



CITY OF LAGUNA HILLS CITY COUNCIL/PLANNING AGENCY

SPECIAL MEETING AGENDA Tuesday, September 12, 2023 – 4:00 PM

Janine Heft, Mayor

Dave Wheeler, Mayor Pro Tempore

Erica Pezold, Council Member

Don Caskey, Council Member

Joshua Sweeney, Council Member

Location: City Council Chamber, 24035 El Toro Road, Laguna Hills, CA 92653

Any person wishing to address the City Council only on items listed on this Agenda, is asked to complete a pink "Request to Speak" form available on the table at the back of the Chamber. The completed form is to be submitted to the City Clerk prior to an individual being heard by the City Council. Completion of the form is voluntary. All persons may attend the meeting regardless of whether this form is completed.

Members of the public wishing to address the City Council can do so only on items listed on this Special Meeting Agenda during the Public Comments portion of the Agenda with a time limitation of three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes for Public Comments.

Submission of Electronic Public Comments: While you may attend this meeting in person, those wishing to make electronic public may submit comments on items listed on this agenda only, by email to the City Clerk at publiccomments@lagunahillsCA.gov, by 2:00 p.m. on September 12, 2023. In the subject line of the email, please state your name and the item number you are commenting on. Any public comment received that does not specify a particular agenda item number will be announced during the general public comment portion of the agenda. If you wish to submit a public comment on more than one agenda item, please send a separate email for each item you are commenting on. All comments received by 2:00 p.m. on the date of the meeting will be provided to the City Council in advance to allow time for the Council Members to read them.

Announcement of Electronic Public Comments: During the applicable agenda item, the City Clerk will announce the name of the sender and subject matter of all email comments received by 2:00 p.m. on September 12, 2023. Email comments will NOT be read by the City Clerk during the meeting. Electronic public comments may only be submitted via email and comments via text and social media (Facebook, Twitter, etc.) will not be accepted. The email comments, including your name, will become part of the record of the City Council meeting and will be public information.

CALL TO ORDER

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

ROLL CALL OF CITY COUNCIL/PLANNING AGENCY MEMBERS**PUBLIC COMMENTS**

Members of the public may address the City Council/Planning Agency only on items listed on the Special Meeting Agenda. Public comments are limited to three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes.

JOINT CITY COUNCIL/PLANNING AGENCY WORKSHOP ITEM**1 Objective Design Standards Study Session**

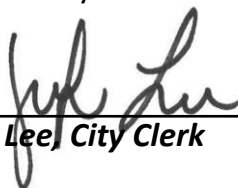
Recommendation: That the City Council/Planning Agency receive the staff presentation, discuss Objective Design Standards, and provide comments to staff.

ADJOURNMENT

The next Regular Meeting of the City Council/Planning Agency will be September 12, 2023, at 7:00 p.m., in the City Council Chamber, located at 24035 El Toro Road, Laguna Hills, California.

CERTIFICATION

I, JENNIFER LEE, City Clerk of the City of Laguna Hills, do hereby certify that a copy of the foregoing Agenda was posted at Laguna Hills City Hall, Laguna Hills Community Center, and the Courtyard at La Paz Center by September 11, 2023, at 4:00 p.m.



Jennifer Lee, City Clerk

September 8, 2023

Date

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (949) 707-2635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 24035 El Toro Road, Laguna Hills, California, during normal business hours.

City Council Members receive no additional compensation or stipend as a result of simultaneously convening meetings of the Laguna Hills Planning Agency.



City of Laguna Hills

City Council/Planning Agency

Staff Report

DATE: September 12, 2023
TO: Mayor/Chair and Council/Agency Members
FROM: Larry Longenecker
Community Development Director
ISSUE: Objective Design Standards Study Session

RECOMMENDATION: That the City Council/Planning Agency receive the staff presentation, discuss Objective Design Standards, and provide comments to staff.

ATTACHMENTS:

- Study Session Presentation

CITY COUNCIL WORKSHOP
SEPTEMBER 12, 2023

CITY OF LAGUNA HILLS OBJECTIVE DESIGN STANDARDS



LAGUNA HILLS
California

JZMK
PARTNERS

PURPOSE

- Following the passage of several California State bills, the City of Laguna Hills is required to adopt **OBJECTIVE DESIGN STANDARDS** and streamline its housing development and review process to ensure high quality design and facilitate the efficient delivery of new residential units.

GOALS

- To provide a **CLEAR SET OF CITY-WIDE REGULATIONS** for high-quality multi-family residential development that are understandable by the public, city and development community in order to facilitate an efficient review process that results in buildings that are appropriate for their context and environment.
- **PRESERVE THE CHARACTER OF LAGUNA HILLS** by balancing the form and design of existing development with new construction.
- Encourage **HUMAN-SCALED BUILDINGS** that adhere to zoning regulations and promote high quality site and building design.
- Emphasize a **PEDESTRIAN-ORIENTED ENVIRONMENT** where buildings and public realm design are cohesive and complementary of a diverse range of uses.

LAGUNA HILLS
California

OBJECTIVE DESIGN STANDARDS



STATE BILLS

Several State housing laws rely upon objective standards and emphasize the need for this document. The following summarizes the laws, which, when layered together, create the policy context within which Laguna Hills must develop its objective standards.

SB35 SB330 SB6 AB2011

- Allows streamlined approval process for projects in an “Affected” municipality
- Residential density must meet or exceed density for lower income per housing element law (in LH, this is 30 DU/AC)
- Prevailing wage and skilled labor requirements dependent on bill and or project size (unit qty.)
- Ministerial approval to be granted if Objective Design Standards are met
- Allows Residential on Properties zoned for Retail, Office or Parking as a primary use
- Some laws require affordable housing to be a proportion of the development, some do not

CONTENTS

1. INTRODUCTION

2. SITE PLANNING

3. SITE DESIGN

4. BUILDING DESIGN

5. ARCHITECTURAL STYLE

6. LANDSCAPE



LAGUNA HILLS
California

OBJECTIVE DESIGN STANDARDS

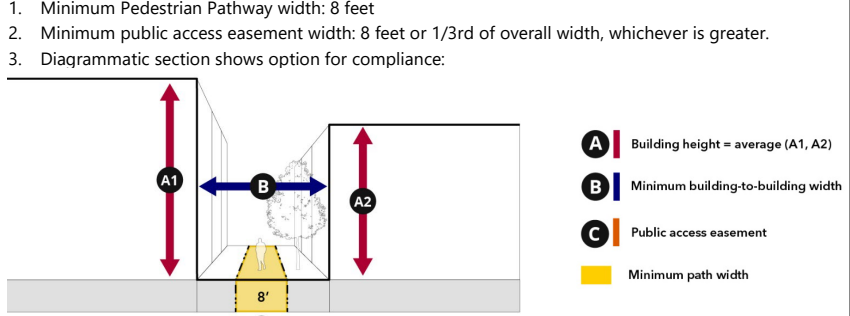


FORMAT & STYLE

FORMAT/STYLE	TEXT	IMAGES	DIAGRAMS	TABLES
Chapter 1: Introduction	X			
Chapter 2: Site Planning	X	X	X	
Chapter 3: Site Design	X	X	X	X
Chapter 4: Building Design	X	X	X	X
Chapter 5: Architectural Styles	X	X	X	
Chapter 6: Landscape	X	X	X	X

2.2.3 Paseo/Pedestrian Path

- Minimum width (building-to-building):
 - Minimum width of 20 feet for all conditions.
 - For any segment of a paseo/pedestrian paths with adjacent buildings greater than 35 feet in height, the building-to-building dimension shall exceed a average building height to width ratio of 1.5 to 1. (example: 35' building height = 23.3' path width; 65' building height = 43.3' path width). Minimum required building-to-building width shall not exceed 50 feet regardless of adjacent building heights.
- Minimum Pedestrian Pathway width: 8 feet
- Minimum public access easement width: 8 feet or 1/3rd of overall width, whichever is greater.
- Diagrammatic section shows option for compliance:



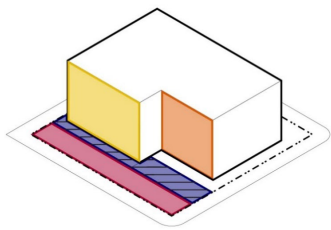
1.1.2 Goals

The purpose of these objective design standards is to provide city-wide regulations that allow flexibility in design but require applicants of multi-family or mixed-use projects featuring residential use to adhere to a clear set of rules that facilitate an efficient review process and result in buildings that are appropriate for their context and environment.

In application, these objective design standards are intended to accomplish several key goals:

- Preserve the character of Milpitas' neighborhoods by balancing the form and design of existing development with new construction techniques.
- Encourage human-scaled buildings that adhere to existing zoning regulations and promote high quality site and building design.
- Emphasize a pedestrian-oriented environment where buildings and public realm design are cohesive and complementary of a diverse range of uses.

Building Type (see Section 1.3.a)	Minimum percentage of the building frontage within the build-to-zone
Small (S)	50%
Medium (M)	60%
Large (L), Extra Large (XL)	60%
Mixed-Use with ground floor commercial storefront frontages	70%



Building Setback Character

Landscaping

Required front setbacks shall provide a landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swings of building entries, and Publicly Accessible Open Space:

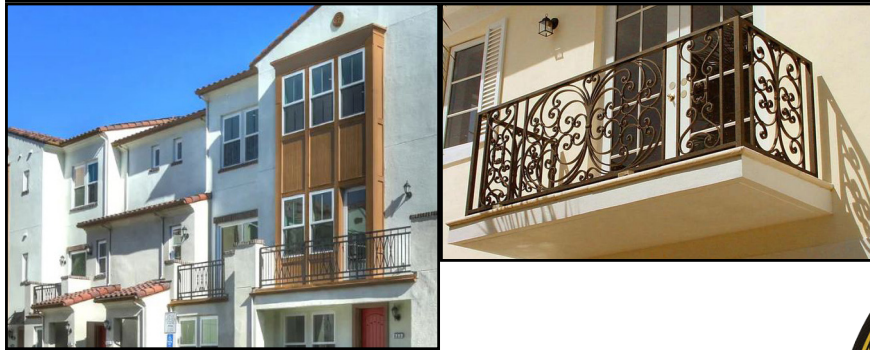
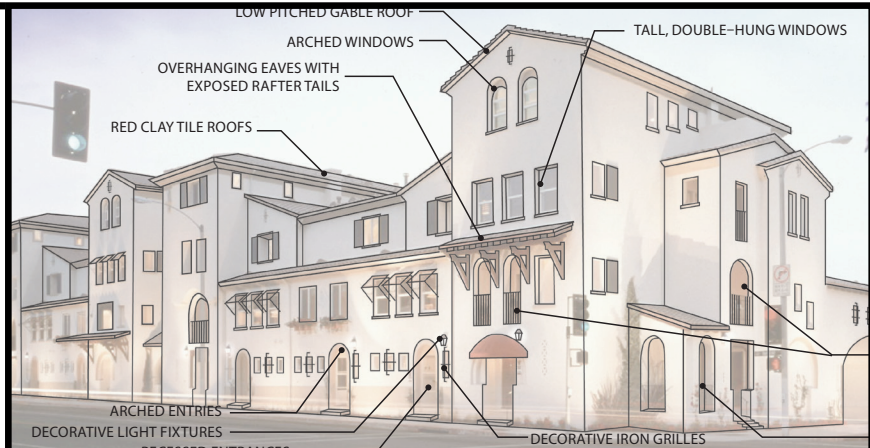
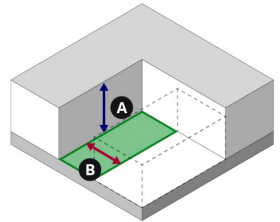
- Ground floor storefront commercial uses shall have a minimum of 5% of the setback as landscaped area or planters.
- Live/work and ground floor office uses shall have a minimum of 20% of the setback as landscaped area or planters.
- Ground floor residential uses shall have a minimum of 40% of the setback as landscaped area or planters. Front setbacks that are 15 feet or greater shall include at minimum one tree per 40 linear feet of street frontage between the back of walk and building façade. Spacing of trees may vary.

4.1.3.1 Development Standards Table

- The following table outlines development standards for Small (S) and Medium (M) building types. These standards apply to the design of each building type. If the standards below contradict development standards in the municipal code, the municipal code shall take precedence.

	Small (S)			Medium (M)			
	Duplex (2du)	Triplex/Fourplex	Cottage Cluster	Rowhouse	Courtyard (3+ du)	Multiplex (5+ du)	Low-Rise Multifamily
1. Building Massing							
Building Width	Maximum: 50 feet	Maximum: 60 feet	Maximum: 40 feet	Minimum: 16 feet Maximum: 30 feet Combined Maximum: 160 feet	Maximum Wing Width: 40 ft	Maximum: 80 feet	Maximum: 200 feet

- Common Open Space shall meet the following standards:
 - Shall be immediately adjacent to common spaces, hallways, or residential units.
 - Shall be accessible to all residents.
 - Shall have a minimum width and length of 20 feet.
 - Courtyard 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.



CHAPTER 1: INTRODUCTION

1.1 Purpose

To have Objective Design Standards to in response to new state laws

1.2 Organization

Brief explanation of how ODS is structured to properly explain design standards

1.3 Applicability

To project type (Multi-family and Mixed-Use Residential/ Commercial combination)

1.4 Relationship with Zoning Code & General Plan

1.5 Definitions

CHAPTER 1: SAMPLE CONTENT

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 multi-family and/or mixed-use development in 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 General Building Design Standards.

While new projects need not copy existing development, their mass and scale shall respect adjacent building context and uses. The General Building Design Standards establish requirements on these issues. Standards related to garage doors and entries are also established here. 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, 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:

- Contemporary
- 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

CHAPTER 2: SITE PLANNING

To ensure walkability, connectivity, and appropriately scaled buildings by creating pedestrian-scaled blocks with streets, paths, and open spaces for people to gather and connect throughout the city.

- 2.1 Project
- 2.2 Edge Conditions
- 2.3 Block Size & Structure
- 2.4 Mid-Block Connections
- 2.5 Lots
- 2.4 Public Open Space
- 2.5 Usable Open Space
- 2.6 Infrastructure/Services/Utilities

CHAPTER 2: SAMPLE CONTENT

2.3.1 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	400
PERIMETER	1400

- 2. Existing, new, or assembled parcels or blocks with a Block Length greater than 400' shall provide at least one Mid-Block Connection that connects from one public right-of-way to another public right-of-way or public access easement.
- 3. Mid-Block Connections may be one of the following:
 - a. Public Street
 - b. Paseo/Pedestrian Path
 - c. Shared-Street
 - d. Private Street
- 4. Mid-Block Connections shall include Public Access Easements for all pedestrian pathways and vehicle lanes (if provided).

2.3.2 MID-BLOCK CONNECTIONS

- 1. Mid-block Connections shall be either a Paseo/ Pedestrian Path, Shared Street/, or Private Street and shall meet the standards below.
- 2. Mid-block Connections shall include public access easements and shall be privately maintained.
- 3. Public access easements shall cover all property between back-of-walk and all drive aisles.
- 4. Mid-block Connections shall meet all stormwater management and C.3 requirements.

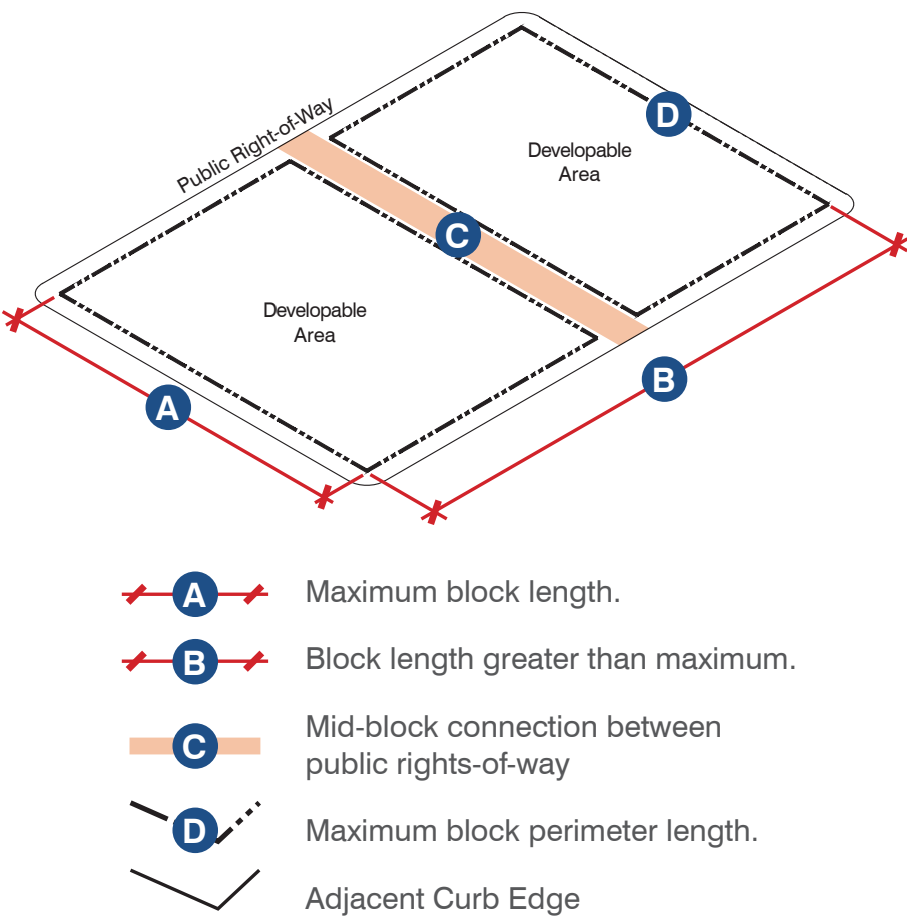


FIGURE: MID-BLOCK CONNECTION

CHAPTER 3: SITE DESIGN

To ensure quality design and site layouts that increase pedestrian comfort and safety, increase pedestrian and occupant activity, encourage visual connections between inside and outside spaces, and add to the interest and character of the place.

3.1 Lot Coverages

3.2 Building Location

3.3 Allowable Projections

3.4 Building Orientation

3.5 Ground Floor Uses

3.6 Utilities, Service Areas & Building Equipment

3.7 Common & Private Open Space

3.8 Vehicular Access & Parking

3.9 Bicycle Circulation & Parking

3.10 Pedestrian Access & Circulation

3.11 Site Lighting

3.11 Slope Standards

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California

CHAPTER 3: SAMPLE CONTENT

3.2.2 SETBACKS

Setbacks define the relationship of development to the right-of-way or adjacent parcel. The setbacks have been crafted to provide an appropriate amount of open space relief and light to penetrate to the street level. Setbacks are determined in relationship to street classification of rights-of-way and zoning classification of abutting parcels.

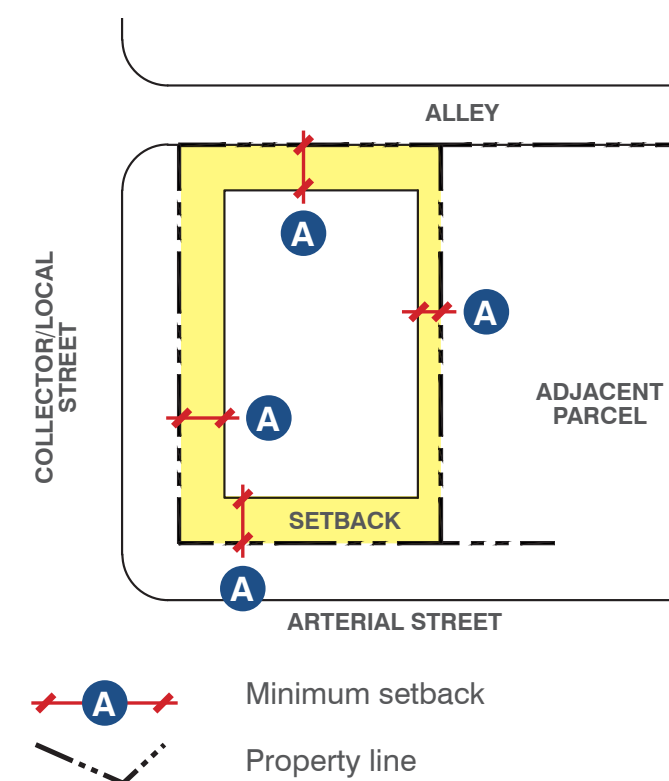


FIGURE: SETBACKS DIAGRAM

Refer to City of Laguna Hills Municipal Code Title 9: Zoning and Subdivisions, Section 20.050 Standards for front, side and rear setbacks requirements for High Density Residential (HDR) Zoning. The HDR 50 and HDR 50+ standards are specific to this document.

SETBACKS (MIN.)

	HDR	HDR50	HDR50+
FRONT YARD			
- STANDARD	20 ¹	N/A	N/A
- PARKING LOT	N/A	10	10
- PARKING STRUCTURE	N/A	20	20
- BUILDING	N/A	20	20
SIDE YARD			
- INTERIOR	5	10 ^{2,3}	10 ^{2,3}
- STREET	15	15	15
- FLAG LOT	10	N/A	N/A
REAR			
- STANDARD	25	10 ² , 0 ⁴	10 ² , 0 ⁴
- THROUGH LOT	25	N/A	N/A
- CUL-DE-SAC / GORE SHAPED LOT	15	N/A	N/A

¹ Or 15 ft from access connection to main lot for flag lots

² Abutting residential

³ Commercial abutting non-residential

⁴ Abutting non-residential

Modifications. The setbacks may be modified in connection with a site development permit or a precise plan of development in order to promote increased pedestrian activity, provide for unified street frontage, ensure privacy and light for residential uses, provide for public spaces, and promote compatibility with existing development

3.2.3 STEPBACKS

A building step-back is an architectural design element that is typically applied to the upper-story of a 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.

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



CHAPTER 4: BUILDING DESIGN

To mediate the scale, massing, and bulk of buildings to reflect a human scale and enhance the pedestrian experience through building modulation and reductions in mass of upper floors.

4.1 Massing

4.2 Neighborhood Transition

4.3 Articulation

4.4 Facade Design

4.5 Frontage

CHAPTER 4: SAMPLE CONTENT

- 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

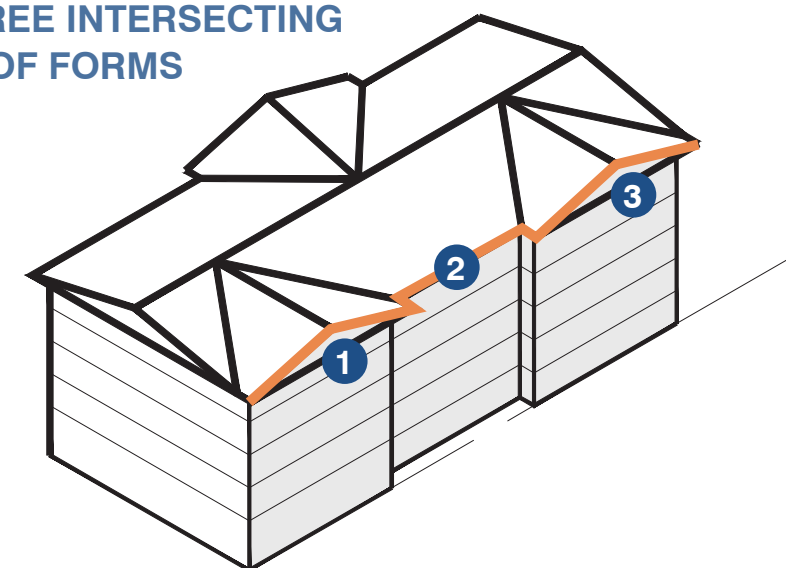


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 1

THREE HIERARCHICAL
ROOF FORMS

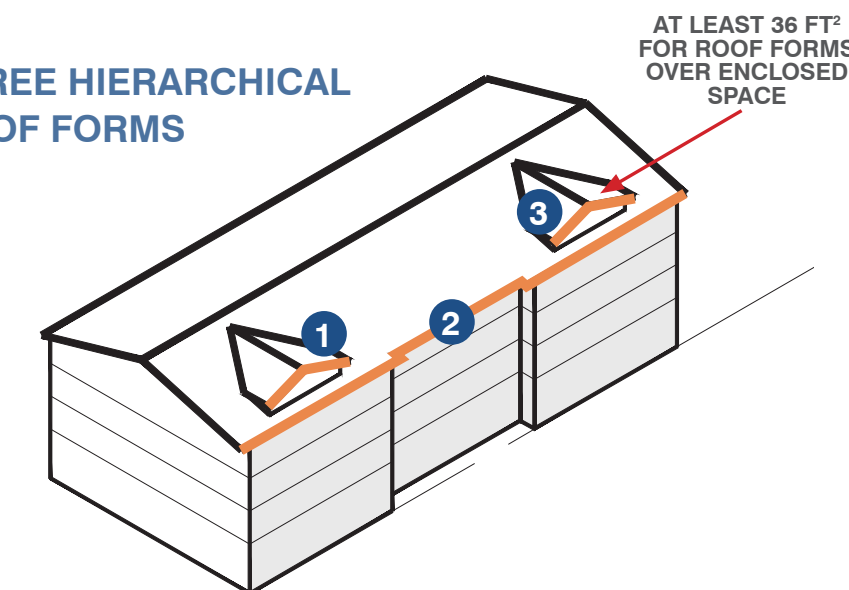


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 2

FOUR HIERARCHICAL
ROOF FORMS

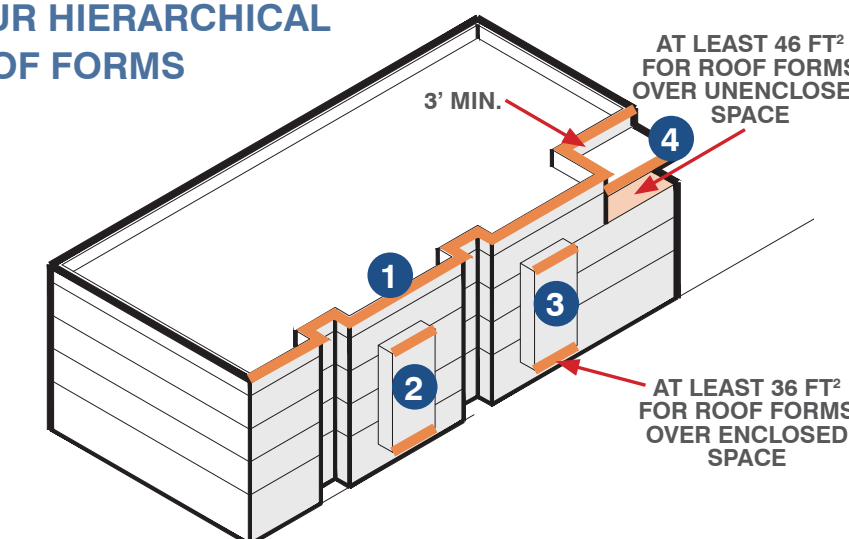
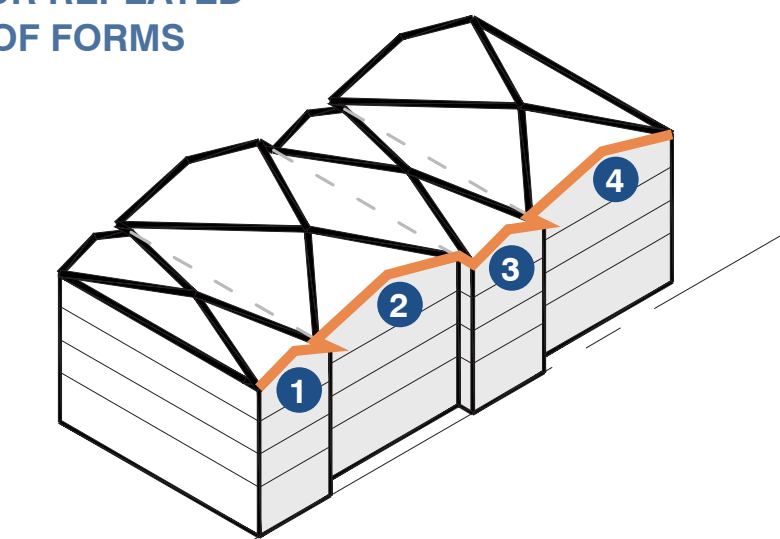


FIGURE: ROOF FORMS COMBINATIONS & QUANTITIES DIAGRAM 3

FOUR REPEATED
ROOF FORMS



CHAPTER 5: ARCHITECTURE STYLES

Defines the allowed architectural styles and provides design standards for each

5.1 Overview and Applications

5.2 Contemporary

5.3 Spanish

5.4 Mediterranean

5.5 Ranch

CHAPTER 5: SAMPLE CONTENT

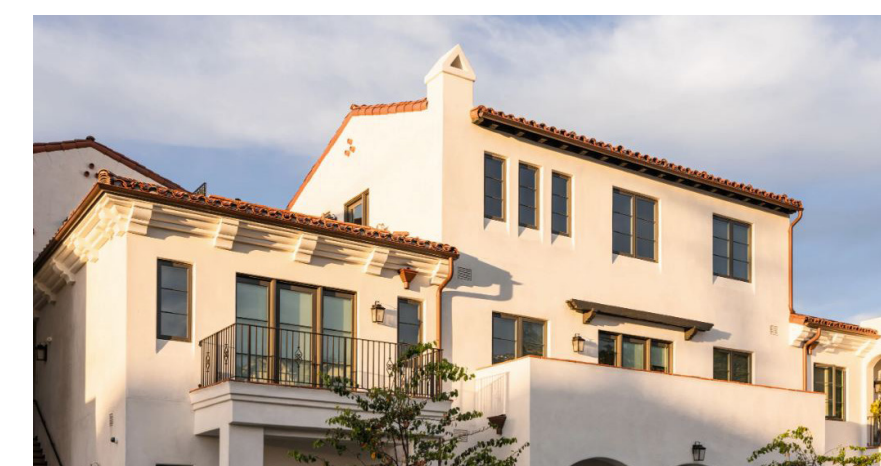
5.3.2 ROOFS

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

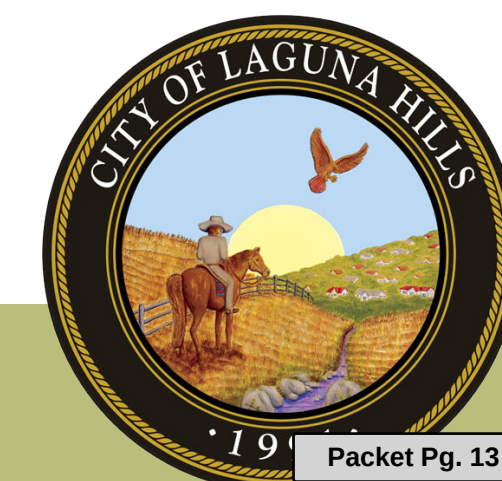
OPTIONAL ELEMENTS (CHOOSE AT LEAST 2)

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



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California

OBJECTIVE DESIGN STANDARDS



CHAPTER 6: LANDSCAPE

To create well designed common and private open spaces that serve multiple purposes, encourages gathering, improves the health and wellness of residents, and embraces nature in our built environment.

6.1 Landscape Materials & Vegetation

6.2 Irrigation

6.3 Hardscape

6.4 Walls & Fencing

6.5 Landscape Lighting

6.6 Site Furnishings

6.7 Monumentation

CHAPTER 6: SAMPLE CONTENT

6.1.5 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 be used in combination with walls, fencing, and/or trellises to screen views.

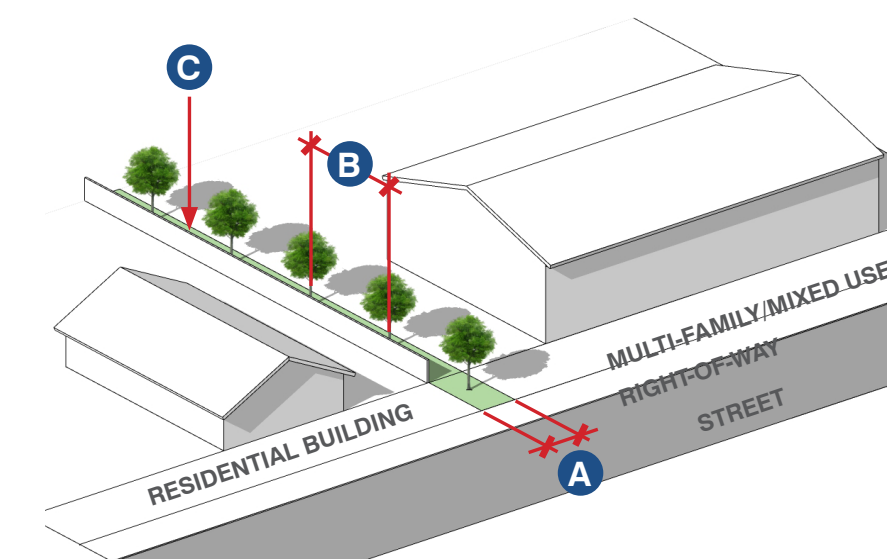
1. Landscape screening shall fit within associated planting areas and canopy sizes must not overlap with building foundations or eaves.
2. Landscape screening shall use evergreen trees, shrubs, and/or vines located and sized to buffer views. Deciduous species, perennials, and grasses or grass-like plants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

SCREENING LANDSCAPE PLANT SIZES

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

6.1.6 RESIDENTIAL BUFFERING

1. Buildings with residential ground-floor uses shall have a minimum 1 tree per building frontage width divided by 20'. Trees located in the adjacent right-of-way 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 full length of the shared property line between multi-family or Residential Mixed-Use development and abutting residential properties. A solid masonry wall with a 6' height, except within a street-facing setback where walls are not permitted.



- A** Min. 10' wide landscape buffer
- B** Trees planted at a rate of at least one tree per 30 linear feet along the shared property line
- C** Solid masonry 6' privacy wall except in front setback, where 48" walls are permitted.
- Street-facing setback

FIGURE: RESIDENTIAL BUFFERING DIAGRAM

LAGUNA HILLS EXISTING ARCHITECTURE



LAGUNA HILLS
California

OBJECTIVE DESIGN STANDARDS

Attachment: Study Session Presentation (3289 : Objective Design Standards Study Session)



ARCHITECTURAL TYPOLOGIES AT DENSITY

HDR ZONE (18 - 30DU/AC)

CONTEMPORARY



SPANISH



MEDITERRANEAN



RANCH



HDR50 ZONE (30.1 - 50DU/AC)



HDR50+ ZONE (50+ DU/AC)



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California

OBJECTIVE DESIGN STANDARDS

Attachment: Study Session Presentation (3289 : Objective Design Standards Study Session)

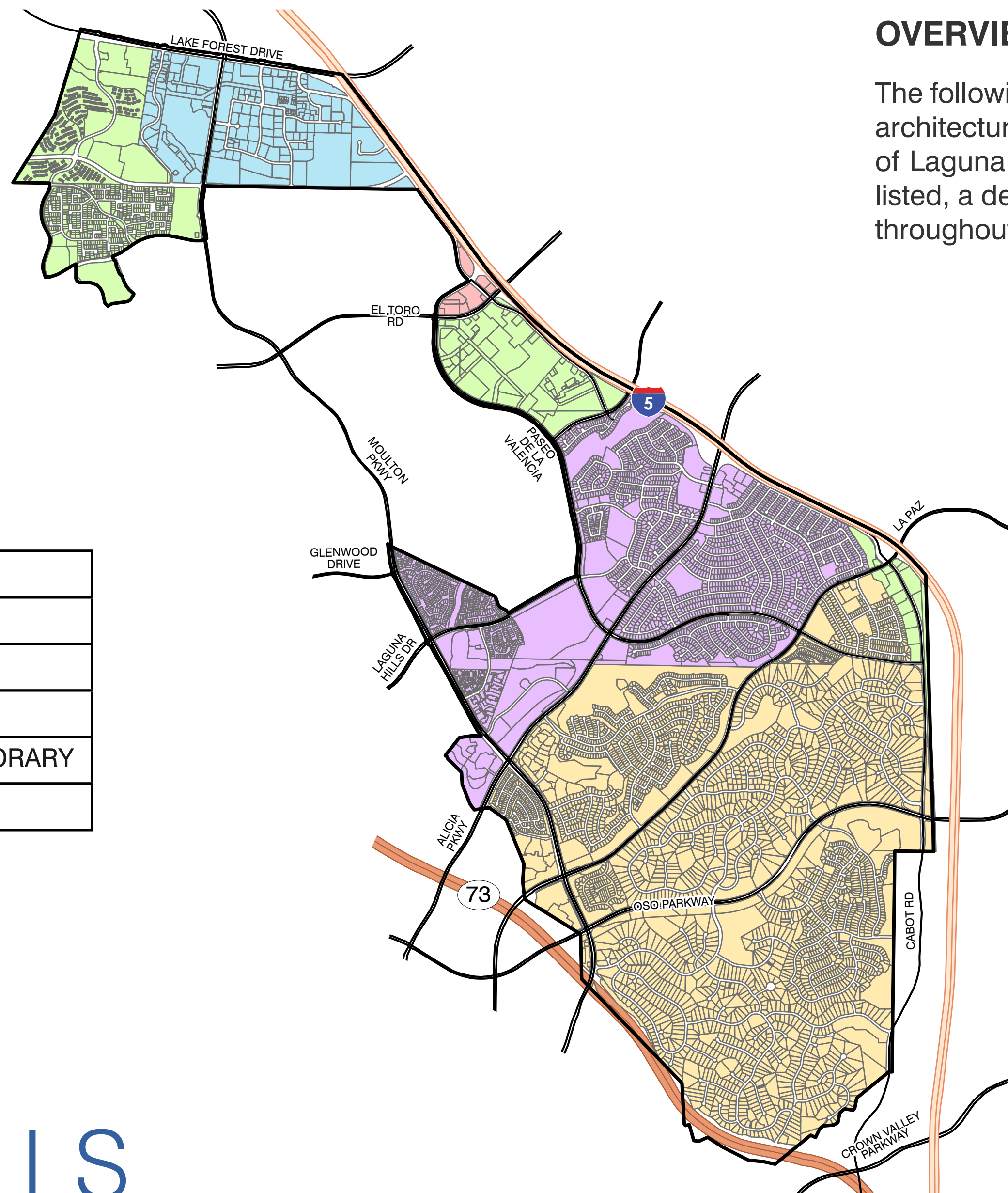


PROPOSED ARCHITECTURE STYLES MAP

OVERVIEW AND APPLICATIONS

The following map illustrates where each of the four 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.

LEGEND	
	CONTEMPORARY
	SPANISH
	SPANISH MEDITERRANEAN
	SPANISH MEDITERRANEAN CONTEMPORARY
	SPANISH MEDITERRANEAN RANCH



LAGUNA HILLS
California

OBJECTIVE DESIGN STANDARDS



CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

5 ARCHITECTURAL STYLES

PURPOSE

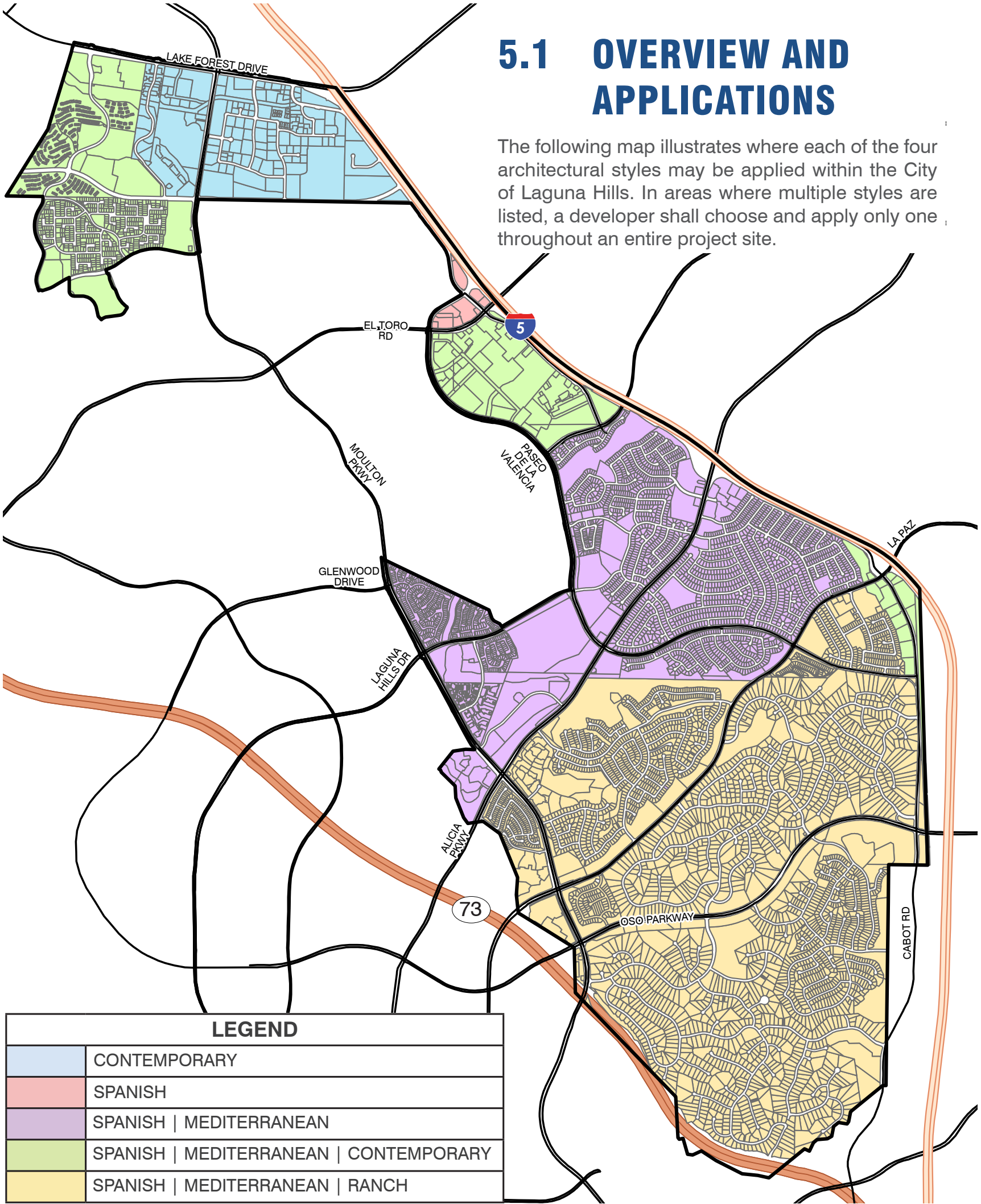
- To respond to local design precedents, regional climate conditions, and local building practices and materials.
- To draw from regional vernacular and contemporary styles, the “Contemporary”, “Spanish”, “Mediterranean” and “Ranch” descriptions included herein are intended to establish a strong, consistent 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.

ALLOWABLE ARCHITECTURAL STYLES

	HDR	HDR 50	HDR50+
CONTEMPORARY	YES	YES	YES
SPANISH	YES	YES	NO
MEDITERRANEAN	YES	YES	YES
RANCH	YES	NO	NO

5.1 OVERVIEW AND APPLICATIONS

The following map illustrates where each of the four 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

CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

5.3 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 handpainted tiles, wrought iron railings and window treatments and clay tile vents. Recognizable massing characteristics for

this style include 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 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.

5.3.1 ARCHITECTURAL FEATURES



ADDITIONAL EXAMPLES OF THE STYLE



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CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

5.3.2 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
- Shaped parapet with coping
- Brackets or knee braces at gabled ends
- Hipped-roof towers or belvederes (square, rectangle or circular in plan)



5.3.3 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



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CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

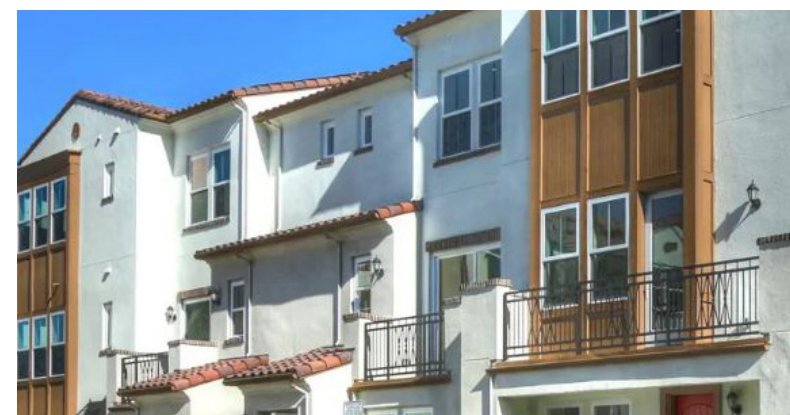
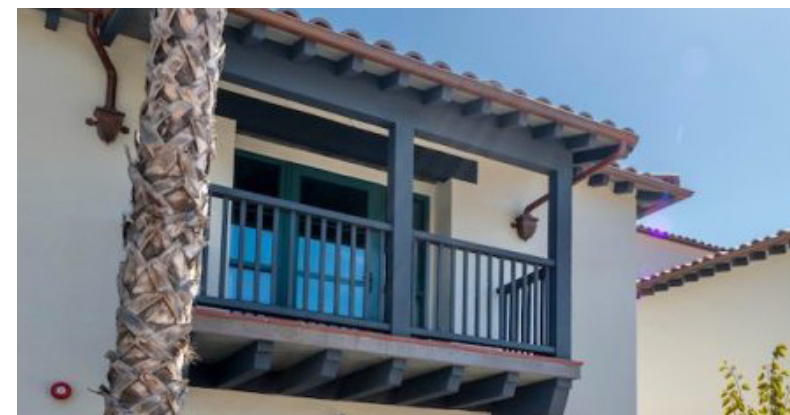
5.3.4 MATERIALS & COLORS

REQUIRED ELEMENTS

- Light, natural, neutral color for the exterior stucco, such as white, ivory, cream, or beige.
- Wood elements such as rafter tails shall be painted darker and/or contrasting color that also compliments the reddish-orange of the clay tiles, such as dark brown, brown, or a natural dark stain with protective finish.

OPTIONAL ELEMENTS

- Decorative Tile



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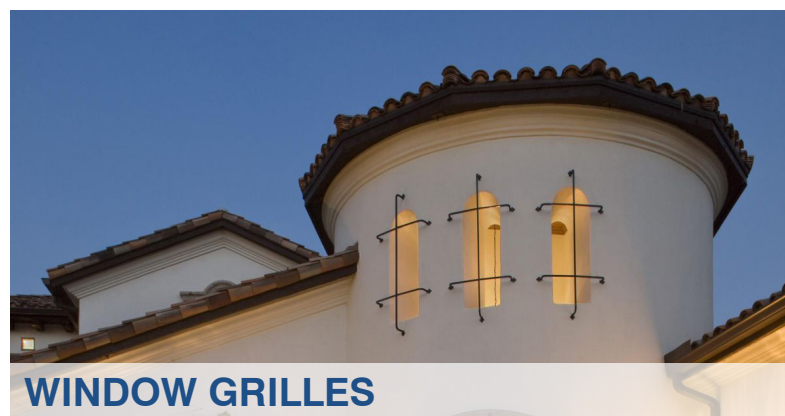
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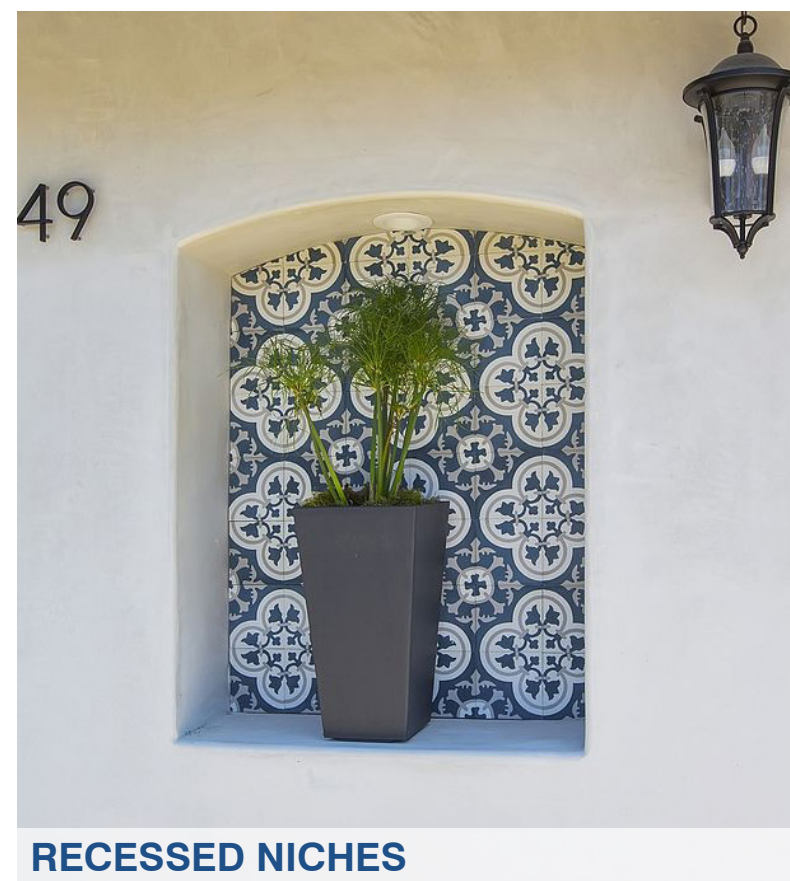


CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

5.3.5 DECORATIVE ACCENTS & DETAILS (CHOOSE AT LEAST 6)



WINDOW GRILLES



RECESSED NICHES



WOOD FINISH DOORS



STUCCO FINISH CHIMNEY



DECORATIVE TILES



CLAY TILE VENTS



AWNING



STACKED BRICKS WALL ACCENTS



WROUGHT IRON LIGHT FIXTURES



COURTYARD



WROUGHT IRON RAILING



SMALL PORCH

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CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

5.4 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.

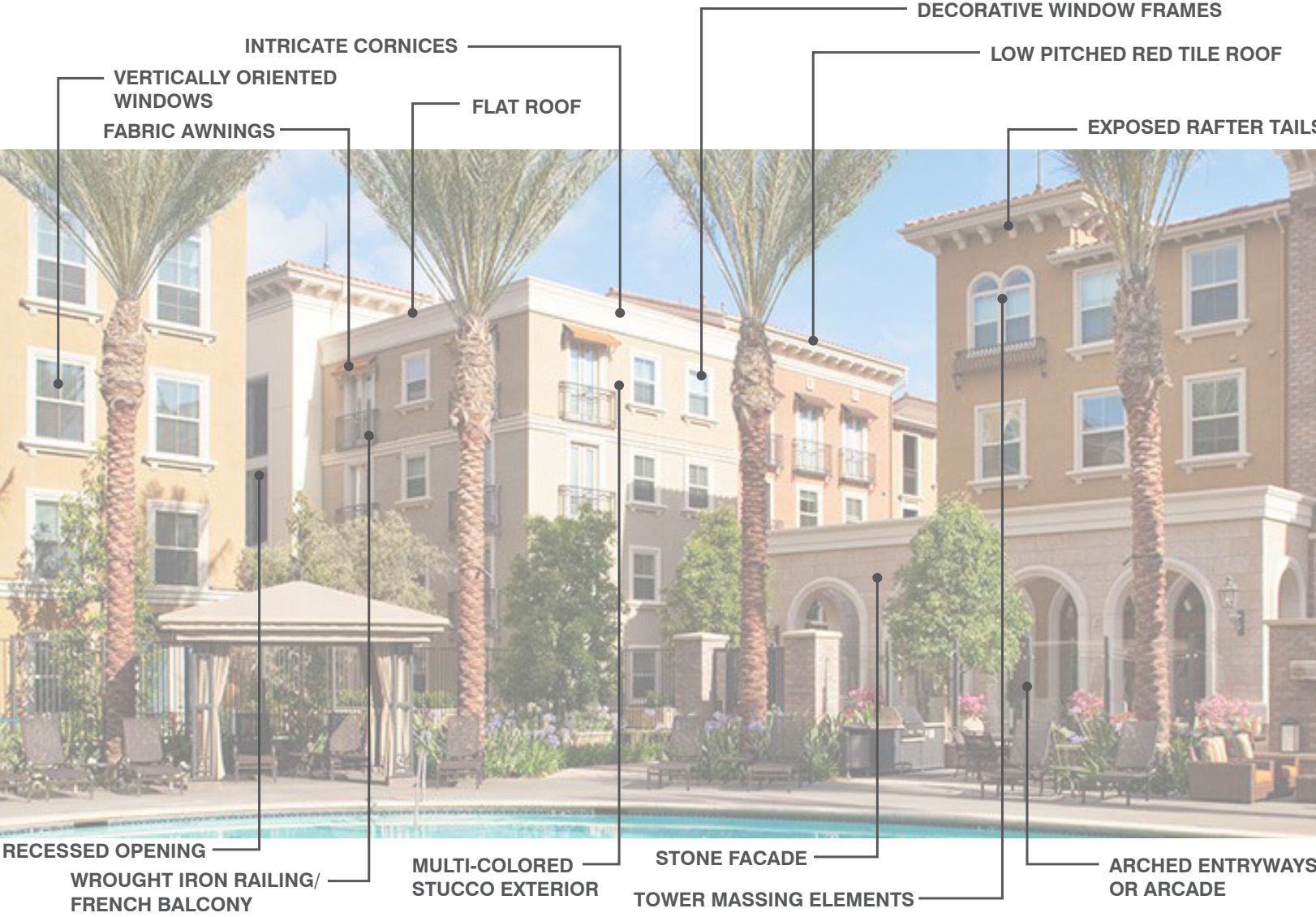
Arches and columns draw extensive inspiration from the Italian Renaissance of the 16th century. Rustic stone facades and earth-toned exterior surface materials evoke a Tuscan look and feel. Brighter, multi-colored stucco is also common as seen in the French Riviera and Coastal Italy.

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.

ADDITIONAL EXAMPLES OF THE STYLE



5.4.1 ARCHITECTURAL FEATURES



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California

OBJECTIVE DESIGN STANDARDS



CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

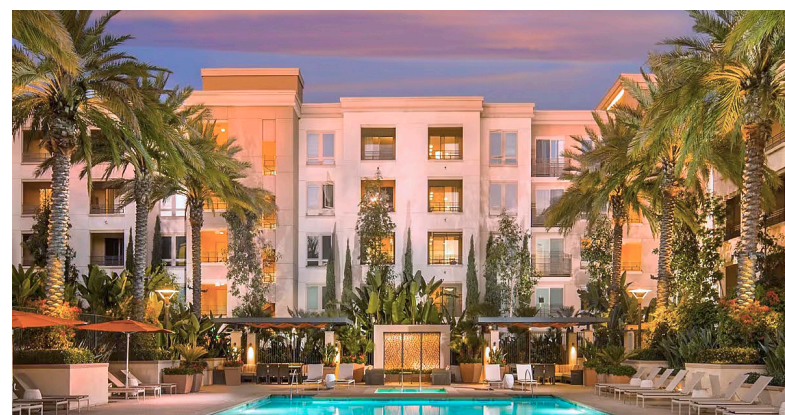
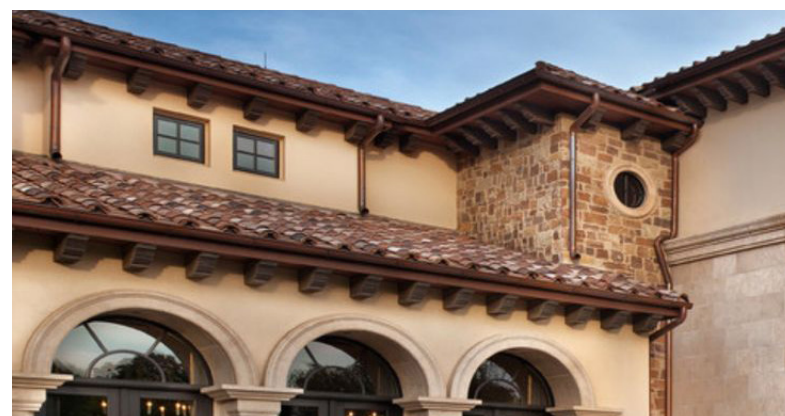
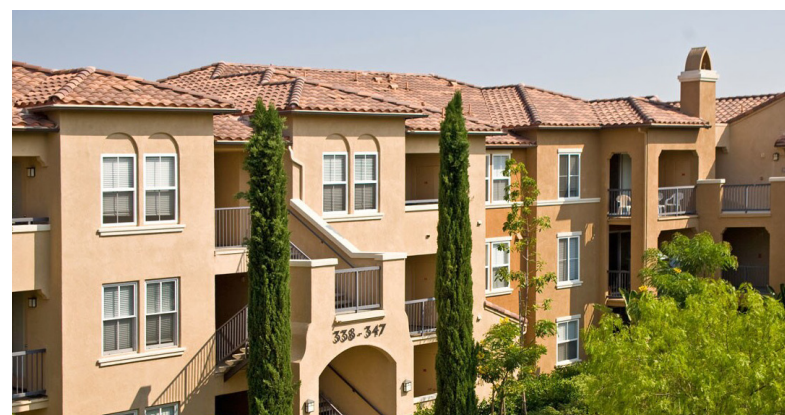
5.4.2 ROOFS

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
- Intricate corniced parapet (flat roof behind)
- Brackets or knee braces at gabled ends
- Square Tower Hip Roof or Octagonal Turret



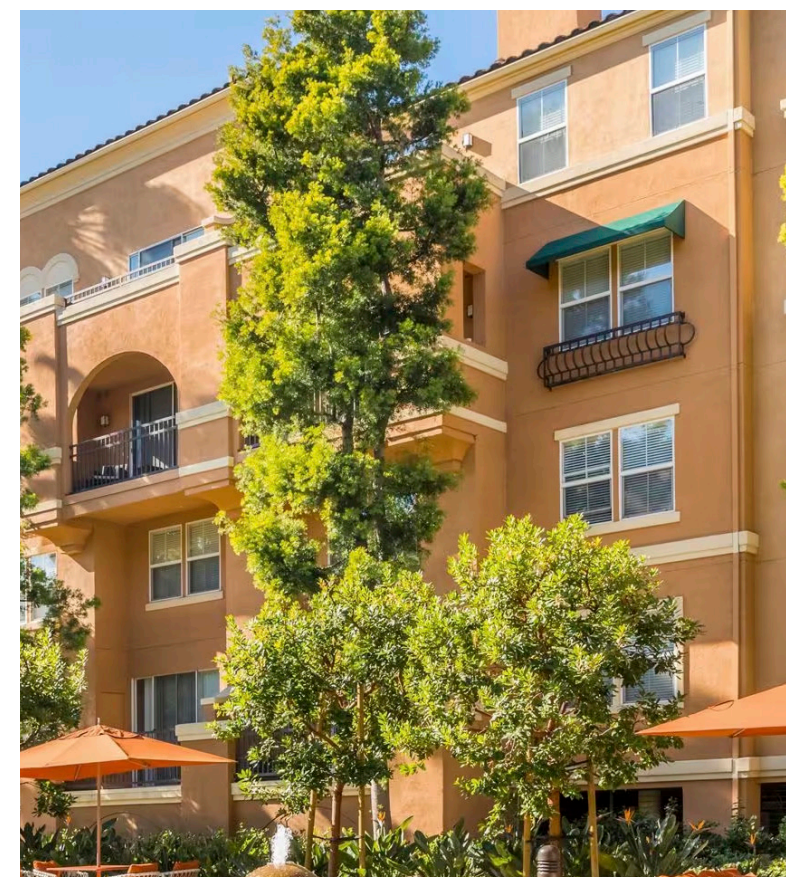
5.4.3 WALLS & WINDOWS

REQUIRED ELEMENTS

- Vertically oriented rectangular or arched windows arranged in asymmetrical patterns
- Casement or double-hung sash with flat or arched lintels
- Walls shall be composed of predominantly flat surfaces
- Windows shall be recessed 3 to 12 inches from outer wall
- Divided lite windows

OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

- Pedimented or framed windows
- Paired decorative wood shutters



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CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

5.4.4 MATERIALS & COLORS

REQUIRED ELEMENTS

- Earth tone colors
- Rustic materials
- Neutral color scheme
- Stucco as dominant surface

OPTIONAL ELEMENTS

- Stone/faux-stone
- Brick
- Stucco

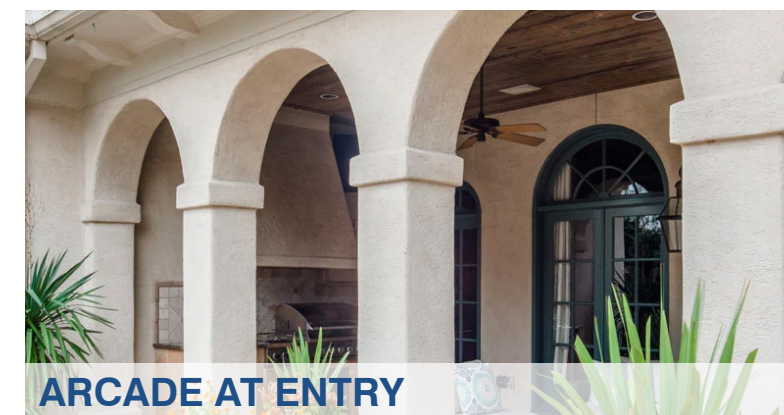
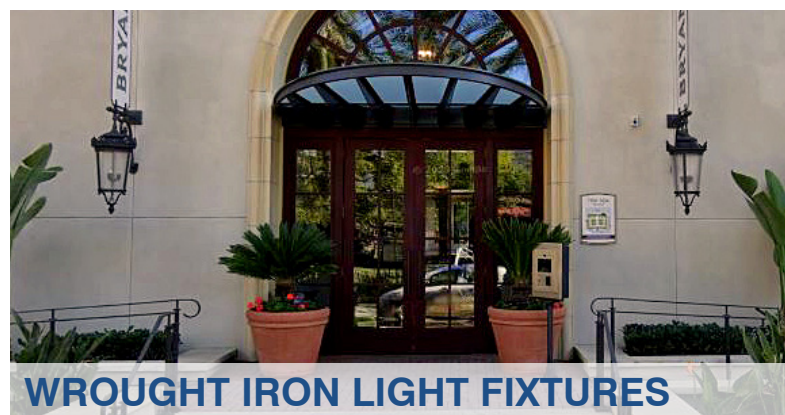
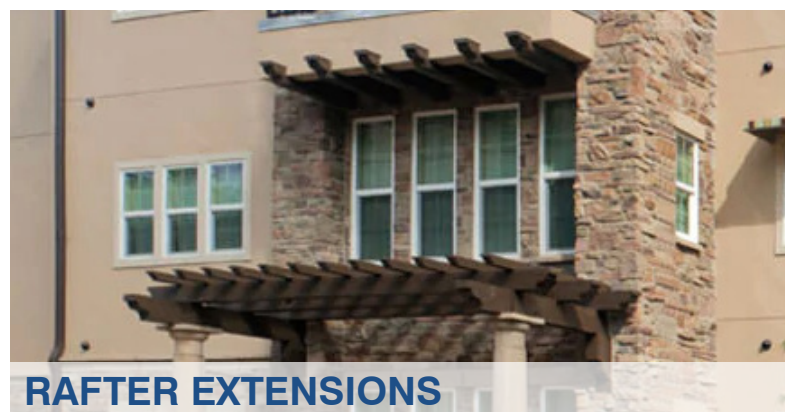
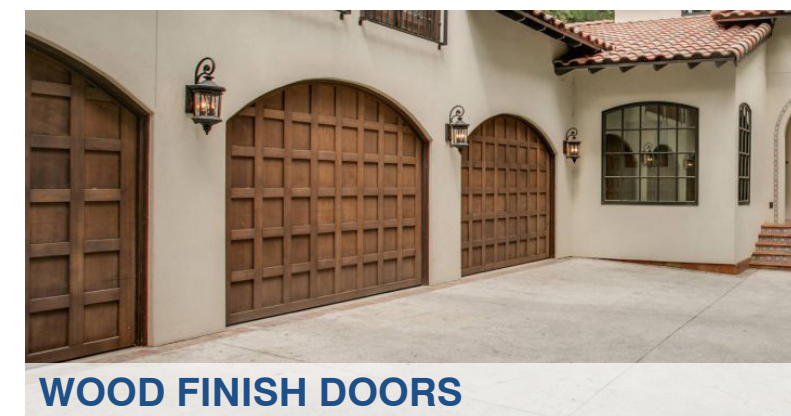
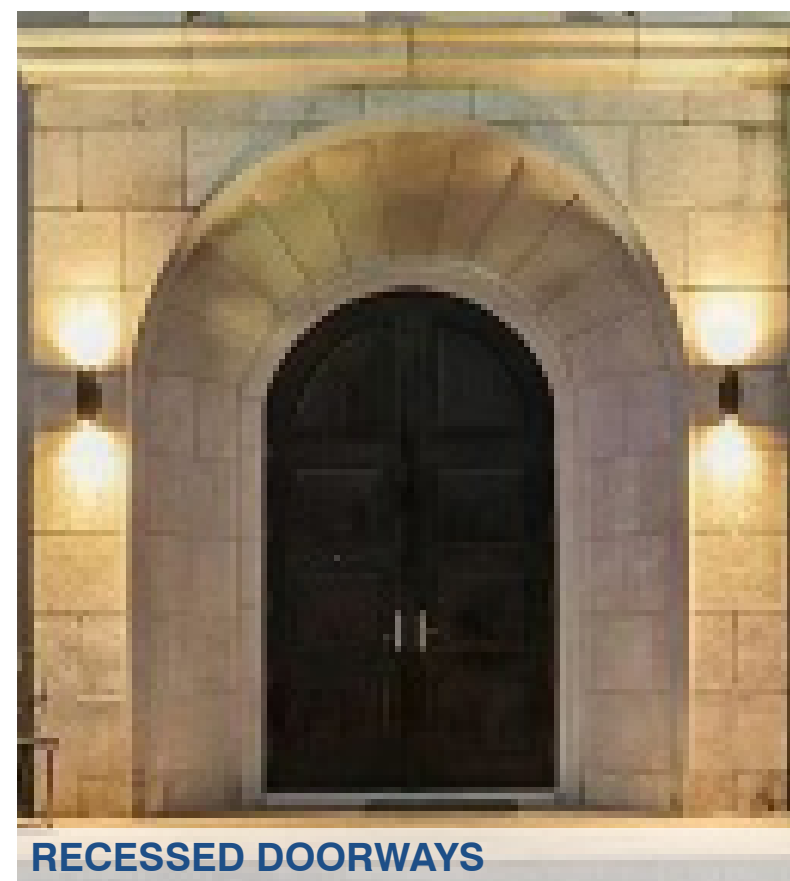


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CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

5.4.5 DECORATIVE ACCENTS & DETAILS

PICK 5 OF THE FOLLOWING



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CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

5.2 CONTEMPORARY

STYLE DESCRIPTION

Contemporary is the term used for architecture of the 21st century. Unlike some other architectural periods, contemporary isn't a movement, but a style reflecting the trends of the time a home is built. While this style doesn't represent any particular age, past movements

can inspire contemporary design. Moreover, assorted elements from previous architectural styles—none of which will dominate more than another—often influence contemporary homes. This style relies on fewer classicized building ideas.

5.2.1 ARCHITECTURAL FEATURES



ADDITIONAL EXAMPLES OF THE STYLE



CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

5.2.2 ROOFS

REQUIRED ELEMENTS

- Flat roof

OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

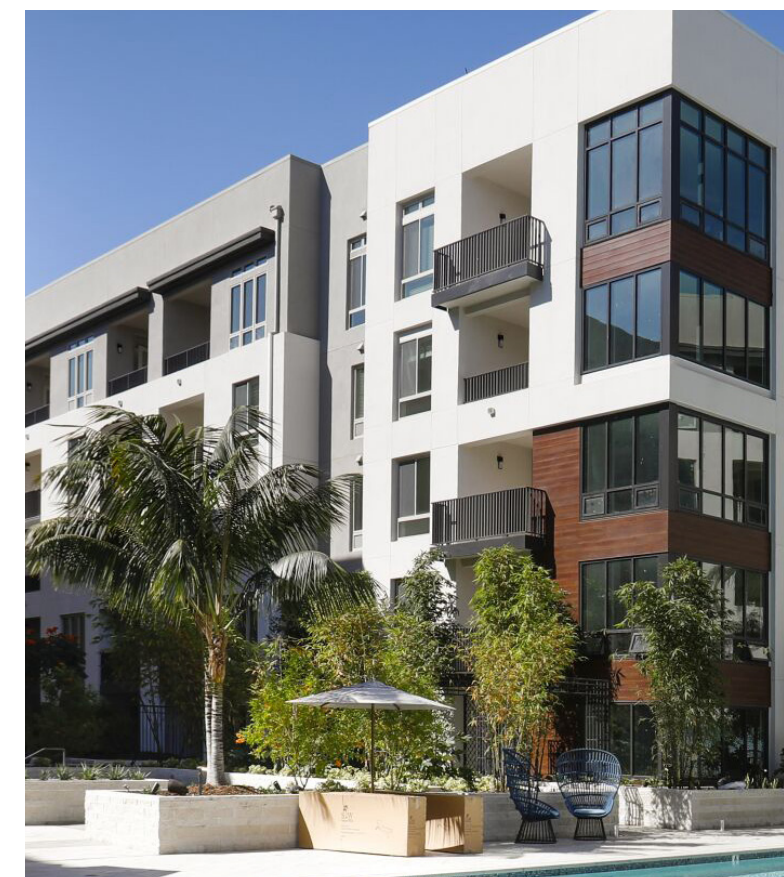
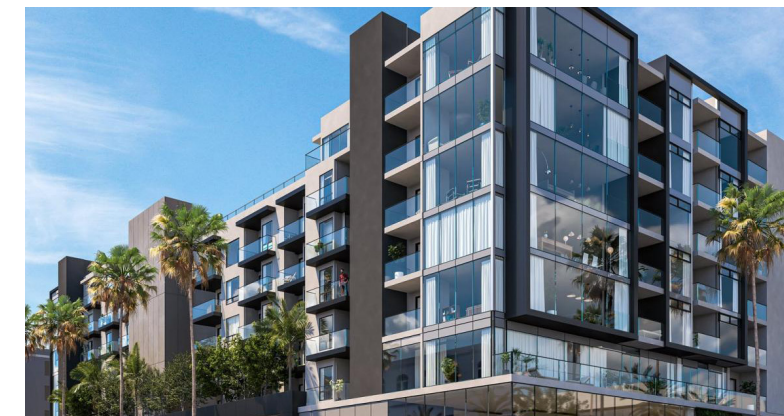
- Saltbox roof
- Shed roof
- Modern gable
- Curved roof



5.2.3 WALLS & WINDOWS

REQUIRED ELEMENTS

- Expansive glass panels to create opportunities for natural light
- Floor to ceiling glass, clerestory windows, and skylights
- Clean, straight or curved wall lines with a lack of fuss and ornament



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CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

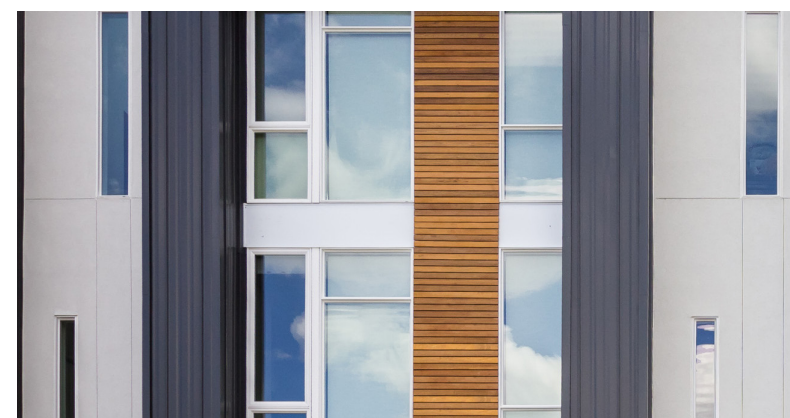
5.2.4 MATERIALS & COLORS

REQUIRED ELEMENTS

- Raw and natural materials like wood, concrete, metal, and glass
- Use of sustainable wood and reclaimed existing materials for building
- Use of traditional materials in innovative ways
- Color accent panels

OPTIONAL ELEMENTS (CHOOSE AT LEAST 3)

- Stone
- Tile
- Brick
- Metal panels
- Stucco
- Wood Panels



5.2.5 DECORATIVE ACCENTS & DETAILS (CHOOSE AT LEAST 4)



MULLIONLESS WINDOWS



METAL AWNINGS



ROOF DECK TRELLIS



FLUSH EAVES



METAL & GLASS LIGHT FIXTURES

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CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

5.5 RANCH

STYLE DESCRIPTION

American Rural is a interpretation of traditional rural residential forms and materials. This style reflects the agricultural and ranching history and regional context. 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.

5.5.1 ARCHITECTURAL FEATURES



ADDITIONAL EXAMPLES OF THE STYLE

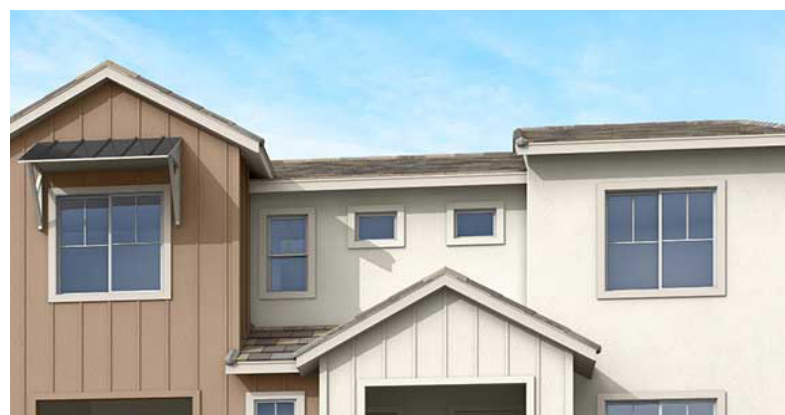


CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

5.5.2 ROOFS

REQUIRED ELEMENTS

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



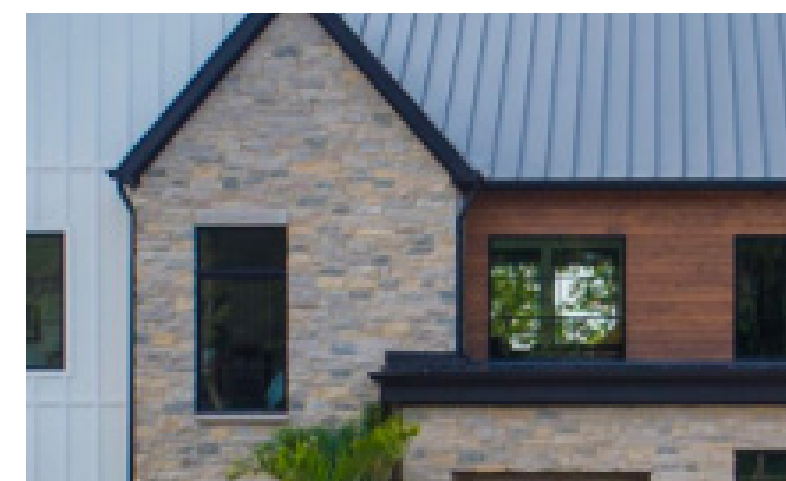
5.5.3 WALLS & WINDOWS

REQUIRED ELEMENTS

- Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- Siding materials include wood, engineer wood, vinyl, steel, fiber cement
- Minimal molding around window and door openings
- Double hung or casement windows with muntins

OPTIONAL ELEMENTS (CHOOSE AT LEAST 1)

- Horizontal or vertical siding
- Contrast color of window sash with
- color of the body of the building



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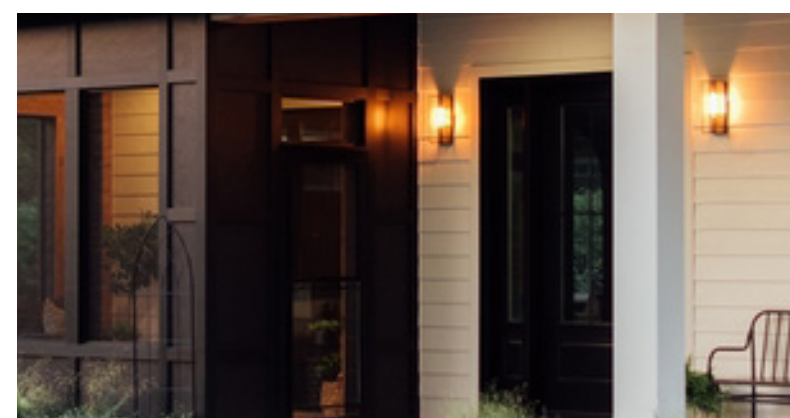
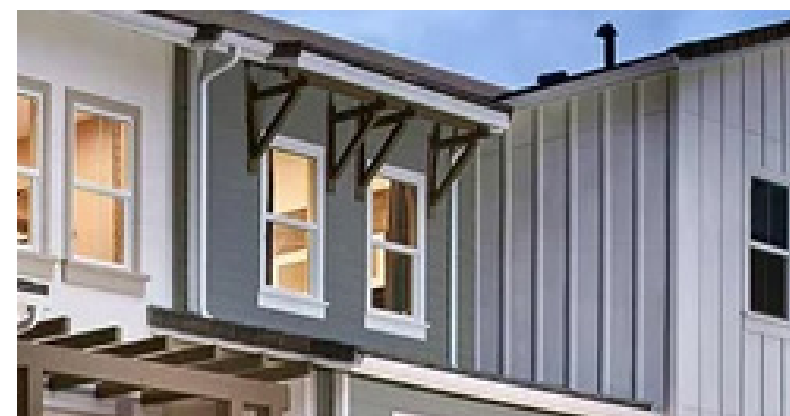
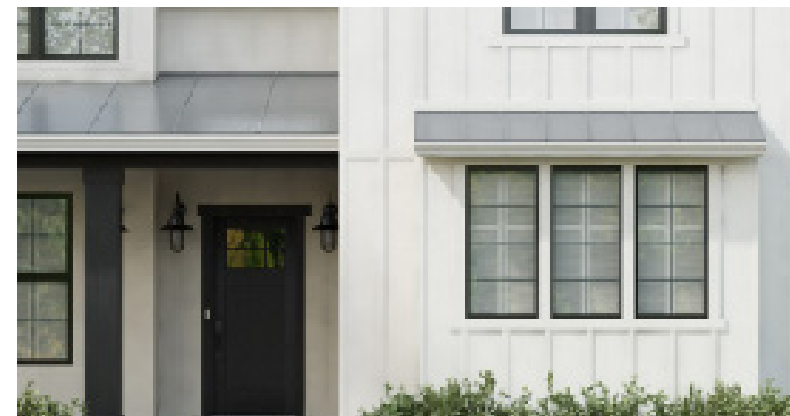


CHAPTER 5 DRAFT: ARCHITECTURAL STYLES

5.5.4 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



5.5.5 DECORATIVE ACCENTS & DETAILS

PICK 4 OF THE FOLLOWING



WIDE PORCH WITH SIMPLE COLUMNS



IRON-INSPIRED BARN STYLE LIGHTING



METAL AWNING WITHOUT SIDES



SHED DORMERS



DARK SHUTTERS AND WINDOW SLASHES



CARRIAGE-STYLE GARAGE DOORS

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CITY COUNCIL WORKSHOP
SEPTEMBER 12, 2023



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