

Trash bins shall be fully enclosed by a 6-foot stucco or masonry wall. Doors shall be solid and adequately detailed and finished. Recommended locations include inside parking courts, at the end of parking bays, and preferably integrated into the end of a garage or carport. An overhead structure may be included to support vines. Vines attached to the side and adjacent planting areas are encourage to soften appearance.

4. COMMERCIAL GUIDELINES

a. Commercial, Commercial/Office, Business Park, Public Facilities

Commercial uses have been located adjacent to the freeway to take advantage of convenient traffic access. In addition, locating these uses at lower elevations near the western property boundary allows high freeway visibility. Careful siting and massing of commercial structures yields both residential and commercial overviews. It should be noted that the plan view portion of the exhibit depicting this architectural style indicates conceptual access points and not proposed alignments for these access roads.

1. Grading

The project site has been graded to conform to the natural contours. Tops and toes of slopes shall be rounded during initial grading. Graded slopes shall blend into natural open space terrain. Manufactured slope banks have been limited to a 2:1 gradient. Where possible, viewsheds have been maintained for site overviews. A revegetation and dust control program shall be implemented to control erosion during the time between initial grading and installation of permanent landscaping.

Grading in stepped terraces is intended to provide fairly level building pads for development. This shall increase the potential for variations in roof and foundation lines and promote aesthetically pleasing structures. Maximum cut slopes of 2:1 are proposed for the entire site.

2. Setbacks

Setbacks shall be as required by the Specific Plan Zoning Ordinance. There must be a ten (10) foot landscaped buffer adjacent to the property line.

3. Architectural Guidelines

Architectural design of the center should reflect and contribute to the overall Gateway Center project theme, as well as fit with the surrounding area. Architectural styles should be compatible with other structures on the project site, the Planning Area and the surrounding land uses. Contemporary or adaptations of historic Architectural styles that relate to California's past are encouraged.

Form, Height, and Massing

Architecture should address public areas with high quality materials and should contain architectural elements and other detail relating to the human scale.

Use of varied roof forms and offsets in plan is highly encouraged over singular, monolithic roofs.

All roof equipment shall be enclosed behind the parapet, in a penthouse, or otherwise screened as to not be visible from a public street of right-of-way.

Buildings with facades parallel to the street with covered pedestrian arcades are highly encouraged. Long unarticulated facades and should be avoided.

Shade and Shadow

Roof mounted equipment shall be screened from view from other elevations in the project.

Materials

Use of attractive, durable, high quality, weather resistant materials should be required for all visible and weather exposed surfaces on the building exterior.

The use of integrally colored inorganic materials, such as brick, concrete, stone, copper, core ten steel and anodized aluminum are encouraged. Wood should be used for accent only.

The use of bright vibrant colors and primary colors are acceptable for signage but otherwise should be limited to accents graciously employed.

Ancillary Facilities

All parking required for employees, clients, customers, or any others related to an enterprise shall be provided on-site, unless otherwise provided by a reciprocal parking arrangement.

Loading docks, staging areas and transformers shall be screened from public streets and public view, and located toward the rear yard side of buildings.

Trash enclosures, rubbish bins, transformers, processing equipment and any other unsightly apparatus shall be situated away from the street and located toward rear yard areas, and should be architecturally screened.

5. LANDSCAPE GUIDELINES

a. Maintenance

Maintenance is to be of high quality in accordance with established horticultural practices. Such maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up and other ongoing seasonal programmed maintenance functions. Replacement of dead or diseased plant materials originally approved shall be accomplished during the next appropriate planting period. Automatic irrigation systems shall