

4 COMMUNITY DESIGN GUIDELINES

The Palm/Goldenwest Specific Plan Area is designed as a safe, livable residential and recreation-based community. These guidelines are intended to set a direction for distinctive, high-quality residential developments. These guidelines give specific direction as to styles and themes of development, yet are general enough to allow the individual developer and/or builder flexibility to interpret changes in consumer tastes and market conditions. Although individual interpretation and character are encouraged, builders and designers should review the following design guidelines and standards to examine the relationship that their particular site has to the entire community, and to incorporate all applicable provisions of these guidelines into their projects.

More specifically, the purpose of these Community Design Guidelines is:

- To provide community design criteria for use by builders, planners, architects, landscape architects, civil engineers and other project area builders/developers;
- To provide specific design criteria that encourages development of a desirable living environment that will help to maintain and enhance the community's value over time.
- To create a "classic seaside community" character as an overall theme in the Palm/Goldenwest Specific Plan Area; and
- To allow each Planning Area to establish its own individual identity, yet blend with the overall community theme.

This chapter of the Specific Plan is divided into the following sections:

- Community Design Concept, Section 4.1;
- Site Planning Guidelines, Section 4.2;
- Landscape Architecture Guidelines, Section 4.3; and
- Architectural Guidelines, Section 4.4.

It is the purpose of the Community Design Guidelines to ensure that the theme is implemented in a clear, concise and aesthetically consistent manner. Care and consideration have been given in developing these Community Design Guidelines to ensure the creation and enhancement of a new aesthetically pleasing community with an emphasis on outdoor lifestyle and recreational opportunities in the City of Huntington Beach.

4.1 COMMUNITY DESIGN CONCEPT

A central theme has been devised to ensure that this carefully considered plan is implemented in a manner that will bring the Palm/Goldenwest Specific Plan Area a sense of its own character and ambiance. It is further intended that this theme be expressed in coordination with the project setting, which serves as a basis around which key elements of the community can be developed.

The Specific Plan establishes the project site with a seaside community theme, the intent of which is to create an environment that responds to the increasing demand for well planned residential communities oriented to the active, recreation-rich Southern California lifestyle. This community theme establishes a harmonious blend of traditional architectural styles, landscape concepts, entry monumentation, and walls and fences, which are designed to integrate with the site's proximity to the beach. This will allow the community to develop its own sense of identity, while reflecting the seaside design of surrounding neighborhoods in Huntington Beach.

4.2 SITE PLANNING GUIDELINES

The Site Planning Guidelines of the Specific Plan are intended to promote a community that will have a clear identity and sense of place, and that will meet the needs of residents by providing a harmonious and pleasing environment for all uses and activities. These guidelines will provide direction to planners, architects and landscape architects for key design components of the Palm and Goldenwest community. The guidelines are formulated to provide quantitative criteria on appropriate aspects of physical development, as well as qualitative guidance on aspects of how buildings, landscaping, hardscape and signage may positively affect the land, residents and visitors.

4.2.1 General Guidelines

The following site planning guidelines are applicable for every Planning Area within the Palm/Goldenwest Specific Plan Area and should be applied wherever feasible throughout the community. Generally, the plan will contain residential and open space land uses which follow the guidelines set forth below.

1. Residential streets should be designed to direct traffic to the arterial and/or collector street system as safely as possible.
2. Design solutions for residential street layouts should consider land form, grades, and circulation hierarchy, and employ appropriate street configurations.

3. Entries to residential developments should be visually reinforced through techniques such as landscape treatments, monument signage and/or pavement details.
4. Encourage projects adjacent to the Aera property to be integrated and blended using treatments such as undulating edges, varied rear yard setbacks, and landscape treatments to buffer the industrial site from the residential edge.

4.2.2 Residential Guidelines

The following site planning guidelines apply generally to all residential development within the PLC property. Lot configurations should conform to the Development Standards and Guidelines set forth in Chapter 3 of this Specific Plan.

- ◆ Curvilinear streets should be utilized whenever possible for visual interest and to modulate building massing in individual neighborhoods. Residential streets should be designed to promote interaction and pedestrian movement.
- ◆ Varying lot widths and configuration, and cul-de-sacs and corners should be utilized where feasible to promote a varied residential character.
- ◆ Homes should be arranged whenever possible in a staggered and variable setback fashion to provide visual interest and avoid repetitive appearance and facades and yards.
- ◆ Each structure or composite of units should have a varied facade material or color than the immediately adjacent structure/composite, to replicate a diverse single-family style neighborhood and promote individuality.
- ◆ The architectural design character should be consistently implemented in structural features and details including signs and lighting.
- ◆ Single-family attached products should be architecturally articulated.
- ◆ Varied driveway locations are encouraged to break up repetitive curb cuts and yard patterns.
- ◆ Combinations of one and two story building elements are encouraged to create yard variation and visual interest.

- ◆ Safe and convenient circulation connections should be provided between housing areas and open space areas.
- ◆ Common area fencing, walls, gates and other security features should be designed to facilitate access to the pedestrian areas and open space.
- ◆ Rear or side elevations of residential units should be enhanced where visible from public open spaces and public streets.

4.2.3 Open Space Guidelines

The Palm/Goldenwest Specific Plan will provide public and private open space areas as described in Chapter 2. These areas should incorporate the following site planning guidelines.

- ◆ Open space, parks and recreation areas should be located in highly visible locations.
- ◆ Open space areas within the community should be linked by a network system of pedestrian walkways.
- ◆ Open space areas should be visible from streets for safety and surveillance purposes.
- ◆ Open space areas should be appropriately landscaped.
- ◆ Plant materials should be used to define activity/use areas, and to frame and reinforce views.

4.3 LANDSCAPE ARCHITECTURE GUIDELINES

Landscaping plays an important role in establishing the visual identity and character of the Palm/Goldenwest Specific Plan Area as a beachside residential community. Consistency in theme and the application of major community-level design elements such as entries, arterial street parkways, walls and fences, interface/edge conditions, and plant materials must be maintained throughout the Planning Areas of the Specific Plan Area to communicate and strengthen this identity. The Community Landscape Plan for the PLC property is shown in Exhibit 4.3-1.

Implementation of the following guidelines will ensure a recognizable and cohesive community image while allowing individual expression of landscape treatment at the Planning Area or project level.

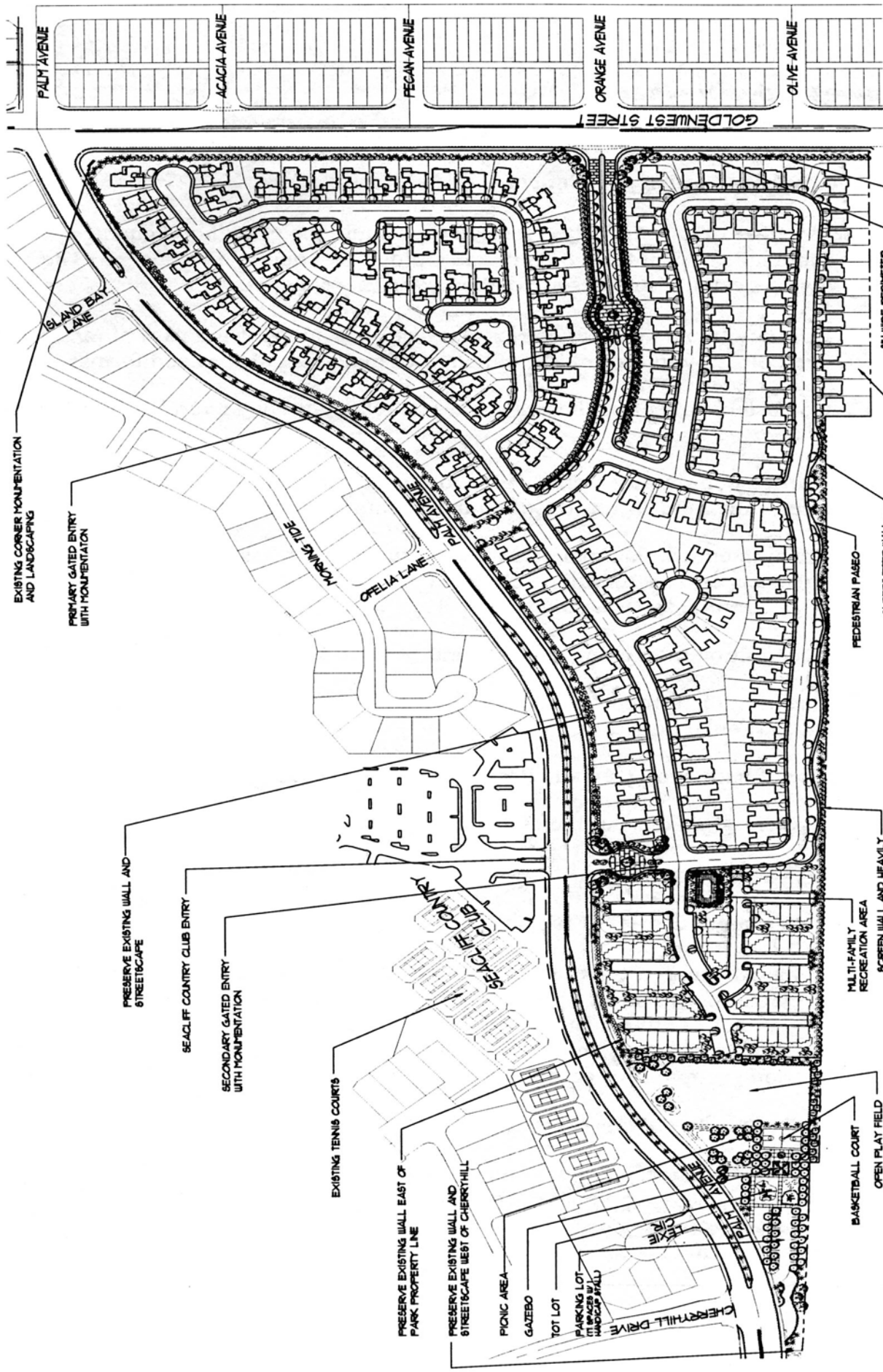


Exhibit 4.3-1
ILLUSTRATIVE SITE PLAN



FORMA
 400 SEPTEMBER 1999



PALM & GOLDENWEST
 HUNTINGTON BEACH, CA

4.3.1 Community Landscape Concept

The creation of an established seaside community neighborhood character is the fundamental concept for the Palm and Goldenwest landscape concept. The following design principles are embodied in this concept:

- ◆ Community and project entries classically designed using natural materials and colors, with a similar vocabulary of materials, shapes and forms;
- ◆ Consistent street tree themes should be related to the hierarchy of the street system;
- ◆ Unified community theme wall and fence design, and the extensive use of trees, vines and shrubs to soften these features;
- ◆ Recommended plant palettes for specific applications (i.e., entries, streetscapes, paseo/buffers, etc.) and the Palm and Goldenwest Specific Plan Area community as a whole;
- ◆ Recognition of existing natural conditions and situations;
- ◆ Use of both "formal" and "informal" planting arrangements, depending upon the particular condition;
- ◆ Use of both evergreen and deciduous plant material; and,
- ◆ "Layering" of the shrub understory to create depth, variety and interest.

4.3.2 Entry Treatments

1. Primary Project Entry

The Primary Project Entry, shown in Exhibit 4.3-2, is located off of Goldenwest Street opposite Orange Avenue and will be a security-gated entrance with a guardhouse. The entry is designed with entry project monumentation, enhanced paving, formally spaced project theme trees, and groupings of accent trees and annual color.

2. Secondary Project Entry

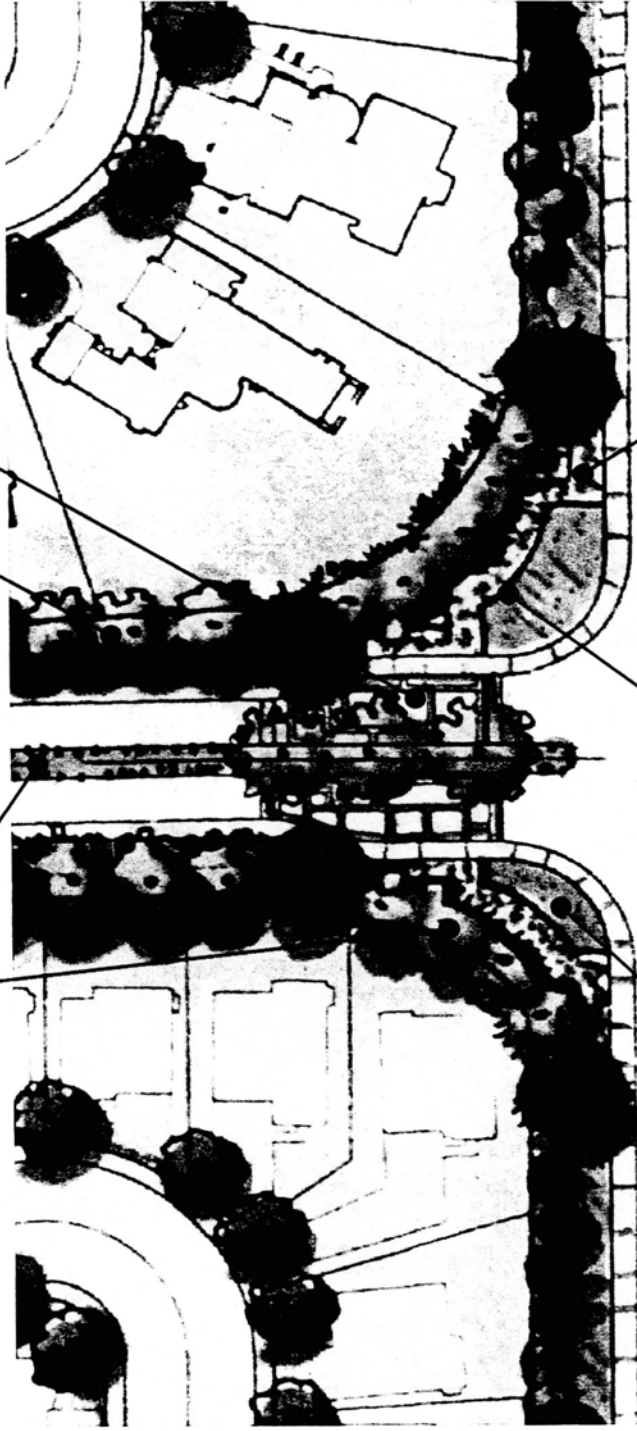
The Secondary Project Entry, shown in Exhibit 4.3-3, is located off of Palm Avenue opposite Seacliff Country Club Drive. This entry will have auto-security gates, and is designed with enhanced paving and project theme and accent trees.

PROJECT THEME TREES

ENHANCED PAVING

PLANTED MEDIAN

ENTRY ACCENT TREES



GOLDENWEST STREET

ANNUAL COLOR

TURF AREA

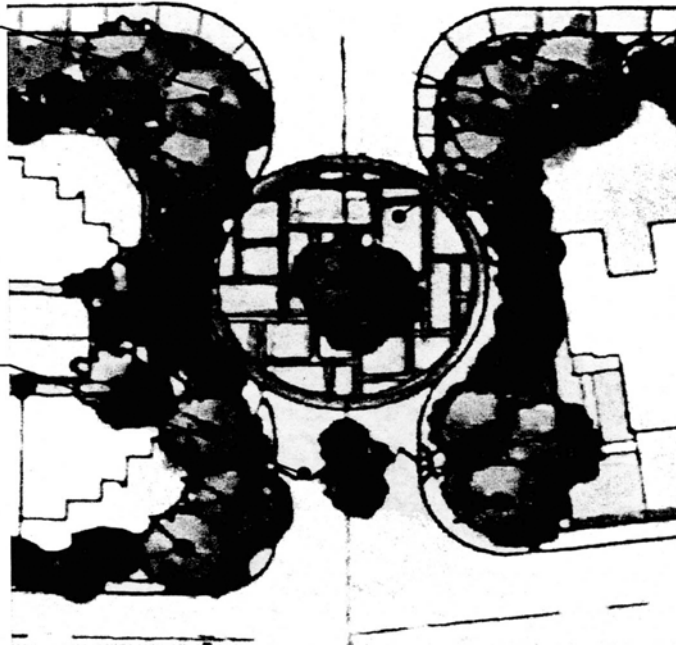
PROJECT MONUMENTATION

PALM AVENUE

ENTRY ACCENT
TREES

ENHANCED PAVING

AUTO SECURITY
GATES



4.3.3 Streetscape Guidelines

A hierarchy of landscaped parkways and entry treatments has been established for the Specific Plan Area. Exhibit 4.3-1, Community Landscape Plan, gives a diagrammatic depiction of the entries, and street locations and classifications. This hierarchy of streets and entries has been developed to:

- ◆ Provide an attractive edge to implement the City's Urban Design Element and complement existing neighborhoods surrounding the project area;
- ◆ Provide thematic continuity throughout the Specific Plan Area through the use of repetitive materials and themes; and
- ◆ Complement a variety of architectural styles and themes.

1. Palm Avenue

Palm Avenue forms the northern project boundary, and has been landscaped as part of previous development projects. From Goldenwest Street to Seacliff Country Club Drive, the existing landscaping is planned to be retained and enhanced. West of Seacliff Country Club Drive, existing landscaping may be retained unless the grading plan for the multi-family site changes significantly. Adjacent to the proposed neighborhood park, existing landscaping and walls are to be removed to open views into the park. This streetscape is shown in Exhibit 4.3-1 and detailed in Exhibit 2.4-3.

2. Goldenwest Street

Goldenwest Street forms the eastern edge of the project and is designated a Landscape Corridor in the Urban Design Element of the Huntington Beach General Plan. A 25-foot wide landscape setback is designed for the entire length of the subject property, and will be planted with a repetition of palm trees with groupings of deciduous canopy trees. This scheme is shown in the Community Landscape Plan, Exhibit 4.3-1, and detailed in Exhibit 2.4-4.

The Primary Entry Road off of Goldenwest Street will be a formal promenade of marching project theme trees spaced with groupings of accent trees leading to the guardhouse. The roadway is designed with a 20-foot landscape parkway lining both sides of the drive, with a low planted median of shrubs and annual color from Goldenwest Street to the guardhouse. This streetscape scheme is shown in Exhibit 2.4-4.

4.3.4 Landscape Buffers and Interfaces

In order to create a well-planned established seaside community, a series of landscape buffers have been designed for the Palm and Goldenwest Specific Plan. These buffers will provide orderly transitions between the various land uses. The Landscape Buffers/Interfaces are described in Section 2.4, Open Space, identified on the Community Landscape Plan, Exhibit 4.3-1, and briefly described below.

1. Arterial Edges

- Palm Avenue

Palm Avenue is designed to retain or enhance the existing landscape buffers along the entire length of the property. From Goldenwest Street to Seaciff Country Club Drive, existing groupings of accent trees screen a 6-foot perimeter wall as measured from the top of the exterior sidewalk elevation. West of Seaciff Country Club Drive, existing walls will be removed to provide views into the neighborhood park. Adjacent to the multi-family site, the existing wall may be retained or may be replaced with a six (6) foot wall or view fence.

- Goldenwest Street

Goldenwest Street, bordering the site to the east, is designed to continue the existing streetscape north of the subject property. It will have a 25-foot landscape buffer the entire length of the subject property, and will have an 8-foot perimeter wall as measured from the top of the exterior sidewalk elevation.

2. Aera Energy Edge

The Aera property edge is designed as a paseo/buffer area with a variable 25-foot setback with a meandering sidewalk and heavy landscaping. A minimum eight-foot high screen wall and minimum 20 foot landscape buffer area will be provided along the southern project boundary to screen the residential development from impacts of ongoing oil operations. Properties adjacent to the Aera property edge have an additional structural setback requirement. This paseo/buffer area is depicted in Exhibit 2.4-5 and the structural setbacks on Table 3.3.A.

4.3.5 Community Theme Walls and Fences

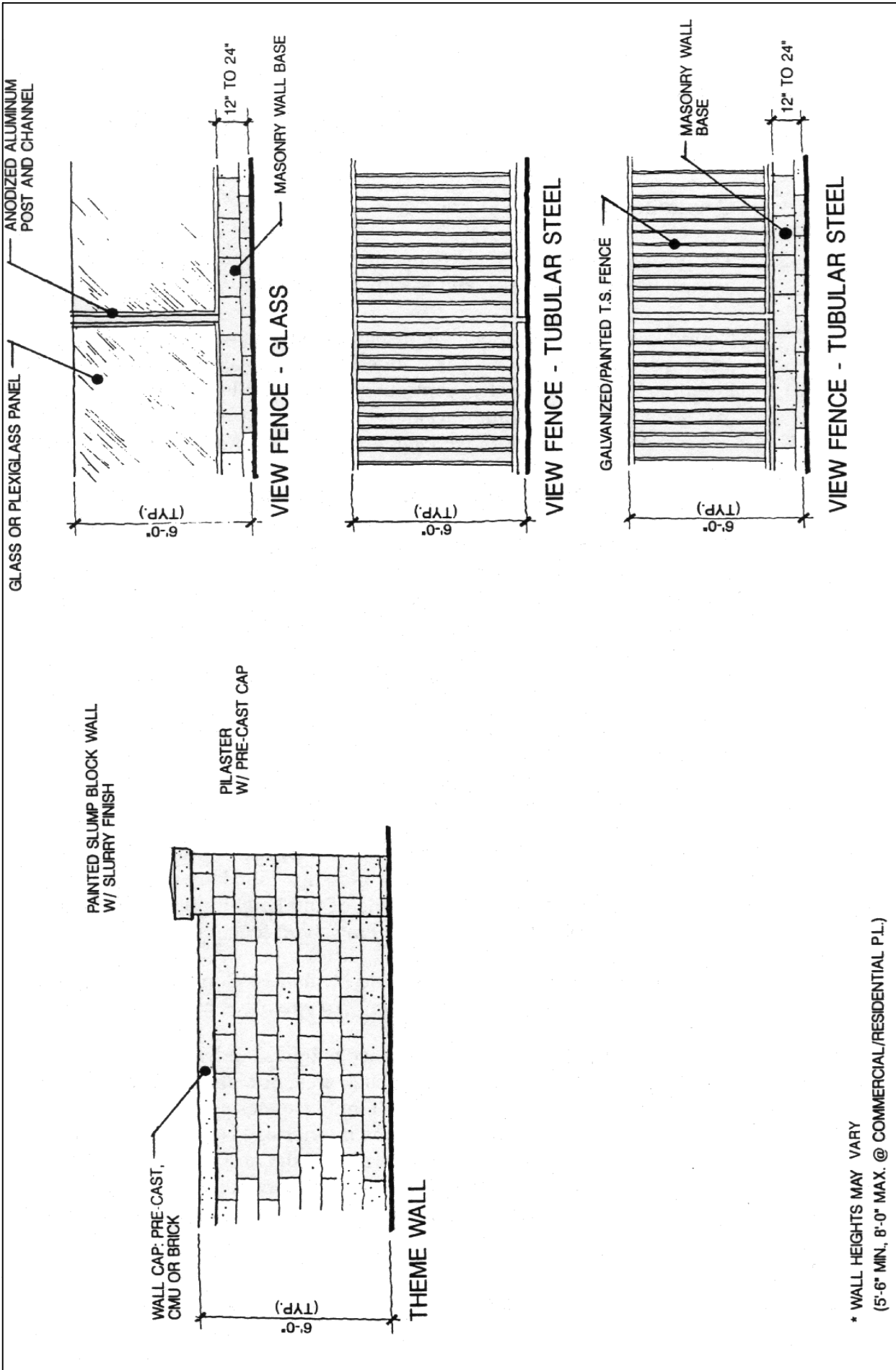
The design concept for the community walls and fencing at Palm and Goldenwest is shown in Exhibit 4.3-4, and is summarized below.

Community walls and fencing consist of elements, which are readily visible from arterial and collector streets or from adjacent or nearby areas outside of the Planning Areas. Generally, community theme walls should be consistent in scale, materials, and type. Some variation in design details, such as color, finish, caps and pilasters may be employed at entries to express a certain individuality.

Fences and walls include any type of fence, retaining wall, sound attenuation wall or screen. Fences and walls shall be in compliance with the Huntington Beach Zoning and Subdivision Ordinance Section 230.88. For the purposes of this section, exterior side means that fence wall facing away from the property and toward adjoining properties, streets and interior side means that fence wall facing inwards toward the property.

1. General Guidelines

- ◆ All community theme walls and fences shall be consistent in design.
- ◆ Any fence/wall adjoining a public street or any fence/wall visible from the side or rear shall be the community theme wall.
- ◆ View fencing should have a low masonry wall with cap and pool code height tubular fencing, or glass for sound attenuation if required. Alternatively, view fencing of full height tubular steel may be used, and pilasters incorporated into steel fencing.
- ◆ Vines and/or shrubs should be planted along community walls to soften the visual character. An extensive use of vines is encouraged.
- ◆ The maximum wall or fence height shall be six (6) feet within any required rear, or side setback area, or eight (8) feet along the project perimeter. Fence/walls heights are measured from the base of the fence/wall to the top of the interior or exterior side, whichever is greater, except in no case should the maximum height of the wall exceed ten (10) feet (in combination with a retaining wall). Wall heights along the perimeter shall be measured from the top of the exterior sidewalk.



* WALL HEIGHTS MAY VARY
 (5'-6" MIN, 8'-0" MAX. @ COMMERCIAL/RESIDENTIAL P.L.)

2. Perimeter Theme Wall - Palm Avenue

The existing wall and landscaping theme along Palm Avenue will be retained wherever possible or replaced with new walls or view fencing in a theme similar to the existing landscaping.

3. Perimeter Theme Wall - Goldenwest Street

Pedestrian sidewalks and enhanced perimeter landscaping will be provided along the entire length of Goldenwest Street. This edge will be a continuation of the enhanced landscape and wall materials and design along Palm Avenue.

4.3.6 Lighting

- ◆ Lighting shall be sufficient to provide reasonable safety for persons and property, allow sufficient illumination to identify hazards to pedestrian and vehicular circulation, and permit routine surveillance by security personnel.
- ◆ Consistent lighting fixtures shall be used throughout the Specific Plan Area to enhance community character.
- ◆ Light rays shall be confined on-site through orientation, the use of shading/directional controls, and/or landscape treatment.

4.3.7 Signage

- ◆ Project monumentation signs should reflect the character and materials of the Palm and Goldenwest landscape concept.
- ◆ Neighborhood identification signs should be integrated into the landscape and community theme walls using low maintenance materials and design.
- ◆ Temporary builder "ladder" or "kiosk" signs should be consistent with the architectural character of the community.

4.3.8 Plant Palette

Botanical Name

Common Name

TREES

<i>Acacia longifolia</i>	Golden Wattle
<i>Arbutus unedo</i>	Strawberry Tree
<i>Arbutus 'Marina'</i>	NCN
<i>Brachychiton populneus</i>	Bottle Tree
<i>Brahea armata</i>	Mexican Blue Palm
<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Chorisia speciosa</i>	Silk Floss Tree
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Cordyline australis</i>	Grass Palm
<i>Cordyline australis 'Atropurpurea'</i>	Dracaena Australis
<i>Cupaniopsis anacardioides</i>	Carrotwood
<i>Dodonaea viscosa 'Purpurea'</i>	Purple Leafed Hopseed Bush
<i>Eriobotrya deflexa</i>	Bronze loquat
<i>Erythrina caffra</i>	Kaffirboom Coral Tree
<i>Erythrina coralloides</i>	Naked Coral Tree
<i>Eucalyptus cladocalyx</i>	Sugar Gum
<i>Eucalyptus ficifolia</i>	Red Flowering Gum
<i>Eucalyptus formanii</i>	Forman's Eucalyptus
<i>Eucalyptus nicholii</i>	Nichol's Willowed-Leafed Peppermint
<i>Eucalyptus sp.</i>	Eucalyptus Species
<i>Ficus microcarpa 'Green Gem'</i>	Green Gem Fig
<i>Ficus microcarpa 'Retusa'</i>	Weeping Indian Laurel Fig
<i>Ficus microphylla</i>	Rusty Leaf Fig
<i>Ficus nitida</i>	Indian Laurel
<i>Ficus rubignosa</i>	Rustyleaf Fig
<i>Fraxinus velutina 'Rio Grande'</i>	Fan-tex Ash
<i>Harpenhyllum caffrum</i>	Kaffir Plum
<i>Juniperus sp.</i>	Juniper Species
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Lagerstroemia fauriei "Muskogee"</i>	Hybrid Crape Myrtle
<i>Magnolia gra. 'Edith Bogue'</i>	Edith's Bull Bay
<i>Magnolia gra. 'Little Gem'</i>	Dwarf Southern Magnolia
<i>Magnolia gra. 'Majestic Beauty'</i>	Majestic Bull Bay
<i>Magnolia gra. 'San Marino'</i>	Dwarf Bull Bay
<i>Magnolia grandiflora 'LG.'</i>	Little Gem Magnolia

Botanical Name

Melaleuca linariifolia
Melaleuca nesophila
Melaleuca quinquenervia
Metrosideros excelsus
Neodypsis decaryii
Phoenix roebelenii
Pinus canariensis
Pinus eldarica
Pinus halepensis
Pinus pinea
Pinus radiata
Pinus thunbergiana
Pinus torreyana
Pittosporum undulatum
Platanus racemosa
Podocarpus gracilior
Prunus caroliniana
Prunus caroliniana bright and tight
Raphiolepis indica 'Majestic Beauty'
Raphiolepis hybrid 'Majestic Beauty TM'
Sabal palmetto
Schinus terebinthifolius
Strelitzia nicolai 'Mult'
Tabebuia chrysotricha
Tipuana tipu
Tristania conferta
Ulmus parvifolia 'Sempervirens'
Ulmus pumila

Common Name

Flaxleaf Paperbark
Pink Melaleuca
Cajeput Tree
New Zealand Christmas Tree
Triangle Palm
Pigmy Date Palm
Canary Island Palm
Mondel Pine
Allepo Pine
Italian Stone Pine
Monterey Pine
Japanese Black Pine
Torrey Pine
Victorian Box
California Sycamore
Fern Pine
Carolina Laurel Cherry
Carolina Cherry Full to Ground
Majestic Beauty Indian Hawthorne
Majestic Beauty TM Indian Hawthorne
Palmetto
Brazilian Pepper Tree
Giant Bird of Paradis
Golden Trumpet Tree
Tipu Tree
Brisbane Box
Evergreen Elm
Siberian Elm

SHRUBS

<i>Agave sp.</i>	Agave
<i>Allamandia nerifolia</i>	Golden Trumpet
<i>Antedechia 'Salmon'</i>	Calla Lily
<i>Baccharis pilularis 'Twin Peaks'</i>	Coyote Bush Prostrate
<i>Bougainvillea 'Raspberry Ice'</i>	Bougainvillea Raspberry Ice
<i>Bougainvillea 'Rosenka'</i>	Dwarf Bougainvillea
<i>Bougainvillea 'Tahitian Maid'</i>	Double Bougainvillea
<i>Bougainvillea 'White Madonna'</i>	Bougainvillea
<i>Calliandra haematocephala</i>	Pink Powder Puff
<i>Carissa grandiflora</i>	Natal Plum
<i>Carissa mac. sp.</i>	Natal Plum species
<i>Chrysanthemum sp.</i>	Marguerite
<i>Crassula argentea</i>	Jade Plant
<i>Crassula argentea 'Crosby'</i>	Miniature Jade Plant
<i>Cuphea hyssopifolia</i>	False Heather
<i>Dipladenia splendens 'Red Riding Hood'</i>	Shrub Mandevilla
<i>Dodonaea viscosa 'Purpurea'</i>	Purple Leafed Hopseed Bush
<i>Echium fastuosum</i>	Pride of Madeira
<i>Echium fastuosum 'Select Blue'</i>	Pride of Madeira
<i>Elaeagnus pungens 'Maculata'</i>	Golden Elaeagnus
<i>Elaeagnus pungens 'Variegata'</i>	Thorny Variegated Elaeagnus
<i>Eriobotrya deflexa 'Multi'</i>	Bronze Loquat
<i>Eriogonum sp.</i>	Buckwheat
<i>Escallonia fradesii</i>	Pink Princess Escallonia
<i>Escallonia montevidenis</i>	Montevideo Escallonia
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Gazania rigens</i>	Clumping Gazania, Treasure Flower
<i>Hebe buxifolia</i>	Boxleaf Hebe
<i>Hemerocallis hybrid 'Purple'</i>	Day Lily (Evergreen)
<i>Hemerocallis hybrid 'Yellow'</i>	Day Lily (Evergreen)
<i>Hibiscus rosa-sinensis 'Fiesta'</i>	NCN
<i>Hydrangea sp.</i>	Hydrangea
<i>Ixora 'Maui'</i>	NCN
<i>Juniperus sp.</i>	Juniper
<i>Lantana sp.</i>	Lantana
<i>Lavandula pedunculata 'Atlas'</i>	Spanish Lavender
<i>Leptospermum lae. 'Reevesii'</i>	Dwarf Australian Tea Tree
<i>Leptospermum sco. 'Keatleyi'</i>	New Zealand Tea Tree

<i>Ligustrum jap. 'Texanum'</i>	Texas Privet
<i>Ligustrum jap. 'Texanum'</i>	Wax Leaf Privet
<i>Ligustrum japonicum</i>	Japanese Privet
<i>Liriope sp.</i>	Lily Turf
<i>Lonicera nitida 'Aurea'</i>	Boxleaf Honeysuckle
<i>Lonicera nitida 'Maigrun'</i>	Box Honeysuckle
<i>Lonicera pileata</i>	Privet Honeysuckle
<i>Loropetalum c. 'Hines Purpleleaf'</i>	Plum Delight
<i>Myoporum laetum</i>	Myoporum
<i>Nephrolepis cordifolia</i>	Southern Sword Fern
<i>Osteospermum fruticosum</i>	Freeway Daisy
<i>Pelargonium peltatum 'Balcan' series</i>	Ivy Geranium (mixed)
<i>Phormium tenax</i>	New Zealand Flax Species
<i>Pittosporum tobira sp.</i>	Var. Pittosporum
<i>Prunus c. 'Atropurpurea Delight'</i>	Purple Leaf Plum
<i>Raphiolepis indica sp.</i>	White India Hawthorne
<i>Raphiolepis indica 'Springtime'</i>	India Hawthorne
<i>Rosmarinus officinalis</i>	Rosemary
<i>Salvia sp.</i>	Sage Species
<i>Strelitzia regine</i>	Bird of Paraise
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Viburnum japonicum</i>	NCN
<i>Xylosma congestum 'Compact'</i>	Dwarf Xylosma
<i>Yucca sp.</i>	Yucca
<i>Zantedeschia aethiopica 'White'</i>	Calla Lilly

4.4 ARCHITECTURAL GUIDELINES

The purpose of the Architectural Guidelines is to create a community identity consistent with an "established seaside community" theme, through the implementation of a consistent architectural design program. The intent is to allow the Planning Areas to establish individual identities, yet blend strongly with overall community themes. It is further the intent of these guidelines to ensure consistency with the Conceptual Master Plan for Subarea 4B and the Huntington Beach Zoning and Subdivision Ordinance. These guidelines should be addressed during final project review unless it is demonstrated that certain guidelines are not applicable, appropriate, or feasible under the circumstances.

The goal of this component of the Architectural Guidelines is to promote product quality and community diversity by encouraging builders to explore and expand their range of architectural styles. The guidelines in this section seek to continue the legacy of diversity within the City of Huntington Beach without sacrificing quality control over design details.

4.4.1 Architectural Character

An assemblage of architectural styles consistent with an "established seaside community" theme is intended to aid designers in developing a classic architectural image compatible with the surrounding residential communities.

4.4.2 Residential Architectural Design Guidelines

The purpose of this section is to provide specific architectural design guidelines for product development. Criteria are provided to ensure the use of recurring design elements, which will reinforce the visual and spatial expression of the community and its themes. It will concurrently allow for individual design solutions appropriate to each planning area.

1. Height and Building Mass

Height shall be determined by the residential development standards of this document. However, the underlying theme of the massing should be to maintain a human scale and low profile. Proper design considerations for building mass and form will create a visually attractive community that is sensitive to the surrounding environment.

2. Building Materials and Colors

Building materials and colors shall complement the natural, climatic, and built environment of the Palm and Goldenwest community. Whenever possible, materials should be durable and require minimal maintenance.

3. Architectural Projections

Balconies, porches and overhangs are desirable elements of a building that provide architectural interest and protection against the sun and inclement weather. Balconies are encouraged for inclusion in medium and high density residential areas since they provide residents with necessary outdoor areas and spaces. Balconies, porches and overhangs add visually to structures by breaking up wall masses, offsetting floors, and creating a sense of human scale.

4. Facade Treatments

By varying the spacing, sizes, shapes and locations of door and window openings in building facades, structures may be made more visually interesting and attractive. However, care must be taken to avoid too much variety or the end result will be a chaotic, cluttered, building façade.