CITY OF LAGUNA HILLS OBJECTIVE DESIGN STANDARDS

FOR MULTIFAMILY &
MIXED-USE DEVELOPMENT

LAGUNA HILLS
California

ACKNOWLEDGMENTS

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Ordinance 2024-2

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1 INTRODUCTION

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1.1 PURPOSE

The purpose of these Objective Design Standards (ODS) is to provide city-wide regulations that require high quality multiple-family residential development with a clear set of rules that are understandable by the public, City staff and development community in order to facilitate an efficient review process that results in buildings that are appropriate for their context and environment.

Objective Design Standards are measurable, verifiable, and knowable to all parties prior to project submittal. A planning review process based on objective design standards involves no personal or subjective judgment by a public official.

In application, these Objective Design Standards are intended to accomplish three goals:

a. Preserve the character of Laguna Hills neighborhoods by balancing the form and design of existing development with new construction techniques and typologies.

b. Encourage human-scaled buildings that adhere to zoning regulations and promote high quality site and building design.

c. Emphasize a pedestrian-oriented environment where buildings and public realm design are cohesive and complementary of a diverse range of uses.

1.2 ORGANIZATION

The Objective Design Standards are organized into an introduction and five sections: Site Planning, Site Design, Building Design, Architectural Styles and Landscape. The Purpose subsection outlines the high-level goals of the section and draws from Goals and Policies of the Laguna Hills General Plan. Within each section, subsections organize one or more design standards that will regulate specific design guidance. The design guidance is provided for each subsection with an intent statement that outlines General Plan and other planning policies and specific intent of the standards that follow.

1.3 APPLICABILITY

1.3.1 APPLICABLE PROJECT TYPES

These Objective Design Standards apply to all new construction projects that meet any of meet the following criteria:

1. Residential projects including duplexes, multiple-family dwelling, or residential condominium.

2. Mixed-use projects featuring a combination of residential and other uses.

Objective Design Standards also apply to any substantial improvement of existing multiple-family or mixed-use development where any extension, repair, reconstruction or other improvement of a property, the cost of which equals or exceeds fifty (50) percent of the fair market value or assessed value of a property either before the improvement started or, if the property has been damaged, before the damage occurred.

Single-family homes and projects with no residential component are not subject to these objective design standards.

1.4 USER GUIDE

The Objective Design Standards are for residents, property and business owners, developers and builders, architects and designers, and City staff involved in the review and approval process of multiple-family and/or mixed-use development in the City of Laguna Hills. The following steps are a quick way to understand the different sections of the document and how to use it.

Step 1: Review the Site Planning & Site Design Standards.

Site Planning involves a careful analysis of the opportunities and constraints of the site, including existing features such as mature trees, topography, and drainage patterns. The components of site development extend beyond building placement and configuration, including surrounding uses, retaining walls, landscape design, hardscape considerations, and parking. The Site Design Standards outline several requirements on these topics.

Step 2: Review the Building Design Standards.

While new projects need not copy existing development, their mass and scale shall respect adjacent building context and uses. The Building Design standards establish requirements on these issues. These standards apply no matter which style is being utilized for the project design.

Step 3: Review the Architectural Style Standards.

The design and detailing of buildings are paramount to a quality environment, and the City of Laguna Hills is committed to authentic expressions of architectural style. Architectural design elements and materials shall be consistent throughout the project, recognizing that a building is 3-dimensional and must be well designed on all sides. Detailing, choice of materials, and window and door choices shall reinforce the overall project design. To provide guidance on architectural styles, the Standards offer a menu of architectural traditions individual buildings may be designed in.

These styles are as follows:

- Spanish
- Mediterranean
- Ranch

Within each style description, various elements related to roof forms, windows, decorative details, and other topics are enumerated. The Architectural Style standards require certain elements, while other elements may be selected from a menu of options.

Step 4: Review the Mixed-Use Development Standards, if applicable.

For developments that incorporate a commercial component in addition to residential housing, Mixed-Use Development Standards, located at the end of each chapter of Architectural Style, provide direction on design of storefronts, type of decorative accents, and other relevant topics. Mixed-use proposals shall be consistent with these standards.

Step 5: Review the City of Laguna Hills Municipal Code and consult with Community Development Staff.

All developments must comply with the standards of the Laguna Hills Municipal Code Title 9 (Land Use/ Zoning/Subdivision Regulations), and any applicable Specific Plan.

Step 6: Consult with the Community Development Department

It is highly recommended for prospective applicants to obtain and become familiar with the application and submittal requirements for a project prior to a formal submittal. Additionally, the Community Development Department offers a Pre-Application Service that is available to the public. A pre-application allows applicants to receive staff review from various departments prior to a formal application submittal.

Applicants shall follow application procedures as directed by staff. The City of Laguna Hills Municipal Code establishes required procedures for submitting and reviewing development applications. Applicants shall follow these procedures and requirements.

1.5 RELATIONSHIP WITH GENERAL PLAN & DEVELOPMENT CODE

The Objective Design Standards in this document work as a baseline, creating citywide standards that apply to all new multiple-family and mixed-use residential projects. This document shall work in tandem with the City of Laguna Hills Municipal Code or guideline documents, including but not limited to the City's General Plan, Development Code, Urban Village Specific Plan (UVSP), Building Code, and other Municipal Code sections. If any standards, terms or other provisions from these ODS are found to be in conflict with the previously mentioned documents, the standards from the General Plan, Development Code, UVSP, and other Municipal Code sections shall supercede these ODS.

- **General Plan.** The General Plan contains objective standards related to development density for all land uses in the City. The Objective Design Standards in this document are consistent with the General Plan and dictate the bulk, mass, and design of buildings in a more fine-grained way than the General Plan.
- **Zoning.** The Land Use/Zoning/Subdivision Regulations located in Title 9 within the City of Laguna Hills Municipal Code contain objective standards that define the building envelope such as setbacks, lot coverage, height, parking, density, and open space requirements. Other development standards include minimum lot size, width, and depth, and minimum distance between buildings. These district-by-district standards will continue to dictate basic development standards, and these ODS will apply in addition to the Municipal Code requirements, providing refinement in terms of site and building design.

- **Urban Village Specific Plan.** The UVSP is adopted by reference as Chapter 9-24 of the Development Code, and includes objective standards to regulate development within the City's Village Commercial zoning district.
- **Other Municipal Code Sections.** The City also maintains and enforces standards related to stormwater drainage, roadway and traffic requirements, and standards for working within the public right-of-way to install sidewalks, street trees, and lighting. These standards will continue to apply.
- **Building Standards Codes.** All construction in the State of California is subject to the California Building Standards Codes which dictate health, safety, and energy and water efficiency standards for new and remodeled structures.

1.6 TERMINOLOGY

The following terminology is applicable to the Objective Design Standards and can be found within the ODS document, to provide context to the standards. Additional definitions that may be applicable to the ODS document may be found within the Laguna Hills Municipal Code.

Active Frontage: Active frontages are building frontages with active uses where there is visual engagement between those in the street and those on the ground floor. Active uses are uses that generate many visits, in particular pedestrian visits, over an extended period of the day. Active uses may be shops, cafes, other social uses, and shared assessor spaces. Higher density residential and office uses also can be active uses for particular periods of the day by providing additional entries to individual units or ground floor office spaces.

Back-of-walk: The edge of a sidewalk that is furthest away from an adjacent road, or closest to the extent of the right-of-way (r.o.w.).

Barn Light: A downward facing light fixture with a wide, round simple shade and an arm or pendant. They may be wall, ceiling or pendant mounted. The most common barn light is known also as a gooseneck light, because of the shape of the mounting arm.

Block Length: The length of a parcel or series of parcels measuring from the edge of one public r.o.w. to another or from the edge of one public r.o.w. to the opposite end of the parcel should it adjoin a private parcel edge.

Building envelope: the physical separator between the conditioned and unconditioned environment of a building including the resistance to air, water, heat, light, and noise transfer.

Building Façade Length: The overall length of a façade without a full break in the building.

Build-To-Zone: The area between the minimum and maximum setback lines within which a building's front façade is to be located.

Clear Zone: An area within the public realm of a right-of-way where movement of people is the priority. It may contain seating, public art, trees, outdoor displays or accommodate outdoor dining.

Common Open Space: Outdoor open spaces that are shared and accessible only to building residents and their visitors which may include courtyards, gardens, play areas, outdoor dining areas, recreational amenities, and rooftop open spaces.

Connection: A space that links one physical space to another. It may be traversable by pedestrian, bicycle or automobile traffic.

Cottage Cluster: Cottage Clusters are composed of several attached or detached buildings configured around a central common open space. The common open space serves as a circulation space that opens onto a public r.o.w.. Cottage clusters feature 3 or more units, with individual entryways opening directly onto the central open space or directly onto the abutting r.o.w.

Dark Sky Lighting: The use of approved [by the International Dark-Sky Association (IDA)] light fixtures designed to reduce light pollution, thus working in agreement with IDA's mission to minimize glare, reduce light trespass and eliminate night sky pollution.

End Unit: A residential dwelling or leasable space of a building which is connected to another unit on only one side.

Façade Plane: Any stretch of a building façade existing along the same axis line, regardless of pattern differentiation or change in rhythm.

Façade Composition: The expression of a façade through a variety of techniques such as patterns, fenestration, materials, texture, or finishes. Façade Composition is used to create the architectural character and design theme of a building.

Façade Modulation: Used to shape a building's exterior massing, façade modulation is a change in building plane through the recess or projection of sections of a façade.

Foot-candle: A foot-candle is a non-SI (Système International) unit of illuminance or light intensity. The foot-candle is defined as one lumen per square foot.

Footprint: Footprint or building footprint provides the outline of a building drawn along the exterior walls, with a description of the exact size, shape, and location of its foundation.

Internal Street: a private road that provides access to a building or set of buildings within a site that is under the care, custody, and control of the community.

Landscaped Area: Surface area dedicated for planting of trees, shrubs, flowers, ornamental grass, turf (natural or artificial), ground cover, or other horticultural elements.

Mid-Block Connection: A public r.o.w. or private land area that allows public access connecting one public r.o.w. to another public right-of-way.

Neutral Color Scheme: Any group of colors that have been muted or desaturated, and are neutral because they don't have an intense hue, characteristic of primary colors.

Outdoor Rooms: Outdoor rooms are an extension of a living space, an outside space that promotes greater connection to the outdoor. It can include anything from an attached, screened-in porch to a detached gazebo or a landscaped area with a bench.

Paseo / Pedestrian Path: A public place or path designed for walking; promenade that connects into or through a development.

Pedestrian-Scaled Architecture: Building and urban design elements designed to meet the proportional, physical, and psychological needs of the human body. This could include creating a walkable block structure, architectural elements and details that are visible and perceivable to pedestrians, and building massing that reflects the rhythm, pattern, and size of interior spaces.

Pedestrian-Scaled Block: A development block that is dimensionally sized to suit pedestrian flow rather than fit the needs of automobile traffic and circulation. Landscape and architectural elements are sized and spaced to be perceived from a short distance.

Pedestrian-Scaled Street Lighting: Lighting fixtures lower in height that accommodate both pedestrian and automobile traffic. This type of lighting scheme helps pedestrians experience spaces around them and promotes safe nighttime environments.

Perimeter Length: The lineal distance as measured along the perimeter of a building, parcel, lot, etc.

Planter: An above grade container for planting.

Podium: The lower floors of a building that form the "base" of a building typically including a courtyard level above. Podiums typically include structured parking, a courtyard level above, a different and larger floorplate than floors above, and may be a different construction type than the rest of the building.

Podium Level: The level directly above the Podium. The Podium Level typically includes a courtyard, a smaller building area than the levels below, and a change in construction type.

Primary Building Frontage: The building frontage that abuts the most primary of streets, Pedestrian Pathway, or Mid-Block Connection surrounding the building. In the case of a through-lot, the primary building frontage could be on either public r.o.w.

Primary Building Entry: The entrance to a building typically leading to a lobby, courtyard or other large, shared space that is accessed from the primary building frontage.

Primary Façade Plane: Majority area of the façade that is in the same plane.

Private Street: Any street in which the City does not own a fee or exclusive easement for public r.o.w. purposes. Private streets often have public access easements to allow passage into or through a private development.

Private Open Space: Outdoor open space areas that are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private gardens, private yards, terraces, decks and porches, etc.

Projection: Projections (or building projection) is the part or feature of a building which extends outside of the enclosing walls. It can be a building feature that is mounted on, and/or extends from the surface of the building wall or façade, typically above ground level.

Public Open Space: A publicly accessible open space area on a privately developed parcel that may include plazas, courtyards, seating areas, parklets, play areas, recreational facilities or equipment, dog parks, etc.

Public Service Utilities Easement (PSUE): A portion of property that cannot be built on, planted on, otherwise covered or obstructed so that underground or overhead public utilities can be accessed for maintenance and repair.

Rowhouse: Rowhouses are attached single-family units that share a common wall. Rowhouses consist of 1 to 2 units per building and are typically configured into clusters of 2 to 10 individual units.

Step-back: A step-back (or building step-back) is an architectural design element that is typically applied to the upper-story of a building or development.

Typically, a step back requires that any portion of a building above a certain height is further pushed-in towards the center of the property.

Structural Bay: Any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports

Triplex/**Fourplex:** Triplexes and fourplexes are walk-up buildings featuring 3 to 4 dwelling units that typically share a single entry or feature individual unit entries along the front façade. Dwelling units may be oriented side-by-side and/or stacked atop one another.

SITE DESIGN 2

2 SITE DESIGN

PURPOSE

- To ensure walkability, connectivity, and appropriately scaled buildings by creating pedestrian-scaled blocks with paths and open spaces for people to gather and connect throughout the City.
- To set site standards and define building envelope.
- To set standards for building orientation, site access and utilities.
- To define location and uses for active frontages.

2.1 BLOCK SIZE & STRUCTURE

INTENT

- Integrate new large-scale development projects into the fabric of the existing community.
- Limit block size in new developments to create pedestrian-scale blocks.
- Require multiple-use paths within large private developments to provide direct pedestrian and bicycle linkages between streets and beyond the project.

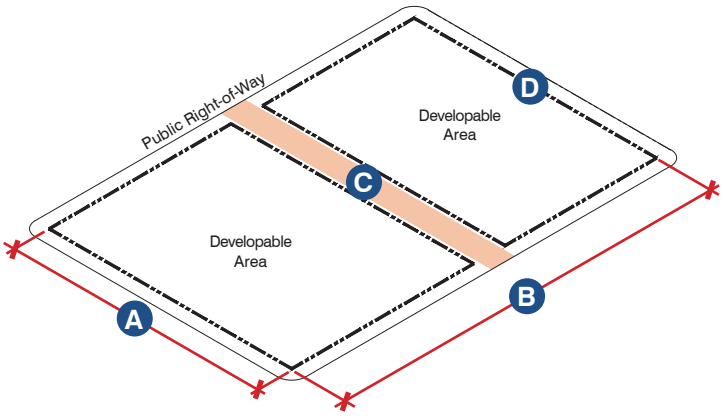
2.1.1 MAXIMUM BLOCK SIZE

1. All projects shall meet a maximum Block Length and a maximum Perimeter Length per the following table:

BLOCK SIZE

		MAX. (FT.)
LENGTH	A	800
PERIMETER	D	2800

2. Existing, new, or assembled parcels or blocks with a block length greater than 800' shall provide at least one Mid-Block Connection of either a publicly accessible r.o.w. or a Paseo/Pedestrian Path that connects from one publicly accessible r.o.w. to another publicly accessible r.o.w.



A — Maximum block length.

B — Block length greater than maximum.

C — Mid-block connection between public rights-of-way

D — Maximum block perimeter length.

Adjacent Curb Edge

FIGURE: MID-BLOCK CONNECTION

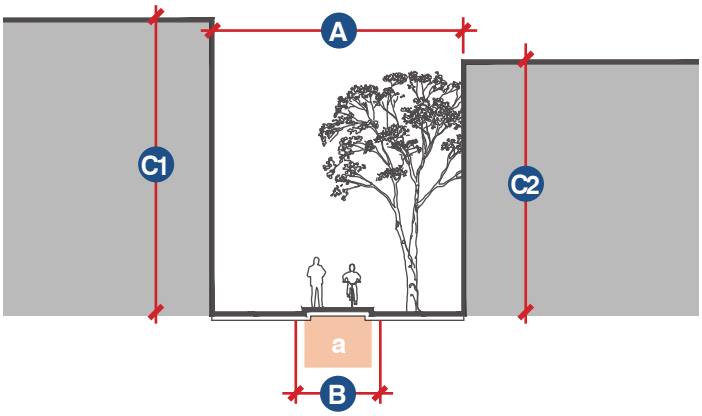
2.1.2 PASEO/PEDESTRIAN PATH MID-BLOCK CONNECTION

The following table illustrates the minimum standards to be met for the Paseo/Pedestrian Path Mid-block Connection.

PASEO/PEDESTRIAN PATH

		MIN. WIDTH (FT.)
BLDG TO BLDG WIDTH	A	20' (ALL CONDITIONS)
BLDG TO BLDG WIDTH[1]	A	IF ADJACENT BUILDINGS ≥ 35' IN HEIGHT, THE BUILDING-TO-BUILDING DIMENSION SHALL EXCEED AN AVERAGE BUILDING HEIGHT TO WIDTH RATIO OF 1.5 TO 1
PUBLIC ACCESS WIDTH	B	8' OR 1/3RD BUILDING TO BUILDING WIDTH, WHICHEVER IS GREATER
PEDESTRIAN PATH	a	8'

[1]Minimum required building-to-building width shall not exceed 50' regardless of adjacent building heights.



A Minimum Building to Building Width

B Public Access

C Height = average (C1, C2)

a Minimum Pedestrian Path

FIGURE: PASEO/PEDESTRIAN PATH SECTION

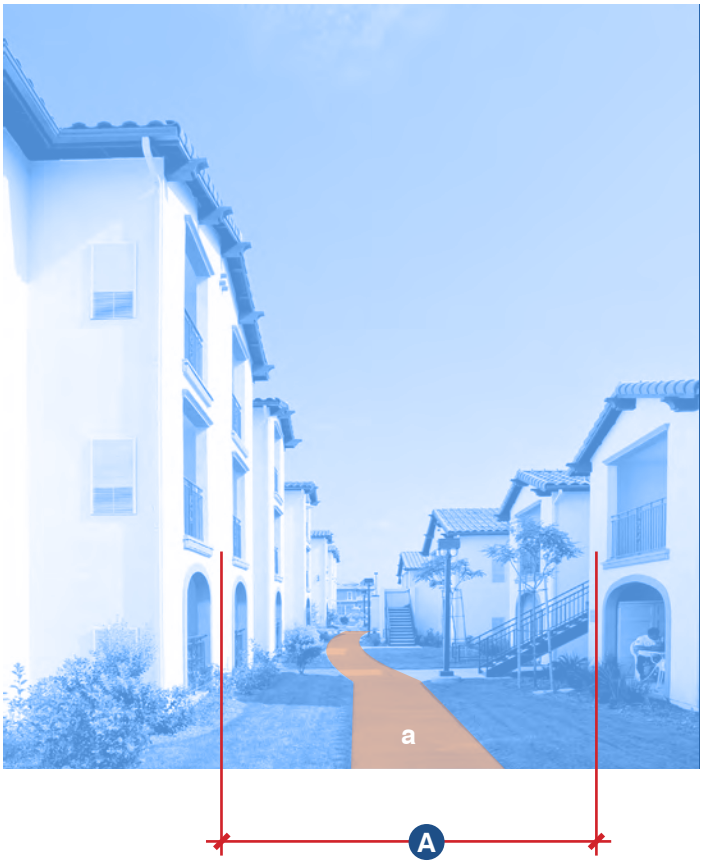


IMAGE: PASEO/PEDESTRIAN PATH

2.2 BUILDING ORIENTATION

INTENT

- Promote consistent development patterns along streets, particularly by how buildings relate to the street, to promote a sense of visual order, and provide attractive streetscapes.
- Configure buildings to provide "outdoor rooms," including, but not limited to courtyards, paseos, and promenades.
- Locate building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.

2.2.1 BUILD-TO ZONE

Mixed-use Development with a density greater than 20 dwelling units per acre (DU/AC) shall occupy a minimum percentage of the Build-to-Zone.

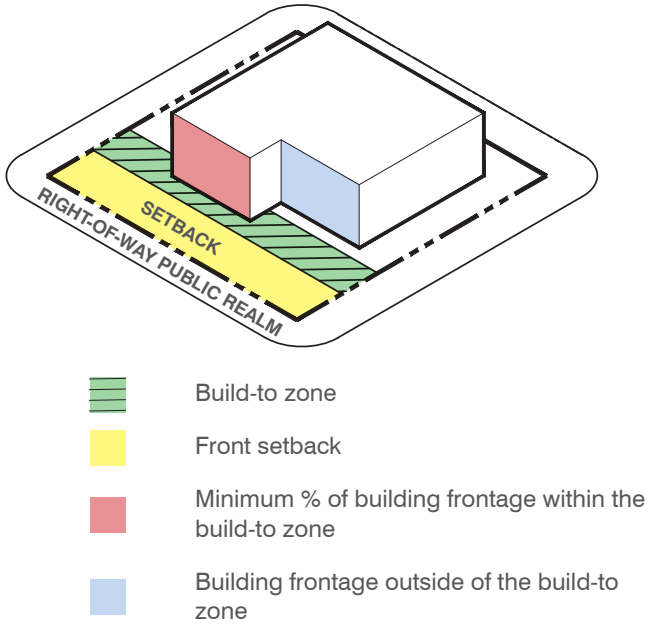


FIGURE: BUILD-TO ZONE DIAGRAM

BUILD-TO ZONE	
BUILD-TO ZONE DEPTH (FT.)*	10
BUILDING FRONTAGE % MIN. WITHIN BUILD-TO ZONE	50

*Measured from the front property line.

2.2.2 PEDESTRIAN CONNECTIONS

1. Primary entries to buildings or units shall be connected to a public sidewalk or publicly accessible pathway with a pedestrian pathway with the following minimum width dimensions:

PEDESTRIAN CONNECTIONS

	MIN. WIDTH (FT.)
ENTRANCES SERVING 1-2 UNITS	4’
ENTRANCES SERVING 3-8 UNITS	5’
ENTRANCES SERVING 9-20 UNITS	6’
ENTRANCES SERVING >20 UNITS	8’

2. Every multiple-family dwelling’s main building entry and common exterior spaces shall provide a pedestrian pathway/connection to the following areas:

   a. To the public sidewalk in the r.o.w. on each street frontage.

   b. Between a building entry and the parking area for the units served by it.

   c. To any common open space area or recreational facilities on site or to any public park facilities located on an adjacent lot.

   d. To a public multiple-use pathway or trail abutting the project.

   e. Between adjoining residential and commercial buildings within the same project.

2.3 GROUND FLOOR USES

INTENT

- To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public’s experience.
- Promote consistent development patterns along streets, particularly by how buildings relate to the street, to promote a sense of visual order, and provide attractive streetscapes.
- Locate building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.

2.3.1 ACTIVE FRONTAGES

1. Active frontage types shall consist of one or more of the following ground-floor uses:
   a. Storefront Commercial
   b. Ground Floor Office
   c. Live/Work
   d. Ground Floor Residential Units with individual unit entries
   e. Ground Floor Residential Accessory Spaces (e.g., indoor community spaces)
2. Active Frontages are required for a minimum of 70% of each building or parking structure facade facing a local or collector public street or publicly accessible pathway with adjacent Primary Building Frontages.

ACTIVE FRONTAGES

	MIN. %	MAX. %
ACTIVE FRONTAGE OF BUILDING FACADE	70	--
NON-ACTIVE FRONTAGE OF BUILDING FACADE	--	30

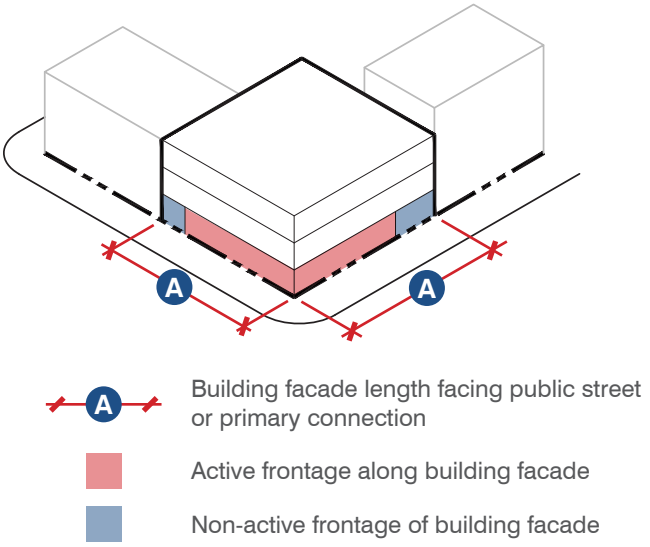


FIGURE: ACTIVE FRONTAGE DIAGRAM

3. Active Frontage uses shall have a Minimum Use Depth of gross building area by use type (lesser dimensions are allowed but may not be counted as Active Frontage):

ACTIVE FRONTAGES MIN. USE DEPTH

		MIN. DEPTH (FT)
STOREFRONT COMMERCIAL[1,3]		20/40
GROUND FLOOR OFFICE[3]		30
LIVE/WORK[2,3]		15
GROUND FLOOR RESIDENTIAL[3]		16
GROUND FLOOR RESIDENTIAL ACCESSORY SPACES[3]		20

[1]A minimum of 50% of frontage shall have a minimum depth greater than 40'. The remaining frontage shall have a depth between 20' and 40'.

[2]"Work" space shall have minimum 15' depth or 50% of unit frontage, whichever is greater

[3]Corner Space shall have a minimum depth of 40' on all sides

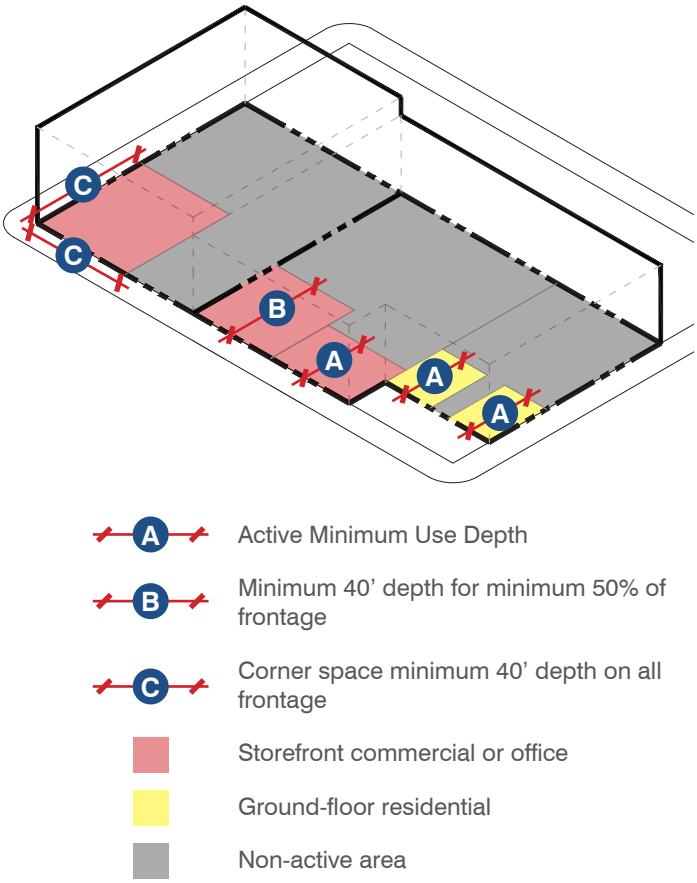


FIGURE: ACTIVE FRONTAGE MIN. DEPTH DIAGRAM

2.3.1.1 FINISHED FLOOR HEIGHTS OF ACTIVE USES

Active Frontage uses shall have a finished floor height above grade at back of sidewalk within the following ranges by use type:

ACTIVE USES FINISHED FLOOR HEIGHT

	MIN. HEIGHT (FT.)	MAX. HEIGHT (FT.)
PRIMARY BUILDING ENTRIES	0’	3’
STOREFRONT COMMERCIAL + LIVE/WORK	0’	1’
BUILDINGS WITH CROSS SLOPE	At no point shall the finished floor height be greater than 2’ above or below grade	

2.3.1.2 FLOOR TO FLOOR HEIGHTS OF ACTIVE USES

Active Frontage uses shall have a minimum floor-to-floor height by use type as follows:

ACTIVE USES FLOOR TO FLOOR HEIGHT

	MIN. HEIGHT (FT.)
STOREFRONT COMMERCIAL	15’
GROUND FLOOR OFFICE	12’
LIVE/WORK	
GROUND FLOOR RESIDENTIAL UNITS	
GROUND FLOOR RESIDENTIAL ACCESSORY SPACE	

2.4 UTILITIES, SERVICE AREAS & BUILDING EQUIPMENT

INTENT

- To locate and integrate utilities and service areas into building and landscape design in order to minimize impact on the pedestrian experience.

2.4.1 SERVICE AREAS, STORAGE, UTILITIES, AND EQUIPMENT

2.4.1.1 UTILITIES

Utilities shall be placed in underground or subsurface conduits unless otherwise prohibited by the City of Laguna Hills or utility company.

2.4.1.2 LOCATION OF SERVICE AREAS, STORAGE, UTILITIES, AND EQUIPMENT.

1. All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas, and storage areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below:

    a. Utilities and equipment, service, storage, and non-passenger loading areas shall be located inside buildings or on facades other than the Primary Building Frontage, along alleys, parking areas, and/or at the rear or side of building.

    b. Utilities and equipment, service, storage, and non-passenger loading areas shall be consolidated in a single area unless prohibited. They shall not be located within minimum setback areas, along mid-block pedestrian connections, within 25' of open space areas, within the public r.o.w., and/or within 25' of a street corner.

    c. Utilities and ground transformers/meters, mechanical equipment, service, storage, and non-passenger loading areas shall be screened from Public R.O.W

2. All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas and storage areas shall be plotted and identified on project plans submitted for conceptual review..

2.4.1.3 SERVICE, STORAGE, UTILITY, AND EQUIPMENT SCREENING.

1. All service and storage areas, utilities, and equipment not housed inside buildings shall meet the following screening standards:

    a. Screening shall be a minimum 3" higher than the height of the equipment to be screened.

    b. Screening shall be made of a primary exterior finish material used on other portions of the building such as architectural grade masonry, metal, or other facade surface finish that complies with the architectural styles identified in Chapter 4: Architecture Styles of this document.

    c. Landscape screening shall be used to mitigate the enclosed structure. Plantable space shall be a minimum of 36" wide around the solid wall portions of the enclosure.

2.4.1.4 LOCATION AND SCREENING OF ROOFTOP EQUIPMENT.

1. Roof-mounted equipment and screening of roof-mounted equipment greater than 2' in height shall be stepped back from top of parapet a minimum of 10' from the parapet or roof edge, not including solar panels, wind generators, or green roof features.

2. Roof-mounted equipment greater in height than 2' or the parapet wall shall be screened to a height equal to the height of the equipment, not including solar panels, wind generators, or green roof features.

2.4.1.5 HEATING, VENTILATION, AIR CONDITIONING (HVAC)

Wall vents shall be of equal width or centered on window, or wall vents shall be of same material as surrounding façade. Exhaust vents shall not be located adjacent to pedestrian paths or in proximity to intake vents.

2.4.2 WASTE REMOVAL

1. This section applies to solid waste removal, which includes refuse, organic waste and recycling areas not accessible to the public, and which are used exclusively by the tenants/owners of the development site. In addition to these standards, all development shall meet Laguna Hills trash & recycling services standards.

   For multiple-family residential development projects where no trash structure is necessary, all trash and/or recycling shall be stored out of view in such a manner that containers are not visible or screened from public view behind an owners wall or within a garage. Containers may be placed in public view for purposes of collection only.

2.4.2.1 LOCATION

1. Refuse, organic waste and recycling collection areas shall be located inside of buildings or inside of enclosures located along alleys or in parking areas at the rear or side of buildings. Collection areas are prohibited within any required front yard or street side yard, any required parking spaces, and required landscape and open space areas. Refuse, organic waste, and recycling containers shall not be visible from a public street, private street, or pedestrian pathway that has Primary Building Frontages.

2. The location of enclosures shall not conflict with circulation or parking conditions on site. A clear pathway with a minimum width of 3' shall be provided for tenant access to enclosure.

2.4.2.2 EXTERIOR TRASH AND RECYCLING ENCLOSURES

1. Exterior collection areas must be within an enclosure that meets the following standards:

   a. When trash enclosures, loading docks, utility equipment and similar uses are visible from a side street, adjacent commercial development or a neighboring property, they shall be screened using matching materials and/or landscaping with the primary building and surrounding landscaping.

   b. A pedestrian access and separate access for primary collection shall be provided.

   c. Enclosures shall be constructed of a primary exterior finish material used on other portions of the building or masonry, metal, or decorative block.

   d. Gates shall be solid metal painted to match the enclosure. Any openings should be no more than 4" apart.

e. Concrete curbs, bollards or wheel stops shall be installed or constructed inside the enclosure to prevent bins from damaging the enclosure.

f. All enclosures shall be mitigated with a 36" minimum landscape zone around the solid wall portions of the enclosure with a 60" high hedge to screen the enclosure.

2.4.3 MAIL DELIVERY

1. All projects shall meet current U.S.P.S. mailbox and delivery standards.

2. Mailbox(es) within a single multifamily or mixed-use building shall be located within shared lobbies. If a shared lobby is not provided, mailboxes shall be located adjacent to a primary pedestrian pathway.

    i. Mailbox(es) shall not be located such that access is situated from a public street or public sidewalk adjoining a public street.

2.5 OPEN SPACE

INTENT

- To create appropriately scaled and well designed open spaces that serve multiple purposes, encourage gathering, improve the health and wellness of residents and embrace nature in the built environment.

- Configure buildings to provide "outdoor rooms," including, but not limited to courtyards, paseos, and promenades.

- Maximize public exposure and view of park lands for scenic and security purposes.

2.5.1 PUBLIC OPEN SPACE

2.5.1.1 APPLICABILITY

Public Open Space shall be required for all projects greater than or equal to 2 acres.

2.5.1.2 REQUIRED QUANTITY

The minimum on-site Public Open Space requirement for any qualifying project shall be: ¼ of the minimum Open Space required for the project (as provided in Title 9 of the LHMC or the UVSP).

2.5.1.3 MINIMUM DESIGN STANDARDS

1. Public Open Space shall include one contiguous area of open space that is equal to or greater than 1/3 of the minimum required total Public Open Space area for a project.

2. Public Open Space shall have a minimum length and width of 30'.

3. Public Open Spaces shall be located adjacent to a public r.o.w.

2.5.1.4 ADDITIONAL PUBLIC OPEN SPACE STANDARDS

Spaces may be provided that do not meet the standards below, but they may not be counted toward the required Usable Open Space. Off-street parking and loading areas, driveways, and service areas shall not be counted as Usable Open Space. Off-street parking and loading areas, driveways, service areas, utility equipment, air conditioner pads, and storage structures shall not be counted as Usable Open Space.

4. The following standards shall be met for all Public Open Space:
    a. Shall be publicly accessible for a minimum 12 consecutive hours per day.
    b. Shall be accessible from a public r.o.w. or from a publicly accessible lobby with signage including open space type, hours of access, and amenities visible from a public r.o.w.
    c. Shall have permanent seating (e.g., seat walls, planter ledges, benches, picnic tables, and seating steps). Within any open space there shall be at least two permanent seats and an additional seat per 5 sf.
    d. A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted.
    e. Shall have a minimum 30% landscaping.
    f. A minimum of 20% of the open space area shall be planted with ground cover and/or shrubs.
    g. A minimum of one tree shall be planted per 900 SF of the Public Open Space area.
    h. Hardscape surfaces shall not exceed a gradient of 1:12.

2.5.2 COMMON OPEN SPACE

1. For any project with more than five dwelling units, a minimum 50% of the required open space shall be required as Common Open Space.
2. Public Open Space shall count toward required common open space.
3. Common Open Space shall meet the following standards:
    a. Common Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses.
    b. Shall be immediately adjacent to common spaces, hallways, or residential units.
    c. Shall be accessible to all residents.
    d. Shall have a minimum width and length of 20'.
    e. Courtyards enclosed by three sides of a building shall have a minimum width that is equal to or greater than 80% of the highest height of the adjoining faces.
    f. A minimum 20% of the open space area shall be planted with trees, ground cover, and/or shrubs.

g. Fully enclosed courtyards shall have one minimum dimension that is equal to or greater than the highest height (up to 80') of the adjoining facades. The second dimension shall be equal to or greater than 80% of the highest height of the adjoining facades.

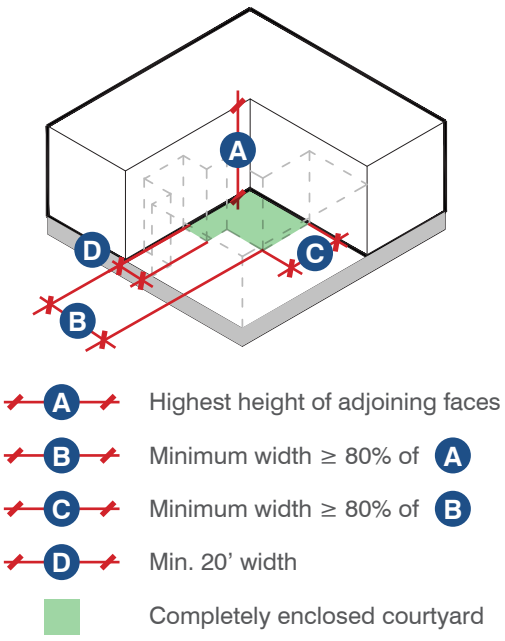


FIGURE: COMMON ENCLOSED COURTYARD DIAGRAM

h. A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features that enhance the usability of the space are permitted.

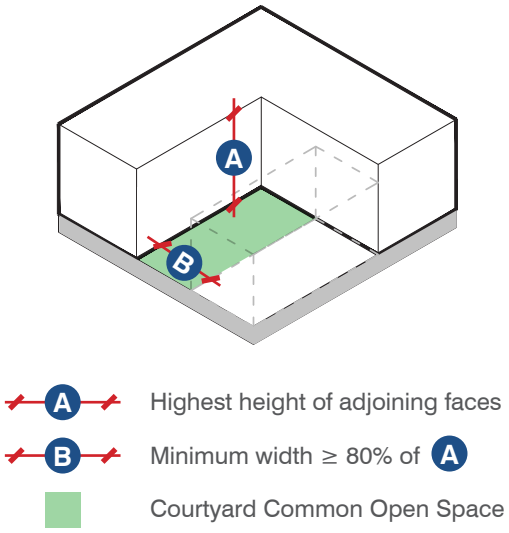


FIGURE: COMMON OPEN SPACE DIAGRAM

i. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture's attractiveness.

j. No more than 20% of the total area counted as Common Open Space may be provided on a roof.

k. Buildings and roofed structures with recreational functions (e.g., pool houses, recreation centers, gazebos) may occupy up to 20% of the area counted as common open space.

l. All development consisting of six units or more shall provide signage directories placed at the development entry.

4. Developers shall provide on-site recreational facilities in conjunction with common open space as a minimum requirement for all multiple-family projects with 50 or more dwelling units. The following table below illustrates required amenity uses to be located on site based on development unit count.

COMMON OPEN SPACE AMENITY TABLE

	DEVELOPMENT SIZE (UNITS)		
	50 - 79	80-200	201 +
○ MINIMUM 3 OF 4 REQUIRED			
□ REQUIRED			
INDOOR GYM/FITNESS FACILITY (MINIMUM 500 S.F)	○	□	□
PLAYGROUND WITH MULTIPLE PLAY STRUCTURES[1]	○	□	□
SPA AND POOL INCL. DECK AREA (MIN. 75' X 45')	○	□	□
BARBECUE/GRILL AREA EQUIPPED WITH GRILL, ONE (1) PICNIC BENCH OR FOUR-SEAT TABLE, ETC (MIN. TWO (2) AREAS)	○	□	□
△ MINIMUM 1 OF 6 REQUIRED			
LARGE OPEN LAWN AREA, MIN. DIMENSIONS SHALL BE 100' x 50'			△
MULTIPLE PLAYGROUNDS WITH PLAY EQUIPMENT[1]			△
LAP POOL AND SPA (MIN. 75' X 25')			△
COMMUNITY MULTI-PURPOSE ROOM EQUIPPED WITH KITCHEN, DEFINED AREAS FOR GAMES, EXERCISES, ETC.			△
BARBECUE FACILITIES EQUIPPED WITH MULTIPLE GRILLS, PICNIC BENCHES AND SHADE STRUCTURES			△
COURT FACILITIES (E.G. TENNIS, VOLLEYBALL, BASKETBALL, ETC.)			△

[1] Playgrounds shall be sized to accommodate adequate equipment to meet all Consumer Products Safety Commission guidelines and ADA Standards. One large playground is preferred over smaller, less equipped functioning play areas.

2.5.3 PRIVATE OPEN SPACE

1. A minimum of 100 sf of private open space shall be provided for each ground floor unit.

2. A minimum of 40% of the residential units above the ground floor shall include a minimum of 50 sf of private open space (balcony, terrace, or rooftop).

PRIVATE OPEN SPACE MINIMUM DIMENSIONS

	LINEAR DIMENSION
GROUND FLOOR UNIT PATIO WIDTH OR DEPTH	8’
ABOVE GROUND FLOOR OPEN SPACE WIDTH OR DEPTH	6’
FLOOR TO CEILING HEIGHT	8.5’

3. Private Open Spaces shall meet the following standards:

   a. Shall be accessible to only one dwelling unit by a doorway or doorways to a habitable room or hallway of the unit.

   b. May be covered but not fully enclosed.

   c. Ground level private open space shall be screened from adjacent private or common open space and dwellings by fencing and walls.

   d. Above ground-level space shall have at least one exterior side open and unobstructed for at least 8.5’ above floor level, except for incidental railings and balustrades.

   e. Ground-level rear-oriented private open space shall be screened from abutting lots, streets, alleys and paths, from abutting private ways, and from other areas on the same lot by a building wall, by landscaping not less than 5.5’ high and not less than 3’ wide or by a solid or grille (50% max. opening), masonry fence or wall not less than 5.5’ high.

2.6 VEHICULAR ACCESS & PARKING

INTENT

- Locate site entries, parking areas, storage bays, and service areas of buildings to minimize conflicts with adjacent properties, especially residential neighborhoods. Also, parking, storage and service areas should be sited to minimize their appearance from public rights-of-way.
- To minimize the visual impact of parking, loading and service areas, support pedestrian interest along public rights of way and other pedestrian ways, and minimize conflicts between pedestrians and vehicles along key streets.

Refer to City of Laguna Hills Municipal Code, Chapter 9-44 Access and Parking for applicable multiple-family residential and mixed-use residential/ commercial on site parking standards.

2.6.1 VEHICULAR ACCESS HIERARCHY

1. Parking and service area access shall be provided from the following:
    a. From an alley.
    b. In the absence of an existing or proposed alley, access shall be from a driveway shared with a property abutting the development site.
    c. In the absence of an alley or shared driveway, access shall be from the side/lesser street abutting the development site.
    d. In the absence of a side street, from a curb cut/driveway along the primary street frontage.

2.6.2 DRIVEWAYS AND CURB CUTS

These standards shall apply to driveways and associated curb cuts providing vehicular access to parcels improved with mixed-use and/or multiple-family residential development projects. Alley frontages are exempt from these standards.

1. Driveways shall be the minimum distance specified in the City of Laguna Hills Development Code from any street intersection. For parcels less than 75' wide, driveways shall be located along the lot line farthest from the intersection.
2. Each development project site shall be limited to one curb cut, including driveways and private/ service streets, per 250' of public street frontage, or two curb cuts per street frontage, whichever is less (unless otherwise required for emergency vehicle access). Mid-block connections are excluded from this requirement.
3. Driveways shall be a minimum of 3' from a property line or include a shared driveway access with adjoining parcel.

2.6.3 LIMITATION ON PARKING AND LOADING FRONTAGE

Refer to City of Laguna Hills Municipal Code Chapter 9-26 Off-Street Loading/Unloading Standards for applicable multiple-family residential and mixed-use residential/commercial on-plot parking standards.

1. Off-street parking, off-street vehicle loading, and vehicular circulation areas other than direct driveway access perpendicular to the street are prohibited between the building and street.

2. No more than 30% of the primary street frontage of the development parcel shall be devoted to garage openings, carports, surface parking, or service/loading entries). This limitation does not apply to frontages along alleys.

3. Entries to structure parking when combined with loading, and utility/service areas shall not exceed 30'in width. Vehicle entries shall not exceed 22' in width. This limitation does not apply to frontages along alleys.

2.6.4 SCREENING FOR STRUCTURED PARKING

All portions of partially subgrade parking visible above grade shall not exceed 5' in height, shall be architecturally treated no differently than that primary structure and shall utilize the same level of detail, articulation, and materials as the primary façade, and shall be screened with landscape screening (e.g., shrubs) a minimum of 3' in height and/or crafted ornamental metal screens.

2.6.5 INTERNAL ACCESS

2.6.5.1 MULTIPLE-FAMILY COMPLEX INTERNAL CIRCULATION

In residential rental apartment and condominium developments with multiple buildings, parking areas shall be accessed through a network of internal streets.

2.6.5.2 TOWNHOUSE INTERNAL CIRCULATION

In townhouse developments, internal circulation shall be via one or more internal streets connecting to alleys where garages are located.

2.6.5.3 PODIUM PROJECT PARKING ACCESS

Visibility or other safety features (e.g., mirrors, cameras, or audible signals) shall be implemented at each podium access point where parking is underneath residential development.

2.6.5.4 PARKING STRUCTURE ACCESS

1. Any vehicular entry gate to a parking structure shall be located to allow a minimum of 18' between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.

2. Parking structure ingress/egress shall not occupy more than 20% of the building facade width of any street-facing façade, and it shall be recessed a minimum of 5' from the street-facing façade of the building.

3. For projects with five or more residential units and that have a vehicle access gate to the parking structure, a separate pedestrian entrance shall also be provided.

2.7 BICYCLE PARKING

2.7.1 BICYCLE PARKING

2.7.1.1 SHORT-TERM BICYCLE PARKING

1. Short-term bicycle parking (Class II bicycle parking facility) consists of racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.
2. Bike racks shall meet current APBP (Association of Pedestrian and Bicycle Professionals) recommended bicycle rack style.
3. Short-term bicycle parking space shall be located within 50' of the primary pedestrian building entrance.
4. Short-term bicycle parking shall be provided at a rate of one space per 10 dwelling units and one space per 2,000 sf of non-residential floor area.
5. Each short-term bicycle parking space shall be a minimum of 6' in length and 2' in width.
6. If more than 20 short-term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.

2.7.1.2 LONG-TERM BICYCLE PARKING

Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.

1. At least one long-term bicycle storage space is required for each unit and may be located within a designated space within the unit, within individual lockable containers outside of the unit, or within a secure, long-term bicycle parking area.
2. Long-term bicycle parking facilities shall be located on the ground floor and shall not be located between the building and the street.
3. Long-term bicycle parking areas shall be enclosed and designed within a parking structure or building, or within a lockable storage enclosure.
    a. Lockable storage enclosures shall not be visible from the r.o.w.
    b. Enclosures must be designed with materials and colors used in the primary building or shall be screened with dense evergreen shrubs and trees.
4. Developments that include individual garages for each unit shall not be required to provide long-term bicycle parking.
5. Bicycle locker minimum requirements:
    a. Dimensions of 42" wide, 75" deep, and 54" high.
    b. Must withstand a load of 200 pounds per square foot.
    c. Opened door must withstand 500-pound vertical load.
6. Bicycle rooms with key access minimum requirements:
    a. Bicycle rooms shall have a minimum ceiling height of 7'.
    b. Bicycle rooms shall contain racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.
    c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of 6'.

d. All bike racks shall be large enough to accommodate a 4" "fat tire" width.

e. Maneuverability space of at least 2' shall be provided between the aisle and long-term bicycle parking spaces

f. Each horizontal long-term bicycle parking space shall be a minimum of 7' in length, 2' in width, 4.5' in height. Each vertical long-term bicycle parking space shall be a minimum of 3.5' depth, 2' in width and 7' in height.

2.8 PEDESTRIAN ACCESS & CIRCULATION

INTENT

- Create safe paths of travel for pedestrians to/from access buildings' ingress/egress points.
- Minimize pedestrian interaction with vehicular paths of travel.

2.8.1 PEDESTRIAN PATHWAYS

1. All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum 4' wide pedestrian pathway or pathway network that may include use of the public sidewalk. The pedestrian pathway network shall connect to the public sidewalk along each street.

2. Pedestrian pathways within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least 6" in height and at least 6' in width. A pedestrian pathway is exempt from this standard where it crosses a parking lot vehicular drive aisle.

3. Pedestrian pathways shall be adjacent to 4' minimum width of planted area.

4. At least two amenities that include trellises and/or benches shall be provided on any pedestrian path longer than 200'.

5. Pedestrian pathways shall be clearly marked with signage, painted such that its intended use for pedestrians is identifiable or be of a different material than that of the adjacent surface where vehicular traffic occurs.

2.9 SITE LIGHTING

INTENT

- To create safe, welcoming, well-lighted areas, including building entries, pedestrian pathways and plazas, parking lots and vehicle maneuvering areas; and to minimize excessive illumination on adjoining properties.

2.9.1 NUISANCE PREVENTION

All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. The light level at property lines shall not exceed 0.3 foot-candles.

2.9.2 PEDESTRIAN SAFETY

1. Areas used by pedestrians shall be illuminated at night to ensure safety. Such areas include:
    a. Surface parking lots and parking structures (entrances, elevators, and stairwells)
    b. Sidewalks, walkways, and plazas
    c. Building entrances (including rear and service entrances)
    d. Garbage disposal areas
    e. Alleys
    f. Automated Teller Machines (ATMs)
    g. Along property lines where there is an abutting public sidewalk

2.9.3 MAXIMUM HEIGHT

Freestanding outdoor light fixtures shall not exceed 16' in height.

2.9.4 FIXTURE TYPES

All luminaries shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaries.

2.9.5 MINIMUM LIGHTING REQUIREMENTS

2.9.5.1 PEDESTRIAN PATHS

1. Pedestrian walkways shall have a light level of not less than one (1) foot-candle average with minimum levels at 0.6 foot candles. Light coverage shall extend beyond the immediate path to eliminate any potential "risk areas."

2.9.5.2 PARKING AREAS

1. All lighting shall be on a timeclock or photo-sensor system.
2. Illumination shall not include low pressure sodium lamps.

2.9.5.3 MULTIPLE-UNIT RESIDENTIAL DEVELOPMENTS

Aisles, passageways, and entryways/recesses related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness.

2.9.5.4 NON-RESIDENTIAL DEVELOPMENTS (OR PORTIONS OF A DEVELOPMENT)

All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.25 foot-candles of light.

2.9.6 DESIGN OF FIXTURES

2.9.6.1 BUILDING FIXTURES

Fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet, roof, or eave of the roof.

2.9.6.2 ACCENT LIGHTING

Architectural features may be illuminated by up-lighting, provided that the lamps are fully shielded such that no glare or light trespass is produced.

2.9.7 ENERGY EFFICIENCY

Outdoor lighting shall utilize energy-efficient fixtures and lamps such as metal halide, hard-wired compact fluorescent, LED, or other lighting technology that is of equal or greater efficiency. All new outdoor lighting fixtures shall be energy efficient with a rated average bulb life of not less than 10,000 hours.

BUILDING DESIGN 3

3 BUILDING DESIGN

PURPOSE

- To mediate the scale, massing, and bulk of buildings to reflect a human scale, enhance the pedestrian experience and respond to a building's context through refined building massing and façade articulation.
- To set standards for transitions to lower scale development
- To create cohesive and well-crafted building façades with human-scaled details that provide visual interest to pedestrians, incorporate passive green design elements, and promote unique placemaking.

3.1 MASSING

INTENT

- Utilization of building modulation, roof forms typical of a buildings architectural style and projections will help to create attractive 4-sided architecture.
- Ensure that the tops of buildings are designed with architectural interest, and to reduce the bulk of buildings as they meet the sky.

3.1.1 MASSING STRATEGIES

Buildings shall employ the following massing strategies of modulation, roof form or projections per the table below:

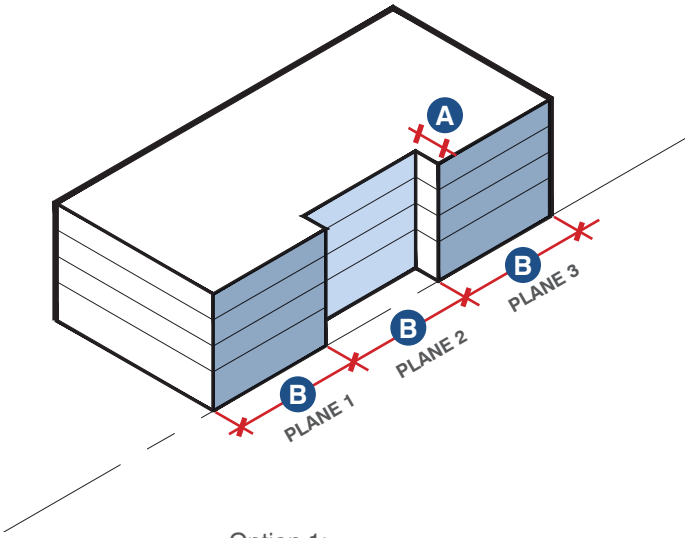
MASSING STRATEGIES

BUILDING LENGTH	MINIMUM REQUIRED STRATEGIES
<150’	2
≥ 150’	3

3.1.1.1 BUILDING MODULATION

1. Building elevations that are longer than 30’ wide shall be articulated in one of the following three ways which may consist of larger elevation plane changes, insets, bays, notches or projections.

   a. **Plane Change Option 1** Provide a minimum one (1) horizontal change in plane for every 30’ of building elevation. The change in plane must be minimum 4’ deep and 6’ wide, and must be open to the sky.



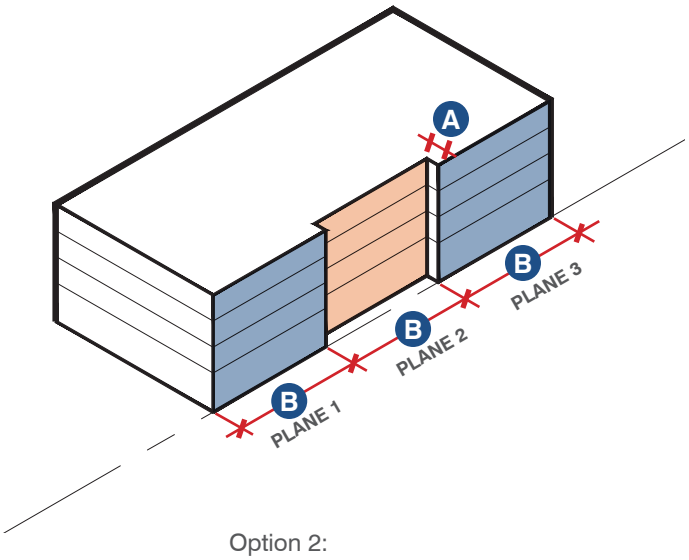
Option 1:

A = min. 4’

B = min. 6’

FIGURE: BUILDING MODULATION OPTION 1 DIAGRAM

b. **Plane Change Option 2** Provide a minimum one (1) horizontal change in plane for every 30' of building elevation. The change in plane must be min. 2'deep and 6' wide, and be combined with a change in material. Material change shall be a minimum of 3/4 of the building's height.



Option 2:

A =min. 2'

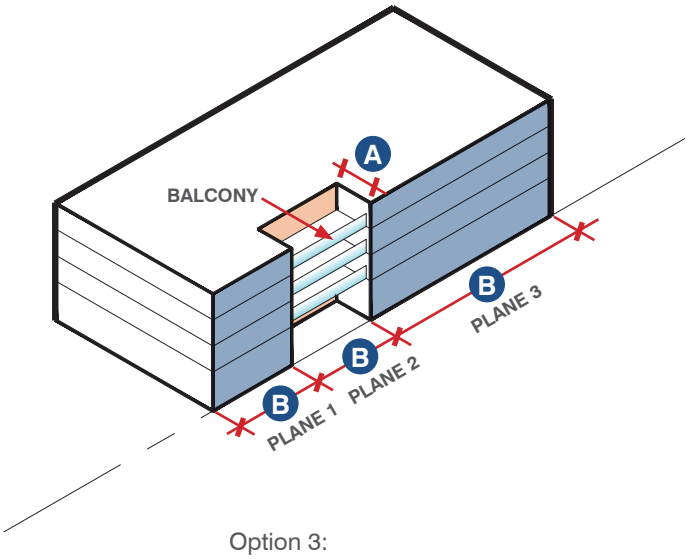
B = min. 6'

Material A

Material B

FIGURE: BUILDING MODULATION OPTION 2 DIAGRAM

c. **Plane Change Option 3** Provide a minimum one (1) horizontal change in plane at an interval of 50' or less. The change in plane must be min. 8' deep and 12' wide, and be combined with a change in material. Change in plane may act as balconies, as long as the railing is at least 70% transparent.



Option 3:

A =min. 8'

B = min. 12'

Material A

Material B

FIGURE: BUILDING MODULATION OPTION 3 DIAGRAM

2. Building elevations that are less than 30' wide are not required to have a change in plane incorporated into their design.

3. Projections from the building face including balconies, awnings, signs, and decorative elements are not considered to be changes in plane.

3.1.1.2 ROOF FORM

1. Buildings shall be designed with variation in roof form. The number of required roof forms shall be calculated at a ratio of at least one roof form for every 30' of frontage and shall be located within 15' of the predominant building face on all building frontages. Standards for variation in roof form will apply to all frontages.

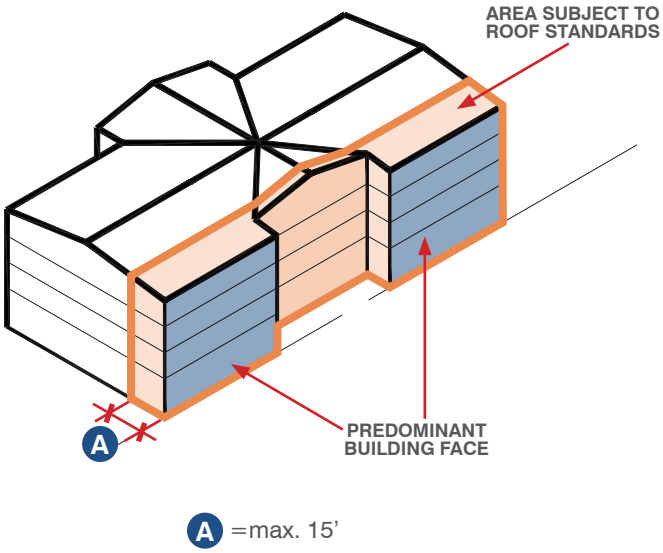
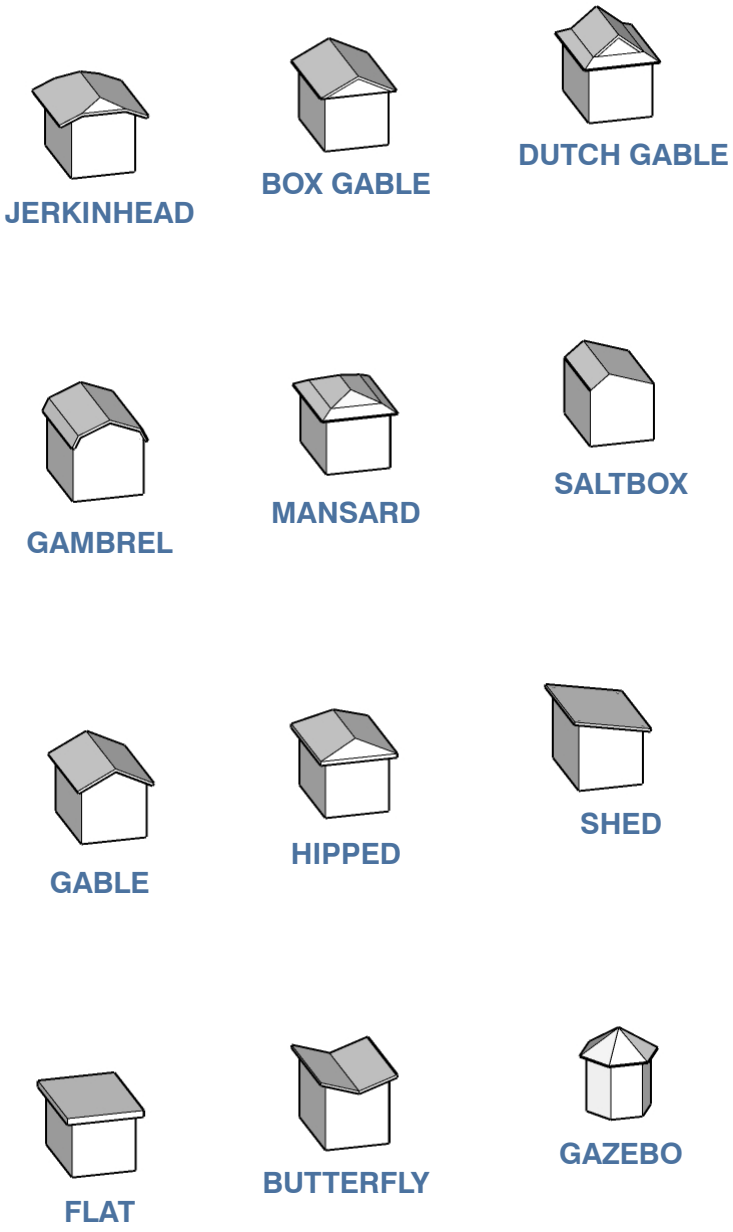


FIGURE: BUILDING ROOF FORM DIAGRAM

a. Roof form is defined as a geometric plane or set of planes which form the top enclosure of a volumetric area below it/them. Common types of roof forms are gabled, hipped, sloped, flat, and flat with a decorative parapet.



b. A change in roof form must be combined with a change in height of at least 3', a horizontal change in plane of at least 4', or a change in roof pitch. Changes in roof form shall not exceed allowed building heights.

c. Smaller roof forms that cover enclosed space (such as dormers and bay windows) count as individual roof forms if they are at least 36 sf in horizontal surface area. Bay windows located on a wall below another roof form will not count as individual roof forms regardless of size.

d. Unenclosed space (such balconies, terraces, porticos, and belfries) count as individual roof forms if they are at least 48 sf in horizontal area.

e. For the purposes of calculating the number of required roof forms on a building, each increment of 30' of building frontage requires an additional roof form, counted by rounding up to the next whole number. For example, a frontage of 31' would be required to provide two roof forms. However, there is no maximum dimension for any one roof form, nor are roofs required to be designed in 30' increments.

2. Combining Roof Forms

a. The required number of roof forms may intersect to create more complex roof forms or may be organized in a hierarchy.

b. Roof forms may be repeated, as with a flat roof that steps up or down, or a sawtooth.

c. Where two or more forms intersect or combine to create more complex forms, each is counted as an individual roof form. For example, two hipped forms may intersect to create a hip and valley form, which would count as two roof forms.

d. Where two or more roof forms are organized in a hierarchy, each is counted as an individual roof form. For example, the dominant roof form may be a hipped roof, which has two dormers with open gable roofs, which would count as three roof forms. Another example is a flat roof on a building that has two bay windows with flat roofs, each at least 36 sf in area.

e. For flat roofs and flat roofs with decorative parapets, changes in roofline must be accompanied by a minimum 2' change in height relative to the adjacent roof form. For buildings that are three stories or taller, the minimum change in height shall be 3'. This change in height shall be measured to the top of the parapet, where present. Changes in roof form shall not exceed allowed building heights, as defined by the underlying zone district.

THREE INTERSECTING ROOF FORMS

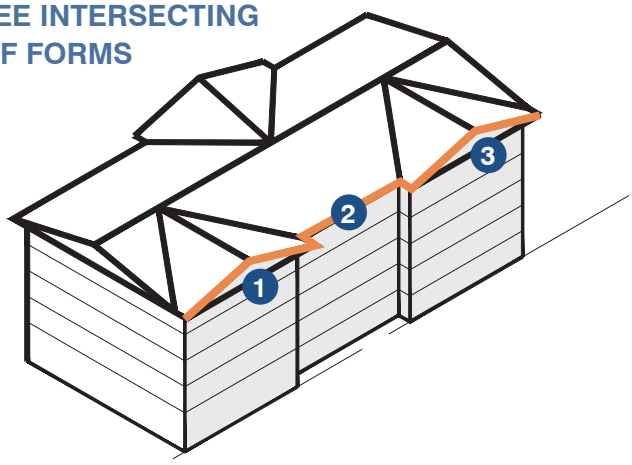


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 1

THREE HIERARCHICAL ROOF FORMS

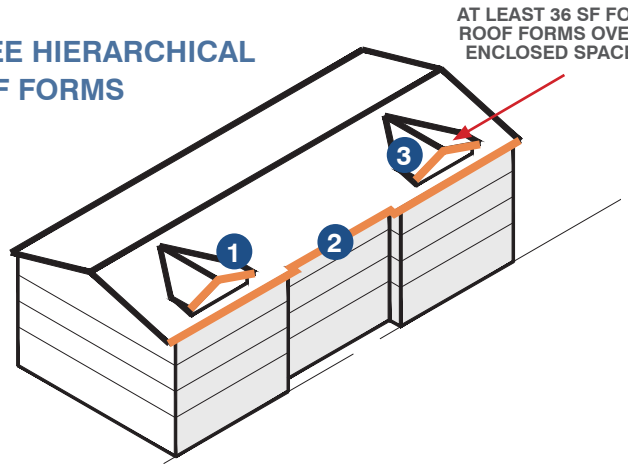


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 2

FOUR HIERARCHICAL ROOF FORMS

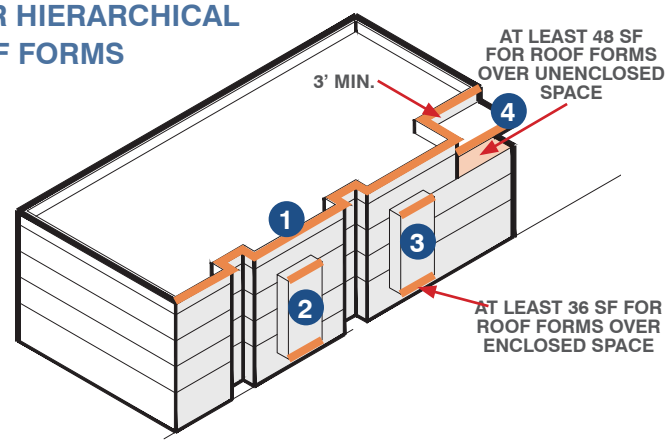


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 3

FOUR REPEATED ROOF FORMS

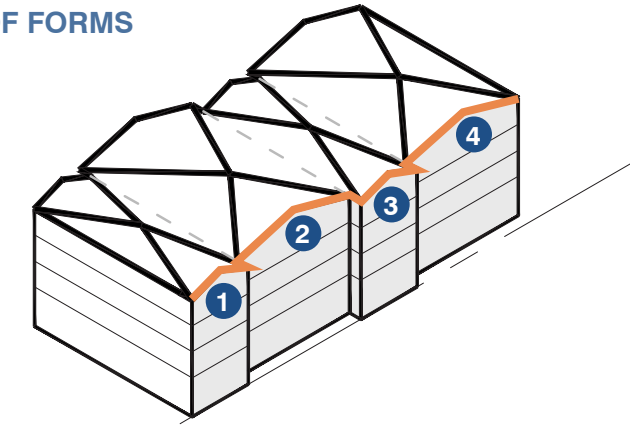


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 4

3.1.1.3 BUILDING PROJECTIONS

Buildings shall use one (1) or more of the following projections:

1. Porches (See Building Entrance Typologies)
2. Balconies
   a. Balconies and decks shall not project more than 6' from the façade.
   b. The distance between supporting columns, piers, or posts on trellises or balconies shall not exceed their height.
3. Awnings or Canopies
   a. For buildings with ground floor commercial uses, awnings shall be provided over each storefront, located within the individual structural bays, unless the storefronts are already recessed min 18" or more.
   b. Awnings and canopies shall not project more than 6' from the façade.
   c. The height of all awnings above the sidewalk shall be consistent, with a minimum clearance of 8' provided between the bottom of the valance and the sidewalk. Valances shall not exceed 18" in height.
   d. If used, lighting for awnings shall be from fixtures located above the awnings. Backlighting of transparent or translucent awnings is not allowed.

3.2 STEPBACKS

3.2.1 STEPBACKS

Stepbacks shall be incorporated to reduce the scale of the building while exposing and emphasizing the ground-level elements of the structure.

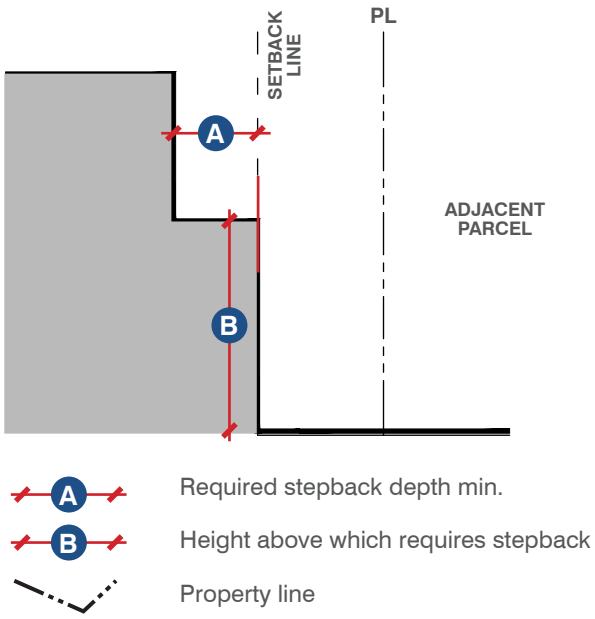


FIGURE: STEPBACKS SECTION

STEPBACKS

PROJECT DENSITY		<30 DU/AC	>30 DU/AC
HEIGHT ABOVE WHICH REQUIRES FIRST STEPBACK		ABOVE 2 STORIES OR 35', WHICHEVER IS LESS	
REQUIRED DEPTH (MIN.)[1]	A	10 ft	
MIN. FRONTAGE % TO BE STEPPED BACK[2]		30	50

[1] Measured from the minimum setback line.

[2] Building frontages of developments along property lines abutting residential zones with densities <18 DU/AC shall be stepped back 100%

3.3 ALLOWABLE PROJECTIONS

3.3.1 HEIGHT PROJECTIONS

Specified building elements may project beyond the maximum building height in accordance with the following table.

ALLOWABLE HEIGHT PROJECTIONS

PROJECTION TYPE	PROJECTION (MAX. FT)	SIZE (MAX. SQ FT)
TOWER/ ROOF ACCESS	15	400
MINOR ARCH. FEATURES	5	20
MECHANICAL ENCLOSURE	6	N/A
ROOF DECK STRUCTURE	12	400

3.4 NEIGHBORHOOD TRANSITION

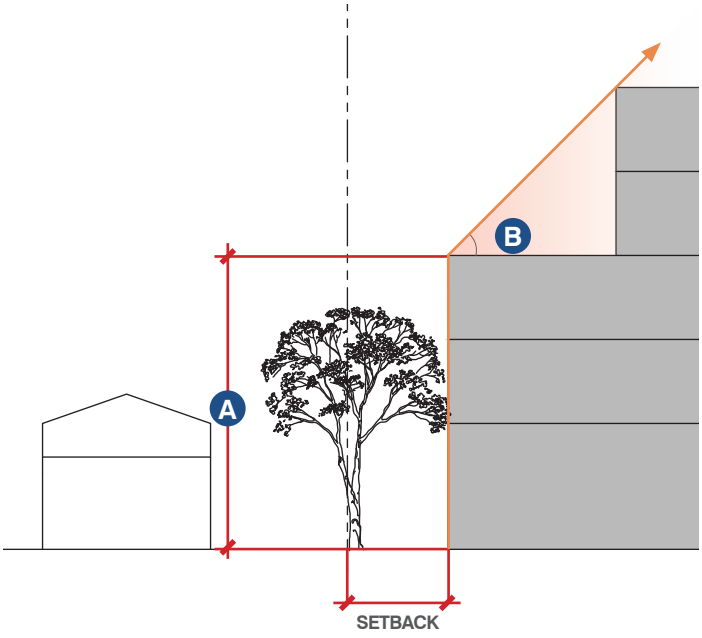
INTENT

- To create a transition between new development and existing neighborhoods, provide privacy for current and future residents, and minimize potential shading on neighboring residents.

For all project property lines that abut a single family residential neighborhood, the following shall apply.

3.4.1 TRANSITION PLANE

1. Buildings shall not intercept a 45-degree neighborhood transition plane inclined inward from the underlying setback, starting at a height of 35’ above grade.



A = 35’

B = 45°

2. Private or shared balconies and decks shall not extend into an underlying setback.

3. The occupied area of roof decks, including any deck on a roof area falling under the neighborhood transition plane, shall be set back at least 3' from the building edge and any railings, shade structures, or accessory structures shall not intersect the required neighborhood transition plane.

3.4.2 END UNITS

Any building with the Primary Façade and building entry facing a street or pathway perpendicular to a public street r.o.w., private street, or publicly accessible pathway shall meet the following standards:

1. The end unit of a building façade shall have a fenestration area greater than 10% of the façade area.

2. The end unit facing a street shall have at least one architectural projection that projects a minimum of eighteen 18" from the street facing façade.

3. Ground floor parking may not exceed 25 linear feet of an end unit's ground floor façade.

3.5 WINDOW ALIGNMENT

3.5.1 WINDOW ALIGNMENT

Windows in opposing units, facing each other and located within 40 feet of each other, shall be offset by a minimum 20 feet.

3.6 NOISE & ODOR ATTENUATION

3.6.1 NOISE ATTENUATION

Walls, partitions, and floor-ceiling assemblies separating dwelling units from each other and from public or service areas shall have a Sound Transmission Class (STC) of not less than 50, tested in accordance with American Society for Testing and Materials (ASTM) E90 test method, in accordance with CA Building Code of Regulations (Title 24, Part 2, Volume 1, Section 1206), or similar noise attenuation classification as approved by the Building Official.

To achieve the ASTM E90 tested minimum rating of 50 STC, any combination of the following methods and materials may be used:

- Fiberglass insulation
- Mineral wool insulation
- Acoustic panels/tiles
- Concrete floor-ceiling assemblies
- Metal floor-ceiling assemblies

3.6.2 ODOR ATTENUATION

New residential construction shall mitigate air leakage between dwelling units, in accordance with the California Energy Code of Regulations (Title 24, Part 6, Section 110.7) by sealing all joints, penetrations and other openings (that are potential sources of air leakage) in walls, ceilings, and floors, using any combination of the following methods:

- Caulking
- Gaskets
- Weather-stripping
- Foam
- Similar methods as approved by the Building Official

3.7 ARTICULATION

INTENT

- Provide articulation features on elevations facing a street or a pedestrian oriented space (e.g., a park, common open space, or pedestrian pathway)

Facades shall incorporate at least three (3) of the following features, consistent in design style, which provide articulation and design interest:

3.7.1 TEXTURE OR MATERIAL

All exterior walls shall have a minimum of two (2) unique wall finish materials or textures.

3.7.2 BUILDING BASE

Material change shall extend from building base to a minimum 3/4 of overall building height.

3.7.3 RAILINGS

Railings shall consist of a uniform design pattern and be constructed from wood, metal, or stone.

3.7.4 TRIM

Acceptable decorative trim elements adding depth detail and articulation include door surrounds with at least a two-inch depth, decorative eave detailing, belt courses.

3.7.5 DECORATIVE WINDOWS

Acceptable decorative window elements include lintels, shutters, window boxes.

3.7.6 ROOF OVERHANGS

Roof overhangs that are at least 18” deep.

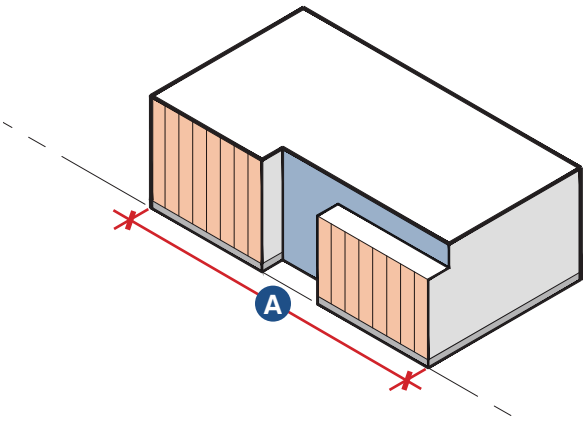
3.8 FAÇADE DESIGN

INTENT

- To create cohesive and well-crafted building façades with human-scaled details that provide visual interest to pedestrians, incorporate passive green design elements, and promote high-quality design.
- Encourage architectural elements that contribute to a building's character, aid in climate control, and enhance pedestrian scale.
- Where a vertical mix of uses occurs, retail, restaurants, and other active uses should be located on the ground floor, with residential and/or office uses above.
- Encourage complementary architectural detailing that differentiates uses within a mixed-use building.

3.8.1 FAÇADE COMPOSITION

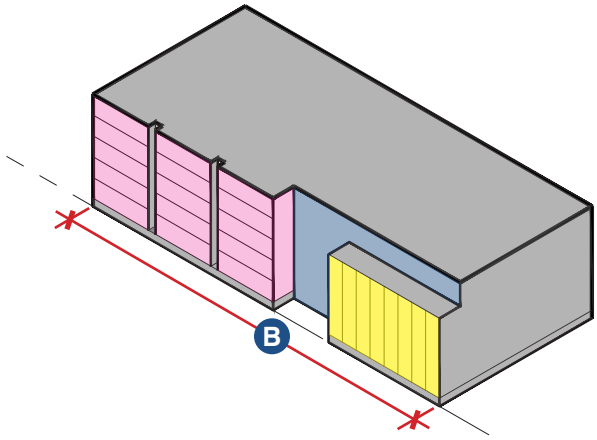
1. Each building façade greater than 100' in length shall include a minimum of two (2) distinct façade compositions. For every additional 100' of building façade, an additional 1 distinct façade composition is required.



A = >200'

FIGURE: FACADE COMPOSITION DIAGRAM 1

2. Each distinct façade composition shall have a total combined façade area greater than 10% of the overall façade area.



200'< B <300'

FIGURE: FACADE COMPOSITION DIAGRAM 2

3.8.2 BASE/MIDDLE/TOP

1. Buildings three stories or taller with a building length greater than 50' shall be designed as specified in this subsection to differentiate a defined base or ground floor, a middle or body, and a top, cornice, or parapet cap. This standard applies to all exterior facing facades.
2. Base. A building's base shall be defined or differentiated from the middle/body by using one (1) of the following techniques:
   a. Have a distinct façade composition between the base floor(s) and middle/body floors

b. Have a datum line or cornice between the base floor(s) and middle/body floors that:

- Is a different material from the middle/body floors
- Has a minimum height of 4” and a minimum depth of 4”

DATUM LINES ALONG THE ENTIRE LENGTH OF A BUILDING WITH CHANGE IN MATERIAL

FIGURE: FACADE COMPOSITION DIAGRAM 2

c. Floor-to-floor ground floor height that is a minimum two 2’ greater than middle/body floor-to-floor heights.

3. A building’s top floor(s) shall be defined or differentiated from the middle/body by using two (2) or more of the following techniques:

a. Have a distinct façade composition from the middle/body floors to the top floor(s)

b. Datum line or cornice between the middle and top floor(s) that include:

- A change in material from the façade
- A minimum height of 4” and a minimum depth of four 4”

c. Distinct roof form or roof line. (Apply one)

- Cornice or parapet cap that includes a change in material from the façade and a minimum height of 8” and a minimum depth of four 4”
- Eave/roof overhang with a minimum depth of 6”
- A variation in roof/building height through building modulation: (examples: Bays that extend above Primary Façade height)

3.9 BUILDING ENTRANCE TYPOLOGIES

INTENT

- To set standards to create visual interest and placemaking through a building's relationship to the public realm.

3.9.1 ENTRANCE TYPES

1. Primary building entrances for all residential buildings or mixed-use buildings shall face a public sidewalk or publicly accessible pathway.
2. The following list identifies the types of pedestrian entrance frontages that shall be applied to buildings (note: all Building Code accessibility requirements must be met):
    - Porch
    - Dooryard
    - Stoop
    - Forecourt
    - Shopfront
    - Residential ground floor patio
    - Residential accessory use

3.9.1.1 PORCH

In the Porch entrance type, the main façade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially maintain the edge of the street. The engaged porch, where two adjacent sides of the porch are attached to the building, has only two sides open. The typical porch design standard, where it projects from a building face, shall be open on three sides and have a roof. Porches shall meet the following minimum dimensions:

ENTRANCES: PORCH SIZE

		MIN. (FT)
WIDTH	A	8
DEPTH	B	6
HEIGHT	C	8
FINISH LEVEL ABOVE SIDEWALK	D	18”
PATH OF TRAVEL		3’ WIDE

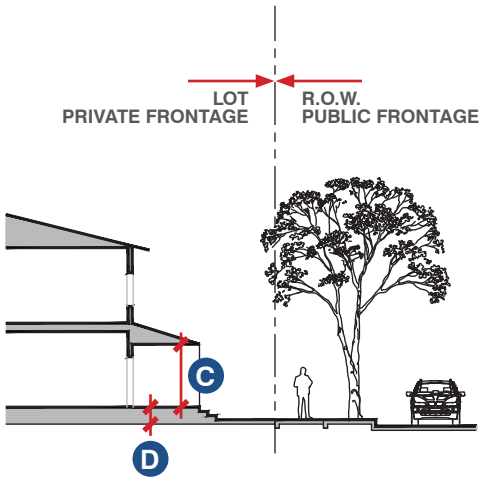


FIGURE: PORCH FRONTAGE SECTION

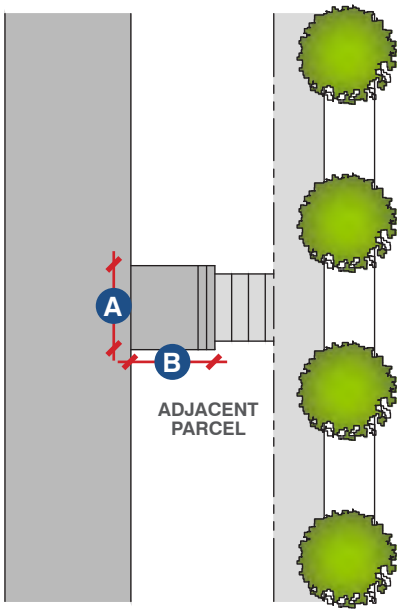


FIGURE: DOORYARD FRONTAGE PLAN VIEW DIAGRAM

3.9.1.2 DOORYARD

In the Dooryard entrance type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.

For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail. Shall not be used for circulation for more than one ground floor entry. Dooryards shall meet the following minimum dimensions:

ENTRANCES: DOORYARD SIZE

		(FT)
WIDTH	A	8 MIN.
LENGTH	B	50 MIN.
FINISH LEVEL ABOVE SIDEWALK	C	3.5 MAX
FINISH LEVEL BELOW SIDEWALK		6 MAX
PATH OF TRAVEL		4 WIDE MIN.

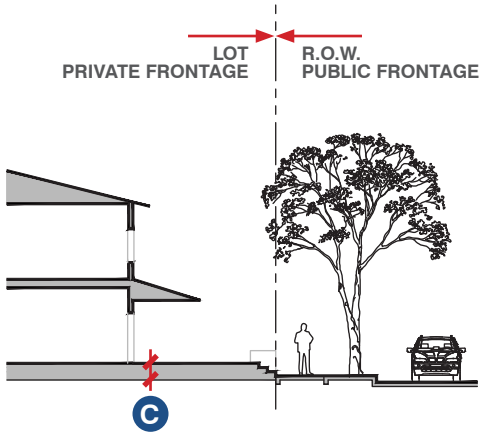


FIGURE: DOORYARD FRONTAGE SECTION

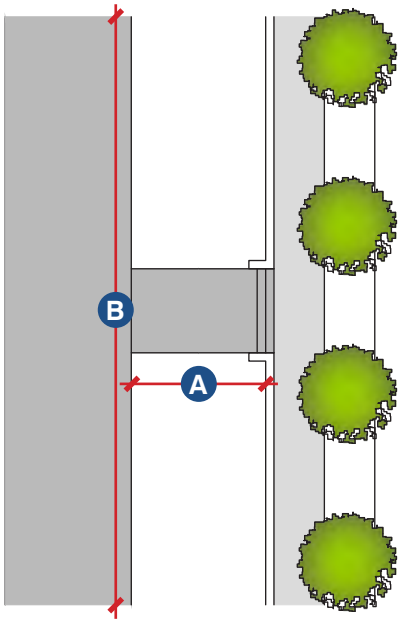


FIGURE: DOORYARD FRONTAGE PLAN VIEW DIAGRAM

3.9.1.3 STOOP

In the Stoop entrance type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks. Stairs may be perpendicular or parallel to the building façade. Ramps shall be parallel to façade or along the side of the building. The entry doors are encouraged to be covered or recessed to provide shelter from the elements. Stoops shall meet the following minimum dimensions:

ENTRANCES: STOOP SIZE

		(FT)
WIDTH	A	5 MIN. / 8 MAX.
DEPTH	B	5 MIN. / 8 MAX.
FINISH LEVEL ABOVE SIDEWALK	C	1.5 MIN.

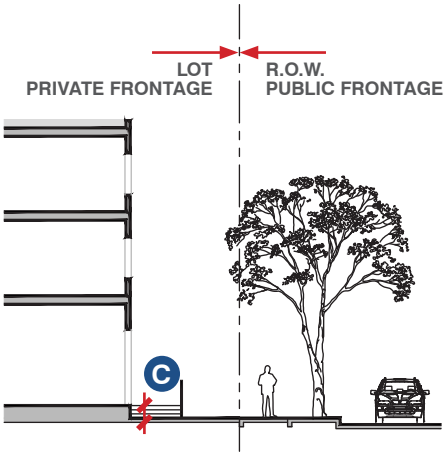


FIGURE: STOOP FRONTAGE SECTION

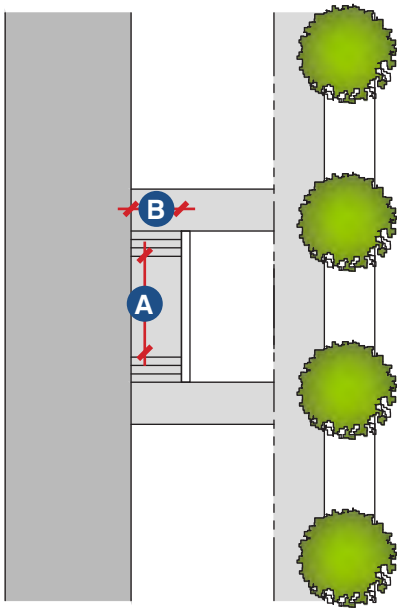


FIGURE: STOOP FRONTAGE PLAN VIEW DIAGRAM

3.9.1.4 FORECOURT

In the Forecourt entrance type, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort. Forecourts shall meet the following minimum dimensions:

ENTRANCES: FORECOURT SIZE

		(FT)
WIDTH	A	12 MIN.
DEPTH	B	12 MIN.
RATIO, DEPTH TO WIDTH		2:1 MAX.

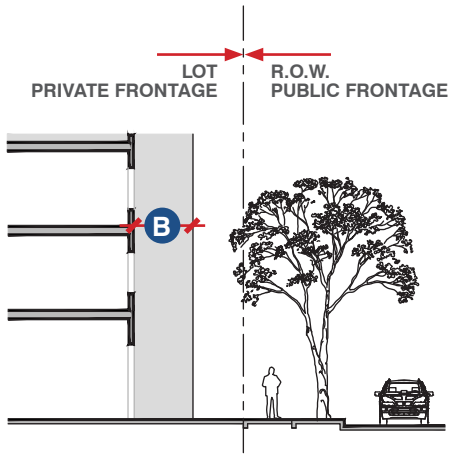


FIGURE: FORECOURT FRONTAGE SECTION

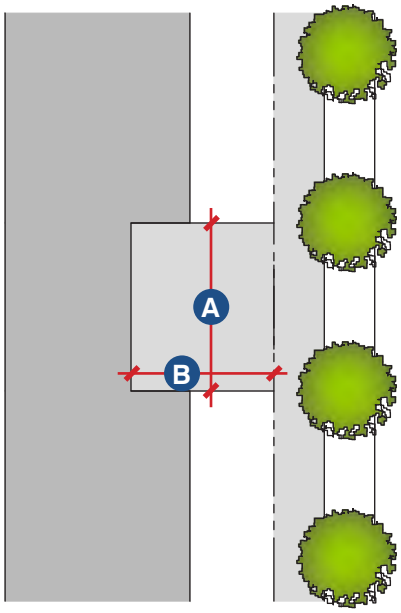


FIGURE: FORECOURT FRONTAGE PLAN VIEW DIAGRAM

3.9.1.5 SHOPFRONT

In the Shopfront entrance type, the main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail and other commercial uses. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other Entrance types.

Shopfront glass shall be clear without reflective glass frosting or dark tinting. Shopfront windows may be clerestory windows (horizontal panels) between the shopfront and second floor/top of single-story parapet. Glass clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass. Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged. Operable awnings are encouraged.

Shopfronts shall meet the following minimum dimensions:

ENTRANCES: SHOPFRONT AWNING

		(FT)
DEPTH	A	4 MIN.
SETBACK FROM CURB		2 MIN.
HEIGHT, CLEAR	B	8 MIN.

ENTRANCES: SHOPFRONT SIZE

	MIN. (FT)
GLASS FLOOR TRANSPARENCY	80%
SHOP FRONT RECESSED FROM PL	10

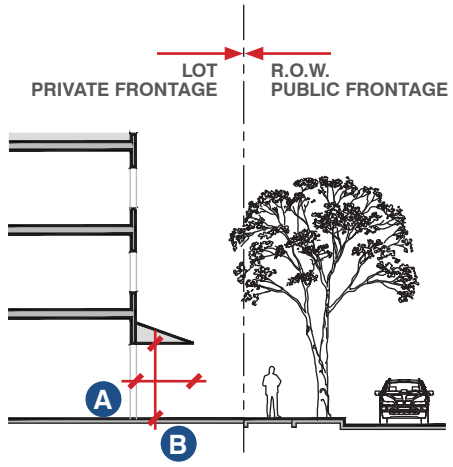


FIGURE: SHOPFRONT FRONTAGE SECTION

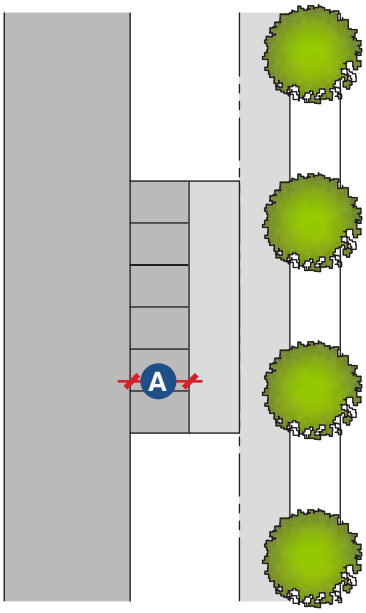


FIGURE: SHOPCOURT FRONTAGE PLAN VIEW DIAGRAM

3.9.1.6 RESIDENTIAL GROUND FLOOR PATIO

In the Residential Ground Floor Patio entrance type, a residential private patio extends from the ground floor residential unit. This type will be found only adjacent to a ground floor residential unit. A door to access the patio will be found linking the patio to the interior space of the unit and it may include an awning to provide shade or be covered from a second floor unit's balcony/deck. There may be access into the patio via gate from adjacent sidewalk or garden space.

Ground floor patio shall adhere to private open space standards found in Section 2.5.4. Walls or fencing separating the ground floor patio private open space from adjacent public open space shall adhere to standards found in Section 5.4 Walls & Fencing.

ENTRANCES: RES. GROUND FLOOR PATIO

		MIN. (FT)
DEPTH	A	8 OR GREATER SETBACK
HEIGHT, CLEAR	B	8.5

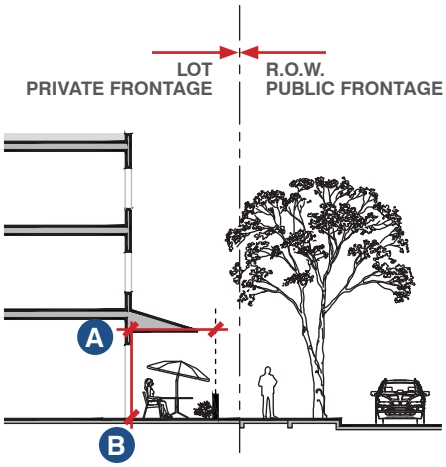


FIGURE: RESIDENTIAL GROUND FLOOR PATIO FRONTAGE SECTION

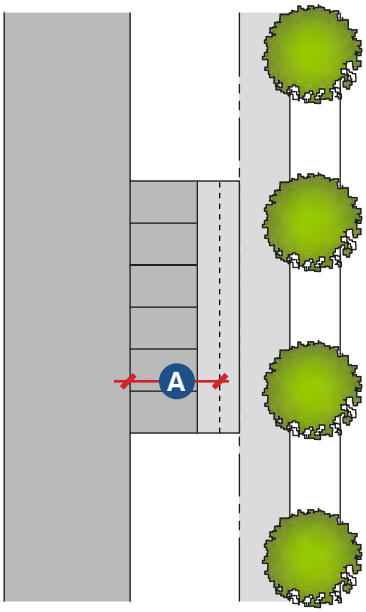


FIGURE: RESIDENTIAL GROUND FLOOR PATIO PLAN VIEW DIAGRAM

3.9.1.7 RESIDENTIAL ACCESSORY USE

Uses at the ground floor adjacent to this entrance type will vary per development but may include a common use gym, meeting space/conference room, administrative office, leasing center, indoor playroom, or other community related use. This Type is intended for residential use only. The amount of glazing at the sidewalk level will be dependent on the use within. It may include an awning to provide shade or be covered from a second floor unit's balcony/deck.

Residential accessory use shall allow reflective glass frosting or dark tinting due to the private nature of the residential use. Glass clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass. Accordion-style doors/windows or other operable windows that allow the space to open to the setback street are allowed for uses such as a gym where maximum airflow is preferred. Operable awnings are encouraged.

ENTRANCES: RES. ACCESSORY UNIT

		MIN. (FT)
DEPTH	A	PER SETBACK
HEIGHT, CLEAR	B	8

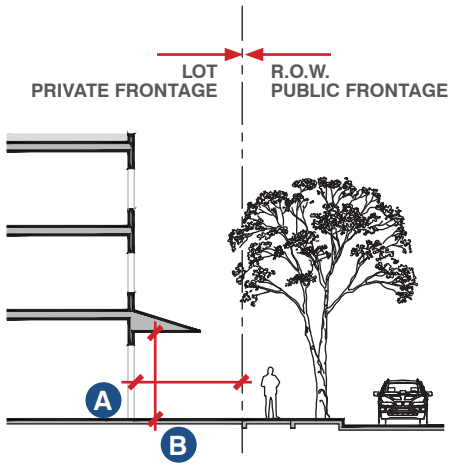


FIGURE: RESIDENTIAL ACCESSORY USE FRONTAGE SECTION

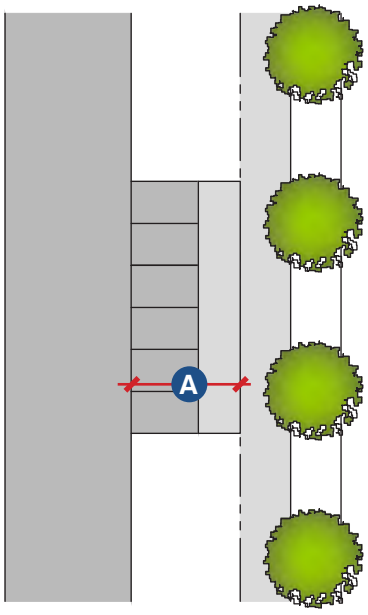


FIGURE: RESIDENTIAL ACCESSORY USE FRONTAGE PLAN VIEW DIAGRAM

3.9.2 ENTRIES

For multifamily residential buildings with up to 8 units and not exceeding 40' in width, the Primary Building Entry may be located on the side of the building not facing the public r.o.w. if a publicly accessible pedestrian pathway connects directly to a forecourt or front porch with a minimum dimension of 6'.

3.9.3 PARKING & ACCESS

Front-loaded parking for duplex, triplex/fourplex, cottage cluster and rowhouse Building Types:

1. Garage door shall be located a minimum 1' behind Primary Façade
2. Shall have a unit entry that fronts a publicly accessible sidewalk or pedestrian pathway

ARCHITECTURAL STYLES 4

4 ARCHITECTURAL STYLES

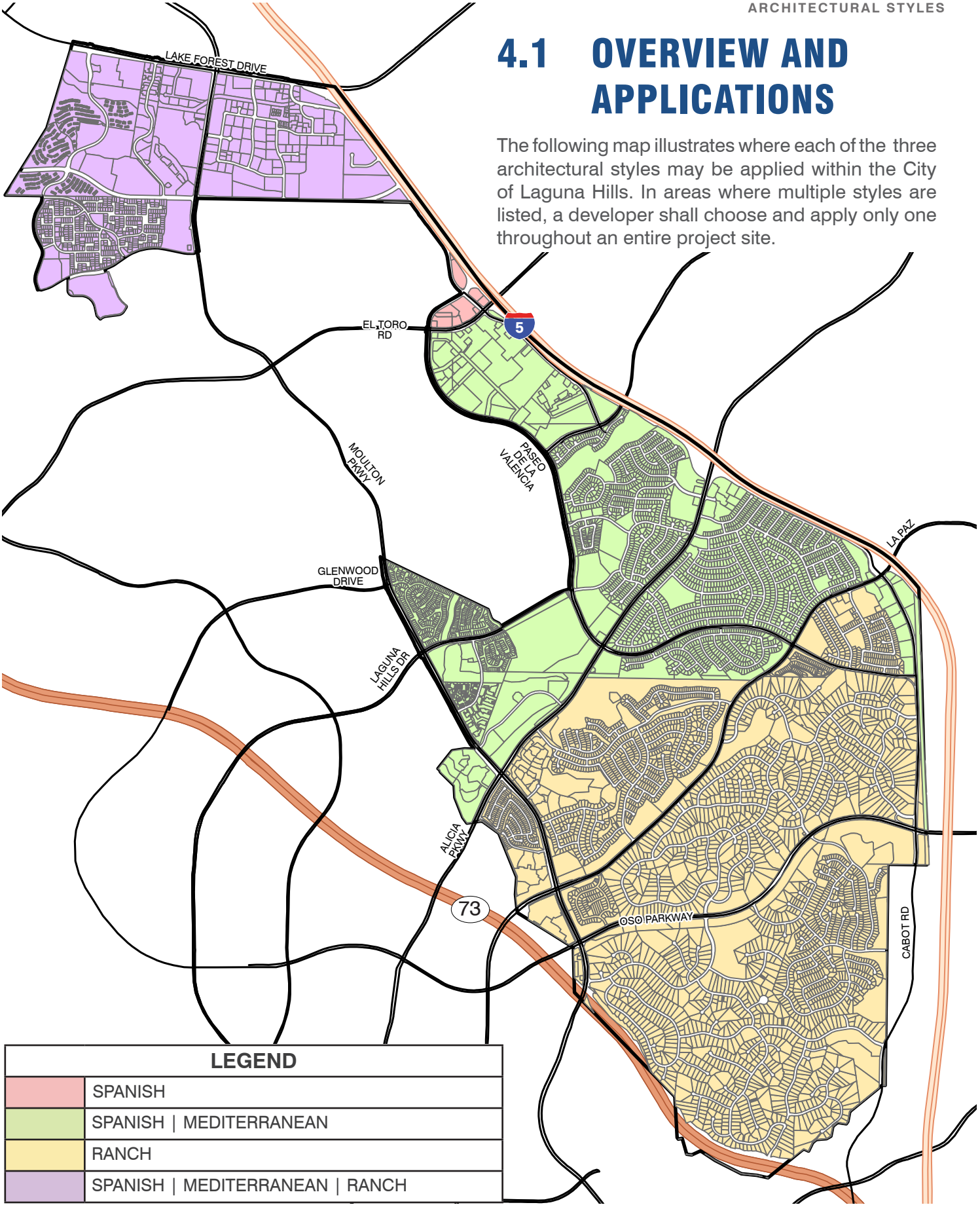
PURPOSE

- To respond to local design precedents, regional climate conditions, and local building practices and materials.
- To draw from regional vernacular and contemporary styles, the “Spanish”, “Mediterranean” and “Ranch” descriptions included herein are intended to establish a strong, consistent design image and direction that reflects the desires, aspirations, and vision of the City of Laguna Hills.
- To communicate the essential features of each style. Within each style, required design elements relating to form and massing, roofs, walls and windows, materials and colors and architectural features are outlined.

Note: Architectural descriptions and photos within this chapter provide context and are not standards in and of themselves.

4.1 OVERVIEW AND APPLICATIONS

The following map illustrates where each of the three architectural styles may be applied within the City of Laguna Hills. In areas where multiple styles are listed, a developer shall choose and apply only one throughout an entire project site.



ARCHITECTURAL STYLES MAP

4.2 SPANISH

STYLE DESCRIPTION

The Spanish architectural style that is prominent in Laguna Hills is typified by the City Hall Building, Spanish revival (also referred to as Spanish eclectic) was inspired by the architecture of Spain and Latin America, emphasizing their rich stylistic details. Due to the early influence of New Spain in the Southwest and Southeast, the style is rare outside the Southwest, Texas and Florida.

It is a simple yet delicately ornate architectural style that features decorative elements like hand painted tiles, wrought iron railings and window treatments and clay tile vents. Recognizable massing characteristics for this style includes multi-leveled low-pitched roofs (with little or no eave overhang) whichs create a beautiful overall building asymmetry, the incorporation of open air internal courtyards which act as outdoor living space and building face modulation with tower elements.

Two notable exterior elements of Spanish style architecture are colored clay tile roofs and clean white stucco. The clay roofing tiles give the house a rustic feeling and a bit of warmth. The stucco exterior surface, usually monotone in white, ivory or beige is a hand-applied mix of cement, water and sand that is later covered with paint. It results in a beautiful, aged-looking Old-World surface.

4.2.1 ARCHITECTURAL FEATURES

ADDITIONAL EXAMPLES OF THE STYLE

4.2.2 ROOFS

REQUIRED ELEMENTS

- Low pitched roof at 4:12 to 5:12 slope
- Red, fired, clay tile roofs. Common shapes include both Spanish (S-shaped) and Mission (half cylinder) types
- Overhanging eaves (minimum 24” on elevation that face a public street) with exposed rafter tails or beams
- Small 1’-0” or less decorative exposed rafter tails
- Clay or terracotta tile roofing as dominant roofing material
- Simple hip or gable roof with one intersecting gable roof

OPTIONAL ELEMENTS (CHOOSE AT LEAST 2)

- Shed roof over porch
- Gabled and shed roofs, gabled roofs are on the side and front facing
- Multi-stepped or arced shaped parapet with coping
- Brackets or knee braces at gabled ends
- Hipped-roof towers or belvederes (square, rectangle or circular in plan)

4.2.3 WALLS & WINDOWS

REQUIRED ELEMENTS

- Smooth stucco walls or plaster siding
- Arched openings at windows, entries and arcades
- Multi-paned windows
- Simple divisions of window mullions
- Deep recessed windows, min. 3” depth

4.2.4 MATERIALS & COLORS

REQUIRED ELEMENTS

- Light, natural, neutral color for the exterior stucco, such as white, ivory, cream, or beige
- Wood elements shall be painted dark brown, brown, or a natural dark stain with protective finish

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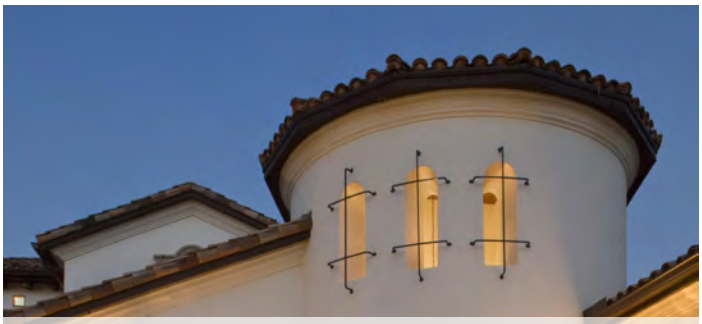
4.2.5 DECORATIVE ACCENTS & DETAILS (CHOOSE AT LEAST 6)



WINDOW GRILLES

Ornamental iron window grilles shall be placed on clerestory windows.

RECESSED NICHES

Recessed niches shall occur at a frequency of 1 per 200 linear feet of building perimeter.

DECORATIVE TILES

Decorative tiles shall occur at building entries.

CLAY TILE VENTS

Clay tile vents shall occur at gable ends.

WROUGHT IRON LIGHT FIXTURES

Wrought iron light fixtures shall occur at a building entrances and a minimum or 1 per 200 linear feet of building perimeter.

COURTYARD

Courtyards shall occur at building entrances.

WOOD FINISH DOORS

Wood finish doors shall occur at pedestrian and vehicular entry doors.

STUCCO FINISH CHIMNEY

Stucco finish chimneys shall occur at a frequency of 1 per 200' linear feet of building perimeter.

AWNING

Awnings shall occur at ground floor openings.

STACKED BRICKS WALL ACCENTS

Stacked brick wall accents shall occur at balconies.

WROUGHT IRON RAILING

Wrought iron railings shall occur at balconies.

SMALL PORCH

Small porches shall occur at building entries or outside ground level units.

4.3 MEDITERRANEAN

STYLE DESCRIPTION

Largely drawing inspiration from a number of countries and cultures along the Mediterranean Sea, four distinct architectural styles are most prominent in the features that make up this blend of form and eclectic decoration, Italian Renaissance, Spanish Revival, Tuscan and Modern Mediterranean.

This architectural Style is prominent in Laguna Hills and can be found throughout mild climate areas of America's Southwest.

Arches and columns draw extensive inspiration from the Italian Renaissance of the 16th century. Rustic stone facades and earth-toned exterior surface materials evoke a Tuscan look and feel. Brighter, multi-colored stucco is also common as seen in the French Riviera and Coastal Italy.

Design features most commonly present are symmetrical facades, clay tiles, ornate archways, intricate cornices, decorative window frames and wrought iron balconies, window grilles, and decorations.

4.3.1 ARCHITECTURAL FEATURES

ADDITIONAL EXAMPLES OF THE STYLE

4.3.2 ROOFS

REQUIRED ELEMENTS

- Flat or low to moderate-pitched roof (maximum 6:12 slope)
- Red, fired, clay tile roofs. Common shapes include Spanish (S-shaped), Straight Barrel Mission, Tapered Mission, or American Spanish.
- Overhanging eaves (minimum 24” on elevation that face a public street) with exposed rafter tails or beams
- Small 1’-0” or less decorative exposed rafter tails
- Clay or terracotta tile roofing as dominant roofing material
- Simple hip or gable roof with one intersecting gable roof or projected wing(s)

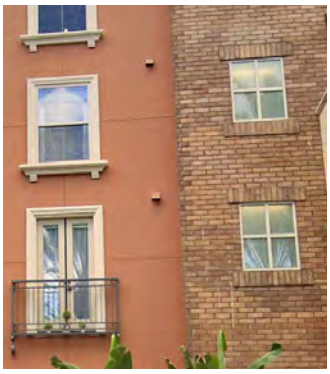
OPTIONAL ELEMENTS (CHOOSE AT LEAST 2)

- Shed roof over porch
- Gabled and shed roofs, gabled roofs are on the side and front facing
- Corniced parapet (flat roof behind)
- Brackets or knee braces at gabled ends
- Square Tower Hip Roof or Octagonal Turret

4.3.3 WALLS & WINDOWS

REQUIRED ELEMENTS

- Vertically oriented rectangular or arched windows
- Casement or double-hung sash with flat or arched lintels
- Windows shall be recessed 2 to 12 inches from outer wall
- Divided lite windows with associated mullions



OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

- Pedimented or framed windows
- Paired decorative wood shutters
- Stepped windows at internal staircases
- Balconettes

4.3.4 MATERIALS & COLORS

REQUIRED ELEMENTS

- Earth tone colors: warm and muted shades of brown, green, gray, red, orange, ivory and beige
- Rustic materials: wood, tile or stone
- Neutral color scheme
- Stucco as dominant surface

OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

- Stone/faux-stone
- Brick
- Tile

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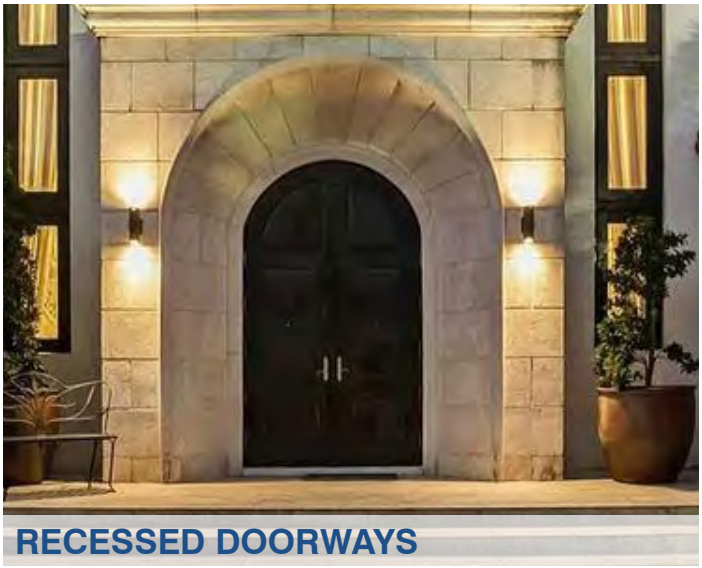
4.3.5 DECORATIVE ACCENTS & DETAILS (CHOOSE AT LEAST 6)

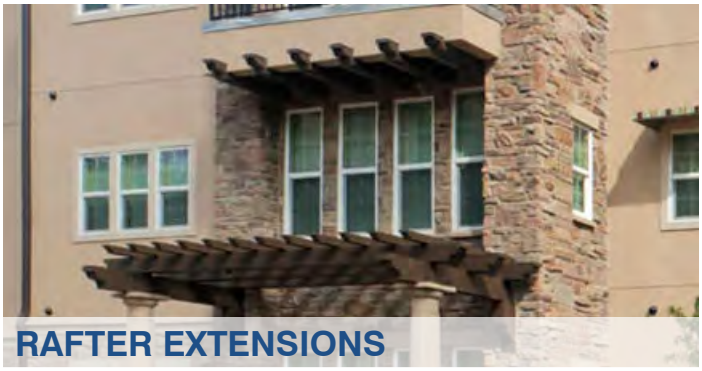
WINDOW GRILLES

Window grilles shall be placed on clerestory windows.



RECESSED DOORWAYS

Recessed doorways shall occur at building entrances: 12” min. depth from adjacent surface.



RAFTER EXTENSIONS

Rafter extensions shall occur at a minimum 30% of second floor and above window openings.

BALCONIES

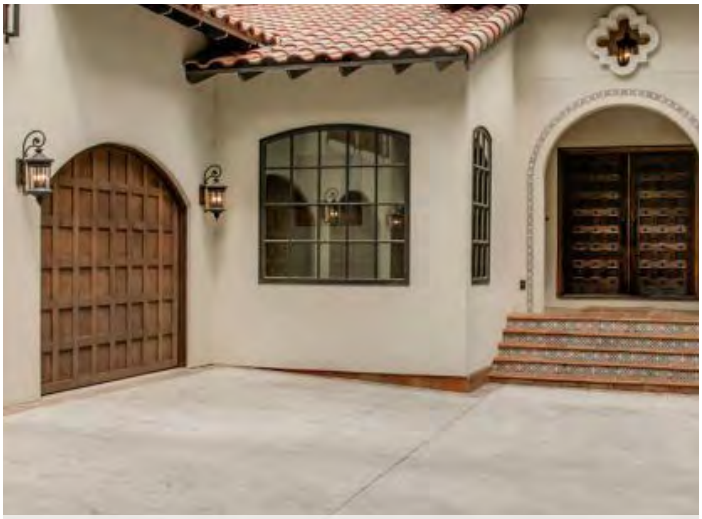
Balconies shall occur at a minimum of 30% unit living space openings of second floor and above.

WROUGHT IRON LIGHT FIXTURES

Wrought iron light fixtures shall occur at a building entrances and a minimum or 1 per 200 linear feet of building perimeter.

COURTYARD

Courtyards shall occur at building entrances.



WOOD FINISH DOORS

Wood finish doors shall occur at pedestrian and vehicular entry doors.

STUCCO/STONE FINISH CHIMNEY

Stucco finish chimneys shall occur at a frequency of 1 per 200' linear feet of building perimeter.

AWNINGS

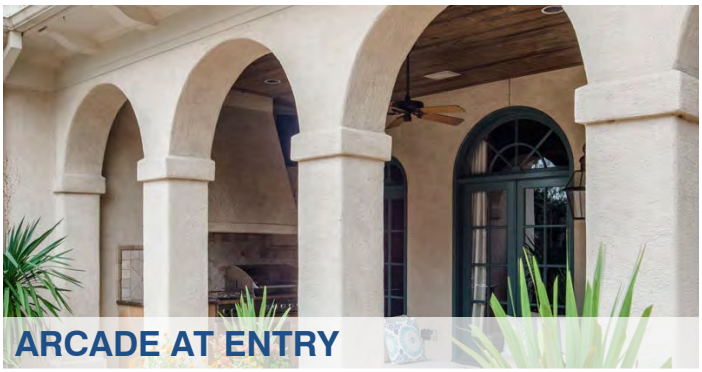
Awnings shall occur at ground floor openings.

OVERHANGS

Min. 18" overhangs shall occur along linear frontage of building roof.

WROUGHT IRON RAILING

Wrought iron railings shall occur at balconies.



ARCADE AT ENTRY

Arcades at entries shall occur at building entrances.

4.4 RANCH

STYLE DESCRIPTION

The Ranch architectural style is a interpretation of traditional rural residential forms and materials. This style reflects the ranch context that exists in the southern half of Laguna Hills where low density residential is prominent, especially Nellie Gail Ranch. As indicated in the accompanying precedent images and illustrative diagram, the style utilizes elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents and sparse or simple ornamentation. Roofs are typically medium to high-pitched. Minimal detailing often includes awnings, porches and wall-mounted gooseneck lights. Facades shall emphasize verticality and architectural forms like barns, silos, sheds, tank houses and granary towers shall inform form and massing of the building's structure.

4.4.1 ARCHITECTURAL FEATURES

ADDITIONAL EXAMPLES OF THE STYLE

4.4.2 ROOFS

REQUIRED ELEMENTS

- Medium to high-pitched (minimum 6:12 slope)
- Front and/or side facing gables
- Asphalt shingle, metal roofs or synthetic slate shingles

OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

- Inset gable roof: to occur at min. 25% of gable ends larger than 25’ in width
- Min. 8’ shed dormer to occur min. 1 per 100’ of building length

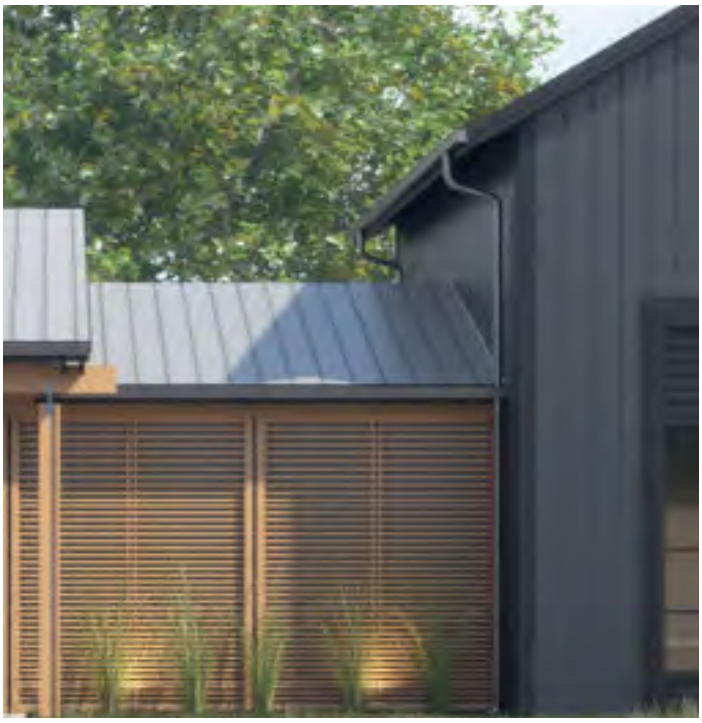
4.4.3 WALLS & WINDOWS

REQUIRED ELEMENTS

- Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- Permitted materials include wood, engineer wood, vinyl, steel, fiber cement
- Molding around window and door openings no greater than 4” in width
- Double hung or casement windows with muntins

OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

- Horizontal or vertical siding, min. 50% of building face
- Contrast color of window sash with color of the body of the building



4.4.4 MATERIALS & COLORS

REQUIRED ELEMENTS

- Unadorned materials: metal, wood, masonry
- Neutral or muted colors shall be predominant
- Monochrome accents of doors,windows or architectural features
- Stucco prohibited

4.4.5 DECORATIVE ACCENTS & DETAILS (CHOOSE AT LEAST 4)

METAL AWNING WITHOUT SIDES

Metal awning without sides shall occur at groundfloor openings.

PORCH WITH POSTS

Porch(es) with posts shall occur at building entrances.

DARK SHUTTERS AND WINDOW SASHES

Dark shutters and window sashes shall occur at min. 75% of window openings.

BARN LIGHTS

Barn lights shall occur at building entrances and a minimum of 1 per 200 linear feet of building perimeter.

CARRIAGE-STYLE GARAGE DOORS

Carriage-style garage doors with angled cross-bracing shall occur at vehicular entry doors.

SHED DORMERS

Shed dormers shall occur at a minimum of 50% of upper story openings.

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LANDSCAPE 5

5 LANDSCAPE

PURPOSE

- Emphasize landscaping as a fundamental design component, retaining mature landscaping when appropriate, to reinforce a sense of the natural environment and to maintain an established appearance.
- Establish setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway or dissimilar land uses.
- Utilize landscape design to create character and identity, enhance the appearance and function of outdoor spaces, encourage pedestrian activity, promote social interaction, enhance or integrate new natural systems, add shade to the urban environment and provide stormwater management.
- Promote sustainability goals and incorporate solutions appropriate to the climate, region and local conditions.
- Foster City-wide goals for development.

5.1 LANDSCAPE MATERIALS & VEGETATION

INTENT

- Provide aesthetically pleasing, well-maintained landscape and plantings that enhance residential buildings and outdoor private and public spaces.
- Use landscaping to frame and/or enhance public spaces and create unique areas positioned for active or passive activities.
- Bring interest and beauty to the landscape, support biodiversity, and reduce the need for pesticides and excessive irrigation.

Refer to City of Laguna Hills Municipal Code Chapter 9-46, Landscaping Standards and Guidelines for planting standards for, but not limited to multiple-family residential and mixed-use residential/commercial development.

5.1.1 LANDSCAPED AREA

1. Refer to Laguna Hills Development Code for minimum landscape requirements per zoining district.
2. All portions of required front yards, except those areas occupied by pedestrian or vehicular access ways, shall be landscaped.

5.1.2 SOIL DEPTH

Planting in above grade courtyards shall have a minimum soil depth of 12” for ground cover, 20” for shrubs, and 36” for trees.

5.1.3 GROUNDCOVER

5.1.3.1 TURF AND ARTIFICIAL TURF

1. Natural turf areas shall be limited to activity or recreation areas.
2. Natural turf areas shall be a minimum 10’ diameter, or 10’ width.
3. Natural turf is prohibited in parking lots.
4. Artificial turf may be used as a substitute for natural turf for the purposes of water conservation, or in high-activity or foot-traffic areas such as sports fields.
5. Artificial turf is prohibited in the front and side setback(s) of the development areas facing arterial and collector roads.

5.1.3.2 NON-PLANT MATERIALS, SOIL, AND MULCH

1. Crushed rock, mulch, pebbles, stones, and similar non-plant materials, where no plant material is present, shall be allowed up to 8% of the total required landscaping area.
2. Landscaped areas where plant material is present shall be top-dressed with 3” shredded mulch or crushed rock, mulch, pebbles or stones to avoid exposed bare soil.
3. 3” minimum depth bark mulch must be confined to areas underneath shrubs and trees and is not a substitute for groundcover plants.

5.1.3.3 GROUNDCOVER PLANTING

One-gallon (1-gal.) containerized plant material size shall be the minimum groundcover size at installation.

5.1.4 TREES

5.1.4.1 GENERAL SITE TREE PLANTING

1. All tree planting shall be installed at a minimum of 24" box size.
2. Minimum planter area for trees shall be 5' by 5'.
3. Trees where excessive flower and fruit drop are considered nuisance and damage/harm both the surface they fall upon or walkway users must be avoided within 6' of pedestrian walkways.
4. Evergreen trees must be used to soften the appearance and provide visual screening of walls when little or no ornamentation is present but shall not be a replacement for enhanced architecture.
5. Street trees shall be required and follow City required variety.
6. Street Trees shall be planted at 25' on-center (O.C.) maximum, or for larger trees, whose mature growth longest spread diameter exceeds 25', shall be planted at a distance on-center appropriate for healthy growth based on it's expected mature width.
7. Street trees shall be installed using root barriers per City tree planting details.
8. Trees shall be planted between r.o.w. street trees and the facade of the building to compliment or soften the impact of the architecture. They shall be planted at 30' O.C. maximum.

5.1.4.2 SURFACE PARKING TREE PLANTING

1. A minimum 5' planting width is required where tree wells or planter islands occur between parking spaces.
2. For residential parking, a row of side-by-side (contiguous) parking spaces shall not exceed 6 spaces without a tree well.
3. For commercial parking, a row of side-by-side (contiguous) parking spaces shall not exceed 7 spaces without a tree well.

5.1.4.3 TREE PROTECTION

1. Newly planted trees shall be supported with double stakes and/or guy wires per City standard.
2. Root barriers shall be required for any tree placed within 10' of pavement, or above-grade utilities.
3. Based on the recommendations of a qualified arborist's report, existing trees to be preserved on site shall be appropriately protected during construction and incorporated into the overall landscape design of the development.

5.1.5 PRIVACY

Landscape screening shall obscure direct sight lines into dwelling units and restricted open space areas from communal areas such as parking areas, common mailboxes, and pedestrian walkways. Landscape screening may combined with walls, fencing, and/or trellises to screen views.

1. Landscape screening shall fit within associated planting areas and canopy sizes must not overlap with a building, walls, foundations or eaves.
2. Landscape screening shall use non-invasive evergreen trees, shrubs, and/or vines located and sized to buffer views. Deciduous species, perennials and grasses or grass-like plants are not permitted for privacy screening.
3. Landscape screening and vegetation shall use the following minimum container sizes at the time of planting:

SCREENING LANDSCAPE PLANT SIZES

	SIZE (MIN.)
TREES	24" box.
SHRUBS	5 gal.
VINES	5 gal.

5.1.6 RESIDENTIAL BUFFERING

1. Buildings with residential ground-floor uses shall have a minimum of one (1) tree for every 20' of building frontage. Trees located in the adjacent r.o.w. may count toward this minimum. Private entrance drive/street frontages are excluded. Trees may be staggered or in an allée configuration to comply with standard.
2. A minimum 10' wide landscape buffer shall be provided along the entire length of the shared property line between multiple-family or residential mixed-use development and abutting residential properties. The buffer shall include a solid masonry wall with a 6' height, except within a street-facing setback where maximum 42" walls are permitted.
3. Trees shall be planted at a rate of at least one tree per 30 linear feet along the share property line.

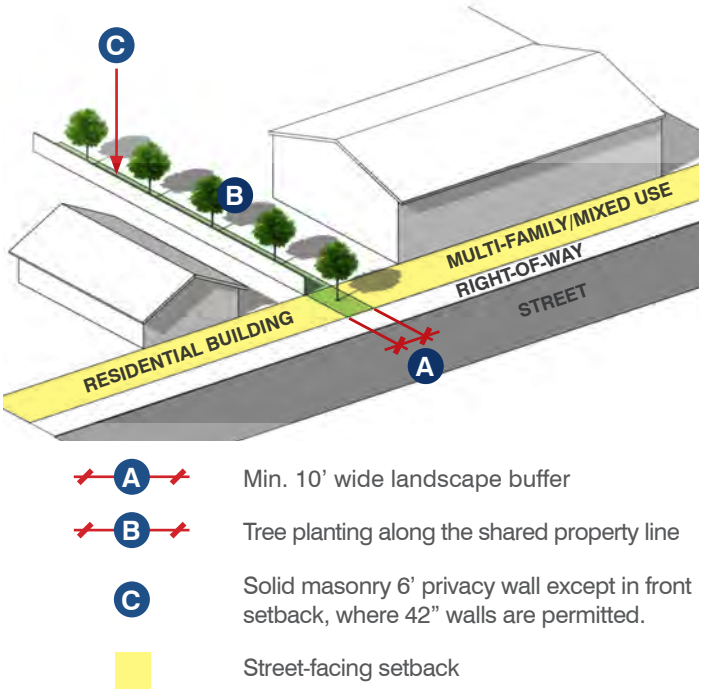

FIGURE: RESIDENTIAL BUFFERING DIAGRAM

5.1.7 DROUGHT TOLERANT PLANT SPECIES

A minimum of 50% of non-turf landscaped areas shall be planted with low and very low water usage plant material as identified by Water Use Classification of Landscape Species (WUCOLS) for Region 3.

5.1.8 PROTECTION FROM ENCROACHMENT

Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces, providing appropriately planned walkways, the use of curbs and installing hedges to direct the flow of pedestrian traffic.

5.1.9 INTERFERENCE WITH UTILITIES

1. All service areas, storage areas and utility and equipment locations shall be coordinated between landscape architect and civil engineer. Utility locations shall not interfere with required landscape.
2. Plant materials shall be placed so that they do not interfere with the lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes.
3. Trees or large shrubs shall not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities.
4. Plant material setbacks from utilities shall conform to utility company requirements.

5.1.10 SAFETY

Landscape planting shall include, but not be limited to the following strategies that contribute to crime prevention.

1. Limitation of dense plant material that aides in creating hiding places. Shrubs taller than 6' with a denisty such that it cannot be seen through shall not be placed in areas of common pedestrian movement and building entrances.
2. Implementation of the 2ft/6ft rule.
    a. Trim low shrubs between areas of travel to a height of 2ft or less to allow clear visibility over them
    b. Trim canopies of trees that exist between areas of travel at 6ft or higher to allow for clear visibility under them
3. Incorporation of "hostile" plant material under and along walls and accessible windows. "Hostile" plant material includes shrubs and groundcovers, trees and vines that feature thorns or other prickly surfaces.
4. Rip-rap or river rock (which can be used as a tool of opportunity to cause vandalism) shall not be used as a groundcover or ornamental groundplane element within 20' of a building face.

5.2 HARDSCAPE

INTENT

- Provide for the proper use of materials on the ground plane to manage the flow of people, vehicles, things, information, or water and create usable outdoor spaces.

5.2.1 LOCATION

1. Primary entries to buildings shall provide decorative paving that contrasts in color and texture with the adjacent walkway paving to accentuate the entrances.
2. Asphalt and standard concrete should be used only in areas of high traffic volume and service areas unseen by the average resident or visitor.
3. All pedestrian-use pavement shall be ADA compliant.

5.2.2 APPEARANCE & MATERIALS

1. Hardscape materials shall be constructed of firm and slip-resistant materials such as concrete, asphalt, or clay or concrete pavers.
2. Pervious surfaces shall be a minimum of 30% of the total hardscape area. Where hardscape is necessary, permeable pavers should be considered whenever possible.
3. No stained or stamped concrete shall be used in any area as non-integral colored concrete quickly fades and stamped patterns become unsightly and unrecognizable over time.

ORDER OF PREFERRED PAVING OPTIONS

VEHICULAR	PEDESTRIAN
1. CONCRETE PAVERS[1]	1. CLAY OR CONCRETE PAVERS[1]
2. INTEGRAL COLORED CONCRETE[2]	2. CONCRETE WITH AGGREGATE
3. ASPHALT	3. INTEGRAL COLORED CONCRETE[2]
	4. STANDARD CONCRETE (NATURAL GRAY)

[1] Permeable is preferred where applicable.

[2] Using Scofield or Davis Color.

5.3 WALLS & FENCING

INTENT

- Design walls and fences to include durable materials, be aesthetically appealing, and not create a monolithic barrier along street frontages. The design of walls and fences, and the materials used should be consistent with the overall development's design.

Refer to City of Laguna Hills Municipal Code Section 9-40.100, Fences, Walls and Hedges for walls and fence standards for, but not limited to, multiple-family residential and mixed-use residential/commercial development.

5.3.1 APPEARANCE AND INTEGRATION

Walls and fences style shall be integrated with adjacent structures and terrain and utilize landscaping and vegetation materials to soften their appearance.

5.3.1.1 MATERIALS & COLOR

Walls and fencing shall include finish materials and colors that complement the architecture in the plot/development area.

5.3.1.2 MATERIAL DURABILITY

1. Wall design and selection of materials shall consider maintenance feasibility, especially graffiti removal and long-term maintenance.
2. Decorative capstones on stucco walls shall be implemented to prevent water damage from rainfall and moisture.

5.3.1.3 VISUAL INTERESTS

1. Perimeter walls shall incorporate multiple textures, staggered setbacks, and variations in height.
2. Perimeter walls shall incorporate columns or pilasters to provide relief. The maximum unbroken length of a perimeter wall shall be 50'.

5.3.1.4 VIEW FENCING

View fencing, where the surface area is above a maximum of 36 inches, shall be a transparent or semi-transparent material such as glass or ornamental iron.

1. **Patio Walls:** View fencing shall be used along the patio frontage of any ground floor residential building where an unobstructed distant view is seen from ≥ 50% of the length of building face.
2. **Perimeter Wall:** View fencing shall be used along any perimeter wall to allow an unobstructed significant distant view to be seen from nearby residential units and/or from adjacent walkways.

5.3.2 RETAINING WALLS

5.3.2.1 DESIGN FEATURES

1. Terracing of retaining walls with a length exceeding 25' shall provide a min. 4' width planter between the terraces for shrub planting and min. 6' width planter for tree planting.
2. When individual walls of varying height are used in a terraced configuration, the wall nearest a sidewalk, street or other useable space shall be the shortest height.
3. No wall higher than 18" shall be installed directly adjacent to the sidewalk.
4. All retaining walls above 36" shall include a min. 30" planting bed above the top of the wall and at base of the wall.
5. Design features such as pilasters, decorative caps, plane changes of 18" min., and color or material changes shall be added to generate visual interest. No wall length shall be longer than 20' without incorporating one of these three features.

6. Walls with exposed faces visible from sidewalks, streets, parking lots and other public spaces shall consist of split-face concrete block, natural stone or decorative veneer.
7. The minimum amount of space required to accommodate drainage improvements shall be provided at the top and base of retaining walls.
8. The selection and placement of plant material and landscape elements adjacent to walls shall deter climbing.
9. Retaining wall footings shall be shaped to allow for tree planting to occur within min. 3' to wall.

5.3.3 WALL CAPS

Wall caps shall be incorporated as a horizontal design element at the top of walls and shall not exceed 4" vertical thickness.

5.4 SITE FURNISHINGS

INTENT

- To ensure site furnishings adequately serve the population of guests and residents of any multifamily and mixed-use commercial/residential development.
- Proper selection of furnishings will help to integrate the development and further advance the sense of place.

5.4.1 LOCATION

1. Site furnishings shall be strategically placed to offer pedestrians the amenity that would best suit the location, i.e., benches under shade trees, tables, chairs and umbrellas in plazas and waste receptacles in plazas and at intersections.
2. When placed in a recreation-centric setting, site furnishings shall be clustered to maximize effective use and minimize the negative visual impact within landscape.

5.4.2 APPEARANCE & MATERIALS

1. These elements shall be of a consistent 'family' that incorporates the same forms and materials in its design.
2. When wood is used as a furnishing material, the wood products must comply with the Forest Stewardship Council's (FSC's) approved list of products and manufacturers, which regulates environmentally responsible forest management.