



City of Encinitas Design Guidelines



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City of Encinitas Design Guidelines

Sponsored By:
The City of Encinitas
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Prepared By:
The City of Encinitas
Planning and Building Department

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Where a project is subject to design review pursuant to Sections 23.08.030 and 23.08.040 of the Encinitas Municipal Code, applicants should review these design guidelines. These guidelines shall be used prior to initiating the project design and throughout the design process. Specific plan areas contain separate design guidelines, and applicants for projects located in those areas should instead refer to the design recommendations in the applicable specific plan.

1. Introduction and Background

1.1 Community Description

The City of Encinitas is a unique collection of 5 distinct communities. The individuality of each Community is vital to the overall character of the City and shall be maintained. Architecture, landforms, landscape and streetscape are the primary determinants of this character. The City of Encinitas also is fortunate in that it contains a wide variety of topographic features. The city is bounded on the north and south by lagoons and their associated valleys. The Pacific Ocean lies to the west and steeper inland hills lie to the east.

Three of the communities are located along the coastline (Cardiff-by-the-Sea, Old Encinitas and Leucadia) and represent the older established beach communities. The primary land use is single-family residential, with some multi-family closer to the beach. Commercial/office uses are located typically along Highway 101 on small lots. Highway 101 and the I-5 Freeway traverse these communities. The combination of varied architecture, narrow uncurbed streets, pedestrian orientation, and mature, unplanned landscaping creates an informal, eclectic, small town feel that dominates the character of these communities.

The New Encinitas Community is centrally located within the City. A variety of land uses are located within the community with the primary land use being single-family residential. Major institutional and commercial uses are located along El Camino Real, the prime arterial roadway for the City, and Encinitas Boulevard. This



*Figure 1-1
Communities of Encinitas*

community is considered more of a planned community with a variety of private and public open space areas.

The Olivenhain Community is a rural community with an informal character having large residential lots, mature landscaping, equestrian facilities, open space, a variety of recreational trails, and rolling hills and canyons. Narrow roads with minimal improvements are associated with this rural community.

1.2 Background

To help develop the design guidelines for Encinitas, a series of community character workshops were conducted in November of 1999. At the conclusion of the five workshops, a common theme for each of the communities could be seen. There was pride in the prevailing character, especially in the older communities, and a concern that the inappropriate use and reuse of land was having a negative impact on the character of the communities.

Please refer to the City of Encinitas Community Character Workshops Summary Report, October 2000, for more information regarding these workshops.

1.3 Purpose of the Guidelines

The purpose of these guidelines is to guide development within the City of Encinitas toward design that is consistent with the character of each community. Architecture, landscaping and site planning are important to preserving the individual identity of each community.

The Design Guidelines are intended to promote well-designed development in Encinitas. The interpretation and implementation of the Design Guidelines shall be based on the following points:

- (1) Maintain and enhance the character of each community;
- (2) Contribute to a positive physical image and identity;
- (3) Supplement the development standards of the Encinitas Municipal Code on matters of design and aesthetics;
- (4) Implement the goals, objectives, and policies of the General Plan;
- (5) Maintain and protect the value of property; and
- (6) Maintain community character without unduly restricting private enterprise, or innovation in design.

These guidelines describe the preferred architectural character and development patterns within Encinitas today. Eclecticism and diversity are, and will continue to be, dominant themes. The guidelines, therefore, do not seek to impose an overriding style, a limited color palette, nor an artificial theme. They do seek to assist in promoting the positive design characteristics that exist throughout the City of Encinitas.

The design guidelines complement mandatory development standards by providing additional requirements and good examples of appropriate design solutions. The guidelines are more qualitative and less quantitative than mandatory development standards, and may be applied with some flexibility in the application to specific projects.

The guidelines are not to be used in a manner that would modify the density allowances of the underlying zoning of the subject property or modify the development standards of the Municipal Code applicable to that zone.

1.4 How to Use the Design Guidelines

Project proponents should review these design guidelines. These guidelines shall be used prior to initiating the project design and throughout the design process.

Examples contained in these guidelines should not be considered as the only design solution, but as a starting point

for the design process. Owners of properties should strive to be creative and innovative, and should look beyond franchise or boilerplate architectural and landscape design treatments. It is important, too, that property owners involve City staff, community groups, residents, and affected merchants and business owners in the design process prior to making a significant investment in design.

1.5 Interpretation of Provisions

The authorized agency shall be the designated authority to interpret and apply the Design Guidelines. Interpretations and application of the guidelines shall be based on the application submittal, the context and applicability of the guideline, and the design Guidelines as a whole.

Some guidelines may not apply to all projects due to a variety of reasons, such as land use, architectural design, site-specific location issues, and character of the neighborhood. Interpretations and application of the guidelines should achieve the Purpose of the Guidelines located in the Introduction and the Guiding Principles contained in each section.

The development standards are considered minimum standards. The design guidelines complement those standards and may, depending on circumstances, result in a project that exceeds the minimum development standards.

To aid in the interpretation of these guidelines, a development applicant should understand the meaning of “**shall**,” “**should**,” “**encouraged**,” and “**discouraged**”.

Guidelines, which employ the word “**shall**” are mandatory.

Guidelines, which employ the word “**should**” are intended to express the City’s desire and expectation. An alternative measure may be considered if it meets or exceeds the intent of the guideline.

Guidelines, which employ the word “**encouraged**” are intended to express a more desirable design solution.

Guidelines, which employ the word “**discouraged**” are intended to express a less desirable design solution.

1.6 Applicability

The provisions of the Guidelines are applicable to all development within the City of Encinitas that is subject to design review, as stipulated in Chapter 23.08 of the Encinitas Municipal Code.

1.7. Design Review Process

Specific submittal requirements for projects are described in the City of Encinitas Administrative and Discretionary Permit Applications.

Following submittal of the project drawings and a complete application, a continuing exchange of information should occur as the design is finalized and the City’s review process begins.

1.8 Design Review Approvals

Obtaining a Design Review approval signifies a project’s compliance with the architectural appearance and physical development of the City of Encinitas. Future alterations and/or remodeling of a project with a Design Review approval would be reviewed within the context of the original design review approval.

2. Site Planning Guidelines

One of the key elements defining the City of Encinitas is the land. Site planning is perhaps as important as the buildings themselves. The location and "footprint" of a structure on each individual parcel and the relationship with nearby buildings, open space, and properties are critical to the overall character of any project. The varied physical environment within the City means special attention shall be given to the location and spacing of each structure. To maintain visual character, the following visual concepts and guidelines should be followed as closely as possible.

2.1 Guiding Principles

- 2.1.1 *The opportunities and constraints of the site shall determine the project layout and design.*
- 2.1.2 *Natural assets, such as significant trees, rock outcroppings, natural landforms, creeks and riparian habitats should be preserved and incorporated into the project.*
- 2.1.3 *The impacts on surrounding uses, both existing and proposed, shall be considered in a project's site plan.*
- 2.1.4 *The existing character of the land, landscape and structures shall be considered in any new development.*

- 2.1.5 *Impacts to significant views from surrounding properties should be minimized by the new development. (See Section 2.5)*
- 2.1.6 *Site planning should not be repetitive, but should provide a varied experience.*
- 2.1.7 *Site planning should be used as one of many tools to break up or mitigate the bulk and mass of a building.*

2.2 Guidelines

Unless otherwise stated, the guidelines shall apply to both residential and non-residential uses. The Site Planning Guidelines are contained in the following sections: Treatment of Building Setback Areas; Building Location; Views; Separations and Buffers; Storage, Service, and Loading Areas; Refuse Collection Areas; Mechanical Equipment; and Electrical Equipment.

2.3 Treatment of Building Setback Areas

- 2.3.1 The project should include open and private areas along the street in a manner consistent with the character of the neighborhood.

2.3.2 Varied, articulated spaces between buildings, and along the street shall be encouraged.

2.3.3 Vehicular sight lines that allow safe ingress and egress to properties and safe movements along roadways shall be provided.

2.4 Building Location

2.4.1 Buildings should be located to create landscaped open spaces for human use. Open space areas should be linked visually and/or physically in order to integrate them into an area-wide wide-open space system.

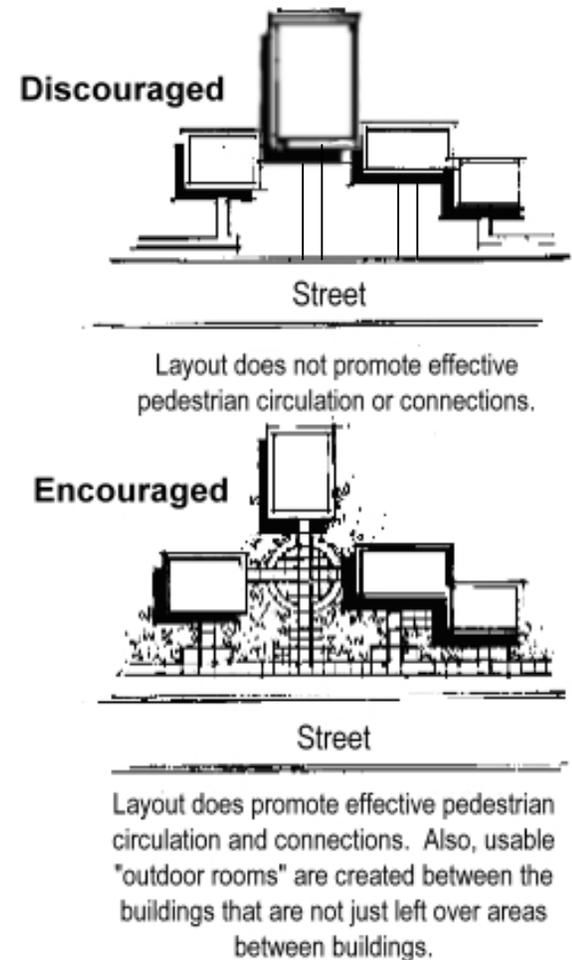
2.4.2 The orientation of buildings, especially those in clusters, should be carefully designed to preserve and/or create view corridors.

2.4.3 The location of buildings should take into consideration the location of buildings on adjacent properties in order to enhance and complement existing adjacent plazas, courtyards and pedestrian spaces.

2.4.4 Buildings should be located to create useable and functional exterior spaces in scale with the building.

2.4.5 Emphasis on pedestrian use of exterior space is encouraged (See Figure 2-1).

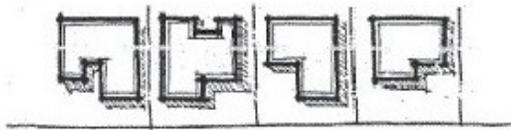
*Figure 2-1
Design for
Pedestrian
Use*



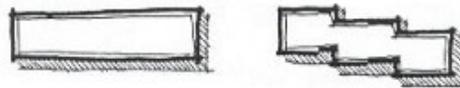
2.4.6 Buildings should be placed to create variety in external space and create a varied street facade (See Figures 2-2, 2-3, and 2-4).

*Figure 2-2
Encourage
Building
Compatibility
And Variety*

Rectangular plans and variations of the rectangle can encourage compatibility and variety.



Avoid long buildings without a break in the plane or facade.

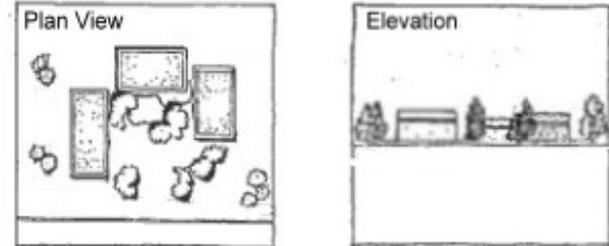


Discouraged

Encouraged

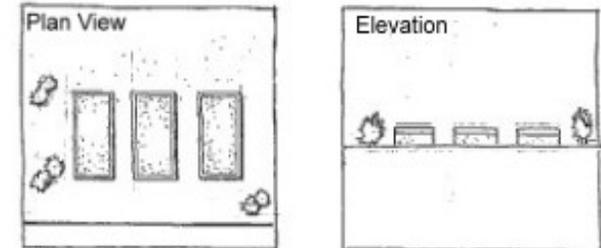
*Figure 2-3
Avoid Long
Buildings*

*Figure 2-4
Varied Street
Scenes*



Encourage "enclave" building layout.
Encourage varied street scenes.

Encouraged



Avoid linear "repetitive" building layouts.

Discouraged

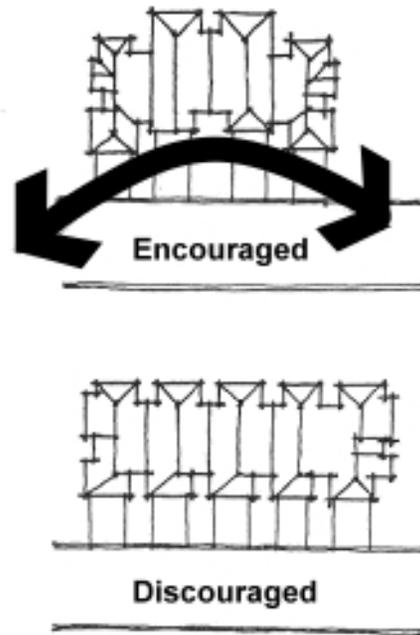
2.4.7 Buildings should be located, and/or designed, to help breakup or mitigate building mass.

2.4.8 Surface parking spaces for multi-family projects should be placed to the rear of the buildings, where possible.

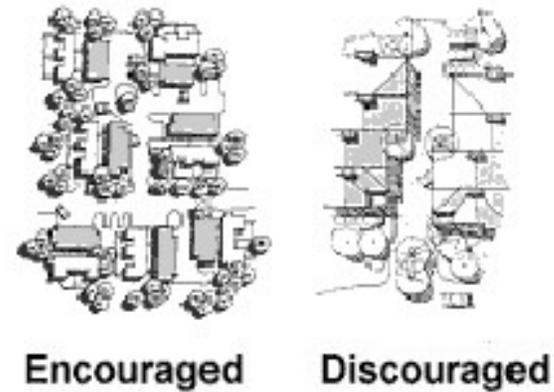
2.4.9 Parking areas for multi-family and non-residential uses that are visible from the street should be screened from view by walls, fences, vegetation, planters, or other means.

2.4.10 In order to provide visual openness and pedestrian scale along major streets, heights of buildings or portions of buildings should generally be lower adjacent to the street corridor, stepping up to higher elements.

*Figure 2-5
Varied
Street Facades*



*Figure 2-6
Screen and Vary Location of
Parking Areas*



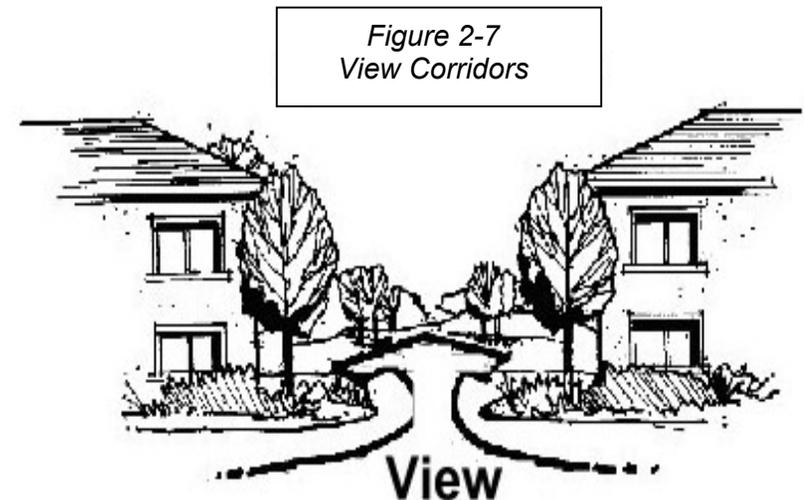
2.4.11 The orientation and placement of garages should be varied so as to avoid the appearance of repetitive garage doors (See Figure 2-6).

Techniques to accomplish this include, but are not limited to, garages that are side-loaded, rear-loaded, accessed from alleys, and rear garages accessed from the front. In older neighborhoods, location and access to parking shall respect the existing street and pattern of development.

2.4.12 Projects should be designed to relate outward to the surrounding community. To that end, gating of communities and enclosing them within an unarticulated external wall is discouraged.

2.5 Views

- 2.5.1 Generally, ground level view corridors should be provided from public streets. This requires space between buildings and/or development of landscaped areas that connect to open space.
- 2.5.2 Landscaped areas should be developed and plant materials selected so as to create and/or preserve view corridors.
- 2.5.3 Site planning for individual parcels shall consider internal view (for example, courtyards) as well as views looking outward.
- A. Outward views should be framed with tree and shrub massing. Plantings should also soften views of the buildings from surrounding areas.
 - B. Where public streets are located at or below grade of development, the adjacent parkways and slopes should be landscaped with diverse plant materials to enhance motorists' views.
 - C. Parking areas adjacent to view corridors or streets shall be screened.
- 2.5.4 Projects should be designed to preserve some of the significant views through the site. Projects should be designed to preserve significant public views. A significant public view is a view of a significant feature (ocean, lagoon or backcountry) as viewed from public parks and General Plan designated vista points and scenic view corridors. Trees and vegetation that are themselves part of the view quality should be retained (See Figure 2-7).



2.5.5 Projects should be designed to preserve some of the significant views through the site enjoyed by residents of nearby properties.

A. Complete preservation of these views is difficult, if not impossible. Project viability can be severely reduced or destroyed in an attempt to preserve views for adjacent properties. The smaller the site, the more difficult the solution. On larger sites, however, clustering the buildings can preserve portions of these views or creating view opportunities. The reckless and unnecessary blockage of views should be avoided to provide for some view preservation. View preservation through the site shall be considered when trees are selected for landscaping the project.

B. A significant view refers to a medium- to long-range view from the primary living area of significant features including the coast, ocean, lagoons, backcountry canyons, valleys, ridges and other distinctive geographic features. The primary living area is the area most often occupied by the occupants of the residence relative to other portions of the residence and is where the view is observed. The determination of the primary living area is to be made on a case-by-case basis, but typically would be a living room, family room, kitchen,

or dining area, or outdoor patio or deck immediately next to the primary living area.

2.6 Separations and Buffers

2.6.1 Where buffers are desirable between land uses and to aid in the creation of public and private space definition, they should consist primarily of physical space enhanced by landscaping, or physical barriers such as walls and fences.

2.6.2 Physical barriers should only be used when space requirements are prohibitive or when security/safety reasons dictate their use. If physical barriers are needed, they should be designed to complement the character of the project.

2.6.3 Where landforms consisting of slopes and berms are used when separating land uses, they should be appropriately landscaped with a combination of trees, shrubs, and groundcover.

2.6.4 Physical separations can be accomplished through the use of thick landscaping. Care should be given to make sure that these areas do not present a safety liability.

2.6.5 Visual screening is best accomplished through the use of trees and shrubs that fill in at eye level.

These visual screens should not be continuous and should allow for visual penetration through areas with views.

2.6.6 Retaining walls that are internal to the project should be used only where grading considerations require their use. Retaining walls located on the project boundary are discouraged. If a retaining wall along the boundary is necessary, it shall be landscaped and/or constructed with quality materials with color and texture appropriate to the project's architecture.

2.6.7 Landscaping should be used to define spaces to provide visual screening, and to discourage physical intrusion into certain areas of the project. Nodes or special areas within a project can be emphasized through use of landform and topography. Wherever possible, these techniques should be used to identify special areas.

2.7 Storage, Service and Loading Areas

2.7.1 Storage, service, and loading areas should be located so as to minimize their visibility.

2.7.2 Storage, service, and loading areas should be located so that service vehicle activities and movements do not disrupt the efficient flow of on-site and off-site traffic.

2.7.3 Storage areas should be screened by the use of a quality opaque screening material, which may include walls, building, landscaping or any combination thereof.

2.8 Refuse Collection Areas (Multi-family and Non-Residential)

2.8.1 Outdoor refuse containers shall be visually screened within a durable non-combustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties, streets, or from above.

2.8.2 Refuse collection areas shall be designed to contain all refuse and recyclables generated on-site and deposited between collections. Deposited refuse shall not be visible from outside and above the refuse enclosure.

2.8.3 Refuse collection enclosures shall be designed of durable materials with durable finishes and colors which are unified and harmonious with the overall architectural theme of the project. Roof structures should be provided over refuse collection enclosures.

2.8.4 Refuse collection areas shall be so located upon the lot as to provide clear and convenient access to refuse collection vehicles. No refuse collection areas should be located between the street and front of a building.

2.9 Mechanical Equipment

2.9.1 All roof-, wall- or ground-mounted mechanical equipment and/or ductwork, conduits, and other appurtenances shall be screened from view by an enclosure consistent with the building architecture. Consideration shall be given to the view plane of adjacent developments.

2.9.2 All roof-mounted equipment and/or ductwork, conduits, and other appurtenances should be located below the top edge of the fascia and/or roofline of the building.

2.9.3 Roof-mounted ventilators shall be painted or pre-finished in a manner consistent with the color scheme of the building and roof. They shall be located below the top edge of the roof or parapet, where possible. Decorative caps should be utilized for any visible vent piping.

2.9.4 Gutters and downspouts shall be painted to match the surface to which attached, unless used as a major

design element, in which case the color shall be consistent with the color scheme of the building.

2.9.5 Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling and personnel service doors shall be painted or finished in a manner consistent with the color scheme of the building.

2.10 Electrical Equipment

2.10.1 Electrical equipment that may be visible from any primary visual exposure area should be screened with either planting or a durable non-combustible enclosure (of a design configuration acceptable to San Diego Gas and Electric [SDG&E]). Where possible, it is recommended that refuse containers and mechanical/electrical equipment be integrated into the same enclosure.

2.10.2 Electrical equipment enclosures shall be designed of durable materials with finishes and colors that are unified and harmonious with the overall architectural theme.

2.10.3 Electrical equipment shall be mounted on the interior of a building wherever practical. When interior mounting is not practical, electrical equipment shall be mounted in a location where it is substantially screened from public view. In no

case should exterior electrical equipment be mounted on the street-side or primary exposure side of any building.

- 2.10.4 Exterior surface mounted electrical equipment and conduits should be kept to a visible minimum. Where visible, they should be installed in a neat and orderly fashion, and should be painted to blend with their mounting background, or integrated into the project design.

3. Grading and Landform Guidelines

The purpose of this section is to provide design guidelines for grading projects within Encinitas. These guidelines are intended to create landforms that work together with the surrounding topography, existing vegetation, circulation, and land features as well as other elements of the total project site.

3.1 Guiding Principles

- 3.1.1 *Development shall consider the constraints and opportunities of the site and adjacent property.*
- 3.1.2 *The project grading should be sensitive to the existing site topography.*
- 3.1.3 *The view of the graded landform from private properties and public areas should reflect the existing landform character and minimize a manufactured appearance.*
- 3.1.4 *Significant natural features shall be incorporated into developments including, but not limited to, rock outcroppings, natural drainage courses, trees, and other visual assets of the site to the extent possible while adhering with the allowed density of the underlying zone.*

3.1.5 *Excessive grading should be avoided and removal of vegetation shall be limited to the minimum necessary.*

3.1.6 *Pads shall not be significantly “built up” above existing topography, unless no feasible alternative exists given engineering constraints.*

3.2 Guidelines

Unless otherwise stated, these guidelines shall apply to all development.

- 3.2.1 The overall architecture shall complement and reinforce the existing topography.
- 3.2.2 Rather than using extensive grading to create one large pad, projects should create smaller pads gradually terracing up hillsides where feasible. This produces smaller slopes that are more easily re-vegetated, visually less obtrusive and more suitable for slope contouring and blending.

3.2.3 Long, continuous slopes that have hard edges, sharp, angular forms and no transition areas at the top or toe of the slope shall be avoided. "Natural" landform contour grading smoothed to blend with the surrounding natural terrain and with rounding and blending at the top and toe of the slope shall be used to create a more natural appearing slope (See Figures 3-1 and 3-2).

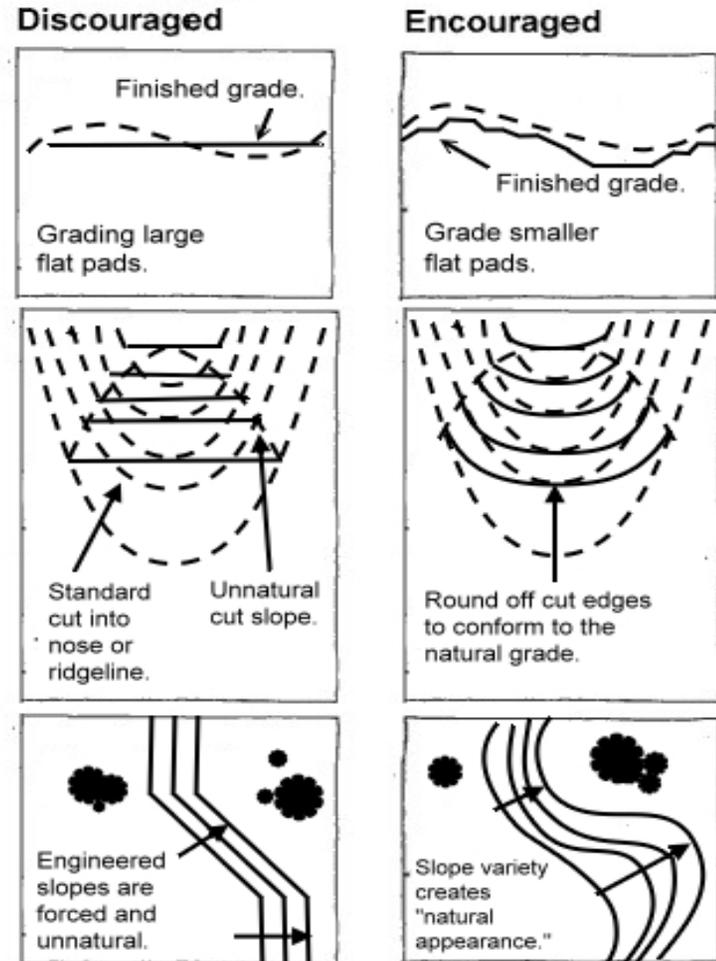
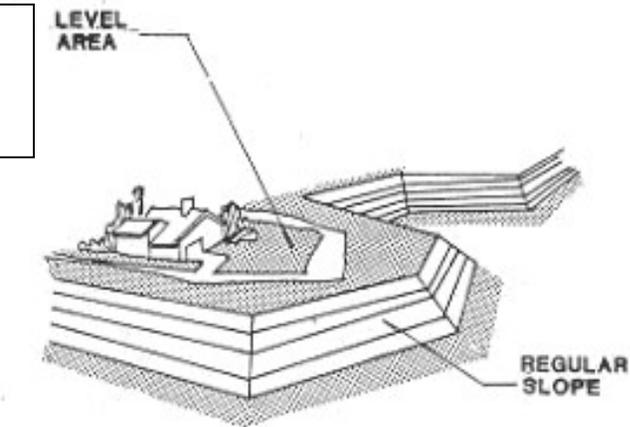
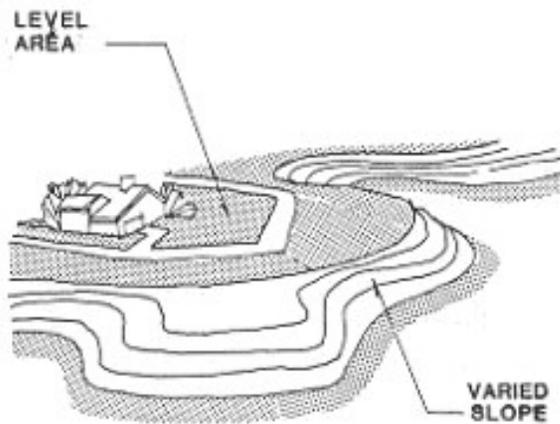


Figure 3-1 Alternative Grading Techniques

*Figure 3-2
Smooth
Contours*



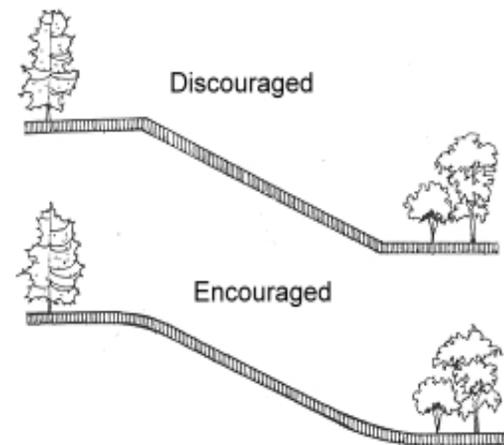
UNDESIRABLE TYPICAL SLOPE GRADING



DESIRABLE CONTOUR SLOPE GRADING

3.2.4 Variable slope gradients are encouraged. Slopes adjacent to native areas should retain a "natural" appearance. The "manufactured" look of slopes shall be minimized. Sharp cuts and fills shall be avoided to create an undulated appearance. Smooth, flowing contours of varied gradients from 2:1 to 5:1 are preferred. Slopes may be approved to exceed 2:1 if demonstrated safe by specific site engineering studies (See Figure 3-3).

*Figure 3-3
Blending
Slopes*



3.2.5 Hillside design should avoid large building pads and should minimize the height of retaining walls. Buildings should be integrated into the hillside and be sited to conceal graded slopes and retaining walls where possible (See Figures 3-4 and 3-5).

*Figure 3-4
Encourage
Contoured
Grading*



*Figure 3-5
Encourage
Integration
into
Hillside*

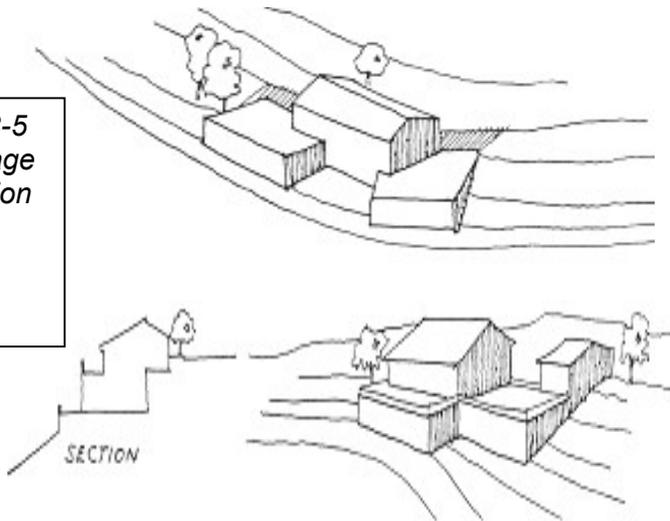
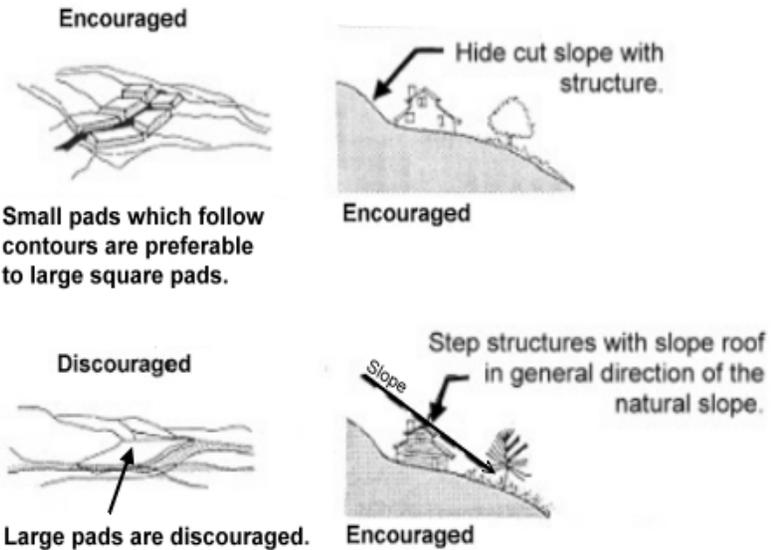


Figure 3-6 Follow the Natural Slope



3.2.6 Significant graded slopes shall be landscaped.

3.2.7 Retaining walls faced with local stone or of earth-colored and textured concrete are encouraged, and should be used to minimize grading, where practical. Plantable walls are encouraged.

3.2.8 All drainage shall be conveyed to vegetated areas or other approved areas of the site in a manner consistent with the City's Jurisdictional Regional Stormwater Management Program.

- 3.2.9 Grading shall be sensitive to existing natural forms.
- 3.2.10 All hardscape and walkway areas shall be graded to facilitate drainage.
- 3.2.11 All buildings should be equipped with adequate roof drains, downspouts, and/or other drainage conveyances.
- 3.2.12 Permanent landscaping shall be installed as soon as practical during development activity.
- 3.2.13 Pads shall not be significantly built up above the preexisting or natural topography, unless necessary due to engineering constraints.

4. Circulation, Parking and Streetscape Guidelines

Many elements comprising the streetscape are covered in other sections of these design guidelines. Certain characteristics of the streetscape are particularly important and are described in this section. For all streetscape improvements referenced to in this section, proper maintenance must be ensured to the satisfaction of the Planning and Building and Engineering Services Directors.

4.1 Guiding Principles

- 4.1.1 *The streets in Encinitas are a key element of the community character. Street improvements, including streetlights and street utilities, should be consistent with the prevailing character of the surrounding community.*
- 4.1.2 *Public safety and community character should be key factors in streetscape design. The existing community character should be maintained. When considering circulation patterns and standards, primary consideration will be given to the preservation of character and safety of existing residential neighborhoods. Where conflicts arise between convenience of motorists and neighborhood*

safety/community character preservation, the latter will have first priority.

- 4.1.3 *Traffic calming shall be considered in street design.*
- 4.1.4 *Emergency vehicle access and response times shall be considered in street design.*
- 4.1.5 *Walkability shall be considered as a major goal in all projects.*
- 4.1.6 *The design of streets and walkways should respect the natural terrain/ features, and minimize cut and fill.*
- 4.1.7 *Where such public improvements are part of the existing community character, curbs, gutters, and sidewalks shall be designed in a manner consistent and complimentary with community character.*

4.2 Guidelines

Unless otherwise stated, the guidelines shall apply to both residential and non-residential uses. The Circulation, Parking and Streetscape Design Guidelines are contained in the following sections: Streetscape; Automobile Area; and Pedestrian Area.

4.3 Streetscape Guidelines

- 4.3.1 Significant views should be enhanced and focal points should be provided particularly along scenic view corridors and vista points adjacent to roads. Trees and vegetation, which are part of the view quality, should be retained.
- 4.3.2 Consideration shall be given to softening the appearance of large expanses of paving, such as cul-de-sacs in residential subdivisions, with decorative features such as raised planters with trees and shrubs or paving enhanced with texture and/or color, where proper maintenance provisions are established.
- 4.3.3 The creative use of paving materials is encouraged. Enhanced paving should be incorporated into major project entries and other areas as appropriate.
- 4.3.4 Areas should have an appropriate degree of lighting so as to respect the character of the neighborhood (residential and non-residential) and the safety issues of the community.
- 4.3.5 Street layouts should follow existing natural contours, where possible, to integrate the street with the topography.
- 4.3.6 Barrier-free design amenities for the disabled shall be provided.
- 4.3.7 Transportation nodes conveniently located so as to move people, goods, and vehicles efficiently throughout the area shall be provided.
- 4.3.8 Street furniture should be utilized where it is complementary to and consistent with community character.
- 4.3.9 Coordinated site and street furniture should be included in all commercial streetscape projects, and should include seating, trash containers, and bike racks. Street furniture recommended includes, but is not limited to, drinking fountains, planters, directories/kiosks, bollards, bus stop structures, and tree grates.
- 4.3.10 Furnishings and street utilities should not clutter or dominate the setting. Where possible, furnishings should be grouped to provide relief for pedestrians, and to introduce human scale to the project.

4.4 Automobile Area Guidelines

- 4.4.1 Driveway entrances into parking areas for commercial and multi-family projects should be

minimized in order to avoid breaking the pedestrian continuity of the sidewalk areas. Driveways should be minimized in number by providing shared driveways at property lines. Care should be taken to ensure that other urban design concepts such as linear plazas and visual corridors are not compromised by these driveways.

- 4.4.2 Driveways should be carefully designed with the pedestrian crossing in mind.

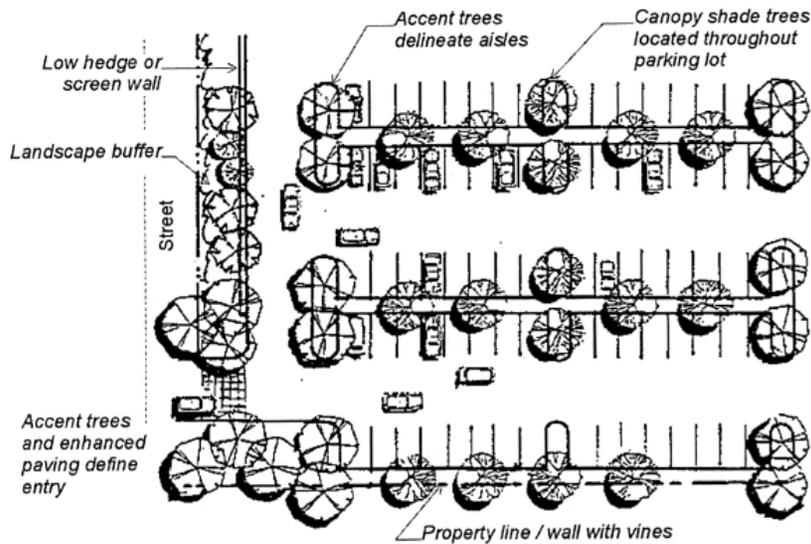


Figure 4-1 Encourage Canopy Tree Use

- 4.4.3 Large parking areas should feed off an internal project street rather than a public street area.
- 4.4.4 Surface parking should be broken up with planting areas featuring large canopy trees to reduce glare and provide shade.
- 4.4.5 Safe, attractive walkways should link parking areas to the building entrance.
- 4.4.6 Parking lots should be visually buffered from adjacent streets and properties through the use of earth berms or landscape screens (See Figure 7-2).
- 4.4.7 Parking lot connectivity is encouraged for adjoining commercial and office uses.

4.5 Pedestrian Area Guidelines

- 4.5.1 Provision of pedestrian walkways, if any, shall be reflective of the community character of the neighborhood.
- 4.5.2 Creativity in layout, material, and color is encouraged in the design of pedestrian walkways.
- 4.5.3 Pedestrian walks should be fully integrated with the internal site vehicular circulation system to allow safe and convenient pedestrian traffic.

Special emphasis should be placed on providing safe, walkable and landscaped pedestrian access through parking areas to building entrances.

- 4.5.4 Walkways should have minimal lighting consistent with safety standards and community character.
- 4.5.5 Walkways should be designed to complement public improvements. Additional amenities such as sidewalk cafes, seating areas, shelters, and viewpoints that enhance the pedestrian experience should be used whenever feasible. If such amenities are provided, they shall be located on wide walkways to prevent obstruction.
- 4.5.6 A safe and separated pedestrian access should be provided from the public right-of-way, in addition to pedestrian access from parking areas.
- 4.5.7 Parking lot design and walkways should minimize use of impervious surfaces in a manner consistent with NPDES requirements.

5. Architecture and Sign Guidelines

The purpose of this section to provide guidance for architectural design that not only complements, but also enhances community character.

5.1 Guiding Principles

- 5.1.1 *Buildings shall be designed with the site potentials and constraints in mind. Pre-designed buildings or stock plans are rarely appropriate for the site and fail to take advantage of the site opportunities, including, but not limited to, usability, natural terrain, scale, walkability, energy efficiency, solar orientation, advantageous views, relationship to adjoining uses, and prevailing winds.*
- 5.1.2 *The impact on surrounding uses shall be considered in the building design.*
- 5.1.3 *The character of the community in which the project is to be built shall be considered when designing the building.*
- 5.1.4 *The eclectic architectural nature of Encinitas should be reflected in any project.*

5.2 Guidelines

Unless otherwise stated, the guidelines shall apply to both residential and non-residential uses. The Architectural and Signage Design Guidelines are contained in the following sections: Building Design; Reduction of the Visual Bulk of Structures; Colors and Materials; Architectural Character and Detailing; Solar Integration; Mechanical Equipment; and Signage.

5.3 Building Design

- 5.3.1 Design for buildings should pay special attention to roof area treatment and materials. Pitched roofs or other special roof forms are usually preferred to flat roofs (See Section 5.4.4). Large flat roofs shall be avoided. If visible, flat roofs shall be accompanied by parapets or other design elements to screen them from view. In visible areas, roof materials and the backsides of parapets should be earth tone colors. Large flat roof surfaces should incorporate shed roofs, porches, or trellis-covered exterior walkways to aid in reducing the scale of a structure. In larger buildings, careful attention should be given to the view of the roof surface and appurtenances from off-site locations.

5.3.2 Structures should be designed to create transitions in form and scale between large buildings and adjacent smaller buildings. For example, if adjacent buildings are one story, new buildings should gradually transition from one story to two stories

5.3.3 Building forms should be designed to create visual interest. Changes in form accomplished by varying levels and planes can create a visually interesting structure while minimizing the appearance of bulk (See Figure 5-1).



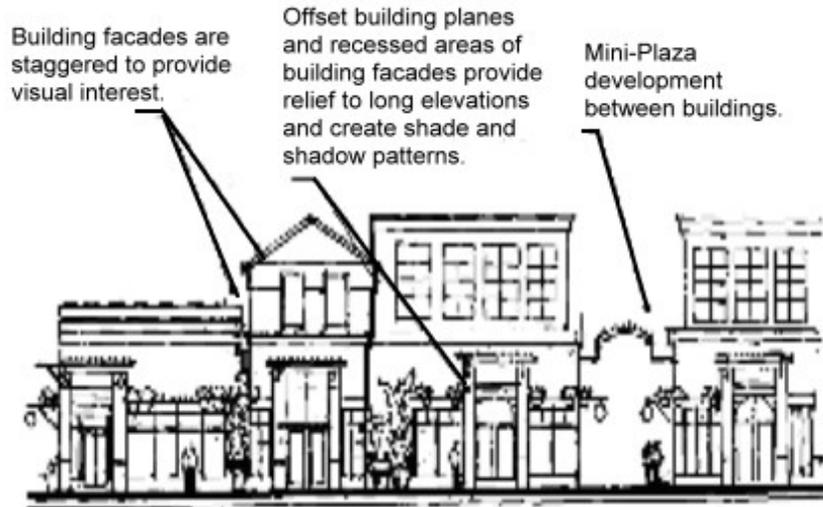
Figure 5-1 Visual Interest in Building Form

5.3.4 For subdivisions having five (5) or more lots, a minimum of one (1) in five (5) should be single-story when located within the Rural Residential (RR) through Residential-8 (R-8) zones. Additional single story homes may be required to address site specific issues.

5.3.5 Variety in home design is an important element of residential subdivisions. Homes of similar exterior design treatment, floor plan or color scheme should not be located in close proximity to one another. As a general rule for subdivisions of five or more lots, a minimum of three (3) distinctly different floor plans and exterior design treatments should be provided, more in the case of larger subdivisions. No two homes of similar color schemes or floor plans should be located on adjacent lots or directly across the street from one another. No homes of the same exterior design treatment should be located within three (3) lots nor directly across the street from one another.

5.3.6 Non-residential building facades should be staggered to decrease the commercial strip image as well as provide for additional visual interest and identification for separate retail stores. Building facades should have a compatible material treatment of all elements of the structure (See Figure 5-2).

*Figure 5-2
Encourage Visual Interest in Building Facade*



- 5.3.7 Buildings on sloped sites should be sensitive to the topography and angle of the slope.
- A. Structures should utilize building materials and color, in earth tones, particularly darker hues, when located on hillside topography or in view corridors.
 - B. Buildings should provide a variety of floor levels to step with the slope. Roof forms should also follow the slope.

5.3.8 Walled patios, loggias, and arcades are encouraged as architectural elements to create places for outdoor activities on the site and to create transitions between indoors and outdoors. They should also be used to link individual buildings together for multi-family and non-residential projects.

5.3.9 Visual interest is strengthened by shadow relief. This is best accomplished by breaking larger masses into smaller parts. (See Figure 5-3)

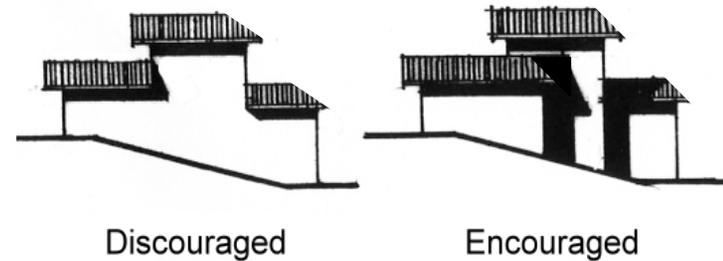


Figure 5-3 Overlapping Masses

5.4 Reduction of the Visual Bulk of Structures

- 5.4.1 The apparent mass of each building should be minimized by placing the building away from adjacent streets, thus allowing space for landscaping to soften the appearance of the building heights. In addition, the wall planes facing the streets should modulate, creating a varying street façade.
- 5.4.2 Large or long unbroken wall planes should be avoided. Building masses should be broken into smaller-scale elements. In order to produce shadows and visual relief, elevations should be articulated with eave overhangs, decks, porches, architectural projections and recesses, varied rooflines, varied materials and color, second story setbacks, courtyards, and projected windows.
- 5.4.3 The topography of the site can be used to reduce the visual bulk of a building. On sloped lots, buildings should be integrated into and step with the slope.
- 5.4.4 The roof is the most visible portion of the building and should be designed to provide architectural unity and interest to a building. Roof lines should be varied vertically and horizontally to provide greater visual relief. Roofing material and design should provide texture, pattern and overall interest to the building rather than present a dull, flat appearance (See Figure 5-4).

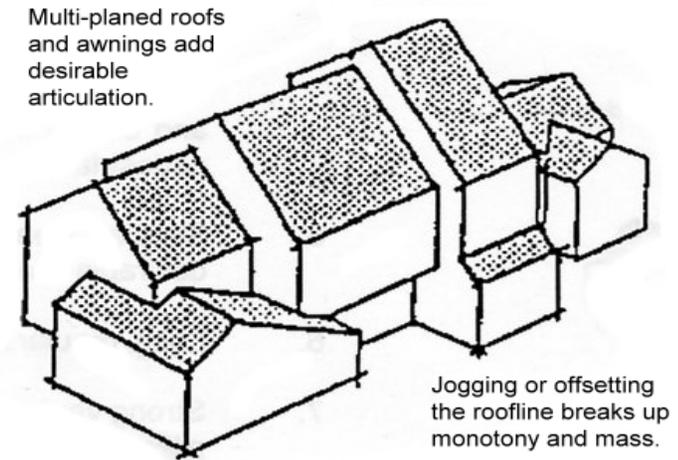


Figure 5-4 Encourage Rooftop Offsets

- 5.4.5 Rooflines should avoid extended flat horizontal lines.
- 5.4.6 Use of engineered vertical walls, including keystone and other block or masonry walls, shall be avoided where possible and minimized where necessary in order to avoid visual impact. Consideration shall be given to rounding of walls and use of offset walls softened with landscape treatment. Retaining walls (or offset sections thereof) should be kept to an exposed height not exceeding six feet where possible.

- 5.4.7 Large buildings should be designed to appear as an aggregation of smaller “building blocks” rather than a single large block or box.
- 5.4.8 A human scale should be achieved near ground level on large buildings and along entryways with the use of human scale elements including, but not limited to, windows, doors, columns, beams, canopies, overhangs, and arcades.

5.5 Colors and Materials

- 5.5.1 Exterior facing materials are one of the major determinants of a building's visual image. Variety in complementary exterior materials and colors should be used. Additional colors, materials and details including, but not limited to, fascia, trim, and railings may be applied to small areas to emphasize certain features including entrances, decks, etc. Trim, fascia, rafter tails and the like should be of a sufficient dimension to achieve the desired visual effect and to be consistent with the overall character of the building design.
- 5.5.2 Use of manufactured materials that simulate natural materials (e.g. cultured stone, wood siding panels, etc.) is acceptable. However, the use of such materials should be used in a manner that appears

natural (e.g. avoid use of visually unsupported cultured stone, particularly on wainscots not reaching the ground and over openings).

- 5.5.3 Glass, skylights and reflective materials such as aluminum and plastic should be used carefully to minimize their reflective properties. Overhangs should protect large areas of glass. Highly reflective mirrored glass or roofing should be avoided.

5.6 Architectural Character and Detailing

- 5.6.1 Buildings should include sensitive architectural detailing and careful selection of materials to enhance character definition. Special care should be given to building detailing on all visible sides of developments, particularly at building entrances. Although side and rear elevations may be less intensely detailed than the front elevation, some recollection of front elevation materials and detailing shall be incorporated.
- 5.6.2 Walls and fences shall be compatible with the surrounding landscape and architecture. Straight, unbroken solid fence or wall lines can become monotonous and should be avoided, through the use of offsets, color changes, columns, and varied material treatments.

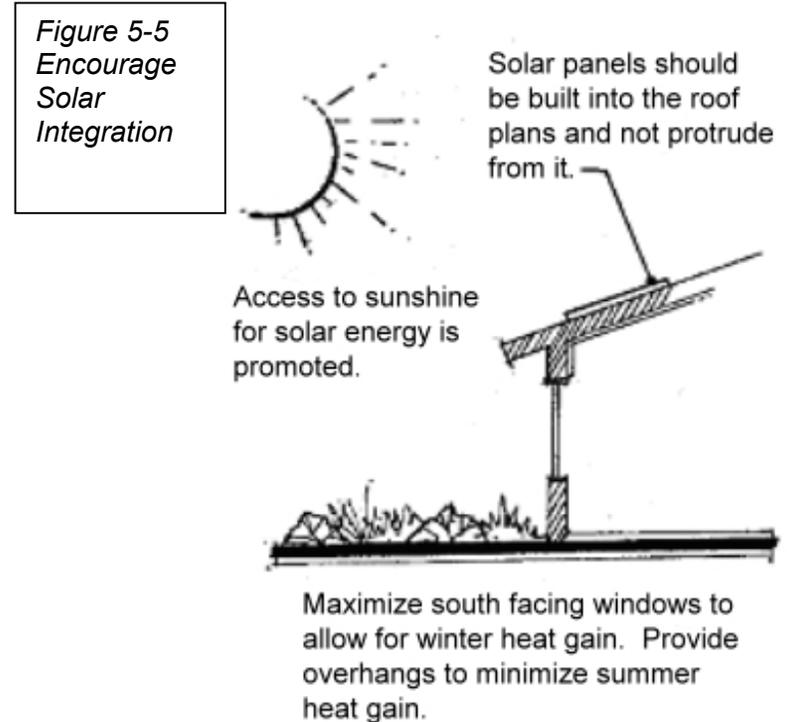
5.6.3 Building masses should be arranged so that they create shadows and emphasize the contrast of light and shaded surface.

5.7 Solar Integration

5.7.1 The use of solar and other energy collecting and conserving strategies is strongly encouraged. Solar hardware, such as water heating collectors, should be an integral part of the overall building design, and should never appear to just be set on roofs, walls, or the ground, as an after-thought (See Figure 5-5).

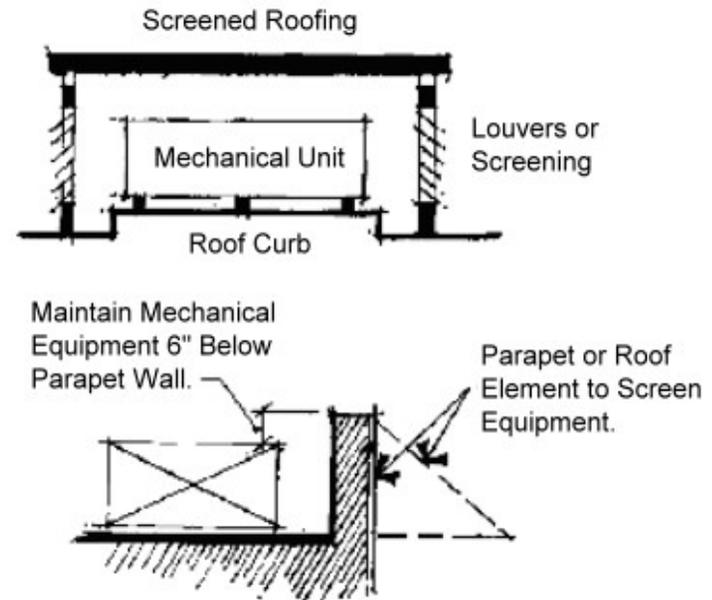
5.7.2 Glass areas should be integrated into the structure in a manner that maximizes use of solar energy.

5.7.3 Solar equipment shall be designed to avoid reflecting onto nearby buildings, streets, open space or pedestrian areas.



5.8 Mechanical Equipment

- 5.8.1 All roof-mounted equipment and appurtenances, including air conditioners and their associated vents, conduits and other mechanical equipment, shall be architecturally integrated and shall be shielded from view and sound buffered (See Figure 5-6).
- 5.8.2 Rooftop vent pipes should be combined below roof level, or if not feasible, below the parapet height of the roof, and shall utilize decorative caps where visible from any point.
- 5.8.3 Ground-mounted mechanical and electrical equipment shall be screened through the use of a wall, roof, fence, slopes, landscaping, berms, or combination thereof.



*Figure 5-6
Encourage the Screening of Mechanical Equipment*

5.9 Signage

- 5.9.1 Project signage should be unified and provide orientation, direction, and sense of arrival. Clear hierarchy for major and minor entries, project and street names, traffic information, public facilities, and shopping opportunities should be integrated under one common graphic system.
- 5.9.2 Where project identification signs are provided, they should be located at the primary entrances to a project. These permanent signs should be incorporated into a freestanding entry monument with appropriate material and color accents that are consistent with the project design theme.
- 5.9.3 Design of entry signs shall be consistent with the design of the project and complement the surrounding neighborhood. Monument entry signs should be integrated into a landscape plan.
- 5.9.4 Secondary site signs should include information signs for parking and traffic control, loading areas, directory information, etc. These signs shall conform to other signage located within the project in terms of type, style, layout, form, detail, colors, and materials.
- 5.9.5 All signs shall be of materials and design that are compatible with and complementary to the on-site design concept as well as landscape and physical design features.
- 5.9.6 Where freestanding signs are proposed, they should be of a monument style composed of materials that are architecturally related to the buildings on the site.
- 5.9.7 Freestanding "can" type signs with interior illumination are discouraged. Consideration shall be given to alternative sign types, including use of halo-lit sign lettering, surface mounted lettering lit from above or below, sandblasted wood panels, or other treatment compatible with the design of the on-site buildings and adjoining properties. In the case of signs lit from above or below, the source of light shall not be visible from publicly accessible areas in the vicinity of the sign.
- 5.9.8 Signage should not dominate exterior building architecture or individual storefront design. Signs should be no larger than required for legibility and should respect the scale, proportions, colors, and materials of the buildings to which they are applied.
- 5.9.9 Different sign types may be utilized with a project; however, they shall maintain a uniform design theme. In lieu of a standard interior-lit can

type sign, creative sign types shall be considered, including, but not limited to, the following:

- A. Carved or incised into wall surface material.
- B. Inset in decorative tile work.
- C. Cast, carved, or inset in some form of plaque attached to the wall.
- D. Individual letters pegged out from wall surface.
- E. Signage may be suspended within the openings into an arcade if height and configuration allow it.
- F. Suspended blade signage may be projected perpendicular to the walls, vertical columns or posts of the arcade.
- G. Blade signs may be suspended from the ceiling of the arcades perpendicular to the storefronts to provide easy reference for pedestrians moving within the arcades.

6. Lighting Guidelines

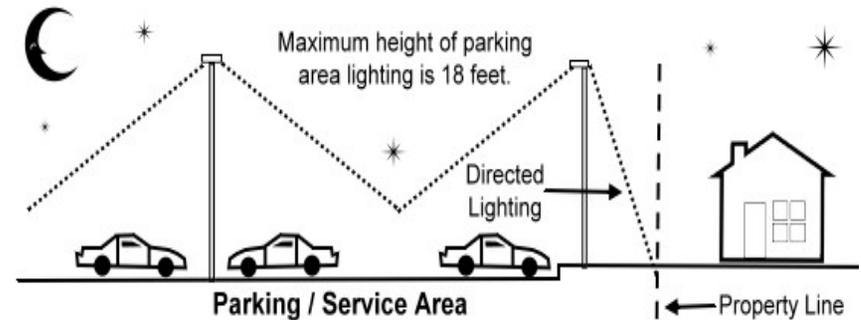
Light pollution is a major concern for the citizens of Encinitas. The Design Review Guidelines have been developed to help integrate the community's development and prevent lighting from interfering with residential properties. Lighting within the project should provide for the safety of pedestrians and aesthetically enhance the project.

6.1 Guiding Principles

- 6.1.1 *New lighting should not impact any adjacent properties.*
- 6.1.2 *Exterior lighting shall be the minimum necessary to provide for safety.*

6.2 Guidelines

- 6.2.1 All exterior lighting shall be directed and shielded to prevent glare to adjacent properties or streets.
- 6.2.2 High intensity lighting shall be limited to service areas or other similar locations.
- 6.2.3 Service area lighting should be contained within service yard boundaries and enclosure walls. Light spillover should not occur outside the service area.



*Figure 6-1
Control for light and glare onto adjacent properties.*

- 6.2.4 Light intensity shall be minimized to reduce indirect lighting of the nighttime sky.
- 6.2.5 Lighting elements should not dominate a landscape during daylight hours.
- 6.2.6 The use of walkway and landscape feature lighting is encouraged for safety and aesthetic purposes
- 6.2.7 Landscape up-lights are effective for accentuating trees and other plant material; however, they should not be used as the sole source of illumination along walkways or other pedestrian areas.

- 6.2.8 All site, landscape or building exterior lighting shall be of a configuration, style, finish and color that complements the architectural theme and materials established by the building architecture. Patterns of light and fixture concealment should be designed to avoid glare and intrusion into adjacent properties. The light source should not be visible from surrounding properties or public areas.
- 6.2.9 Lighting shall not be used as an attention-getting device.

7. Landscape Guidelines

The eclectic nature of the Encinitas landscape is a special feature that provides a significant basis for the City's character definition.

7.1 Guiding Principles

- 7.1.1 *A variety of plant materials should form the basis for any landscape design rather than excessive repetition of species.*
- 7.1.2 *Native plant materials should be used adjacent to native areas and when consistent with fire safety requirements.*
- 7.1.3 *Landscape design shall take neighboring property views into consideration.*
- 7.1.4 *Project landscaping shall take into consideration the constraints and opportunities of the site and adjacent properties.*
- 7.1.5 *The impacts on surrounding properties shall be considered in a project's landscape plan.*
- 7.1.6 *The landscape character should be compatible with that of the community and neighborhood.*

7.2 Guidelines

The Landscape Design Guidelines are contained in the following sections: General; Parkways and Medians; Project Entries; Parking Areas; Slope Planting Design; and Drainage.

7.3 General

- 7.3.1 Drought tolerant and native plant materials are encouraged.
- 7.3.2 An irrigation system should be installed for any landscaped area to insure plantings are adequately watered. Specific conditions require specific irrigation solutions that should be implemented based upon the choice of plant material and when specific planting location is known. This can include, but is not be limited to, hand watering, and temporary or permanent irrigation systems.
- 7.3.3 Graded slopes shall be promptly re-vegetated. Native plants and plant mixes are encouraged for revegetating large sloped areas. Hydroseed may be used for groundcover and may include shrubs and trees. Groundcovers shall possess moderate or high erosion control qualities.

- 7.3.4 Landscaping should enhance natural site elements through the careful use of flower and leaf color and texture, plant forms and plant masses.
- 7.3.5 Landscaping should be designed to effectively enhance existing views or provide new view corridor opportunities.
- 7.3.6 Landscape design shall provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas, or service corridors to reduce negative visual impacts.
- 7.3.7 Grouped masses of plant materials shall be designed to complement architectural elevations and rooflines through color, texture, density, and form on both the vertical and horizontal planes.
- 7.3.8 Plant materials known to have root systems that are invasive or destructive shall be avoided.
- 7.3.9 The spacing of the plant material should be commensurate with anticipated mature growth in order to promote natural forms without the need for excessive pruning and maintenance in the future.
- 7.3.10 Deciduous trees should be used in south facing outdoor areas around buildings to provide solar access during winter months, while providing shade in hot summer months.
- 7.3.11 Trees and shrubs on west sides of buildings should be concentrated to reduce heat build-up during hot afternoon hours.
- 7.3.12 To allow visibility at pedestrian levels, landscaping materials in ground level view corridor areas should include trees with taller canopy areas rather than short bushy trees.
- 7.3.13 Plantings designed for major entries should relate directly to the existing surrounding environment. An entry monument or sign shall be adequately landscaped.
- 7.3.14 Turf areas should be minimized except where recreation areas are required.
- 7.3.15 Large walls or fences, such as around tennis courts, should be softened with appropriately scaled landscaping.
- 7.3.16 Perimeter fencing or walls visible to the public and neighboring properties shall avoid monotony by the use of recesses, planting materials and architectural features to visually “break up” their linear appearance.

7.3.17 Adjacent to natural open space areas and/or fire sensitive areas, fire retardant/resistant plants shall be utilized when consistent with Fire standards.

7.5.2 Medians should be used in conjunction with a decorative paving treatment within the entry and exit drives (See Figure 7-1).

7.4 Parkway and Medians

7.4.1 Street trees shall be a minimum 24" box size.

7.4.2 All parkway plantings shall be selected and located to not obstruct driveway visibility.

7.4.3 Existing street tree themes in the vicinity of the project shall be considered.

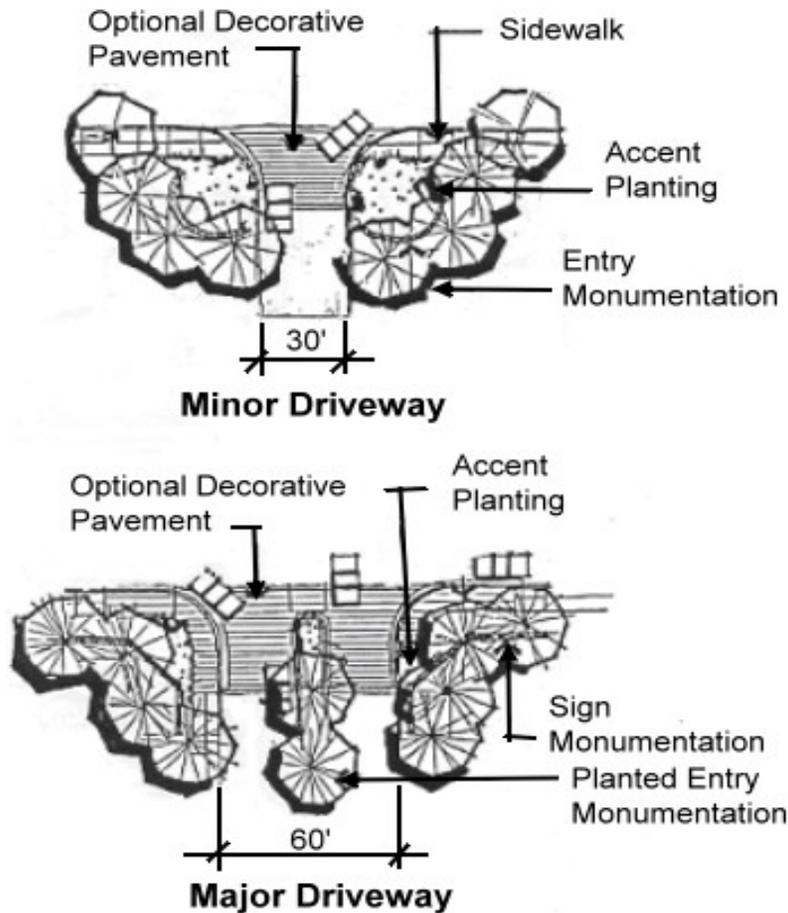
7.4.4 All parkway trees shall be selected and planted to maintain vehicular sight distance.

7.4.5 Parkways shall be irrigated with permanent, underground, automatic irrigation systems.

7.5 Project Entries

7.5.1 The use of landscape entries (parkways and medians) is encouraged at major entries into each individual development if physical site dimensions allow and in a manner consistent with the character of the neighborhood/community.

Figure 7-1 Encourage Driveway Landscaping



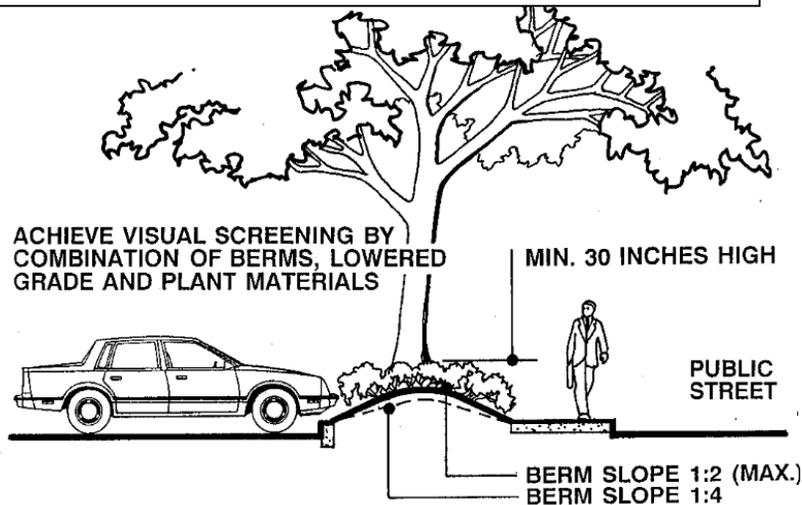
- 7.5.3 Planted areas shall have a minimum width that allows for adequate landscaping and proper maintenance.
- 7.5.4 A minimum of 75% of the area within all center islands and medians should be planted, where possible and where not detrimental to traffic safety. Those areas not planted should be paved with a decorative paving material to match or complement the decorative paving treatment within the roadway of the project entry.
- 7.5.5 Tree species and locations shall provide for vehicle clearance.
- 7.5.6 Landscaping should be the dominant element of the major entry statements.

7.6 Parking Areas

- 7.6.1 Landscaped islands in parking lots are encouraged to provide an overhead tree canopy that screens parked cars and reduces the reflected glare from parking areas or lighting. Parking lot trees should be properly spaced and have a spread of at least 30 feet at mature height.

7.6.2 Where parking areas face a major public street, they shall be screened from view using decorative earth berms, dense shrub planting, low walls, trees or a combination thereof (See Figure 7-2).

Figure 7-2 Encourage the Screening of Parking Areas



7.6.3 In parking lot areas, non-deciduous trees are recommended.

7.6.4 Trees shall be provided at a ratio of 1 tree per 5 parking stalls within or adjacent to parking areas.

7.6.5 Trees within or adjacent to parking areas should be distributed evenly throughout the area or clustered in a random pattern.

7.6.6 The tree size in parking areas should vary. Minimum tree size for trees within parking areas shall be 15 gallon.

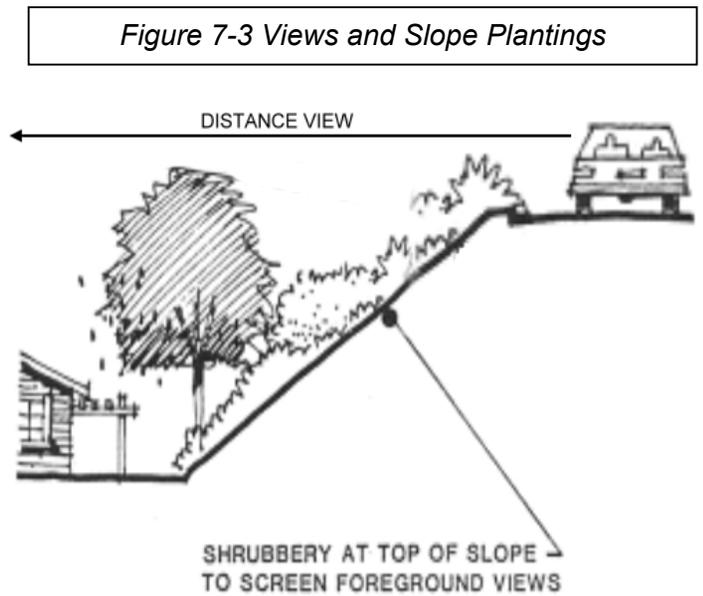
7.6.7 Within parking areas of greater than 20 parking spaces, an island with a minimum interior planting width of 4 feet and length equal to that of the adjacent parking stall or equivalent planting area shall be provided within rows for every 10 cars within the parking area. To visually soften the appearance of the parking lot, islands should be located approximately equal spacing from each other and throughout the parking lot.

7.6.8 Trees with large, spreading canopies rather than upright, narrow trees should be utilized in parking areas in order to provide shade.

7.7 Slope Planting Design

7.7.1 Plant materials should be selected for their effectiveness of erosion control, drought tolerance and visual blending.

- 7.7.2 Slope plant selection and location should consider neighbors' views.
- 7.7.3 Varied species and irregular plant spacing should achieve a natural appearance on disturbed or graded slopes. Trees shall be planted along contour lines in undulating groups to create grove effects that not only reinforce the natural undulating appearance of the slopes, but also soften the line of the graded slopes. A combination of trees, shrubs, and groundcover which can grow to varying heights should be used to screen, soften and reduce the manufactured appearance of slopes (See Figures 7-3).



7.8 Drainage

- 7.8.1 Drainage devices (terrace drains, benches and intervening terraces) shall be placed as inconspicuously as possible on graded slopes. Natural swales leading downhill are good locations for down drains. The side of a drain should be bermed to further conceal it.
- 7.8.2 Private concrete drains shall be earth tones to blend with the natural color soil.
- 7.8.3 Landscape and site design shall incorporate Best Management Practices (BMPs) to control pollution in storm water runoff. Landscaped areas within the project shall be provided and used to treat runoff from impervious surfaces and roof drains prior to being discharged into the storm drain system. Landscape and site design shall be reviewed during the discretionary review process.

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