RESOLUTION NO. 3439

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET APPROVING GENERAL PLAN AMENDMENT 99-2C FOR A CHANGE FROM COMMERCIAL, RESIDENTIAL I AND II TO SPECIFIC PLAN AT THE NORTHWEST CORNER OF LYON AVENUE AND FRUITVALE AVENUE AND GENERAL PLAN AMENDMENT 99-5 A THROUGH F

WHEREAS, an application for a General Plan Amendment was initiated and filed by:

GENERAL PLAN AMENDMENT 99-2C & ENVIRONMENTAL ASSESSMENT

APPLICANT/OWNER:	Merrill Gardens, L.L.C.
AGENT:	Wattenbarger Associates
LOCATION:	1001 N. Lyon Avenue
ACREAGE:	18.78± ACRES
APN(s):	441-520-041, 441-520-042, 441-520-043, 441-520-044, 441-520-045, 441-520-046, 441-520-047 & 441-520-048

GENERAL PLAN AMENDMENT 99-5 A THRU F & ENVIRONMENTAL ASSESSMENT

APPLICANT:	City of Hemet (A - E)
LOCATION:	Various (as noted below)
APPLICANT:	Martin B. Weinberg, Martin B. Weinberg, Trustee and Daniel Montgomery (F)
AGENT:	Jeffrey Homes, Inc.

A. **CIVIC CENTER MODIFICATION** - A City-initiated request to amend text of the Hemet General Plan, specifically the general facilities and library facilities portions of the Community Development Chapter, to modify the description of the civic center area to include, but not be limited to such uses as a public library, fire station, police station, post office, city hall, senior center, community facilities public plaza, and parking. This amendment also includes the modification of the Land Use Map designations of civic center, library, and post office to be consistent with the Hemet General Plan text amendments.

B. **FIRE STATION 3** - A general plan amendment to designate as fire station, the existing location of Fire Station 3 at the north side of Devonshire Avenue east of Cawston Avenue.

C. **WEST VALLEY HIGH** - A general plan amendment to designate the West Valley High School site at its current location at the southwest corner of Sanderson Avenue and Harrison Avenue.

D. **BRUBAKER PARK** - A general plan amendment to the Land Use Map to designate the Brubaker Park site at its current location at the southeast corner of Cawston Avenue and Harrison Avenue.

E. **HAMILTON AVENUE SOUTH OF FLORIDA AVENUE** - An amendment to the Land Use Map on the 4.77+/- acres of land (APN 442-091-005) located between Hamilton and Western Avenues, approximately 150-feet south of Florida Avenue from Residential III (17 to 25 dwelling units per acre) to Industrial (I).

F. **STONEY MOUNTAIN RANCH** - An amendment to the Land Use Map to remove "Specific Plan" designation and replace it with Residential I and Open Space. This amendment also includes text amendments to the Hemet General Plan, including single-family residential development guidelines for the Stoney Mountain Ranch area located at the southeast corner of Esplanade Avenue and Warren Road.

WHEREAS, a public notice was published in The Hemet News giving notice of a public hearing to be held by the City Council on General Plan Amendment No. 99-2C and GPA 99-5 A-F. The public hearing was held before the City Council on the 24th day of August, 1999, at the hour of 7:00 p.m., with all testimony received being made a part of the public record.

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NOW, THEREFORE, in consideration of the evidence and findings in the Staff Report dated June 8, 1999, and in consideration of the evidence received at the hearing, and for the reasons discussed by the Council at said hearing, the City Council now finds, determines, and resolves as follows:

Section 1: Environmental Findings.

A. Initial Studies were completed in compliance with the California Environmental Quality Act and did not identify any potentially significant environmental effects as a result of the project for GPA 99-2C, GPA 99-5 A-E; and.

B. An Initial Study was completed in compliance with the California Environmental Quality Act and did identify potentially significant environmental effects as a result of the project for GPA 99-5 F, but those effects were mitigable; and,

C. As a result of the Initial Studies for the projects, GPA 99-2C, GPA 99-5 A-E, they would have no potential to have adverse environmental effects on wildlife resources; and

D. As a result of the Initial Study for the project, GPA 99-5 F, it would have a potential to have adverse environmental effects on wildlife resources unless mitigated; and

E. The City Council has independently reviewed, analyzed, and adopted Negative Declarations with de minimis findings for GPA 99-2C and GPA 99-5 A-E. This review and analysis reflects the independent judgement of the City of Hemet; and

F. The City Council has independently reviewed, analyzed, and adopted a Mitigated Negative Declaration for GPA 99-5 F. This review and analysis reflects the independent judgement of the City of Hemet; and

Section 2: City Council Action.

A. The City Council amends the General Plan Land Use Map to show the land bounded by Eaton Avenue on the north, Lyon Avenue on the east, and Fruitvale Avenue on the south, as set forth in Exhibit A attached hereto and incorporated herein by this reference, as Specific Plan.

B. The City Council amends the General Plan Land Use Map as shown in the attached Exhibits B - G, and amend the text of the General Plan as shown in the attached Exhibits H,I AND j.

PASSED, APPROVED, AND ADOPTED this 24th day of August, 1999 by the following vote:

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

Robin Beeser Lowe
Mayor, Lyle W. Alberg Vice-Mayor

ATTEST:

Leanne Kelter
Gene Graves, City Clerk Deputy

STONEY MOUNTAIN RANCH

DEVELOPMENT GUIDELINES

7/9/99

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INTRODUCTION

1.0

1.0 INTRODUCTION

1.1. PURPOSE AND INTENT

This Design Guideline document has been prepared as background information for the City of Hemet, in order to facilitate processing and approval of Residential Development within Stoney Mountain Ranch.

The purpose of the Design Guidelines is to allow for the development of quality residential, park, and open space within Tentative Tract 29129 located in the City of Hemet. These Guidelines, in conjunction with the City of Hemet's zoning ordinance will serve to facilitate Builders and City Staff in achieving the city's design objectives for development within Stoney Mountain Ranch.

PROJECT SETTING

2.0

2.0 PROJECT SETTING

2.1. LOCATION

Stoney Mountain Ranch is located in Riverside County within of the City of Hemet. The approximately 237-acre project is located at the junction of Warren Road and Esplanade Avenue. Access to the site is readily available from Interstate 215 to Warren Road via State Route 74 (Florida Avenue) from the south, and from the Ramona Expressway to the north.

2.2 SETTING

The San Diego Aqueduct Canal runs from north to south, directly west of the project site. An existing ranch is located at the southeast corner of the Esplanade/Warren intersection and adjacent to the project site.

The project site is generally rectangular in configuration with direct access available from both Warren Road and Esplanade Avenue. The 237 acre small project area is, at present, vacant land. The northern two-thirds of the property is relatively level to gently sloping, while the southern portion is mountainous. The site topography ranges from a low elevation of approximately 1502.5 feet above mean sea level along Warren Road and Esplanade Avenue, to highpoint of approximately 1980 feet above mean sea level at the southern project boundary. Thus, the total elevation change across the project site is approximately 478 feet. The buildable portion of the site is essentially level with a gradient of less than 1 percent. The southern portion of the site ranges from gradients of approximately 8 percent to extreme conditions approaching 100 percent gradients. Most of the southern portion of the site is unsuitable for building and will be preserved as natural open space.

LANDSCAPING

3.0

3.0 LANDSCAPE GUIDELINES

3.1 SUGGESTED LANDSCAPE PALETTE

It is the intent of these guidelines to provide flexibility and diversity in plan and material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project theme, climactic conditions and concern for maintenance.

A limited selection of materials should be used to reinforce the individual architectural and site setting. Overall, plant material selection for given project areas, wherever possible, shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for an entire landscape setting. Unless turf is to be ground cover, shrub or tree materials should be selected from the Plant Palette in Table 3.2. Street trees in the public right-of-way must be approved by the City Parks and Recreation Commission. The owners or developers of any parcel and/or tract which requires landscape development should complement any existing landscape areas adjoining their property. Where desirable, landscape development shall reinforce or be compatible with the existing adjacent landscaped area. All streets in Stoney Mountain Ranch are public streets and shall be constructed to meet city standards in effect at the time of development. All landscaping within the public right-of-ways shall meet Public Works standards as to species, size and placement.

Plant material palettes contained herein are compatible with the climactic setting of the area. The use of some materials depending upon their site location, exposure and relationship to other influential factors, may not be appropriate.

Front yards of all homes and street fronting sideyards of corner lots shall be landscaped and installed with automatic irrigation prior to final release of gas meter installation by the city of Hemet Building Department. (See typical Lot & Corner Lot Design Plan for required landscaped area). Additionally, gas meter release shall be withheld until homes with manufactured slopes are adequately landscaped and automatically irrigated per section3.4. Landscape and irrigation plans for Esplanade Avenue parkway frontage, the park, parkways adjacent to detention basins, and detention basins shall be submitted to and approved by City of Hemet Planning Director and Valley Wide Parks and Recreation District.

TABLE 3.2 PLANT PALETTE

BOTANICAL NAME	COMMON NAME
GROUND COVER	
Baccaris pilularis 'Prostrata'	Dwarf Coyote Bush
Ceanothus species	Ceanothus
Cotoneaster species	Cotoneaster
Gazania species	Gazania
Grevillea species	Grevillea
Hedera species	Ivy
Hypericum species	Hypericum
Juniperus species	Juniper
Lantana species	Lantana
Lonicera	Halls Ivy
Myoporum parvifolium	
Osteospermum fruticosum	Trailing African Daisy
Rosemarinus officinalis 'Prostrata'	Rosemary
Vinca species	Vinca
SHRUBS	
Acacia species	Acacia
Agapanthus species	Lily of the Nile
Arbutous species	Madrone
Archtostaphylos species	Manzanita
Calliandra species	Calliandra
Ceanothus species	Ceanothus
Cistus species	Rockrose
Cupressus species	Cypress
Dietes vegata	Lily
Dodonaea viscosa	Hopseed Bush

BOTANICAL NAME	COMMON NAME
SHRUBS	
Euonymus species	Euonymus
Hemerocallis hybrids	Silverberry
Heteromeles arbutifolia	Daylily
Hibiscus species	Hibiscus
Ilex species	Holly
Juniperous species	Juniper
Ligustrum species	Privet
Nandina species	Heavenly Bamboo
Nerium species	Oleander
Photinia species	Photinia
Pittosporum species	Pittosporum
Rhaphiolepsis species	Indian Hawthorne
Rhus species	Sumac
Strelitzia species	Bird of Paradise
Tecomaria capense	Cape Honeysuckle
Trachelospermum jasminiodes	Star Jasmine
Xylosma congestum	Shiny Xylosma

TABLE 3.2 (CONTINUED)

BOTANICAL NAME	COMMON NAME
VINES	
Bougainvillea species	Bougainvillea
Cistus antarctica	Rockrose
Clystostoma callistegioides	Violet Trumpet Vine
Doxantha unguis-cati	
Fiscus pumila	Creeping Fig
Parthenocissus tricupsidata	Boston Ivy
Phaedrathus buccinatorius	
Wisteria floribunda	Wisteria
Planatus racemosa	California Sycamore
Albizia julibrissin	Silk Tree
Cinnamomum camphora	Camphor Tree
Cupaniopsis anacardioides	Carrotwood
STREET TREES	
Eucalyptus citriodora	[illegible]mon Scented Gum
Eucalyptus nicholii	[illegible]holl's Willow-Leafed Peppermint
Eucalyptus polyanthemos	S[illegible] Dollar Gum
Eucalyptus sideroxylon	Re[illegible]onbark
Jacaranda acutifolia	Jacaranda
Lagerstroemia indica	Crepe Myrtle
Liquidambar styraciflua	
'Palo Alto'	American Sweet Gum
Pinus canariensis	Canary Island Pine
Pinus halipensis	Aleppo Pine
Pinus pinea	Italian Stone Pine
Platanus acerifolia 'Bloodgood'	London Plane Tree
Pyrus kawakamii	Evergreen Pear
Schinus terebinthifolius	Brazilian Peppertree

BOTANICAL NAME	COMMON NAME
TREES	
Acacia baileyana	Bailey Acacia
Albizia julibrissin	Silk tree
Brachychiton popolneus	Bottletree
Ceratonia siliqua	Carob Tree
Cupaniopsis anacardioides	Carrotwood
Eucalyptus species	Eucalyptus
Ficus retusa *	Indian Laurel Fig
Geijera parviofolia	Australian Willow
Jacaranda acutifolia	Jacaranda
Koelreuteria paniculata	Golden Rain Tree
Liquidambar styraciflula	
'Palo Alto'	American Sweet Gum
Lirio[illegible]dron tulipifera	Tulip Tree
Magnolia grandiflora	Southern Magnolia
Melaleuca species	Melaleuca
Pinus species	Pine
Pistacia chinesis	Chin[illegible]e Pistache
Pittosporum fhombifolia	Queensland Pittosporum
Platanus species	Plane Tree
Prunus cerasifera	Purple Leaf Plum
Pyrus kawakamii	Evergreen Pear
Quercus species	Oak
Schinus species	Peppertree
Sequoia sempervirens	Coast Redwood
Ulmus species	Cedar

* Note: The fiscus retusa (Indian Laurel Fig) tree is not appropriate for use next to curbs or pavement because of its shallow and spreading root system. This tree should be planted only in expanses of lawn or large planting beds.

3.2.1 HORTICULTURAL SOILS TEST

Soils characteristics within the project may be variable. The owners of tracts and/or parcels which require landscape development shall procure a horticultural soils report in order to determine proper planting and maintenance requirements for proposed plant materials. Such a soils test shall be performed by a qualified agricultural laboratory and shall include a soil fertility and agricultural suitability analysis with pre-plant and post planting recommendations. Special attention should be paid to those areas requiring slope stabilization and erosion control.

3.2.2 IRRIGATION

All areas required to be landscaped shall be watered with an automatic irrigation system. Maintenance of the irrigation system on all individual residential lots is the responsibility of the lot owner. The irrigation system shall be designed in a manner to insure complete water coverage. Proper consideration of irrigation system design and installation as they relate to the climate conditions of the area is critical to the success of the landscape improvements. In particular, summer heat must be carefully considered to insure proper irrigation design and equipment selection. Irrigation backflow prevention devices (if required) and controllers shall be located with to minimize public visibility or shall be screened with appropriate plant materials.

3.2.3 PAVING

The following provisions shall apply to all paving surfaces throughout Stoney Mountain Ranch:

Paved areas including entry walks, driveways, and patios shall be designed as an integral component of the architectural design. The monotony of a large unbroken smooth surface should be avoided. The integration of textured surfaces such as brick, textured concrete, stamped concrete, etc., is acceptable.

- Decorative paving in streets other than asphaltic concrete may be permitted with City approval.
- Nonskid surface materials are desirable for all paving areas. Such materials may include concrete, brick, stone, and pavers of varying aggregates and textures.

3.3 OUTDOOR LIGHTING

All streets shall provide lighting no less than the minimum city standards.

- All other outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent skyglow glare and illumination on streets or adjoining property; low intensity, energy conserving lighting is preferred.
- All exterior lights should be shielded and focused to minimize spill light into the night sky or adjacent properties.
- No freestanding lighting fixtures shall exceed 25 feet in height, except public street lights. In no case shall overwash occur beyond the property lines.
- Entry monuments may be illuminated externally if they are consistent with the project design theme, glare is controlled and lighting sources concealed.
- All electrical meter pedestals and light switch/control equipment shall be located with in such a way as to minimize public visibility or shall be screened with appropriate plant materials, walls, and/or fencing.
- Energy conservation, safety, and security should be emphasized when designating any lighting system.

3.4 SLOPE CONDITIONS

In implementing the Stoney Mountain Ranch guidelines, some manufactured slopes will be created. The following measures should be implemented to prevent soil erosion and slope failure.

- All manufactured slopes over five feet in height shall be at least hydroseeded upon completion of grading.
- All slopes identified shall be automatically irrigated. The irrigation system will be maintained by the owner of each residence.
- In addition, any graded slopes of fifteen (15) feet or higher shall be planted with trees and shrubs to further stabilize the slopes.
- Selection of planting materials should be determined with careful consideration of species that do not promote erosion or slope failure. Certain types of plants such as ice plant and creeping fescue, once highly touted for slope control, should be avoided because of their weight and tendency to hold water which, in combination, could exacerbate slope failure. Appropriate plant materials for slopes include, but are not limited to, the following:

BOTANICAL NAME	COMMON NAME
Abelia sp.	Abelia
Acacia sp.	Acacia
Baccharis pilularis	Coyote Brush
Bougainvillea sp.	Bougainvillea
Ceanothus sp.	Wild Lilac
Erica sp.	Heather
Gazania sp.	Gazania
Hedera helix	English Ivy
Hypericum calycinum	Hypericum
Lantana sp.	Lantana
Lonicera sp.	Honeysuckle
Rosmarinus officinalis	Rosemary
Trachelospernum jasminoides	Star Jasmine
Vinca major	Periwinkle
Vinca minor	Dwarf Periwinkle

ARCHITECTURE

4.0

4.0 ARCHITECTURAL GUIDELINES

4.1 ARCHITECTURAL THEME

The overall architectural goal of the Stoney Mountain Ranch project is to create a quality development in which buildings are integrated into the project and complement their surroundings. The overall architectural motif shall be traditional and ranch style, in keeping with the project theme. For all residential dwelling units in Stoney Mountain Ranch, the maximum building height shall be two stories, or 35 feet maximum, whichever is less. Attractive, durable, high quality, weather resistant materials such as wood, masonry, and stucco shall be required for all visible and/or weather exposed surfaces on building exteriors. Subdued colors, earth tones, and various shades are encouraged to be used on all structures in keeping with the character of Stoney Mountain Ranch. Bright or brassy colors and contemporary accent colors are prohibited.

Structures shall be designed with varying overhangs and eaves. Exposed rafter tails on roofs are also appropriate. Roofs shall be constructed of shake, clay or concrete tile. Composite roofing materials and asphalt shingles are prohibited. Roofing colors shall be limited to more subtle earth tones to reflect the rustic character of the project. Wood or stucco trim is encouraged.

All mechanical equipment shall be screened from view at ground level by walls or fences similar in design to the building architecture, project theme wall, woof fencing or by landscaping adequate in size to provide proper screening. There shall be no mechanical equipment (air conditioning) on the roofs. Condenser locations should not be placed within 6 feet of a bedroom window.

4.2 STONEY MOUNTAIN RANCH

The goal of residential development within a natural environment should be the enhancement of the native landscape through sensitive and thoughtful planning. The following guidelines are meant to provide developers and architects with the tools necessary to generate cohesive yet individual architecture when designing a proposed project.

Our intent is the creation of architectural styles that will establish an immediate identity for each neighborhood.

To encourage individual identity, we have grouped various architectural styles under more generalized architectural titles. These sub groups define the styles further and will provide for more variety and diversity to the designs. In order for "true" and historically accurate designs to work within the budget constraints of modern construction and market changes, some interpretation of these styles may be necessary. Any interpretations of details or finishes should still favor traditional concepts rather than a more contemporary stylization.

Finishes and details of each residence should be consistent with and applicable to the style chosen and be applied to the exterior elevations on a percentage basis as follows:

4.3 STREET SCENE

Front Elevations: 80% of the street facing facade shall be utilized to include required design elements, including decorative accent treatments. ***Streetside Elevations:*** Any side elevations fronting a street on a corner lot must provide at least a 50% portion of wall surfaces with required design elements, including decorative accent treatments. ***Note:*** On single stories this applies to the upper half of the wall. On two stories it applies to the upper half of the second floor wall.

4.4 ARCHITECTURAL CHARACTER

The residences of stoney mountain ranch shall be based on designs of traditional styles to compliment the unusual and rustic nature of the site.

4.4.1 STYLES APPROVED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

EASTERN SEABOARD – Includes Cape Cod, Salt Box, and Victorian styles

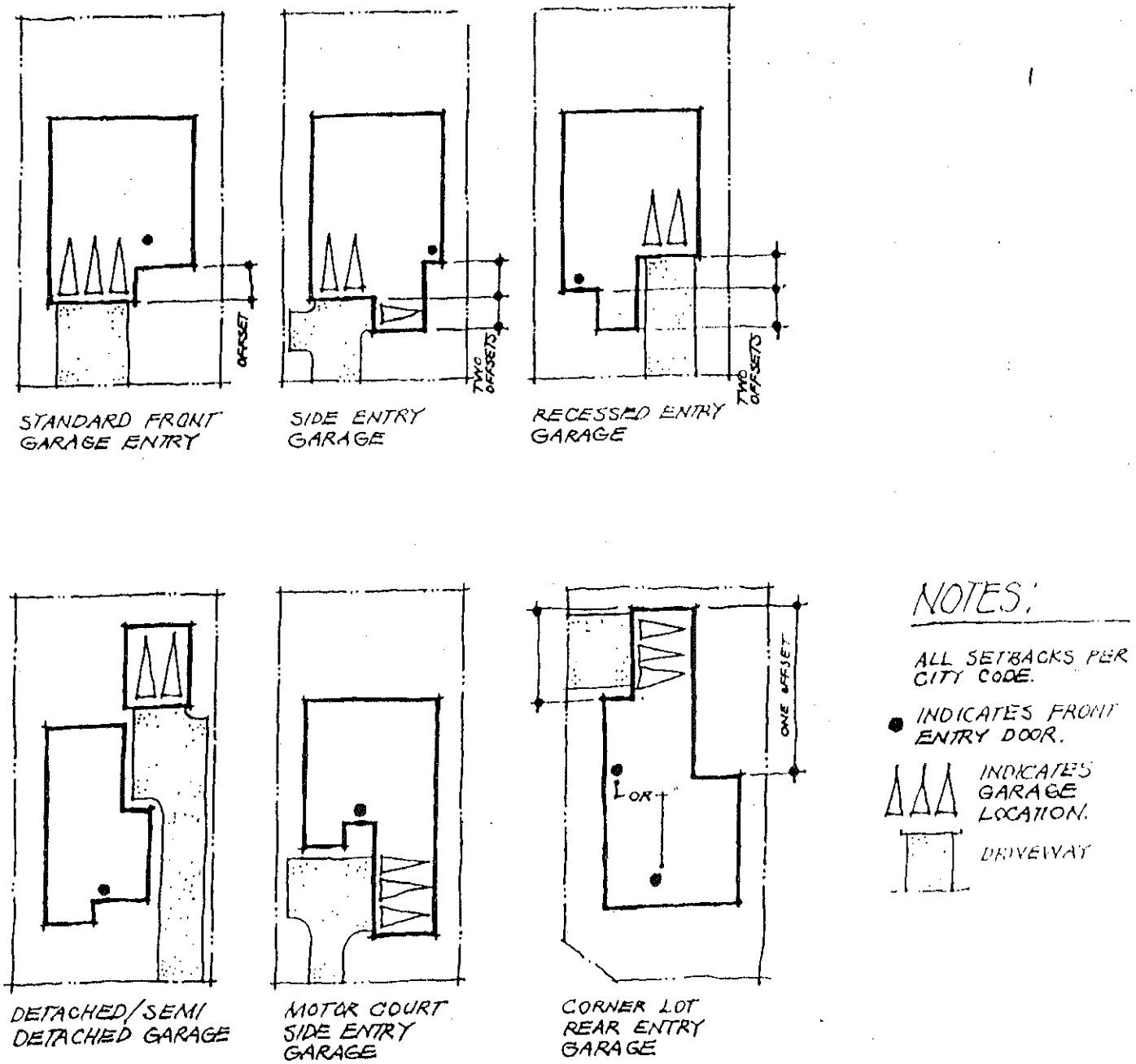
SPANISH COLONIAL – Includes Monterey, Mediterranean, and Early California styles

COUNTRY STYLES – Includes French Country and English Country styles

RANCH – Includes California Ranch and Craftsman Ranch styles

4.4.2 SITE DESIGNS/FRONT ELEVATIONS AND SETBACKS

Individual residences should be sited on lots to provide a varied setback from house to house. This can be accomplished by varying the location and orientation of garage and entry doors and by varying the setback of front elements of the residence facade. At least one offset is required in the front facade. Refer to the **"site design examples"** (Figure 4.4.3) Detached, attached garages, recessed and turn-in garages are encouraged. A mixture of standard front loading, side loading (turn-in) and motor court garages will provide a varied and pleasing street scene.



4.4.3 SITE DESIGN EXAMPLES

4.5 ARCHITECTURAL STYLES

COUNTRY STYLES

a. French Country

b. English Country

1. Roofing

a. Main roof sloping from front to back may be shallower pitch

b. Front & rear elevation should feature steeper pitched gable or hipped roofs.

c. Flat concrete shingle, shake or slate style materials. Ridge and hips can be accented with terracotta style clay or concrete tiles.

2. Doors & Windows:

a. Recessed or highly trimmed on front elevations.

b. Plank style wood shutters

c. Natural earth colors painted ined.

3. Wall Finishes:

a. Smooth, sand or lace, finished stucco.

b. Authentic or simulated stone, masonry wall accents.

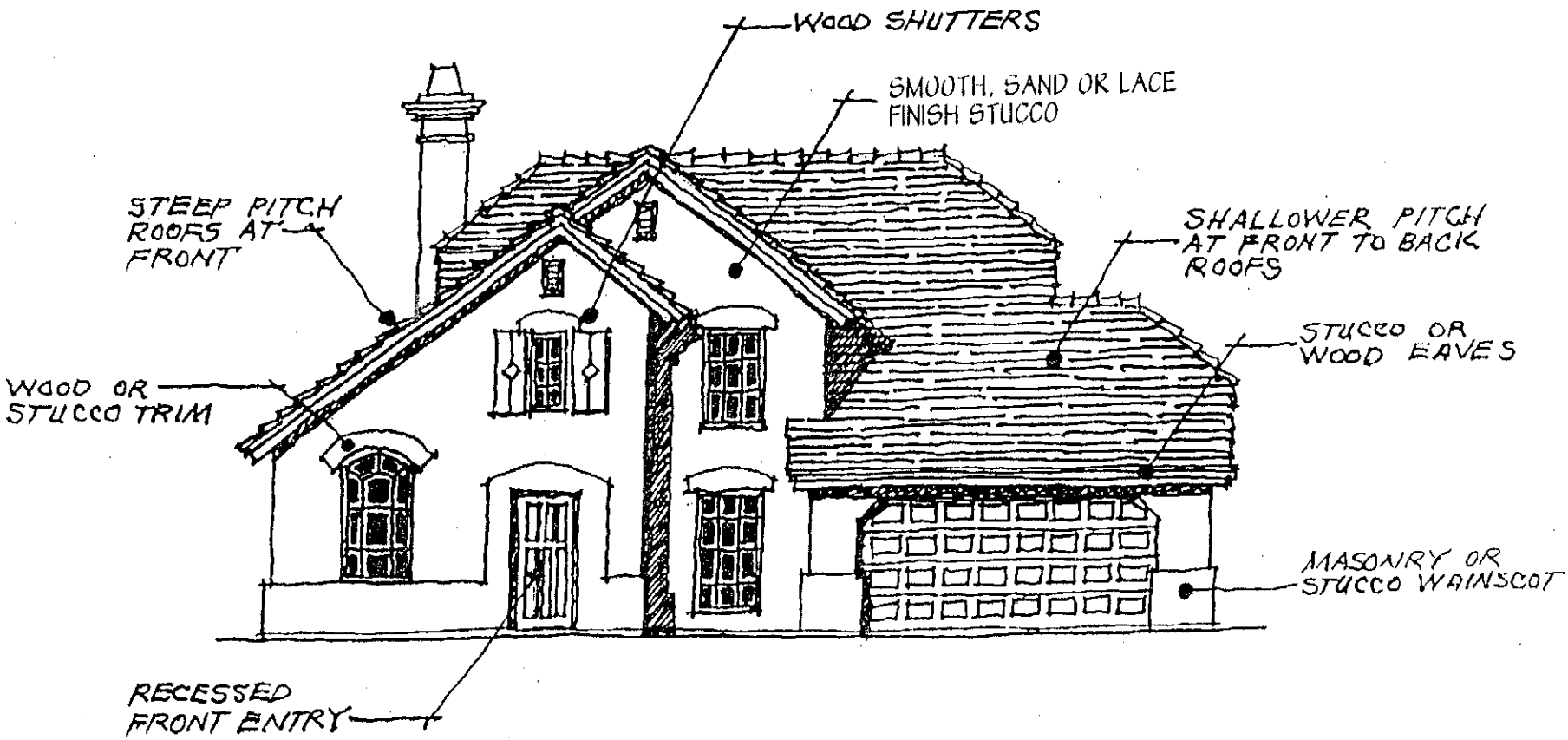
c. Rough stained or painted wood trim.

4. Design elements:

a. Wood balcony railings

b. Soft stucco arches

c. Corbel beams



COUNTRY STYLES

EASTERN SEABOARD

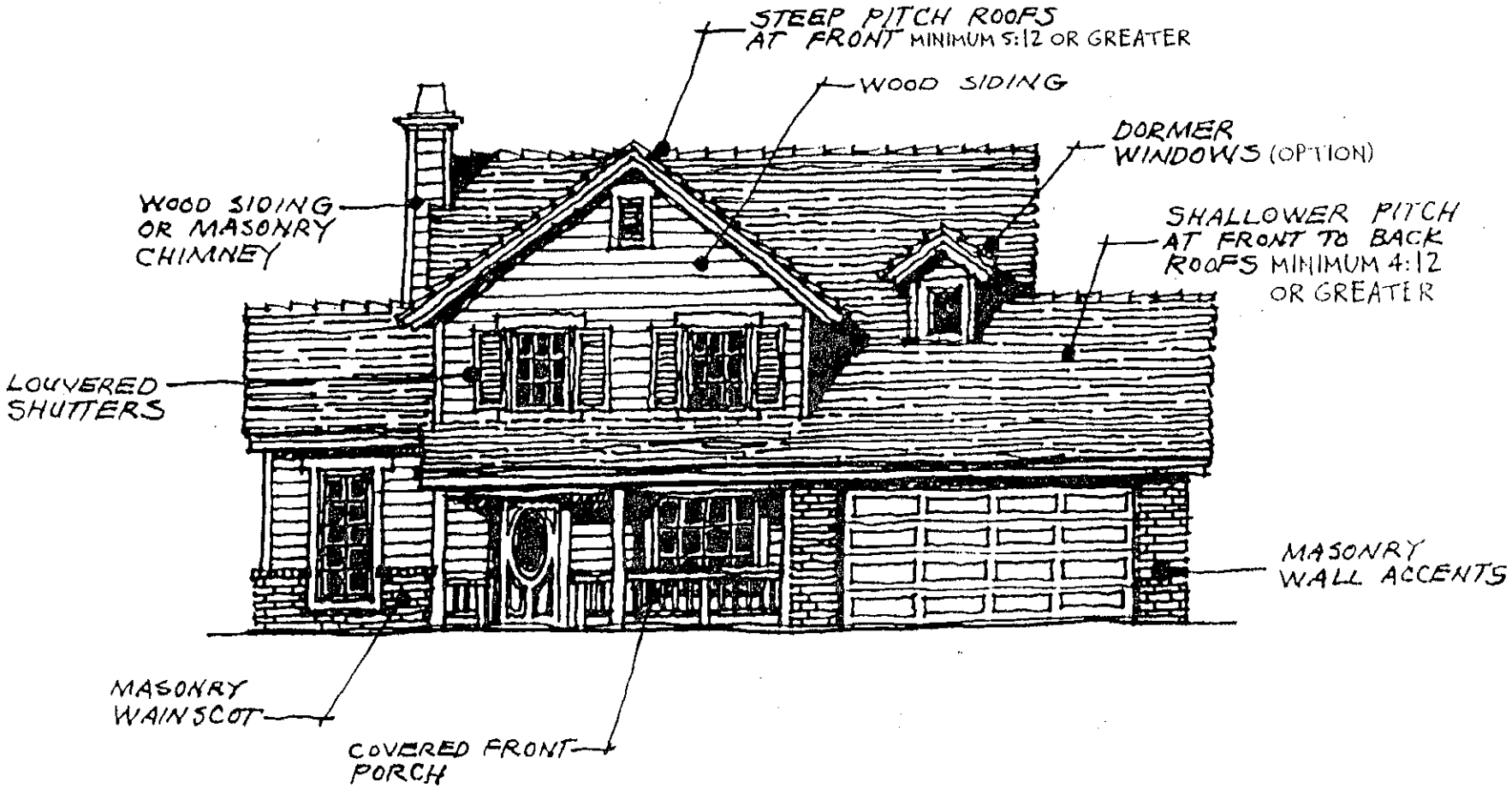
a. Cape Cod
b. Saltbox
c. Victorian

1. Roofing:
   a. Main roof sloping from front to back may be a shallower pitch
   b. Front & rear elevations shall feature steep pitched gable roofs
   c. Shingle, slate, or shake style flat conc. tiles

2. Doors & windows:
   a. Muntined windows with wood trim surround painted or stained
   b. Entry door in accent color
   c. Louvered wood shutters in accent colors.

3. Wall Finishes:
   a. Smooth, sand or lace finish stucco.
   b. Stone or masonry wall accents
   c. Smooth or textured wood lap siding or shingles.
   d. Smooth or wood trim stained or painted.

4. Design elements:
   a. Front porch
   b. Louvered shutters
   c. Masonry or stone accents.
   d. Intricate wood trim details at Victorian



EASTERN SEABOARD

SPANISH COLONIAL:

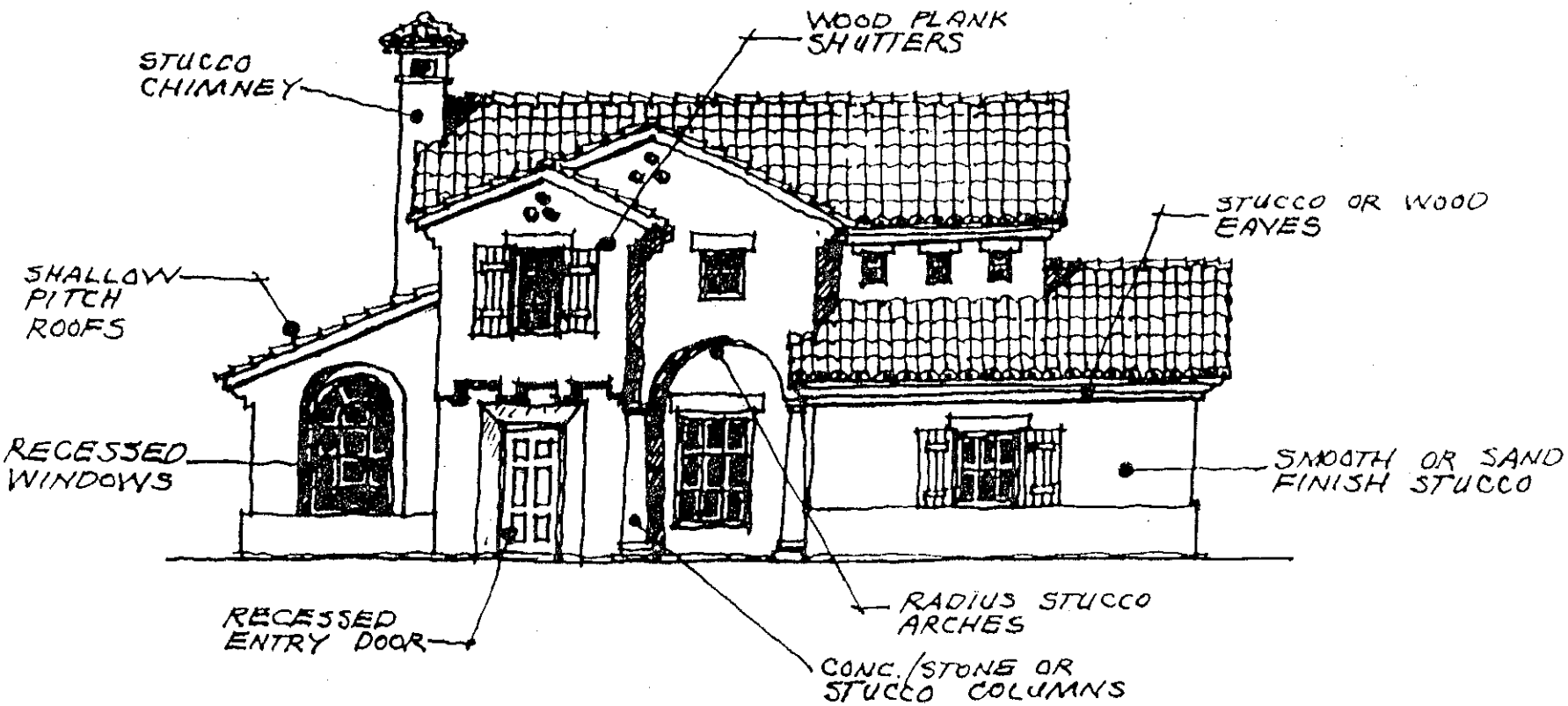
a. Early California
b. Mediterranean
c. Monterey

1. Roofing:
   a. Main roof sloping from front to back may be a shallower pitch.
   b. Front & rear elevation gables on hips shall be shallow pitched.
   c. Clay or concrete "S" Tiles at Mediterranean elevations.
   d. Shake or shingle style flat conc, or clay or conc. "s" mission tiles at early California or Monterey elevations.

2. Doors & Windows:
   a. Muntined windows with stuccoed or stained wood trim.
   b. Stained wood entry door.
   c. Stained wood plank shutters.

3. Wall Finishes:
   a. Smooth sand or lace finished stucco
   b. Stucco wainscot in accent color.
   c. Rough stained or painted wood trim.

4. Design elements:
   a. Wood or wrought iron balcony railing
   b. Radius stucco arches.
   c. Stucco, wood or conc. columns.
   d. Stuccoed or wood corbels under soffits.



SPANISH COLONIAL

RANCH

a. California Ranch

b. Craftsman

1. Roofing:

a. Main roofing sloping from front to back may be a shallower pitch.

b. Front & rear elevations shall feature shallow pitched gables.

c. Shingle, or shake style flat conc. tiles

2. Doors& Windows

a. Single light or muntined windows with wood trim surrounds.

b. Entry door stained or painted.

c. Stained or painted textured wood trim surrounds.

3. Wall Finishes:

a. Smooth, sand or lace finish stucco

b. Smooth or textured wood lap, sidings, shingles or board & batten siding

c. Stone or masonry accents.

d. Smooth or textured wood trim stained or painted.

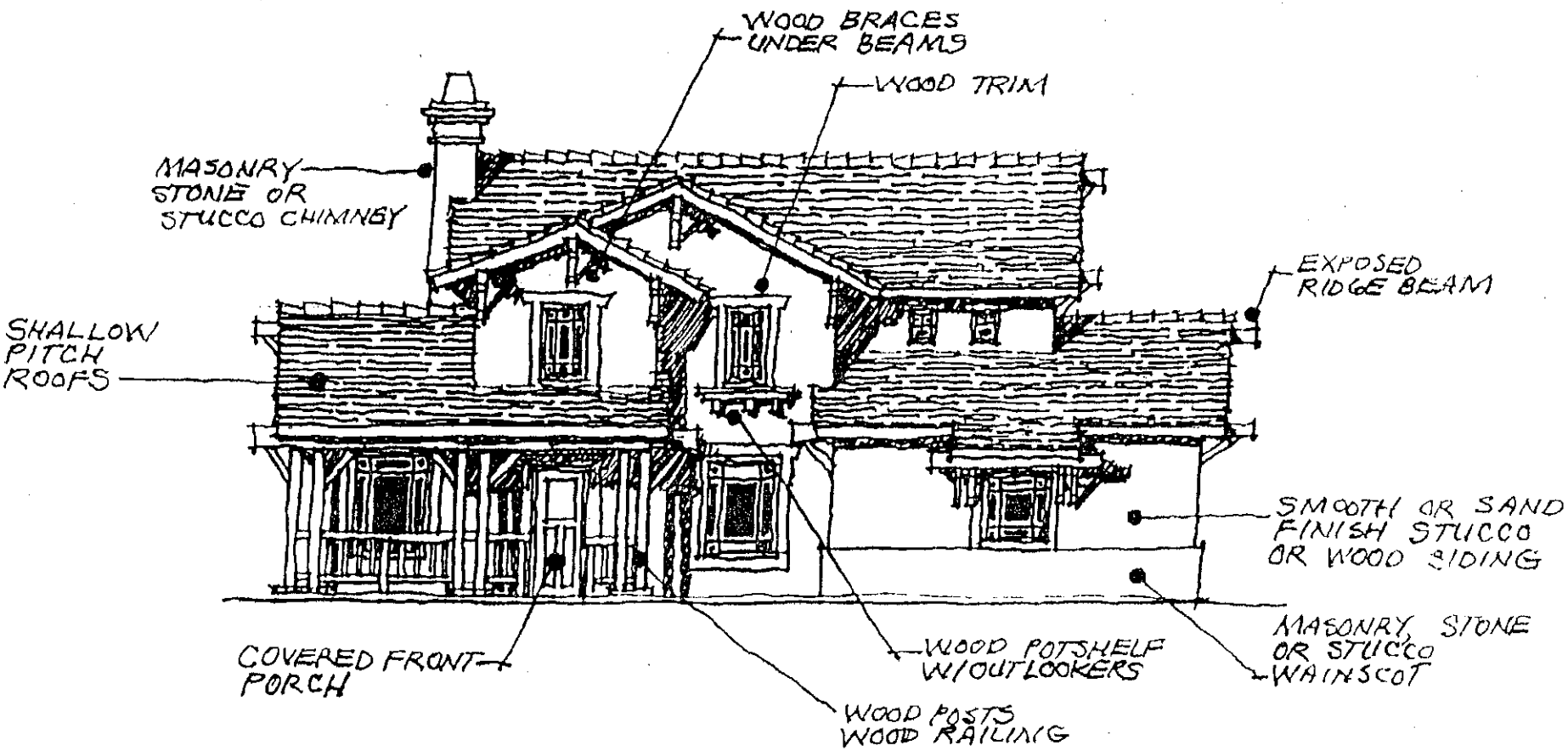
4. Design elements:

a. Front porch.

b. Exposed ridge beam extensions with bracing.

c. Masonry or stone wainscot accents

d. Wood potshelves at window.


WOOD BRACES UNDER BEAMS
WOOD TRIM
MASONRY STONE OR STUCCO CHIMNEY
EXPOSED RIDGE BEAM
SHALLOW PITCH ROOFS
SMOOTH OR SAND FINISH STUCCO OR WOOD SIDING
MASONRY, STONE OR STUCCO WAINSCOT
COVERED FRONT PORCH
WOOD POTSHELF W/OUTLOOKERS
WOOD POSTS WOOD RAILING

RANCH

4.6 REQUIRED DESIGN ELEMENTS

Roofs: Clay or concrete roofing tiles, flat slate or shake style, or one piece "S" or traditional two piece mission tiles.

Windows: Painted aluminum, wood or vinyl in appropriate colors. No mill finish aluminum allowed

Doors: Wood, metal or fiberglass painted or stained

Exterior wall finishes: Smooth, sand finish or lace stucco, lapped or board & batten wood siding, masonry (brick or stone) veneers as accents. Synthetic or simulated stone or siding is acceptable.

Decorative Accent Treatments: Precast stone, masonry, brick, stucco furrouts or precast concrete used as wainscot along foundations. Simulated/synthetic stone is acceptable.

Wood trim: Painted or stained trim at windows, doors, gates, eaves, beams, potshelves, balconies & porch pickets. For exposed roof rafter ends/tails 3x min. width is preferred in lieu of 2x exposed rafter ends/tails.

Metalwork: Wrought iron balconies, railing or grillwork shall be shaped to appropriate architectural style and painted.

Wood Shutters: Painted or stained an accent or complimentary color to main body of house color.

Color Palette: Colors used on residences shall reflect the heritage of the appropriate architectural style.

Wall colors: Traditional earth tones and pale pastels as main body colors. Deeper tones of matching color for wainscot accent or other accent is suggested.

Trim & Accents: Complimentary whites or dark accent colors for trims, eaves, doors, windows & shutters.

Roofing: Natural colors to approximate the appropriate material such as:

Dark browns, grays & blacks for slate.

Light & medium browns for shingles and shakes.

Pale and dark terracotta colors for clay or conc., "S" or mission tiles.

4.7 REQUIRED DESIGN ELEMENTS

Each residence shall contain a minimum of 4 design elements from the following list of architectural features:

1. Roofing types & Fascia & barge details.
2. Chimneys.
3. Balconies.
4. Porches & columns
5. Gable accents.
6. Wall finishes
7. Window styles
8. Window accents
9. Various details.

4.8 WINDOW DESIGN/ STYLES:

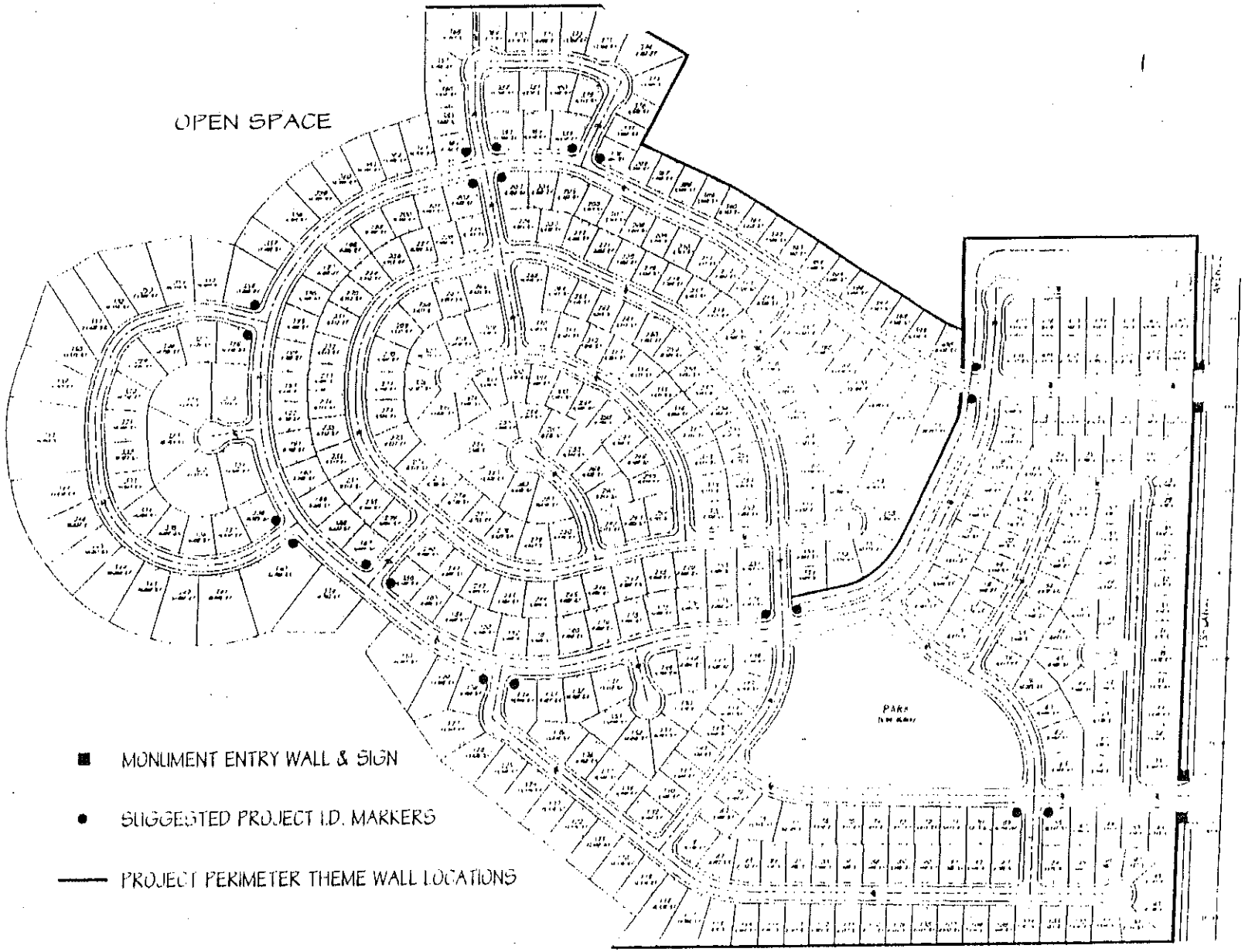
Windows with enriched detailing and or trim surrounds are encouraged. This can be accomplished as follows:

a. 100% muntined windows at front & street fronting side elevation on corner lots.

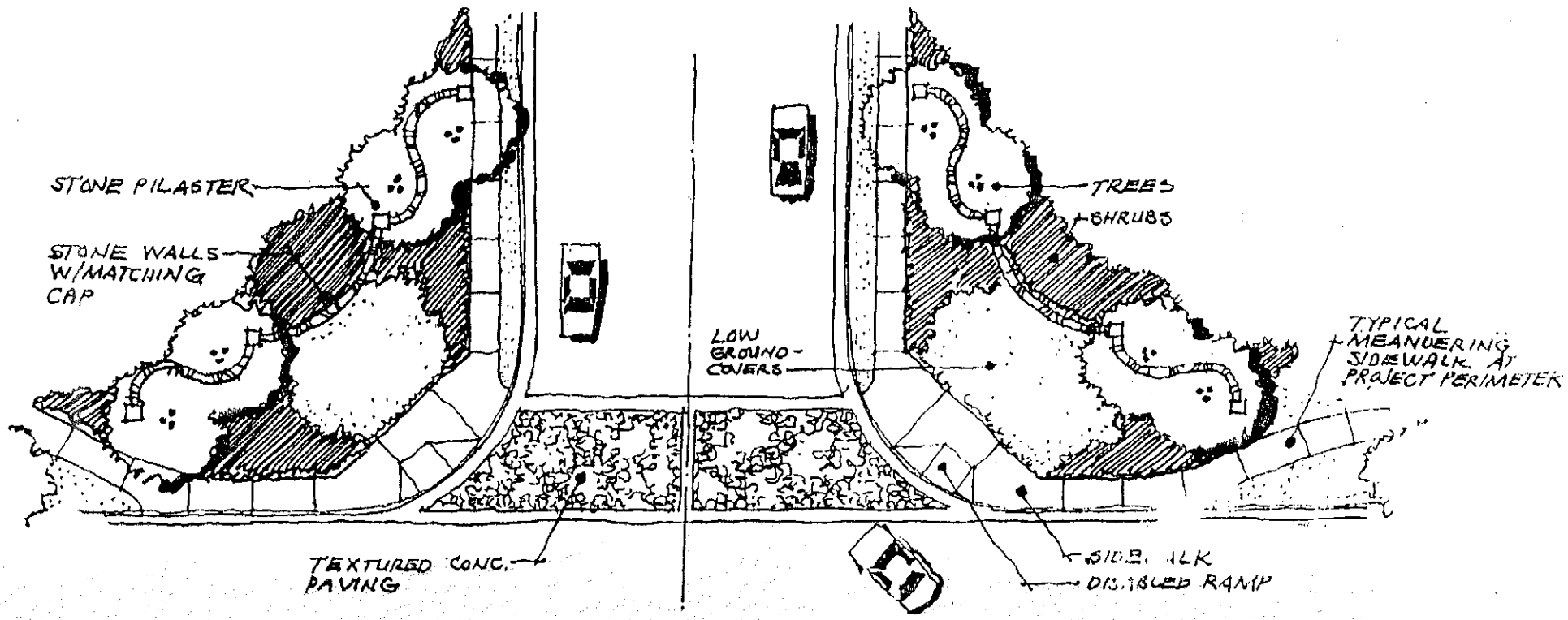
b. Trim surrounds, recessed or pop-out windows at various locations around exterior. For all architectural styles.

MONUMENT WALLS & FENCING

5.0

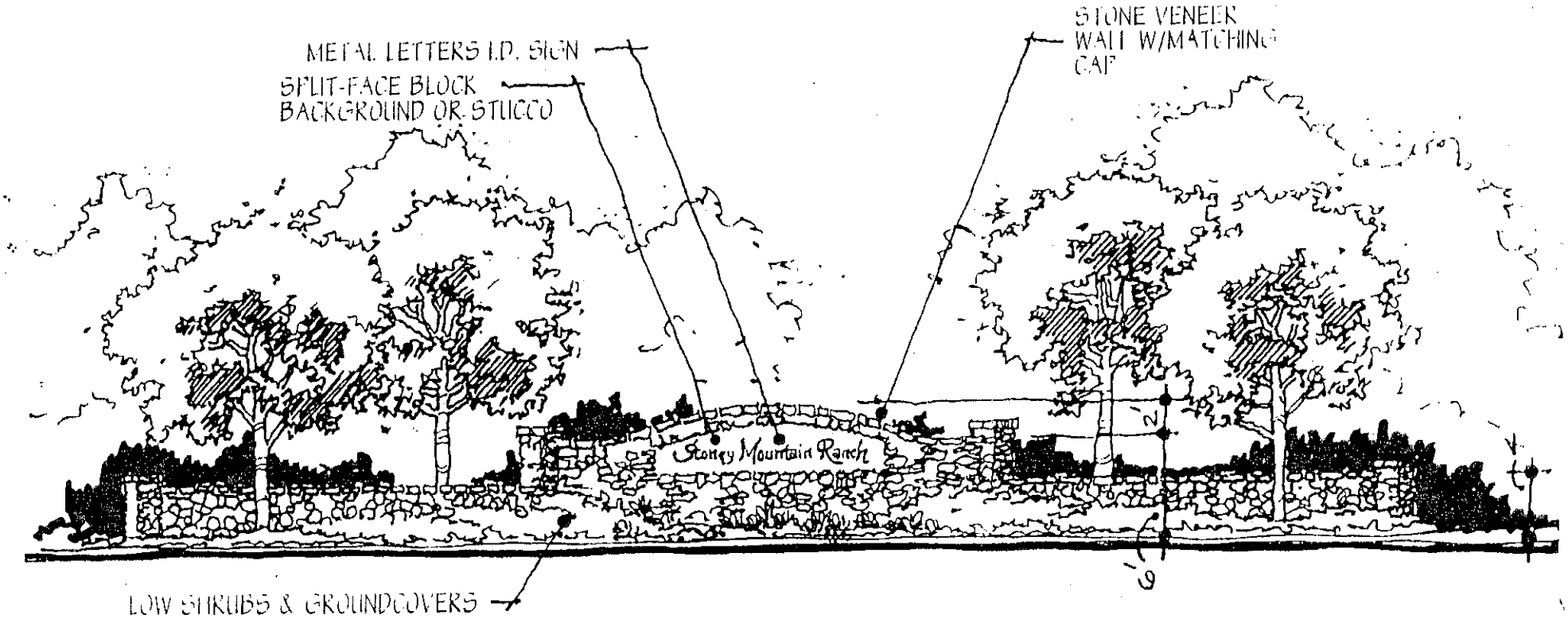


5.1 MASTER SITE PLAN

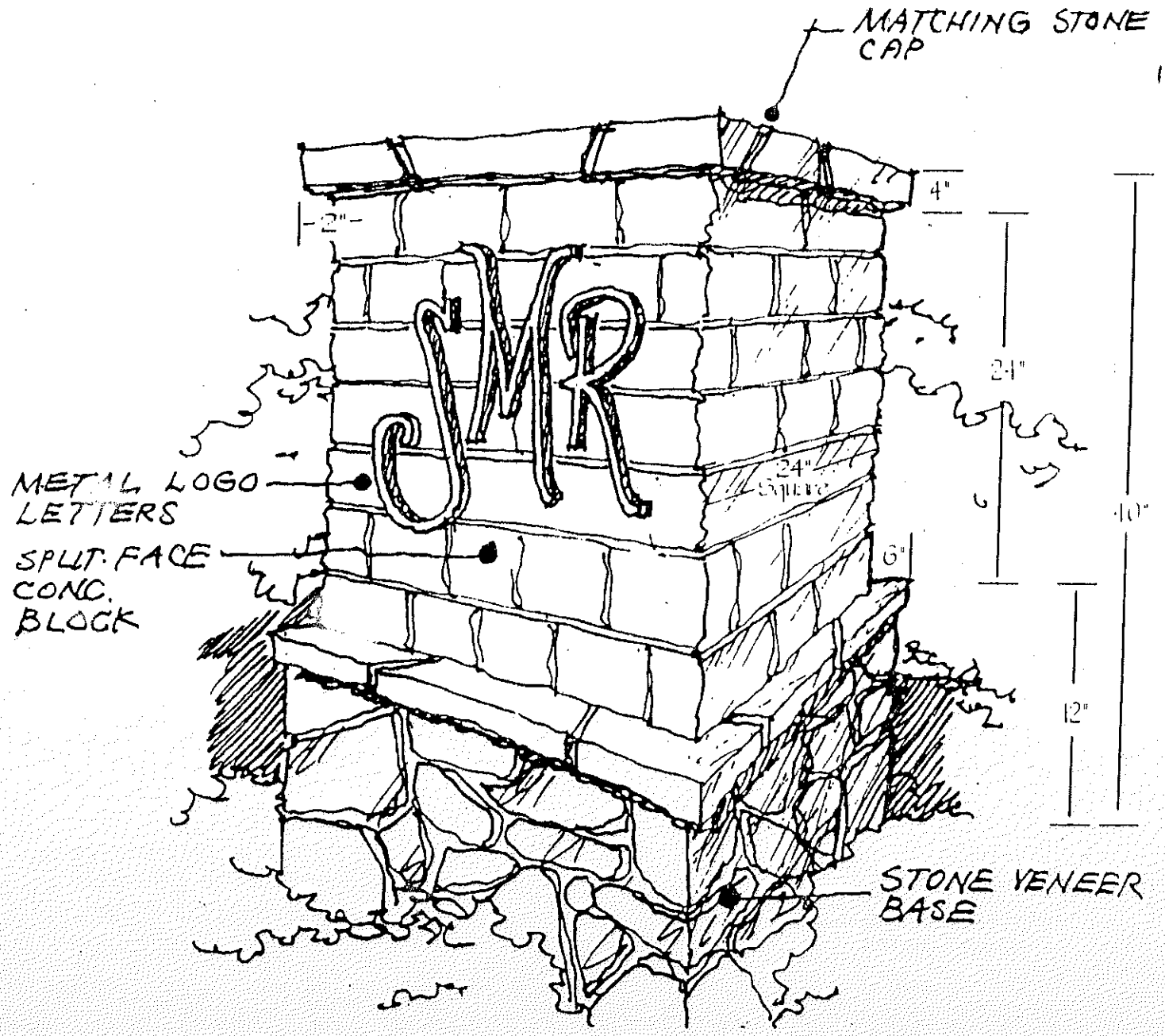


ESPLANADE AVENUE

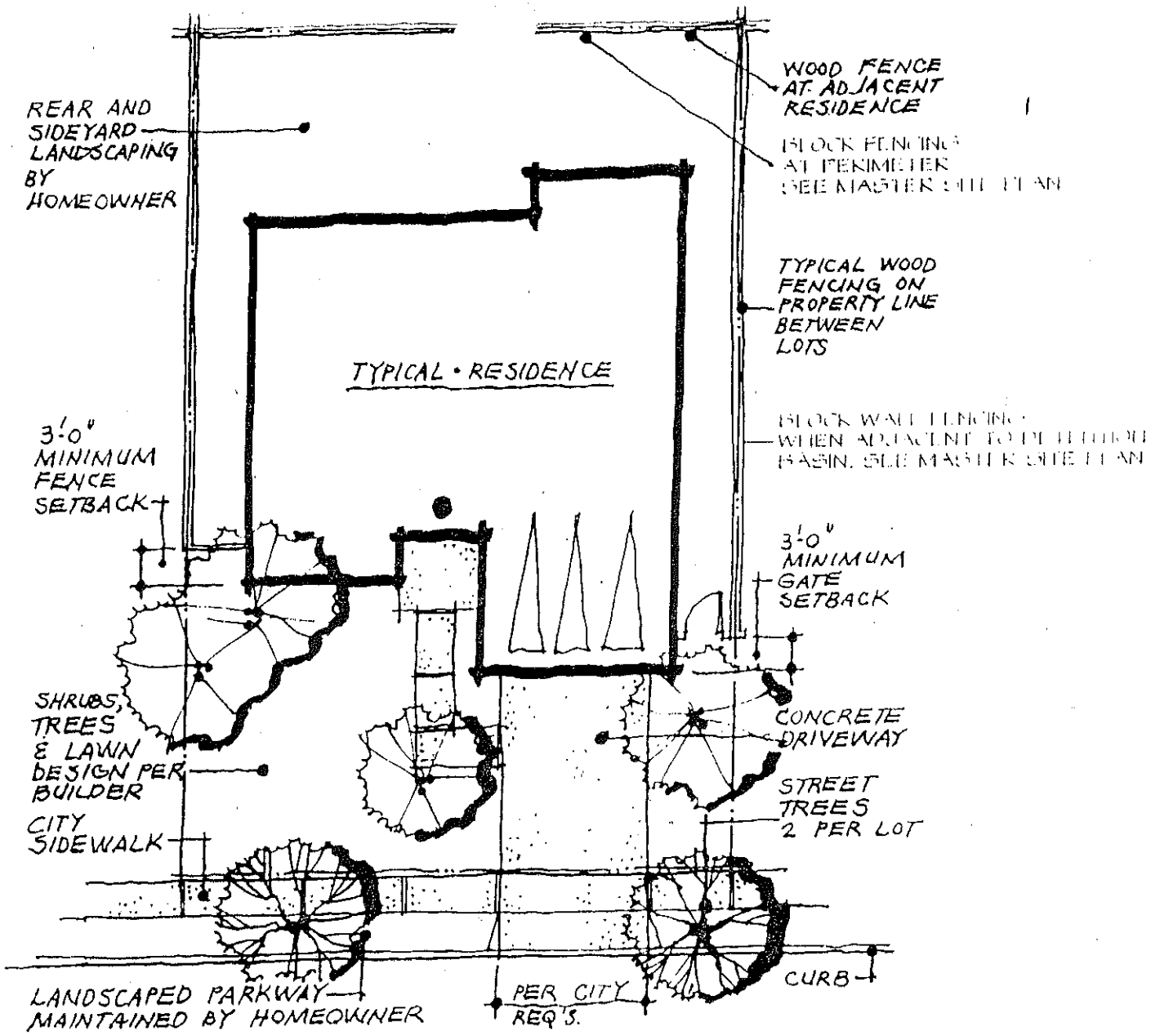
5.2 MAIN ENTRANCE MONUMENT WALL PLAN



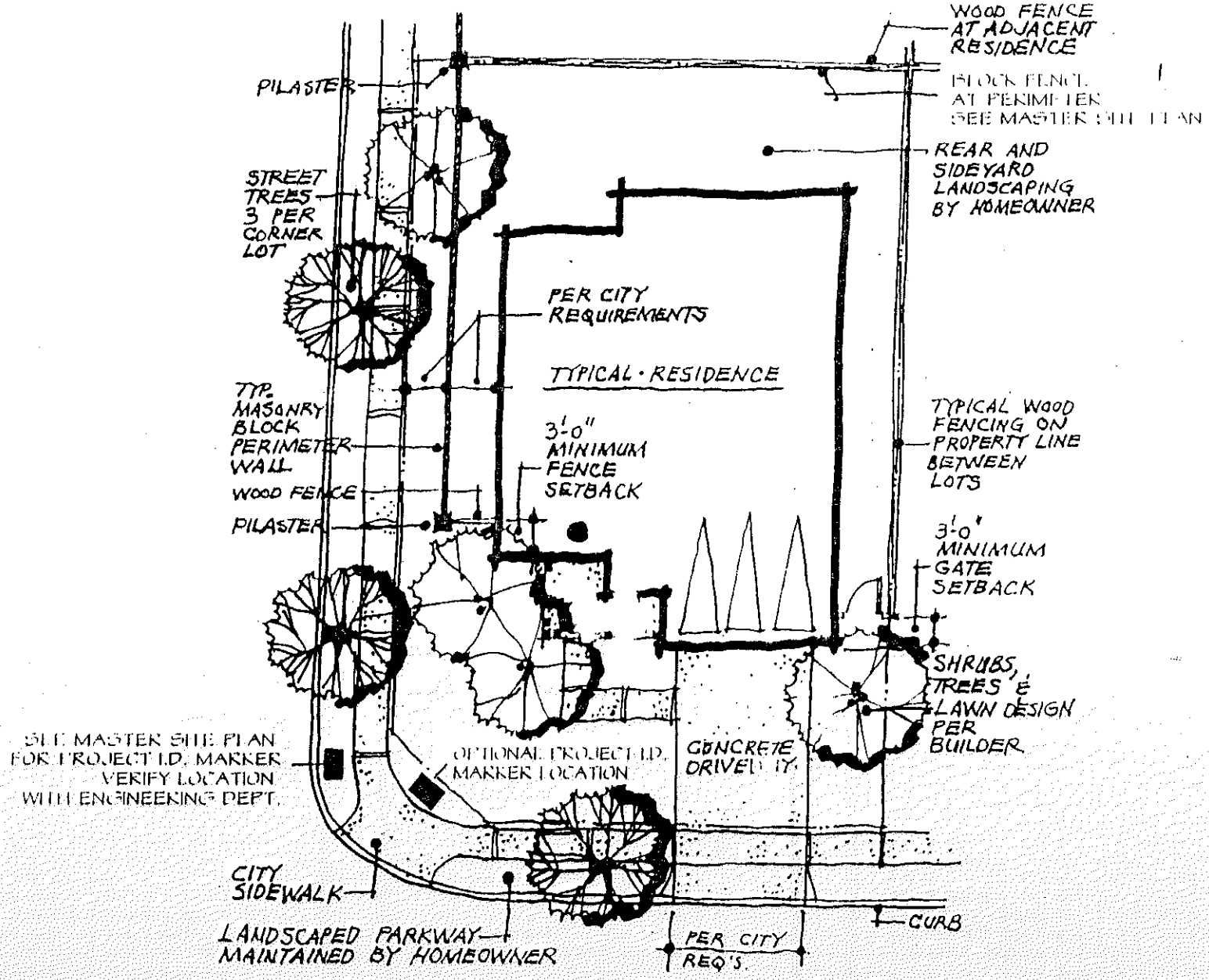
MONUMENT WALL ELEVATION



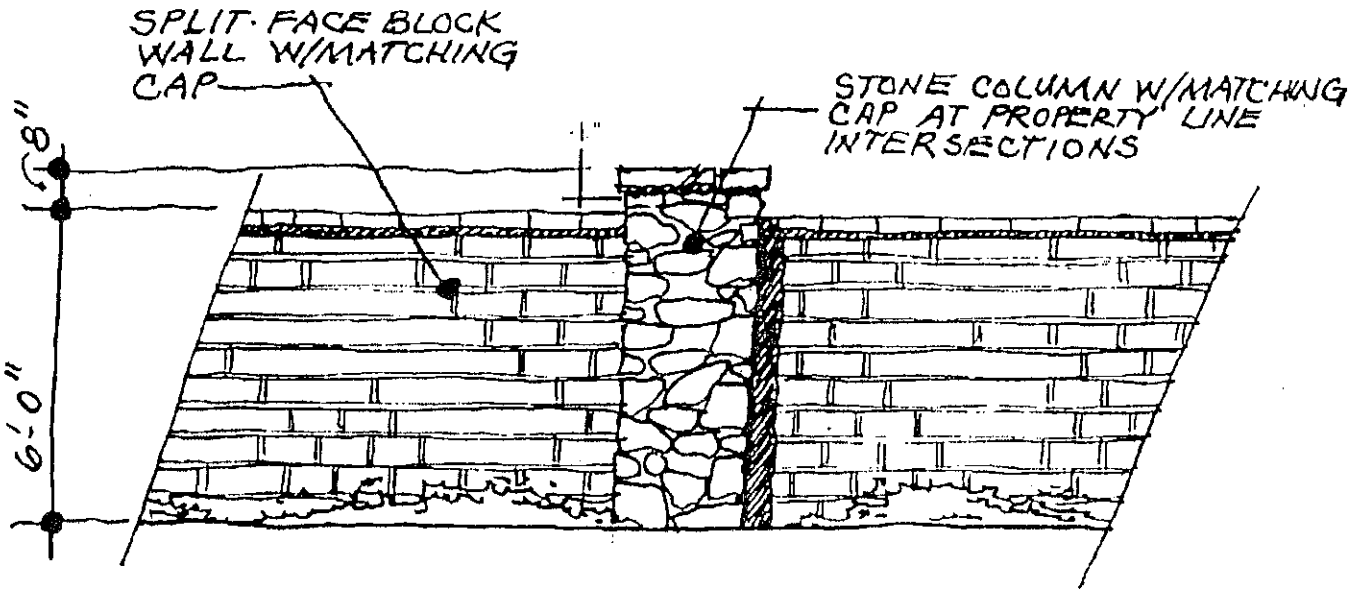
5.3 PROJECT I.D. MARKER



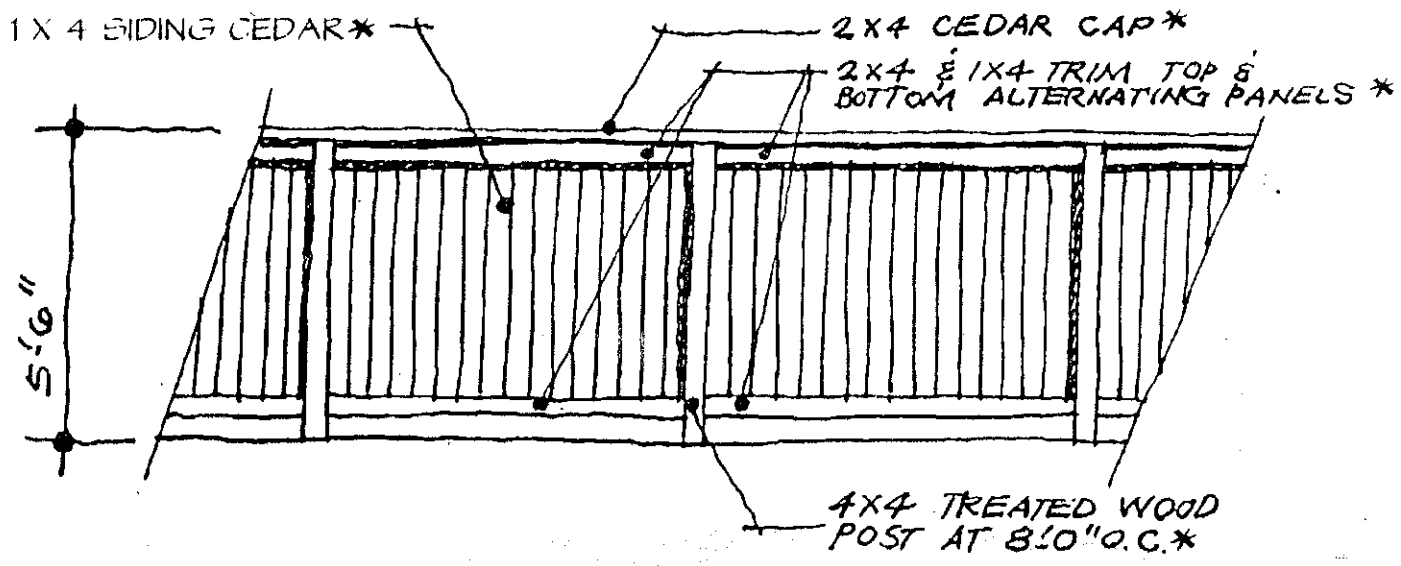
5.4 TYPICAL LOT PLAN



5.5 TYPICAL CORNER LOT PLAN



5.6 PROJECT PERIMETER THEME WALL



* REDWOOD IS AN ACCEPTABLE SUBSTITUTE

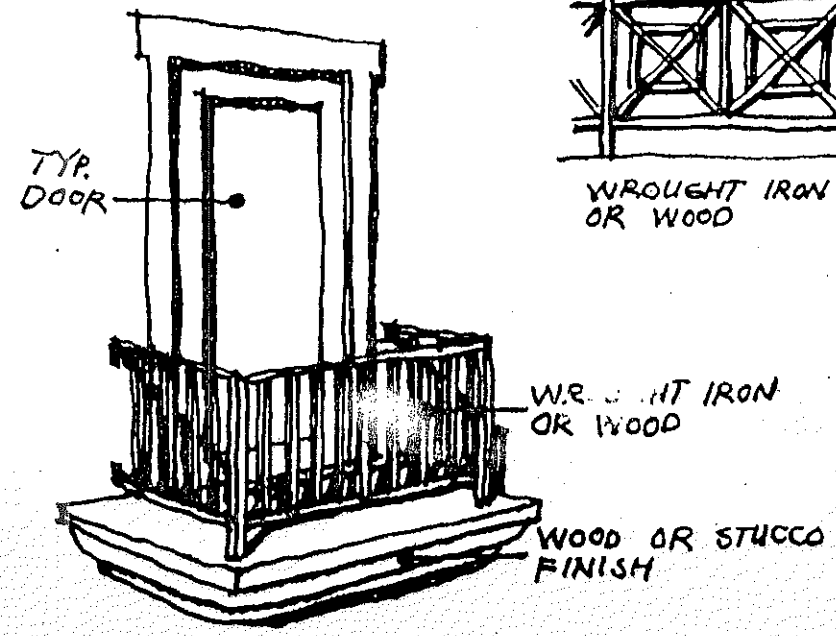
NOTE: SUBMITTED DESIGNS ARE ACCEPTABLE BUT MUST BE APPROVED BY PLANNING DIRECTOR.

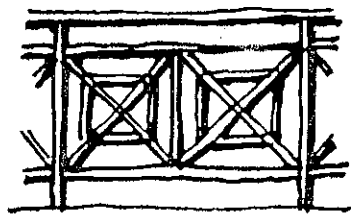
5.7 INTERIOR LOT SIDE AND REAR FENCING

DETAILS

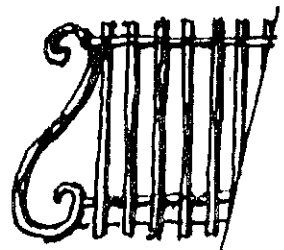
6.0

6.1 BALCONY, DECK & PORCH RAILINGS

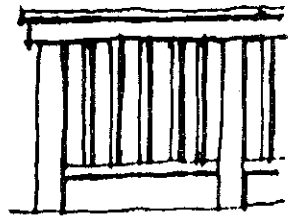




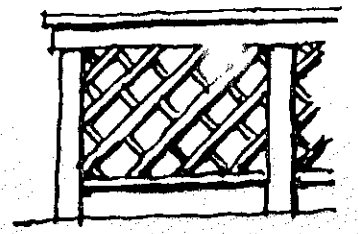
WROUGHT IRON OR WOOD



WROUGHT IRON



WOOD



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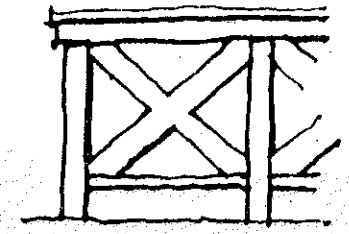
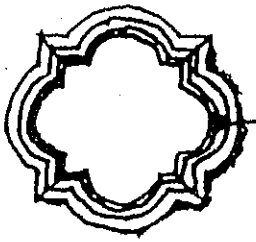
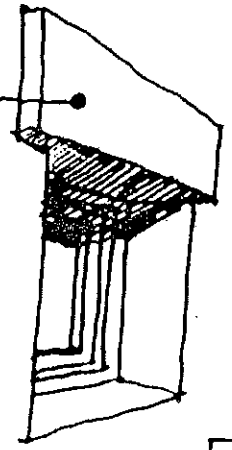
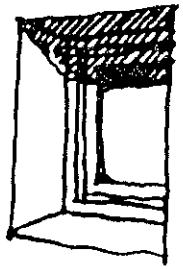


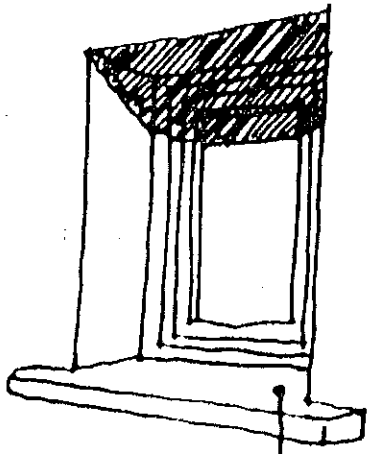
WOOD

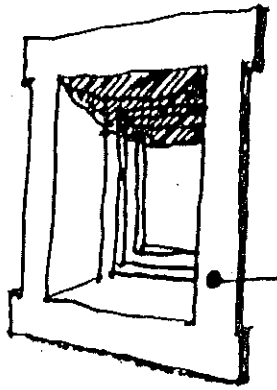
6.2 RECESSED WINDOWS & SHUTTER DESIGN DETAILS

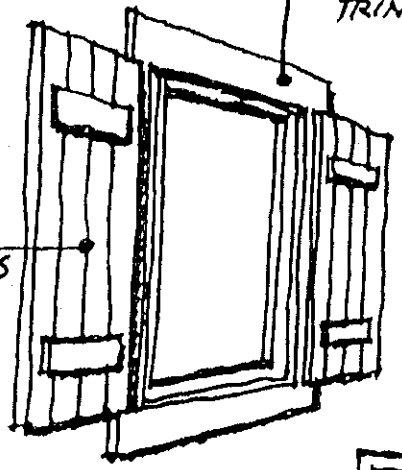


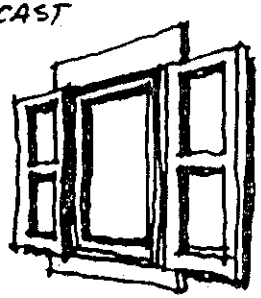


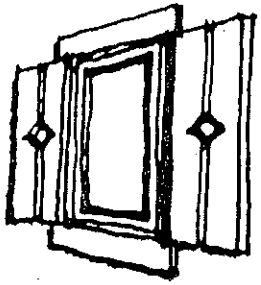


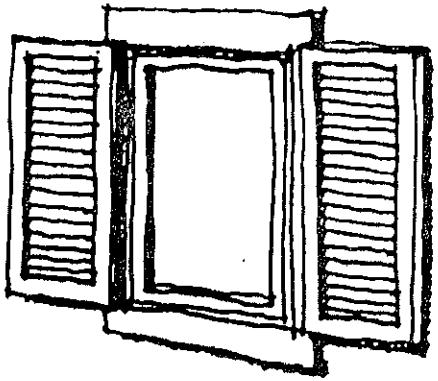


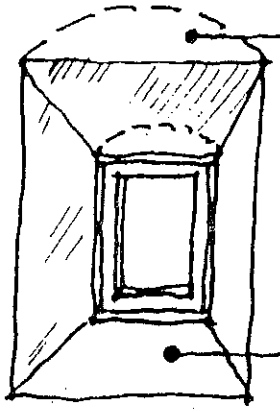




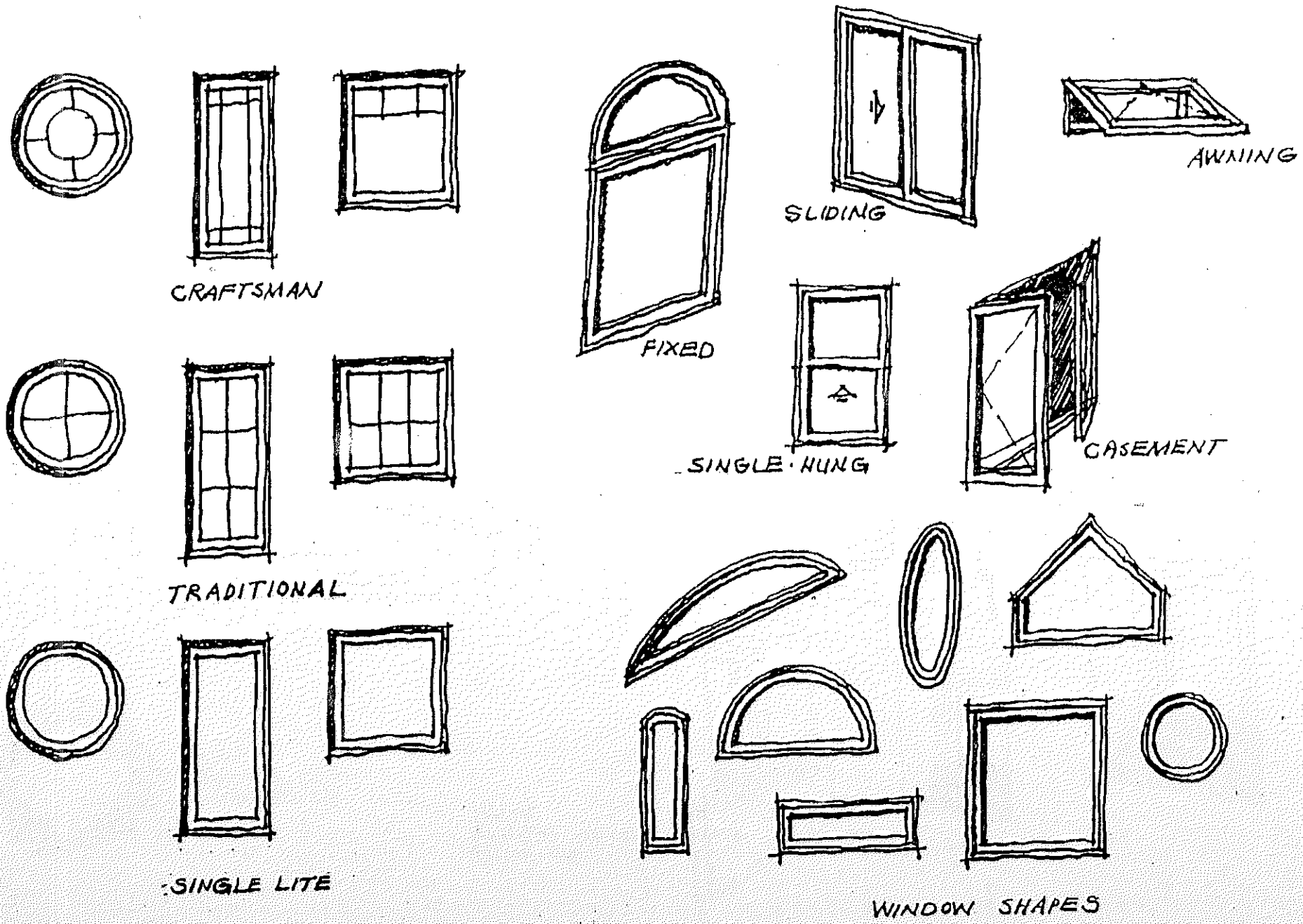




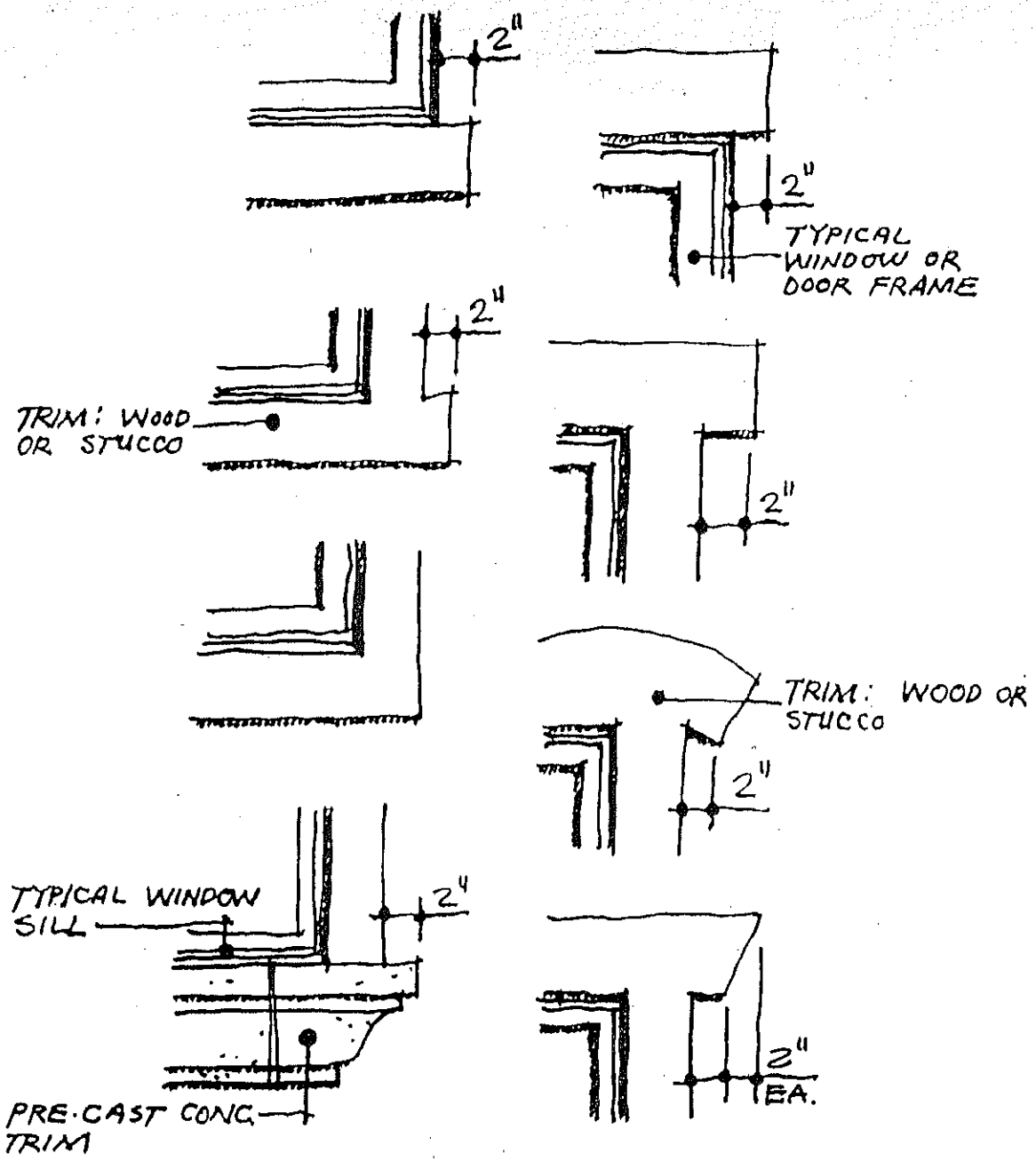




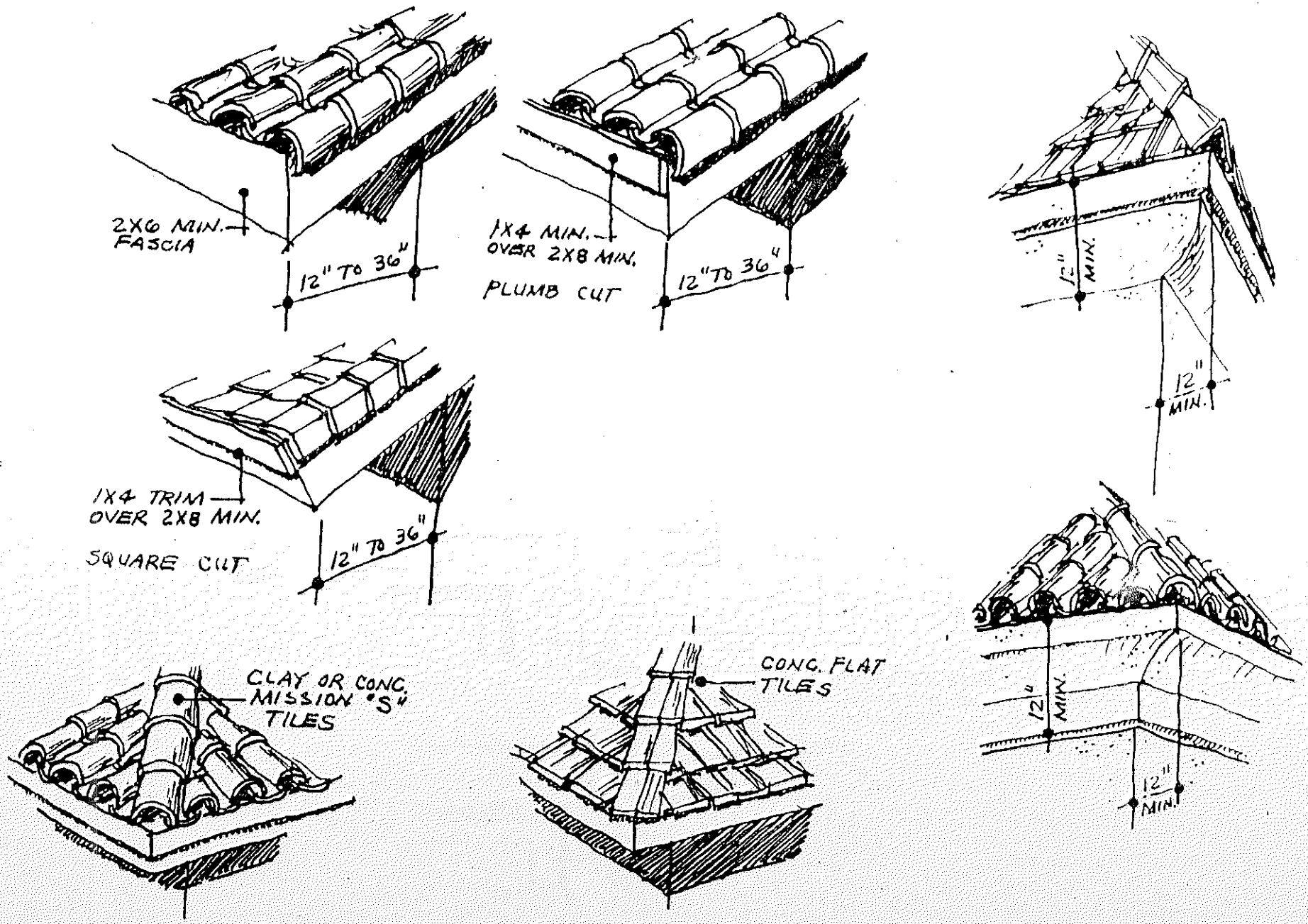
6.3 WINDOW TYPES & STYLE DESIGN DETAILS



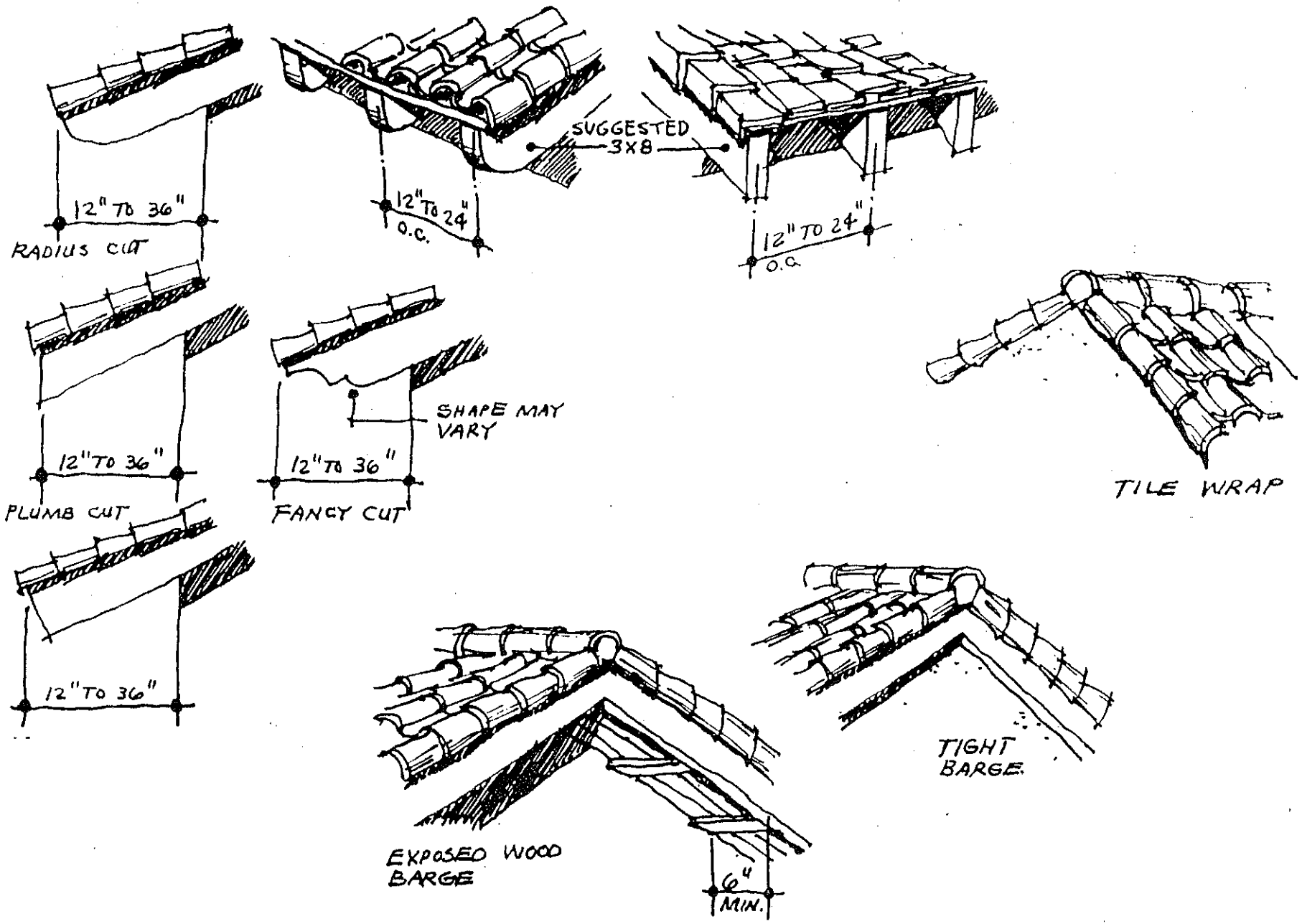
6.4 WINDOW & DOOI .IM DESIGN DETAILS



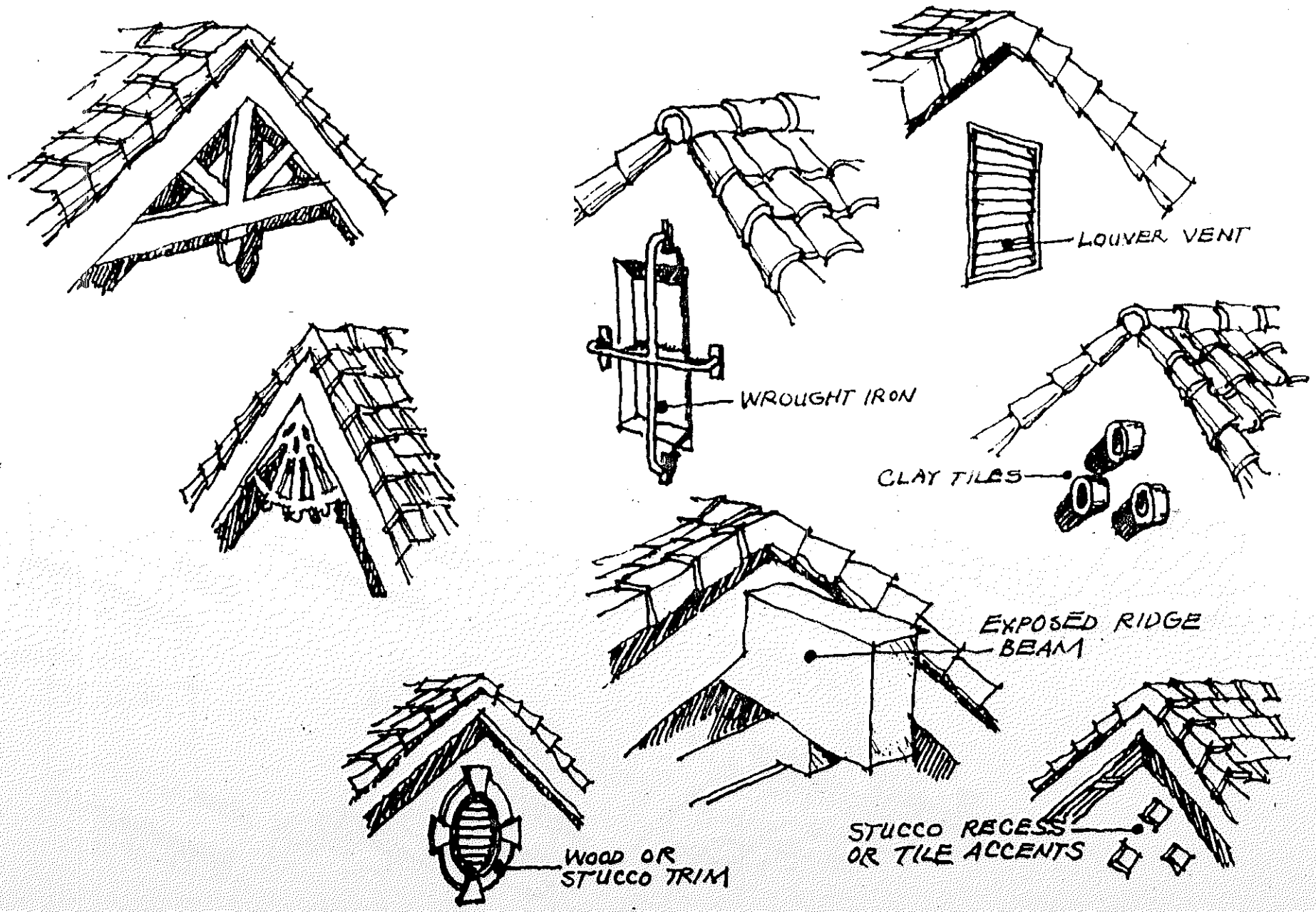
6.5 ROOF TYPES & FASCIA DETAILS



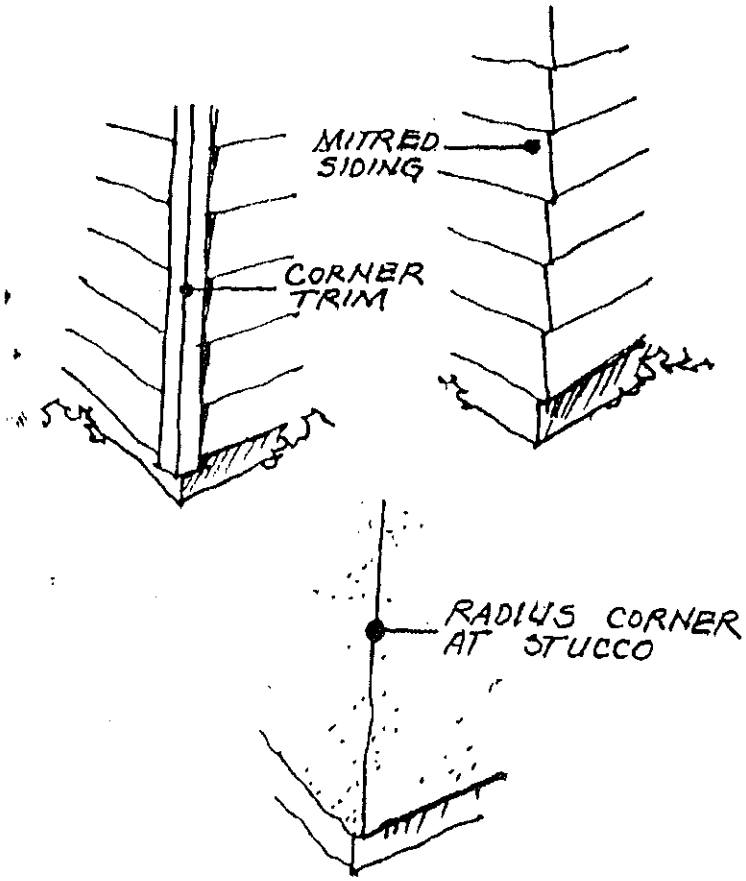
6.6 EAVE & B GE DETAILS

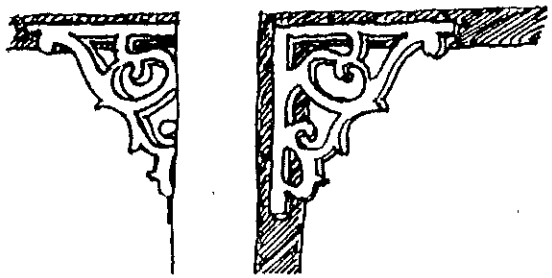


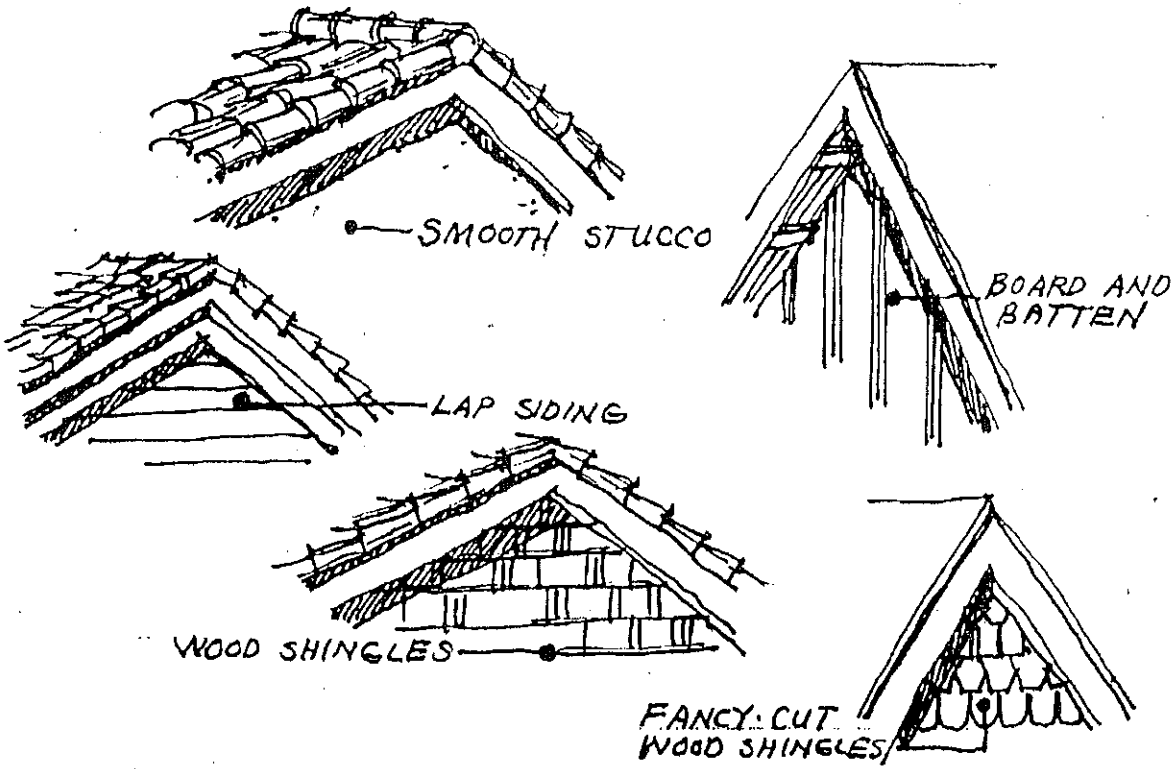
6.7 GABLE ROOF END DESIGN DETAILS



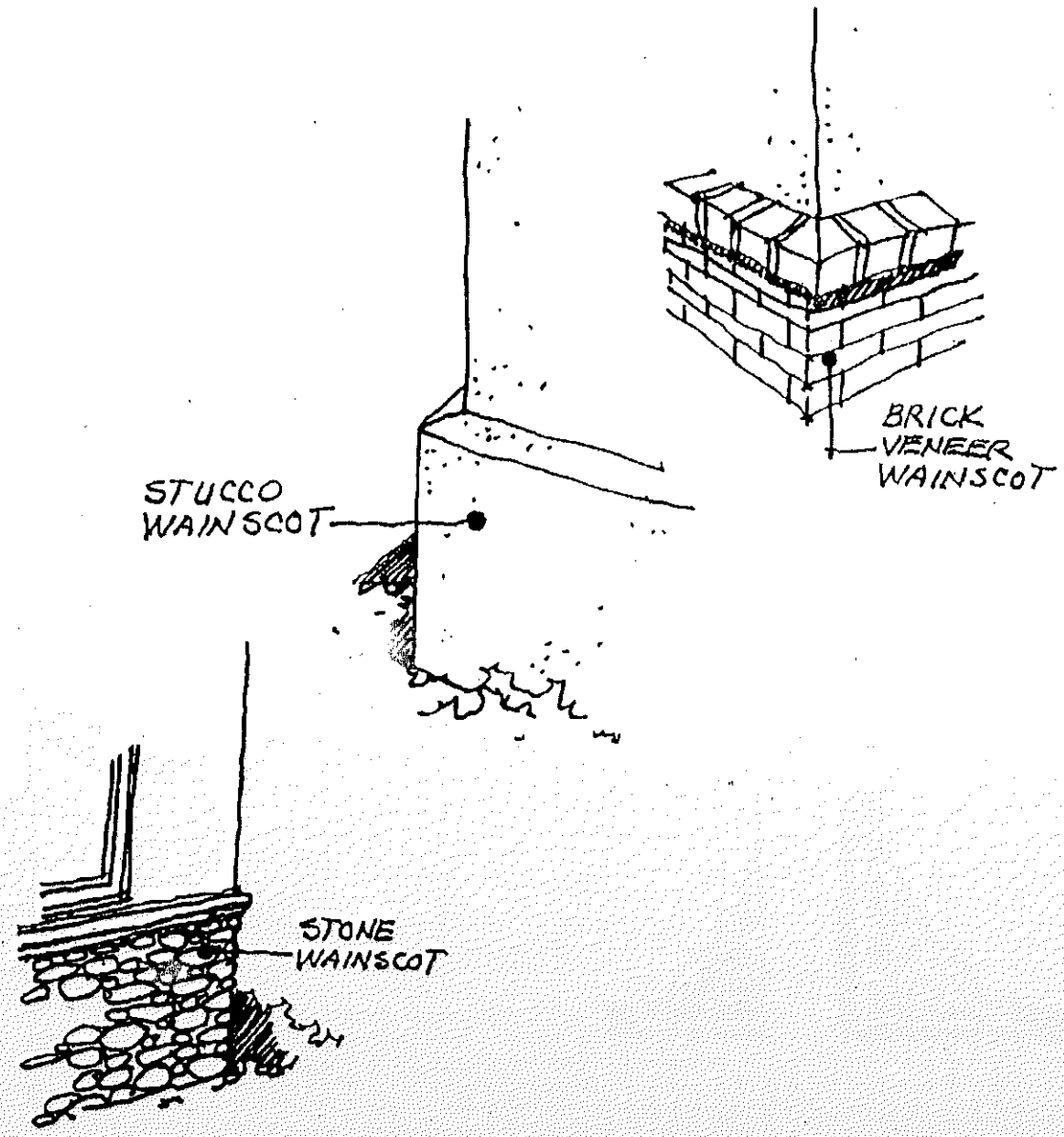
6.8 EXTER. R DETAILS



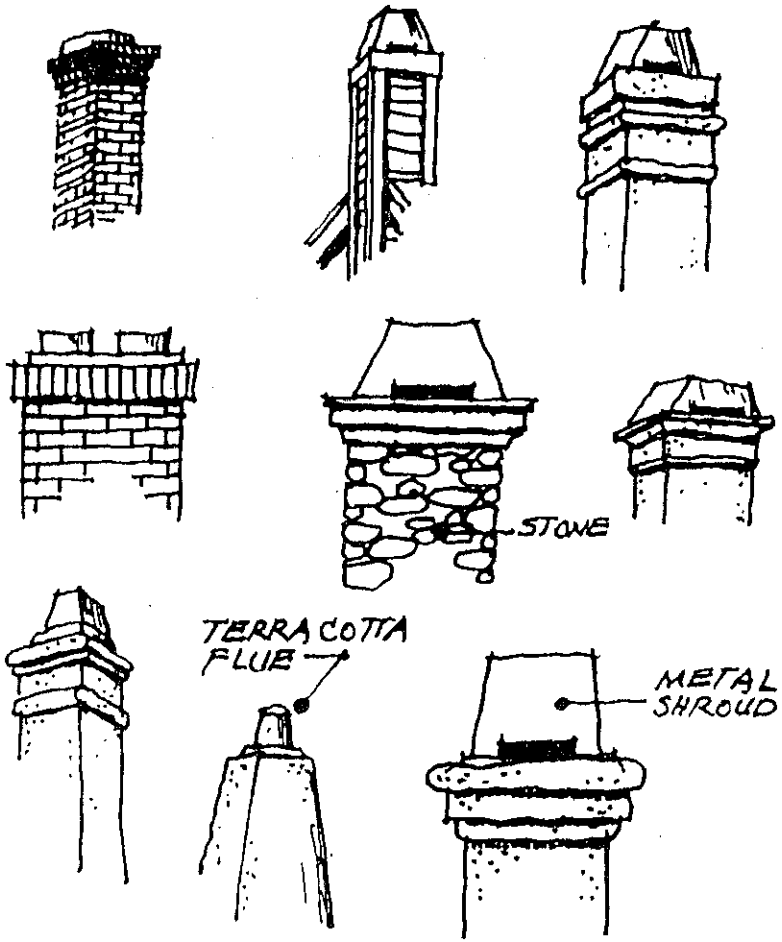


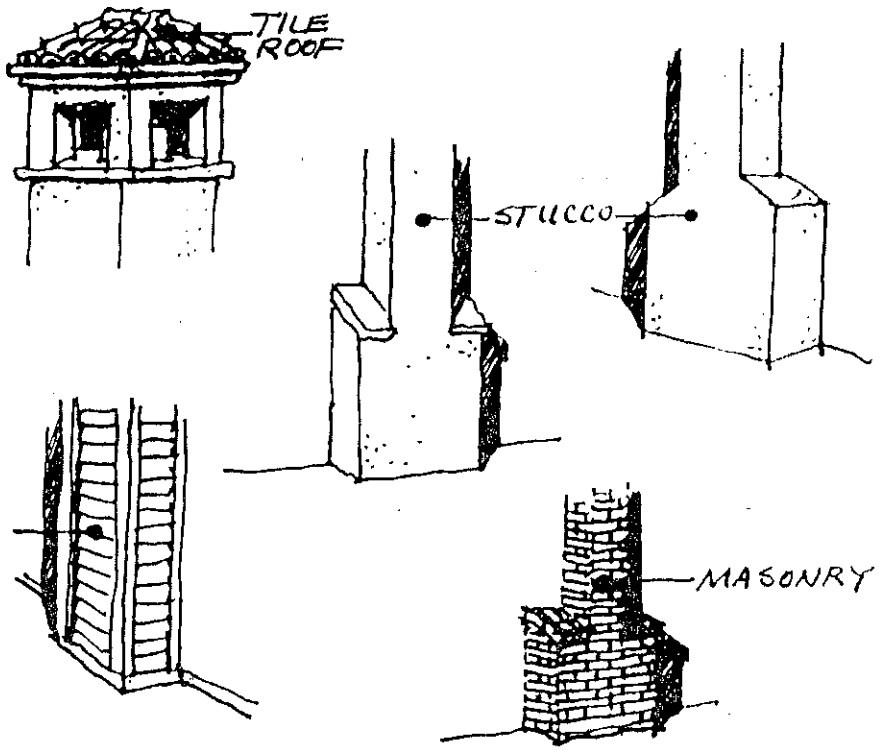


6.9 EXTERIOR FINISH & CORNER DESIGN DETAILS

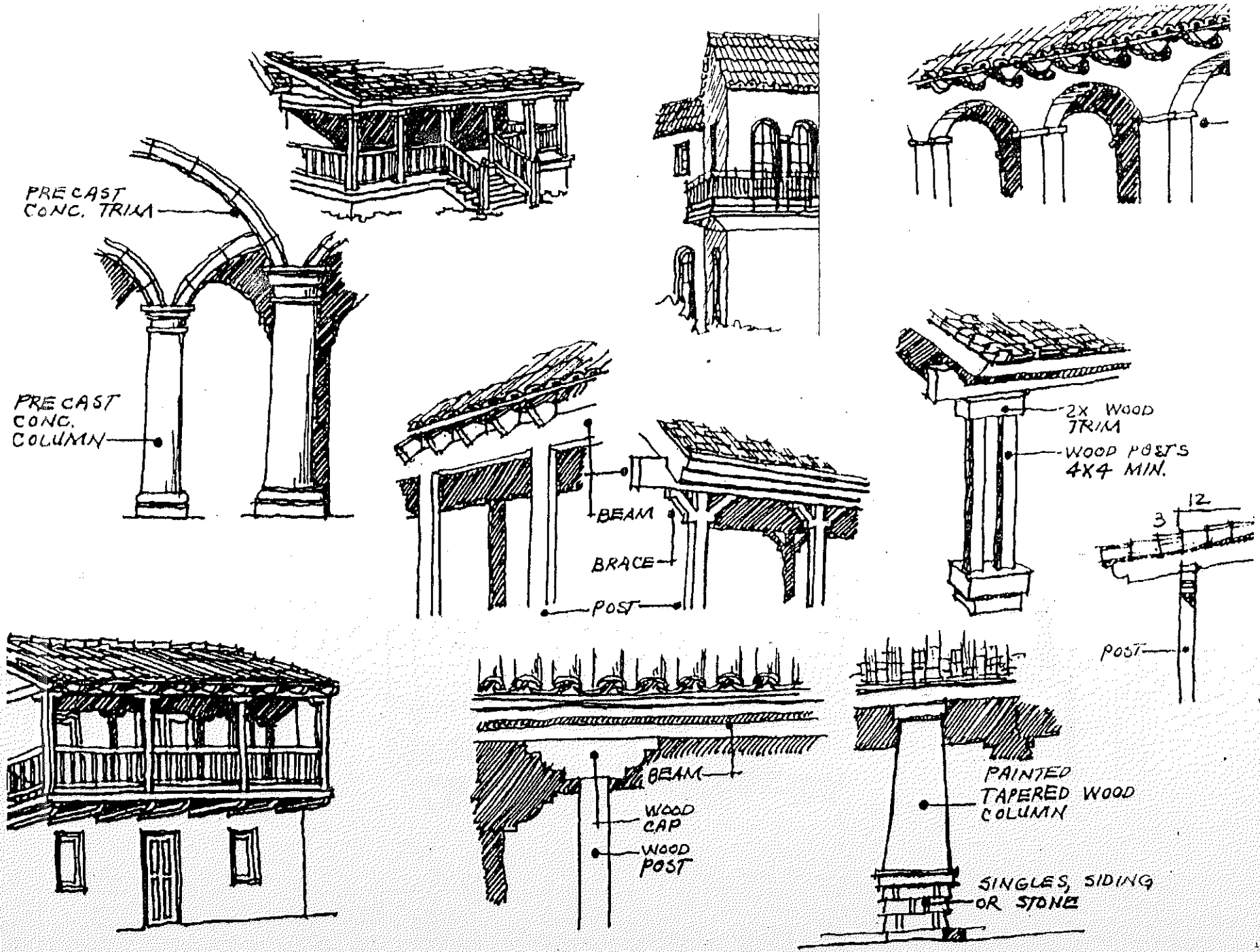
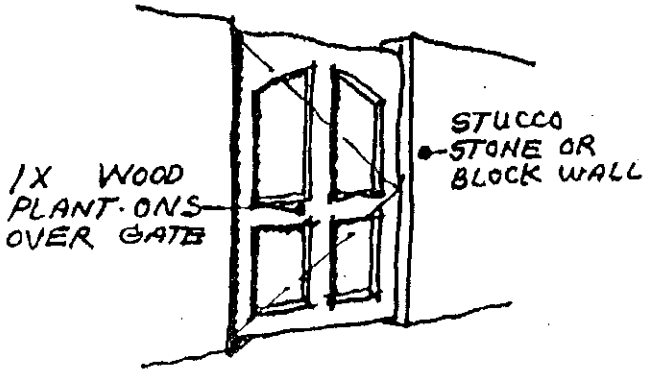
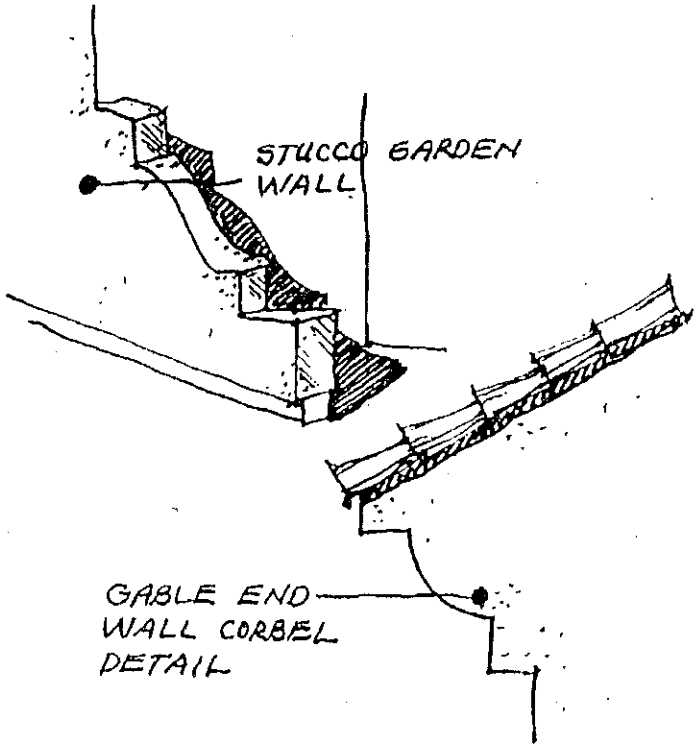
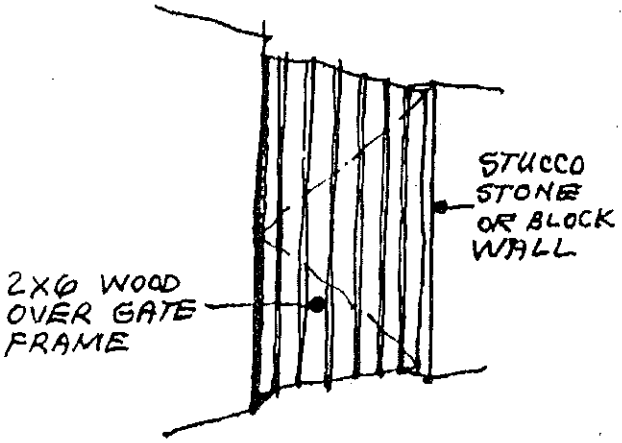
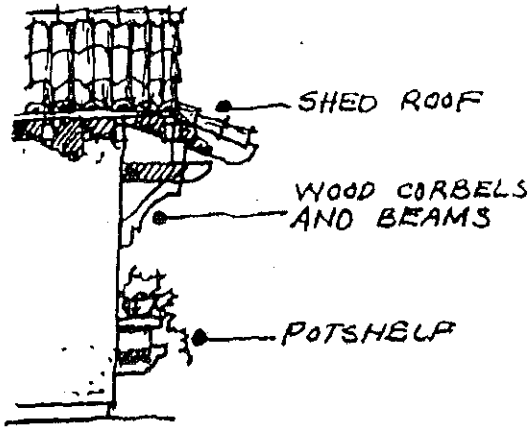


6.9.1 FIREPLACE & CHIMNEY DETAILS





6.9.2 VARIOUS ARCHITECTURAL DETAILS



6.9.4 VARIOUS ARCHITECTURAL DETAILS