

Pico-Carhart Rural Street

Design Guidelines



Approved by City Council on August 5, 2003

Background

In late 2002, residents of the Pico-Carhart neighborhood petitioned the City to change the zoning of their neighborhood to increase the minimum lot size. Through community meetings, it became apparent that the concerns of the residents were two-fold: density and design. The rezoning efforts addressed the density concerns. A “Rural Street Overlay” was adopted for applicable portions of the neighborhood to address design concerns. These design guidelines have been adopted to implement the design goals of the rural street overlay.

Pico-Carhart Neighborhood Boundary

The area of the Rural Street Overlay is delineated as RS-PC on the City’s official zoning map, and is shown on the map below.



Design Guidelines

In order to ensure future development is compatible with the existing neighborhood, the design guidelines outlined below shall be followed.

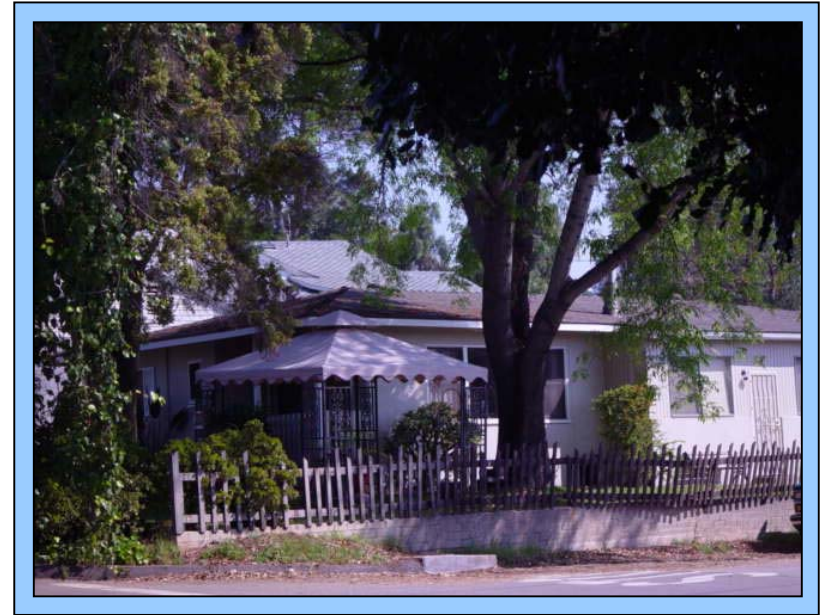
- a. New garage doors that face the street shall be recessed behind the front plane of the main residence. Garage doors shall not be a predominant element when viewed from the street.



Examples of Acceptable Design
Garage door is not a predominant element from the street since the wide lot provides for dominant frontage by habitable use (above) and a recessed garage (right)

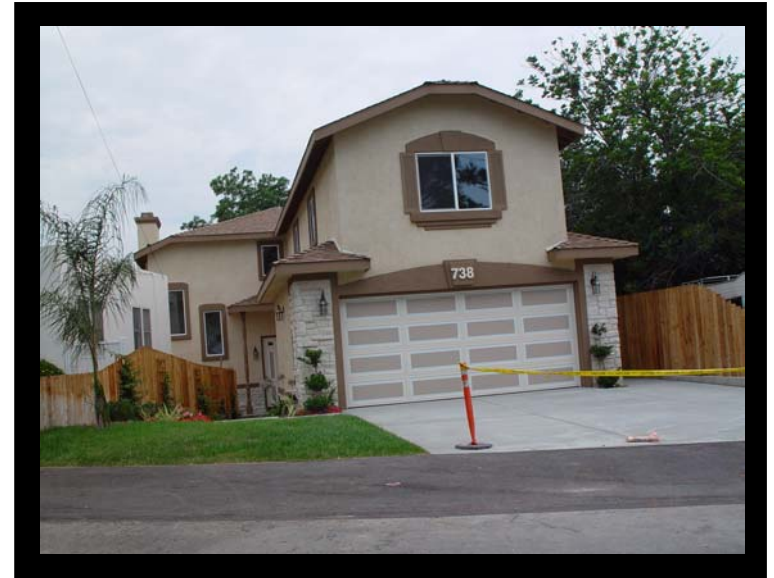
Example of Unacceptable Design
Garage is a predominant feature (above)

b. Mature trees should be retained, where possible.



Examples of mature trees to retain

- c. Two story elements of a single-family residence shall be stepped back from the public street. Two story homes shall have a single story element along the street.

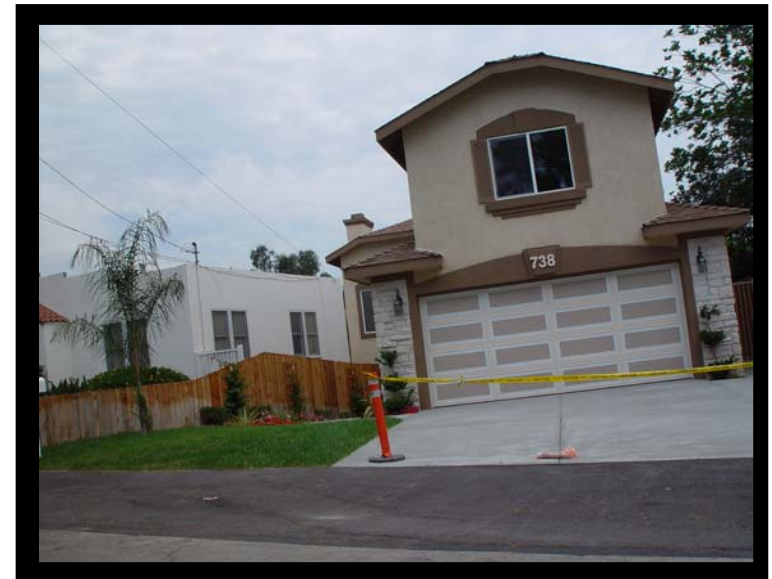


Examples of Acceptable Design
Second story is recessed from the street with single story elements along the street (above and to the right)



Example of Unacceptable Design
No significant single story element along street and second story element is too dominant. (above)

- d. The size and mass of a new residence or substantial addition shall not be out of scale with the other homes in close proximity, especially the existing homes on either side of the proposed new construction. The disruption of natural contours shall be minimized. When grading is proposed, the impacts of the proposed grading upon adjacent properties and the view from the public street shall be assessed. Cross-sections of the site into adjacent properties and the public street shall be provided.. Existing drainage paths shall be maintained, where possible.



Examples of Unacceptable Design
3 examples of homes that overpower or are substantially out of scale with the adjacent homes (right and below) or the street due to the built up pad (left)

- e. There shall be no blank, unarticulated walls on the second story. Attention shall be paid to second story walls that are close to the public street and adjacent residences. The addition of architectural features such as window boxes, cornice molding, lintels, corbels, recessed windows, and other features that create visual interest and break up the flat plane of the wall are encouraged.



Examples of Acceptable Design
Second story has interest and depth, there are no blank walls (above and right)



Example of Unacceptable Design
Second story is flat and provides no visual interest (above)

- f. When more than one new home is proposed as part of a project, each home shall be unique from those around it, in terms of floor plan, roof lines, exterior colors, materials and architectural style.



**Example of
Acceptable Design**
*A variety of architectural
styles, colors and
materials (above)*



**Example of
Unacceptable Design**
*2 homes exactly alike
are next to each other
(above)*

- g. All future streets shall be of a rural design.

- h. No new flag lots shall be permitted.

Modifications and Interpretations

The Redevelopment Design Review Committee (RDRC) may interpret and clarify these guidelines. Significant modifications to the guidelines will require review and approval of the Planning Commission.