

2. Site Planning Guidelines

One of the key elements defining the City of Encinitas is the land. Site planning is perhaps as important as the buildings themselves. The location and "footprint" of a structure on each individual parcel and the relationship with nearby buildings, open space, and properties are critical to the overall character of any project. The varied physical environment within the City means special attention shall be given to the location and spacing of each structure. To maintain visual character, the following visual concepts and guidelines should be followed as closely as possible.

2.1 Guiding Principles

- 2.1.1 *The opportunities and constraints of the site shall determine the project layout and design.*
- 2.1.2 *Natural assets, such as significant trees, rock outcroppings, natural landforms, creeks and riparian habitats should be preserved and incorporated into the project.*
- 2.1.3 *The impacts on surrounding uses, both existing and proposed, shall be considered in a project's site plan.*
- 2.1.4 *The existing character of the land, landscape and structures shall be considered in any new development.*

- 2.1.5 *Impacts to significant views from surrounding properties should be minimized by the new development. (See Section 2.5)*
- 2.1.6 *Site planning should not be repetitive, but should provide a varied experience.*
- 2.1.7 *Site planning should be used as one of many tools to break up or mitigate the bulk and mass of a building.*

2.2 Guidelines

Unless otherwise stated, the guidelines shall apply to both residential and non-residential uses. The Site Planning Guidelines are contained in the following sections: Treatment of Building Setback Areas; Building Location; Views; Separations and Buffers; Storage, Service, and Loading Areas; Refuse Collection Areas; Mechanical Equipment; and Electrical Equipment.

2.3 Treatment of Building Setback Areas

- 2.3.1 The project should include open and private areas along the street in a manner consistent with the character of the neighborhood.

2.3.2 Varied, articulated spaces between buildings, and along the street shall be encouraged.

2.3.3 Vehicular sight lines that allow safe ingress and egress to properties and safe movements along roadways shall be provided.

2.4 Building Location

2.4.1 Buildings should be located to create landscaped open spaces for human use. Open space areas should be linked visually and/or physically in order to integrate them into an area-wide wide-open space system.

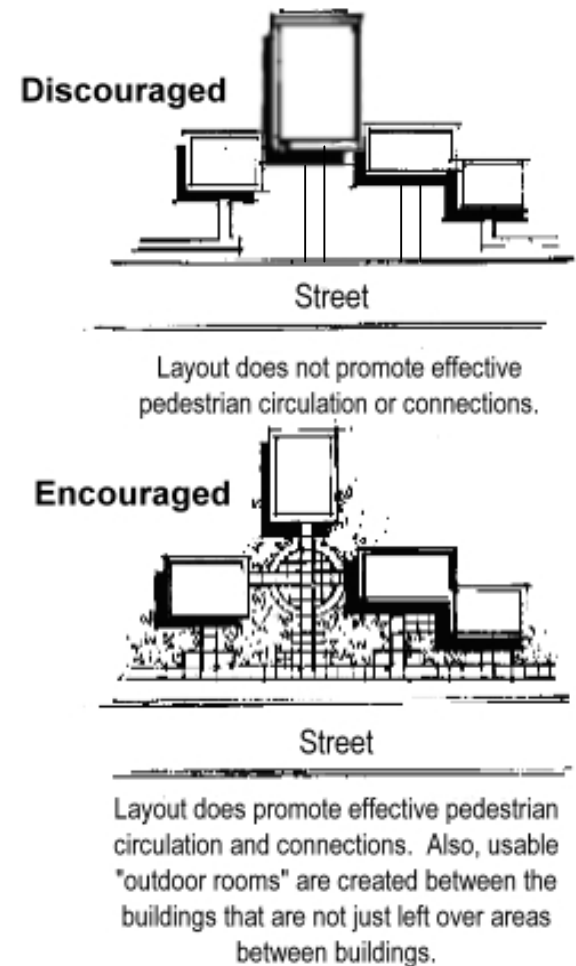
2.4.2 The orientation of buildings, especially those in clusters, should be carefully designed to preserve and/or create view corridors.

2.4.3 The location of buildings should take into consideration the location of buildings on adjacent properties in order to enhance and complement existing adjacent plazas, courtyards and pedestrian spaces.

2.4.4 Buildings should be located to create useable and functional exterior spaces in scale with the building.

2.4.5 Emphasis on pedestrian use of exterior space is encouraged (See Figure 2-1).

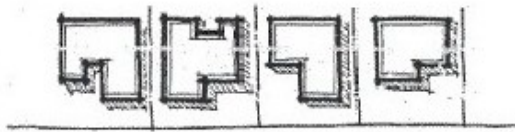
*Figure 2-1
Design for
Pedestrian
Use*



2.4.6 Buildings should be placed to create variety in external space and create a varied street facade (See Figures 2-2, 2-3, and 2-4).

*Figure 2-2
Encourage
Building
Compatibility
And Variety*

Rectangular plans and variations of the rectangle can encourage compatibility and variety.



Avoid long buildings without a break in the plane or facade.

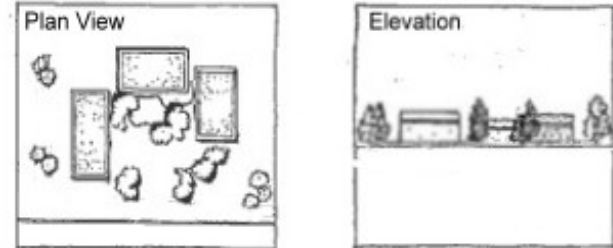


Discouraged

Encouraged

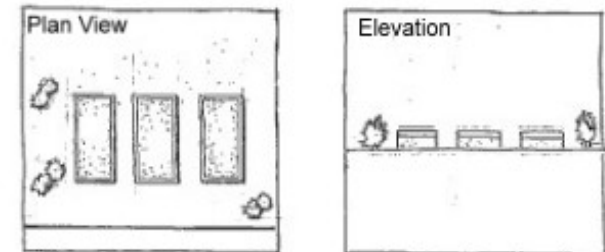
*Figure 2-3
Avoid Long
Buildings*

*Figure 2-4
Varied Street
Scenes*



Encourage "enclave" building layout.
Encourage varied street scenes.

Encouraged



Avoid linear "repetitive" building layouts.

Discouraged

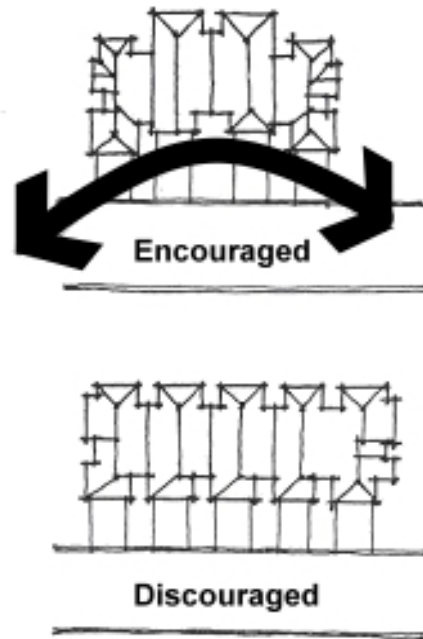
2.4.7 Buildings should be located, and/or designed, to help breakup or mitigate building mass.

2.4.8 Surface parking spaces for multi-family projects should be placed to the rear of the buildings, where possible.

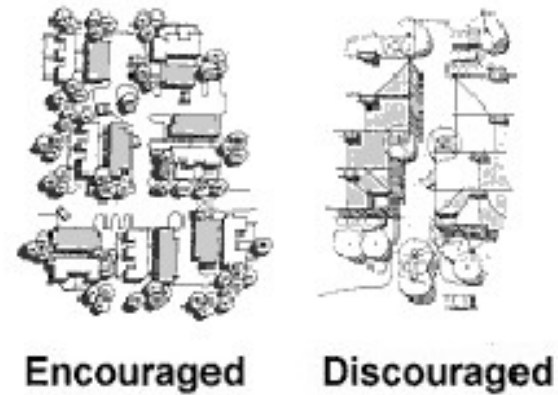
2.4.9 Parking areas for multi-family and non-residential uses that are visible from the street should be screened from view by walls, fences, vegetation, planters, or other means.

2.4.10 In order to provide visual openness and pedestrian scale along major streets, heights of buildings or portions of buildings should generally be lower adjacent to the street corridor, stepping up to higher elements.

*Figure 2-5
Varied
Street Facades*



*Figure 2-6
Screen and Vary Location of
Parking Areas*



2.4.11 The orientation and placement of garages should be varied so as to avoid the appearance of repetitive garage doors (See Figure 2-6).

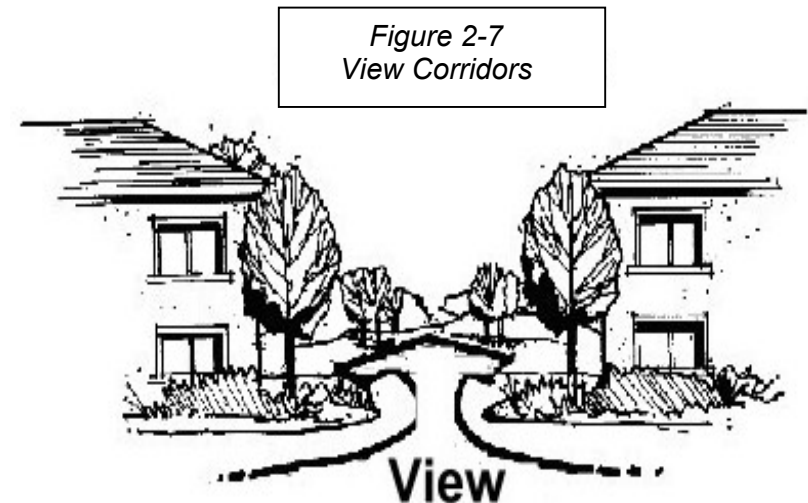
Techniques to accomplish this include, but are not limited to, garages that are side-loaded, rear-loaded, accessed from alleys, and rear garages accessed from the front. In older neighborhoods, location and access to parking shall respect the existing street and pattern of development.

2.4.12 Projects should be designed to relate outward to the surrounding community. To that end, gating of communities and enclosing them within an unarticulated external wall is discouraged.

2.5 Views

- 2.5.1 Generally, ground level view corridors should be provided from public streets. This requires space between buildings and/or development of landscaped areas that connect to open space.
- 2.5.2 Landscaped areas should be developed and plant materials selected so as to create and/or preserve view corridors.
- 2.5.3 Site planning for individual parcels shall consider internal view (for example, courtyards) as well as views looking outward.
- A. Outward views should be framed with tree and shrub massing. Plantings should also soften views of the buildings from surrounding areas.
 - B. Where public streets are located at or below grade of development, the adjacent parkways and slopes should be landscaped with diverse plant materials to enhance motorists' views.
 - C. Parking areas adjacent to view corridors or streets shall be screened.

- 2.5.4 Projects should be designed to preserve some of the significant views through the site. Projects should be designed to preserve significant public views. A significant public view is a view of a significant feature (ocean, lagoon or backcountry) as viewed from public parks and General Plan designated vista points and scenic view corridors. Trees and vegetation that are themselves part of the view quality should be retained (See Figure 2-7).



2.5.5 Projects should be designed to preserve some of the significant views through the site enjoyed by residents of nearby properties.

A. Complete preservation of these views is difficult, if not impossible. Project viability can be severely reduced or destroyed in an attempt to preserve views for adjacent properties. The smaller the site, the more difficult the solution. On larger sites, however, clustering the buildings can preserve portions of these views or creating view opportunities. The reckless and unnecessary blockage of views should be avoided to provide for some view preservation. View preservation through the site shall be considered when trees are selected for landscaping the project.

B. A significant view refers to a medium- to long-range view from the primary living area of significant features including the coast, ocean, lagoons, backcountry canyons, valleys, ridges and other distinctive geographic features. The primary living area is the area most often occupied by the occupants of the residence relative to other portions of the residence and is where the view is observed. The determination of the primary living area is to be made on a case-by-case basis, but typically would be a living room, family room, kitchen,

or dining area, or outdoor patio or deck immediately next to the primary living area.

2.6 Separations and Buffers

2.6.1 Where buffers are desirable between land uses and to aid in the creation of public and private space definition, they should consist primarily of physical space enhanced by landscaping, or physical barriers such as walls and fences.

2.6.2 Physical barriers should only be used when space requirements are prohibitive or when security/safety reasons dictate their use. If physical barriers are needed, they should be designed to complement the character of the project.

2.6.3 Where landforms consisting of slopes and berms are used when separating land uses, they should be appropriately landscaped with a combination of trees, shrubs, and groundcover.

2.6.4 Physical separations can be accomplished through the use of thick landscaping. Care should be given to make sure that these areas do not present a safety liability.

2.6.5 Visual screening is best accomplished through the use of trees and shrubs that fill in at eye level.

These visual screens should not be continuous and should allow for visual penetration through areas with views.

2.6.6 Retaining walls that are internal to the project should be used only where grading considerations require their use. Retaining walls located on the project boundary are discouraged. If a retaining wall along the boundary is necessary, it shall be landscaped and/or constructed with quality materials with color and texture appropriate to the project's architecture.

2.6.7 Landscaping should be used to define spaces to provide visual screening, and to discourage physical intrusion into certain areas of the project. Nodes or special areas within a project can be emphasized through use of landform and topography. Wherever possible, these techniques should be used to identify special areas.

2.7 Storage, Service and Loading Areas

2.7.1 Storage, service, and loading areas should be located so as to minimize their visibility.

2.7.2 Storage, service, and loading areas should be located so that service vehicle activities and movements do not disrupt the efficient flow of on-site and off-site traffic.

2.7.3 Storage areas should be screened by the use of a quality opaque screening material, which may include walls, building, landscaping or any combination thereof.

2.8 Refuse Collection Areas (Multi-family and Non-Residential)

2.8.1 Outdoor refuse containers shall be visually screened within a durable non-combustible enclosure, so as not to be visible from adjacent lots or sites, neighboring properties, streets, or from above.

2.8.2 Refuse collection areas shall be designed to contain all refuse and recyclables generated on-site and deposited between collections. Deposited refuse shall not be visible from outside and above the refuse enclosure.

2.8.3 Refuse collection enclosures shall be designed of durable materials with durable finishes and colors which are unified and harmonious with the overall architectural theme of the project. Roof structures should be provided over refuse collection enclosures.

2.8.4 Refuse collection areas shall be so located upon the lot as to provide clear and convenient access to refuse collection vehicles. No refuse collection areas should be located between the street and front of a building.

2.9 Mechanical Equipment

2.9.1 All roof-, wall- or ground-mounted mechanical equipment and/or ductwork, conduits, and other appurtenances shall be screened from view by an enclosure consistent with the building architecture. Consideration shall be given to the view plane of adjacent developments.

2.9.2 All roof-mounted equipment and/or ductwork, conduits, and other appurtenances should be located below the top edge of the fascia and/or roofline of the building.

2.9.3 Roof-mounted ventilators shall be painted or pre-finished in a manner consistent with the color scheme of the building and roof. They shall be located below the top edge of the roof or parapet, where possible. Decorative caps should be utilized for any visible vent piping.

2.9.4 Gutters and downspouts shall be painted to match the surface to which attached, unless used as a major

design element, in which case the color shall be consistent with the color scheme of the building.

2.9.5 Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling and personnel service doors shall be painted or finished in a manner consistent with the color scheme of the building.

2.10 Electrical Equipment

2.10.1 Electrical equipment that may be visible from any primary visual exposure area should be screened with either planting or a durable non-combustible enclosure (of a design configuration acceptable to San Diego Gas and Electric [SDG&E]). Where possible, it is recommended that refuse containers and mechanical/electrical equipment be integrated into the same enclosure.

2.10.2 Electrical equipment enclosures shall be designed of durable materials with finishes and colors that are unified and harmonious with the overall architectural theme.

2.10.3 Electrical equipment shall be mounted on the interior of a building wherever practical. When interior mounting is not practical, electrical equipment shall be mounted in a location where it is substantially screened from public view. In no

case should exterior electrical equipment be mounted on the street-side or primary exposure side of any building.

- 2.10.4 Exterior surface mounted electrical equipment and conduits should be kept to a visible minimum. Where visible, they should be installed in a neat and orderly fashion, and should be painted to blend with their mounting background, or integrated into the project design.