

C. DESIGN GUIDELINES

In addition to the following Design Guidelines, all implementing development projects shall comply with the applicable provisions of the "Design and Landscape Guidelines for Development in the Second Supervisorial District" in effect at the time of implementing development approval.

1. General

The following Design Guidelines provide general direction for project design at a land planning level, relating primarily to lot and street layouts and unit siting. These guidelines were developed in accordance with provisions of the Jurupa Community Plan and the design objectives of the I-15 Corridor Specific Plan.

- a) Avoid long linear vistas and building edges within the development envelope and along the streetscape through variations in setbacks.
- b) Random setbacks of buildings and landscaping should be incorporated in all designs.
- c) Residential development shall be designed with varied setbacks and provide a mix of one and two-story type housing within the project.
- d) All exterior materials and colors should be integrated through each development site to achieve continuity of design.
- e) Buildings should be designed to an appropriate human scale and should not appear to be monumental or monotonous. The use of the following design elements will help in creating buildings properly scaled to people:
 - (1) Breaking up building masses into smaller, staggered masses;
 - (2) Breaking up long wall surfaces and roof lines into discontinuous surfaces;
 - (3) Randomly textured materials on roofs and walls;
 - (4) Extended roof overhangs.
- f) The height and bulk of buildings should be appropriate to the size, shape and topography of the site and in harmony with its setting.
- g) Parking areas should be designed to facilitate both vehicular and pedestrian movements.
- h) The siting and design of structures within each planning area should consider the proper orientation to prevalent environmental conditions; sun, wind, terrain, views and vegetation.

- i) The siting and design of structures and landscaping should be sensitive to the modified terrain so as not to dominate the landform as seen from lower elevations.

2. Architectural Qualities and Concepts

The architectural character of the I-15 Corridor Specific Plan will not focus on any particular architectural theme or style. Rather than restricting architectural style, these guidelines will define the character and quality of the community of projects in the I-15 Corridor Specific Plan. These guidelines provide a conceptual reference for architectural continuity and visual cohesiveness. As such, this section should not be interpreted to require a stringent compliance to any particular style of architecture.

The following architectural design guidelines provide direction for the exterior architecture of future residential and non-residential structures in the I-15 Corridor Specific Plan. The following guidelines describe four characteristics of structural architecture, as well as recommendations for signage, lighting and equipment screening. These guidelines are not intended to be all-inclusive and variations from specified elements or materials are permitted. Listed features and elements are considered appropriate or acceptable but not necessarily required.

a. **Sensitivity**

The architectural styles and treatments selected for projects within the I-15 Corridor Specific Plan should exhibit the following characteristics of sensitivity:

- Creates a complementary relationship with adjacent projects;
- Creates architectural continuity for projects within the I-15 Corridor Specific Plan;
- Authentically replicates selected styles;
- Projects structural integrity;
- Develops a compatible relationship between projects/buildings and open space or recreation areas;
- Presents an appropriate orientation toward adjacent land uses; and
- Affect an aesthetically pleasant profile for the I-15 Corridor.

b. **Effect**

The architectural styles and treatments selected for projects within the I-15 Corridor Specific Plan should create the following effects:

- Establishes and enhances overall character;
- Emphasizes proper land use relationships;
- Avoids visual repetition;
- Creates a desirable visual environment;
- Authentic renditions of selected styles;
- Creates vitality through interaction of styles; and
- Maintains continuity through the use of similar architectural elements.