RESOLUTION NO. 06-0048
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PISMO BEACH AUTHORIZING THE USE OF THE PISMO BEACH 1998 ZONING CODE DESIGN GUIDELINES FOR REVIEW OF FUTURE DEVELOPMENT APPLICATIONS; APPLICABLE CITYWIDE.

WHEREAS, General Plan/Local Coastal Plan principle P-7 Visual Quality is Important notes that :*The visual quality of the city's environment shall be preserved and enhanced for the aesthetic enjoyment of both residents and visitors and the economic well being of the community. Development of neighborhoods, streets and individual properties should be pleasing to the eye, rich in variety, and harmonious with existing development. The feeling of being near the sea should be emphasized even when it is not visible. Designs reflective of a traditional California seaside community should be encouraged* and

WHEREAS, General Plan/Local Coastal Plan principle P-19 Historic Preservation notes that :*Downtown Pismo Beach contains much of the historic ambiance of the entire community. While hard to define, the preservation of this ambiance is the key to a revitalized downtown. Major buildings in the area should be identified as local landmarks and encouraged to be restored and preserved. Downtown's historic role in the community should be emphasized, providing a link with the past, creating a pleasant ambiance, and adding to the architectural diversity of future new development.*

WHEREAS, These policies are the basis for the design guidelines in the 1998 Zoning Code. The attached guidelines were approved by the Planning Commission and City Council after multiple public hearings and public input. The intent of these guidelines was to carry out the directives of the General Plan/Local Coastal Plan Design element to facilitate attractive and compatible development.

Now, therefore, be it resolved that the Planning Commission will utilize the 1998 Zoning code guidelines for their discretionary review of architectural design for future development projects.

UPON MOTION of Commissioner Burns seconded by Commissioner Ehring the foregoing Resolution is hereby approved and adopted the 11th day of April, 2006 by the following role call vote, to wit:

AYES: Commissioners Burns, Ehring, Sorgenfrei and Miranda
NOES: _____
ABSTAIN: _____
ABSENT: Commissioner Anderson

Chairman ATTEST: _____

CHAPTER 17.10 - RESIDENTIAL DESIGN STANDARDS

Sections:

17.10.010 - Purpose of Chapter
17.10.020 - Applicability
17.10.030 - Objectives
17.10.040 - Single-Family Dwelling Design Standards
17.10.050 - Multi-Family Project Design Standards

17.10.010 - Purpose of Chapter

This Chapter provides residential design standards intended to assist project designers and property owners in understanding and implementing the General Plan's goals for attaining high quality residential development.

17.10.020 - Applicability

A. The provisions of this Chapter apply to all multi-family residential projects, including condominiums, requiring Site Plan and Architectural Review, in compliance with Section 17.42.030.

B. The review authority may exercise discretion in applying these standards to proposed projects, where the review authority determines that a design feature proposed by the applicant as an alternative to these standards achieves substantially the same results as these standards.

17.10.030 - Objectives

Because of their higher densities, multi-family residential projects differ from single-family residential projects by tending to generate large parking areas, a decrease in private open space, and large box-like structures. If not properly designed, parking facilities can dominate the site and open spaces may be relegated to left over areas not related to the dwelling units or the people who live there. Residential developments with unarticulated walls and roofs surrounded by parking lots and rows of carports along public streets are examples of practices that should be avoided.

The objectives of these standards are to provide potential solutions to the problems that are often inherent in higher density residential developments through proper site planning, parking, circulation, building design, and landscaping.

REVISED

17.10.040 - Single-Family Dwelling Design Standards

The design and development standards of this Section shall apply to the construction, alteration, or enlargement of single-family dwellings in the RSL, RSM, and RR zoning districts.

A. **Second floor massing.** To avoid "boxy" structures that have unrelieved exterior wall planes extending in height for two or more stories, and to promote vertical articulation of wall planes, the second floor living area shall be set back from the ground floor building footprint on the street sides of the house as much as determined by the review authority to be feasible. Within the Shell Beach Planning Area, the second floor setback shall be located at the front of the house.

B. **Neighborhood character.** In order to attain compatibility with the existing scale and character of the surrounding neighborhood, the development of new single-family dwellings and the alteration of existing dwellings shall include design features or elements that are similar or complementary to nearby homes, including building form and mass, exterior materials, roof form and style, and window shape and style.

C. **Design features.** The following design features are encouraged and shall be considered by the review authority in reaching decisions in the Site Plan and Architectural Review process.

1. **Garages.** Required parking for single-family dwellings shall be enclosed within a garage; carports shall be prohibited. Roll-up or similar types of garage doors shall be required to maximize parking area on the driveway apron and to avoid the obstruction of sidewalks by parked vehicles.

2. **Facade articulation.** Long expanses of uninterrupted exterior wall planes should be avoided. Exterior wall planes should be relieved by: the provision of off-sets in wall planes; placement of windows; incorporation of porches, balconies, trellises, or decks; incorporation of trim, ornamentation or architectural detailing appropriate to the building style; use of varied textures and colors; and the use of other design accents to soften the architecture.

3. **Roof articulation.** Long expanses of uninterrupted roof planes should be avoided. Roof heights, planes, and lines should be varied. Traditional roof forms, especially gable and hip designs, should be used unless infeasible. Roof features including dormers and clerestories are encouraged. If flat or low-slope roof forms are proposed, special care should be taken to ensure compatibility with, and minimize shading of, adjacent structures.

17.10.050 - Multi-Family Project Design Standards

A. **Site planning considerations.**

1. **Orientation.** Placement of buildings shall consider the existing context of the surrounding area. New development shall respect the privacy, solar access and, where feasible, views to the ocean of adjacent uses through appropriate siting of structures.

2. **Cluster units.** Clustering of units shall be a consistent site planning element. Projects containing more than 10 dwelling units should be broken up into groups of units with each structure containing not more than four to six units each.

17.10.050 - Multi-Family Project Design Standards

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2. **Cluster units.** Clustering of units shall be a consistent site planning element. Projects containing more than 10 dwelling units should be broken up into groups of units with each structure containing not more than four to six units each.

3. **Retain amenities.** Natural amenities (e.g., views, mature trees, natural topography) on the site shall be preserved and incorporated into the development whenever possible.

4. **Drainage.** Street drainage shall be collected in curb gutters. The use of centerswale drainage devices is discouraged. Parking lots may drain to a single concrete swale at the edge of the aisle.

5. **Grading.** Development of sloped properties shall minimize grading by following the natural contours of the land. Terraced parking lots, stepped building pads, and larger setbacks shall be used to preserve the natural land form and to minimize grade differentials with adjacent streets and adjoining properties.

6. **Building relationship to the street.** Generally the street frontage should consist of residential units with window, doors, balconies and porches facing and in reasonably close proximity to the street, both in terms of height (i.e., units at street level, rather than raised) and in distance from the street (minimum set back). The street level frontage should consist of residential units, rather than parking lots or parking structures, whenever possible.

B. Building placement.

1. **Maintain privacy.** Buildings shall be oriented to avoid instances where living spaces of one dwelling unit face the living spaces of another and thereby significantly reduce privacy of residents.

2. **Private outdoor space.** Private outdoor space (e.g., patios, courtyards) shall be designated with maximum consideration for privacy. The minimum dimension of individual private open space shall be six feet.

3. **View and solar orientation.** Dwelling units shall be oriented to maximize ocean views and southern exposure for private outdoor spaces and window areas to encourage passive solar heating in the winter months.

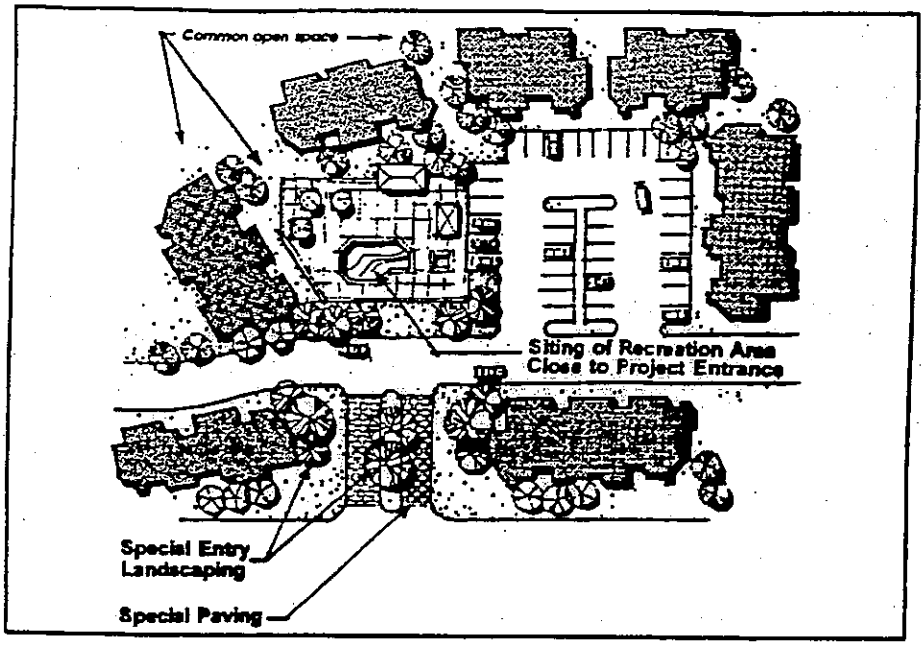


FIGURE 2-1
COMMON OPEN SPACE

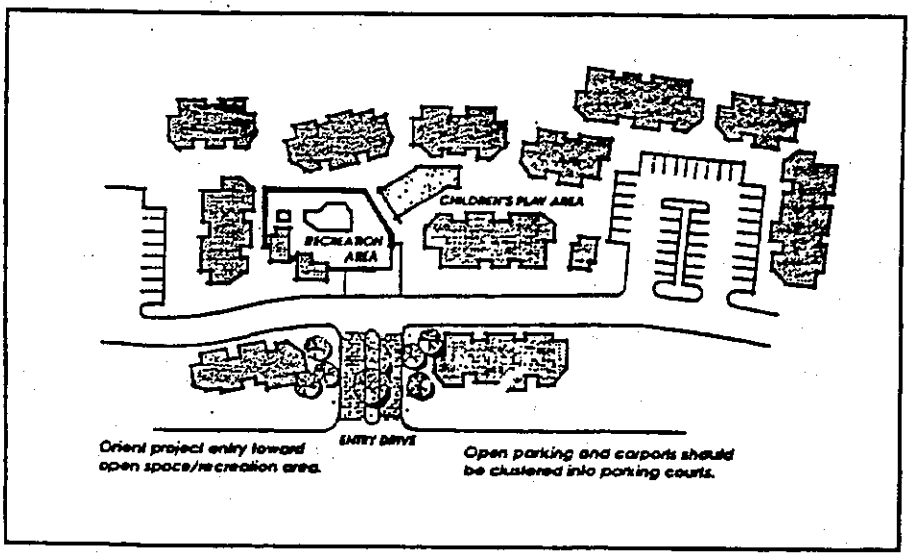


FIGURE 2-2
PROJECT ENTRY TREATMENT, AND LOCATION
OF COMMON OPEN SPACE AND PLAY AREAS

4. Common open space. Buildings shall be oriented to create courtyards and common open space areas that are usable by residents and not relegated to leftover pieces of the site that are difficult to access. See Figure 2-1.

C. Parking and circulation.

1. Project entries.

a. Project entry areas shall provide the resident and visitor with an overview to the project. They shall provide an open window to the project with extensive landscaping and views to adjacent recreational facilities. Special attention shall be given to hardscape and landscape treatments to enhance the overall image of the project. See Figure 2-2.

b. The principal vehicular access shall be through an entry drive rather than a parking drive. Colored, textured paving at entry drives is strongly encouraged.

2. On-site parking and drives.

a. There are generally three means of accommodating parking: parking drives, parking courts, and garages within residential buildings. Projects with either long, monotonous parking drives or large, undivided parking lots are not desired. If parking within residential structures is not provided, dispersed parking courts are the desired alternative.

b. Parking areas shall be visible from the residential units that use them to the greatest degree possible.

3. Parking courts and drives.

a. A parking court shall not consist of more than two double-loaded parking aisles (bays) adjacent to each other.

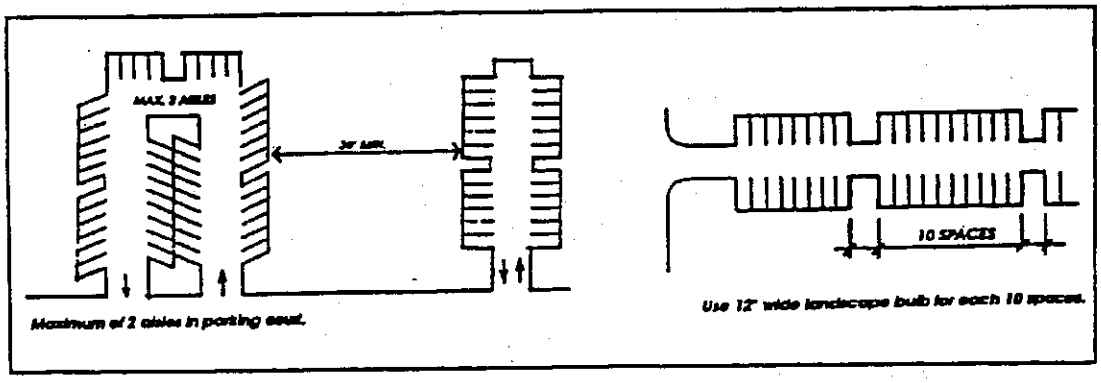


FIGURE 2-3
PARKING AREA LAYOUT

b. The length of a parking court shall not exceed 10 stalls. See Figure 2-3.

c. Parking courts shall be separated from each other by dwelling units or by a landscaped buffer not less than 30 feet wide. See Figure 2-3.

d. Each five spaces of parking, whether in garages, carports, or open parking areas, shall be separated from additional spaces by a landscaped bulb not less than six feet wide containing one tree. Architectural elements, (e.g., trellises, porches, or stairways) may extend into these landscaped bulbs.

4. Garages and carports.

a. Parking areas tucked under residential structures shall be enclosed behind garage doors.

b. Garages with parking aprons less that 20 feet in length shall be equipped with automatic garage door openers and roll-up doors. See Figure 2-4.

c. The use of carports shall require Conditional Use Permit approval. Where carports are utilized, they shall follow the same spacing criteria as parking courts (Subsection C.3 above). Carports may be incorporated with patio walls or used to define public and private open space, but incorporating carports into exterior project walls adjacent to streets is strongly discouraged. See Figure 2-5.

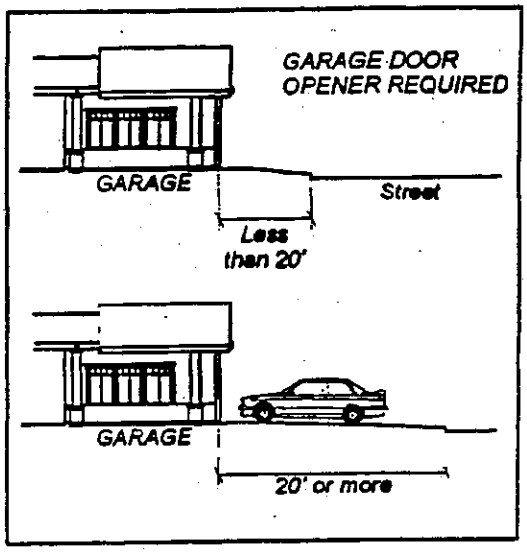


FIGURE 2-4
GARAGE SETBACKS

D. Open Space and landscape areas.

1. The orientation of private and common open space areas shall take advantage of available sunlight and shall be sheltered from the noise and traffic of adjacent streets or other incompatible uses.

2. Common open spaces and play areas shall be conveniently located for the majority of units. Children's play areas shall be visible from as many units as possible. In complexes with more than 40 two-bedroom units, several play areas shall be provided throughout the complex. See Figure 2-2

3. Areas not covered by structures, drives, parking, or walkways shall be appropriately landscaped with a variety of materials in compliance with Chapter 17.30 (Landscaping).

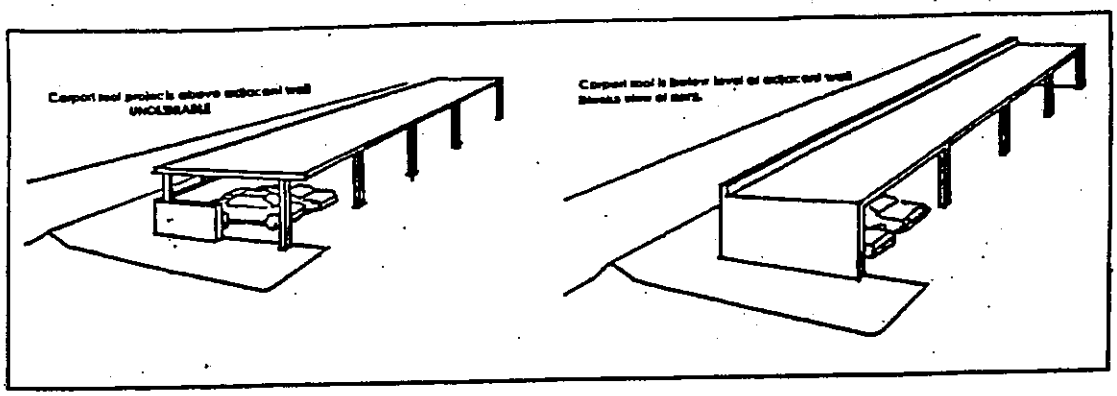


FIGURE 2-5
CARPORT SCREENING

4. Landscaping is used to: frame, soften, and embellish the quality of the site; buffer units from noise or undesirable views; break up large expanses of parking; and separate project frontage roads from public streets. Landscape elements need vertical dimension to accomplish these objectives. Trees and tall shrubs are needed in addition to groundcover.

E. Support facilities.

1. The design of laundry facilities, recreation buildings, sales/lease offices and other support structures shall be consistent with the site's primary structures.

2. The most visible sides of trash enclosures shall be screened from public view on all sides by a six-foot solid wall or fence, other than chain link with slats. Trash enclosures should be softened with complementary landscaping. Trash enclosures should be placed inside parking courts or at the end of a parking bay, and should not be located in a front yard. Locations shall be conveniently accessible for trash collection and maintenance. See Figure 2-6.

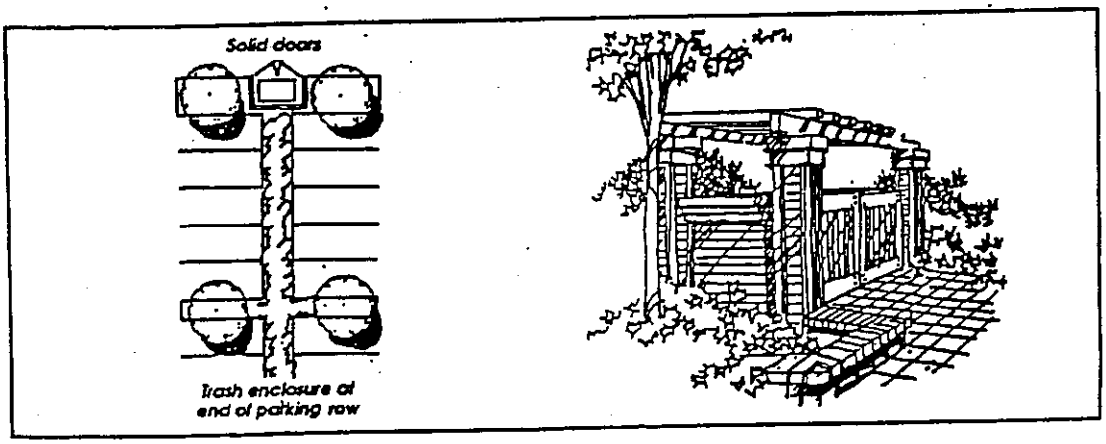


FIGURE 2-6
LOCATION AND DESIGN OF TRASH DISPOSAL ENCLOSURES

F. **Building design.**

There is no specific architecture "style" proposed for multi-family residential structures. The criteria presented here strives for quality development through descriptions and examples of appropriate architectural expressions, building materials, and compatibility with surrounding neighborhood.

1. **Facade and roof articulation.** Changes in plane and height of walls and roofs, and the inclusion of elements including balconies, porches, arcades, dormers, and cross gables help to mitigate the barracks-like quality of long flat walls and roofs. Hipped or gabled roofs covering the entire building are preferable to mansard roofs or pitched roof segments applied at the structure's edge. See Figure 2-7.

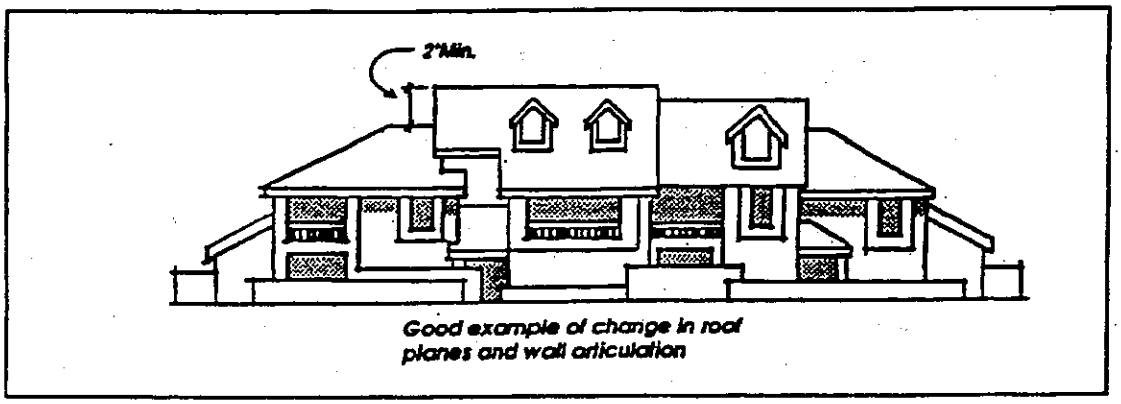


FIGURE 2-7
FACADE AND ROOF ARTICULATION

Structures containing three or more attached dwellings in a row shall incorporate at least one of the following (see Figure 2-8):

a. For each dwelling unit, at least one architectural projection not less than two feet from the wall plane and not less than four feet wide. Projections shall extend the full height of single story structures, at least one half the height of a two-story structure; or

b. Offsets should be meaningful in relation to the size of the building: a change in wall plane of at least three feet for at least 12 feet, for each two units.

2. **Scale.** Because multi-family projects are usually taller than one story, their bulk can impose on surrounding uses. The scale of these projects shall be considered within the context of their surroundings. Structures with two stories and more may require additional setbacks so as not to dominate the character of the neighborhood. However, street facades limited to two stories shall be required where such a limit reinforces the existing neighborhood character.

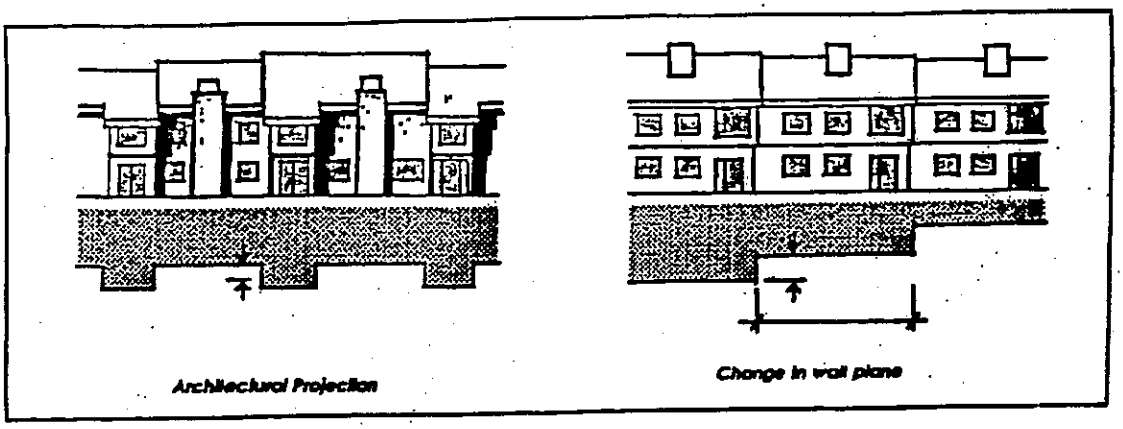


FIGURE 2-8
ARCHITECTURAL PROJECTIONS/CHANGES IN WALL PLANE

3. **Materials.** Exterior materials shall be durable and require low maintenance. Piecemeal embellishment and frequent changes in materials shall be avoided. Natural materials including wood, stone, and brick that blend with the natural surroundings shall be used. Exterior wall and roof colors shall harmonize with the site and the surrounding neighborhood.

4. **Balconies, porches, and patios.** The incorporation of balconies, porches, and patios is encouraged to both practically and aesthetically signal human habitation. These elements shall be provided as essential ingredients in creating street-level interest and to add human scale to structures. These elements are encouraged to break up large wall masses and offset floor setbacks. See Figure 2-9.

5. **Dwelling access.** Avoid long, monotonous access balconies and corridors that access five or more units, and instead cluster access points in groups of four or less. Use distinctive architectural elements and materials to denote prominent entrances.

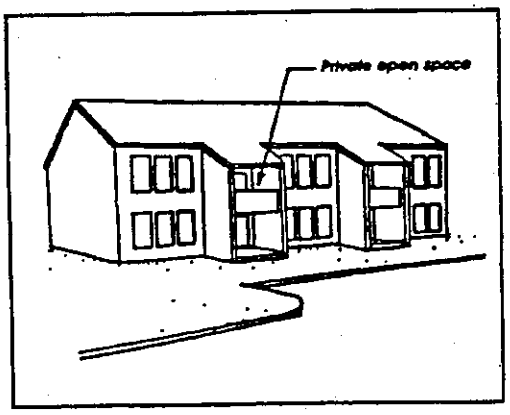


FIGURE 2-9
BALCONIES, PORCHES

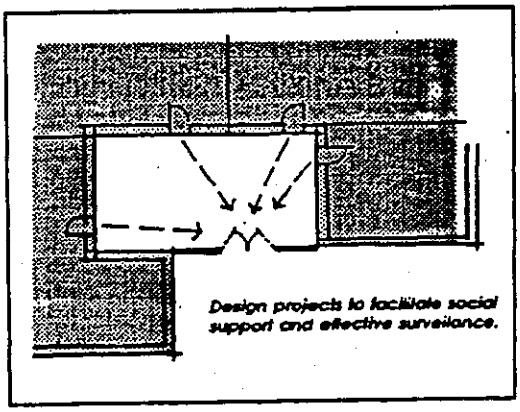


FIGURE 2-10
DWELLING ACCESS

6. **Exterior stairs.** Simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of the structure. Thin-looking, open metal, prefabricated stairs are discouraged.

7. **Carports, garages and accessory structures.** Carports, detached garages, and accessory structures shall be designed as an integral part of the overall project. They shall be similar in materials, color, and detail to the principal structures. Prefabricated metal carports are strongly discouraged.

8. **Mechanical and utility equipment.** All mechanical equipment, whether mounted on the roof or ground, shall be screened from view in compliance with Section 17.24.120 (Screening). Utility meters and equipment shall be placed in locations that are not exposed to view from the street. Screening devices shall be compatible with the architecture and color of the adjacent structures. See Figure 2-11.

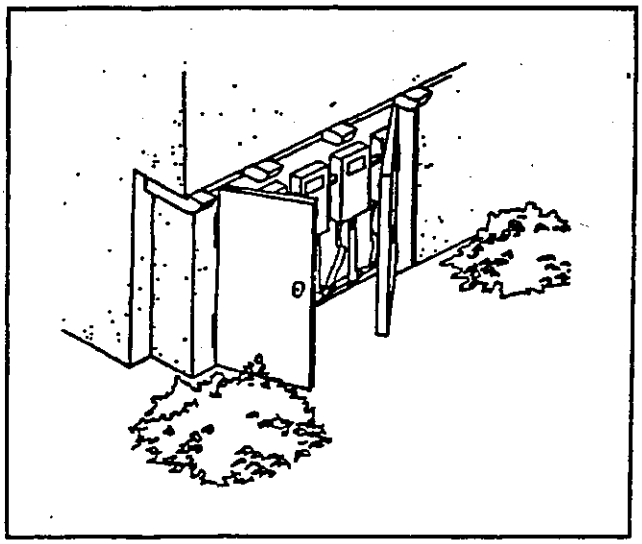


FIGURE 2-11
SCREENING OF OUTDOOR EQUIPMENT

9. **Roof materials.** Roof surfacing materials shall be selected to help new buildings blend with their surroundings. Brightly-colored roofing materials that make the buildings stand out shall be avoided.

10. **Compatible roof shapes.** Rooflines of buildings shall be designed to be compatible with surrounding building forms. The objective in determining roof shape is to establish a visual order to building clusters. A gable roof is preferred over flat or shed roofs. See Figure 2-12.

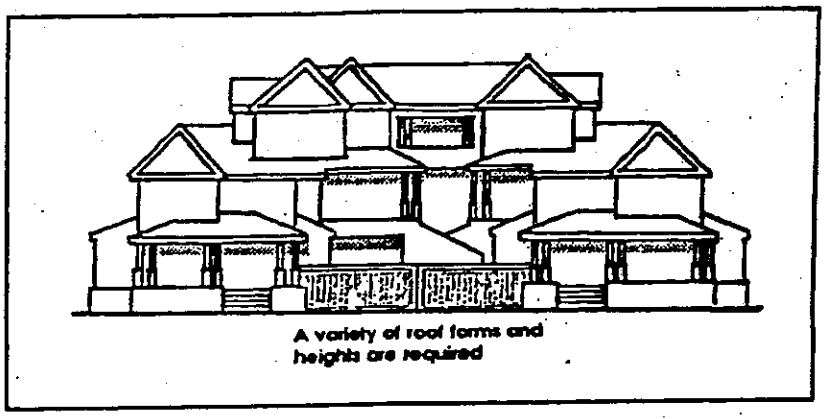


FIGURE 2-12
VARIETY IN ROOF FORMS

17.12.060 - CD District Building Design Standards

This Section provides design standards for the zoning districts that comprise the downtown area (CD-C, CD-M and CD-V zoning districts). Project proponents shall consult these standards in addition to the General Commercial Design Standards (Section 17.14.030) when proposing a project in the downtown area.

A. **Objectives.** The design standards in this Section are provided in recognition that Downtown Pismo Beach is a unique place and requires special attention to design. The objectives of these standards are as follows:

1. Ensure that new development, including additions and renovations of existing structures, does not have adverse aesthetic, health, safety, or visual impacts on adjoining properties, or the downtown area in general;
2. Improve the quality of physical changes throughout the downtown area;
3. Encourage creativity in design;
4. Promote a strong pedestrian orientation; and
5. Promote the preservation and rehabilitation of downtown's historic and contextual building elements details, and materials;

B. **General design standards.**

1. **Scale, bulk and form.** Scale is the relationship between a proposed building's size or volume and the size of surrounding buildings. The scale of new buildings shall be consistent with existing buildings in the immediate area. Designs shall incorporate details and elements (e.g., door and window openings) that are close enough to the dimensions of the human body to be comfortable to pedestrians.

   Development shall comply with the following standards to avoid large, box-like buildings:

   a. Exterior wall planes shall be articulated by varying depth and/or direction.
   b. Upper floors shall be stepped back from the footprint of the ground floor.
   c. The height of various parts or elements of a building shall be varied.
   d. Roof planes, shapes, and pitches shall be varied.
   e. Entryways and entry structures shall be limited to one story in height.
   f. Appropriately sealed materials, (e.g., bricks and small tiles) shall be used to reinforce the human scale at building entrances.

g. Plain walls at the ground floor level shall be avoided. Windows, wall insets, change in materials, awnings, and plazas shall be used to create variety.

2. **Compatibility with context.** New development, including additions to existing structures, shall be designed to be compatible with surrounding buildings in terms of mass, form or shape, scale, height, colors, and materials. The configuration and heights of new buildings shall be designed to correlate with adjacent open spaces to allow maximum sunlight, ventilation, protection from prevailing winds, enhanced public views, and minimum obstruction of ocean views from adjoining structures. The height of new structures shall allow for a transition from the height of adjacent development to the maximum height of the proposed structure. To reduce the apparent height of buildings, a variety of roof shapes and forms shall be incorporated. See Figure 2-13.

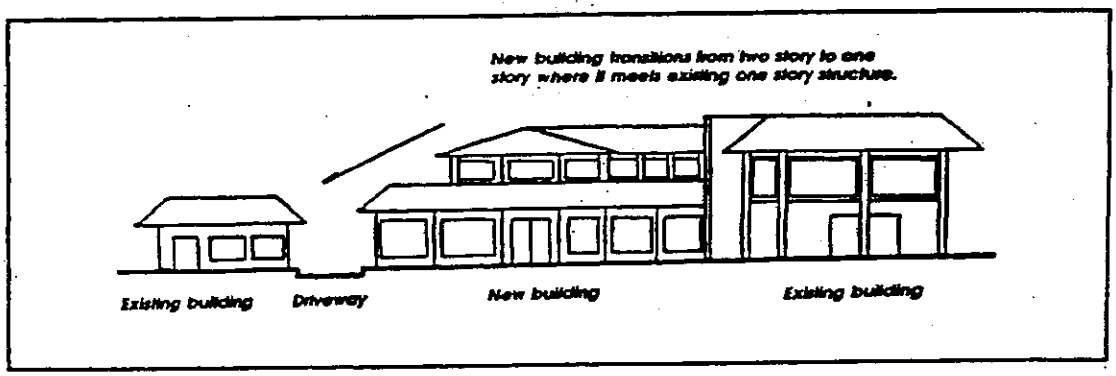


FIGURE 2-13
COMPATIBILITY WITH CONTEXT

3. **Articulation of walls and roofs.** New development, including additions and renovations to existing buildings, shall be designed to provide articulation in wall and roof planes. Articulation describes the degree or manner in which a building wall or roofline is made up of distinct parts or elements. A highly articulated wall will appear to be composed of a number of different planes, usually made distinct by their change in direction (projections and recesses) and/or changes in materials, colors, or textures. Horizontal as well as vertical wall articulation shall be expressed through the use of varied roof planes and heights, wall offsets, recessed windows and entries, awnings, roof overhangs, upper-floor setbacks, use of color, and changes in materials and textures. See Figure 2-14.

4. **View protection.** New commercial and residential development, including additions and renovations of existing structures, shall be designed to provide view corridor that preserve ocean views. This may be accomplished by providing stepbacks of upper stories; orienting structures to frame or accent prominent views; and using balconies, decks and bay windows to make views accessible. When rooftops of new development can be viewed from adjacent buildings, they shall be designed to minimize detraction from views.

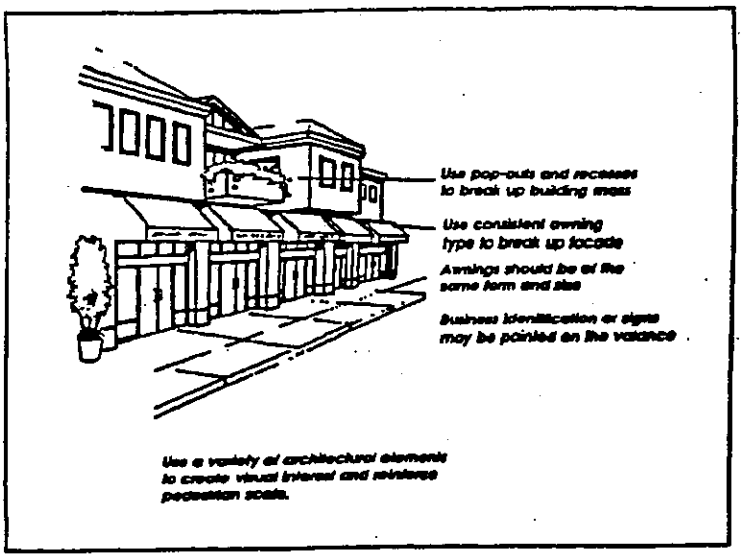


FIGURE 2-14
ARTICULATION OF WALLS AND ROOFS

C. **Prohibited project elements.** The following features or elements are prohibited:

1. Large blank, flat wall surfaces;
2. Square "boxlike" buildings with flat roofs;
3. Metal or plastic siding and highly reflective surfaces (mirrored windows, etc.);
4. Mix of unrelated materials (i.e., rustic wood shingles and polished chrome and materials applied on only a portion of a building;
5. Visible outdoor storage, loading areas, and equipment; and
6. Disjointed parking areas and awkward circulation patterns.

D. Special standards for rear facades. Where parking areas and alleys exist or are planned behind buildings, rear facades can be an important visual and functional of the City's downtown. The design of rear facades for new development, including additions and renovations of existing structures, shall comply with the following:

1. Rear facades shall be designed to be consistent with the architectural style of the building and the design of the primary facade, but shall not be over improved. Rehabilitations of the rear facade may introduce accessory elements typical of the main facade (e.g., awnings or light fixtures), but shall not attempt to replicate storefronts or to add decorative embellishments typically found only on the main facade.

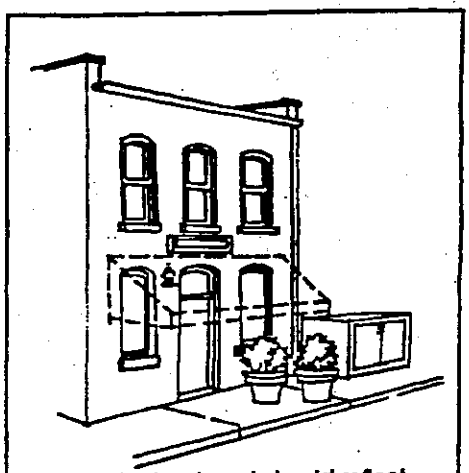
2. Direct entrances to shops through the rear facade shall be provided where feasible to encourage pedestrian activity and to separate walk areas from vehicular traffic.

3. Awnings on the rear facade shall be consistent with awnings on the front facade.

4. Identifying signs at rear entrances shall be provided to encourage the use of the rear entrance.

5. Landscape improvements shall include special planting treatments at rear facades. For existing buildings, the use of potted plants and raised planters shall be considered where paving and lack of irrigation may prevent normal landscape methods.

6. Lighting shall be added to rear facades to create a pleasant and safe nighttime environment. See Figure 2-15.



Rear entry treatment should reflect the front facade treatment. Add pedestrian scale amenities such as display windows, awnings, wood and glass doors and surface paving.

FIGURE 2-15
REAR ENTRY TREATMENT

E. Standards for building additions and renovations.

1. Additions to existing buildings shall be designed to be integrated with the existing building. The new addition shall match the original in terms of scale, architectural details, window and door styles and openings, roofline, materials, color, and other aspects of design.

2. Where a large addition is developed, the entire building shall be renovated to achieve a single, coordinated appearance. See Figure 2-16.

3. The introduction of new materials shall be limited so that the total number of materials does not clutter the facade. New materials shall blend with or complement the originals in texture, composition and color. No more than four separate materials are permitted for walls, door and window frames, accent trim (wood, brick, tile) and canvas awnings.

F. **Storefront renovation.** When storefronts are to be remodeled, they shall be considered within the context of the whole building and adjacent storefronts. New design elements that alter the architectural character of the building or its relationship to the street are prohibited. New materials that are different or incompatible with materials on the rest of the building are strongly discouraged. See Figure 2-16.

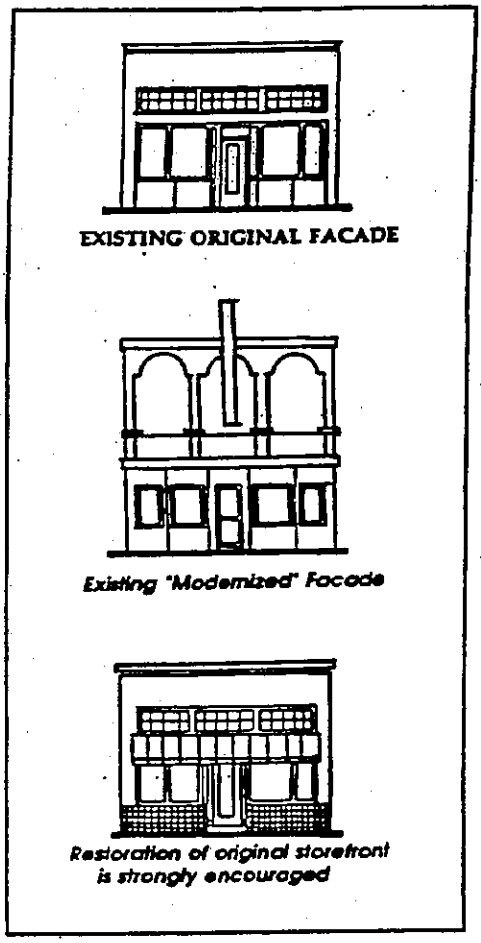


FIGURE 2-16
STOREFRONT RENOVATION

G. **Building materials.** Building materials add texture and color to development and shall be coordinated with the overall architectural style of the building so that they compliment one another and produce a coherent visual character. The following standards apply to new development, including additions and renovations of existing buildings:

1. Allowed materials for exterior walls:

   a. painted wood siding (horizontal and vertical);

   b. brick (natural earth colors only);

   c. stucco;

   d. wood trim;

   e. single color tile when used on bulkheads (below windows) not above three feet in height; and

   f. anodized aluminum in dark colors for door and window frames.

2. Undesirable/discouraged materials for exterior walls:

   a. plastic molded imitations of any building material;

   b. corrugated metal or aluminum sheets;

c. mirrored or metallized reflective glass;

d. stucco treated as "hacienda" texture or other heavy texture;

e. silver aluminum extrusions for windows and doors;

f. coarsely finished "rustic" materials (wood shakes, barnwood, or stained fir plywood);

g. variegated brick, oversized brick, and white brick mortar: and

h. indoor-outdoor carpeting.

H. **Roof design and materials.** Roof shapes and materials contribute to the overall character and scale of a building. Roofs shall be designed to compliment the architectural style of a building and other buildings in the surrounding area. The following standards apply to new development, including additions and renovations to existing buildings:

1. Variety shall be provided in roof heights and forms. Full roofs are required for new buildings that utilize hip or gable forms with slopes less than 6:12. In the CD-C zoning district, flat roofs with parapets are allowed if compatible with adjacent buildings.

2. Nearly vertical roofs (A-frames) and piecemeal mansard roofs (used on a portion of the building perimeter only) are prohibited.

3. All rooftop equipment shall be screened from public view. Mechanical equipment shall be located below the highest vertical element of the building to avoid the use of penthouse structures or other special screening devices that may be difficult to integrate into the overall building design.

4. When mechanical equipment is added to an existing roof, it shall be screened to match the architectural style and roof materials of the existing building without giving the appearance of being added on.

5. Roof drains shall be designed as an integral part of the structure and not be exposed on the exterior.

6. When skylights are used on sloping roofs, a flat design is required. "Bubble" design skylights are prohibited.

7. Allowed materials for visible roof surfaces in new development and additions and/or renovations to existing development include: slate, standing metal seam, and tile in natural colors. The use of a metal roof shall require Conditional Use Permit approval.

8. Prohibited roof materials for new development and additions and/or renovations to existing development include: corrugated metal, high contrast and/or brightly-

colored glazed tile, (except where desirable for accent purposes) highly reflective surfaces, illuminated roofing, and wood shakes.

I. Doors and windows. The following standards apply to all new development, including additions and renovations of existing structures.

1. The first floor of commercial structures have sufficient areas of glass to give an open, public character to the downtown. Storefronts shall be a minimum of 60 percent window area and a maximum of 85 percent window area.

2. Upper story street-wall construction shall contain a minimum of 35 percent window area

3. Large, continuous expanses of glass without careful detailing shall be avoided. Glass areas shall be subdivided by mullions, or decorative millwork to reduce the size of the glass areas and to create a more human scale.

4. Bay, bow, and box windows may be used along storefronts to add visual interest to a facade by providing variety, shadow, and texture.

5. Lightly-tinted glass may be used to reduce solar gain; however, deeply-tinted glass and reflective glass which stops views into the interior of buildings shall be avoided. The reflective coefficient of any glass used shall be less than 30. Where tinted glass is used, the transmittance coefficient shall be greater than 30.

6. Window and door frames may be constructed of any of the following materials: steel, anodized aluminum, wood, wood and metal, and vinyl-covered wood. The materials and finish of the frame shall be appropriate to the overall building character. Silver- and gold-colored aluminum frames are not allowed.

J. Exterior Colors. Color can dramatically affect the visual appearance of buildings and shall be carefully considered in relation to the overall design intent of the building. Color can also affect the apparent scale and proportion of buildings by highlighting architectural elements (e.g., doors, windows, fascia, cornices, lintels, and sills). The following standards apply to new development, including additions and renovations of existing buildings:

1. Neutral or soft colors are preferable for large wall surfaces (light gray, cream, beige, tan, light blue, etc.) while brighter or deeper shades provide effective accents and trim colors (brown, dark green, maroon, white, black, charcoal gray, etc.);

2. Walls of intense white color and bright yellow and oranges are not allowed;

3. The color palette chosen for a building shall be compatible with the colors of adjacent buildings, except where the colors of adjacent buildings are not consistent with the requirements of this Subsection;

4. Buildings shall use no more than three colors;

5. When brick or stone are used on a building, their natural inherent colors shall be maintained; and

6. Contemporary buildings that interpret a historical building style shall follow the traditional color schemes of the particular style.

K. **Lighting standards.** Lighting plays a major role in establishing the nighttime character of the downtown, especially as it relates to the pedestrian ambiance and safety of the area. The following standards apply to new development, including additions and renovations of existing structures:

1. Neon lighting may be used for building outlining and other decorative architectural accents.

2. Incandescent lamps shall be used whenever possible. The use of mercury vapor and other similar high intensity light sources is not allowed except at a rear entrance that is not visible from the street.

3. All lighting shall be shielded to confine light spread within the site boundaries.

4. One footcandle evenly distributed across the surface of a parking lot is the required minimum. Walkways shall have approximately two footcandles of illumination at the surface. Building entrances shall also be well lighted.

L. **Awnings and canopies.** The use of awnings and canopies on buildings add architectural interest and are encouraged throughout the downtown area. They provide a means of breaking up large walls that otherwise may be left blank except for window openings. Awnings also provide protection from the elements and opportunities for small-scale, pedestrian-oriented signs. The following standards apply to all awnings:

1. An encroachment permit is required for any awning that is proposed to extend over a public right-of-way.

2. The design of awnings shall be compatible to the overall facade on which they are to be placed in terms of size, shape, scale, and color. See Figure 2-17.

3. On existing buildings, the size and shape of the awnings shall be compatible with the architectural style of the building.

4. The highest point of a first-floor awning shall not be higher than the midpoint of the space between the second-story window sills and the top of the first-floor storefront windows.

5. The overall size and shape of an awning shall be compatible with the size and shape of the door, window, or other feature that it is accenting. See Figure 2-18.

6. A minimum seven-foot vertical clearance between the sidewalk and the lower-most portion of the awning shall be maintained. An eight-foot clearance shall be

maintained between the sidewalk and the lowest structure member of the awning. See Figure 2-19.

7. Awnings shall use a single color or two-color stripes. Lettering and trim may be of other compatible colors. Signs may be painted on awnings but are restricted to the awning flap (valance) or to the end panels of angled or box awnings. See Figure 2-20.

8. Awning material shall maintain the appearance of canvas or cotton fabric. The use of aluminum, vinyl, or back-lit awnings is not allowed. Awning material shall be fire treated per Section 8.04.050 of the Municipal Code.

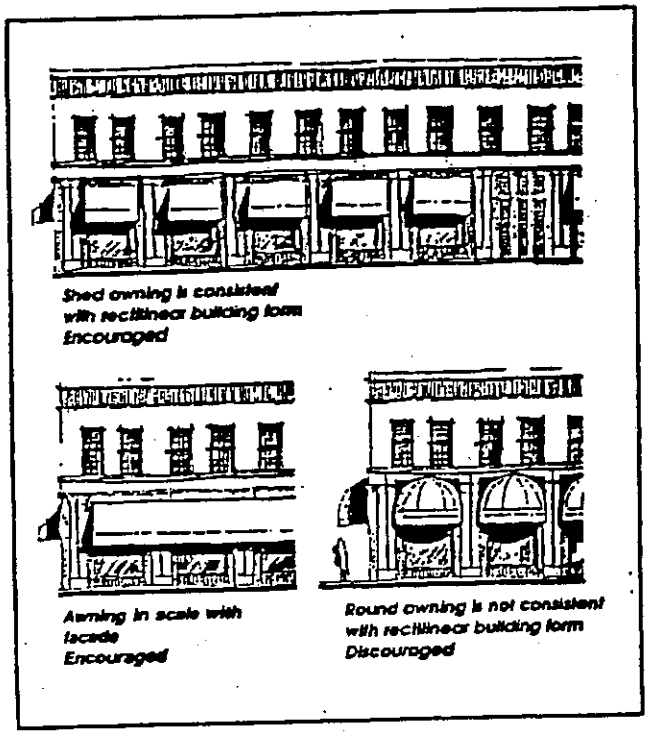


FIGURE 2-17
AWNING DESIGN COMPATIBILITY

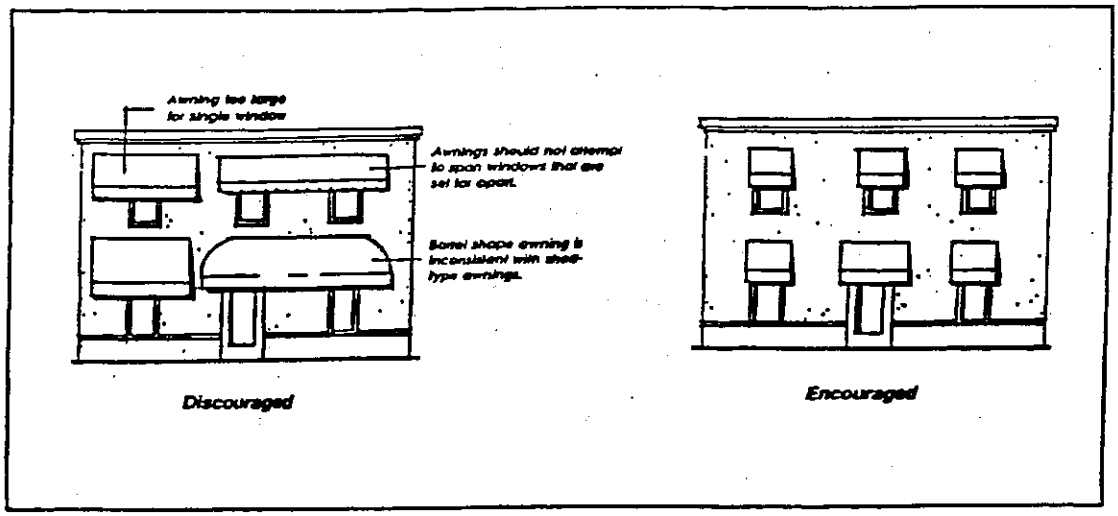


FIGURE 2-18
AWNING SCALE COMPATIBILITY

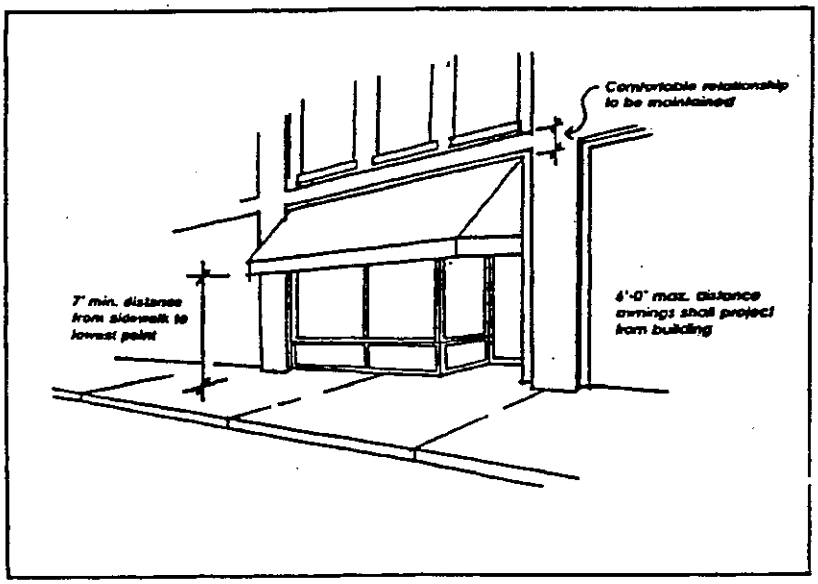


FIGURE 2-19
CLEARANCE FROM SIDEWALK

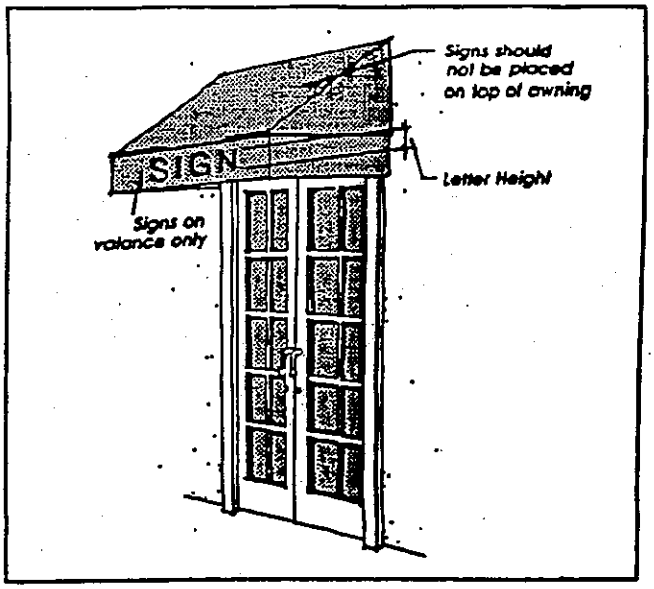


FIGURE 2-20
SIGNS ON AWNINGS

CHAPTER 17.14 - COMMERCIAL DESIGN STANDARDS

Sections:

17.14.010 - Purpose of Chapter
17.14.020 - Applicability
17.14.030 - Overall Design Objectives for Commercial Projects
17.14.040 - Site Planning Standards
17.14.050 - General Architectural Design Standards

17.14.010 - Purpose of Chapter

The Commercial Design Standards are intended to assist property owners and project designers in understanding the City's goals for attaining high quality commercial development that is sensitive to the City's small town scale and coastal environment. The standards will be used during the Site Plan and Architectural Review process as criteria for project review.

17.14.020 - Applicability

A. The provisions of this Chapter apply to all commercial, office, and institutional projects (additions, remodeling, relocation, or new construction) on a citywide basis. Project proponents shall consult both sets of design standards when preparing development plans within these zoning districts.

B. The design elements of each project (including site design, architecture, landscaping, signs, parking design) will be reviewed on a comprehensive basis using these design standards. Other provisions of this Zoning Code pertaining to signs, landscaping, and parking shall also be addressed whenever applicable.

C. The review authority may exercise discretion in applying the standards of this Chapter to proposed projects, where the review authority determines that a design feature proposed by the applicant as an alternative to these standards achieves substantially the same results as these standards.

17.14.030 - Overall Design Objectives for Commercial Projects

The design of each project shall work toward achieving the following objectives:

A. Consider Pismo's small-town scale and coastal environment and demonstrate sensitivity to these influences;

B. Articulate building forms and elevations to create interesting roof lines, building shapes, and patterns of shade and shadow. Avoid box-like structure with large flat wall planes;

C. Utilize landscaping to provide project amenities and to screen parking, equipment, and storage areas;

D. Provide site access, parking, and circulation that is planned in a logical, safe manner;

E. Consider the need for signs and their appropriate locations early in the design process; and

F. Design spaces for outside equipment, trash receptacles, storage, and loading areas in the least conspicuous part of the site.

17.14.040 - Site Planning Standards

Project site planning shall comply with the following standards.

A. **Consider adjacent development.** Each development proposal shall demonstrate consideration for the existing conditions on and off the site including the following:

1. Land use and site organization of neighboring properties;
2. Architectural character/style of neighboring structures;
3. Links to adjacent development using sidewalks and shared access drives and parking.
4. Existing natural features (i.e., mature trees, landforms, etc);
5. Opportunities to preserve or enhance views of the ocean; and
6. Privacy and solar access of the site and neighboring properties.

B. **Building and parking location.**

1. Buildings shall generally be oriented parallel to streets and shall be placed as close to the street as required and established setbacks permit. Buildings may be angled to create interesting juxtapositions if there is a legitimate goal to be achieved. However, the definition of the street edge is an important and legitimate role for buildings and this needs to be considered. Exceptions may occur for wider setbacks from the street if a compatible use is proposed (e.g., outdoor dining or pedestrian plaza areas) or to maintain continuity with landscaped areas on adjacent properties.
2. The orientation of buildings shall respond to the pedestrian or vehicular nature of the street. Buildings in areas with high pedestrian use shall face on, and be directly accessible from the public sidewalk.
3. Commercial sites (i.e., shopping centers) shall be designed to locate a minimum of 30 percent of the total building frontage (including pad buildings) close to the front setback line. This siting, together with substantial landscaping treatment, reinforces, and strengthens the overall streetscape, and helps to screen off-street parking areas. See Figure 2-22.

4. Corner buildings shall have a strong tie to the setback lines of each street. The primary mass of the building shall not be placed at an angle to the corner. This does not preclude angled building corners or an open plaza at the corner which are strongly encouraged.

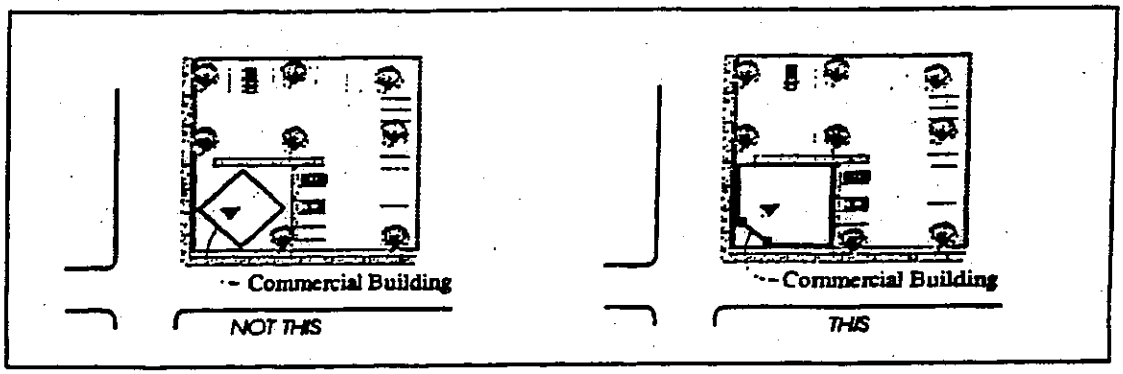


FIGURE 2-21
BUILDING PLACEMENT AT STREET CORNERS

5. Multiple buildings in a single project shall create a positive functional relationship with one another. Whenever possible, multiple buildings shall be clustered to achieve a "village" scale. This creates opportunities for plazas and pedestrian areas while preventing long "barracks-like" rows of buildings. When clustering is impractical, a visual link shall be established between buildings. This link can be accomplished through the use of an arcade system, trellis, colonnade, or through enhanced paving. See Figure 2-22.

6. The visual impact of parking lots shall be minimized by locating these facilities to a portion of the site least visible from the street and by providing adequate screening and parking lot landscaping. Refer to Section 17.34.080 (Parking Design Guidelines).

7. Projects shall connect the on-site pedestrian circulation system to the off-site public sidewalk at intervals of one connection for each 100 lineal feet (or fraction thereof). See Figure 2-23.

8. Parking areas shall be connected to building entrances by means of enhanced paving (patterned or stamped).

9. Loading facilities shall not be located at the front of buildings where they will be difficult to adequately screen from view. These facilities are more appropriate at the rear of the site where special screening may not be required.

10. Building placement shall optimize off-site views to the ocean or nearby hills.

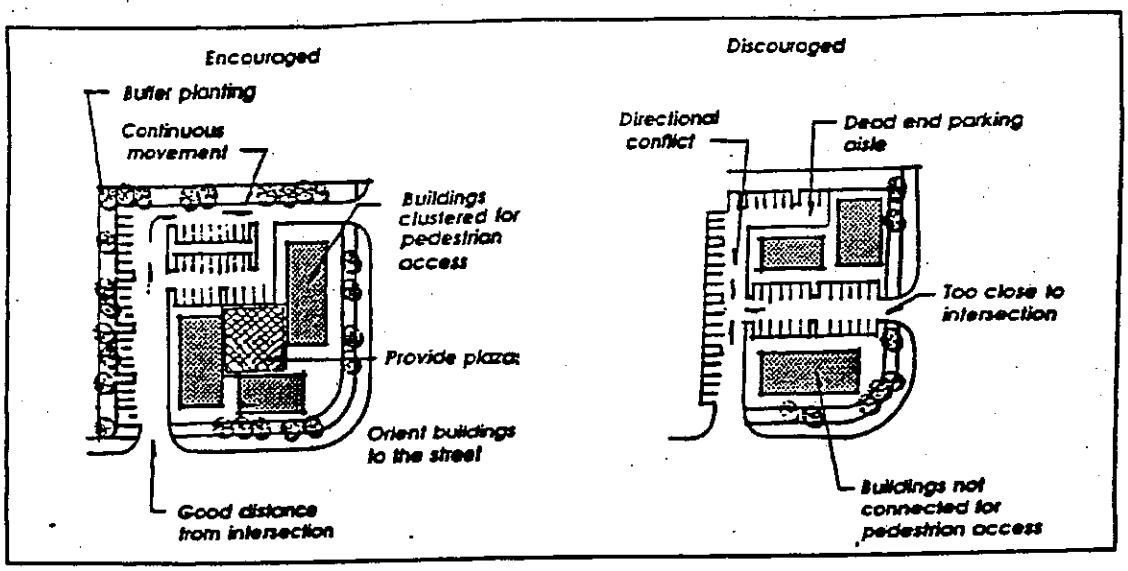


FIGURE 2-22
BUILDING AND PARKING LOCATION

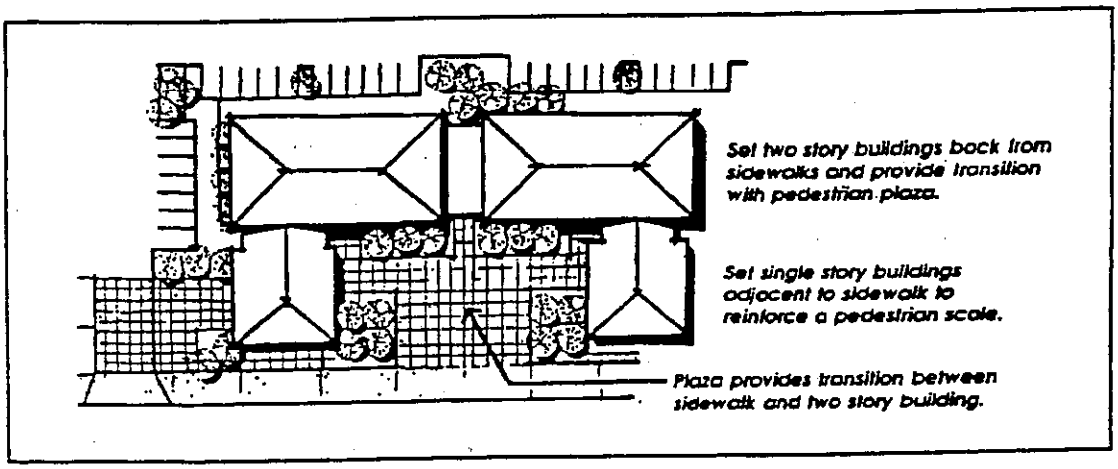


FIGURE 2-23
PEDESTRIAN ORIENTATION OF PARKING

11. Commercial buildings constructed on hillsides shall step to follow the natural terrain. Projects that significantly alter the natural slope can have a great visual impact and are strongly discouraged.

C. **Landscaping.**

1. Landscaped areas shall be planned as an integral part of the overall project and not simply located in "left over" areas of the site.

2. Landscaping shall be used to help define outdoor spaces, soften a structure's appearance, and to screen parking, loading, storage, and equipment areas.

3. The use of on-site pedestrian amenities (e.g., benches, shelters, drinking fountains, lighting, and trash receptacles) is strongly encouraged. These elements shall be provided in conjunction with on-site open spaces and be integrated into the site plan as primary features.

4. In addition to the above general standards for landscaping, more detailed design standards are provided in Section 17.30.060 (Landscape Design Standards).

D. On-site lighting.

1. Exterior lighting shall be designed to be compatible with the architectural and landscape design of the project.

2. An appropriate hierarchy of lighting fixtures/structures and intensity shall be considered when designing the lighting for the various elements of a project (i.e., building and site entrances, walkways, parking areas, or other areas of the site). To achieve the desired lighting level for parking and pedestrian areas, the use of more short, low intensity fixtures is encouraged over the use of a few tall fixtures that illuminate large areas.

3. The use of exterior lighting to accent a building's architecture is encouraged. All lighting fixtures shall be properly shielded to eliminate light and glare from impacting adjacent properties, and passing vehicles or pedestrians. If neon tubing is used to illuminate portions of a building it shall be concealed from view through the use of parapets, cornices, or ledges. Small portions of exposed neon tubing may be used to add a special effect to a building's architecture but this shall be well thought out and integrated into the overall design of the project. See Figure 2-24.

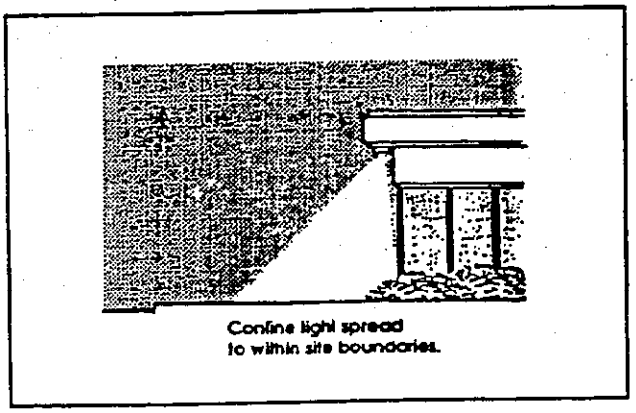


FIGURE 2-24
SHIELDED EXTERIOR LIGHTING

E. Screening.

1. Screening is a technique used to protect and separate uses and site functions from one another for the purpose of decreasing adverse noise, wind, or visual impacts and to provide privacy. The need for screening shall be considered early in the design process so that screening elements (e.g., walls, fences, berms, landscaping) can be effectively integrated into the overall project design and not added later as an afterthought.

2. The method of screening shall be compatible with the adjacent structure in terms of overall design, materials, and color.

3. Where screening is required at the ground level, a combination of elements shall be considered including solid masonry walls, wood fences, berms, and landscaping.

F. Refuse, storage, and equipment areas.

1. Refuse containers, service areas, loading docks, and similar facilities shall be located in areas out of view from the general public and so that their use does not interfere with on-site parking or circulation areas, and adjacent uses, especially residential uses.

2. Trash storage areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views. The covering structure shall be compatible with the site's architectural style.

3. Utility, plumbing and electrical equipment (including electric and gas meters, electrical panels, junction boxes, and similar facilities) shall be located in a utility room within the structure or enclosed utility cabinets at the rear of the structure. See Figure 2-25.

4. Mechanical equipment (including compressors, air conditioners, pumps, heating and ventilating equipment, generators, solar collectors, satellite dishes, communications equipment and similar facilities) and other types of mechanical equipment shall be concealed from view of public streets, and neighboring properties. See Figure 2-25. Telecommunications equipment shall also comply with the provisions of Section 17.38.040 (Antennas, Wireless Communications Facilities).

5. Mechanical equipment shall not be located on the roof of a structure unless the equipment can be hidden by building elements that are an integral part of the building's design. See Figure 2-25.

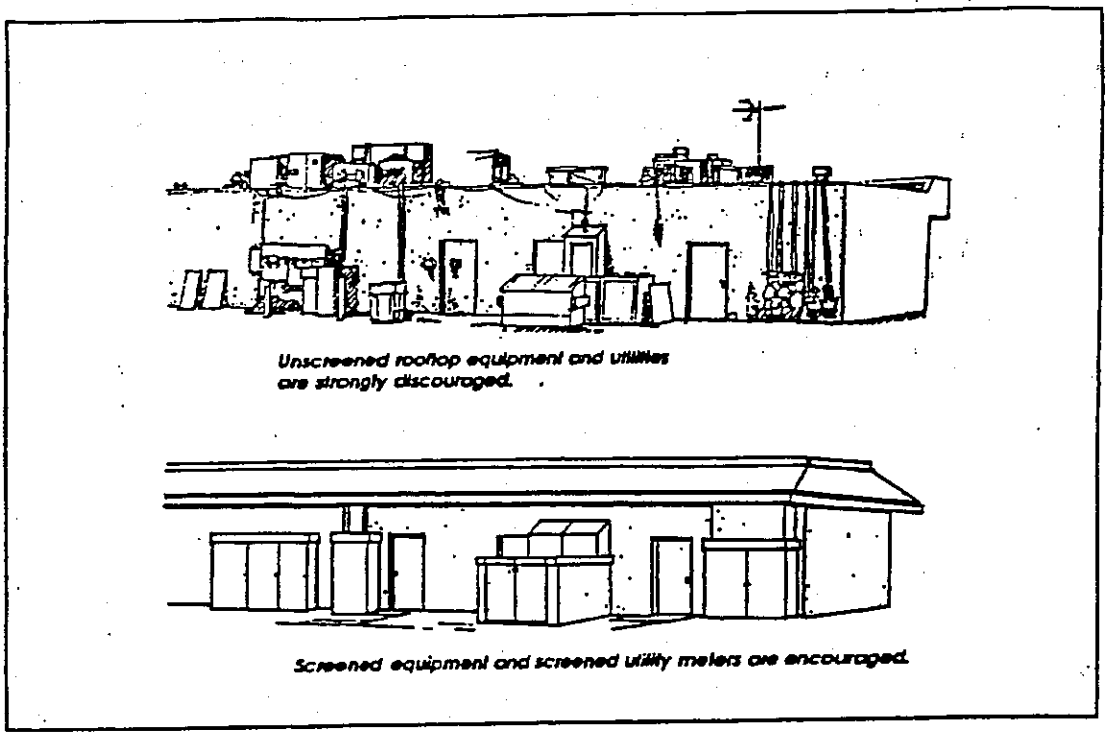


FIGURE 2-25
SCREENING REQUIREMENTS

17.14.050 - General Architectural Design Standards

A. **Architectural style.** No predetermined architectural style or design theme is required in the City: Pismo Beach cannot be defined by any one architectural style. A variety of architectural characteristics adds to the City's overall image. While variety in design is generally encouraged, compatibility of new projects with their surroundings shall be a priority.

B. **Neighborhood compatibility.** In designing a building, it is important to analyze the areas surrounding the building site to find elements of compatibility that can be used in the new design. Sameness, however, shall not be a design goal. It is important for each site to both maintain its own identity and be complementary to its surroundings. Thus, a new building can be unique and interesting and still show respect for and compatibility with the architectural styles in its vicinity.

Design factors to be considered include:

1. Appropriate design theme;
2. Proportional building scale/size;
3. Appropriate building setback;

4. Harmonious colors, textures, and building materials.

C. **Design consistency.** Designs shall demonstrate a consistent use of colors, materials, and detailing throughout all elevations of the building. Elevations that do not directly face a street shall not be ignored or receive only minimal architectural treatment.

D. **Form and mass.** Structure design shall provide a sense of human scale and proportion. Structures shall be designed to avoid a "box-like" appearance. Horizontal and vertical wall articulation shall be expressed through the use of wall offsets, recessed windows and entries, awnings, full roofs with overhangs, second floor setbacks, or covered arcades. See Figure 2-26.

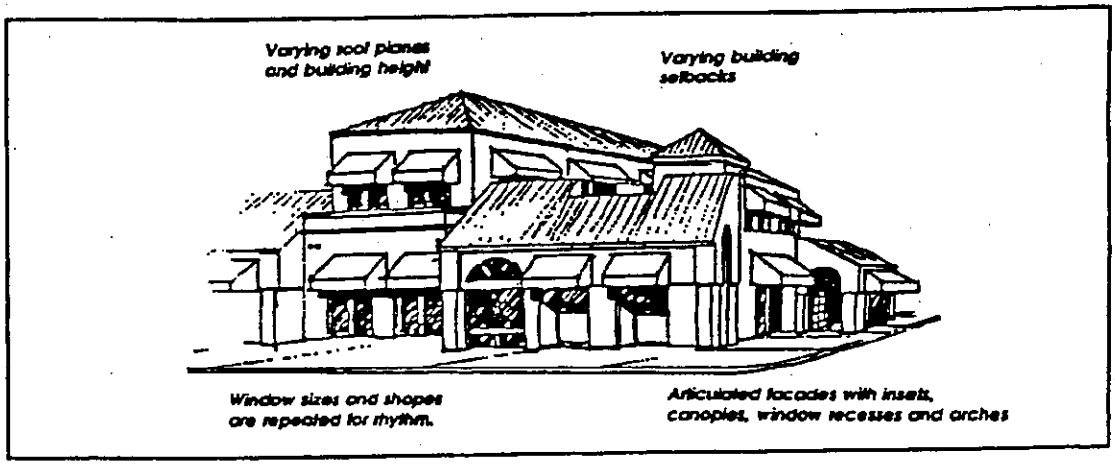


FIGURE 2-26
FORM AND MASS

E. Rooflines.

1. The design of a structure's roof contributes strongly to its image as a quality, permanent structure. Structures with full-pitched roofs project a more small town image. Structures with flat roofs and parapets tend to appear unfinished and less permanent in their structure.

   With the exception of the downtown area, where structures are usually built to the front and side property lines and full roofs may not be appropriate, new freestanding structures shall incorporate full-pitched roofs whenever possible. See Figure 2-27.

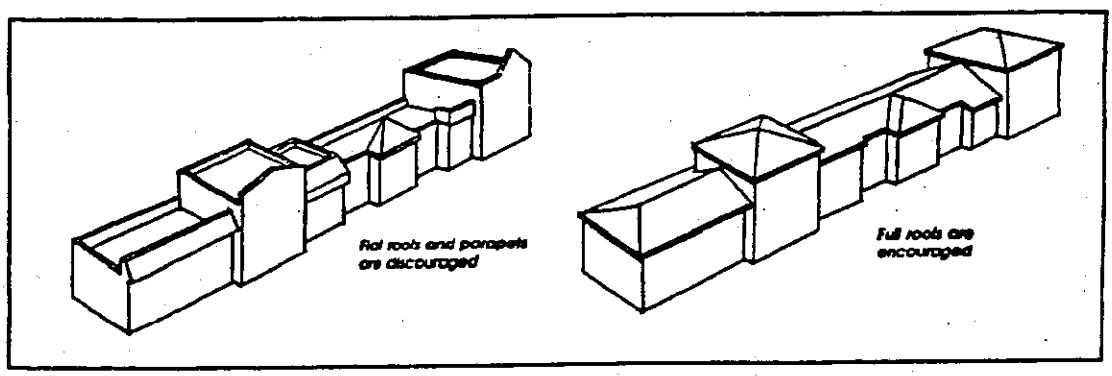


FIGURE 2-27
ROOFLINES

2. Roofs may be gable, hip, or shed-type, but in all cases shall either be full pitched or shall appear so from the street. Any flat portions (i.e., equipment wells) shall be small and not visible from streets or other areas where the public has access. On larger structures, pitched roofs shall be multi-planed to avoid large expanses of monotonous single-planed roofs.

3. Flat roofs may be considered for larger commercial structures when it is determined that a project's overall design is amenable to flat roofs and is otherwise consistent with the objectives of these standards. When flat roofs are used, there shall be a screening parapet topped with a coping, cornice, or, if determined appropriate to the project's style, a modified mansard. Mansards shall maintain the same roof pitch as surrounding structures and shall be both high and deep enough to create the illusion of being a true roof. Small, steeply-pitched mansard roofs that appear "stuck-on" are discouraged.

F. Parapets.

1. Parapet walls shall be treated as an integral part of the structure design. They shall receive architectural detailing consistent with the rest of the facade design and shall not appear as unrelated elements intended only to screen the roof behind.

2. Where a mansard roof is incorporated into the parapet design, views from above the structure shall also be considered relative to any visible structural support elements.

G. **Entries.** Entries shall be protected from the elements and shall create a focus or sense of entry for the building. Wall recesses, roof overhangs, canopies, arches, signs, and similar architectural elements shall be integral to the building's design and call attention to the importance of the entry.

H. **Additions to existing structures.**

1. The design of a proposed addition shall follow the general scale, proportion, massing, and detailing of the original structure, unless the size of the addition is equal to or greater than the existing structure, and includes alterations to the existing structure to establish a new overall style. The addition shall be harmonious with the original structure, not a stark contrast. See Figure 2-28.

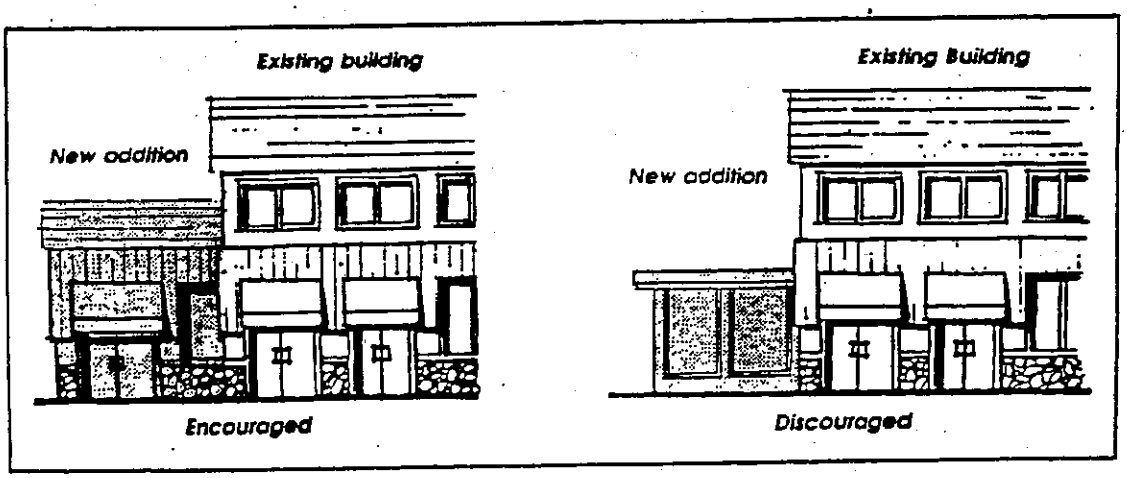


FIGURE 2-28
ADDITIONS TO EXISTING STRUCTURES

2. The new addition shall be an interpretation of the existing building wherein the main characteristics of the existing structure are incorporated into the design of the addition. This may include: the extension of architectural lines from the existing structure to the addition; repetition of bay, window, and entrance spacing; use of harmonizing colors and materials; and the inclusion of similar, yet distinct, architectural details (e.g., window/door trim, lighting fixtures, tile/brick decoration, etc.)

I. **Building materials.**

1. False or decorative facade treatments, wherein one or more unrelated materials appear "stuck-on" a building, shall be avoided. Materials shall be used honestly.

Fake products which attempt to imitate real materials (e.g., wood, stone, brick, etc) are discouraged.

2. The composition of materials shall avoid giving the impression of thinness and artificiality. Veneers shall turn corners, avoiding exposed edges. See Figure 2-29.

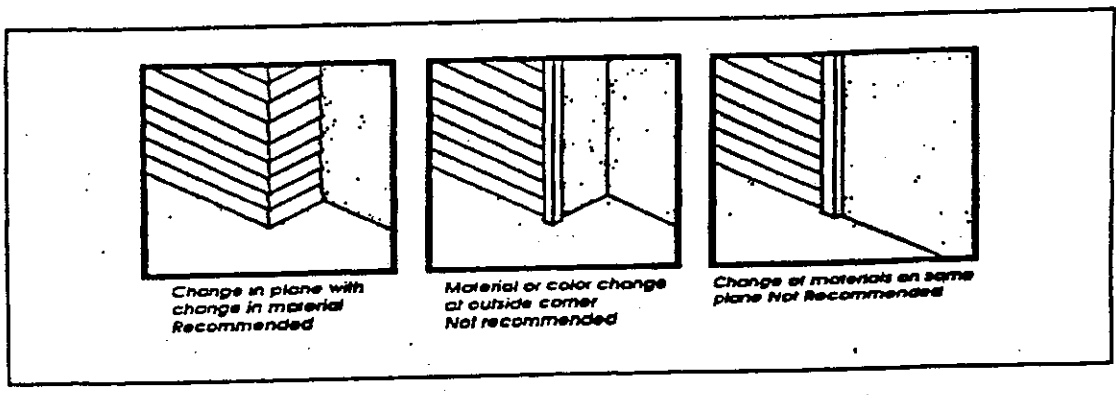


FIGURE 2-29
CHANGES IN MATERIALS OR COLORS

J. Colors.

1. Colors shall be compatible with the existing colors of the surrounding neighborhood but need not duplicate existing colors. The base color(s) of the structure shall be of light muted tones.

2. Accent colors shall be used carefully and be complementary to the base color or a variation of its hue, either weaker or stronger.

3. The transition between base and accent colors shall relate to changes in building materials or the change of building surface planes. Colors shall generally not meet or change without some physical change or definition to the surface plane.