



City of Hemet
**MULTI-FAMILY DESIGN
GUIDELINES**

Approved by
City Council resolution No. 3677



CITY OF HEMET
Hemet, California
RESOLUTION NO. 3677

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HEMET, CALIFORNIA, ADOPTING DESIGN GUIDELINES
FOR MULTIPLE-FAMILY RESIDENTIAL PROJECTS IN THE
CITY OF HEMET

WHEREAS, the City of Hemet is desirous of enhancing the design quality of multiple-family residential development in the City of Hemet; and,

WHEREAS, during mid-2001, the City Council established a moratorium on all new multiple-family development and directed staff to conduct a study on the amount and condition of existing multiple-family developments and review the City's current regulations and proposed potential revisions for consideration; and

WHEREAS, said moratorium is set to expire October 23, 2002; and

WHEREAS, over the past several months, the existing inventory report has been completed, staff has met with the ad-hoc Multi-Family Housing Task Force; and

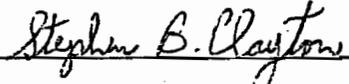
WHEREAS, the Planning Commission held a public meeting on October 15, 2002 to review the proposed multiple-family residential design guidelines and has recommended approval of said guidelines to the City Council; and,

WHEREAS, the City Council of the City of Hemet, at their regular meeting of October 22, 2002 held a public meeting on the proposed multi-family residential guidelines;

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ATTEST:

APPROVED TO FORM:


Stephen B. Clayton, City Clerk


Julie Hayward Biggs, City Attorney

State of California)
County of Riverside)
City of Hemet)

I, Lisa K. Hubbell, Deputy City Clerk of the City of Hemet, do hereby certify that the foregoing Resolution is the actual Resolution adopted by the City Council of the City of Hemet and was passed at a regular meeting of the City Council on the 27th day of August 2002, by the following vote:

AYES: Council Members Alberg, Tandy, Van Arsdale, Vice Mayor Lowe and Mayor Meadows
NOES: None.
ABSTAIN: None.
ABSENT: None.

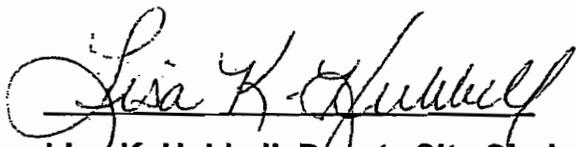

Lisa K. Hubbell, Deputy City Clerk

EXHIBIT "A"

Multiple-Family Residential Design Standards

I. Site Planning

A. Project Entries

1. Projects with ten or more units should include vehicular and pedestrian entry statements.
2. Entry statements should:
 - a. Include a visually dominant feature that conveys a sense of arrival;
 - b. Provide an open view into the development;
 - c. Provide a transition from the outside to an internal visual focus, such as landscaping, a water feature, or a building;
 - d. Enhance the overall image of the development; and
 - e. Include at least two of the following items:
 - 1) Hardscape structure, such as trellis, low garden wall with berming, guardhouse, or decorative gate;
 - 2) Specimen landscaping (large, distinctive vegetation and 24" box, or equivalent, trees);
 - 3) Water feature;
 - 4) Textured concrete or other decorative paving material; or
 - 5) Monument signage with accompanying landscape and berming or other comparable installations.

B. Building Location and Orientation

1. The clustering of units is encouraged and should be consistently applied throughout the development. Structures composed of a series of simple yet varied planes assure compatibility and variety in overall building form.

2. Building groups should be designed and clustered to provide views into the development from outside and to provide views from individual units to mountains, vistas, and adjacent neighborhoods.
3. Buildings should be designed and clustered to achieve a pleasing streetscape and visual variety at the perimeters of the development through a variation in building location, massing, orientation, and landscaping.
4. Clustered buildings should be connected by pedestrian walkways.
5. The following design techniques should be considered and implemented:
 - a) Varied front elevations and setbacks;
 - b) Staggered and jogged unit planes;
 - c) Use of reverse building plans to add variety; and
 - d) Maximum of two adjacent units with identical wall and roofline treatment.

C. Access and Circulation

1. Circulation drives located on the periphery of a development isolate the project from its surrounding neighborhood and should be minimized.
2. Circulation drives should be designed so as to minimize points of conflict between vehicles and pedestrians.
3. In developments with three (3) or more buildings, pedestrian walkways should be provided to facilitate circulation between buildings.
4. Walkways should be clearly defined through the use of human scaled lighting, landscaping, or contrasting paving materials.
5. Walkways should provide safe and comfortable access between residential units and parking areas, recreational facilities, mailboxes, common open space areas, and pedestrian linkages to neighborhood trails and sidewalks.

D. Parking

1. Parking should be provided through a combination of parking along circulation drives, parking courts, and garages built as part of the residential structure.
2. Long monotonous areas of parking along the circulation drives and large undivided parking lots should be avoided.
3. Parking areas should be in close proximity and visual to the units that use them.
4. Parking courts should:
 - a) Not consist of more than two (2) adjacent double-loaded parking aisles (bays);
 - b) Include landscaped islands and edges to provide shade and break up the hardscape; and
 - c) Be separated from each other by dwelling units or landscape areas of at least 30 feet.
5. There should be no more than ten (10) spaces of uninterrupted parking, whether in garages, carports, or open spaces. At a minimum, four (4) foot wide landscaped planters should be used to break up ten (10) or more spaces.
6. At least one (1) shade tree should be provided for every seven (7) spaces.
7. The number of spaces required and the parking aisle and individual stall dimensions, landscaping, and other improvements should at a minimum meet the requirements of the Hemet Municipal Code.
8. Carports are subject to the same criteria as parking courts.
9. Incorporating carports into exterior project walls is to be avoided.
10. Visual buffers, such as planting screens and/or architectural features, should be provided on exposed sides of carports and garages.
11. Garages attached to dwelling units should be designed so as to not dominate the streetscene or building elevation. Placing garages at varying setbacks, beneath balconies, and using side-on or angled garages is recommended.

E. Open Space and Natural Features

1. Significant natural amenities, such as views, mature trees, riparian features, rock outcroppings, and other topographic features, should be preserved and incorporated into the project design.
2. Structures determined by the City to be of significant local importance should be preserved and incorporated into the project design.
3. Overall site layout and new structures should be designed to complement preserved structures and natural amenities.
4. The design and orientation of open space areas should take advantage of available sunlight/shade and should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.
5. Open space should be conveniently located for the majority of residents and should follow an orderly progression from the most public spaces to semi-public to private space. For example, a person may walk from an open parking lot through a common landscaped area, to a private or semi-private porch area to the front door.
6. Open space areas should be visible from the residential units they serve.
7. Active open space areas, such as tot lots, pools, and courts, should be located adjacent to open space areas.

F. Landscaped areas

1. All areas not covered by structures, drives, parking or hardscape should be landscaped.
2. Landscaping should soften and enhance the quality of the development, buffer units from noise and undesirable views, break up large parking areas, and separate circulation drives from public streets.
3. A minimum of 15% of the site should be landscaped and the plant materials used should complement the architectural style of the buildings and overall character of the development.
4. The plant palette should include a compatible range of materials consistent with the City's adopted Landscaping Guidelines.

5. Landscaping should be used to maximize the privacy of adjacent single-family residences. A minimum of 20% of the trees used for screening purposes should consist of 24" box trees at the time of installation.
6. Landscaping should be designed to frame views into open space areas.

G. Lighting

1. All lighting should be stationary, directed away from adjacent properties and public right-of-way.
2. Lighting fixtures should be of a type and located such that no light or glare is directed off-site.
3. Lighting should be designed to enhance the security of residents. All garages, parking areas, walkways, driveways, and front entries to individual units should be lighted during the hours of darkness.
4. Low-rise pedestrian scaled lighting should be used in common open space areas and pedestrian walkways.

H. Security

1. The overall site layout should be designed to provide a safe and secure living environment for the residents.
2. Parking, open space, and recreation areas should be adequately lighted and located so as to be visible from residences and circulation drives.
3. Perimeter fencing should be designed to enhance security and complement the overall character of the development and should not stand out.

I. Trash Enclosures

1. Trash bins should be fully enclosed in accordance with the Hemet Municipal Code and should be enhanced with landscaping and hardscape on the most visible elevations.
2. Enclosures should be located inside parking courts at the end of parking bays and should not block access drives during loading operations.

3. Recycling bins should be provided in sufficient locations throughout the development and should be enclosed similar to trash enclosures.

J. Mailboxes

1. Mailboxes should be located within the perimeter of the property, near the main entrances, and at strategic locations throughout. All mailbox facilities should meet United States Postal Service requirements.
2. Mailboxes should be well lighted and designed so as to compliment the architectural style of the primary structures.

II. Architecture

A. Neighborhood Compatibility

1. New multi-family residential development should relate to adjacent single-family residential zoned property in the following ways:
 - a) By stepping down the scale, height and density of buildings at the edges of the development to height typical of a single family residence in the surrounding neighborhood when adjacent to properties of lower density or scale; and
 - b) By incorporating architectural elements and materials that are similar to those used in the surrounding neighborhood.
2. Front setbacks for new multi-family developments in existing single-family neighborhoods should be equal to or greater than the average front setbacks for the two (2) adjacent properties. If one or both of the adjacent properties are vacant, then the average should be calculated on the next adjacent developed properties.

B. Building Design and Articulation

1. While there is no specific architectural style preferred, projects should be designed in manner that provides variety and visual interest while creating an overall unified image.
2. Building and landscaping features should provide shelter and relief from the sun and wind through broad overhangs, sheltered entry treatments, arbors, and screen walls.
3. Building designs that minimize the need for mechanical heating and cooling are encouraged.

4. In developments with multiple buildings, a common architectural theme among the buildings should be evident. This can be achieved by incorporating the following elements:
 - a) Building form, roofline and primary materials should represent a common theme throughout the development;
 - b) A similar architectural character should be provided on all sides of a building;
 - c) Forms, color, architectural details and landscape materials should be consistent throughout the development; and
 - d) Building entries, balconies, stairs and utility closets should be integrated into the building design.
5. Within the architectural theme, each building should contain some identifying features that set it apart from other buildings in the development. This can be achieved by incorporating the following elements:
 - a) A different trim color;
 - b) Distinctive entries;
 - c) Variations in building footprints; and
 - d) Variations in architectural details.
6. Long, unbroken facades and box-like architectural elements should be avoided.
7. Building facades should give the appearance of clustered smaller buildings.
8. Separations, changes in plane and height, and the inclusion of elements such as balconies, porches, dormers, and gables should be used to mitigate flat walls and excessive roof lengths. Hipped and gabled roof treatments are preferable to mansard roofs. Buildings exceeding 150 feet in length are discouraged.
9. Overhangs and architectural projections should be used to create shadows and architectural relief on the building façade.
10. Structures containing three (3) or more attached units should incorporate at least one of the following:

- a) For each unit, at least one (1) architectural projection not less than two (2) feet from the wall plane and not less than four (4) feet wide should be provided. Such projection should extend the full height of a single-story structure, at least one half (1/2) the height of a two-story structure, and two thirds (2/3) the height of a three-story structure;
 - b) A change in wall plane of at least three (3) feet in depth for at least 12 feet in length for each two (2) units;
 - c) A change in the orientation of a roofline or ridge should be provided for every two units; or
 - d) A change in building materials or color for complexes with more than two (2) structures.
11. Blank end walls should be avoided. End walls should be given some form of architectural treatment or be densely screened by landscaping elements.
 12. Building materials should be chosen for their durability and low maintenance.
 13. One building material should be dominant among the variety of materials used on each building.
 14. Changes in building materials should occur at the point of a change in building plane.
 15. Roof materials should be nonreflective, fire retardant, and a muted earth tone color.
 16. Architectural treatments should be applied to all sides of a building.

C. Balconies, Porches, and Patios

1. Balconies, porches, and patios can be used to break up wall mass, offset building setbacks, and add human scale and should be incorporated into the design of buildings.
2. The use of long access balconies or corridors should be avoided.
3. Entrances to individual units should be visible so as to create a safe defensible space.

D. Exterior Stairs

1. Stairways should be designed so as to compliment the architecture of the structure.
2. Prefabricated metal stairs are to be avoided.

E. Mechanical and Utility Equipment

1. Mechanical equipment, whether mounted on a roof or on the ground, should be screened from view. All screening materials are to be compatible with the architecture and color of the primary structures.
2. Solar panels should be integrated into the roof design, flush with the roof slope and frames should match the roof color.
3. Placement of satellite dish antennas on roofs should be minimized and screened from view.

F. Walls and Fences

1. Perimeter project walls and fences should be consistent with the design theme of the development.
2. Except when adjoining property zoned for single-family residences, fencing should be wrought iron or similar to promote openness and view. When adjoining property zoned for single-family residences, perimeter walls should comply with the requirements specified in the Hemet Municipal Code.
3. Private patio and balcony areas or screen walls shall be consistent with the architectural style and materials of the primary structure.