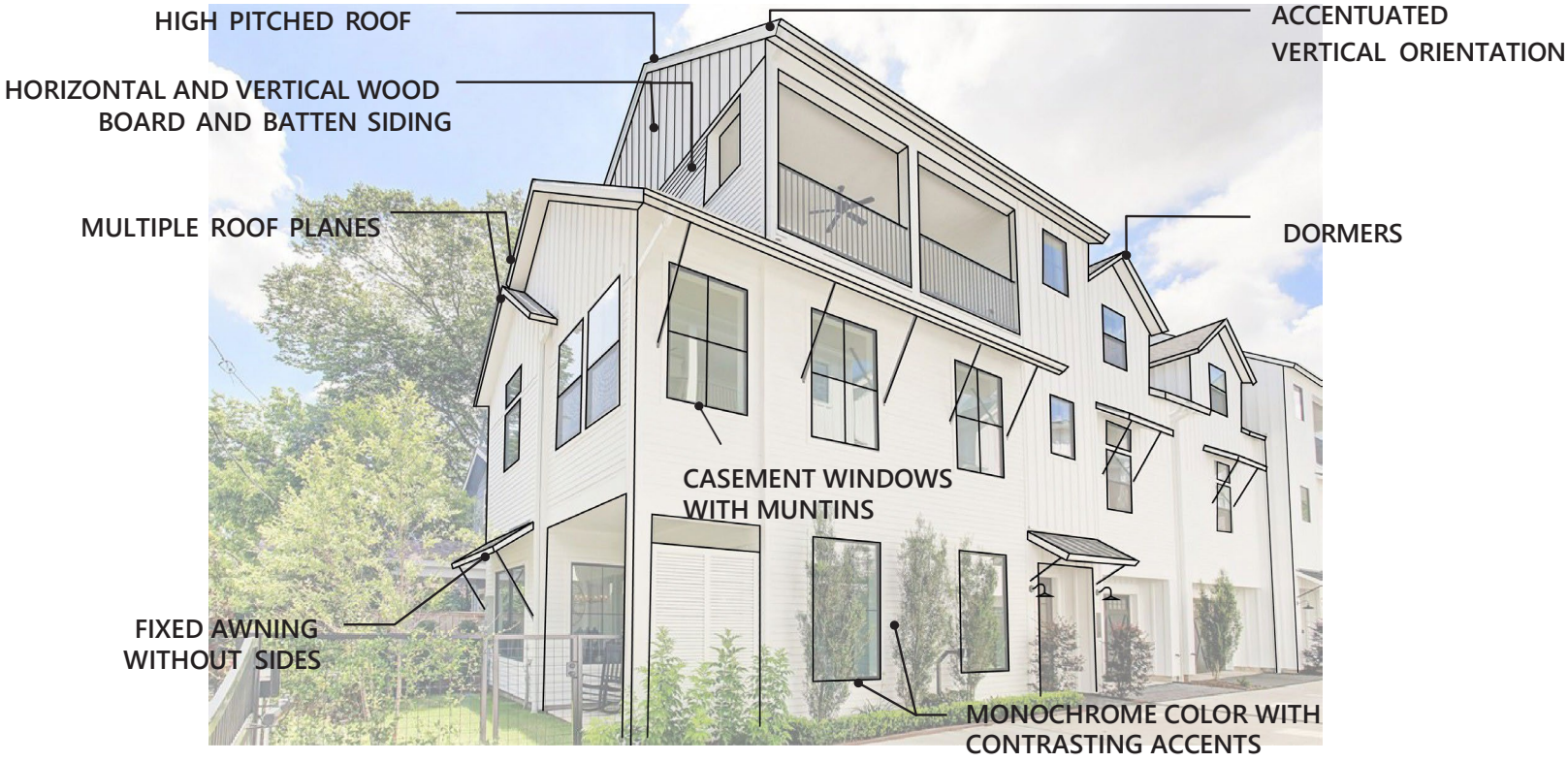
SECOND-STORY BALCONY

DORMERS ON FRONT FAÇADE

RECTANGULAR OR ROUND DOWNSPOUTS

4.2 MODERN FARMHOUSE/RANCH

Modern Farmhouse/Ranch is a contemporary interpretation of traditional rural residential forms and materials. This style reflects Orange County's agricultural and ranching history and regional context. As indicated in the accompanying precedent images and illustrative diagram, the style utilizes elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents and sparse or simple ornamentation. Roofs are typically medium to high-pitched. Minimal detailing often includes awnings, porches and wall mounted gooseneck lights.



Required Elements

a. Asymmetrical massing with clean and straight exterior lines.

b. Repeating shapes and lines.

c. Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses, and granary towers.

d. Multiple gable and shed roof planes.

e. Covered porches and awnings to break up volumes between lower and upper floors.

f. Three or more wall planes.

ROOF

Required Elements

a. High-pitched gabled roof or shed roof (minimum 6:12 slope).

b. Intersecting gable roofs.

c. Dark asphalt shingle, metal roofs, or synthetic slate shingles.

d. Triangular rooflines emphasizing the height of the unit.

e. Large overhangs (minimum 24" in length) above the patio and garage.






Required Elements

a. Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls.

b. Siding materials include wood, engineered wood, steel, fiber cement.

c. The building color palette shall consist of light-toned (low saturation or chroma) colors.

d. Combine contemporary design with rustic unadorned materials, such as metal, wood, and stone.

e. Stucco is prohibited.

DOORS & WINDOWS

Required Elements

a. At least 60% windows shall be tall and narrow double hung windows with a proportion of 2 or 2.5 times taller than wide.

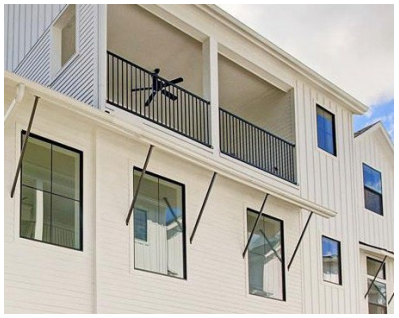
b. Groupings of two or three double hung units shall comprise at least 10% of the total window openings.

c. Accent windows shall comprise no more than 20% of total window openings.

d. 60% windows shall have grilles.

e. Minimal molding around window and door openings.

f. Double hung or casement windows with muntins.








DECORATIVE DETAILS

Projects featuring Modern Farmhouse/Ranch architecture shall include a at least six of the following decorative accents and details:

WIDE FRONT PORCH OR BALCONY WITH SIMPLE COLUMNS

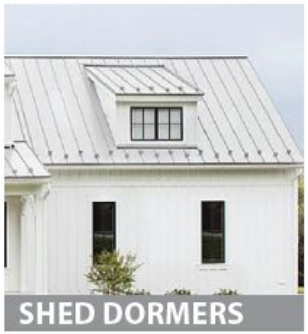
IRON-INSPIRED BARN-STYLE LIGHTING

CARRIAGE -STYLE GARAGE DOORS

METAL AWNING WITHOUT SIDES

PORCHES WITH ARCHITECTURALLY COMPATIBLE CEILING FANS

DARK SHUTTERS AND WINDOW SASHES



SHED DORMERS

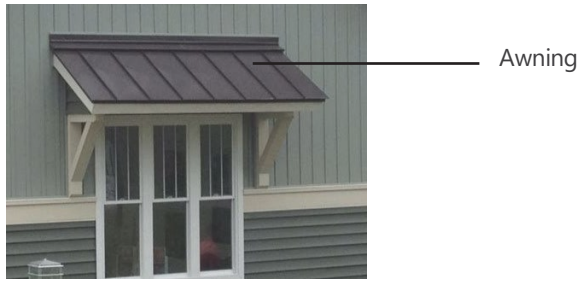
SIMPLE GABLE BRACKETS, VENTS AND TRIM

SANS SERIF FONT HOUSE NUMBERS

4.3 ARCHITECTURAL STYLE DEFINITIONS

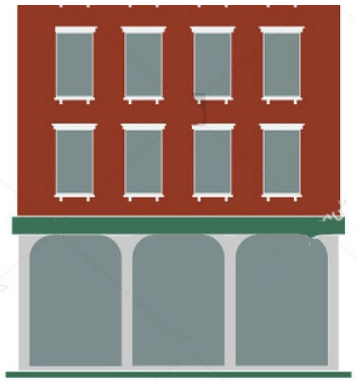
Accent Window. Accent windows are supplement. It provides aesthetics value and variance to the building. Window types include transom windows, dormer awning windows, picture windows, arch and circle windows, and art glass.

Awning. An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a cover is attached.

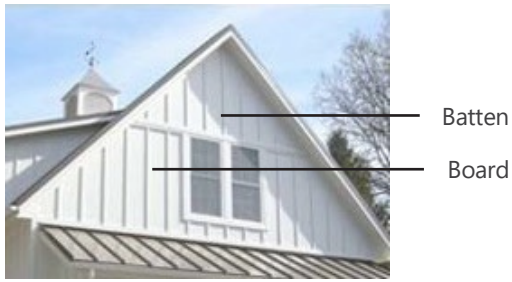


Arcade. A roofed passageway or lane. A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.

Bay. Any division of a building between vertical lines or planes.



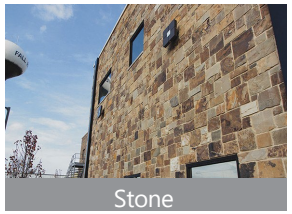
Board and Batten. A form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.



Bracket. A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.

Building Mass (Massing). Mass refers to the general shape and form as well as size of a building.

Cladding. Building cladding is the application of one material over another to add an extra skin or layer to the building. Commonly used exterior wall cladding materials include brick, vinyl, wood, stone, fiber cement, metal, concrete, and stucco.



Cornice. A horizontal molding projecting along the top of a wall, building, etc.

Corbel. A structural piece of stone, wood, or metal jutting from a wall to carry a super-incumbent weight, a type of bracket.

Cornice Return. Also called an eave return, a cornice return is a graceful way to transition the eave and the main fascia board around the gable end of a house.

Decorative Gable Vents. A non-venting louver mounted in the top of the gable.

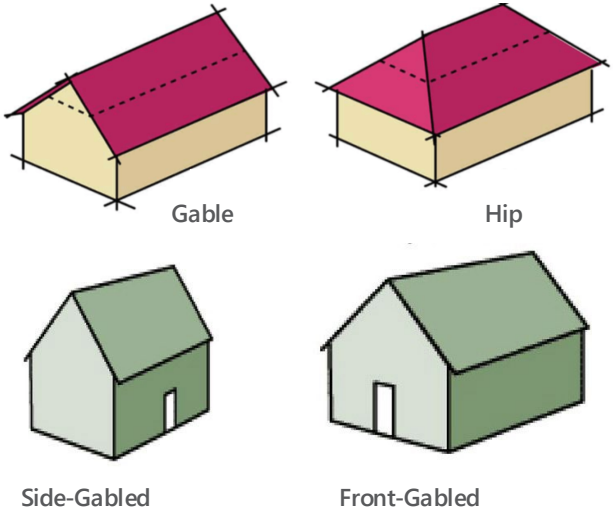
Divided Lite: Individual panes of glass held in place by wood or synthetic material to create a pattern.

Dormer: A structure projecting from a sloping roof usually housing a vertical window that is placed in a small gable, or containing a ventilating louver.

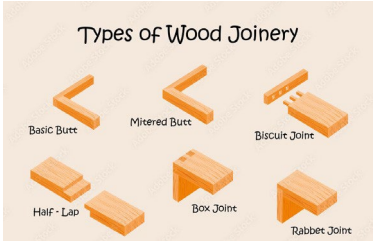
Front-gabled Roof. A gabled-roof that faces the road or main entrance.

Gable Roof. A roof having a gable at one or both ends; a roof sloping downward in two opposite directions from a central ridge, so as to form a gable at each end.

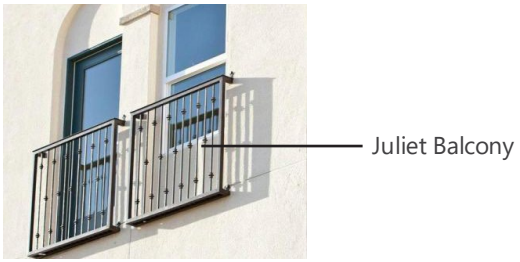
Hipped Roof. A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.



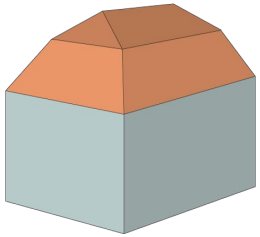
Joinery. It is a part of woodworking that involves joining pieces of wood, engineered lumber, or synthetic substitutes (such as laminate), to produce more complex items.



Juliet Balcony. A pseudo balcony; a low ornamental railing to a window, projecting but slightly beyond the plane of the window, threshold or sill, having the appearance of a balcony when the window is fully open.



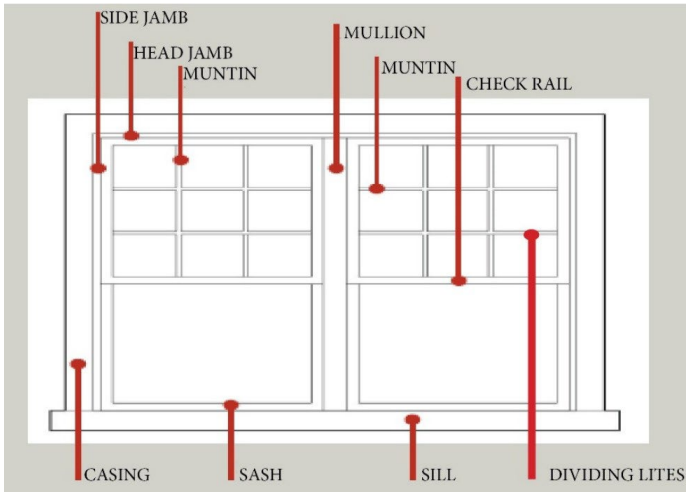
Mansard Roof. A type of roof with two slopes on each side.



Mission Parapet. A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.

Mullion. A dividing piece between the lights of windows, usually taking on the characteristics of the style of the building.

Muntin. A secondary framing member to hold panes in a window, window wall, or glazed door; an intermediate vertical member that divides panels of a door.



PARTS OF A WINDOW

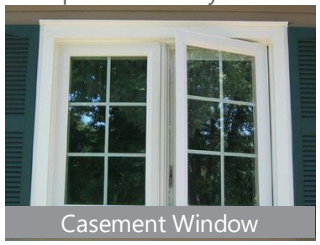
Overhanging Eaves. The projecting overhang at the lower edge of a roof that sheds rainwater.


Overhanging Eaves

Pediments. A low-pitched triangular gable above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice, often with sculpture.

Primary Window. Windows that are commonly used and have an independent function. Primary windows shall be able to open from the inside. Window types include casement windows, single-hung, double-hung, slider windows, and bay windows.

Examples of Primary windows


Casement Window


Double Hung


Bay Window

Examples of Accent windows


Circle window


Dormer awning window


Transom

Rafter Tails. The portion of the rafter that hangs over the wall.

Roof Plane. The surface of the roof. It could be flat, pitched or at an angle. It is also called the field of the roof.

Shingle. A small thin piece of building material often with one end thicker than the other for laying in overlapping rows as a covering for the roof or sides of a building.

Shutter. Each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.

Side-gabled Roof. A gabled roof that faces either side of the main entrance.

Sill. The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.

Transom Window. A transom window used above the entry door but can't not open. They are usually as wide as the door (or as wide as the door and the sidelights). They can come in square (rectangular), round top, or elliptical.

Valance Grids. Valance grids are similar to the Standard grids but are only across the top of the window or door.

Verandas. A raised, covered, sometimes partly closed area, often made of wood, on the front or side of a building.

Window Sash. The movable part of a window made up of the vertical and horizontal frame that holds the glass.

Wingwall. A smaller wall attached or next to a larger wall or structure.