

DESIGN STANDARDS AND GUIDELINES



1. INTRODUCTION

This document contains a comprehensive set of design standards and guidelines for residential and nonresidential developments that are based on current standards, guidelines, and policies. The Eastvale Design Standards and Guidelines are provided as a framework for planning and designing new construction and improvements to existing structures, including remodeling and additions, to implement the goals and policies of the Eastvale General Plan. The standards and guidelines illustrate the minimum quality of site planning and architectural design to create a desirable community and to ensure compatibility with the overall character of Eastvale.

A. BACKGROUND

Upon its incorporation in 2010, the City of Eastvale adopted the Riverside County General Plan, Zoning Code, and Residential Design Guidelines. Subsequently, in 2012 the City adopted an updated General Plan and Zoning Code tailored to Eastvale. The 2012 General Plan includes a Design Chapter containing goals and policies to ensure quality in the design of public and private development to create a desirable community.

The Design Chapter of the Eastvale General Plan and the City-adopted Residential Design Guidelines from the County of Riverside have been used in combination to guide development in Eastvale. Therefore, to make it easier for the community, this document was created to include a comprehensive set of design standards and guidelines from the City-adopted Residential Design Guidelines and the design policies of the Eastvale General Plan.

B. PURPOSE OF THIS DESIGN STANDARDS AND GUIDELINES DOCUMENT

The purpose of this document is to implement Action DE-2.1 in the Eastvale General Plan:

To provide additional guidance to developers and the public, consider adopting a set of comprehensive Design Guidelines to establish design standards and criteria for public and private development project.

These design standards and guidelines will ensure quality in the design of public and private development to create desirable and lively space throughout the community. The intent is to achieve the goals of the General Plan to promote high-quality urban design while ensuring continuity throughout Eastvale.

DESIGN STANDARDS AND GUIDELINES



C. STANDARDS VERSUS GUIDELINES

This document includes “standards” and “guidelines,” which differ as follows:

- Design **standards** are mandatory requirements that have to be implemented in addition to the development standards in the Eastvale Zoning Code. Residential standards are coded with “RDS,” nonresidential standards are coded with “NRDS,” and general design standards that apply to both residential and nonresidential projects are coded with “GDS.”
- Design **guidelines** are more generalized statements, alternatives, or illustrations of what is expected and encouraged. Design guidelines offer ways to meet certain development standards. The degree to which the design guidelines are met is subject to a finding or determination made by the City. Residential guidelines are coded with “RDG,” nonresidential guidelines are coded with “NRDG,” and general design guidelines that apply to both residential and nonresidential development are coded with “GDG.”

D. APPLICABILITY/EXCEPTIONS

The Eastvale Design Standards and Guidelines apply to all private and public development projects unless:

- Other standards have been imposed on an individual development project (for instance, as a condition of approval).
- A Specific Plan or Planned Residential Development incorporating design standards has been adopted for the development area.

E. RELATIONSHIP TO THE ZONING CODE

This Eastvale Design Standards and Guidelines document is an implementation tool promoting the goals and policies of the Eastvale General Plan and the Eastvale Zoning Code. These standards and guidelines are designed to assist in the implementation of the development standards in the Zoning Code while ensuring high-quality development. All design proposals are subject to review by City staff, with final action pursuant to Eastvale Zoning Code Section 2.1.

DESIGN STANDARDS AND GUIDELINES



2. OVERALL DESIGN GOALS

This Eastvale Design Standards and Guidelines document will help to ensure that private and public developments are designed to reinforce Eastvale's image as a contemporary community with vibrant, livable neighborhoods and a walkable pedestrian- and bicycle-oriented environment. The standards and guidelines will help implement the design goals of the Eastvale General Plan, listed below.

GOAL DG-1: High-quality urban design throughout Eastvale.

GOAL DG-2: Retain the sense of community in Eastvale and enhance the community's family-oriented character.

GOAL DG-3: Promote the use of public art and entryway treatments into the city and its neighborhoods.

GOAL DG-4: Provide and maintain attractive streetscapes in all areas of Eastvale.

GOAL DG-5: Create a walkable and bikeable community.

GOAL DG-6: Design neighborhoods to foster interaction among residents and be responsive to human scale.

GOAL DG-7: Preserve and enhance the character of existing residential neighborhoods.

GOAL DG-8: Establish an identifiable downtown that is the center of the city, with a vibrant, rich mix of uses that attracts residents, workers, and visitors.

GOAL DG-9: Encourage development that enhances the pedestrian environment and is aesthetically pleasing.

3. STANDARDS AND GUIDELINES APPLICABLE TO ALL DEVELOPMENT

Developments (residential and nonresidential) in Eastvale are encouraged to promote design excellence that reflects the highest standards of design. All developments are subject to the standards and guidelines provided in this chapter. Specific design standards and guidelines for residential development are provided in Chapter 4, and nonresidential development design standards and guidelines are provided in Chapter 5.

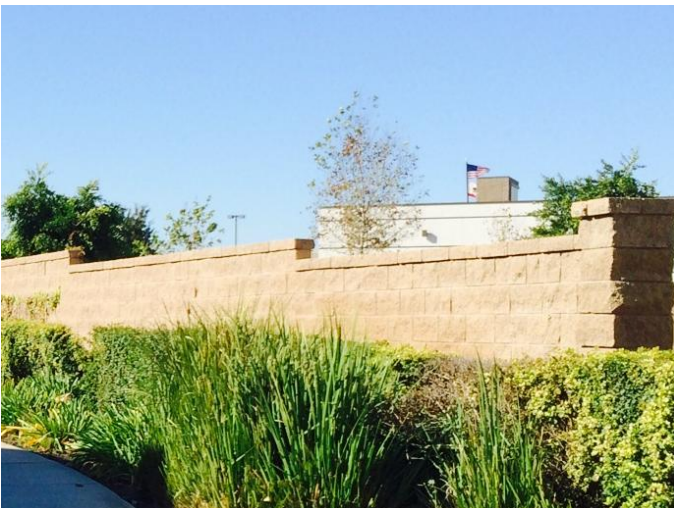
A. WALLS AND FENCES

The following design standards and guidelines are provided to ensure that walls and fences are designed to be aesthetically pleasing and do not degrade the attractiveness of the streetscape in Eastvale. Additional design standards and guidelines for walls and fences specifically for residential areas are provided in Chapter 4, Residential Design Guidelines and Requirements.

Standards

GDS-1: All walls shall include design features that enhance visual interest and be landscaped in order to mitigate their impact on urban character and the pedestrian environment. (GP Policy DE-15)

GDS-2: All perimeter (or theme) walls shall be solid walls located where view opportunities are not available. Wall openings for pedestrian or bicycle access shall be provided when appropriate.



Typical solid block walls with landscaping

DESIGN STANDARDS AND GUIDELINES



GDS-3: Plain concrete block walls are not permitted. Walls of brick, slumpstone, tile, textured concrete, or other materials that require little or no maintenance are required. The use of decorative capping in conjunction with other vertical design elements is required.



Use of decorative capping and vertical design elements (pilasters)

GDS-4: Where the use of security fencing, window barriers, or similar features is necessary to secure a building or site, these measures shall be incorporated into the visual/architectural design of the project and shall be complementary to surrounding uses. This standard is not intended to apply to security features that are not visible from public right-of-way or adjacent properties. (GP Policy DE-46)



Example of attractive security gate

DESIGN STANDARDS AND GUIDELINES



GDS-5: Wood fencing is not permitted.

GDS-6: Chain-link and vinyl fencing are not permitted when the area is visible to the public, except vinyl gate can be used in the return walls of residential homes as stated in RDS-26 and RDS-28.

GDS-7: Walls and fences are required to be constructed of high-quality and durable materials with an approved sealant to minimize water staining and graffiti.

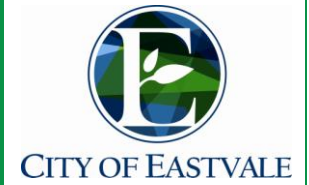
Guidelines

GDG-1: Use of vines or other plantings is encouraged to soften and punctuate the appearance of walls and reduce the likelihood of graffiti.



Use of vines and landscape to soften the appearance of walls

DESIGN STANDARDS AND GUIDELINES



B. MAJOR ROADWAY LANDSCAPING

The following design standards and guidelines are provided to promote attractive roadway design and streetscapes throughout Eastvale.

Standards

GDS-8: Landscaping in the public right-of-way, including reverse frontage treatments, shall be maintained by a maintenance entity approved by the City (which may be a public agency or a property owners or homeowners association), which ensures maintenance in perpetuity.

GDS-9: Equestrian or hiking trails and bikeways and other recreational facilities shall be integrated into the reverse frontage treatment area when a trail system is required.



Reverse frontages (rear yard walls adjacent to a roadway)

DESIGN STANDARDS AND GUIDELINES



GDS-10: Landscaping in the rights-of-way and reverse frontage treatments shall be designed to have a “stepped-up” appearance, with low flowering ground cover nearest the curb, progressing to low- and/or medium-height plants or shrubs, and on to randomly clustered street trees near the edge of the development.



Landscaping in the rights-of-way with “stepped-up” appearance

GDS-11: Landscaping shall be designed with attractive plants that allow for efficient use of water and other resources.

GDS-12: All intersections of General Plan roads classified as a secondary collector (right-of-way width of 74 feet to 100 feet) or larger shall have an entrance designation and shall be designed as follows:

- a. A development entrance designation shall be provided, consisting of a neighborhood identification sign on a decorative wall or monument, with a minimum 12-foot depth of landscaping (measured from the right-of-way line) surrounding the wall or monument.
- b. The developer shall create private party maintenance arrangements for these elements at the time the project is built.

Note: The Eastvale Public Works Department should be consulted for standards governing the design of features in and near the public right-of-way.

GDS-13: Landscaped street medians shall be constructed as required by the City.

Note: The Eastvale Public Works Department should be consulted for the locations of future roadway medians.

DESIGN STANDARDS AND GUIDELINES



Guidelines

GDG-2: Meandering sidewalks are encouraged.



Meandering sidewalk

GDG-3: Trees, shrubs, and landscaping planted in medians should be planted in random patterns rather than in evenly spaced locations.



Landscaped roadway median

DESIGN STANDARDS AND GUIDELINES



GDG-4: Additional landscape area outside of the right-of-way for amenities such as bike or jogging paths should be employed on General Plan roadways classified as secondary collectors (right-of-way width of 74 feet to 100 feet) or larger, or where design considerations would make them appropriate.

GDG-5: Right-of-way areas that are not used for the path of travel, roadway, or common areas such as water quality basins or bike paths should be provided with landscaping consisting of ground covers, shrubs, and trees.

GDG-6: Shaded seating areas are encouraged to be provided along the right-of-way where appropriate.

DESIGN STANDARDS AND GUIDELINES



C. LIGHTING AND UTILITY

Outdoor lighting and utility line placement are required to comply with the design standards provided in this section.

Standards

GDS-14: Outdoor lighting, other than lighting which requires tall luminaires (such as street lighting, parking lot lighting, security lighting, and sports field lighting) shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets.



Hooded and shielded outdoor lighting

GDS-15: All developments (residential, commercial, industrial, public facility, etc.) are required to place all utilities underground to reduce the unsightly appearance of overhead and aboveground utilities. (GP Policy DE-16)

GDS-16: Existing overhead utilities shall be placed underground.

Guidelines

GDG-7: To the extent feasible, new utility facilities, including electrical transformers, water backflow preventers, and similar items, should be located underground.

4. RESIDENTIAL DESIGN GUIDELINES AND REQUIREMENTS

The design standards and guidelines in this chapter apply to all new and existing residential developments and improvements, including remodeling, additions, garage conversion, and all other changes that could affect the character of the residential neighborhood. The standards and guidelines are provided to ensure that residential developments are designed with the basic principles of high-quality urban design. All residential development is required to comply with the design standards in this chapter, applicable standards in Chapter 3 of this document, and the Eastvale Zoning Code.

A. NEIGHBORHOOD CHARACTER/DESIGN COMPATIBILITY

These design standards and guidelines apply to all new and existing residential developments. Additional development standards relating to neighborhood design in the Eastvale Zoning Code shall apply.

Standards

RDS-1: All residential development shall be designed to reinforce Eastvale's image as a contemporary community with vibrant, livable neighborhoods and walkable pedestrian- and bicycle-oriented development. (GP Policy DE-1)

RDS-2: All residential projects shall be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area. (GP Policy DE-26)

RDS-3: All new infill residential development shall be of high-quality design and materials, and any deteriorated structures on-site shall be rehabilitated or replaced. (GP Policy DE-32)

Guidelines

RDG-1: A design style or a common palette of architectural features is encouraged for each neighborhood or community. Consistency in the design features and use of materials is also encouraged.

DESIGN STANDARDS AND GUIDELINES



B. RESIDENTIAL SITE AND STREET DESIGN

Street design and layout of all residential developments shall comply with the residential site design standards and are encouraged to satisfy the residential site design guidelines provided in this section. The standards and guidelines are provided to ensure that residential neighborhoods in Eastvale support pedestrian- and bicycle-friendly design and the interconnectivity of the street layout to promote a walkable and bikeable community. Design standards and guidelines for lot design and setbacks are provided later in this section to assist in creating and maintaining attractive streetscapes and neighborhoods throughout Eastvale.

1. Pedestrian- and Bicycle-Friendly Design

Standards

RDS-4: Residential developments shall be designed to foster interaction among residents by being pedestrian-oriented rather than automobile-oriented. This involves providing good physical connections between uses and a well-defined and safe walking environment, orienting buildings to the street, and providing pedestrian amenities and attractive streetscapes. (GP Policy DE-2)

RDS-5: Streetscapes shall be designed with themes that are oriented toward and inviting to pedestrians and cyclists. (GP Policy DE-25)

RDS-6: Dwelling units and amenities shall be provided with sidewalks, pedestrian areas, and bicycle routes to encourage pedestrian activity. (GP Policy DE-18)



Pedestrian-oriented design by providing direct connections between the sidewalk and front doors

DESIGN STANDARDS AND GUIDELINES



RDS-7: All residential development shall be designed to maximize integration with, and safe pedestrian connectivity to, nearby retail centers, parks, transit access areas, and other community features where feasible and desirable. Enhanced paving materials or other techniques shall be used to identify pedestrian connections. (GP Policies DE-24 and DE-33)



Safe pedestrian connections to nearby uses

Guidelines

RDG-2: A variety of design techniques are encouraged to be used to create safe, inviting, and functional pedestrian and cyclist environments in residential developments, including the following (GP Policies DE-17 and DE-20):

- a. Trees planted to provide shade on pedestrian paths, sidewalks, and walkways.
- b. Sidewalks on both sides of the street.



Street trees and sidewalks on both sides of the street

2. Street Layout

Standards

RDS-8: All residential development shall provide interconnectivity of the street layout and be designed on a traditional or curvilinear grid street system. Cul-de-sacs may only be used within the grid when the objective of pedestrian and bicycle connectivity is achieved. (GP Policy DE-27)



Cul-de-sac design with pedestrian and bicycle connectivity

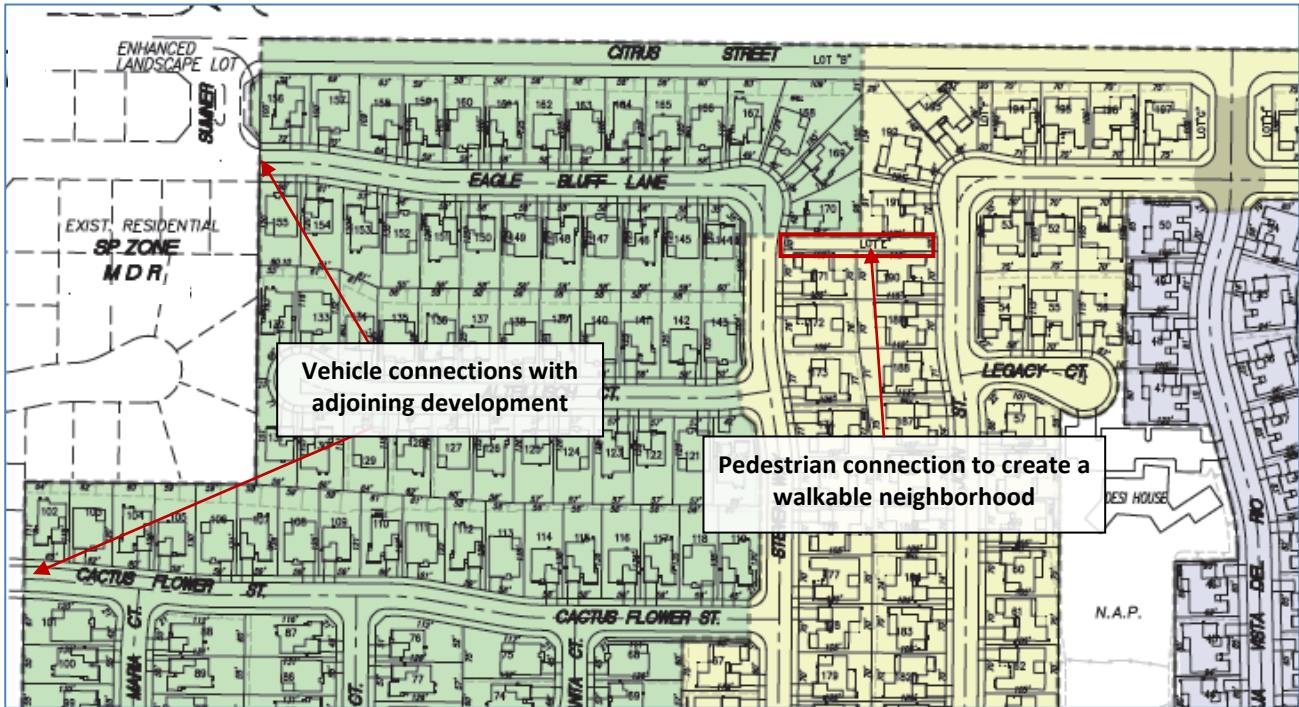
Guidelines

RDG-3: Residential developments are encouraged to be designed with efficient street circulation patterns that provide visual interest and creativity. The design of the overall street pattern should present a variety of streetscapes, offer various driving and pedestrian experiences, clearly distinguish between streets of varying purposes and carrying capacities, and ensure safe, walkable local neighborhoods.

RDG-4: Short, walkable blocks are encouraged.

DESIGN STANDARDS AND GUIDELINES

RDG-5: To the extent possible, direct vehicles connections with adjoining properties and developments are encouraged to alleviate congestion on arterials and secondary roadways.



Direct vehicle connections with adjoining development to reduce congestion; pedestrian connections create walkable neighborhoods

DESIGN STANDARDS AND GUIDELINES



RDG-6: Traffic-calming features associated with neighborhood streets, such as T-intersections and roundabouts, are encouraged.



Roundabout



Enhanced paving defines the pedestrian crossing and adds visual interest

3. Lot Design, Setbacks, and Floor Plans

Standards

RDS-9: Common parking areas shall be landscaped with shade trees to create an attractive pedestrian environment. (GP Policy DE-23)



Landscaped parking areas

DESIGN STANDARDS AND GUIDELINES



RDS-10: Site layout shall take into consideration Eastvale's climate by including trees, landscaping, and architectural elements to provide shade. (GP Policy DE-4)

RDS-11: Site layout and design shall address future passive or natural heating and cooling opportunities.

RDS-12: The minimum spacing between two main residential structures shall be 10 feet.

RDS-13: The minimum lot frontage on a knuckle or a cul-de-sac shall be 40 feet measured along the property line, unless otherwise specified in the Zoning Code.

RDS-14: Houses and garages shall be arranged in a manner that creates a harmonious and attractive appearance of varying building heights and setbacks along all streets.



Example of attractive appearance of varying building setbacks

DESIGN STANDARDS AND GUIDELINES



RDS-15: For detached single-family residential homes, a variety of floor plans shall be included in the development as follows:

- a. 50 or fewer units: minimum of three different floor plans
- b. 51 to 99 units: minimum of four different floor plans
- c. 100 or more units: minimum of five different floor plans and an additional floor plan for every 100 dwelling units above 100 units

Reverse floor plans shall not be considered a different floor plan for the purpose of meeting minimum floor plan requirements. For development projects that are to be constructed in phases, a phasing plan shall be submitted to ensure that the requirement for the number of floor plans is satisfied.

RDS-16: For detached single-family residential homes, each floor plan shall have at least three distinct elevations. One elevation shall not be repeated more than every fourth house. Adding or deleting false shutters, or similar types of minimal elevation changes, will not suffice as one of the required distinct elevations.



Three distinct elevations

DESIGN STANDARDS AND GUIDELINES



Guidelines

RDG-7: All projects of 10 or more residential lots should include at least one single-story floor plan.

RDG-8: Homes and garages are encouraged to be placed at varying distances from the street and have varying entry locations along the street. Front porches and verandas may encroach into the front yard setback area per the Zoning Code to provide appealing streetscapes.

RDG-9: For projects with lots of 7,200 square feet or greater, the minimum net usable area for development should be a 6,500-square-foot pad or a 10-foot-wide level rear yard area.

4. Yard and Street Landscaping

Standards

RDS-17: All new residences shall be provided with front yard, corner lot side yard, and parkway landscaping and an automatic irrigation system with a smart controller. Landscaping for each residence shall be provided as follows:

- a. Parkway Landscape Area
 - i. One street tree that shall be planted from a minimum 24-inch box container. Residences on corner lots shall have two additional street trees of the same size.
 - ii. A minimum of eight 5-gallon container shrubs and 15 1-gallon container shrubs shall be appropriately spaced with live ground cover from 1-gallon containers or flats.
 - iii. Parkway landscaping along residential streets shall be designed with attractive plants that allow for efficient use of water and other resources.
- b. Front and Side Yard Landscape Area
 - i. A minimum of one yard tree shall be planted from a minimum 15-gallon container. No tree shall be located within 5 feet of a property line, in a swale, within 5 feet of a utility line, or within 7 feet of the residence.

DESIGN STANDARDS AND GUIDELINES



- ii. Side yard landscaping on corner lots shall be designed with attractive plants that allow for efficient use of water and other resources.

Plant materials shall be used in compliance with the City's adopted Landscape Guidelines.

Guidelines

RDG-10: The planning and design of residential communities are encouraged to make use of existing mature trees or other natural aspects of the site.

RDG-11: Creative project design, such as the use of hardscape, decorative gravels, placement of landscaping for afternoon shade, and water-efficient irrigation systems, is encouraged.

RDG-12: Disturbance to natural landscape and land forms should be minimized.

RDG-13: Additional landscape area for bikeways, recreational trails, neighborhood entry statements, and noise buffering outside of the right-of-way is encouraged in residential development designs.



With additional landscape area



Without additional landscape area

DESIGN STANDARDS AND GUIDELINES



C. RESIDENTIAL ARCHITECTURAL DESIGN

The residential architectural design standards and guidelines in this section are provided to illustrate the quality of design needed for new residential developments, additions, and exterior remodels. The standards and guidelines are intended to help preserve and enhance the character of existing residential neighborhoods and to ensure that changes are aesthetically pleasing and compatible with the community.

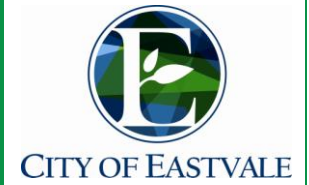
Standards

RDS-18: Residential architectural design shall incorporate human-scaled and pedestrian-oriented designs. Human-scaled design involves articulation of building facades and reduction of building frontage mass to human scale. Pedestrian orientation in building design involves designing homes to face the street and providing pedestrian amenities such as awnings, benches, and attractive street lighting.



Human-scaled and pedestrian-oriented design with reduction of front building mass

DESIGN STANDARDS AND GUIDELINES



RDS-19: The architectural design of residential projects shall reflect attention to detail to produce high-quality architectural design and construction.



High-quality architectural design

RDS-20: Side and/or rear exterior elevations of residential buildings visible from any public street or right-of-way shall incorporate architectural treatments in keeping with the front (primary) elevation. This may include building offsets, recessed windows, trellises, overhangs, or other features provided on the front facades. (GP Policy DE-29)



Architectural treatments in keeping with front elevation

DESIGN STANDARDS AND GUIDELINES



RDS-21: Unarticulated building facades shall be avoided by incorporating varying setbacks of the building footprint along all sides of homes that are adjacent to or visible to the public (streets, trail, open spaces, etc.).



Varying setbacks of building footprint

RDS-22: Where multi-story housing units are proposed adjacent to existing or planned single-family residential homes, building elevations and the location of windows and balconies above the first floor, as well as air conditioning units, shall be designed to ensure visual compatibility and residential privacy. (GP Policy DE-31)

RDS-23: At least 25 percent of the total number of garages in the residential development shall have windows on the garage doors.

RDS-24: All new residences with garages shall be provided with automatic garage doors. .

DESIGN STANDARDS AND GUIDELINES



RDS-25: Where a third garage is provided, the third garage door shall have an increased setback or offset of at least 24 inches when more than two garage doors face the street.



Preferred design for three-car garage



Not preferred, but third garage shows required additional setback

Guidelines

RDG-14: Special site and building design features, such as garage placement to the rear of a lot, use of multiple architectural elevations, window and door articulation, extended overhangs, and building edge treatments (such as arbors, awnings, or trellises), are encouraged.

RDG-15: A variety of features, such as covered front porches and verandas, are encouraged in all new residential development. Covered front porches should be large enough to place typical outdoor chairs or a bench, so that at least two adults can comfortably enjoy sitting on the porch. (GP Policy DE-30)



Good design for covered front porches

DESIGN STANDARDS AND GUIDELINES



RDG-16: Projecting architectural features, such as bowed or bay windows, columns, offset roof planes, and similar features, should be used to create both vertical and horizontal articulation on building elevations.



Architectural features to create vertical and horizontal building articulation

RDG-17: Roof articulation is highly encouraged. This may be achieved by changes in plane or through the use of traditional roof forms such as gables, hips, and dormers.



Roof articulation – gable roof



Roof articulation – hip roof

DESIGN STANDARDS AND GUIDELINES



RDG-18: A-frame-type roofs and mansard roofs are discouraged, unless part of a coordinated design theme style for the residential development.

RDG-19: Windows should be framed with compatible materials to create well-defined “edge” treatments and to provide distinctive shadows. Well-defined window treatments are encouraged to be provided on all four building elevations.



Well-defined window treatments

RDG-20: A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood.

RDG-21: Colors and materials on adjacent residential structures should vary to establish a separate identity for each dwelling.

RDG-22: The visual impact of garages should be reduced through the use of additional setback from the curb where garage doors face the street.

DESIGN STANDARDS AND GUIDELINES



RDG-23: Alternative garage designs are encouraged, including:

- a. Side-loaded garages (garage access from the side of the house).
- b. Alley-loaded garages (garage access from an alley).
- c. Detached garages located at the rear of the property, and drive-through or tandem garages.



Alley-loaded garages

DESIGN STANDARDS AND GUIDELINES



D. RESIDENTIAL WALLS AND FENCES

The following design standards and guidelines are provided to ensure that new walls and fences in residential areas are constructed of high-quality design.

Standards

RDS-26: Front yard return walls shall not be located within the front yard setback requirement area.

- a. Return walls shall be constructed of masonry (slumpstone or material of similar appearance, maintenance, and structural durability).
- b. Gates at the return walls shall be constructed of high-quality durable materials such as wrought iron, tubular steel, vinyl, or other similar materials.¹
- c. The height of the return wall shall be a minimum of 5 feet.²



Return wall for corner lot



Return wall and gate between two houses

¹ Vinyl fencing may be used in areas that are not visible to the public as stated in RDS-28.

² A “return wall” is the wall that extends from the home, generally at a 90-degree angle, to the wall on the property line.

DESIGN STANDARDS AND GUIDELINES



RDS-27: Side yard gates must be installed as required by the Eastvale Building Code to provide access from the front to the rear of the house. Side yard gates may not be constructed of wood.

RDS-28: All new residences shall include rear and side yard fencing at a minimum of 5 feet in height.

- a. Side and rear yard walls facing local streets or open to the public view shall be constructed of decorative block, stucco, or other attractive and durable material.
- b. Vinyl fencing is not allowed in areas open to public view, except to be used as a gate for the return walls
- c. Vinyl fencing or other durable materials can be used when the area is not visible to the public (i.e., along side yard property boundary between two interior lots).

Guidelines

RDG-24: Sound walls or fences along streets other than urban arterials and major or secondary highways should be used only if no other feasible design solutions are available to reduce the impact of roadway noise on residential areas. Additional guidelines for sound walls are provided in the Noise Chapter of the Eastvale General Plan. (GP Policy DE-14)

RDG-25: Wrought iron or tubular steel fence sections may be included where view opportunities and/or terrain warrant its use. Where privacy is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of view opportunities. A combination of a 2-foot to 3-foot-high solid wall base with a wrought iron or tubular steel fence section between solid pilasters is a recommended design alternative.

DESIGN STANDARDS AND GUIDELINES



E. RESIDENTIAL LANDMARKS, ENTRYWAYS, AND AMENITIES

The design standards and guidelines in this section are provided to promote the use of residential entryways to assist passing motorists to easily identify various neighborhoods in the city. City entry monuments are addressed in the City's Entryway Master Plan.

Standards

RDS-29: Neighborhood entryway statements shall incorporate human-scaled design, pedestrian orientation, readily defined entryways, focal and/or gathering points, and a distinctive image of the development. (GP Policy DE-2)



Human-scaled design entryway statements

RDS-30: The entry points shall be defined by the use of landscaping, trees, and/or architectural elements. (GP Policy DE-10)

RDS-31: Entry monuments shall be designed to be vandal-resistant. Lettering or images shall be designed as integral parts, rather than features fastened to the sign.

Guidelines

RDG-26: Neighborhood entryways should be designed to complement the overall appearance of Eastvale.



Readily defined entry point

DESIGN STANDARDS AND GUIDELINES



RDG-27: Entryway design treatments, such as fountains, attractive signage, or natural features (e.g., rows of trees), are encouraged.

RDG-28: The entryway to each residential neighborhood should provide a clear sense of arrival and set the tone for the overall design quality in Eastvale. (GP Policy DE-10)



Entryway with a clear sense of arrival

RDG-29: Neighborhood entryway features should be designed to assist passing motorists to easily identify the development.



Neighborhood entryway

DESIGN STANDARDS AND GUIDELINES



RDG-30: Recreational amenities, such as water features, parks, and other open space assets, are encouraged to be located adjacent to major roads and community entry points to enhance community appearance and identity.



Neighborhood park



Pedestrian path

RDG-31: Cast iron, cast aluminum, brick-encased, slumpstone-encased, or masonry-encased curbside mailboxes are encouraged.

RDG-32: All new residences should have at least one clean-burning fireplace.

5. NONRESIDENTIAL DESIGN STANDARDS AND GUIDELINES

The design standards and guidelines in this chapter apply to all type of nonresidential developments such as commercial, industrial, public facilities, and parks. New and existing nonresidential developments are subject to the design standards and all applicable regulations in the Eastvale Zoning Code and are encouraged to satisfy the design guidelines in this chapter. The design standards and guidelines are provided to ensure that nonresidential developments are designed with the basic principles of high-quality urban design.

A. NONRESIDENTIAL SITE DESIGN

Street design and layout of all nonresidential developments shall comply with the nonresidential site design standards and are encouraged to satisfy the nonresidential site design guidelines provided in this section. Design standards and guidelines for site layout, landscaping, and amenities for commercial, business park, industrial, public facilities, and other nonresidential developments are provided to ensure that all new and existing developments provide and maintain appealing streetscapes and promote a walkable and bikeable community.

1. Site Layout and Pedestrian Orientation

Standards

NRDS-1: All nonresidential development shall adhere to the basic principles of high-quality urban design, including but not limited to human-scaled design, pedestrian orientation, interconnectivity of street layout, siting major buildings to hold corners, readily defined entryways, gathering points, and landmarks. (GP Policy DE-2)



Siting buildings to hold corners



Gathering points

DESIGN STANDARDS AND GUIDELINES



NRDS-2: High-quality urban design shall be used on all public and private projects to reinforce Eastvale’s image as a contemporary community with vibrant, livable neighborhoods and walkable pedestrian- and bicycle-oriented development. (GP Policy DE-1)

NRDS-3: Site layout and building design shall take into consideration Eastvale’s climate by including trees, landscaping, and architectural elements to provide shade. (GP Policy DE-4)



Shaded seating area in retail center



Shaded walkway along storefront

NRDS-4: Nonresidential building entrances shall provide easy, attractive accessibility to pedestrian walkways and pathways. (GP Policy DE-21)

NRDS-5: Safe and well-defined pedestrian connections from buildings to parking areas, from buildings to the adjoining street(s), and among buildings on the same site shall be provided. (GP Policy DE-24)

NRDS-6: All commercial developments shall be designed to maximize integration with and safe pedestrian connectivity to nearby residential neighborhoods, parks, transit access areas, and other community features where feasible and desirable. (GP Policy DE-24)



Retail building entrance with easy access to pedestrian pathway and parking

DESIGN STANDARDS AND GUIDELINES



CITY OF EASTVALE

NRDS-7: Enhanced paving materials or other techniques shall be used to identify pedestrian connections. (GP Policy DE-24)



Office building entrance with easy access to pedestrian pathway and parking

DESIGN STANDARDS AND GUIDELINES



Guidelines

NRDG-1: Building frontages and outdoors amenities such as outdoor dining and meeting areas should be located along sidewalks, pedestrian areas, and bicycle routes to encourage pedestrian activity. (GP Policy DE-18)

NRDG-2: Except where site conditions make it infeasible, new commercial development should be designed to front or have a presence along all street frontages. The intent is to enhance the pedestrian scale of new development and minimize the presence of parking, circulation, and loading areas as the primary visual features of development. (GP Policy DE-13)

NRDG-3: A variety of design techniques are encouraged to be used to create safe, inviting, and functional pedestrian and cyclist environments, including the following designs (GP Policies DE-17 and DE-20):



Buildings along street frontage

- a. Trees planted to provide shade on pedestrian paths, sidewalks, and walkways.
- b. Safe, separated pedestrian walkways.
- c. Safe, visible bicycle parking.
- d. Benches and/or seating areas.
- e. Wide sidewalks on both sides of the street.



Trees along pedestrian pathway



Benches/seating area

DESIGN STANDARDS AND GUIDELINES



NRDG-4: New development and public projects should create streetscape designs with themes that are oriented toward and inviting to pedestrians and cyclist. (GP Policy DE-25)

2. On-Site Landscaping

Standards

NRDS-8: A minimum of 15 percent of the site shall be landscaped in industrial and business park development and 10 percent in retail development.

NRDS-9: A minimum 10-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways.

NRDS-10: Common lots, such as water quality basins, shall be provided with landscaping consisting of decorative ground covers, shrubs, and trees.



Water quality basin

3. Amenities and Public Art

Standards

NRDS-11: Public art is a required component of all significant City projects and in private development projects where public funding is applied. (GP Policy DE-12)

Guidelines

NRDG-5: Public art (statues, sculptures, fountains, and monuments) and other design features should be used to enliven the public realm in private development projects. (GP Policy DE-11)



Fountains as public art

DESIGN STANDARDS AND GUIDELINES



CITY OF EASTVALE

NRDG-6: Commercial developments should have public open space areas such as plazas, courtyards, expanded walkways, or other areas suitable for small gatherings. The public open space areas should be sized appropriately for the development. (GP Policy DE-19)

NRDG-7: Buildings should feature outdoor use areas such as plazas and open air seating in cafés and restaurants wherever possible. (GP Policy DE-39)



Plaza and courtyard



Outdoor dining

DESIGN STANDARDS AND GUIDELINES



B. NONRESIDENTIAL ARCHITECTURAL DESIGN

The architectural design of new and renovation of existing nonresidential developments (commercial, industrial, business park, public facilities, etc.) shall comply with the architectural design standards and is encouraged to satisfy the architectural design guidelines provided in this section. Architectural design standards and guidelines are provided to illustrate the minimum quality of design needed for new nonresidential developments and renovation of existing developments. The standards and guidelines are intended to help preserve and enhance the character of Eastvale and to ensure that changes are aesthetically pleasing and compatible with the community.

Standards

NRDS-12: Buildings shall include human-scaled details such as windows facing the street, awnings, and architectural features that create a visually interesting pedestrian environment. (GP Policy DE-22)



Human-scaled design to create a visually interesting pedestrian environment

DESIGN STANDARDS AND GUIDELINES



NRDS-13: The exterior of buildings shall reflect attention to detail to produce high-quality architectural design and construction. Where side and/or rear exterior elevations of buildings are visible from any public street or right-of-way, they shall incorporate architectural treatments in keeping with the front (primary) elevation. (GP Policy DE-29)

NRDS-14: Nonresidential developments shall be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (GP Policy DE-34)

NRDS-15: Unarticulated, “boxy” structures shall be broken up by creating horizontal emphasis through the use of trim, varying surfaces, awnings, eaves, or other ornamentation and by using a combination of complementary colors. (GP Policy DE-38)



Example of well-articulated “big box” structure

DESIGN STANDARDS AND GUIDELINES



NRDS-16: Industrial developments that are visible from public roadways and/or from adjacent properties shall incorporate high-quality design principles, such as orienting offices and enclosed structures toward street frontages and providing visually interesting building facades. (GP Policy DE-45)

Guidelines

NRDG-8: Nonresidential developments are encouraged to not rely on the use of “standard designs” or “corporate architecture”; instead, they are encouraged to improve the design to meet the City’s overall standards for quality. (GP Policy DE-3)

NRDG-9: When more than one structure is on a commercial or other nonresidential site, they should be linked visually through architectural style, colors and materials, signage, landscaping, design details such as light fixtures, and the use of arcades, trellises, or other open structures. (GP Policy DE-37)



Use of arcades to visually link buildings

C. NONRESIDENTIAL PARKING

Parking design standards and guidelines are provided to ensure that parking areas in commercial/retail center, business park, industrial complex, and all other nonresidential developments are designed to not detract from the inviting pedestrian environment in Eastvale.

Standards

NRDS-17: All parking areas shall be screened with landscaping and/or decorative walls from all residential developments and pedestrians along the public right-of-way.



Screening of parking areas

NRDS-18: Commercial, industrial, business park, and public projects shall be designed to minimize the visibility of parked vehicles from public streets. (GP Policy DE-35)

NRDS-19: Common parking areas shall be landscaped with shade trees to create an attractive pedestrian environment. (GP Policy DE-23)

DESIGN STANDARDS AND GUIDELINES



NRDS-20: Parking lots and structures shall be designed to be functionally and visually integrated and connected. (GP Policy DE-41)



Trellis in parking lot to link buildings

NRDS-21: Where possible, parking lots shall be located behind or on the side of buildings to reduce their visual impact. (GP Policy DE-35)



Parking lots behind buildings



Parking lots on side of buildings

DESIGN STANDARDS AND GUIDELINES



NRDS-22: Heavy truck and vehicular access shall be designed to minimize potential impacts on adjacent properties. (GP Policy DE-36)

NRDS-23: Loading facilities for uses requiring delivery from large trucks shall be screened from public view and located away from residential uses. Large truck access shall be provided to the rear of the buildings so that it does not interfere with on-site automobile and pedestrian circulation (GP Policy DE-40)

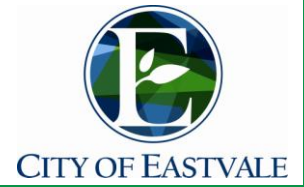
NRDS-24: Industrial developments that are visible from public roadways and/or from adjacent properties shall incorporate high-quality design principles, including the following:

- a. Use landscape buffers around parking lots and industrial structures.
- b. Use visually appealing fences and walls.
- c. Screen loading facilities and storage areas from public view along collectors and arterials.



Screening of loading areas

DESIGN STANDARDS AND GUIDELINES



NRDS-25: All outdoor storage areas shall be visually screened with attractive fencing/walls and landscaping. (GP Policy DE-44)



Screening of outdoor storage area

DESIGN STANDARDS AND GUIDELINES



Guidelines

NRDG-10: Parking lots should be separated into smaller units with landscaping or low walls. (GP Policy DE-42)



Use of landscaping to separate parking lots into smaller units

NRDG-11: Pervious paving materials are encouraged to be used in lieu of impervious pavement when appropriate and in compliance with State and local stormwater programs.

NRDG-12: Parking for alternative modes of transportation, such as preferential parking for carpools/vanpools, motorcycles or alternative-fuel vehicles, and bicycles, should be incorporated into parking plans for major commercial development projects. (GP Policy DE-43)



Parking of alternative modes of transportation near main entrances

DESIGN STANDARDS AND GUIDELINES



D. ENTRYWAY STATEMENTS

New nonresidential developments are required to comply with the design standards for entryway statements and are encouraged to satisfy the design guidelines provided in this section. The design standards and guidelines are provided to promote the use of appealing entryway design throughout Eastvale.

Standards

NRDS-26: Entry points shall be defined by the use of landscaping, trees, and/or architectural elements. (GP Policy DE-10)

Guidelines

NRDG-13: Entryways should be designed to provide a clear sense of arrival and set the tone for the overall design quality in Eastvale.



Commercial entry points