

RESOLUTION NO. P-06-281

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE ADOPTING PLANNING COMMISSION POLICY PCP-06-001 ESTABLISHING MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES FOR DEVELOPMENT WITHIN MULTI-FAMILY RESIDENTIAL 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 for multi-family residential development to provide safe and livable neighborhoods by encouraging high-quality architecture, landscaping, design and open space; and

WHEREAS, a public hearing was held on the 8th day of November, 2006, 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; and

WHEREAS, the Planning Commission finds that specified standards are necessary to ensure implementation of the design guidelines.

NOW, THEREFORE, BE IT RESOLVED that Planning Commission Policy PCP-06-001 be adopted as follows:

PLANNING COMMISSION POLICY PCP-06-001

MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES

Sections:

- 1. Design goals.**
- 2. Design objectives.**
- 3. Site design guidelines.**
- 4. Architectural design guidelines.**

Section 1. Design goals.

Multi-family residential development appears in a variety of forms throughout the City of Victorville. Multi-family developments, if not properly designed, can dominate their surrounding, increase neighborhood parking and circulation problems, and decrease common and private open space. These guidelines present common goals that encourage the highest level of design quality while allowing

maximum flexibility in the design of multi-family residential development that will:

- A. Create livable neighborhoods and residential areas as well as safe and attractive streets by encouraging high-quality architecture, landscape, design and open space; and
- B. Emphasize design compatibility within existing neighborhoods, both in site planning and architectural design.

Section 2. Design objectives.

The design of multi-family residential development projects in Victorville shall:

- A. Respect the scale, proportion and character of the surrounding area;
- B. Provide pedestrian-friendly design solutions to adverse traffic patterns;
- C. Establish attractive, inviting, imaginative and functional site design;
- D. Provide adequate open space, parking and privacy;
- E. Create visual interest and variety;
- F. Maintain a sense of harmony and proportion along street frontages and other portions of the project exposed to public view;
- G. Preserve and incorporate natural amenities unique to the site such as hillside views, topography, and mature trees; and
- H. Preserve and incorporate historically, culturally, or architecturally significant buildings into the project development proposal.

Section 3. Site design guidelines.

- A. Grading. Grading should be minimized where possible to preserve the natural character of the land. When grading is unavoidable, incorporate the following guidelines:
 - 1. Follow the natural contours as much as possible.
 - 2. Slopes should be rounded and contoured to blend with the existing terrain.
 - 3. Emphasize and accentuate scenic vistas.
 - 4. Avoid large manufactured slopes in favor of several smaller slopes.
 - 5. Retain and incorporate significant natural vegetation into the project.
 - 6. When grading is unavoidable, minimize raising the grade significantly above the grade of adjacent properties, especially near interior property lines. When such grading is unavoidable, compensate by planning for reduced building heights within the raised grades.
 - 7. Implement slope-stabilizing landscaping and irrigation on manufactured slopes.
- B. Compatibility. New units should be built in scale with the existing neighborhood. Therefore, in addition to the minimum code requirements for yards, height, lot coverage and floor area; the predominant setback, yards, size and height of the existing neighborhood should be considered in determining the overall size and situation of the buildings.
 - 1. The arrangement of structures, circulation and open spaces should recognize the particular characteristics of the site.
 - 2. Project design should relate to the surrounding built environment in pattern, function, scale, character and materials.
 - 3. Infill structures and new projects should meet or exceed the standards of quality, which have been set by surrounding development.
 - 4. Structures that are distinctive due to their age, cultural significance, or unique architectural style should be preserved and incorporated in the project proposal.
 - 5. Residential units should be buffered from incompatible development through increased setbacks, intensified landscaping, and appropriate building orientation.
- C. Building Siting

1. Building Orientation – Primary building entries should be designed to front onto either a street, interior pedestrian paths or common open space. Up to 25% of all units in multi-family complexes may have building entries that do not front onto streets or common open space. All entries and common open spaces should have a direct connection to a street via a connecting walkway. Street frontages consisting of garages, carports and parking lots are to be minimized.



Appropriate Orientation

2. Garage Placement – Developments should be designed to minimize the visual impact of garages along streets. Garages should not comprise more than 33% of a building's street frontage. The following options should be used:
 - a. Place garages behind buildings (with access from driveways or alleys);
 - b. Recess garages that face the street behind the primary façade of buildings with a setback of at least one foot (1') from the primary façade for every two feet (2') of garage width; or
 - c. Use a side-facing garage door (with no additional setback required).

D. Driveways and Guest Parking Areas

1. Main driveways should incorporate no more than one lane in each direction, separated by a four-foot-wide net, curbed, planted divider within the required street setback area.
2. Guest parking facilities may be located directly off the main driveway, outside the required street setback area, provided they are screened from view from the street by a 42-inch high wall.
3. Main driveways should be enhanced by a pergola consistent with the architectural style of the buildings, of a depth of at least half the required street setback.
4. All driveways should incorporate an enhanced paving strip consisting of unit pavers or textured/scored concrete at the entrance and at 100 foot-intervals thereafter, of at least 10 feet in width.

E. Setback

The structures should be set back from the front property line either the distance required by the zoning code or the average of existing setbacks on the street, whichever is greater.

F. Open Space and Landscaping

1. Common Open Space – Common open space areas include shared gardens, plazas, water elements, courtyards, recreation facilities, or equivalent landscaped areas. The following open space guidelines should be followed:
 - a. Connecting Walkways – An interconnected path system should be provided and should be integrated with the public sidewalk, where available. The path system should serve the guest parking areas. Entry points to the path system shall have special paving or scored concrete.
 - b. Location and Surrounding – Common open space should be designed to integrate buildings and other structures. At least seventy-five percent (75%) of common open spaces shall be bounded by building walls with windows, by architectural elements such as low walls or trellises, by landscape features such as hedges or rows of trees, or by

some combination of these elements. Required open space should be conveniently located near the majority of units.

- c. Size - Common open space areas may be small, while providing amenity and identity through appropriate design.
 - d. Landscaping and Features – Landscaping and open space must be designed as an integral part of project design and enhance the building design, enhance public views and provide buffers where needed. Every site shall contain at least one 24-inch box size tree for each dwelling unit.
2. Private Open Space - All private open space shall be fenced or walled for the private use of the occupants of the unit it is intended to serve. Ground-level private open space shall be located adjacent to the dwelling unit. Aboveground private open space (i.e. decks and balconies) should be set back at least 10 feet from interior property lines.
 3. Common Recreational Facilities - The minimum number of recreational facilities for a development is based on the amount of residential units within a complex and is listed in the following table:

Number of Residential Units	4-24	25-50	51-75	76-99	100-200
Required Number of Recreational Facilities	1	2	3	4	5

* For each 100 units above the first 200 units, one additional set of recreational amenities should be provided.

Developments shall select from the following recreational facilities, subject to Planning Commission review and approval:

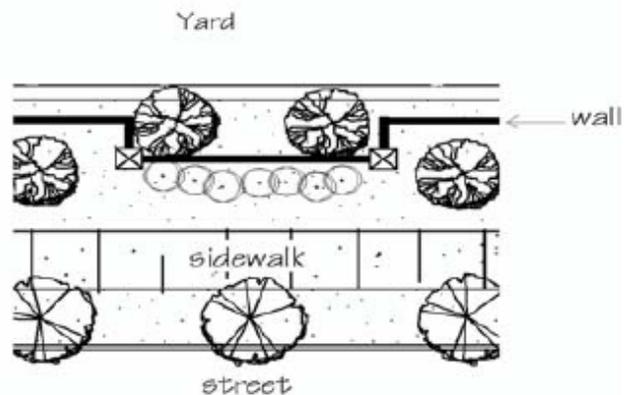
- a. Large open lawn with one of the dimensions no less than 100 feet;
- b. Pool and spa;
- c. Multiple tot lots with multiple play equipment, conveniently located throughout the site;
- d. Community multi-purpose room equipped with kitchen, with attached patio area;
- e. Court facilities (i.e. tennis, volleyball, basketball, etc.)
- f. Barbecue facility equipped with grill, picnic benches, etc.;

G. Utilities

Transformers, post-indicator valves, backflow-preventers and similar apparatus shall either be undergrounded or located in inconspicuous areas, and screened with landscaping.

I. Walls and Fences – Fences and walls should be designed as an integral part of the whole project.

1. Materials - Fences and walls should use materials and design elements that make it consistent with the design of the whole project. Fences and walls in public view should be built with attractive, durable materials including, but not limited to, wrought iron with pilasters, textured concrete block, or formed concrete with reveals. Chainlink fencing, corrugated metal or fiberglass fencing and “tennis windscreens” are prohibited. All fences and walls should have a distinctive cap of different width, material or texture.

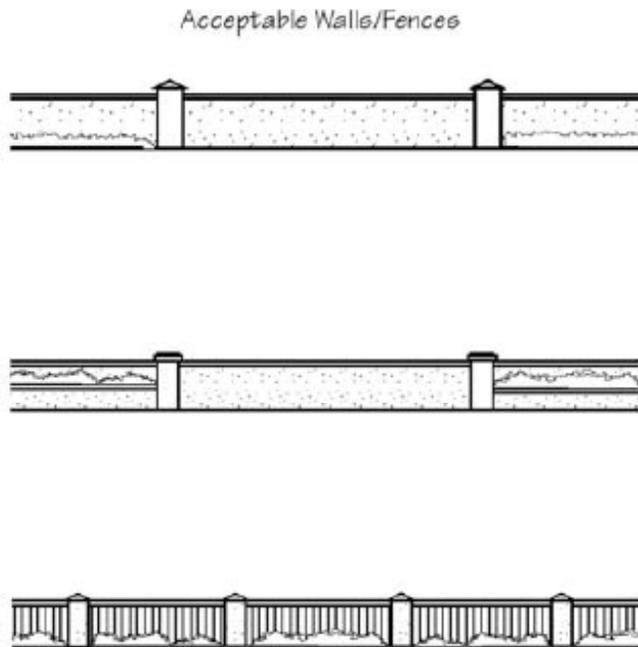


One option is to incorporate a 2' stagger to wall at appropriate intervals.

- 2. Height – Fences and walls should not exceed a height of six feet (6') without being made of textured concrete block, textured interlocking blocks, formed concrete with reveals, or similar materials.
- 3. Special Design Considerations – Short fences, walls, hedges and gates are encouraged along sidewalks to contribute to an attractive streetscape. Decorative gates are encouraged near the sidewalk. To maintain some visual connection between entries and a street or walkway, walls, and fences should be accompanied by a gate. Gates should be accompanied by pilasters or other special architectural or landscape treatment.

- 4. Fence and Wall Styles – While site plans should avoid placing tall walls and fences along local streets and collectors, sometimes it is unavoidable. Treatments should be used to avoid long and monotonous street fronts. Appropriate designs include:

- a. A solid wall with pilasters;
- b. A short wall with fencing and pilasters;
- c. Fencing with pilasters, staggered walls (i.e. change-in-plane);
- d. Gated openings, and planters integrated with walls.
- e. Exterior security fencing should be considered in the initial design stage to avoid the need for future modifications to the plan.



Fences and walls should be built with attractive, durable materials. Pilasters should include a distinctive cap.

- K. Refuse Enclosures and Equipment – Refuse Enclosures should be designed to be integrated into the whole project. Refuse containers and equipment should be easily accessed by service vehicles and located within a screened enclosure. Reflect the architectural style of adjacent buildings in the design of enclosures, and use similar, high quality materials. Landscaping or trellises are encouraged where screened enclosures are visible from a street or connecting walkway and shall be permanently maintained.
- L. Drainage - Using various control techniques to limit off-site drainage helps to create a healthier watershed. There are many ways to capture water on-site and divert water underground. Residential development should integrate water runoff best management practices into the site design.

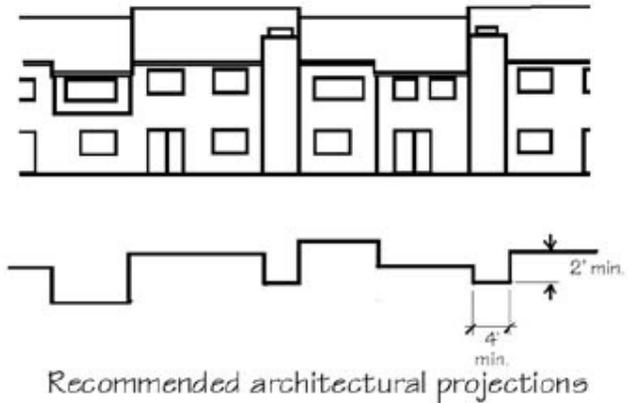
Section 4. Architectural Design Guidelines.

- A. Architectural Style – The architectural style chosen should reflect a style that characterizes or complements the predominant neighborhood style. The architectural style should be consistent across all units, however, variation in color schemes and design details should be evident. Some commonly found styles in Victorville are described below, along with their defining elements.

1. Craftsman - Heavy exposed beams and porch columns; full-width front porches; use of natural materials such as stone and brick for base treatments; low-pitched roofs with wide eave overhangs; wood or stucco siding; darker earthtone exterior colors; double- or single-hung windows.
2. Mediterranean - Low-pitch, tile or flat roofs with parapet; arched windows and entries, sometimes recessed; trowelled stucco finish; cream or light earthtone color; front porches accented with decorative columns or pilasters; if two-story, upper windows smaller and less ornate than lower windows.
3. Spanish - Low-pitch red tile roof, usually with little or no eave overhang; typically with one or more prominent arches placed above door or principal window, or beneath porch roof; wall surface usually stucco; façade normally asymmetrical.
4. Pueblo Revival - Flat roof with parapeted wall above; wall and roof parapet with irregular, rounded edges; projection wooden roof beams extending through walls; stucco wall surface, usually earth-colored.
5. International - Multi level flat roof, windows (usually metal casements) set flush with outer wall, some floor to ceiling windows; smooth, unornamented wall surfaces with no decorative detailing at doors or windows; façade asymmetrical;
6. Ranch - Low-pitched, hipped roof with wood or wood-look shingles and wide eaves; wide windows; variety of siding with base treatment, including stucco, lap, board-and-baton, brick or stone cladding.

B. Scale and Massing - At a minimum, the following guidelines should be implemented. Exceptions to these requirements are permissible, if the architectural style dictates otherwise.

1. Attached units should incorporate plan elements, which provide distinction to individual units or small groups of units, such as wall breaks, projections, individual roof treatments, porches and decks.
2. The front wall mass of each unit should be broken up into two or three planes, with a break depth of at least two (2) feet. No required plane should be less than 25 percent of the length of the front wall.
3. Units adjacent to property lines should incorporate a third floor setback of at least 10 feet from lower-story walls facing the property line. Units adjacent to pedestrian paths and common open spaces should incorporate a third floor setback of at least 5 feet from the wall facing the path or common open space.
4. All front, rear and interior facing wall planes should be proportionately fenestrated, including garage, sidewalls and dormers.
5. Use variation in the building footprints, facades, and roof forms.
6. Use a variety of shapes and forms including architectural projections such as roof overhangs bay window, entry elements such as porches, stoops, balconies,



Appropriate Massing for Multi-family Units

trellises, and cantilevers that create shadows on the building.

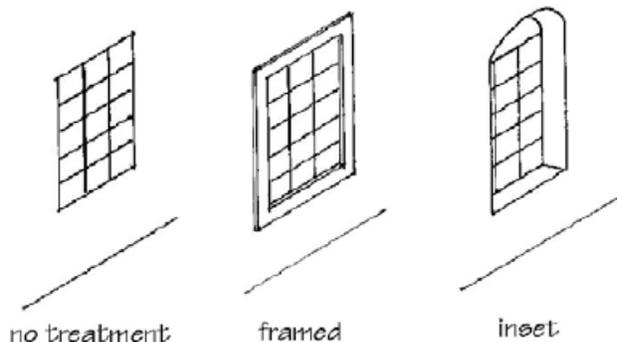
7. Use contrasting vertical and horizontal elements that help break the visual mass of facades into small areas.
8. When appropriate to the architectural style of the building, a minimum of a 12-inch roof overhang should be provided.
9. For multi-family buildings, higher tower elements or similar features are encouraged at focal points, such as plazas, major entrances, street intersections, or where walkways meet streets.
10. Buildings constructed on corner lots should incorporate a well-defined architectural focal element addressing the corner. The corner element should complement existing corner elements on other buildings adjacent to the intersection, in size, scale and composition, and should be proportionate in size to the street intersection it addresses.

C. Garage Design - Garage and carport structures should exhibit designs, which are compatible, supportive, and fully integrated into the overall architectural theme. Garage design should be implemented through the following provisions:

1. Fenestrated indoor living space or balcony space should be built over the garage;
2. Strong shadow lines should be created around the garage face by recessing the door one foot behind the adjacent wall plane;
3. For multiple car garages, no garage door should exceed nine feet (9') in width and intervening posts should be at least one foot in width;
4. Long structures present difficulties in keeping proportions appropriate with the design intent with the main structures, and therefore, the garage/carport should be limited to 8-12 cars;
5. Integrate substantial design elements (i.e. columns, beams, roof design) into carport structures to convey a more permanent concept. Prefabricated metal carports are prohibited.

D. Entries and Windows

1. Entries - Main entries should be given prominent treatment, by incorporating the following elements:
 - a. Front entries should be clearly identified using porches, stoops or canopied outdoor areas;
 - b. Front door surround treatment, including a cover for weather protection, utilizing decorative trim appropriate to the style, a recess, or sidelights;
 - c. A decoratively-paved walkway leading to the sidewalk;
 - d. A decorative, shaded porch light appropriate to the architectural style.
2. Windows –The following window guidelines should be followed:
 - a. Windows should either be inset or framed to create a more substantial appearance. All windows should have trim or other treatments consistent with the style or architecture of the building.
 - b. Windows should be arranged to avoid direct views into the windows of neighboring units.
 - c. Windows should be designed to open vertically or swinging. Horizontal sliding windows should be avoided.
 - d. Windows should not be placed in the path of vehicle headlights.

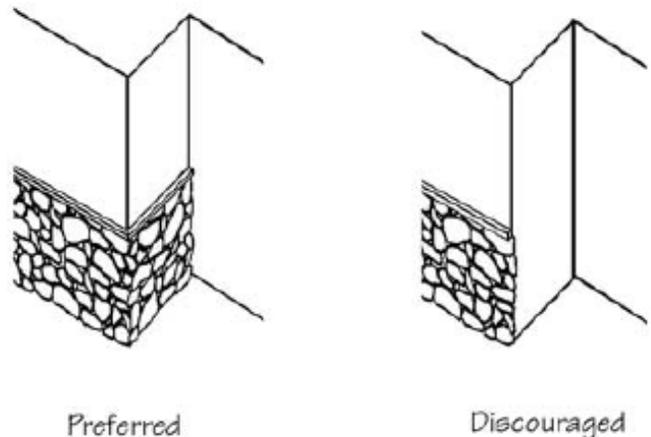


Window Treatments

- e. Interior window coverings shall be included on all bedroom and bathroom windows, as well as those windows, which are within the view of a public right-of-way. Acceptable types of window coverings include drapes, blinds, and shades. Window coverings shall match throughout the development.

E. Architectural Trim and Finish Materials - The following elements are common to all multi-family development and should be incorporated into the design of the house/unit, unless the style dictates otherwise:

1. A base treatment (wainscot) shall be in proportion to the scale of the building, at least four feet in height and incorporate at least a one-inch projection from the wall surface above. The base treatment should be of a darker color and/or material than the wall surface above, as appropriate to the style, and should incorporate a cap course or capping element.
2. Gable/attic/chimney vents should incorporate an integrated, decorative design appropriate to the style.
3. Chimneys should be sided with natural stone, masonry or stucco, as is visually appropriate to their function.
4. Pitched roofs should be tiled as appropriate to the architectural style of the house.
5. Rain gutters and downspouts should be inconspicuously located (not visible from the public right-of-way), and painted to match the building color.
6. Architectural details and trim, including siding, should be carried onto all sides of the dwelling. Rear units should not be afforded significantly less architectural detail than front units.
7. The wall and trim colors should be appropriate to the architectural style of the units, as described above.
8. All finish materials should be of high quality. Faux materials are not encouraged, but are permissible if a high quality imitation is selected, especially if using faux stone or brick.
9. In all cases, outside corner material changes are not permitted. Additionally, foam may not be used for trim or details except on upper stories.



Material Changes

F. Additions and Accessory Buildings - Additions should be constructed as an integral part of the structure to which they are attached. Detached garages and/or carports for all multi-family development should reflect the architectural style of the primary building to which they relate by incorporating the following guidelines:

1. The existing siding should be carried onto the addition or building.
2. The windows should be of the same style as the main house, including opening mechanisms and trim.
3. The existing roofline should be carried onto the addition. Shed-roof additions are not permitted, unless integral to the style of the house. For detached structures, the roof style should be the same as that of the main building.
4. Overall proportion should be maintained.
5. Integrate substantial design elements (i.e. columns, beams, roof design) into carport structures to convey a more permanent concept.
6. Prefabricated metal carports are not permitted.

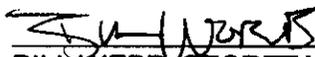
- G. Exterior Lighting - Lighting should be provided by a combination of porch lights, bollards and/or a ground-level decorative landscape and path lighting system. Proportionately sized light standards are acceptable for large area lighting in larger projects. Where flood lighting is deemed essential, lighting should be provided by shaded fixtures, which are complementary to the architectural style of the units (typical shoebox light fixtures are prohibited). "Wal-pac" style, high intensity security lights produce unnecessary light pollution in the form of glare and are not acceptable.

PASSED, APPROVED AND ADOPTED this 8th day of November 2006.



RYAN McEACHRON, CHAIRMAN
VICTORVILLE PLANNING COMMISSION

ATTEST:



BILL WEBB, SECRETARY
PLANNING COMMISSION

■ SITE PLANNING AND DESIGN

- Site Grading
- Compatibility
- Building Orientation
- Garage Placement
- Parking Lot Screening
- Paving Treatment
- Entry Driveways
- Open Space and Landscaping
- Pedestrian Access
- Connecting Walkways
- Recreational Facilities
- Utility Equipment Screening
- Walls and Fences
- Refuse Enclosures

■ ARCHITECTURAL BUILDING DESIGN

- Definable Architectural Style
- Scale
- Massing
- Roof Forms
- Garage Design
- Entries
- Window and Doors
- Trim and Finish Materials
- Color
- Accessory Buildings
- Exterior Lighting

NOTES