



City of Arcadia

# DESIGN GUIDELINES UPDATE

Draft June 2019  
Community Meeting

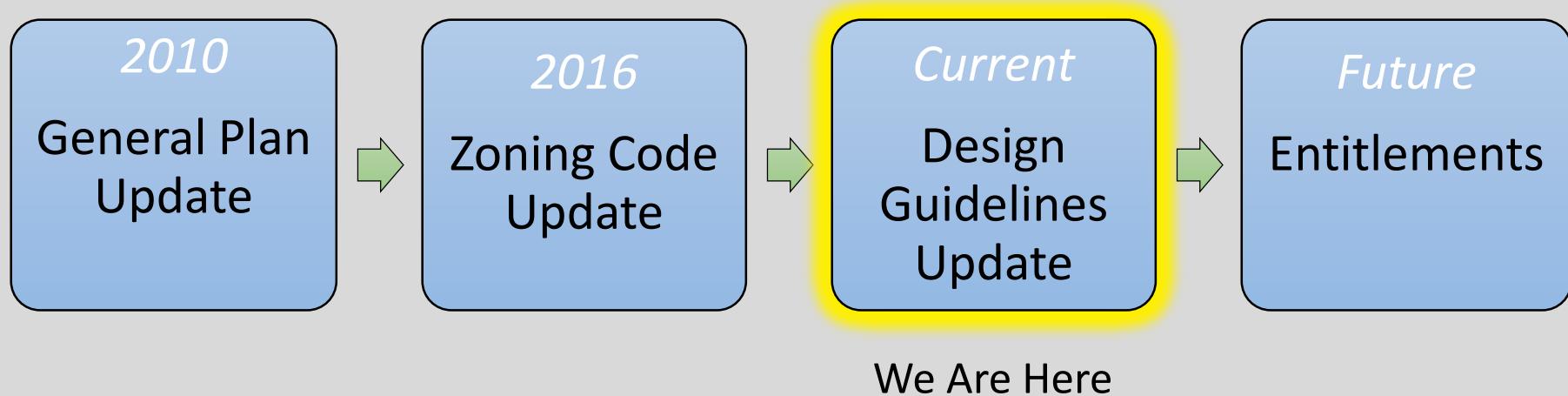


# Meeting Agenda

- General Plan Implementation Process
- Standards vs. Guidelines
- Why Update the Existing Guidelines?
- Updated Design Objectives
- Updates by Land Use Category
- Changes to Reso 6770 and Development Code
- Next Steps and Questions



# General Plan Implementation Process



# Design Guidelines Update Process

Existing  
Condition  
Analysis

Community  
Engagement

Administrative  
Drafts

Community  
Engagement

Public Review  
Drafts

Hearings

Final Drafts

We Are Here



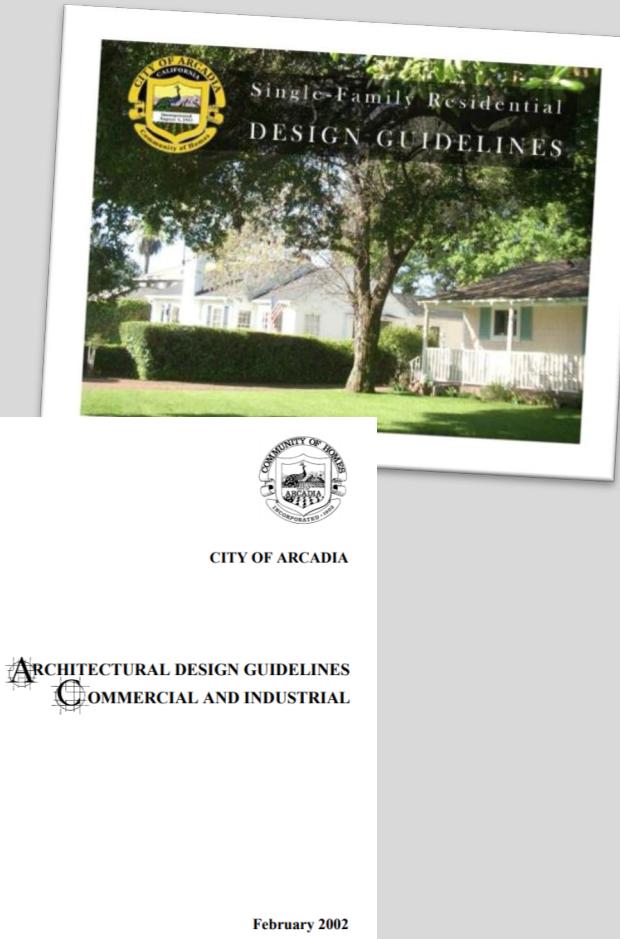
# Standards vs. Guidelines

- **Development Standard**
  - Typically a “**shall**” statement
  - Maximum Street-facing porch height = 14’
- **Design Guideline**
  - Typically a “**should**” statement
  - Residential entries should include a roof pitch, materials, and ornamentation that reinforce the proposed architectural style.



# Why Update the Existing Design Guidelines?

- Existing guidelines are outdated
- Do not cover mixed-use development
- Do not adequately address signage design issues
- Massing, neighborhood compatibility, and architectural detailing are not up to date to adequately address current development trends



# Goals of the Update

- Modernize the City's design guidelines
- Provide clear guidance to property owners, and designers
- Provide specificity and surety to the developers and builders
- “Raise the bar” to create a design review tool to equally serve City and HOA decision bodies
- Encourage high design standards
- Consistency with General Plan and Development Code direction



# How Were the Guidelines Updated?

- Updated images and added graphics
- Emphasized context sensitive design and neighborhood compatibility
- Refined guidelines that were “wordy” or needed clarity



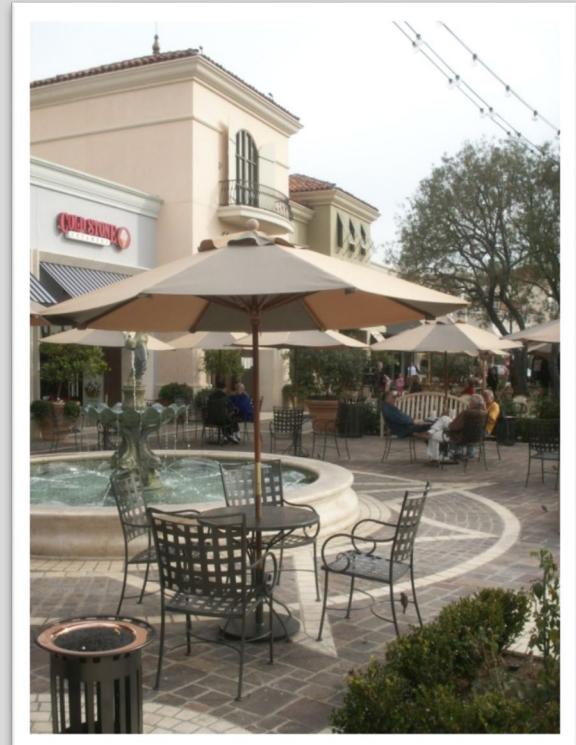
# How Were the Guidelines Updated?

- Removed redundancy
- Added section and guideline numbering
- Added guidelines for Mixed-Use Development



# Updated Design Objectives

- Objectives reinforced for each land use.
- Common topics include:
  - Protecting neighborhood character
  - Visually-appealing, pedestrian-friendly street presence
  - Encouraging active spaces, open space, and amenities
  - Encouraging water-efficient, visually appealing landscape design



# Single-Family Design Guidelines Updates

- Addresses current development trends and issues
  - How to fit 2-story home into 1-story neighborhood
  - How to transition new homes in established neighborhoods
- Strongly emphasized neighborhood compatibility
- Added new and improved graphics and images



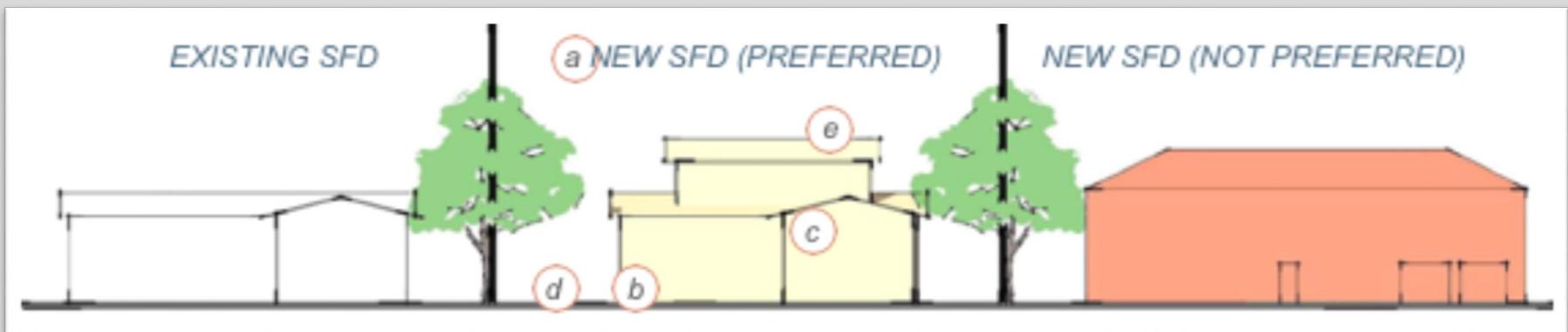
# Single-Family Design Guidelines Updates

- Updated objectives and guidelines. Emphasize importance of the existing neighborhood context and neighborhood compatibility throughout the document



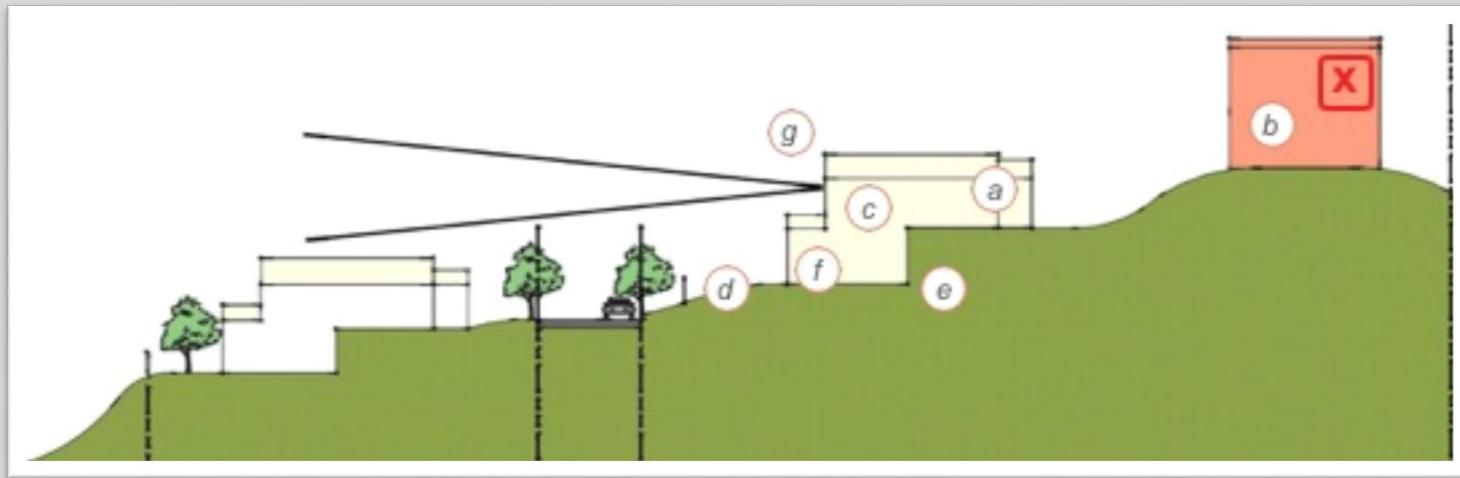
# Single-Family Design Guidelines Updates

- Expanded massing, height, bulk, and scale guidelines
- Provided additional visual examples of massing models



# Single-Family Design Guidelines Updates

- Added new guidelines and graphics for Hillside Properties to address new regulations in the Development Code



# Single-Family Design Guidelines Updates

- Emphasized clarity in architectural style
- Updated Architectural Style Guide to include more preferred architectural styles such as Mediterranean, Prairie, and Tudor/Cape Cod
- Updated planting palette to include more drought tolerant options



# Multifamily Design Guideline Updates

- Emphasize neighborhood compatibility and open spaces
- New guidelines to address three story buildings
- Added sections on private and common open space, amenities, and equipment and service areas



# Commercial/Mixed-Use Guidelines Updates

- Removed Industrial Design Guidelines
- Created Mixed-use guidelines
- Reorganized document
- Emphasize pedestrian accessibility, amenities, and enhanced street presence
- Removed Signing section



# Industrial Guidelines Updates

- Created stand-alone industrial design guidelines section
- Emphasized visually-appealing architectural design.
- Emphasized the incorporation of public areas/employee break areas,
- Provided guidelines for enhanced landscaping



# Signage Guidelines Updates

- Added additional sign types
- Provided example imagery to illustrate design principles
- Divided section by sign type

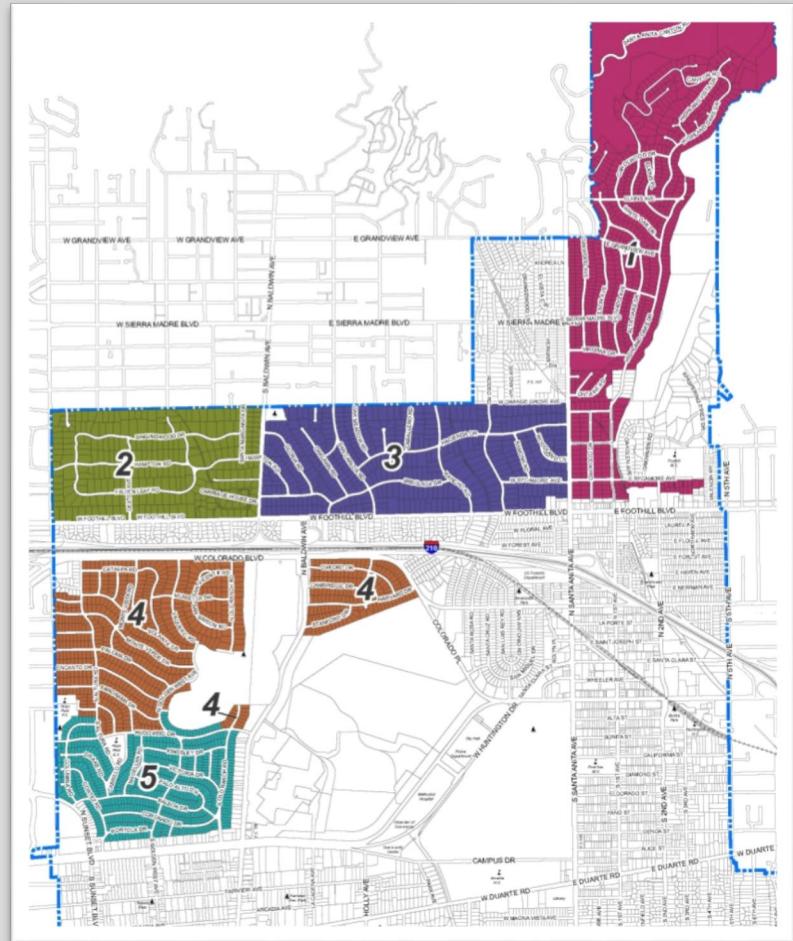


# Changes to Resolution 6770 and Proposed Text Amendments



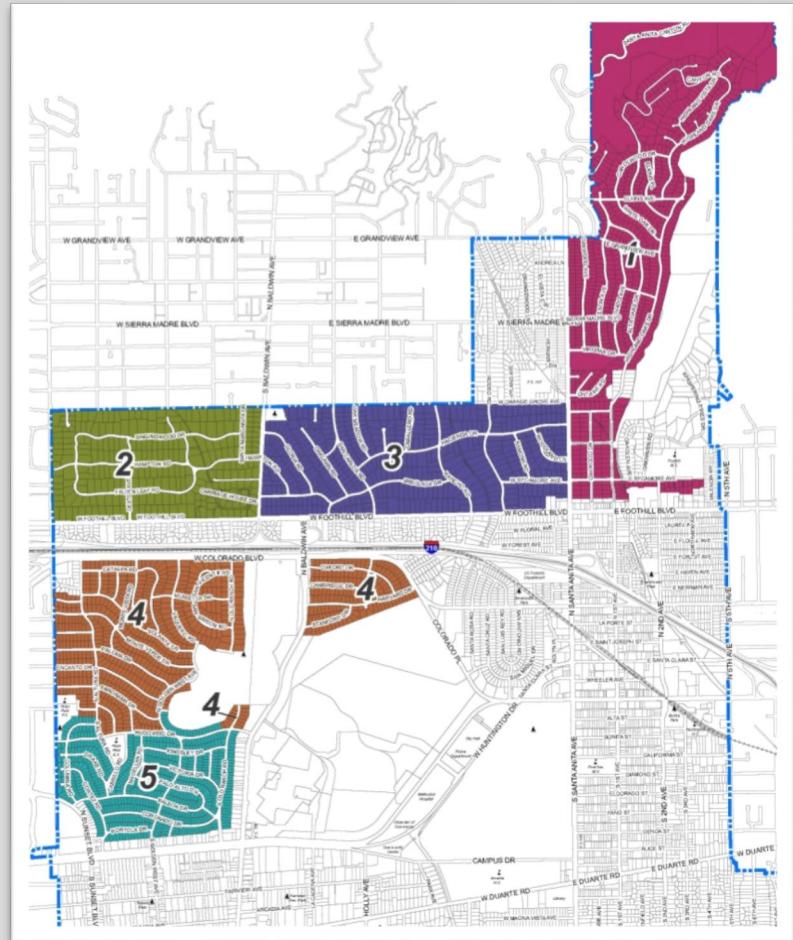
# HOA's, ARB's and Resolution 6770

- **Home Owners Association (HOA)** — established to preserve the character and quality of individual neighborhoods
  - Highlands
  - Upper Rancho
  - Oaks
  - Lower Rancho
  - Village



# HOA's, ARB's and Resolution 6770

- **Resolution 6770** — guide single family development within HOA areas using development standards and design guidelines. Specifies the design review process.
- **Architectural Review Board (ARB)** — conduct design review within an HOA area



# Changes to Reso 6770

- Removed Development Standards and codified them in the Development Code. Everything in one place.
- Make HOA process consistent with the City's process
- Everyone understands the relationship between the design review process and the design guidelines.



# Text Amendment

- One master table with all the Development Standards for HOA properties.
- New table identifies the level of review required for different types of projects – City Review, Short Review, and Regular Review
- Updated appeal periods, increased notification area from 12 closest homes to a 300' radius, clarified the effective dates of decisions, expiration date of approvals, and added process to request extensions or modifications to approved designs.



# Next Steps

- City staff to revise documents based on public comments
- Present documents to the Planning Commission and City Council for adoption in the next few months



# Questions?



# Stay in the Know!

- [www.ArcadiaCa.gov/designguidelinesupdate](http://www.ArcadiaCa.gov/designguidelinesupdate)

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## Design Guidelines Update

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In 2017, the City hired RRM Design Group to assist with updating and modernizing the City's design guidelines for all of the following development types: Single-Family Residential, Multiple-Family Residential, Commercial/Mixed Use, Industrial, and Signage. The primary goal of this update is to provide clear guidance on how to address fundamental architectural and site design issues within all of the development types and architectural styles found throughout the City. In addition, through this process, the City has also updated the City's Homeowners' Association (HOA) design guidelines, and the architectural design review properties for properties found within the five established HOAs (found in Resolution No. 6770). The Design Guidelines have been updated to better serve as a tool for property owners, developers, design professionals, staff, HOAs, the Planning Commission, and the City Council to encourage high design standards to create timeless architecture that enhances the City's image, pride, and quality of life.

The Updated Design Guidelines are now available for public review as a Draft. You may view the draft Design Guidelines, revised Homeowners' Resolution, and all the associated text amendments below.

1. [Draft Single-Family Design Guidelines - June 2019](#)
2. [Draft Multiple-Family Design Guidelines - June 2019](#)
3. [Draft Commercial/Mixed Use Guidelines - June 2019](#)
4. [Draft Industrial Guidelines - June 2019](#)
5. [Draft Sign Guidelines - June 2019](#)
6. [Amended Homeowners' Association \(HOA\) Resolution - June 2019](#)
7. [Associated Text Amendments for the Amended HOA Resolution](#)

