



Willows Planning Commission Regular Meeting

December 18, 2019
Willows City Hall
7:00 p.m.

Agenda

PLANNING COMMISSION
Robert Griffith, Chair
Jose Hansen, Vice Chair
Candis Woods, Commissioner
Dana Owens, Commissioner
Hilgard Muller, Commissioner

CITY PLANNER
Karen Mantele

MINUTE CLERK
Maria Ehorn

201 North Lassen Street
Willows, CA 95988
(530) 934-7041

1. **CALL TO ORDER – 7:00 p.m.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PUBLIC COMMENT/WRITTEN COMMUNICATIONS**

a. Public Comments:

Members of the public wishing to address the Commission on any item(s) not on the agenda may do so at this time when recognized by the Chair; however, no formal action will be taken unless a majority consensus of the Commission directs staff to place the item on a future agenda. Public is advised to limit discussion to one presentation per individual. While not required, please state your name and address for the record. (Oral communications will be limited to three minutes)

5. **CONSENT AGENDA**

Consent items are considered to be routine by the Planning Commission and will be enacted in one motion. There will be no separate discussion on these items unless a Commission Member requests, in which event the item will be removed from the consent agenda. It is recommended that the Commission:

- a. Approve of minutes of the Regular Planning Commission Meetings held on October 16, 2019 Planning Commission Meeting.

Comments from the public are welcome. The Chair will allow an opportunity for comments related to Public Hearings and each action item on the agenda. Please limit comments to three minutes per topic, and one comment per person per topic. Once comments conclude, please allow the Commission the opportunity to continue its consideration of the item without interruption.

6. **REGULAR BUSINESS/ITEMS REQUIRING COMMISSION ATTENTION**

- a. Staff recommends Commission receive the staff report, discuss and upon conclusion, consider the adoption of the attached resolution for Design Review, File #DR-19-06.
 1. **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING DESIGN REVIEW APPROVAL (FILE #DR-19-06) TO SCOTT SILVERTHORN FOR A NEW 2,400 SQUARE FOOT METAL SHOP BUILDING AND FENCING FOR PROPERTY LOCATED AT 310 E. OAK STREET ASSESSORS PARCEL NUMBER 003-121-011.**

- b. Staff recommends Commission receive the staff report, discuss and upon conclusion, consider the acceptance of the Draft Single Family Residential Design Guidelines.

7. COMMISSION/STAFF REPORTS/COMMENTS

- a. Staff Reports/Comments:
- b. Commission Reports/Comments

8. ADJOURNMENT

This agenda was posted on December 13, 2019



Maria Ehorn, Minute Clerk

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours at City Hall or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at www.cityofwillows.org.

In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132). The public should contact the City Clerk's office at 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The City of Willows is an Equal Opportunity Provider



**ACTION MINUTES OF THE WILLOWS PLANNING COMMISSION
REGULAR MEETING HELD OCTOBER 16, 2019**

Meeting audio is available at the City of Willows website. This is not a live feature. Audio recordings are posted the succeeding business day following the scheduled Planning Commission Meeting.
Please visit www.cityofwillows.org for free PodBean recordings.

1. Vice Chair Hansen called the meeting to order at 7:00 p.m.
2. The meeting opened with the Pledge of Allegiance led by Vice Chair Hansen
3. **Roll Call:**
Commissioners Present: Hansen, White, Owens, Woods
Absent: Griffith
Staff Present: Karen Mantele, Planner; Maria Ehorn, Minute Clerk; Wayne Peabody, Interim City Manager
4. **Public Comment/ Written Communications:** No public comments or written communications.
5. **Consent Agenda:**
 - a. Approval of minutes of the Regular Planning Commission meeting held on August 21, 2019 and minutes of the September 25, 2019 Special Planning Commission meeting.
Action:
Motion: Commissioner Owens/Second: Vice Chair Hansen
Moved to approve the minutes of August 21, 2019 Regular Planning Commission meeting as presented.
The motion passed 2/1 carried by the following voice vote:
AYES: Hansen, Owens
NOES: White
ABSENT: Griffith
ABSTAIN: Woods
 - b. Approval of minutes of the September 25, 2019 Special Planning Commission meeting.
Action:
Motion: Commissioner Owens/Second: Commissioner Woods
Moved to approve the minutes of the September 25, 2019 Special Planning Commission meeting as presented.
The motion passed 2/1 carried by the following voice vote:
AYES: Woods, Owens
NOES: White
ABSENT: Griffith
ABSTAIN: Hansen
6. **Public Hearing(s):**
 - a. Conduct a public hearing and upon conclusion, consider the adoption of the attached resolution for Major Use Permit file #MUP-18-07 and Design Review file #DR-118-06.
 1. **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING MAJOR USE PERMIT (FILE #MUP-18-07) APPROVAL TO ALLOW A NEW 4,456 SF MCDONALDS FAST FOOD RESTAURANT AND DESIGN REVIEW (FILE #DR-18-06) APPROVAL FOR BUILDING FAÇADE TREATMENTS AND SITE IMPROVEMENTS FOR PROPERTY LOCATED AT 1401 W. WOOD STREET, ASSESSORS PARCEL NUMBER 017-210-050.**

7:36 Public hearing opened.

7:36 Public hearing closed.

Action:

Motion: Commissioner Owens/Second: Vice Chair Hansen

Moved by motion to approve the next resolution in line entitled, a resolution of the Planning Commission of the City of Willows granting Major Use Permit (file #MUP-18-07) approval to allow a new 4,456 sf Mcdonalds fast food restaurant and design review (File #DR-18-06) approval for building façade treatments and site improvements for property located at 1401 W. Wood Street, Assessors Parcel Number 017-210-050 with amended conditions.

The motion passed unanimously 4/0 carried by the following voice vote:

AYES: Hansen, White, Owens, Woods

NOES:

ABSENT: Griffith

ABSTAIN:

b. Conduct a public hearing and upon conclusion, consider the adoption of the attached resolution for approving an addendum to the Certified Environmental Impact Report (EIR).

1. **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS APPROVING AN ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT (EIR) PREPARED FOR THE WILLOWS WAL-MART SUPERCENTER PROJECT WHICH EIR INCLUDED ANALYSIS FOR A FAST FOOD RESTAURANT AND WHICH PROPOSED RESTAURANT PROJECT HAS BEEN DETERMINED WILL NOT REQUIRE THE PREPARATION OF A SUBSEQUENT EIR OR A SUPPLEMENT TO THE PREVIOUSLY CERTIFIED EIR FOR THE MCDONALDS FAST FOOD RESTUARANT LOCATED AT 1401 W. WOOD STREET ASSESSORS PARCEL NUMBER 017-210-050.**

7:46 Public hearing opened.

7:46 Public hearing closed.

Action:

Motion: Commissioner Woods/Second: Commissioner Owens

Moved by motion to approve the next resolution in line entitled, a resolution of the Planning Commission of the City of Willows approving an addendum to the certified environmental Impact Report (EIR) prepared for the Willows Wal-Mart Supercenter project which EIR included analysis for a fast food restaurant and which proposed restaurant project has been determined will not require the preparation of a subsequent EIR or a supplement to the previously certified EIR for the Mcdonalds fast food restaurant located at 1401 W. Wood Street Assessors Parcel Number 017-210-050.

The motion passed unanimously 4/0 carried by the following voice vote:

AYES: Hansen, White, Owens, Woods

NOES:

ABSENT: Griffith

ABSTAIN:

7. Commission/Staff Reports/Comments:

- a. Staff Reports/Comments: Ms. Mantele gave brief update/status of upcoming and ongoing projects.
- b. Interim City Manager gave a short report regarding updating the City's general plan.
- c. Commission Reports/Comments: Commissioners gave comments/reports on activities and various meetings they attended.

8. Adjournment:

The Meeting was adjourned at 7:56 p.m.

BOB GRIFFITH – Chair

Maria Ehorn – Minute Clerk

DRAFT

Planning Commission Agenda Report:**December 18, 2019**

Project:	Design Review (File #DR-19-06) Request for design approval for new metal building and site improvements
Applicant/Property Owner:	Scott Silverthorn/same
Project Location:	310 E. Oak Street
Assessor's Parcel No:	003-121-011
Zoning:	Light Industrial (ML)
General Plan	Light Industrial

Project Description

The applicant desires to develop a 30,056 square foot vacant parcel by constructing a 30' x 80' (2,400 SF) metal building to be used as storage for his pump business. The new building will be located on the eastern side of the parcel, adjacent to the alley. The proposal includes installing two new driveways and installation of curbs and gutters. A new water well is proposed on the lot as shown on the attached site plan. The project includes installing a six-foot high chain link fence around the entire property. The business has one employee besides the applicant.

Review Process

This matter is before the Planning Commission pursuant to Chapter 2.45 of the City of Willows Municipal Code and Chapter 18.70 of the Zoning Code.

Zoning

The project site is located on the corner of Oak and Colusa Street and is zoned Light Manufacturing. The zoning district allows for various permitted uses. The intended use of the building will be for storage of goods and equipment for the applicants' well drilling business. Both are uses permitted under Section 18.70.020(2) (*Permitted Uses*).

Zoning to the north, south and west of the project site are the same as the subject parcel; Light Industrial. Zoning to the east is R-P (Multiple Residential Office District). North and east of the site are residential uses, which those uses to the north are non-conforming.

The project is located in a flood zone which will require an elevation certificate from a registered licensed engineer.

The minimum lot area for this district is 10,000 SF, (*the site is approximately 30,056 SF*); with no front or rear yard setback requirements. The side yard setback is subject to the building code or other regulations. Maximum building height for this district is 50 feet; the proposed metal building is approximately 14 feet in height +/- . The project meets these district regulations.

Additionally the district regulations call for parking per WMC 18.120.020, which code section requires storage buildings to provide one space for each 2000 SF of gross floor area, plus one space for each two employees. The project site plan does not indicated parking spaces; however a condition to do so is included with the attached conditions of approval.

General Plan Consistency

The General Plan Land Use designation for this site is Light Industrial pursuant to the City's General Plan Land Use Map. The proposed use is consistent with this designation, which designation provides for limited industrial uses.

Project Analysis for Design Review (pursuant to Section 2.45.060)

Competent Design: The plans for the proposed metal building are stamped by a registered professional engineer. The building will have a concrete slab foundation and will be fully enclosed with overhead door openings.

Relationship between Structures within the Development and between Structures and Site & Neighborhood: Surrounding development within the neighborhood includes Corning Lumber to the west and residential uses to the north and east. The parcel to the south of the subject parcel has a structure on the SW corner. The subject parcel is a vacant parcel, and project is considered as infill development.

Materials and Colors Used: The proposed building will be steel sheathing metal corrugated galvanized or painted steel exterior of a slate grey color.

Wall, Fences or Screening: The applicant intends to install a six-foot high chain link around the perimeter of the entire parcel. The applicant intends to park company vehicles on the lot when not in use. The chain link fence will provide security of the site.

Drives, Parking and Circulation: Access to the project site will be provided by way of two proposed driveways, one on the Oak Street side and one on the Colusa Street side. Parking is required per 18.70.040(c) and shall be provided in compliance with the district requirements. (Section 18.120.020(4)).

Utility Service: A power pole is proposed on the site as indicated on the site plan. A new water line will be installed from the metal building to a new proposed well.

Signs: No business signage has been proposed; however any signage to advertise the business shall comply with the Comprehensive Sign Law.

Exterior Lighting: The project site plan does not indicate any site lighting. Should any lighting be installed; all lighting shall be installed so as not to reflect glare onto adjacent property. The conditions of approval reflect this requirement.

Landscaping: It is understood that new landscaping will be installed as part of the project, however no plans have been submitted to indicate type or location. A landscaping plan shall be submitted for department review.

The project was reviewed internally by City departments and County and outside agencies for comments/conditions which proposed conditions of approval reflect those comments.

Environmental Review and Analysis

The project (construction of a small structure) has been reviewed pursuant to the California Environmental Quality Act (CEQA). City staff has determined that the proposal is exempt from further CEQA pursuant to CEQA Section 15303, Class 3, New Construction or Conversion of Small Structures.

STAFF RECOMMENDATION:

Staff recommends adoption of the attached resolution recommending Design Review approval for a 30'x80' metal building and site improvements subject to the conditions of approval as shown in Attachment #2.

PLANNING COMMISSION OPTIONS:

- 1) Recommend approval of the Design Review proposal and subject to Conditions of Approval as described in Attachment 2
- 2) Deny the Design Review application with appropriate findings for denial

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Site Plan
4. Zoning/General Plan diagram
5. APN map

Submitted by:

Karen Mantele
Principal Planner



PC RESOLUTION NO. _____-2019

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING DESIGN REVIEW APPROVAL (FILE#DR-19-06) TO SCOTT SILVERTHORN FOR A NEW 2,400 SQUARE FOOT METAL SHOP BUILDING AND FENCING FOR PROPERTY LOCATED AT 310 E. OAK STREET ASSESSORS PARCEL NUMBER 003-121-011

WHEREAS, the applicant, Scott Silverthorn, has filed a Design Review planning application to gain approval for a new 2,400 square foot metal industrial building and chain link fencing and,

WHEREAS, City of Willows Municipal Code Section 2.45.030 states that all new exterior physical improvements to commercial buildings require Design Review approval, and,

WHEREAS, the Planning Commission did, on December 18, 2019, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

WHEREAS, the Planning Commission has reviewed all evidence submitted in connection with the application, including public testimony, staff report, supporting documentation, City codes and regulations, and all other relevant documents and evidence which are part of the record of proceedings; and,

WHEREAS, the Planning Commission finds that the design review proposal is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class3, New Construction or Conversion of Small Structures.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Design Review proposal to construct a 2,400 SF metal building, and install a six foot high chain link fence around perimeter, is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Design Review File#DR-19-06, subject to the attached conditions of approval set forth in Attachment #2, Site Plan Attachment #3,

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 18th day of December 2019 by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Robert Griffith, Chairperson

ATTEST: _____
Maria Ehorn, Recording Secretary

**DESIGN REVIEW
CONDITIONS OF APPROVAL FOR
SCOTT SILVERTHORN PROJECT
FOR PROPERTY LOCATED AT
310 E. Oak Street/APN; 003-121-011**

PC approval date: _____, 2019

General

1. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager/Planning Commission for review and approval prior to use.
2. All landscaping incorporated into the project shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.
3. The developer shall adhere to the design and specification of the Architectural Design Review approval for the exterior façade improvements. An occupancy permit shall not be issued in part or whole for any building or group of buildings subject to design review unless and until the work specified in the design review approval has been completed, including landscaping. If for any valid reason full compliance cannot be made; a cash bond shall be posted for the work to be completed within a reasonable period of time as determined by the City Manager or his authorized representative.
4. The Architectural Design Review approval shall expire in one year unless otherwise stipulated by the Planning Commission. The applicant may apply to the Building Official for an extension of not more than one year from the original date of expiration, if he finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one year shall require Planning Commission approval.
5. All building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not create glare or hazard onto adjoining properties/streets. All lighting must meet the City Standards.
6. A landscaping plan shall be submitted for department review, indicating type and location of plantings.
7. All contractors/sub-contractors doing work on the project shall obtain a City business license prior to commencing operation. (Contact Finance Department).
8. Prior to installation of any business signage, the applicant shall first secure sign permit approval from the Planning Department.
9. In the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped, and a qualified archaeologist shall survey the site. The

archaeologist shall submit a report with recommendations of the disposition of the site. Disposition may include, but is not limited to, excavation and documentation, capping the site, or leaving the site in an open space area. The recommendations of the archaeologist shall be incorporated in the project.

Public Works

10. Sewer to connect on Colusa Street.
11. Curb, gutter and sidewalk to be installed along Oak Street with driveway cut.
12. Curb, gutter along Colusa Street with driveway cut. Sidewalk to be deferred until parcel to the south (APN: 003-121-012) is developed with curb, gutter and sidewalks.

Building Department.

13. The applicant shall submit a completed building permit application with detailed scope of work with 3 complete sets of plans, calculations, specifications, etc. to the building department for review.
14. Appropriate plan review fees shall be paid at the time of building permit submittal.
15. All work with the development shall comply with the most current Federal, State and Local codes and ordinances, and be shown on the plans submitted for review.
16. Adopted Conditions of Approval shall be placed on the plans submitted for review.
17. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday, and 8:00 am to 4:00 pm on Saturday, with no construction to occur on Sundays and holidays.
18. The project is located in a flood zone which will require an elevation certificate from a registered licensed engineer to be submitted to the Department.

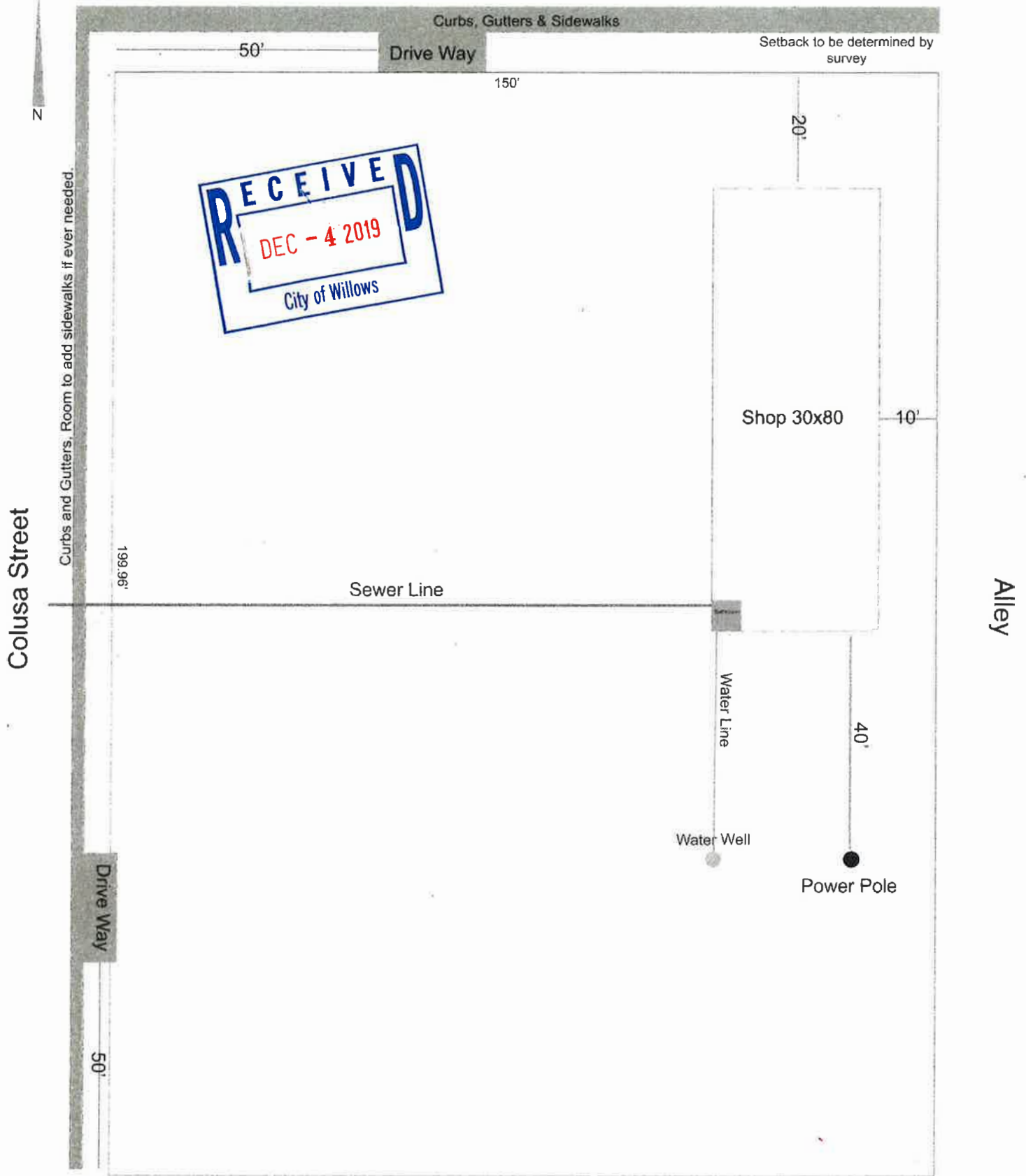
Fire Department

19. All impact fees shall be paid prior to issuance of a building permit...
20. A Knox box shall be installed per Fire Chief approval per WMC 15.15.130.
21. The building address signing shall meet all WMC 15.15.100 criteria and be reviewed by the Fire Department prior to approval.
22. Provide fire extinguishers in accordance with 2016 CFC.

Glenn County Environmental Health Department

23. The developer shall obtain the required permits and approvals for the water well from Glenn County Environmental Health Department prior to installing the well.

Oak Street



Property Line to be fenced with 6' high chain link
 Lot to be gravel
 Future plans to add power to building after occupancy.
 Sub panel to be on south wall in east corner

Scale 10'

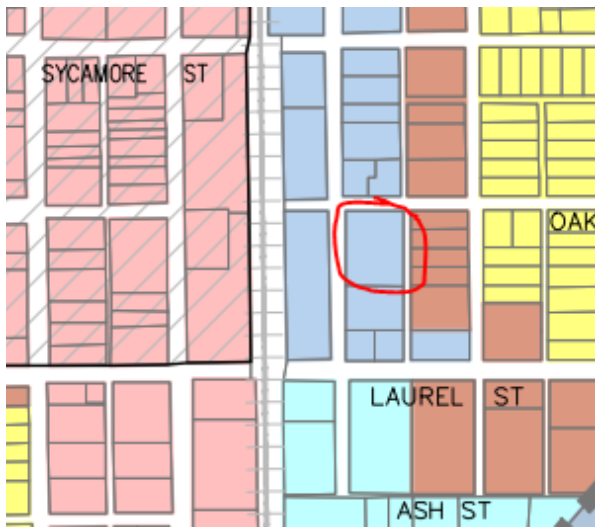
Zoning & General Plan Map



ZONING MAP

ZONING

- R-1: SINGLE FAMILY RESIDENTIAL
- CC: CENTRAL COMMERCIAL
- RP: RESIDENTIAL/PROFESSIONAL
- ML: LIGHT MANUFACTURING
- GC: GENERAL COMMERCIAL
- MH: HEAVY MANUFACTURING



GENERAL PLAN MAP

LANDUSE DESIGNATION

- LDR – LOW DENSITY RESIDENTIAL
- OP – OFFICE OF PROFESSIONAL
- GC – GENERAL COMMERCIAL
- LI – LIGHT INDUSTRIAL
- GI – GENERAL INDUSTRIAL

Planning Commission Agenda Report:

December 18, 2019

Subject: Single Family Residential Design Guidelines

Background:

The Planning Commission has expressed the desire to implement single-family residential design guidelines into the Architectural Design Review section of the Municipal Code.

Beginning in June 2017, the Commission began developing draft guidelines, which were discussed at several Commission meetings until staff brought forth a revised set of draft guidelines to the Commission at the July 2018 meeting for review. The Commission approved the draft guidelines and recommended staff bring them to the City Council for their review and approval.

On May 29, 2019, Staff brought to the City Council at a regular meeting the draft guidelines for their review and comment. On November 26, 2019 staff brought a second draft of the revised guidelines back to the Council and addressed their previous meeting comments, which took into account the street landscaping comments and example photos replacing most examples with City of Willows' housing styles. The Council unanimously approved of the second draft.

Project Description

Staff is bringing to the Commission a revised set of single family residential design guidelines for your review. These design guidelines are intended to be implemented on any new single family subdivisions that are developed within the City

Attached are the draft guidelines that the Council has approved.

STAFF RECOMMENDATION:


Review and consider the draft Single Family Residential Design Guidelines

Attachments:

1. Draft Single Family Residential Design Guidelines

Submitted by:

Karen Mantele
Principal Planner



CITY OF WILLOWS SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

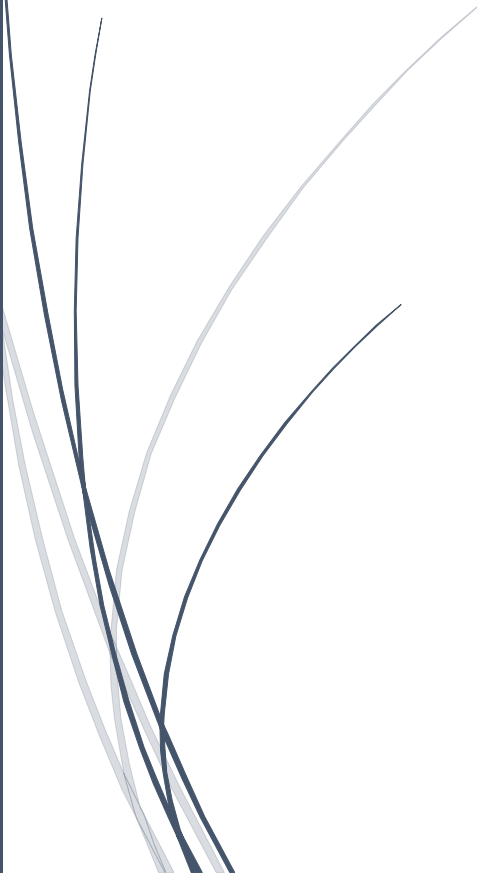


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SINGLE-FAMILY RESIDENTIAL DESIGN GUIDELINES

Purpose:

These guidelines will be used during the City’s design review process to ensure new development reflects the community environment and contributes to the character of the surrounding neighborhood. They are intended as a reference to assist the designer in understanding the City’s goals and objectives for a high-quality residential development. These guidelines apply to all projects that require design review. The guidelines address zoning districts to include R-1, R-2, RP, and R-3. The guidelines are general and may be interpreted with some flexibility in their application to specific projects.

The overall desired layout of neighborhoods and subdivisions in the City of Willows is intended to promote a single family project that features a competent design with a variety of home sizes, varied lot sizes and styles. The neighborhoods should have a variety in street and residential block layouts, designed to provide connectivity within and between individual neighborhoods and provide choices between routes.

Diversity in housing not only allows builders to provide a greater spread of housing choice and affordability for residents, but also allows for a varied yet cohesive residential environment. Diversity in housing types also helps to create variety in neighborhood design, with a strong focus upon the pedestrian and human-scale streetscapes.

ARCHITECTURAL DESIGN

Regardless of its architectural style, the architecture of a house is comprised of three basic components; the building facades, roofs, and detail elements. Together, when these components are designed appropriately, a cohesive yet diverse residential neighborhood environment will be realized. A significant difference in the massing and composition (not just finish materials) of each adjacent house should be accomplished. Design of houses in tract development should be mixed to create variety and interest. One design should not be repeated more frequently than each fourth house.

Articulated Building Massing

Boxy two-story building forms that overwhelm the street scene are discouraged. Varied massing provides richness and scale. Long uninterrupted exterior walls should be avoided.



A ranch style house on S. Culver



Another ranch style house on S. Enright



This S. Plumas craftsman style house features a front porch.

Building Facades

Variety in building forms provide diversity and visual interest to the neighborhood street scene and can be used to create a desirable human scale.

The following elements should be incorporated into the design of residential structures: building wall planes, particularly on the front elevation, should be staggered to create interest along the street scene; projections and recesses should be used to provide shadow and depth; and combinations of one and two-story forms should be used to help to create variety in setback and overall building form.

Building Materials and Color

- Building materials of durable material and of high quality (including accent materials, roof materials, and paint colors) are important elements to the visual quality of homes and should be consistent with the architectural style of the residence.
- All materials should wrap columns, porches, or balconies in their entirety.
- The color palette should be selected with the design objectives of avoiding monotony, providing a variety of colorful schemes, and promoting visual diversity.
- Color schemes and body colors should vary within the neighborhood.

ROOFS

Roof Form and Slope

Similar to building materials and color, roof form and slope are also important design elements in creating a well-developed street scene.

- Roof treatments should be consistent with the architectural style of the dwelling.
- Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape throughout the development.
- Likewise, variety in roof lines is encouraged to avoid a common roof line along neighborhood streets. Rooflines of adjoining residences should vary ridge heights, roof forms, and direction of gables.
- Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.

				
BARN RED	SALEM RED	SALMON	PUMPKIN	MARIGOLD
				
MUSTARD	BAYBERRY	TAVERN GREEN	LEXINGTON	SEA GREEN
				
FEDERAL BLUE	SOLDIER BLUE	SLATE BLUE	PITCH BLACK	DRIFTWOOD
				
CHOCOLATE	BUTTERMILK	LIGHT CREAM	SNOW WHITE	OYSTER WHITE



Hip Roof



Gable Roof



Shed Roof



Saltbox Roof



Gambrel Roof



Gullwing Roof



Half-Hip Roof



Mansard Roof



Dormer Roof



Dormer Example



This house on S. Plumas is a craftsman style w/porch

Materials

- Roof materials should be compatible with the architectural style of the residence and should have a matte finish to minimize glare.
- Permitted Roof Materials: Clay or Concrete “S” Tiles; Clay or Concrete Flat Tiles; Clay or Concrete Shakes; Slate; Low profile S-tiles; Architectural Grade Composition.
- Prohibited Material: Wood Shake; Rolled roofing material.
- Fascia: may be either stucco, wood, fiber cement siding or tile or other similar material. If wood is used, it should be stained or painted.
- Skylights are permitted but should be designed as an integral part of the roof. Skylight framing material should be bronze anodized or colored to match the adjacent roof materials.

DETAIL ELEMENTS

- Entries: The entry of a residential dwelling should be articulated as a focal point of the building’s front elevation. Roof elements, columns, porticos, recesses or projections, window or other architectural features should be used to accentuate the entryway.
- Porches: Porches not only provide pedestrian scale elements to the building massing but also allow for an area for residents to enjoy the outdoor climate and a place to converse with neighbors. When provided, porches should be designed as an integral component of the building’s architecture, with dimensions significant to create a usable outdoor space. Porches should have railings and be fully covered.
- Columns & Archways: The use of columns and archways adds articulation to the character of the residence and is encouraged where appropriate to the architectural style.

- Trellis & Arbors: Trellises and arbors, when used, should be designed to maintain their appearance considering the climatic conditions of the area.

At least one window on the front elevations and visible side and rear elevations should feature trim surrounds, headers or sills. The minimum reveal for trim elements is 1 inch. The style of windows should be compatible with the architectural style of the residence.

Detail Elements Include:

Shutters; exposed rafter ends or cross beams. Decorative grill work, decorative stucco or clay pipe vents, decorative ceramic tile/and or other similar features. Exposed gutters and downspouts should be colored to match or compliment the surface to which they are attached.

GARAGES & DRIVEWAYS

Garages/Placement

Garages should be articulated at least 5 feet from the primary front façade of the residence, and set back sufficiently enough so that vehicles parked on driveways do not extend or block the sidewalk or public right of way.

When lot size permits, the orientation of a garage at the front of a house shall be varied so that it can be entered from the front, side or at an angle. Tandem parking in garages may be used to minimize the number or width of garage doors.

De-emphasis of Garages

Garages should be positioned to de-emphasize their visual impact on the street, allowing for visually interesting features of the house to dominate the streetscape. Garages may be sited in several ways; Recessed Garage, Corner Lot with Side-street Entry Garage, Forward Swing-In Garage, Split Garage, Alley-Loaded Garage, Detached Garages, Garage Forward.

Garage Design

Attached or detached garages should be designed to de-emphasize their architectural prominence. To achieve this desired effect, these structures should incorporate the following:

- Garage doors should vary with respect to windows and/or color as appropriate to individual architectural styles of the house.
- On conventional home plotting, in effort to buffer the view impact of garages and garage doors from the sidewalk or street, optional treatments such as a trellis or porte-cochere are encouraged.



ACCESSORY STRUCTURES

Guest houses, detached garages, greenhouses, and other similar accessory structures should be compatible in design, materials, and color as the main residence. Such structures should be visually related to the main residence through the use of garden walls, or other landscape elements.

Secondary Units

Secondary units (also referred to as ancillary or granny units) help to increase affordability and diversity throughout a neighborhood. When used, secondary units should be designed with the same level of detail and should match the architectural style of the primary residence.

PLOTTING AND VARIABLE SETBACKS

Plotting of building placement and street orientation is an important site planning consideration for neighborhoods. The plotting of residences should be done in a manner that achieves diversity and visual interest to the neighborhood street scene. Consideration for privacy should be given with the placement of the house on the lot and locations of windows in terms of maximizing privacy and minimizing visual intrusion between adjacent homes.

Good orientation can increase the energy efficiency of your home, making it more comfortable to live in and cheaper to run. Such diversity can be achieved through varying setbacks, articulated building massing, reversing floor plans so that garages and entries are adjacent to each other to create an undulating setback with different elevations and color schemes to avoid a repetitious street scene.

Lot Orientation

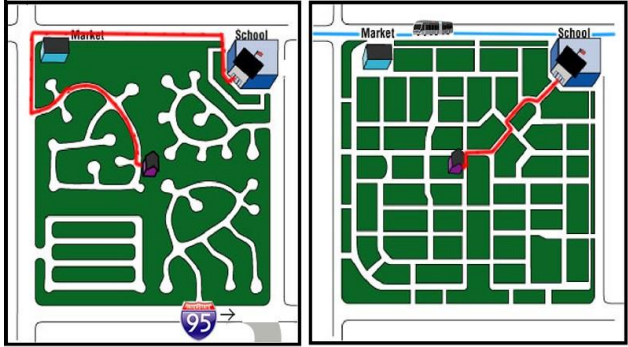
In order to avoid visual monotony and a repetitious street scene, rotating block orientations should be used to avoid lengthy streets.

PEDESTRIAN CONNECTIVITY

Pedestrian pathways providing strong connectivity among the residential neighborhoods and various amenities such as commercial, office, and recreational amenities are encouraged. These pathways can be located in paseos (greenbelt areas that are separate from the vehicular circulation system), while other pedestrian paths can be located adjacent to the community’s roadways. Together these pathways afford a strong pedestrian orientation, providing the opportunity for alternative modes of travel to specific destinations.

Neighborhood Street Design

Neighborhood streets should be site planned to promote connectivity to adjacent neighborhoods and provide alternative routes for both vehicular and pedestrian traffic.



Driving-only transportation pattern Walkable connected transportation network

Traffic Calming Measures

To encourage a pedestrian friendly environment through safer streets for pedestrians and to enhance the overall visual quality of neighborhoods, traffic calming measures are encouraged in the design of the residential neighborhoods. Such devices may include:

- *Chicanes* – (also referred to as tapered streets) are a traffic calming measure used in traditional neighborhood design. Although the traffic lanes are the same width (the chicanes only project as far as the on-street parking areas), the tapered street appears to be narrowing, thus encouraging vehicles to slow their speeds. These landscape fingers also provide a visible raised waiting area for pedestrians intending to cross the street. At intersections with chicanes, pedestrians are

more visible than they would be if they were cutting between parked cars.

Example of chicanes



Residential/ Park Interface

The location of residential neighborhoods to a park is an important consideration in the overall community design. Special care must be taken to ensure that this reciprocal relationship is reflected in the interface between these two land uses. Special attention should be given to the physical and visual transition between development areas and a park. These transition areas should be designed, landscaped, and graded to blend residential development and the park together smoothly. Where feasible and as part of the plan, homes should front a park, thus creating eyes on the park.

SPECIAL SITING CONDITIONS

Corner Lots

Homes that are plotted on corner lots should feature enhanced elevations that provide a similar level of detail to the corner side elevations as is applied to the front elevation. Corner lots should present attractive facades to both adjoining streets.

Perimeter Edge Conditions

On lots adjacent to perimeter streets, open space, canals or other public areas, the side and rear elevations that face such areas should be enunciated and treated to provide visual interest to the edge condition. Particular consideration should be given to the treatment of second stories and roof elements. Enunciation to visible side and rear elevations along perimeter areas can be achieved through the use of the following elements:

- Patio covers or second story decks
- Window surrounds headers, or sills
- Off-set wall planes (two-foot minimum offset)
- Roof plane breaks

Exterior Lighting

Energy conservation, safety, and security should be emphasized when designing any lighting system.

Lighting can enhance the nighttime visual environment so considerations should include illumination of pedestrian areas, as well as architectural and landscape lighting for visual enhancement. Lighting systems should be designed with consideration of visual quality, architectural compatibility, safety, glare, and energy conservation. Glare from lighting fixtures should be controlled through the use of shields, fixture selection and placement, and fixture orientation

Mechanical Equipment

Special care should be made so that mechanical treatment does not detract from the architecture of the primary residence.

Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices should not be mounted on any roof unless adequately screened. Ground mounted air conditioning units must be located behind side yard privacy return walls. All antenna and satellite dishes visible from any public or private street, sidewalk, open space or adjacent lot subject to all federal regulations.

Energy Efficiency

Commitment should be made to meet or exceed statewide energy-efficiency requirements. It is also encouraged to offer energy efficient amenities such as:

- Energy Star appliances (which use a minimal amount of energy)
- Shade elements, such as extended roof treatments over porches and outdoor areas as well as deciduous trees, which can also help to protect the homes from excess sun entering through primary windows.
- Low-flow water fixtures.
- Drip landscape watering systems.
- Energy-saving, dual-glazed LoE2 windows.

LANDSCAPE ELEMENTS

Walls & Fences

Walls and fences that are visible from street, open space, or other public areas should be employed in a skillful manner and in harmony with the design of the development and meet noise attenuation requirements where applicable.

- The design of fencing should be uniform throughout each subdivision. Fencing designs, materials, and colors may vary between subdivisions.

- Neighborhood fences should be 6 feet high and be comprised of cedar, fir, or redwood, or stucco walls. Wood may be left natural or have a semi-transparent stain in natural tones of light browns and grays applied. Chain link fencing is prohibited.



Rail Fencing Example

Low wood fences and picket fences (between 30 inches and 36 inches in height) are permitted along front yards and at side yard property lines within the front yard, or along corner side yards. Fencing within a designated front yard area should be open and of a “rail fence” nature. In the case of the low fences, white paint or stain is permitted. Fencing 36 inches or lower may be placed immediately behind the walkway.



Fences are to be located on the rear and side property lines of residential lots, except at neighborhood entries and other locations where the community wall is used. With respect to corner conditions, the fence will return back to the residential unit at a logical point related to the specific architecture of the unit.

Trees

Landscaping along the streets is an important design element in a residential community and is an effective way of providing a high-quality neighborhood image. All street trees or landscaping within a residential

development shall be located behind the sidewalk off the public right of way, on private property. The City has a master tree list which can be used for selection of species.

Native and drought-tolerant plants should be used in landscaping, where feasible. Water conservation principles should be integrated into the landscaping design of the community, including water-efficient irrigation systems.



Energy Conservation

Structures and plantings should be used to help shield buildings from unwanted summer heat gain, while allowing winter sun and light. Where feasible, east and west walls should be shaded with trees and vines. Deciduous trees should be used to provide summer shade while admitting winter sun. All plantings should be designed to maintain solar access for passive and active solar systems. Where`e feasible, a landscaped buffer should be provided between buildings and pavement, so that reflected heat buildup within buildings is minimized.

Neighborhood Entries

By creating a visual gateway into the neighborhoods, neighborhood entries create a sense of arrival. Neighborhood entries should incorporate landscaping and other design elements that reinforce the traditional community identity.

In order to emphasize key internal community intersections, special landscape features should be used; such as; enhanced pavement, flowering accent trees or enhanced landscaped parkways.