

RESOLUTION NO. P-07-111

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE ADOPTING PLANNING COMMISSION POLICY PCP-07-005 ESTABLISHING INDUSTRIAL DESIGN GUIDELINES FOR DEVELOPMENT WITHIN INDUSTRIAL DISTRICTS

WHEREAS, it is a goal of the City’s General Plan to achieve aesthetically pleasing communities with development standards which reflect the communities needs; and

WHEREAS, the Planning Commission finds that a policy establishes requirements to encourage industrial development that is attractive, functional, and enhances both surrounding neighborhoods, existing industrial developments and the City as a whole; and

WHEREAS, the City of Victorville is set to receive an influx of industrial developments in the coming years; and

WHEREAS, the Planning Commission finds that specified standards are necessary to ensure orderly and cohesive industrial developments with the City; and

WHEREAS, a public hearing was held on the 13th day of June, 2007, pursuant to Title 7, Division 1, Chapter 4, of the Government Code of the State of California, to hear arguments for and against the issue.

NOW, THEREFORE, BE IT RESOLVED that Planning Commission Policy PCP-07-005 be adopted as follows:

PLANNING COMMISSION POLICY PCP-07-005

INDUSTRIAL DESIGN GUIDELINES

Sections:

- 1. Introduction** (Page 2)
- 2. Site Planning and Design** (Pages 2-6)
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Section 1. Introduction

This policy provides general guidelines for the design of industrial development in all areas of the City. Any industrial addition, remodeling, relocation or construction within any land use district shall adhere to these guidelines where applicable.

A. Design Goals

Victorville is growing community and an economic regional leader. The City's visual image should reflect this reputation. A quality visual image will help Victorville maintain a leadership position and economic vitality in an increasingly competitive environment. The industrial design guidelines are intended to promote high quality development that will:

1. Lead to quality architecture and design;
2. Contribute to a positive physical image and identity of the City; and
3. Add to the economic prosperity of the City as a whole.

B. Design Objectives

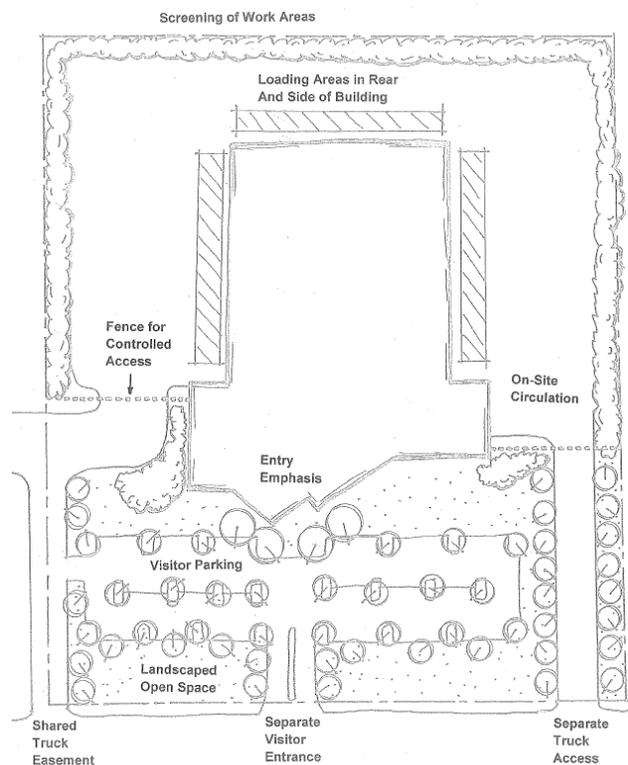
The design of industrial development projects in Victorville shall:

1. Respect the scale, proportion and character of the surrounding area;
2. Establish attractive, inviting, imaginative and functional site design;
3. Provide adequate open space and buffers from incompatible uses;
4. Create visual interest and variety;
5. Maintain a sense of harmony and proportion along street frontages and other portions exposed to public view; and
6. Shield unsightly uses from public view.

Section 2. Site Planning and Design

Quality industrial site design should include the following attributes:

- Controlled site access
- Service and loading areas located at the sides and rear of buildings
- Convenient access, visitor parking and on-site circulation
- Screening of outdoor storage, work areas, and equipment
- Emphasis on the main building entry and landscaping
- Landscaped open space



Example of well designed site plan.

A. Site Grading

Grading should be minimized, where possible, to preserve the natural character of the City. Where grading is unavoidable, consider the following guidelines:

1. Follow the natural contours as much as possible.
2. Round and contour slopes to blend with the existing terrain.

3. Avoid large manufactured slopes in favor of several smaller slopes.
4. Retain and incorporate significant natural vegetation into the project.
5. Grading should be performed in such manner as to optimize water retention.

B. Paving Treatment

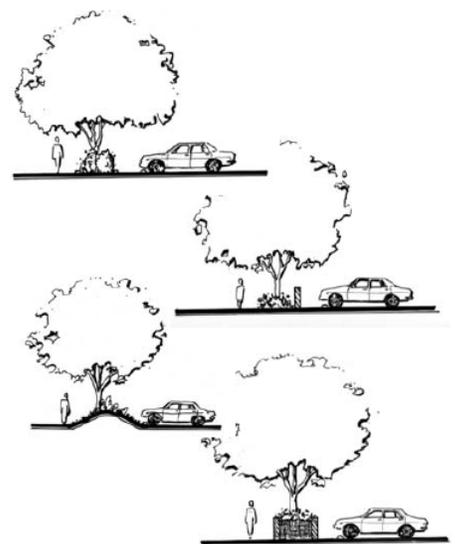
1. Paved areas between privately owned properties and the street right-of-way should be paved with a different material than the sidewalk or drive approach to accentuate entryways.
2. Patterns and colors should be installed in paving treatments using tile, brick, or textured concrete in order to provide clear identification of pedestrian access points into the buildings, parking features (i.e., handicap spaces, pedestrian loading, bus stops/pull-outs, etc.), entry drives, and at pedestrian crossings within the site.
3. Colors shall not be painted on the surface of the enhanced paving. Colors shall permeate through the entire material used.
4. The use of enhanced paving shall be durable, smooth and have an even surface in well-traveled areas.



Accent paving has been utilized to emphasize the entry of this building.

C. Parking and Circulation

1. On-site circulation should be designed to provide safe and efficient access for delivery vehicles, visitors, employees, and pedestrians.
2. Delivery vehicle and visitor/employee vehicle access and parking to the site should be separate. Visitor/employee parking spaces should never back into a delivery vehicle drive aisle.
3. The parking lot and cars shall not be the dominant visual elements of the site.
4. Vehicles shall not be required to enter the street in order to move from one area to another on the same site.
5. Site plans should balance the need to provide adequate vehicular access, with the need to eliminate unnecessary driveway entrances and provide access points which are coordinated with other properties.
6. The site area adjacent to the street should not be dominated with parking. Parking should be concentrated in areas behind front pad buildings and away from the street when possible.
7. Locate structures and on-site circulation systems to minimize pedestrian/vehicle conflicts where possible.
8. Parking lots should provide areas for bicycle and motorcycle parking.
9. Adequate areas for maneuvering, stacking, truck staging, loading and emergency vehicle access shall be provided.
10. Parking access points, whether located on front, side, or rear streets, should be located as far as possible from street intersections so that adequate stacking room is provided.
11. Dead end parking aisles should be avoided if possible.



Parking lots can be screened with berms, walls, and landscaping.

D. Pedestrian Circulation

1. Safe, clear pedestrian circulation must be provided between buildings, parking areas and from off-site access points.
2. Access between transit/bus stops to building entrances should be clearly defined.
3. The on-site pedestrian circulation system should be directly connected to off-site public sidewalks.
4. Vehicle and pedestrian circulation should be separate. The need for pedestrians to cross parking aisles and/or service aisles should be minimized.



Berms, landscaping and an architecturally compatible wall provide adequate screening of service areas.

E. Loading Facilities

1. To alleviate the unsightly appearance of loading facilities for industrial uses, these areas shall not be located at the front of buildings or adjacent to the public street where it is difficult to adequately screen them from view.
2. Service areas should be screened with portions of the buildings, architectural wing walls and landscape planting.
3. Loading and delivery areas should be clearly marked with directional signage where multiple access points are provided.
4. Loading areas shall be designed so that trucks do not back onto or otherwise use the adjoining street.



New developments are encouraged to incorporate public art.

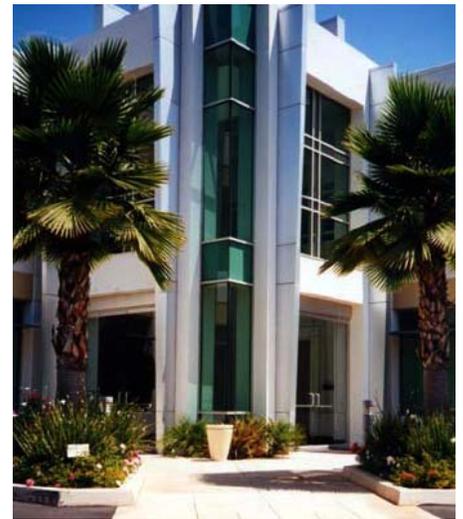
F. Open Space, Park Land, and Trails

1. Public or private common open space is encouraged.
2. Employee break/ recreational areas should be incorporated into the overall design of the project.
3. Convenient access to public or private parks should be incorporated into the project by way of bicycle and pedestrian pathways.

G. Landscaping

1. Landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, and loading areas as well as defining the edges of various land uses, providing transition between neighboring properties (buffering), and providing screening for outdoor storage, loading and equipment areas.
2. Native and low water use plants shall be used in developing the landscaping palette for a project (City Ordinance 2114).
3. Landscaping should consist of 24-inch, 36-inch and 48-inch box trees (15-gallon size in slopes), 5 and 15-gallon shrubs, and ground cover.
4. Exposed dirt is prohibited.
5. Wood chips are prohibited as a permanent form of ground cover.
6. Decorative rock should be used to cover areas that are not completely covered by plant material.
7. A six-inch wide planter curbing is required along the perimeter of all landscaped areas.

8. All planter strips abutting a public right-of-way shall be a minimum of five feet in width and include six inch wide curbing abutting the required planter strip.
9. Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.
10. Use of vines on walls is appropriate in industrial areas because such walls often tend to be large and blank.
11. Trees should be located throughout the parking lot and not simply at the ends of parking aisles. (Refer to the “Parking Lot Area Planting” section).
12. Trees and shrubs should be located and spaced to allow for mature and long-term growth. Trees and shrubs should provide minimal root problems.
13. Landscaping should occur at the entire base of the building to soften the edge between the parking lot and the structure. Accent planting should be used around entries and key activity hubs.
14. Planting should be used to screen less desirable areas from public view, i.e., trash enclosures, parking areas, storage areas, loading areas, public utilities, and mechanical equipment.



Accent planting enhances building entries.

H. Parking Lot Area Planting

1. Appropriate lighting and landscaping should be provided, including shade trees and lampposts style (Refer to lighting section of these Guidelines).
2. Areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles should be used for landscaping.
3. Trees should be distributed throughout the parking lot so as to maximize the aesthetic effect and compatibility with adjoining uses.
4. Trees should be located throughout a parking lot and not merely at the ends of parking rows. Trees should be sized at 24-inch box or larger at the time of installation so as to provide shade to parked cars and add aesthetic appeal to the project.
5. Planter islands and landscape fingers should have a minimum interior dimension of five (5) feet and should be located throughout the parking lot and at the end of all parking rows.
6. Where parking spaces meet head to head, tree wells and/or landscape fingers should be spaced between the parking spaces at the following ratio:



Trees should be located throughout the parking lot and not merely at the ends of parking rows.

Type	Maximum Parking Space Separation	Required Trees
Tree Wells	Eight (8) parking spaces (every 4 spaces in width)	One (24" box)
Landscape Fingers	Twelve (12) parking spaces (every 6 spaces in width)	Two (24" box)

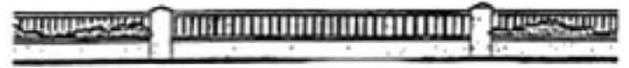
7. Where parking spaces or drive aisles abut an interior lot line, a landscaped planter strip should be installed.
8. Trash enclosures and loading areas provided in the parking areas shall be screened with landscaping and wall materials.
9. Trash enclosures should be separated from adjacent parking stalls by minimum 3-foot wide planters with low-growing plant materials to ensure that adequate space is available for passengers to access a vehicle in an adjacent parking space.

I. Walls and Fencing

1. Walls should be constructed as low as possible while performing their screening and security functions.
2. Both sides of all perimeter walls should be architecturally treated and should blend with the site's architecture. Landscaping should be used in combination with such walls whenever possible.
3. Where security fencing is required, it should be a combination of solid pillars or short solid wall segments and wrought iron grillwork. Razor-wire is prohibited.
4. Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided.



Elevation of solid wall with pilasters



Elevation of wall/wrought iron combination



50'
Elevation of staggered wall



Elevation of planter/wall combination



Elevation of wall with staggered heights

Attractive looking walls can be made using various materials and textures and by breaking up the wall plane.

Section 3. Building Design

A. Continuity

1. New development height should "transition" from the height of adjacent development to the maximum height of the proposed structure.
2. Selection of materials should complement adjacent buildings and their surroundings.
3. Design solutions should take into account the physical scale of the area and adjacent buildings.

B. Massing

1. Each building should have a recognizable base, body, roof line, and entry.



The projecting columns provide articulation to a rather flat wall plane.

2. Varying materials between base and body of a building can break long wall planes.
3. Surface detailing should not serve as a substitute for distinctive massing.
4. Massing design may include:
 - Variation in the wall plane (project and recess)
 - Variation in wall height
 - Roofs located at different levels
5. Vary the planes of the exterior walls in depth and/or direction. Wall planes should not run in one continuous direction for more than 50 feet without significant offset.
6. Changes in vertical planes break up a boxlike appearance. Vertical elements such as pilasters help create “bays” to give the appearance of several smaller buildings.
7. The height of the buildings should be varied so that it appears to be divided into distinct massing elements.
8. Berming in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.

C. Building Form

1. Buildings should be designed with articulation on all sides.
2. Facades with varied front setbacks are strongly encouraged. Wall plans should not run in on continuous direction for more than 50 feet without significant offset.
3. Murals, trellises, or vines and espaliers should be placed on large expanses of walls at the rear or sides of the buildings to soften and create interest.
4. Windows and doors should be in scale with the building elevation on which they appear. Recessed openings, windows and doors provide depth and should be used to help break up the apparent mass of a large wall.
5. Entries to industrial structures should portray a quality office appearance while being architecturally tied into the overall mass and building composition. They should not appear as an “add-on” or afterthought.
6. Vertical architectural elements such as towers should be used as focal points.
7. Stairwells should be designed as an integral part of the building architecture.
8. The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous, uninterrupted expanses of wall.
9. Design elements which are undesirable and should be avoided include:
 - Large blank, non-articulated wall surfaces.
 - Non-articulated building facades.
 - Materials with high maintenance such as stained wood, shingles, or metal siding.
 - High reflective surfaces.



The building's entry provides a quality focal point while tying into the overall mass and building composition.

D. Roof Forms and Parapets

1. Long, unbroken, horizontal roof lines are discouraged.
2. Any equipment, whether on the roof, side of structure, or ground, should be screened. The method of screening should be architecturally compatible with the main buildings on the site in terms of materials, color, shape and size.
3. The roof design should be considered as a component of the overall architectural design theme.
4. Parapets should have sufficient articulation of detail such as precast treatments, continuous banding or projection cornices, lentils, caps, corner details, or variety in pitch.
5. Rooftop equipment on flat roofs should be screened and not visible from ground level. Buildings with flat or low-pitched roofs should incorporate parapets, pitched facades, or architectural elements designed to screen roof mounted mechanical equipment and to be architecturally compatible with the design of the building façade.
6. Parapets should not appear “tacked on” and should convey a sense of permanence. If the interior side of a parapet is visible from the pedestrian area of the project, it should receive appropriate detail, and proper application of materials should be utilized.



E. Roof Drains

1. Roof drains (i.e. scuppers and down spouts) should not be visually exposed on a building.
2. Roof drains should be internally located or covered in a manner that is architecturally integrated into the design of the building.

F. Windows

1. Providing naturally lit interiors and a view to the exterior of buildings has proven to be very beneficial with an increase in occupant satisfaction, lower absenteeism, and improved worker productivity. Windows and skylights should be located to maximize daylight and views.
2. Recessed windows, awnings, landscaping, shading devices to reduce solar heat gain should be used where appropriate.
3. Window type, material, shape, and proportion should complement the architectural style of the building entry.
4. The use of reflective or tinted glass such as blue or green is encouraged.

G. Entry Features

1. Entry features should be designed as a significant aspect of the building's overall composition.
2. Entrances should be easily identifiable and accessible.
3. Elements such as overhangs, enhanced landscaping, vertical architectural features, and special building materials should be used.

H. Building Materials and Texture

1. Details such as wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.
2. Materials and building cladding should be varied to produce different texture, shade and shadow effects.
3. High maintenance building material such as stained wood, clapboard, or shingles should be avoided.
4. Wall materials that will withstand abuse by vandals or accidental damage from machinery should be selected.
5. False facades and simulated materials are discouraged.



Variation in materials and wall planes creates visual interest.

I. Colors

1. Large areas of intense light color should be avoided. While more subdued colors usually work best for overall building color, bright or accent colors should be used for trim, windows, doors, and key architectural elements.
2. Buildings should keep a balanced color palette between base colors and “brighter” or “darker” accent colors on each building.
3. Compatible colors should be blended on a single façade to add visual interest and break up plain walls.
4. Flat muted colors should be used to reduce sun glare on wall planes. Avoid using bright whites.
5. Door and window trim, awnings, and wall tiles provide opportunity for color that adds interest and texture to building bases. Color of trim should be coordinated with the wall colors.
6. Colors should coordinate with natural/unpainted materials used on the facades such as tile, brick and stone.



Insufficient screening of equipment.

Section 4. Utility & Mechanical Equipment

A. Equipment Screening

1. Exterior storage should be confined in portions of the site least visible to public view.
2. All utility equipment including, but not limited to, electric and gas meters, electrical panels, cable boxes, and junction boxes should be located in a utility room within the building.
3. Utility
4. Where screening is required, a combination of elements should be used including solid masonry walls, berms and landscaping.



Sufficient equipment screening.

5. Any outdoor equipment, whether on a roof, side of a structure, or on the ground should be appropriately screened from view and should not be placed adjacent to public areas. The method of screening should be architecturally integrated with the adjacent structure in terms of materials, color, shape and size.
6. Roof access should be provided from the interior of the building. Exterior roof access ladders are discouraged.
7. Where walls are used at property frontages, or screen walls are used to conceal storage and equipment areas, they should be designed to blend with the site's architecture.

B. Trash and Recycling Enclosures

1. The trash and recycle enclosure should be consistent with the design of the project and building architecture. Similar or the same materials should be used on the enclosure as the buildings. Architecturally designed roof structures should be used to create a finished looking structure.
2. Every property should provide a trash enclosure that is capable of handling the refuse/recyclables generated by the site.
3. A pedestrian entrance to the trash enclosure shall be provided so that the large access gates do not have to be opened as often.
4. Recycling bins should be integrated into the enclosure.
5. Trash enclosures should be located away from residential uses to minimize nuisance to adjacent properties.
6. Drainage from adjoining roof and pavement should be diverted around the trash-recycling area.
7. At least half of the trash/recycling area should be dedicated to recycling containers.

Section 5. Lighting

A. Light Design

1. Light fixtures should be designed or selected to be architecturally compatible with the main structure or theme of the building (typical shoe-box light fixtures are prohibited).
2. Height of a light pole should be appropriate in scale for the building or complex and the surrounding area.
3. All building entrances should be well lighted.
4. Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading, shipping, receiving, pathways and working areas.

B. Glare

1. The quality of light, level of lights as measured in footcandles, and the type of bulb or source should be carefully addressed. Lighting levels should not be so intense as to draw attention to the glow or glare of the project.
2. Spotlighting or glare from any site lighting should be shielded from adjacent properties and directed at a specific object or target area.
3. Exposed bulbs should not be used. Cut-off lighting is preferred.
4. Uplighting of building elements and trees should use the lowest wattage possible to minimize impacts to the night sky.
5. Timers and sensors should be incorporated to avoid unnecessary lighting.



The light fixtures provide security and safety for the pathway below.

Section 6. Signage

1. The City's sign regulations and guidelines as stated in the Municipal Code shall be adhered to at all times.
2. Signs should coordinate with the building design, materials, color, size, and placement.
3. A single development with multiple users should provide a unifying sign theme. Individual wall-mounted signs are appropriate in combination with a monument sign identifying the development and address.
4. Signs should not cover up windows or important architectural features.
5. Damaged wall surfaces should be resurfaced and/or painted when removing an existing sign or prior to installing a new replacement sign.
6. Sign cabinets (i.e. can signs) are strongly discouraged.
7. Signs that reflect the type of business through design, shape, or graphic form are encouraged.
8. Hanging signs attached to buildings that project perpendicular to the building should be a minimum of 8 feet from ground level to the bottom of the sign. Signs that project should be small and reflect the use of the business by incorporating symbols or logos of the business.
9. Wall mounted signs should be appropriately positioned within architectural features, such as a wall surface or parapet above the storefront. The size of a sign should not exceed 70% of the wall surface within an architectural feature.
10. Lighting of all exterior signs should illuminate the sign without producing glare on pedestrians, automobiles, or adjacent residential units.
11. Electrical connections should not be visible on signage.
12. Signs that rotate and flash should not be used.
13. The industrial site should be appropriately signed to give directions to loading and receiving, visitor parking, and other special areas.



PASSED, APPROVED AND ADOPTED this 13th day of June, 2007.


 RYAN McEACHRON, CHAIRMAN
 VICTORVILLE PLANNING COMMISSION

ATTEST:


 BILL WEBB, SECRETARY
 PLANNING COMMISSION

■ SITE PLANNING AND DESIGN

- Site Grading
- Paving Treatment
- Parking and Circulation
- Pedestrian Circulation
- Loading Facilities
- Open Space, Park Land, and Trails
- Landscaping
- Parking Lot Area Planting
- Walls and Fencing

■ BUILDING DESIGN

- Continuity
- Massing
- Building Form
- Roof Forms and Parapets
- Roof Drains
- Windows
- Entry Features
- Building Materials and Texture
- Colors

■ UTILITY & MECHANICAL EQUIPMENT

- Equipment Screening
- Trash and Recycling Enclosures

■ LIGHTING

■ SIGNAGE

NOTES