



Single-Family Residential DESIGN GUIDELINES

Adopted by City Council
October 16, 2006

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The following are guidelines only and should not be considered as a complete discussion of the Residential Development Standards. The guidelines provide City direction regarding good design concepts for the exterior of structures and site layout for residential parcels. For a complete set of the City's Residential Development Standards, please visit the City Web site at www.lcf.ca.gov on the front page is link to the Municipal Code and select Title 11.

INTRODUCTION

PURPOSE

The purpose of these design guidelines is to provide guidance for exterior design of new houses and additions located within the City's residential neighborhoods. These guidelines will aid in preserving the best qualities of neighborhood character and protect property values. These guidelines are not intended to dictate an architectural style or to limit creative design solutions that are consistent with the stated goals.

The text and illustrations are intended to provide a visual concept and understanding of the City's unique residential characteristics, and to promote architectural design that will enhance the City's established neighborhoods.

Residential property owners, developers, architects, building designers and contractors seeking to construct new residential structures or to alter or expand existing structures, should use these guidelines in the early design stages of their projects. **The City of La Cañada Flintridge Zoning Code should be consulted at the outset regarding specific development standards.** Additionally, the guidelines will stress the importance of tree preservation and the opportunity for creative site planning.

These guidelines will be referenced by the Planning Commission and City staff as a basis to evaluate proposed projects. They are also intended to ensure consistency of review between the Planning Commission and City Council.

GOALS

The goals of these guidelines are to:

- Preserve, reinforce or enhance the existing architectural character and identity found within the City of La Cañada Flintridge's residential neighborhoods.
- Provide for improved visual quality of proposed structures by relating to surrounding architectural styles, massing, building materials, and colors.
- Provide for the physical enhancement of residential properties in a manner that would protect and preserve property values.
- Provide for the flexibility of creative design solutions in a manner sensitive to the surrounding neighborhood.
- Encourage environmental sensitivity in development and quality design.

ORGANIZATION AND CONTENTS

For ease of use, the Residential Design Guidelines are presented in four sections:

1. ***Neighborhood Compatibility*** - This section stresses the importance of designing a project that fits with the best aspects of the established neighborhood's physical character. Basic site and architectural design principles are discussed with an emphasis on the appreciation of surrounding properties.
2. ***Site Development*** - The appropriate placement of new residences, accessory buildings, or additions to existing residences is covered in this section. This section also explains the advantages of utilizing sustainable building materials and incorporating other environmentally sound building practices.

3. *Physical Design Components* – This is the “nuts and bolts” portion of the Residential Design Guidelines. Mass and scale, window and door details, building materials, colors, texture, and roof treatment are some of the items covered in this section.
4. *Landscaping* – The preservation of trees and open space is stressed in this section. Also covered is policy regarding hardscape areas such as driveways, walkways and tennis courts.

Finally, a **Glossary of Terms** used in this document is included to provide clarity for the reader.

ADMINISTRATION

Implementation of the Residential Design Guidelines is administered through three levels of review. The three review levels are as follows:

Staff Level - Staff will use the Guidelines as an over-the-counter format when determining zoning compliance during the building permit process. This format does not require notification to neighbors; all review is performed over the counter as part of the application for a building permit.

Director's Review – This level of review is required by the Zoning Ordinance for certain projects and requires submittal of an application and fee. Notification to the surrounding neighbors will also be required with the exception of (1) second floor additions up to 500 square feet or (2) the addition of less than 30% of an existing second floor. The Design Guidelines will be used to evaluate the project in conjunction with the requirements and findings of the special review. The processing and assessment of a Director's Review project can take three to five weeks.

Planning Commission Review - This level of review also requires submittal of an application and fee associated with Modifications and Special Reviews required by the Zoning Ordinance. However; the review process is more involved and requires a public hearing notice (notification through the newspaper and mailing) and a hearing before a five member Planning Commission. The Commission will apply the Guidelines for projects that are subject to findings through Special Reviews. (The members of the Planning

Commission are appointed by the City Council.) The Planning Commission meets twice a month on the second and fourth Tuesday of each month.

Zoning Ordinance Chapter 11.45, Modifications and Special Reviews, requires Planning reviews such as Setback Modifications, Large Garage Review, Floor Area Review, Height Modification and Second Floor Reviews. The City Council has identified second floor additions and new two-story homes as projects with the most impacts on the compatibility of La Canada Flintridge neighborhoods. Therefore, they created the tiered review process, from building permits and Director's Review to Planning Commission level reviews, to capture all second floor projects.

Each one of the special reviews discussed above is guided by a finding that is linked to the Design Review Guidelines. The finding is as follows:

The proposed project preserves the existing scale and character of the surrounding neighborhood, and protects public views, and aesthetic and other property values in such neighborhoods in a manner which is compatible with reasonable development of the subject lot and is consistent with the Residential Design Guidelines as adopted by Resolution of the City Council.

In order for a project to be approved, it must be found to be in compliance with the above Finding.

What happens In Review?

The Planning Commission evaluates projects for compliance with the Zoning Code and architectural compatibility with the neighborhood.

During the public hearing, the Commissioners will discuss the project with the applicant. Prior to the discussion, City staff will present a brief report and make a recommendation. Next, the applicant may make a presentation to the Planning Commission. Members of the community are given an opportunity to speak about the proposed project. The project will either be approved, approved with conditions, denied, or continued to a future date for a redesign.

What Are the Steps To Follow?

- a. Review the Design Guidelines and the City Code sections that affect the proposed project.
- b. Schedule a meeting with City staff to discuss ideas and ask questions.
- c. If needed, hire a design professional who may save time in completing the process.
- d. Maintain contact with City Staff during design development.
- e. The property owner is required to initially submit the following:
 - A completed application
 - Applicable fees
 - Floor Area calculations
 - 3 sets of plans
- f. City staff will then review the plans to make sure that they meet City Code requirements. Staff will notify the applicant by letter of any revisions that need to be made. After review of the proposal, the following will be requested:
 - The required number of plans (fan folded to 8 ½" x 11" with project address clearly visible).
 - The required number of manufacturer's brochures of any proposed roof material, skylight, windows, doors, light fixtures, etc.
 - Color and materials board if applicable.
 - Any other materials required by Staff (check with the Planning Department).
- g. At the public hearing, either the property owner or a representative should be present to answer any questions that the Planning Commissioners may have. At this time, the Commission will determine whether the project is approved, approved with conditions, denied, or continued to a specific date.

When is the Review Process Completed?

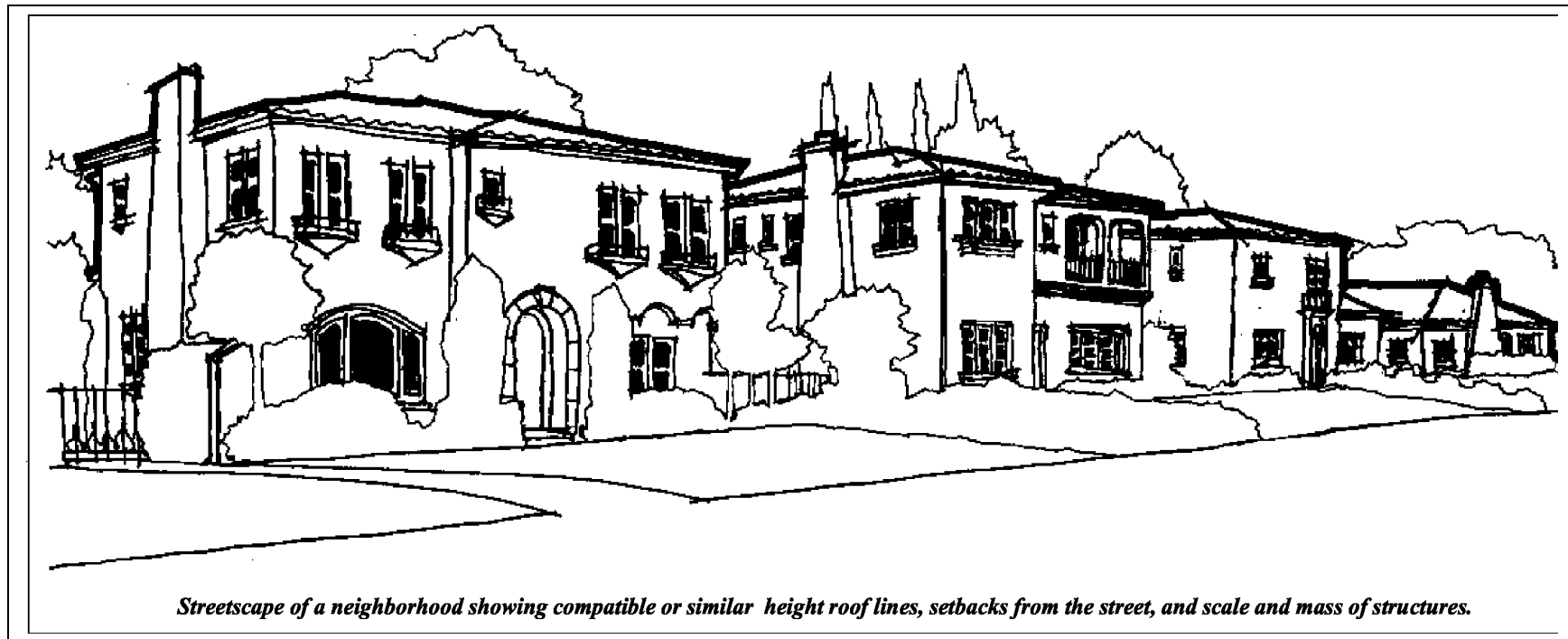
When the Director or Planning Commission approves the proposed construction plans and the required conditions have been implemented into the working drawings and proper permits have been obtained, the review process is complete. After the Director or Planning Commission has made a determination regarding a project, there is a fifteen day appeal period in which any city resident or property owner may appeal their decision from the Director to the Planning Commission or from the Planning Commission to the City Council. After the appeal period expires, the applicant may submit for plan check (if needed) and obtain necessary building permits.

Additional Reviews may be required.

Additional reviews may be required if the project is located on a hillside lot. The City's Zoning Code applies a hillside designation to any lot or parcel of land which has an average slope of fifteen (15%) percent or greater. If you are unsure of your property's hillside designation, please contact the Planning Department or the La Cañada Flintridge Zoning Code.

DESIGN GUIDELINES

A. NEIGHBORHOOD COMPATIBILITY



The key to a successful residential project in La Cañada Flintridge is to assure its compatibility with the surrounding homes in the neighborhood.

For the purpose of these Guidelines, “compatibility” is defined as:

“having an architectural style, visual bulk, mass, height, width and length which is compatible with the neighborhood and which harmonizes with the existing residential structures in the neighborhood and with the existing building. Different Architectural styles can be compatible”

Compatibility is a function of *scale, orientation, setback, relationship to site contours*, and architectural elements such as *texture, color, and building materials*.

A “neighborhood”, for the purposes of these Guidelines, is defined as both sides of the subject block and the adjacent block on each end, or as determined by the Director of Community Development.

A neighborhood has “character of place” defined by a local grouping of scale, orientation, landscape, and structure placement. The established character of a neighborhood should be reinforced and complemented, not negated or intruded upon by inappropriate construction.

Neighborhood compatibility has several key elements:

- architectural styles
- horizontal and vertical proportions
- roof forms
- colors
- front yard continuity
- general character

Although La Cañada Flintridge tends to encourage traditional architecture, applicants should not restrict themselves from displaying the flexibility of good design principles. Boxy homes with little or no articulation or design are discouraged.

Project applicants should not assume that a project will be approved based on its adherence to the City's minimum zoning and development regulations (i.e., setbacks, lot coverage, livable area, etc.).

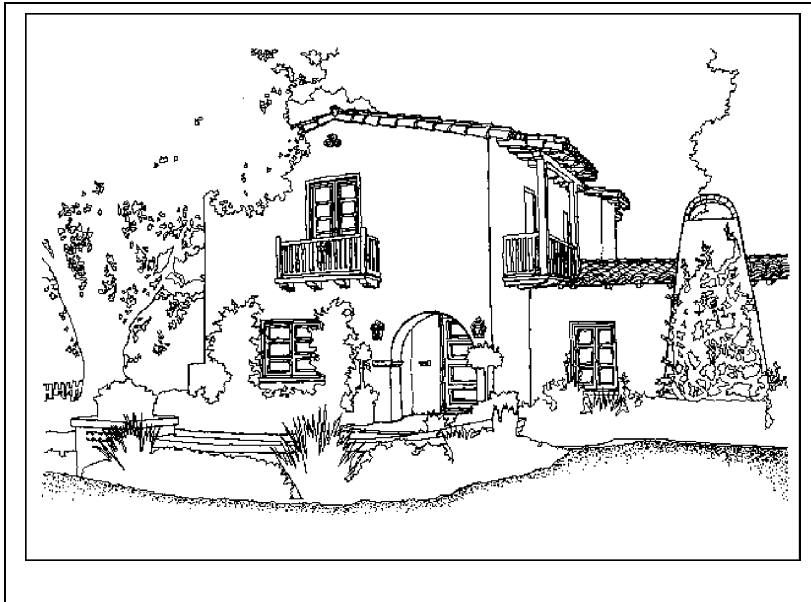
1. Architectural Style and Design: The following illustrated architectural styles describe design styles commonly seen in La Cañada Flintridge. They are not meant to exclude or inhibit other architectural styles from being proposed, but rather to encourage design that promotes an appreciation of traditional architectural elements. These styles include, but are not limited to:

- Spanish Colonial Revival
- Mediterranean/Italian Renaissance
- Monterey Period Revival
- Ranch House
- Minimal Traditional
- Neoclassical
- Tudor
- Colonial
- Cape Cod
- Craftsman

The common "developer tract" design styles are not authentic and are discouraged, particularly since they rely on "curb appeal" architectural features attached to a "box." They also emphasize garages as a prominent architectural portion of the facade, which is contrary to development patterns found in La Cañada Flintridge.

In addition, "boxy" homes or styles are also discouraged. These are homes that are devoid of architectural style or treatment to the exterior and which present excessive mass and/or bulk.

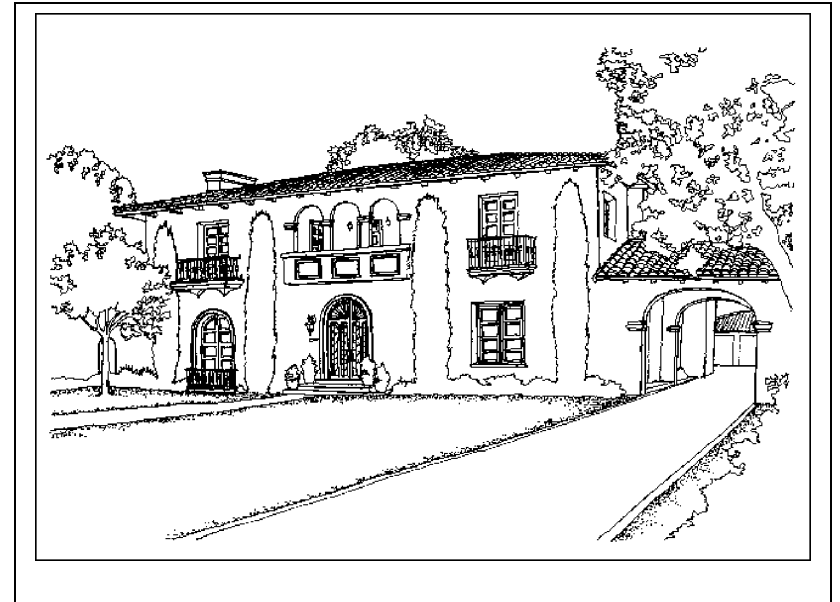
Spanish Colonial Revival



Character-Defining Features

- one to one-and-a-half stories
- flat roof with tile parapet cap or low pitched, gable roof
- If flat roofs are proposed, refer to Residential Zoning Codes Chapter 11.11 Flat Roofs for review requirements
- stucco siding
- arched window & porch openings (semicircular, elliptical, or segmental)
- large focal window on front façade
- wing wall at one corner
- indoor-outdoor continuity: patios and terraces

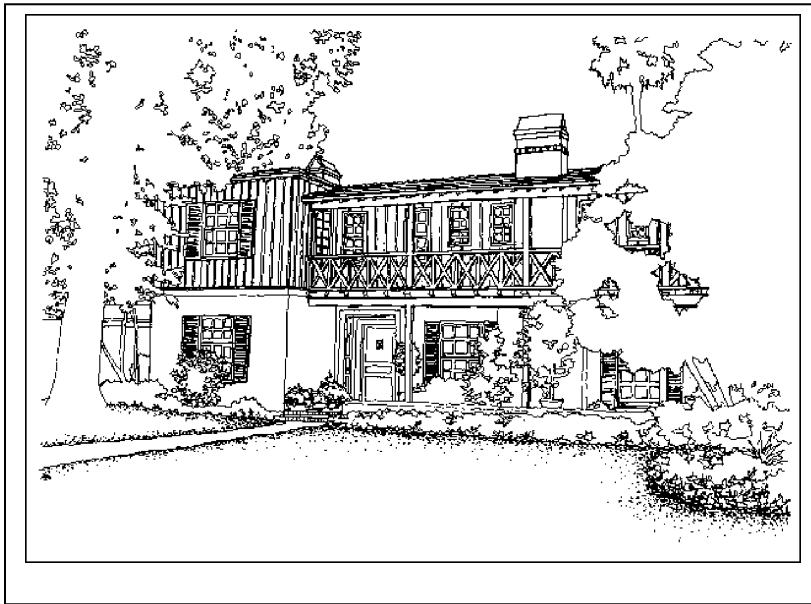
Mediterranean/Italian Renaissance



Character-Defining Features

- low-pitched hipped roof (flat in some examples) roof typically covered by ceramic tiles
- If flat roofs are proposed refer to Residential Zoning Codes Chapter 11.11 Flat Roofs for review requirements
- upper story windows smaller and less elaborate than windows below
- first-story windows, doors or porches commonly with arches above them
- entrance area usually accented by small classical columns or pilasters
- major portion of facade commonly symmetrical

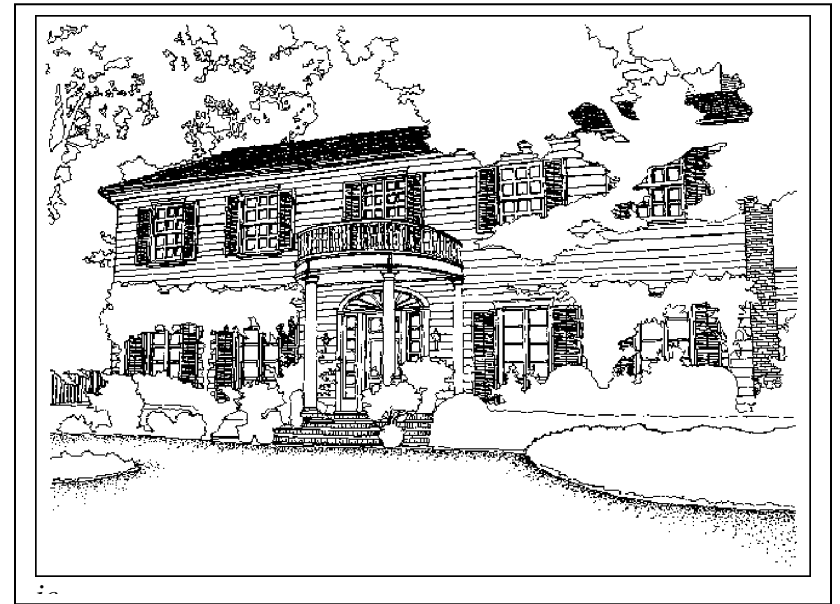
Monterey Period Revival



Character-Defining Features

- two story
- low-pitched gabled roof (occasionally hipped)
- second-story balcony (usually cantilevered) covered by principal roof
- hipped dormer (central)
- tile or shingle roof material
- stucco finish, occasionally with wood siding for accent
- multi-paned windows, often with shutters
- square or rounded columns with simple capitals
- large, massive chimneys

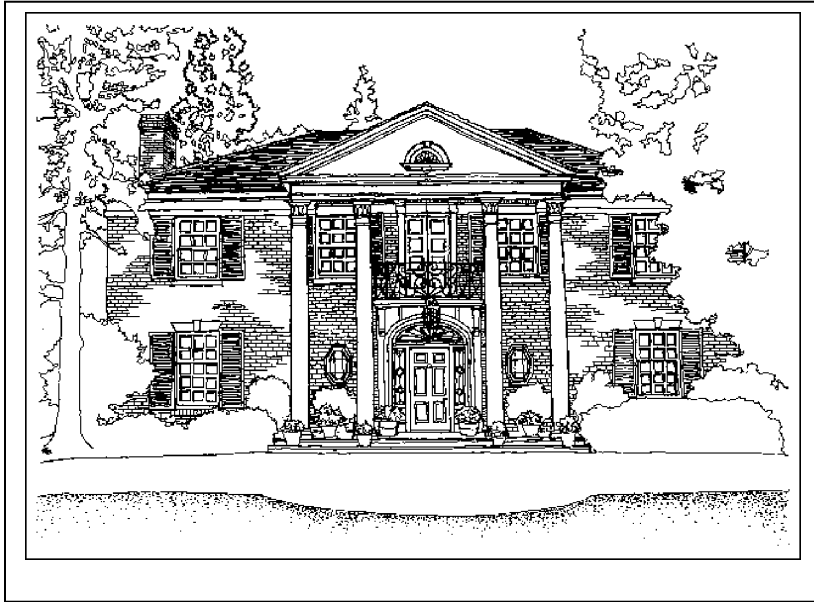
Colonial Revival



Character-Defining Features

- one or two story
- gable or hipped roof
- major portion of facade symmetrical
- narrow clapboard siding
- Greek and Roman architectural details
- wide fascia boards
- classical prominent porch, sometimes with pediment

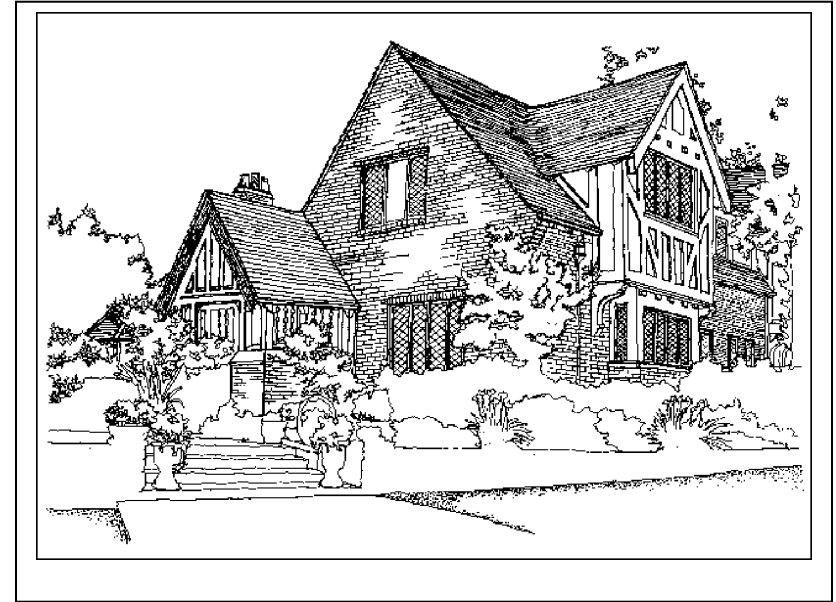
Neoclassical



Character-Defining Features

- facade dominated by full-height porch with roof supported by classical columns
- columns typically have Ionic or Corinthian capitals
- symmetrically balanced windows and center door
- brick exterior walls
- double-hung windows
- extensive use of shutters

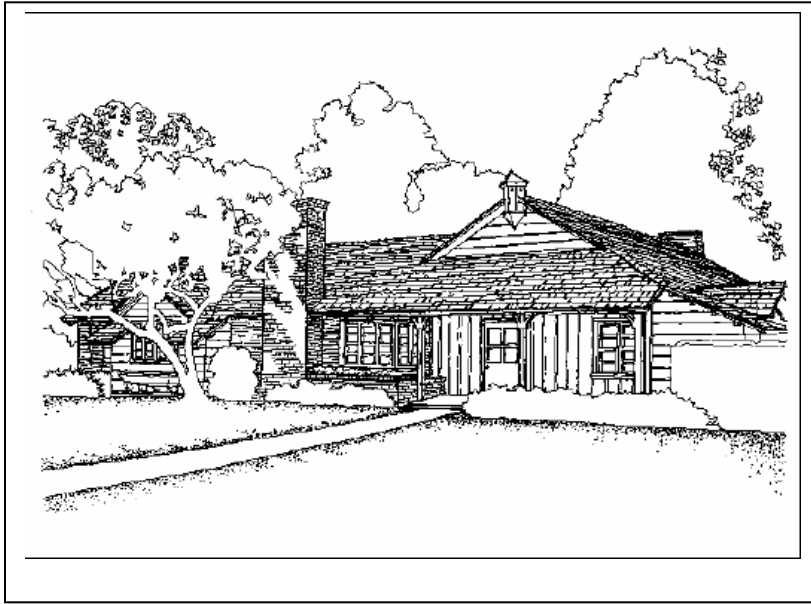
Tudor



Character-Defining Features

- steeply pitched roof, side-gables
- slate or shake roofing
- facade dominated by one or more prominent cross gables, usually steeply pitched
- decorative half-timbering
- tall, narrow windows, usually in multiple groups and with multi-pane glazing
- massive chimneys, commonly crowned by decorative chimney pots
- clinker brick

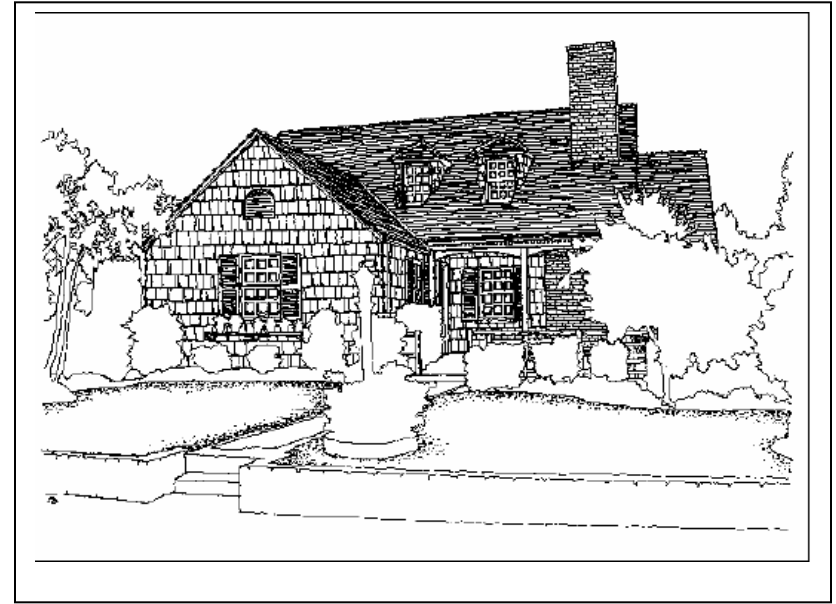
Ranch House



Character Defining Features

- low-pitch, gable, shake roof with large overhang
- one story, rambling, informal floor plan
- attached garage integrated into the design
- easy indoor-outdoor access
- asymmetrical
- wooden and brick wall cladding are used, sometimes in combination
- decorative iron or wooden porch supports and decorative shutters are common
- decorative cupolas

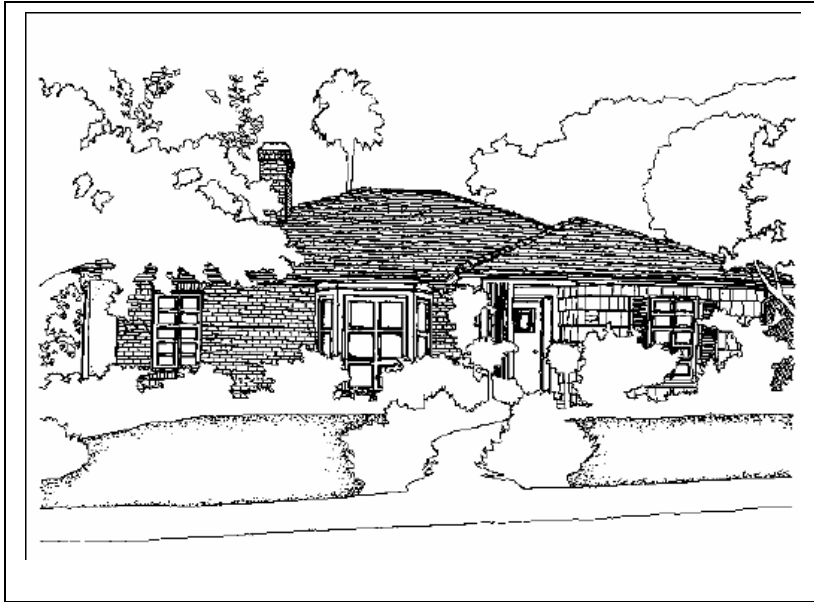
Cape Cod



Character Defining Features

- high roof pitches with/without dormers
- wood shake roof material
- dominant cornice molding below eaves
- at least one front-facing gable
- one or two stories
- exterior facade of large, heavy, dark wood shingles
- brick chimneys

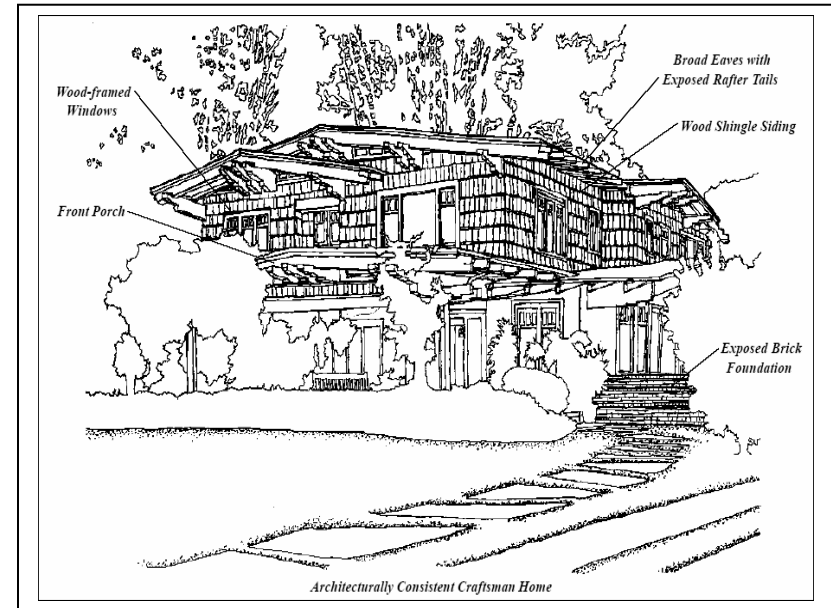
Minimal Traditional



Character-Defining Features

- low or intermediate roof pitches
- closed eaves and rake
- large chimney and at least one front-facing gable or hip
- one to two stories
- representative examples of the traditional eclectic styles of Colonial Revival or Monterey

Craftsman



Character-Defining Features

- shallow-pitched roof
- broad eaves with exposed rafter tails
- wood shingle siding
- front porch
- one or two stories
- wood-framed windows
- brick chimneys
- exposed brick foundation

A key common characteristic of the emphasis on styles is that they are integral to the design. This includes site planning as well as building massing as well as the character-defining facade elements. The integral approach is meant to avoid the superficial approach of simply applying features of a particular design to a generically sited and massed building, whether or not that building is designed to meet maximum density.

All architectural styles are encouraged to be researched so that they can be appropriately represented before projects are submitted to staff and Planning Commission.

a. Architectural Consistency and Compatibility:

New homes should incorporate a specific architectural style compatible with those found on other homes in the neighborhood. This is not meant to inhibit the use of design flexibility. Any architectural style is acceptable provided it “fits” into the neighborhood. Homes of traditional architectural styles should incorporate traditional elements of design. For example, a Craftsman home should have wood framed rather than aluminum framed windows; broad eaves with rafter tails, wood siding rather than stucco, porches and detached rather than attached garages.



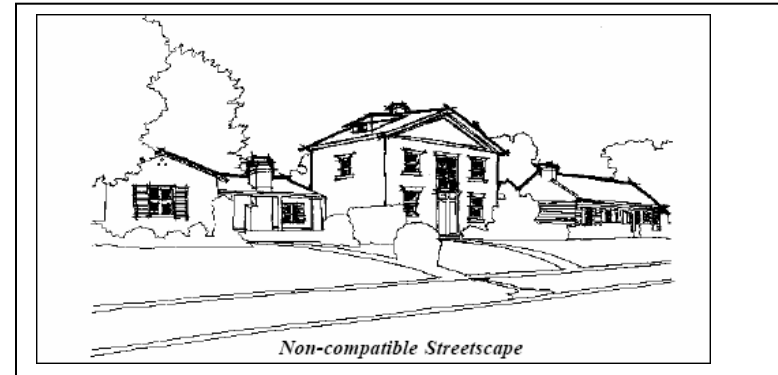
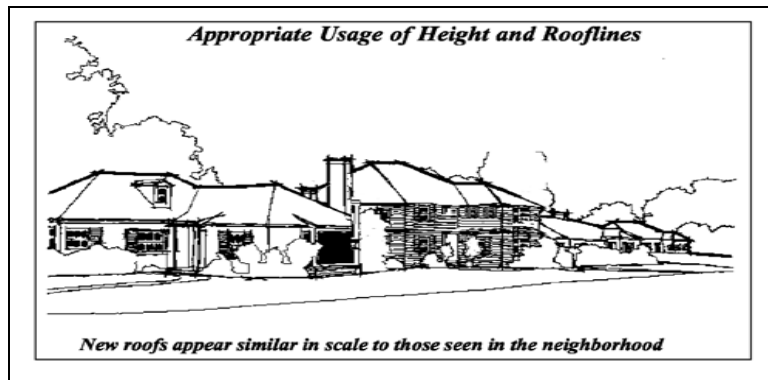
Story and a half design minimizes appearance of height, mass, and volume in neighborhoods comprising of one-story homes

Additions should be integrated with the existing house so that it appears to have always existed. The shape and proportions, overall massing, roof slope, exterior materials and colors, even the types of windows will contribute to the success of an addition or alteration. This can be accomplished much easier for one-story additions. Two-story additions should be carefully designed to eliminate having a “pop-up” appearance from public view. A second-story addition should be carefully integrated to appear like it was part of the original house. If too tall, small, large, or placed at the rear of the house, it will result in a “pop-up” design.

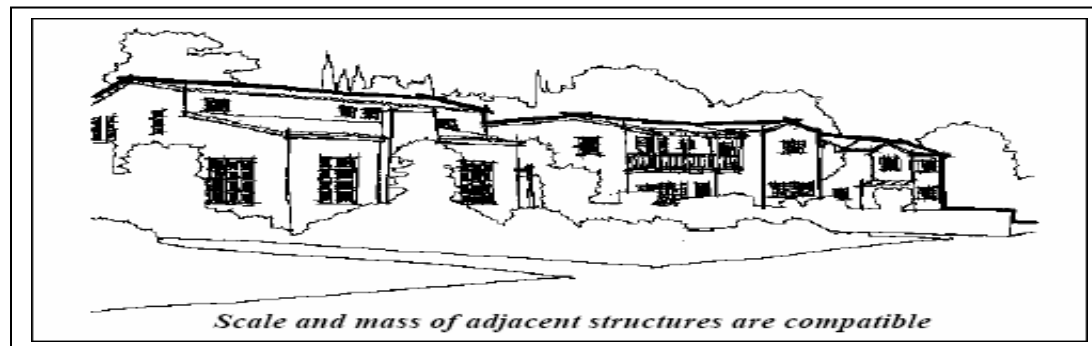
Long, uninterrupted side walls should be avoided. Second stories *side walls should be architecturally treated and articulated to break up the flat walls and* should *often* be set back further from the side property line than the first floor. Materials and finishes of an addition should be consistent and continuous with the original house.

b. Streetscape Compatibility: Streetscape represents the appearance of a developed property as viewed from a public street. It incorporates all that can be seen to include structural setbacks, structural mass and height, roof forms, facades, entry locations, porches and other architectural features, garages, fences, walls, hardscape and landscaping.

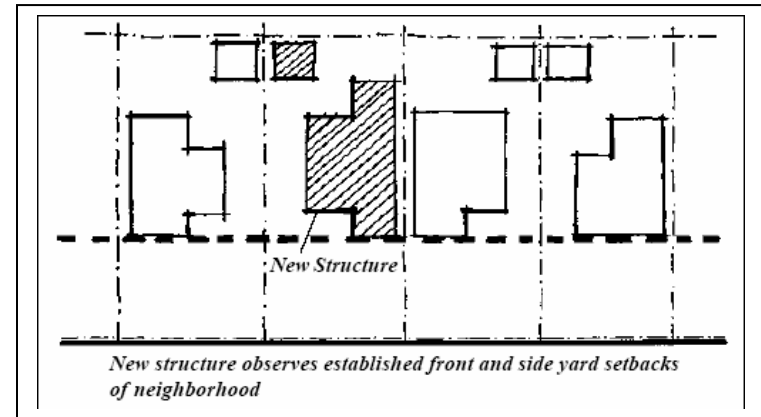
Each neighborhood has an established observable streetscape pattern that defines its character. These patterns are well established in many La Cañada Flintridge neighborhoods. The stronger the established pattern, the more important it is to maintain the character of the neighborhood by respecting these patterns.



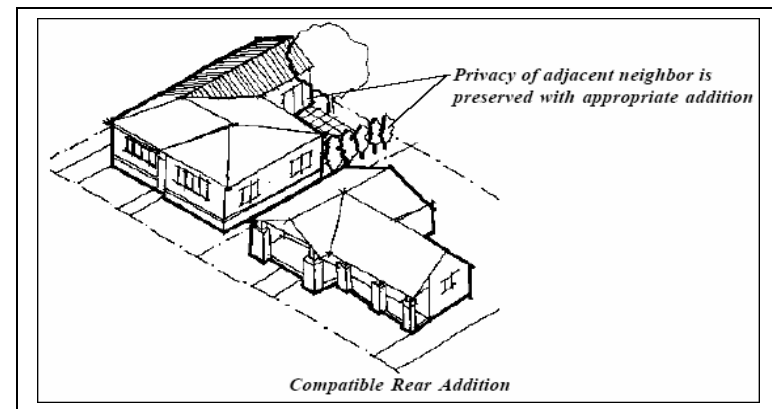
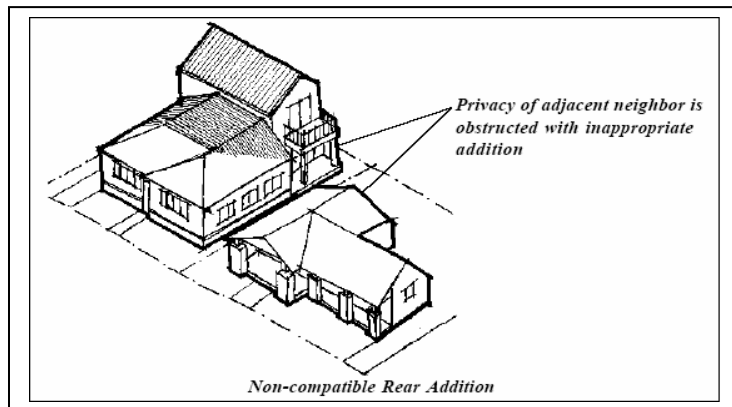
c. Scale and Mass: The mass and height of a new building should blend with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character. A two-story structure should not be constructed in a one-story neighborhood unless it is designed to be similar in scale and mass with surrounding structures.



d. Setbacks: New structures should observe established front and side yard setbacks in a neighborhood. In many blocks, building fronts are aligned. The established pattern should generally be followed for new house placement even if it is more restrictive than the Zoning Code. The same is true for side yard setbacks. A building that doesn't follow an established setback pattern may be disruptive to the character of the neighborhood. Follow the prevalent pattern of setbacks to help unify the neighborhood.



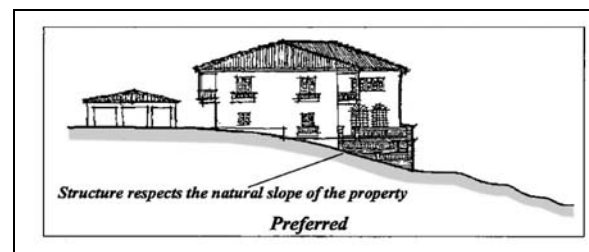
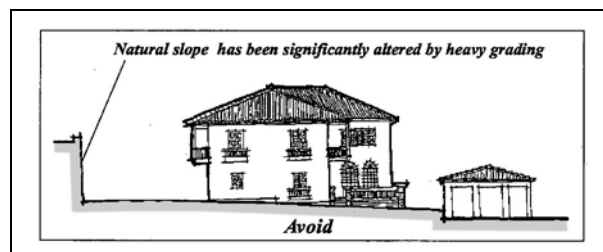
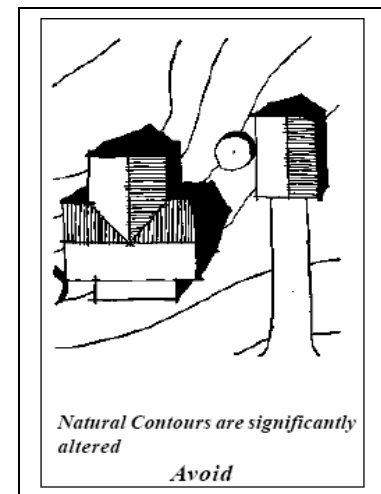
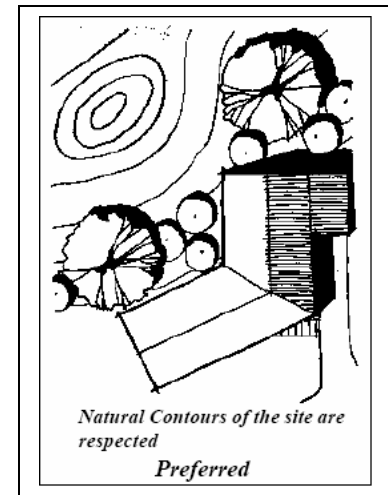
e. Good Neighbor Considerations: Minimize the visual impact of a new building and related architectural features on adjacent properties. Attempt to locate taller sections of buildings where they will not obstruct sunlight to adjacent gardens, patios, pools, or rooms. Second floor balconies and decks should be designed and located to minimize the loss of privacy for neighboring properties. Place new windows where they will promote privacy between properties. For example, windows can be placed high on a wall where natural light and ventilation is obtained without providing a view to adjacent property. Also, landscaping can be incorporated into a design to provide privacy screens between neighbors. Try to preserve a portion of a neighbor's view by carefully positioning or limiting the width, depth, or height of proposed building elements. Observing these considerations will greatly aid in the review process and the success of the overall project.



B. SITE DEVELOPMENT

1. Site Plan Considerations: How well a building fits with its site contributes to the success of a project. Effective site planning should reflect the natural attributes of the site, while maintaining compatibility with the neighborhood. The following are general guidelines for site development:

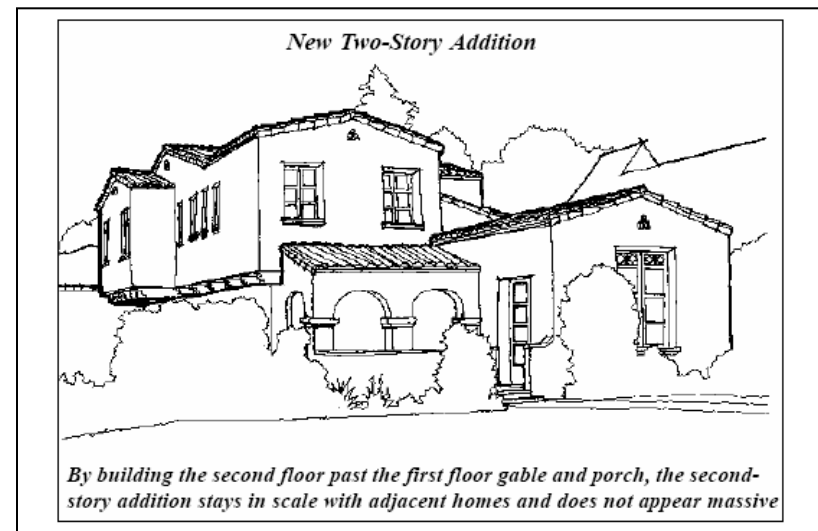
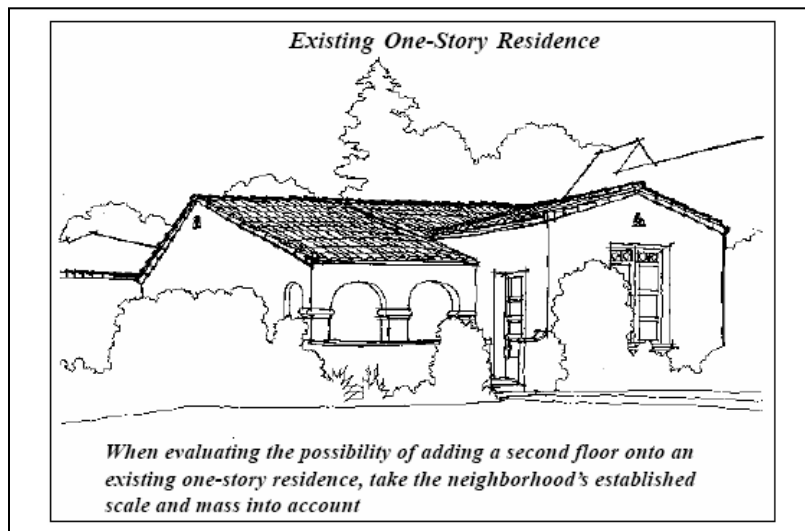
- A building should be designed to be compatible with the natural slope of the land, adapting to the land and reflecting its contours, while respecting all significant existing trees and vegetation and any other natural site attributes.
- Building setbacks should be established that reflect the natural features of the site and respect the established pattern found in the neighborhood.
- The size, mass and height of a structure should be in proportion to the size of the property and should also be in scale with nearby structures.
- Open space and landscaped areas should visually blend with adjacent properties. Buildings should be oriented so that outdoor space will visually connect properties and extend a sense of open space, while maintaining a sense of privacy.
- Private open space such as patios, gardens, recreation courts, and play areas should be placed in a manner to maximize use of sun and shade patterns, natural drainage and existing trees and vegetation.

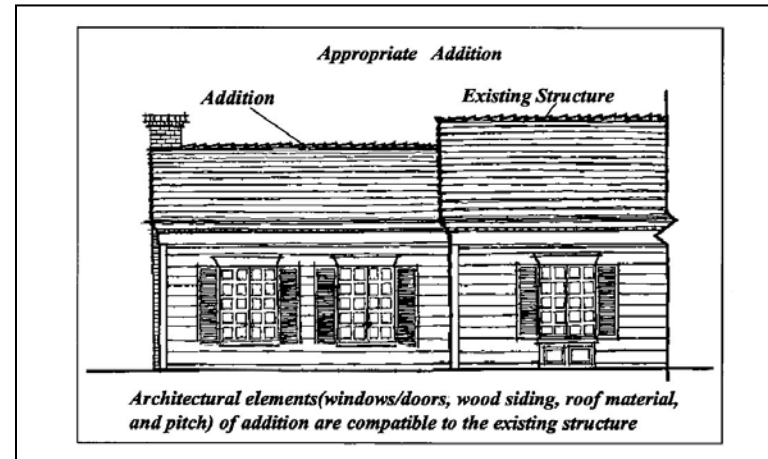
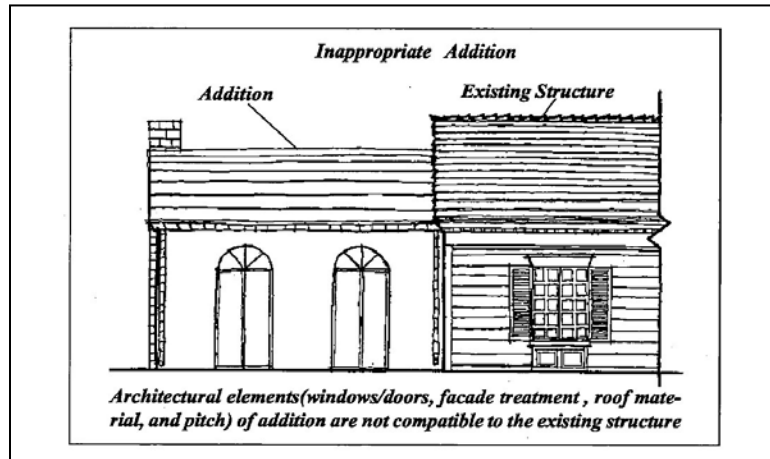


a. Additions, New Accessory Buildings, Patios, and Garages:

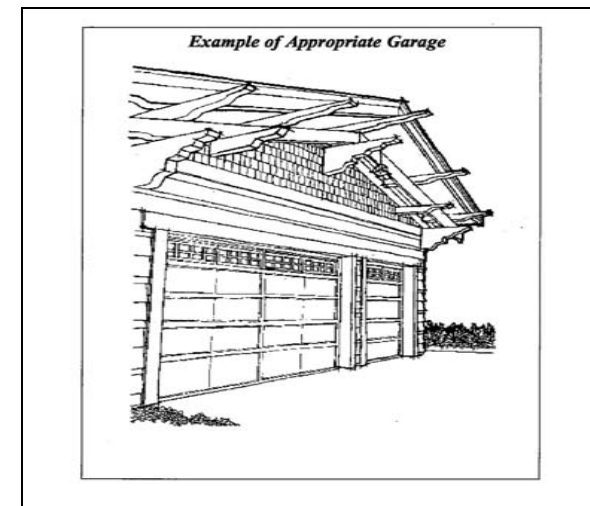
Additions, new accessory structures, patios and garages should maintain the look of the existing primary structure so that they do not appear as an addition or new building. They should respect the architectural style, scale, and rhythm of the existing primary structure. The following are guidelines for the design and placement of additions and new accessory buildings:

- Additions and new accessory buildings should be architecturally compatible with the existing primary structure on the property and in harmony with the neighborhood. An addition should complement and balance the overall form, mass, and composition of the existing primary structure on the property.
- Additions are strongly encouraged to be located behind the house away from public view. Additions in the front yard are strongly discouraged.
- For additions and new accessory structures, roof pitch and style, building proportions, exterior siding and roofing materials, door and window style and materials, color, and texture, should match the existing primary structure on the property.

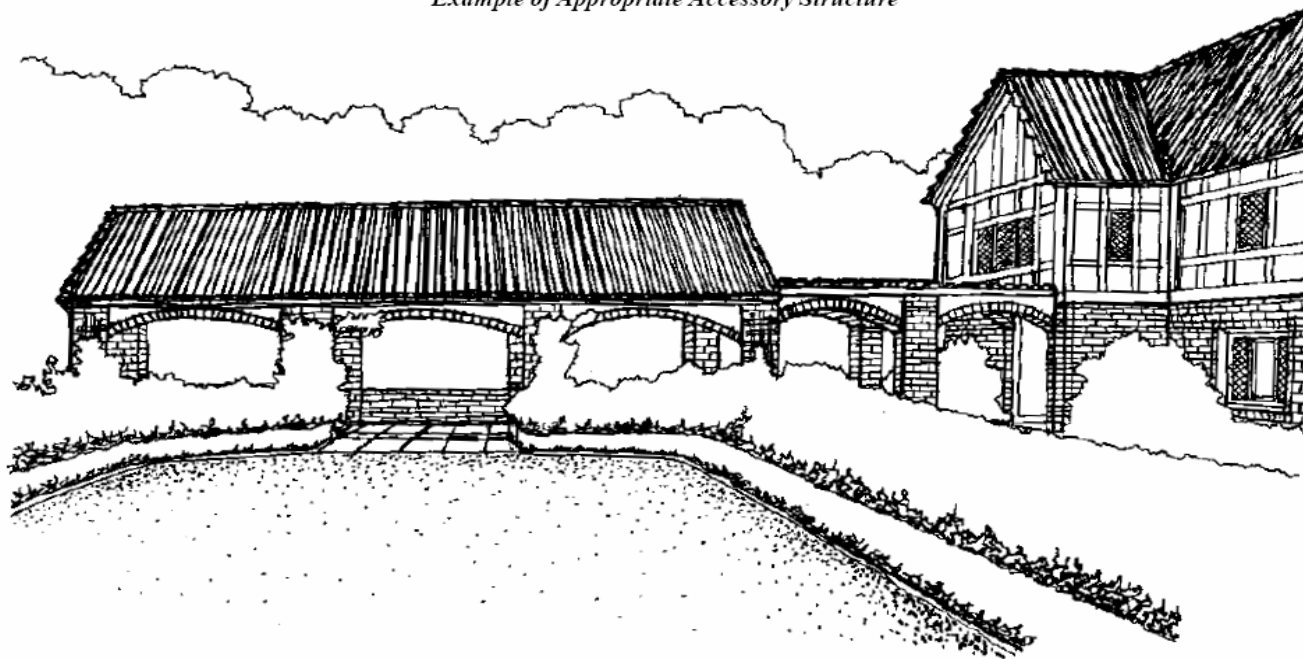




- Garages that are detached from the primary structure are encouraged. Their placement should be dictated by the established neighborhood pattern and should be designed to accommodate vehicles.
- The architectural style and with common architectural details seen on the house should be incorporated in the design of garage doors. A high level of quality is expected, precluding the use of plastic window inserts and promoting the use of carriage-style garage doors, sectional or one-piece.
- Patio covers should incorporate exterior building materials and colors commonly found throughout the primary structure on the property. The use of vinyl, aluminum or other metal materials is strongly discouraged for use on patios.
- Enclosed patios should incorporate exterior building materials commonly found on the primary structure. The finished patio should complement and be compatible with the primary structure rather than appear as an afterthought.



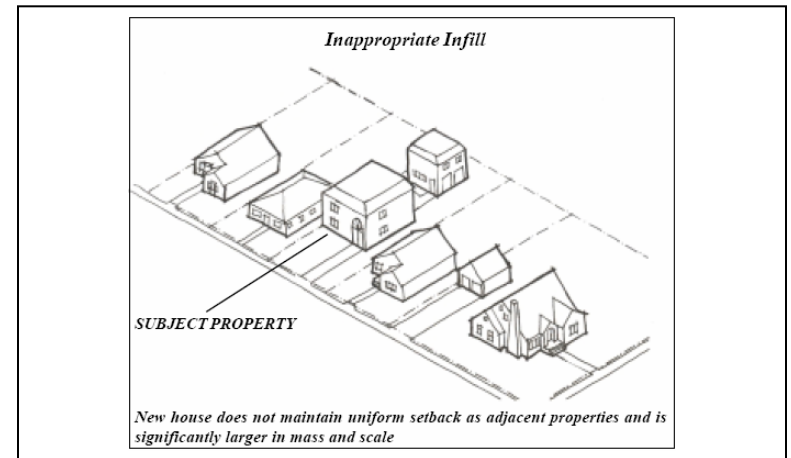
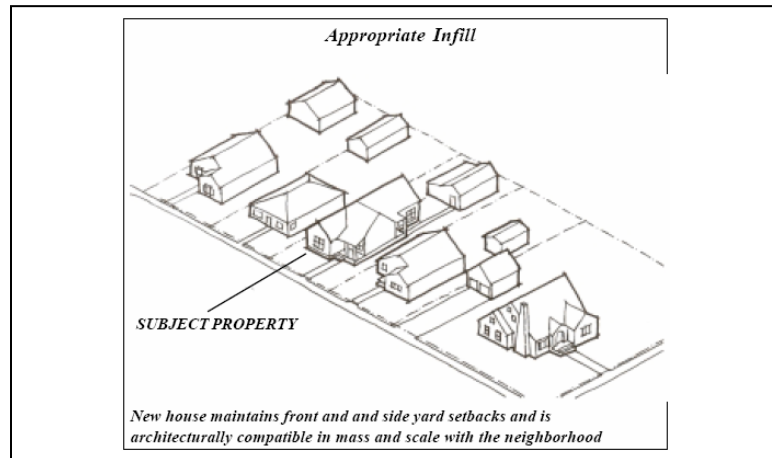
Example of Appropriate Accessory Structure



Building materials, design style, and roof pitch of accessory structure are architecturally compatible to the main structure

b. **New Homes:** The following guidelines are intended to ensure that the design and development of new homes respect the existing pattern, scale, and character of existing homes in the neighborhood:

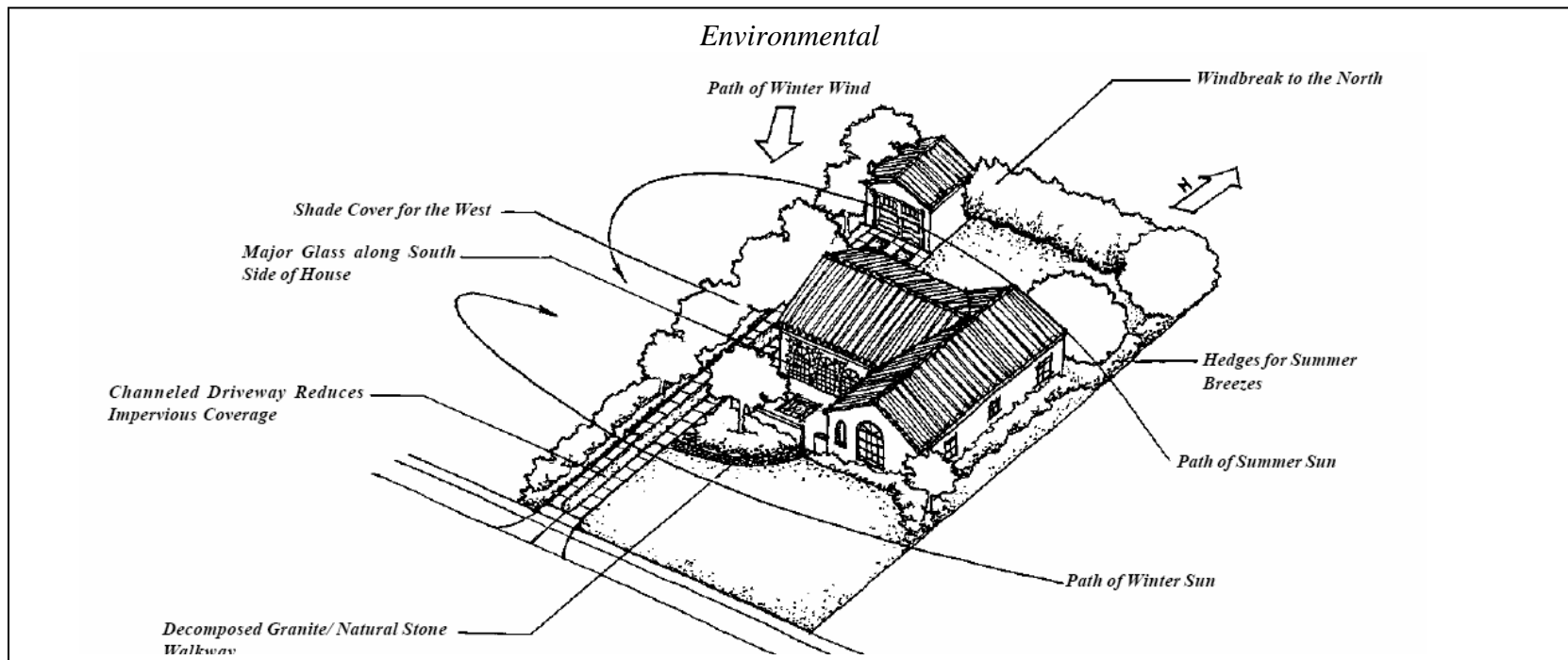
- New homes should be compatible with the height, setback, proportion, and scale of the houses in the neighborhood. They should also be compatible with the existing on-site relationships of the surrounding neighborhood such as front facade orientation, scale of front entries, front porches, and front yard landscaping.
- Development of new homes should respect the natural features and assets of the site including land forms and trees. Site design that requires altering land forms and removing trees is strongly discouraged.
- The front entry should be well defined in scale with the house and not distract attention from the rest of the house.
- The architectural style and design of building elements including building proportions, exterior siding or facade treatment, roof pitch, style and materials, door and window style and materials, color, and texture should be consistent within itself and complementary with the neighborhood.
- The design of a new home should not maximize the allowable lot coverage. It should provide ample open space around a structure and incorporate a variable footprint within the required set backs. This will result in a more interesting structure, allow for sunlight and air, provide privacy, and preserve the character of the neighborhood.



2. **Environmental Considerations:** The intent of this section is to offer tips on how to conserve energy, materials, and money by using time-honored strategies of good design.

a. **Shade and Sun, Cooling and Heating:**

- Use roofs with large overhangs and trellises or deciduous trees over south-facing windows.
- Use windows for natural light as much as possible. Design windows for through airflow to promote natural cooling.

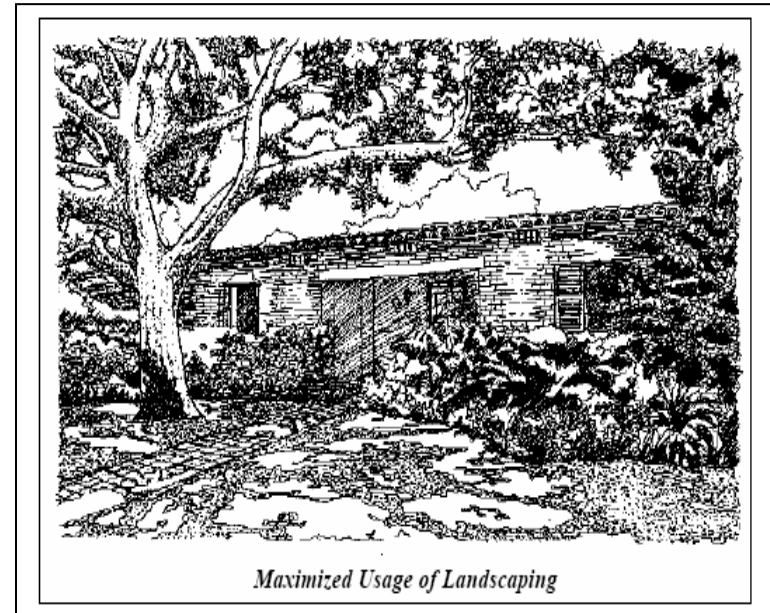


- Orient the building or addition on the site to respect natural landforms. Use patios and porches to buffer the building from heat gain.

- Incorporate attic turbines for ventilation and energy-efficient heating and air conditioning systems.

b. Impervious Coverage and Landscape Areas:

- Maximize vegetative ground cover on the lot. Ground should absorb rainwater, provide drainage to large trees on the site, reduce runoff.
- Install permeable surfaces whenever possible; reduce paving. Use composted granite or medium textured shades of concrete or brick for hard surfaces.
- Plant trees and shrubs to shade the house and provide a pleasant park-like atmosphere. Use native planting or compatible species of drought-tolerant plants as much as possible to reduce water demand.



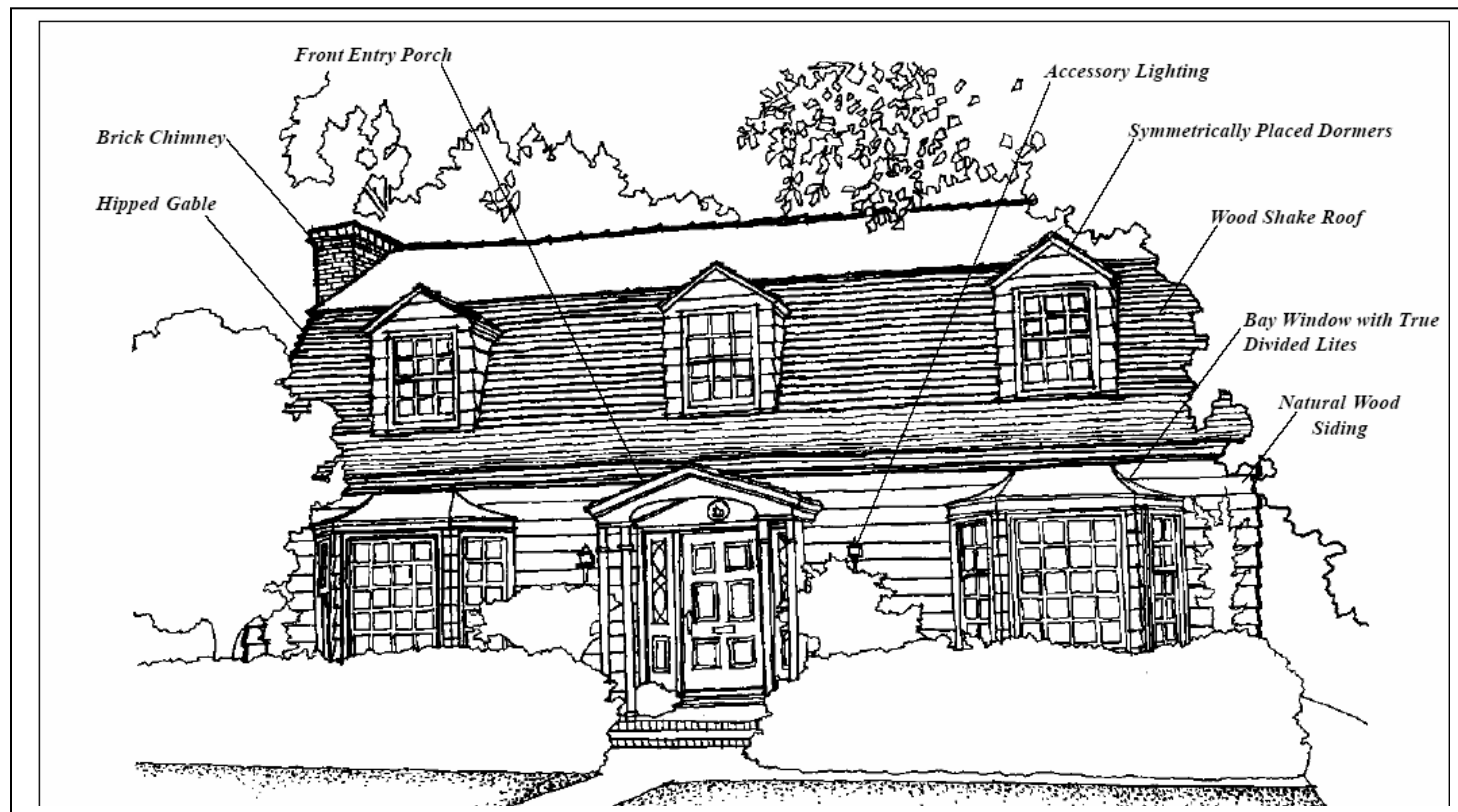
Maximized Usage of Landscaping

Applicants should check the Zoning Code for maximum impervious coverage requirements for front yards.

c. Sustainable Building Materials

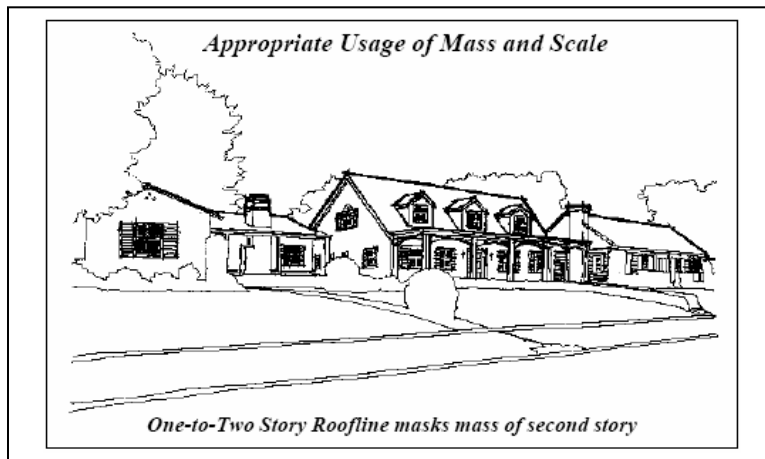
- Recycle, repair and maintain well-built existing structures to the fullest extent possible.
- Use quality materials with a long life span to reduce cost over the life of the structure.
- Select materials for new and remodeled projects that are not energy-intensive to manufacture.
- Use building products made from recycled materials.

C. PHYSICAL DESIGN COMPONENTS

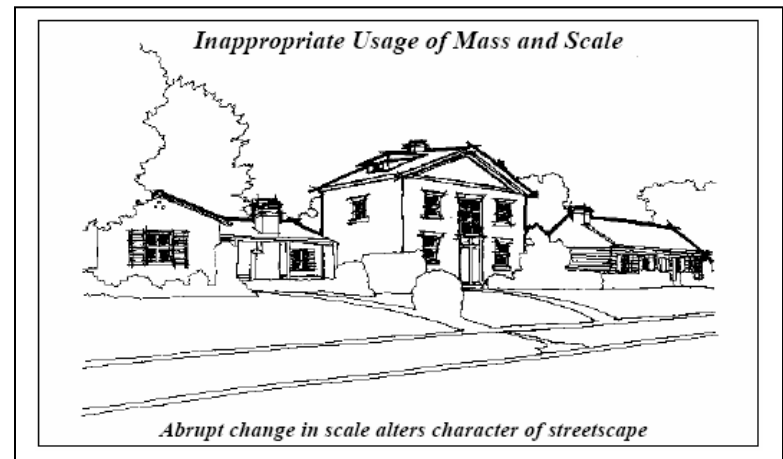


Breakdown of Physical Design Components as seen on a Traditional Dutch Colonial Revival

1. **Mass and Scale:** The mass of a structure is attributed to its floor area, height, relationship to the site and the design of its architectural details. Structures that are out of scale with the neighborhood, with large, blank, flat surfaces, and insufficient open space or mature landscaping can appear out of place and incompatible with their surroundings. The following are guidelines to help reduce excessive mass and scale:
- New residences and additions should be compatible in mass and scale to surrounding buildings in the neighborhood and with the natural site features. A finished project should convey a sense of modest single-family scale.
 - Overall symmetry is discouraged, since it tends to create a static, monumental effect and it prevents the informality and flow between properties appropriate to house design in La Cañada Flintridge.
 - Buildings should maintain a proportional relationship to buildings on adjoining properties. Through the use of similar proportions and details, buildings should follow the established scale of the existing streetscape.
 - Refining elements, such as facade and roof articulation, wall texture, ornamental details, and layered landscaping, add visual interest and reduce the impression of scale.



One-to-two story roofline masks mass of second story



Abrupt change in scale alters character of streetscape

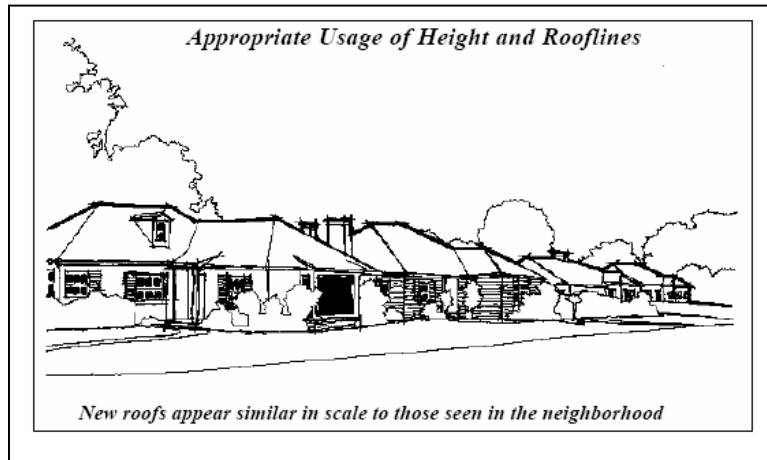
a. **Building Volume:** Several architectural approaches can be used to minimize the appearance of building volume.

- To reduce building volume, understated entries and low-pitched roofs are strongly encouraged to give a sense of human scale to homes.
- Second floor balconies and small decks accented with landscaping can reduce the visual impact of two-story structures. Balconies and decks should not create privacy issues with neighbors.
- To ensure modest scale at the house's most visible portion and to ensure refinement of massing, single-story roofs and porches on front elevations are encouraged.
- Expansive, two-story, floor-to-ceiling entries are strongly discouraged.
- First and second floor plate heights should be consistent with those established on other homes in the neighborhood.

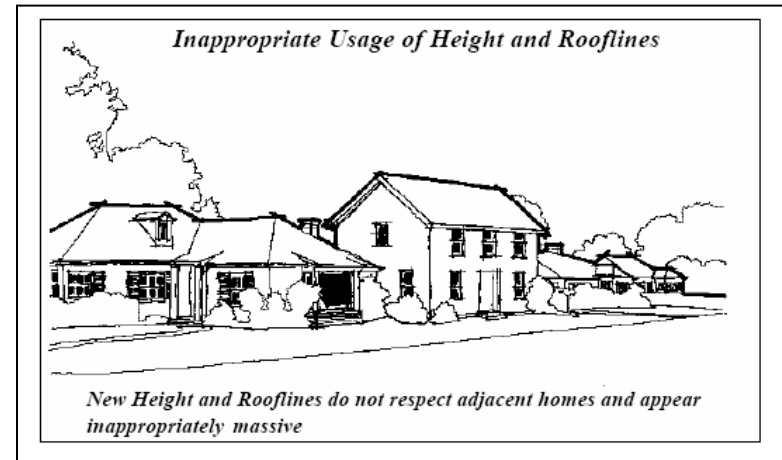
b. **Height and Roof Lines:** Height and rooflines influence the overall mass and scale of a structure. When planning a residential addition, it is important to evaluate the slopes and ridgelines of the existing structure. The terrain of the site should also be considered when determining the structure's height. A well designed roof plan is architecturally consistent and compatible with neighboring structures, and follows the natural contours of the sight. The following are guidelines for appropriate design and development of building height and rooflines:

- Hipped roofs should be used where complementary to context, to reduce visual mass.
- Height and rooflines should follow the neighborhood's character. An addition should generally maintain the same plate height of the original structure, except to achieve a stepped effect following the terrain.
- The visual impact of roofs should be minimized. Creative roof plans use ridgelines to screen all vents, flues and skylights from public view.

- When planning for a residential addition, it is important to evaluate the existing slopes and ridgelines of the structure. Matching the original slopes and ridgelines is strongly encouraged.
- For new houses, it is important to consider the style of architecture when designing the roof plan.
- Avoid the use of expansive, predominately flat roofs, which require specific additional approval per City code. Break roofs into smaller, geometric elements. For remodels and additions, roofs should be broken up with hip and gable framing and pitched dormers.
- Avoid too many different roof angles or roof types on a structure as they create a disjointed, chaotic appearance.



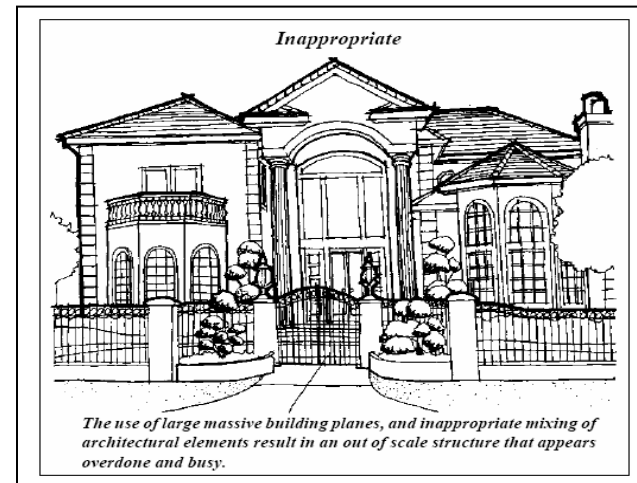
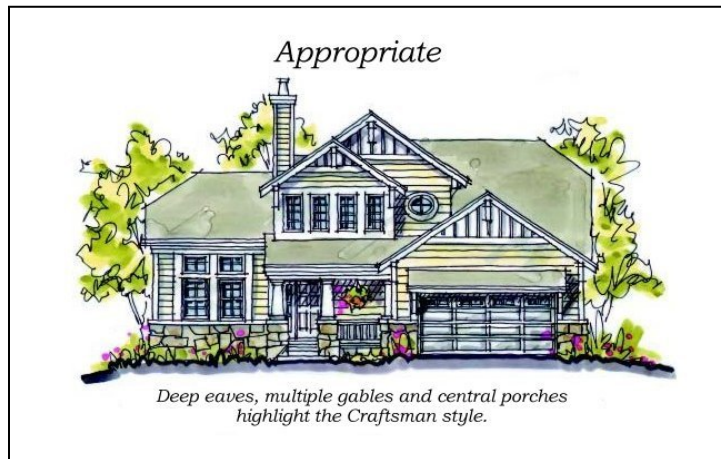
New roofs appear similar in scale to those seen in the neighborhood



New height and rooflines do not respect adjacent homes and appear inappropriately massive.

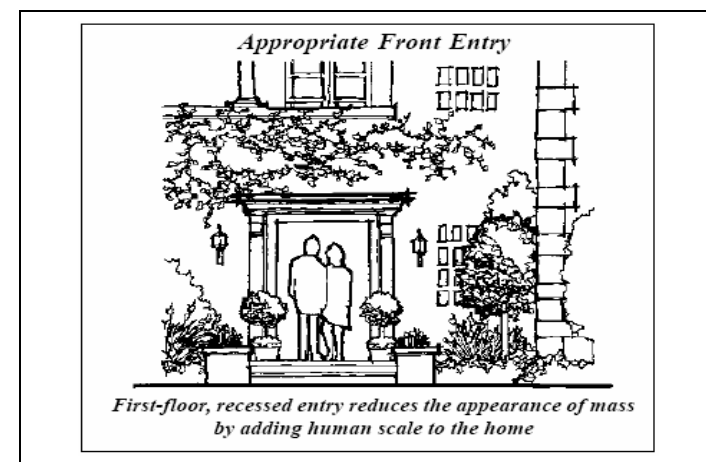
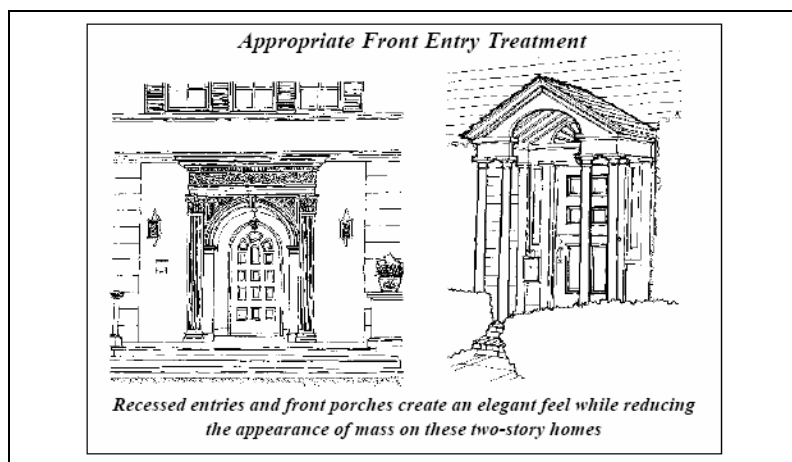
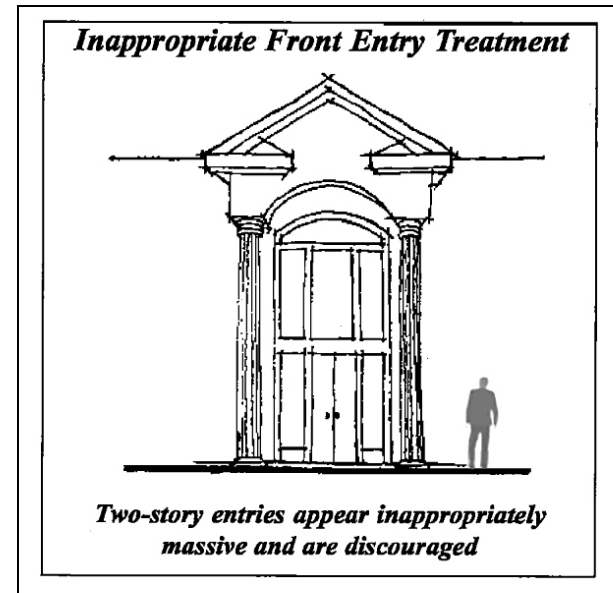
c. **Facade Treatment:** Elements of a building's facade provide visual interest and contribute to the overall architectural quality of the building as well as the neighborhood. All building facades should complement each other. The following are guidelines for appropriate facade treatment:

- Facade treatment, relevant to the home's architectural style, should be carried throughout the entire house with each facade and any accessory structure.
- Ornamental details are essential to giving a residence the charm and refinement to make it a home and collectively to create a welcoming neighborhood. Details should be carefully designed rather than hastily applied from an off-the-shelf source, and should be delicate in scale as befitting the single-family use.
- Architectural features such as decorative moldings, accent windows, dormers, chimneys, balconies and railings, and landscaped elements such as lattices, are encouraged.
- Wide fascia boards are generally discouraged, and a detailed molding profile is encouraged for any fascia boards.
- Facades should be articulated with an orderly and rhythmic layout of windows and recessed planes. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
- Facades should help to provide a sense of human scale.



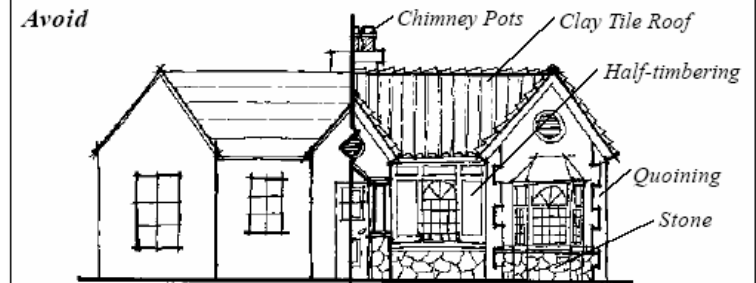
d. Front Entries: A front entry consists of the front door and its surrounding architectural elements. Front entries serve as the primary focal point of a residence. The following are guidelines for appropriate facade treatment:

- Smaller entries help create a more human scale to a home and are strongly encouraged.
- Recessed entries can create an elegant, intimate feel while adding human scale to a home and are strongly encouraged.
- Front entry doors and decorative elements such as moldings, columns, posts, lighting, and built-in benches and planters should be architecturally consistent with the style of the house.
- One-story roofs or overhangs that serve as porches and appropriate to the architectural style, are strongly encouraged.
- Large, massive entries that appear two-story are strongly discouraged.



e. Integrity of Architectural Details: Architectural details are decorative and ornamental elements that can add visual interest, convey a human scale, and contribute to the design and style of architecture. Such details include porch columns, decorative door and window designs, exterior moldings, porch and balcony railings, roof overhangs, brackets, awnings, gutters and downspouts, fascia boards, steps and stairs, stucco and masonry, wood and shingle/shake siding, gables and lighting fixtures. The following are guidelines for appropriate design and use of architectural details:

- The use of architectural details is strongly encouraged. Their use should integrate the elements of detailing to produce a pleasing view consistent with time honored architectural style.
- The design of architectural details should be consistent with the architectural style of the project.
- Random or nonintegrated mixing of decorative/ornamental details that produce a chaotic visual presentation detracting from the overall architectural style of the structure should be avoided.



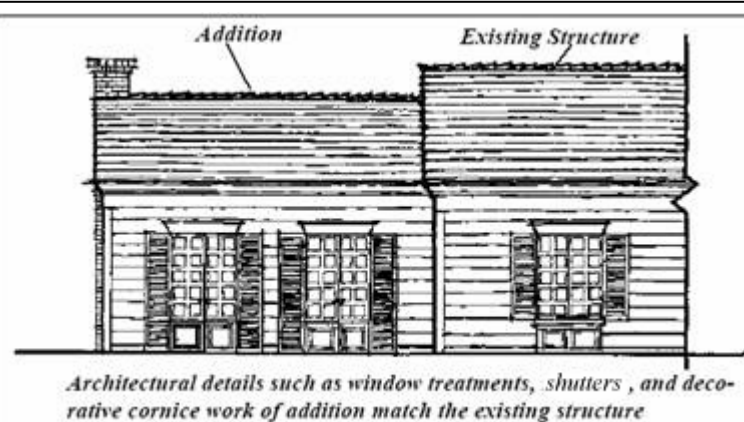
Avoid
Lack of architectural details creates visual disinterest

Random mixing of architectural styles and details creates chaotic presentation

Preferred



Use of architectural details such as cornice work below eaves, bay window, shutters, and high-pitched, front-facing gables is consistent with French Eclectic style of home and is visually pleasing

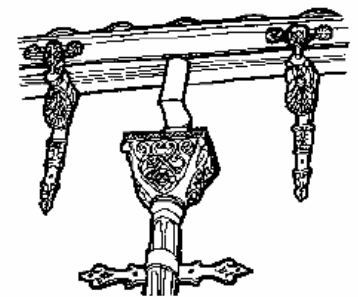


Architectural details such as window treatments, shutters, and decorative cornice work of addition match the existing structure

Good Usage of Architectural Details



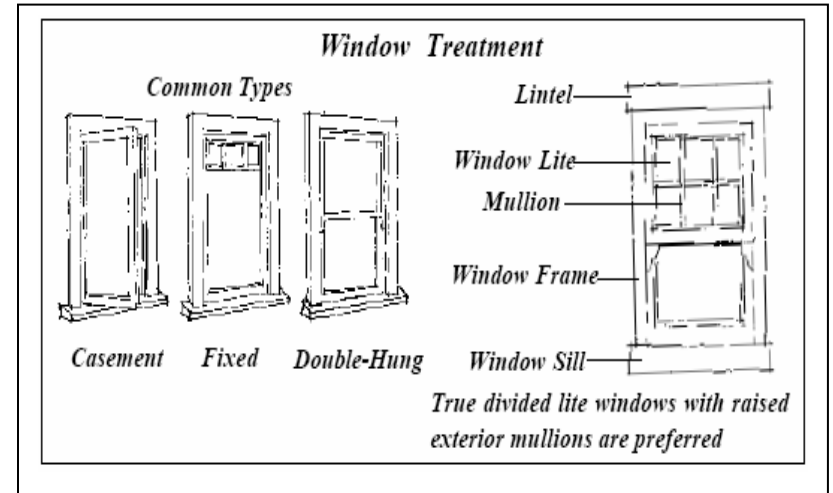
Terracotta sculpture set into chimney stack

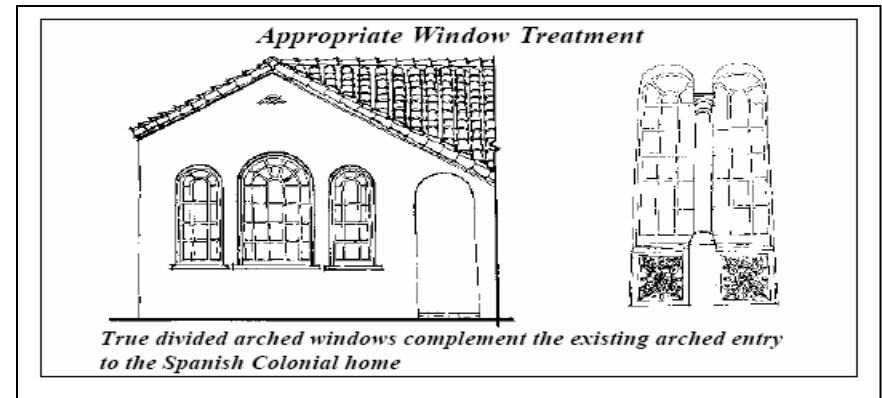
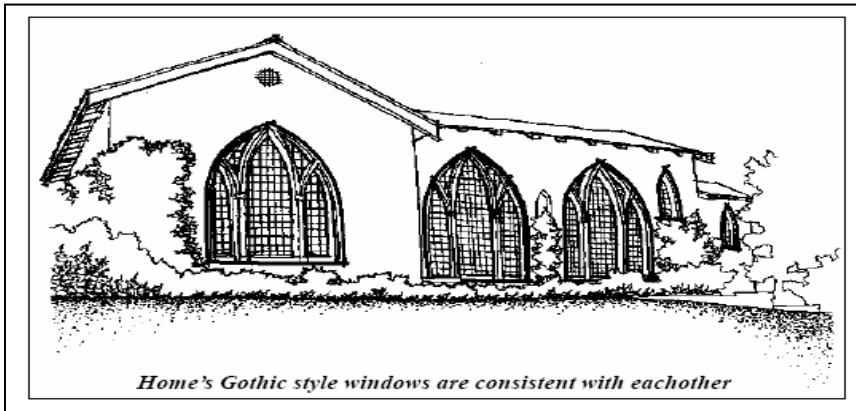


Custom designed drain pipe to match Baroque Architecture of home

2. Windows and Doors: Windows and doors are important to the exterior design of a structure, particularly for residential additions. The objective for residential additions is to design the addition in a manner which will be harmonious with the original house. The following are guidelines for appropriate design placement, and materials of windows and doors:

- For additions, all new windows and doors should match those on the existing structure. For new structures, all windows and doors should be related with the chosen architectural style.
- All window frames and doors should be composed of the same material as those found on the existing structure.
- Proposed window mullion widths, window trim or surrounds, material and type, should complement all existing windows. Mullion widths should be in scale with the windows and the structure.
- Deep recessing of one or more focal windows is encouraged. Moderate recessing of other windows, as created by a 2x4 framed panel within a 2x6 wall, is encouraged for other windows.
- Windows made of natural material such as wood are encouraged.
- Window lites should be true divided and proportional, for both new houses and additions. Aside from a small number of picture windows, large single-pane units are discouraged because they detract from a house's scale and refinement.

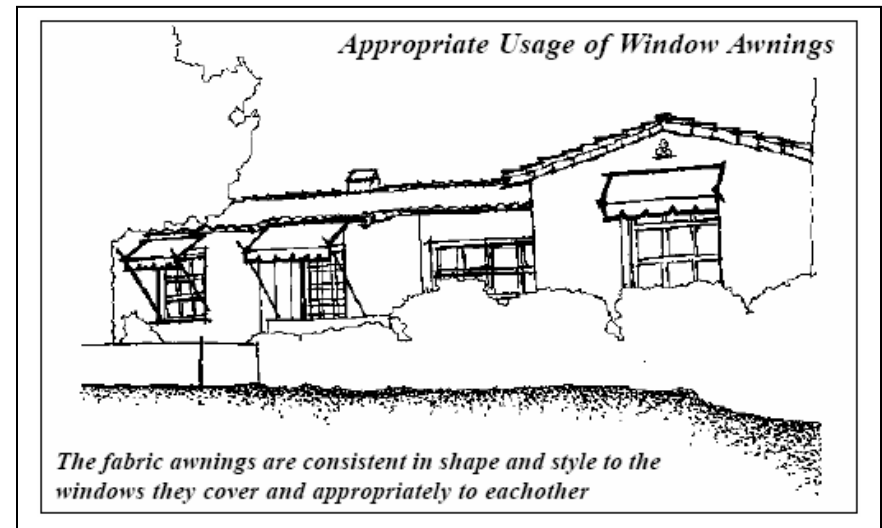




- For additions and remodels, whenever possible, single glazing, consistent with energy code requirements, is encouraged. Given the choice between double and single glazed (pane) windows, match the existing windows of the house.
- Doors are encouraged to be compatible with the architectural style of the structure.
- Doors should be designed at human scale. Doors not in scale with the house are strongly discouraged.
- Doors made of natural wood are encouraged.
- Single door entries are encouraged.

a. Window Awnings: Generally, window awnings are not appropriate with the architectural styles found in La Cañada Flintridge. However, when compatible with a given architecture the following should be considered:

- Awning shape should match the window shape.
- Covering a single window with a single awning is strongly encouraged. One awning for several windows would violate

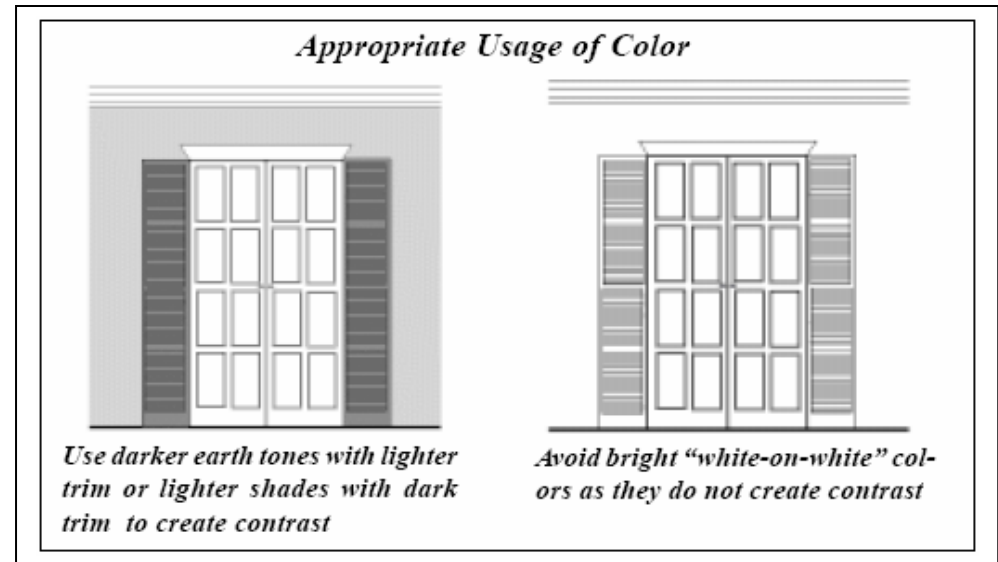
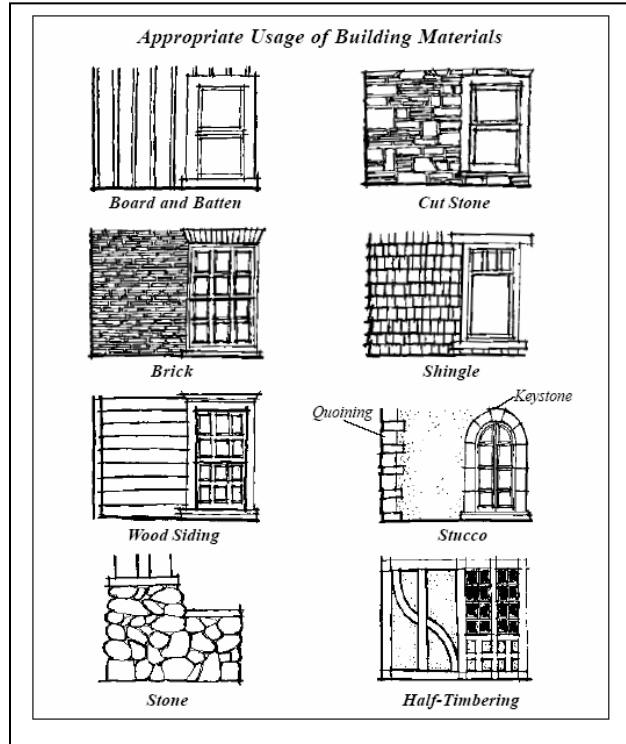


the small-scale rhythm of a single-family residence.

- Use the same type and color awnings for the entire structure. When adding new awnings, it is encouraged to replace deteriorating awnings at the same time.
- Fabric awnings are preferred. Plastic, metal strip, or wood awnings are discouraged.
- Window awning color should accent the colors on the structure.

3. Integrity of Building Materials, Color and Textures: The exterior presentation of a structure -- its use of materials, textures and colors -- helps determine whether it will be compatible with the neighborhood. The following are guidelines for appropriate use of building materials, color, and texture:

- In remodels and additions, new materials should match those of the existing structure. Accessory structures should match materials, finishes, and colors found on the primary structure.
- For new structures, the repetition of textures and color found in the neighborhood can help tie the new structure to its surroundings.
- The use of at least one strong accent material is encouraged. The use of too many different exterior materials can make a design appear “busy,” and is therefore discouraged.
- Natural materials are preferred. If synthetic materials made to simulate wood, stone or masonry are proposed, actual samples should be provided and evaluated in order to assure a high quality installation.
- Architectural design and exterior materials should be applied consistently on all sides of the structure. When using wood siding or masonry as a primary or accent material in the front, extend it around the sides, at least to an inside corner. Do not stop at an outside corner.
- Stucco and plaster finishes should be consistent with the architectural style of the structure. The use of very rough, “knock-down” stucco finishes is strongly discouraged, as they are not considered compatible with most of the architectural styles found in the city.



of strongly contrasting, natural colors can be appropriate for accent use, such as for shutters and doors.

- For most architectural styles, the number of colors on the exterior should be limited to a maximum of three, with an additional contrasting color for accent. In general, the lighter colors should be used for the main body, with darker shades for trim and accent. The larger and simpler the house design, the more subtle the color should be to reduce the massiveness of large wall planes.

4. Roof Treatment: The roof is one of the most important elements contributing to the sense of scale and proportion of the building. Depending on roof pitch, it could be the most visible architectural feature found on a structure. The design should be harmonious to itself, the overall building structure, and the structure's architectural design. Historically, nearly all of the city's homes originally were roofed with natural materials, predominately wood shingles and shakes, mission style clay tiles, and to a lesser extent, natural slate. These materials were selected primarily for their architectural integrity with the house design, their harmony with the

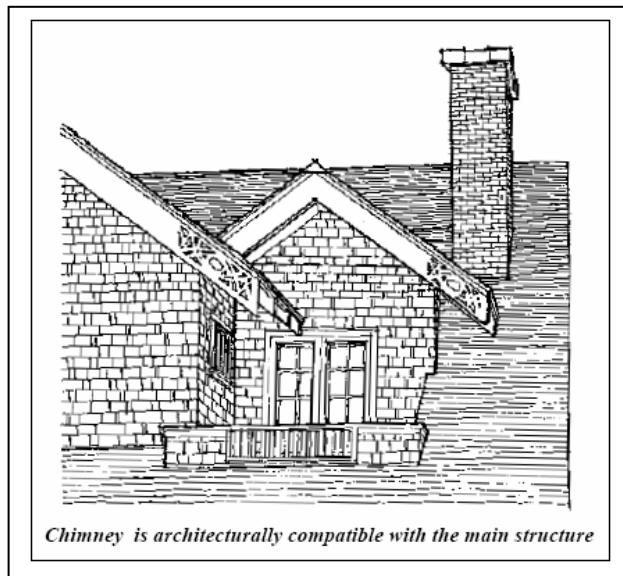
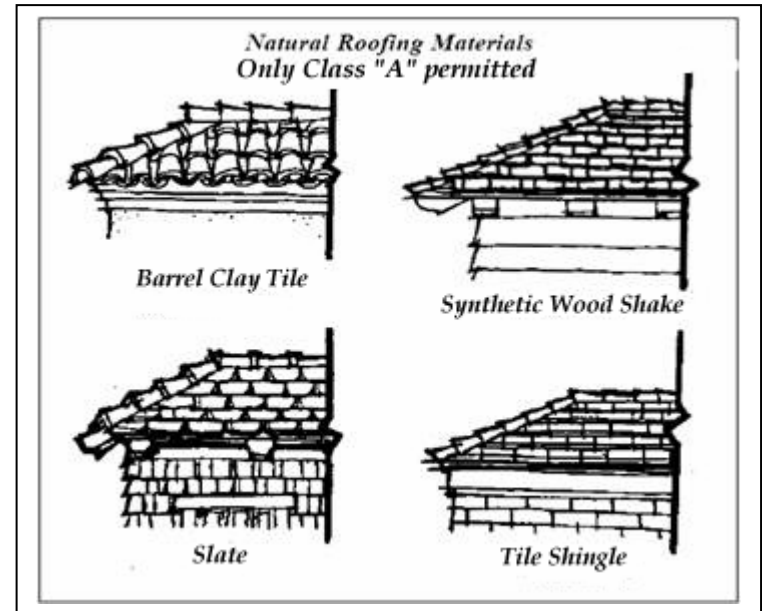
natural setting, their high quality and durability, and have contributed significantly to maintaining the overall quality and understated elegance of the city. It is the city's desire to maintain this overall feeling.

The City's Planning Department maintains a list of pre-approved roof materials and the conditions under which they may be used with an "over-the-counter" approval by staff. These roof materials have been found in most applications to be quite compatible with the variety of architectural styles found in La Cañada Flintridge and are strongly encouraged. Materials not on this list must be submitted to the Planning Department for approval before use. Because this pre-approved list changes periodically, applicants are encouraged to obtain the most current list from the Planning and Building Department.

The following are guidelines for appropriate roof treatments:

- Roofing materials should be compatible with the architectural style and design of the structure.
- Selection of a synthetic roofing material should take into account the architectural style and design of the house, the amount of roof area exposed to public view, the shape of the roof, the roof slope, and sun angles. Synthetic roofing material should be architecturally compatible with the structure and with the neighborhood.

- Natural barrel clay tile roofs should be replaced with the same material. For repairs, remodels, and additions, care should be taken in the selection of material and installation to match as closely as possible the color of the “aged” tiles, so that the finished roof does not have a patched look. Certain “S” tiles for new and replacement roofs may be acceptable depending on their compatibility with existing conditions.
- The colors of natural roofing materials, such as synthetic wood, clay tiles and slate, should be left natural and not be altered by staining or painting. Colors of synthetic roofing materials should simulate natural materials and should be consistent with the architectural style of the house.
- The blending of two or more colors on a roof is generally discouraged, unless it is demonstrated that the effect is random and the contrast subtle.

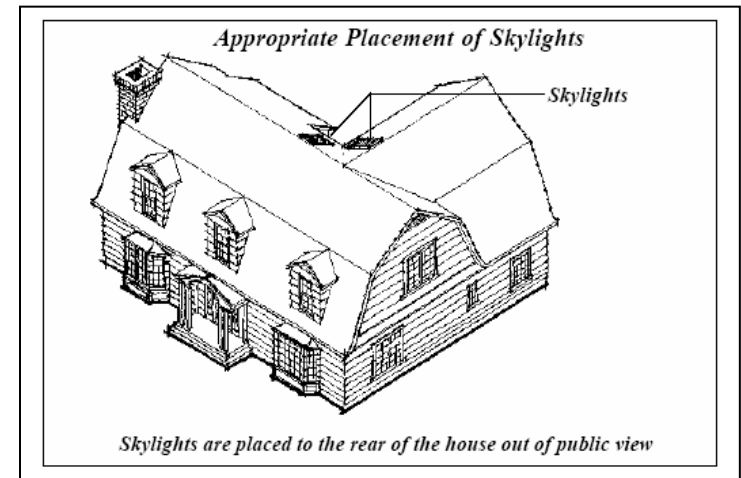


- Roofing materials with glossy surfaces appear unnatural and are strongly discouraged.
 - Fire regulations severely limit the use of wood shake roofs on additions, and prohibit their use on new homes. Fire-resistant roofs simulating the rich effect of wood shake are encouraged, with actual materials samples required for Planning review in order to assure high-quality appearance.
- a. **Chimneys:** Chimneys provide aesthetic and practical functions. They also provide a vertical counterpart to an otherwise horizontal structure. The following are guidelines for chimneys:
- Chimneys should be designed to reflect the architectural style of the structure and be appropriate in scale with the structure.

- Chimneys should use materials and detailing compatible to those found on the structure.
- For remodels and additions, new chimneys should match the scale, design, and materials of any existing chimneys.
- Spark arrestors should be architecturally compatible with the structure.

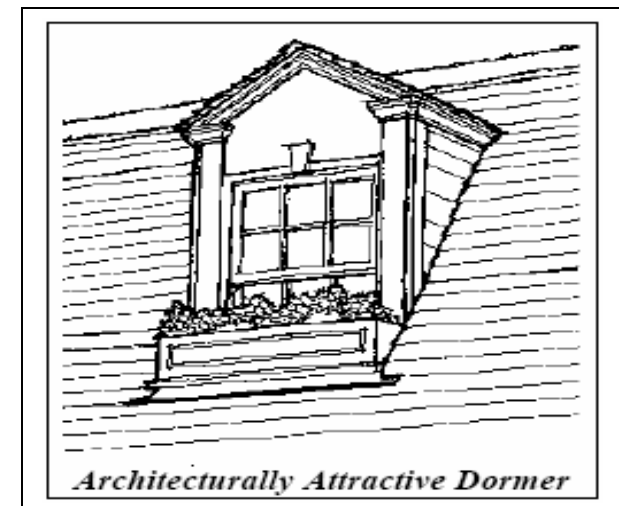
b. Skylights:

- Small tubular systems which refract light efficiently and thus eliminate the need for sizable skylights are strongly encouraged.
- Skylights should be designed as an integral part of the roof. Their design should not disrupt the architectural character of the structure or the spacing of windows, dormers or chimneys. Skylights should be placed on the least visually prominent section of the roof and away from public view.
- Skylight frames should be non-reflective and should match the existing roof material color. Skylight glazing should be clear or solar bronze. White glazing is inappropriate.
- Flat profile glass skylights are preferred. Round or domed acrylic skylights are discouraged.



c. Dormers:

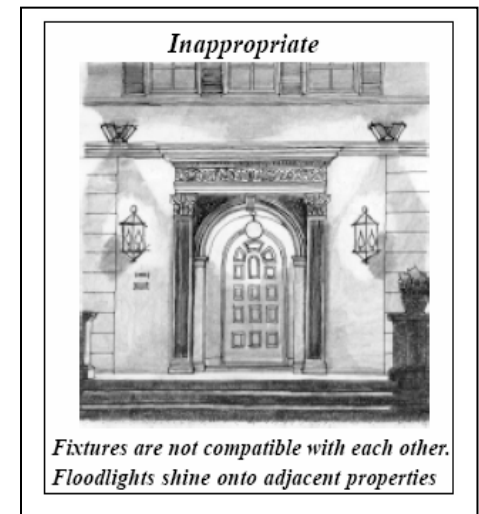
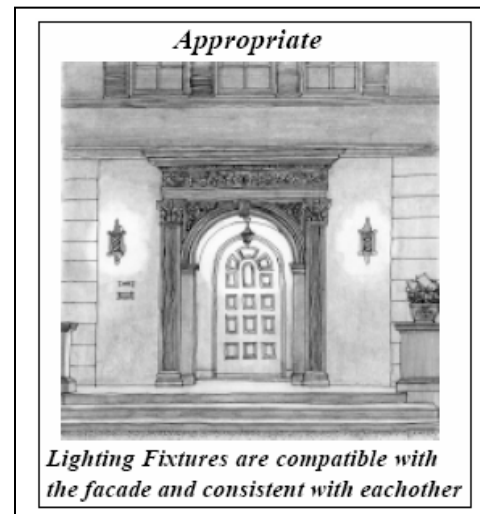
- The dormer style should be consistent with the overall architectural style of the structure. New dormers should be designed to match those already existing on the structure.
- Dormers should align with or be centered between the windows found on the main body of the structure.



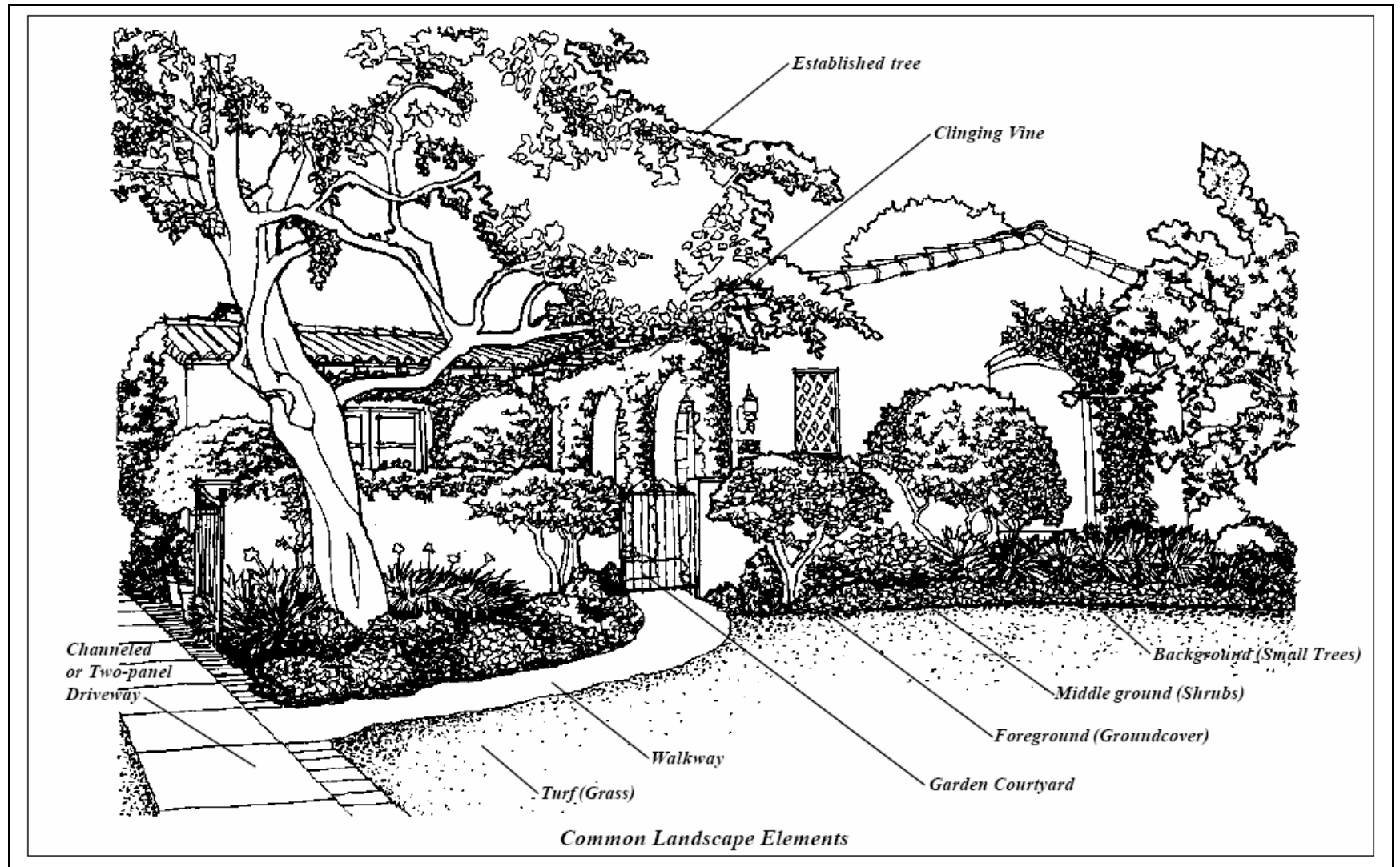
- Dormer trim work should be painted to match the main body trim. Dormer sidewalls should be made with the same materials, finish, and color found on the main building.

5. Exterior Lighting: Forms of exterior lighting include all lighting fixtures on front façades, security lighting, and landscape lighting. The latter will be covered later in these guidelines under *Landscaping Lighting*. The following are guidelines for appropriate placement and design of exterior lighting:

- Light fixtures should be compatible with the architectural style, materials, color, and scale of the project.
- Exterior lighting of a building façade should be of minimal wattage and not wash out architectural features. Exterior lighting that reinforces the architecture and blends into the landscape is strongly encouraged.
- Accessory lighting should be positioned so that no direct light shines into neighboring properties. Illumination should be screened from adjacent properties. Cut off luminaries are widely available.



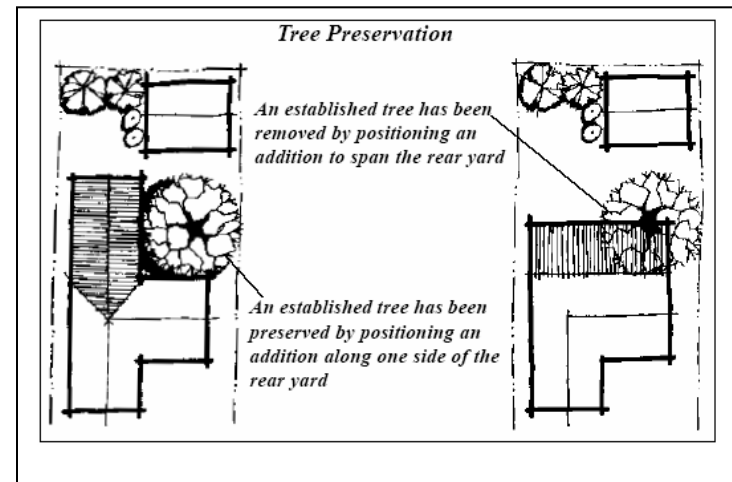
- Uplighting should be contained by trees, eaves, walls, or other features, preventing light pollution caused by wash of light into the night sky.
- Care should be taken to minimize the numbers of fixtures in order to avoid a cluttered appearance.

D. LANDSCAPING

1. Basic Landscape principles: The defining characteristics of La Cañada Flintridge landscapes are mature trees and landscaped garden areas. The following are basic principles of good landscape design:

- Architectural compatibility between the front yard landscape and the primary structure is strongly encouraged.
- Concrete, tiles or other permanent paving materials are encouraged for use on driveways, walkways or circular drives, in the front yard. Asphalt is strongly discouraged.
- Landscape architectural features such as fountains, pilasters, walls, and fences should be compatible with the architectural style of the house.
- The scale of proposed landscape materials should be proportional to the size of the primary structure.
- Landscape color should provide contrasts within itself yet be architecturally compatible with the primary structure on the lot.
- Foundation shrubs should be used to provide refinement to the base of the house walls.

2. Preservation of Existing Trees: Established trees contribute to the character of the city and to each residential structure. The City's Tree Ordinance defines protected trees and regulates removal, pruning, and construction adjacent to trees. A City permit is required for substantial trimming or removal of certain trees. For information about tree trimming or removal permits, contact the Planning Department. The following are guidelines regarding tree preservation:

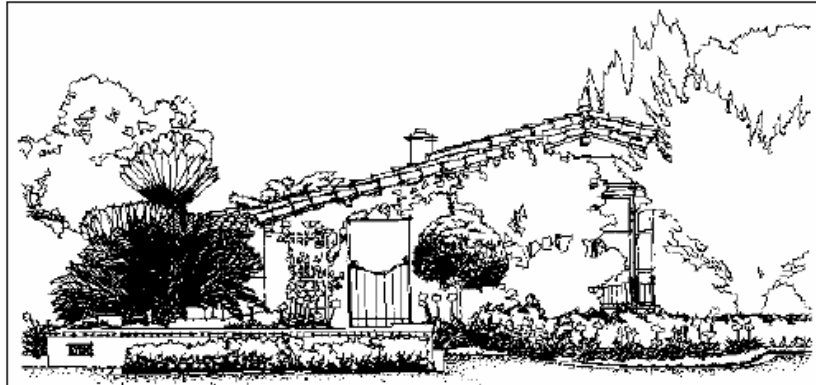


- The design and siting of a dwelling or accessory structure should take into account all established trees in order to avoid unneeded removal, cutting and trimming.

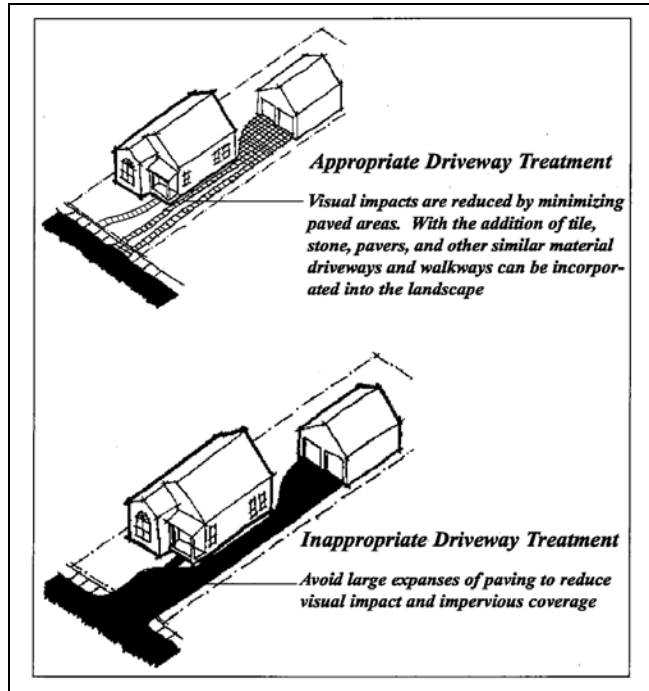
- The root system of established trees should be protected when siting a dwelling or accessory structure and during construction. Avoid extensive topsoil removal from the building site, as it provides nutrients to existing trees.
- Gravel or other permeable materials (including permeable concrete) should be used whenever possible for paths, walkways and areas of driveways in close vicinity of established trees to allow for root expansion.
- Chimneys should not be located near existing established trees as they could negatively affect the surrounding tree canopy.

3. Architectural Consistency and Compatibility: Landscaping can greatly enhance and accentuate the architecture of the primary structure. To maintain architectural consistency and compatibility of the entire property, landscaping should complement the architectural style and design of the primary structure and should be compatible with the neighborhood. The following are guidelines for maintaining architectural consistency and compatibility in landscape design:

- Landscape elements including walkways, driveways, garden walls, fences, gates, lighting and furniture should complement the architectural style of the primary structure.
- Appropriate materials, texture and color of landscape elements should be compatible with those of the primary structure.



Front yard landscapes should incorporate native plant materials that will accentuate the architectural style and region reflected in the overall design of the site, ie. Citrus trees, palms, Cypress trees, Rosemary shrubs, and clinging vines would characterize a Mediterranean landscape.

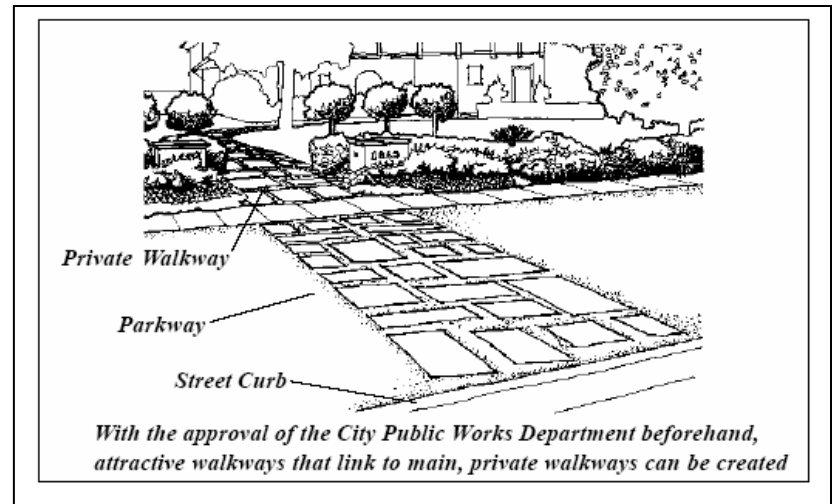


4. Driveways and Walkways:

In keeping with the natural character of La Cañada Flintridge, driveways and walkways should complement the home while maximizing the amount of landscaping and minimizing the amount of paving. The following are guidelines for appropriate materials, design, and placement of driveways and walkways:

- Landscape elements including walkways, driveways, garden walls, fences, gates, lighting and furniture should match the architectural style of the primary structure.
- To minimize extensive use of concrete, driveways are encouraged to incorporate natural materials into their design with the use of brick pavers, stone, decomposed granite, turf block, or landscaping within the form of Hollywood_(two-strip) driveways.
- Natural materials such as brick pavers, stone, decomposed granite, tiles and textured or stamped concrete for walkways are strongly encouraged.
- The color of paving materials for driveways and walkways should be an earth tone.

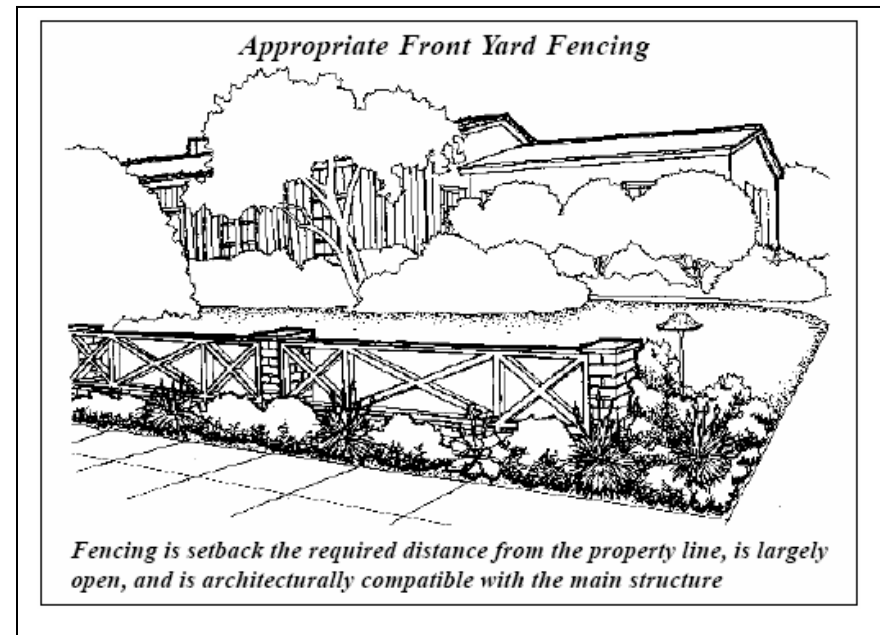
- Reduction of visual driveway width by using decorative paving to minimize a hardscape's visual impact is encouraged.
- The walkway should be provided separately from the driveway.
- Placement of driveways and walkways should be designed to provide direct access paths to garages and front entries.
- Asphalt and the extensive use of concrete for driveways and walkways are strongly discouraged.
- Bright and/or glossy paving materials should be avoided.

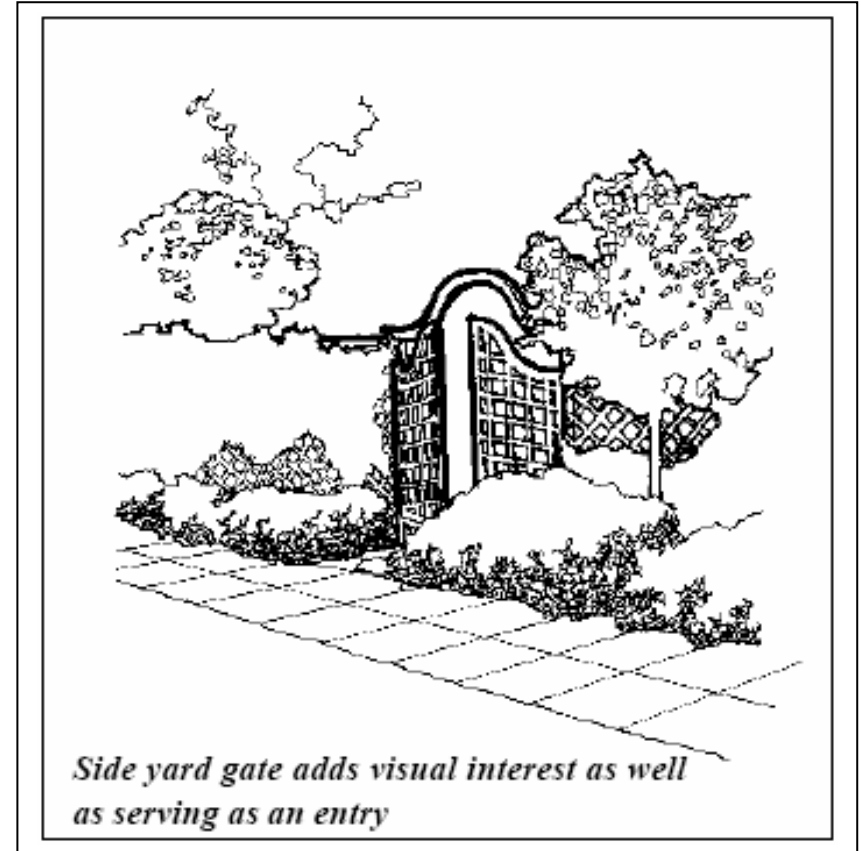
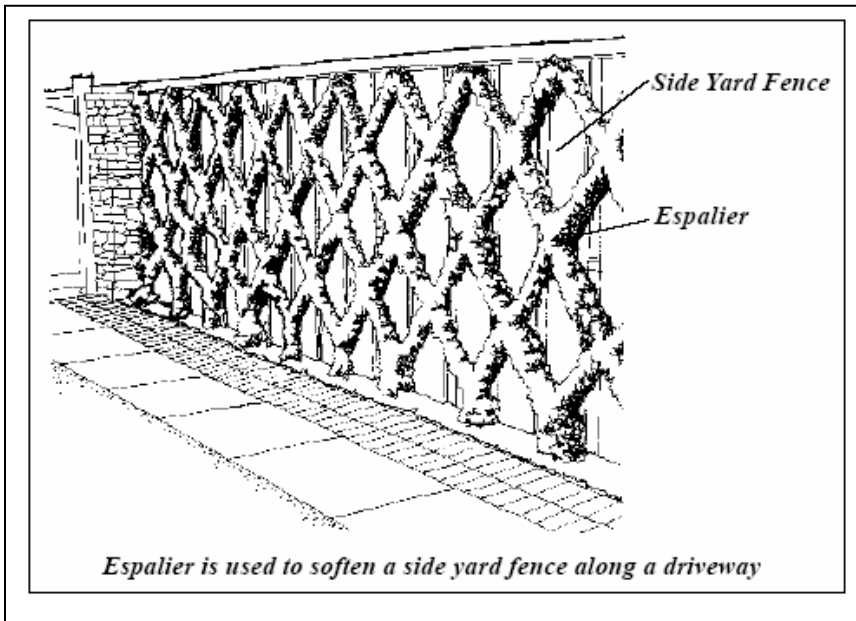


Applicants should check the Zoning Code for maximum impervious coverage requirements for front yards.

5. Fences, Walls, Gates and Hedges: Fences, walls, gates and hedges are primarily used for privacy, for side yards and back yards. The following are guidelines for appropriate design and placement of fences, walls, gates and hedges:

- Fences and gates should be designed with simplicity to complement the home. Avoid ornate or very pale fences and gates, which draw attention, and detract from the main structure.
- The materials, design, height, and length of the fence or wall should be compatible with the architectural style, materials and overall size of the primary structure.
- Front yard fences in neighborhoods where there are no existing fences in the front yard are strongly discouraged
- Front yard fences are subject to a permit requirement, and no front yard fence may exceed 3'-6" (42") in height unless approved through the Decorative Fence Permit process. Height limits also apply to other fences.
- Fences and walls are not allowed to encroach within the public right-of-way; limitations on hedges within the public right of way also apply. Consult the Public Works Department to verify the right-of-way boundary and regulations.



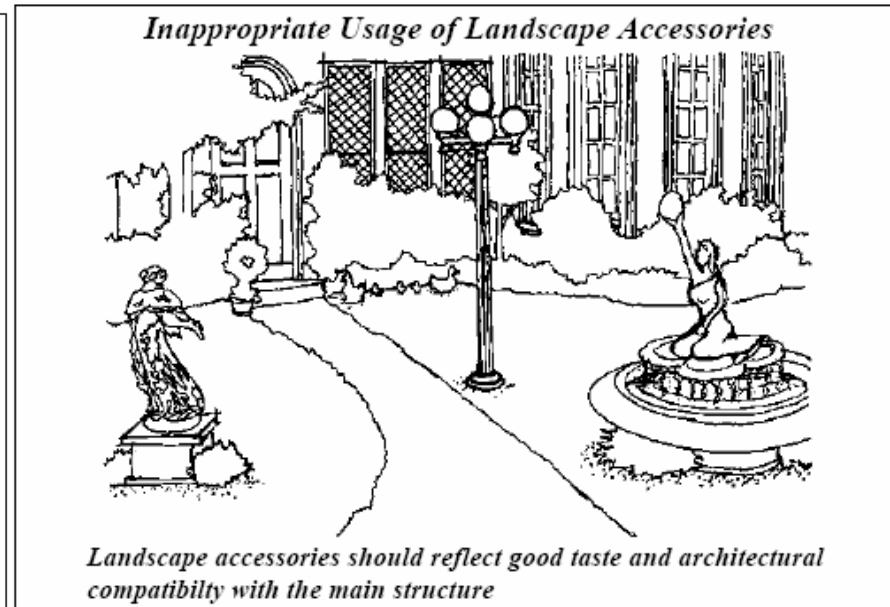
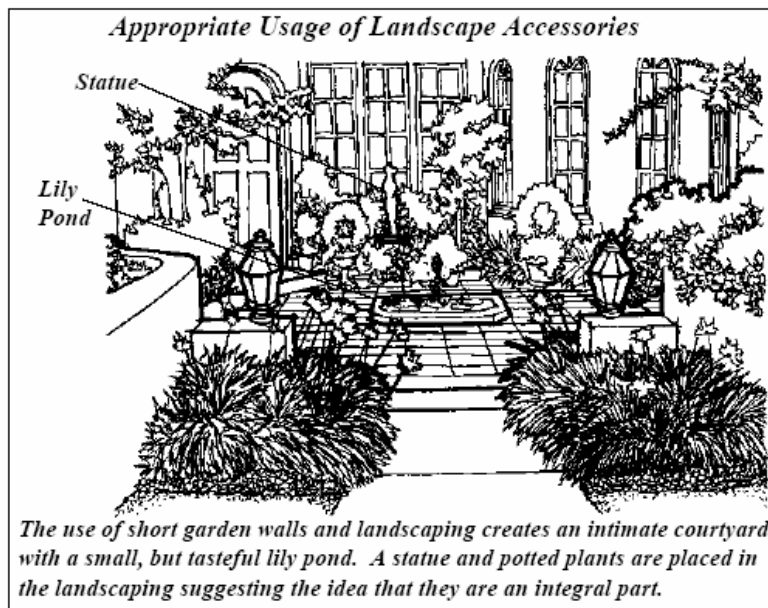


- Setbacks of fences and walls should reflect the distance of the primary structure set back from the street. Fences and walls are encouraged to be set back from the property line in the front yard at an optimum of ten feet and a minimum of five feet.
- Front yard fences and walls should provide a decreasing level of opacity as the height of the fence or wall increases.
- Landscaping should be included as a part of the design for the fence or wall or the fence or wall should be integrated with the landscaping on the site. Total infill of wrought iron fences with hedge-type plant material is inappropriate.
- Pilasters and other architectural features such as posts should be architecturally compatible with the primary structure.
- Gates should be designed to reflect the architecture of the primary structure and the style and design of the fence or wall.

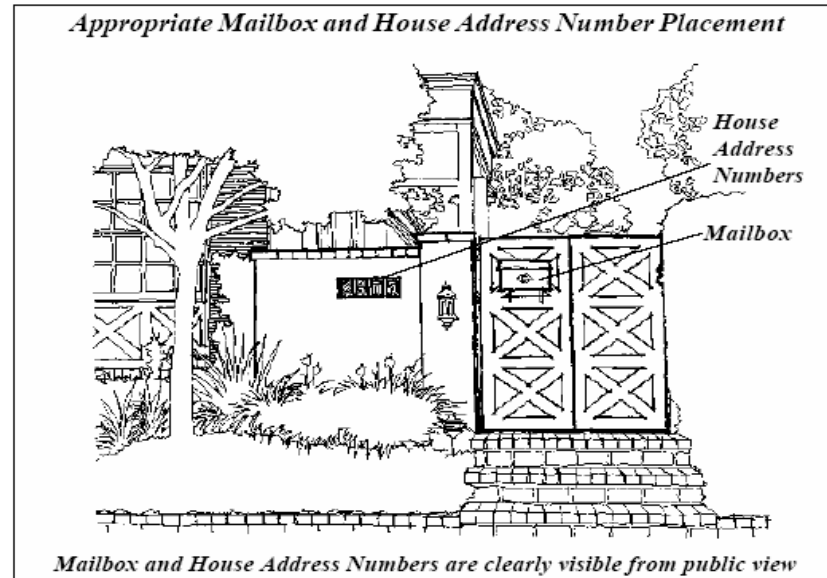
- Hedges which are intended to provide screening and privacy should be planted in a manner without encroaching over the sidewalk or front property line if no sidewalk exists.

Applicants should comply with the Zoning Code for all fencing, wall, and hedge requirements.

- 6. Landscape Accessories:** Landscape accessories pertain to ornamental elements seen in front yards and near the facade of the primary structure. These elements, when appropriately designed and incorporated as part of an overall concept, can accentuate the landscape and the architecture of a structure.
- a. Pools, fountains, statuary and pilasters are examples of the landscape elements seen in the front yard. Their design and placement usually relate closely to the architecture of the primary structure. Their purpose is strictly aesthetic. The following are guidelines for appropriate design and placement of these elements:
 - Landscape accessories are limited to a height of 3'-6" (42") within the required front yard setback, and are generally discouraged from within street view in the interest of a more natural appearance.
 - Water features (ponds, fountains, etc.) with a water depth of less than two feet are not subject to setback requirements.
 - Any pool or spa in the front of a residence or within the front yard requires a conditional use permit.
 - The design of pools, fountains, statuary, and pilasters should be compatible with the primary structure.
 - The design of pools, fountains, statuary, and pilasters should reflect good taste and compatibility with the neighborhood. They should accentuate and complement the front yard and not be designed to distract attention from the primary structure.
 - Pilasters should be made from materials consistent with the materials of the house. Pools, fountains and statuary should be made from high quality concrete and make a simple, clear statement.
 - Pools, fountains, statuary, and pilasters should be placed in an area that complements the natural topography of the site, the landscape of the property and the primary structure. They should not be located in a front lawn as an isolated element.



- a. **Mailboxes and House Address Numbers:** While mailboxes and house address numbers have a functional purpose, they can be highly visible elements from public view. The following are guidelines for appropriate design and placement of mailboxes and address numbers:
- Mailboxes are encouraged to have a simple design and be architecturally compatible with the architectural style of the primary structure.
 - Address numbers should be a minimum of 4 inches in height and should be in a location that is visible from public view.
 - The design of the numbers should be simple in shape so that they can be read easily from a distance.
 - Number colors should provide a strong contrast with background color.
 - Address number illumination is encouraged.



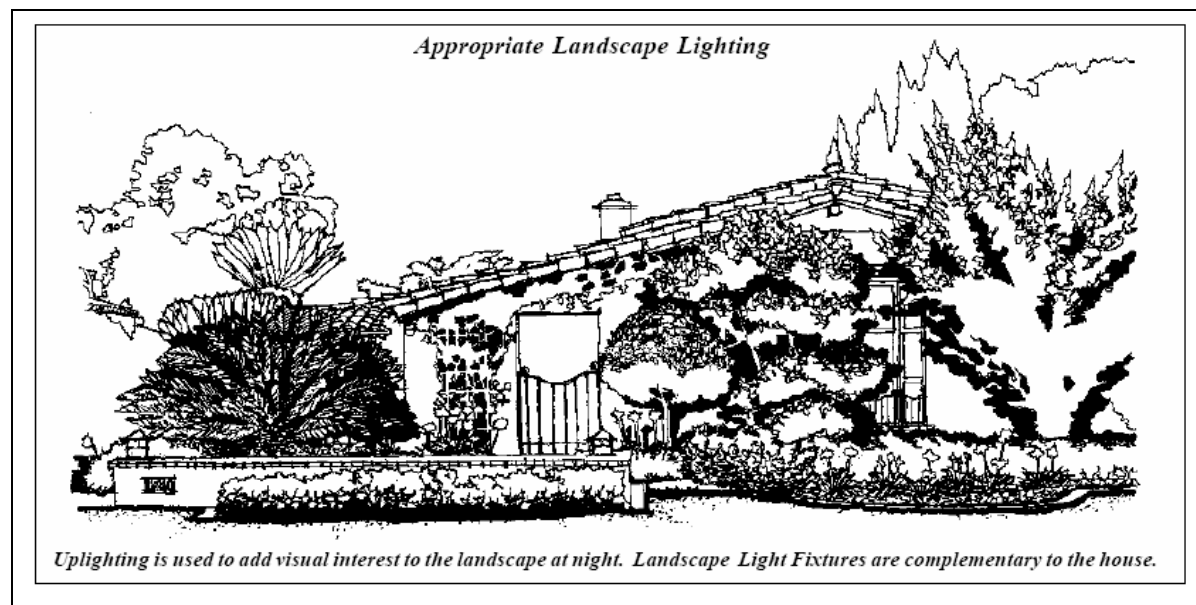
7. Tennis Courts: Tennis courts have requirements for their design and placement in the city code. The following are guidelines for appropriate design and placement of tennis courts and their related landscape elements:

- Tennis courts should be screened from public view and sited in a remote location of the property so that they are unobtrusive to adjacent neighbors.
- Tennis courts should be screened with tall hedges or trees to buffer noise and light. Solid perimeter walls are discouraged because they amplify court noise.
- Accessory structures, such as pergolas, should be architecturally compatible in style, design, materials, color and texture with the primary structure.
- Surface water should be designed to drain away from neighboring properties and into the public street.

Lighted tennis and other sports courts require a Conditional Use Permit. For additional information regarding the Conditional Use Permit process and code requirements for tennis courts, please contact the Planning Department.

8. Landscape Lighting: Landscape lighting involves lighting methods and tools that are used to complement and enhance the architecture and landscape on a property. Lighting for a landscape scheme should be functional and aesthetically pleasing while providing a sense of security. The following are guidelines for appropriate design of landscape lighting:

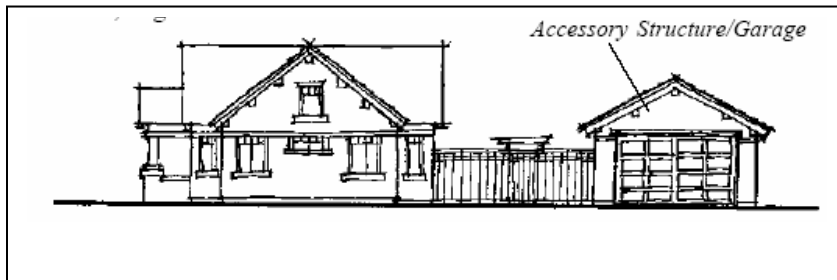
- Landscape lighting should be designed so that the light source is not obtrusive. Lighting fixtures should be screened behind landscape features and designed to be compatible with the architectural style with of the primary structure.
- Illumination should be minimal and not flood the landscape with excessive light or spill into adjacent properties.
- Lighting should create a nightscape scene highlighting horizontal elements such as walkways, level changes, and pools, and dramatic, vertical elements such as trees, shrubs, pilasters, statuary, and fountains.
- Uplighting should be contained by trees, eaves, walls, or other features, preventing light pollution caused by wash of light into the night sky.
- Care should be taken to minimize the numbers of fixtures in order to avoid a cluttered appearance.



GLOSSARY OF TERMS

Note: These terms are provided for general clarification and are not intended as legal definitions. In the event of any conflict between these terms and the La Canada Flintridge Municipal Code, the Code will govern.

ACCESSORY STRUCTURE – A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building; examples would be a detached garage, workshop, pool house, or garden shed.

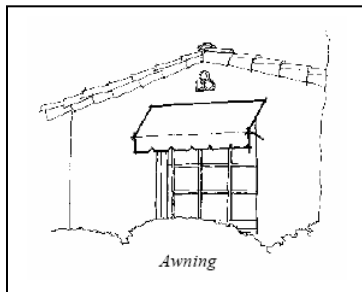


AESTHETIC – Sensitive to art and beauty and its creative sources, forms and effects.

ARCHITECTURAL STYLE – A fashion in which elements of a structure's forms, materials, etc., creates a design which can be identified as a particular style. This can include the style of the building which existed when that building was constructed.

ARCHITECTURAL HERITAGE – The original style of a place or building which has specific characteristics, traditions and details.

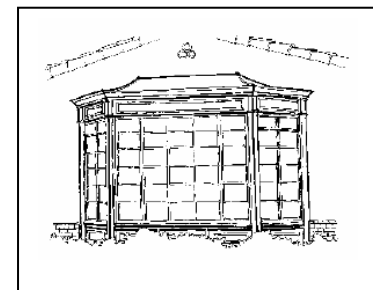
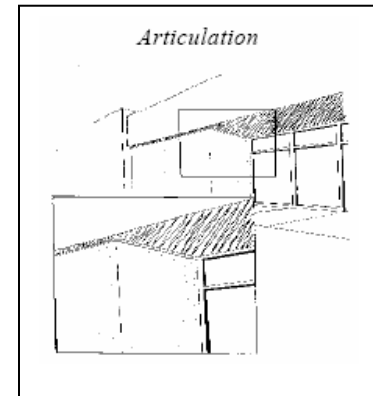
ARTICULATION – Clear and distinct separation between design elements such as materials, walls, and architectural details.



ARTS AND CRAFTS – A late 19th century English movement to revive and reform architecture by using traditional building crafts and local materials

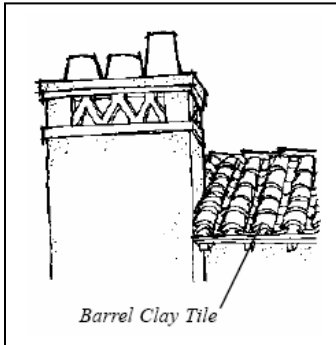
AWNING – A fixed cover, typically comprised of cloth over a metal armature, that is placed over windows or building openings as protection from rain or sun.

BALANCE – Is an important aspect of rhythm. Balance can be described in terms of symmetrical and asymmetrical elements. An important feature of balance is that



it is very often achieved by matching different elements which, when perceived in whole, display balance.

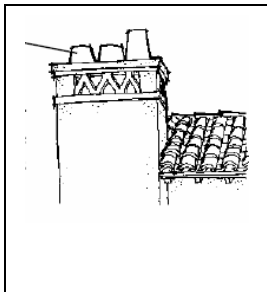
BAY WINDOW – A window projecting outward from the main wall of a building



BARREL CLAY TILE – A type of roof material made of ceramic clay typically seen on Spanish Colonial, Mission and Mediterranean style homes.

BEAUX ARTES – A very rich classical style of architecture from late 19th century French; a notable local example is the Huntington Mansion at the Huntington Library and Botanical Gardens in San Marino, CA.

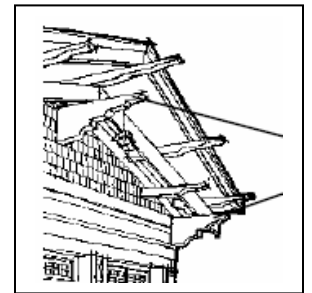
CAPE COD STYLE – Architectural style made popular in New England waterside communities. Style is typified by heavy, dark wood shake exterior siding, high-pitched, heavy wood shake roofs, dormers, shutters, front porches, brick chimneys, and simple cornice moldings.



CANTILEVER – A beam or architectural element projecting beyond a wall line without support from below.

CHIMNEY POTS – Decorative round or octagonal ceramic feature placed on top of the chimney stack commonly found on Tudor style buildings.

CLADDING – An external covering or skin applied to a structure for aesthetic or protective purposes.



CLAPBOARD SIDING – Overlapping horizontal boards covering a wall that are traditionally wedge-shaped in section with the upper edge being thinner.

CLINKER BRICK – Type of ceramic brick with varying hues of color commonly seen exposed on Tudor style buildings.

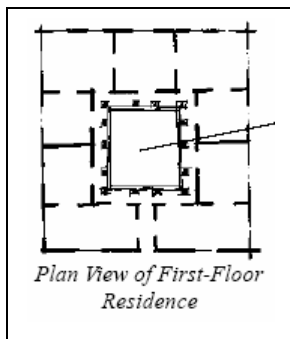
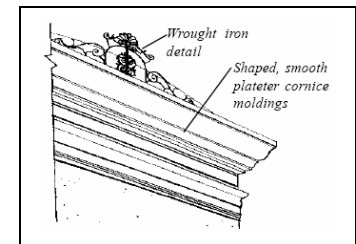
COLONIAL REVIVAL – Broad category of varying architectural style seen in the United States from the 17th Century to the early 20th Century.

COMPATIBILITY – Having an architectural style, visual bulk, massiveness, height, width, and length which is compatible with the neighborhood and which harmonizes with existing structures in the neighborhood and within itself.

COMPLEMENT – In new construction it means to add to the character of the area by attempting to incorporate similar setback, height, scale, massing and materials.

CONDITIONAL USE PERMIT – A permit allowing a use under specified conditions which assure that use will not be detrimental to the public health, safety, and welfare and will not impair the integrity and character of the zoned district.

CORNICE – In classical architecture, the top, projecting section of an entablature, any projecting ornamental molding along the top of a building, wall, arch, etc., finishing or crowning.



COURTYARD – An uncovered area partly or wholly surrounded by buildings or walls.

CRAFTSMAN – A style of architecture, termed in California starting from the late 1890s to the 1920s, derived from the Arts and Crafts Movement, referring to the style of home, Bungalow or Chalet, having roofs with large overhangs and exposed rafter tails, wood clapboard or shingle siding, and large front porches with exposed brick or river rock foundations.

CURB APPEAL – A view from the street.

DETAIL – An element of a building such as trim, moldings, other elements, or decorative features.

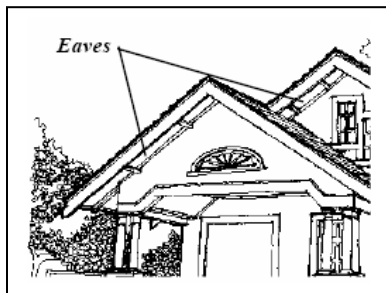
DESIGN CONTINUITY – The state or quality of a design being continuous, connected and having coherence.

DEVELOPER TRACT – Typically a group of homes or subdivision built and developed by one person, group, or entity, the Developer, all at the same time with little or no varying architectural style, design, site placement, or elements.

DORMER – A vertically framed window which projects from a sloping roof and has a roof of its own.

DROUGHT TOLERANT PLANTS – Plants typically native to the Southern California landscape requiring little or no supplemental water.

DUTCH COLONIAL REVIVAL – A revival of the style of architecture seen in the United States, specifically in the Dutch colonies of the early 17th Century, typified by side-gabled roofs with dormers and little or no overhang.



EAVES – The overhangs at the lower edge of a roof which usually project out over the walls.

EARTH TONES – Color combinations found in the natural landscape.

ECLECTIC – A composition of elements from different architectural styles.

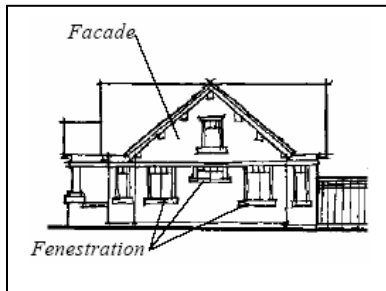
EMPHASIS – Describes the use of elements that call attention to themselves. Emphasis is an important feature in creating balance when using dissimilar elements. Emphasis can also provide a directional guide because it creates a point of reference for the user such as the main entrance of a building.

ENERGY EFFICIENT – A method of conserving energy consumption and use with practices and equipment that use energy, fossil fuels, natural gas, and electricity, efficiently.

ENTABLATURE – The upper part of an order, consisting of a frieze and cornice.

ENVIRONMENTAL SENSITIVITY – Practices that reduce the impact of energy and materials consumption on natural systems.

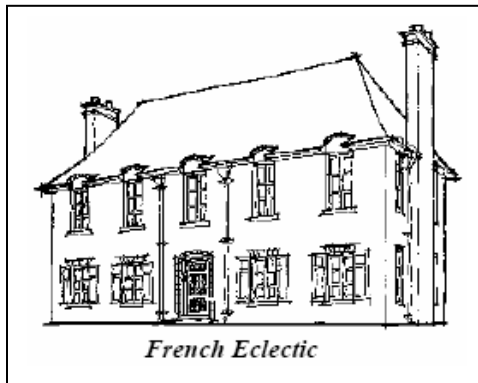
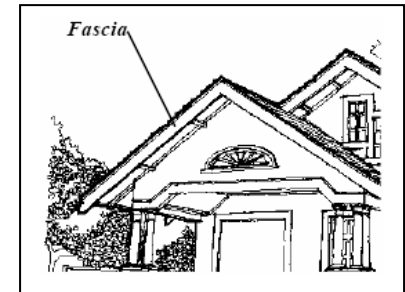
EUROPEAN STYLE – Includes architecture which emphasizes materials such as stucco, red tile roofs, wood and iron details. The designs also promote the use of outdoor space such as courtyards, colonnades, and balconies. These styles include, but are not limited to, Spanish Mediterranean, Mission, Monterey, and Italian Renaissance.



FACADE – The exterior portion of a building which faces a street. Said portion generally consists of a solid wall, glass or other building materials. The facade is usually emphasized architecturally.

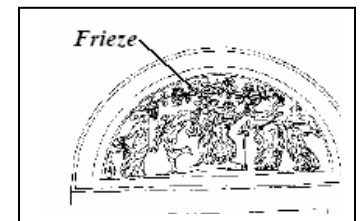
FASCIA – Flat strips or bands with a small projection, often found near the roofline.

FENESTRATION – The arrangement and design of windows in a building.



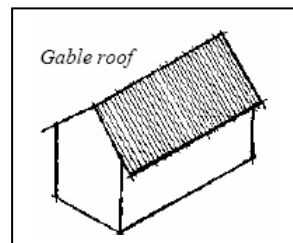
FRENCH ECLECTIC – An eclectic style of French architecture seen in the United States from the early to middle Twentieth Century, typified with tall, steeply pitched roofs, upwardly flared eaves, and brick, stone or stucco wall cladding.

FRIEZE – A decorative sculptural ornament which is very flat and shallow.



GLAZED WINDOWS

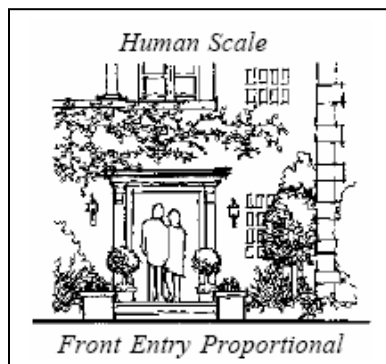
Term referring to the glass pane of a window. Single glazing refers to one pane of glass for a single window.



GABLE – A roof with two sloping planes supported at their ends by triangular upward extensions of two walls known as gables.

(DUAL/SINGLE) –

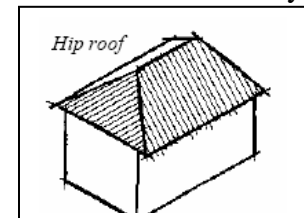
Refers to the number of panes of glass for a single window. Dual glazing refers to two panes of glass for a single window, while single glazing refers to one pane of glass for a single window.



HALF-TIMBERING – Decorative, exposed timber framing on the exterior of most Tudor style buildings.

HIP ROOF – A roof with uniformly sloped surfaces.

HUMAN SCALE – The proportion of a structure or elements within a structure that are small and/or lower to the ground, relative to the size of a person.



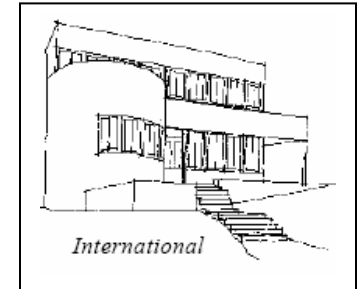
creating similarity in scale. These are commonly referred to as intimate spaces or elements because of the close relationship of a human being to the space or element.

HVAC SYSTEMS – Heating, ventilation, air conditioning unit.

IMPERVIOUS MATERIALS – Any hardscape material that prevents absorption of water into previously undeveloped land, such as concrete.

INTERNATIONAL – Style of architecture from early Twentieth Century Europe, typified by asymmetrical compositions, plain cubic forms, and metal and glass framework.

MASS – Describes three dimensional forms, the simplest of which are cubes, boxes, cylinders, pyramids, and cones. Buildings are rarely one of these simple forms, but generally are composites of varying types of masses.

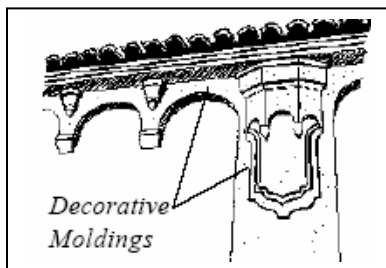
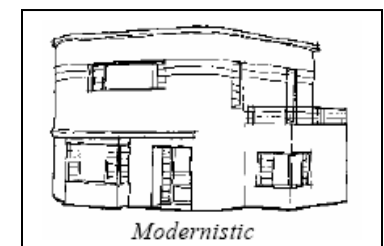


MINIMAL TRADITIONAL – Eclectic, modern style of architecture that became popular after World War II, typified by simple, unadorned façades and low-pitched roofs, usually with at least one front-facing gable and a chimney.



MISSION – Eclectic style of architecture popular in California from the 1890s to 1920s modeled after the Spanish Colonial mission buildings, typified by red tile roofs with wide, overhanging eaves, and shaped Mission dormers or parapet walls and wall surfaces with smooth stucco.

MODERNISTIC – Style of architecture from the 1920s to 1940s, including Art Moderne and Art Deco styles, typified by flat roofs, asymmetrical facades and smooth stucco wall surfaces. Art Deco and Moderne styles have facades adorned with ornamental elements such as horizontal grooves, lines, zigzags and other geometric and stylized motifs, depending upon style.



MOLDINGS – Projecting materials, usually patterned strips, used to provide ornamental variation of outline or contour, such as cornices, bases, window and door jambs and headers.

MONTEREY REVIVAL PERIOD - Eclectic style of architecture influenced by Spanish Colonial houses of Northern California from 1925 to 1955, typified by a two-story building with a low-pitched, gabled roof and a second-story, front balcony, usually cantilevered and covered by the principal roof.

MULLIONS – The divisional pieces in a multi-pane window.

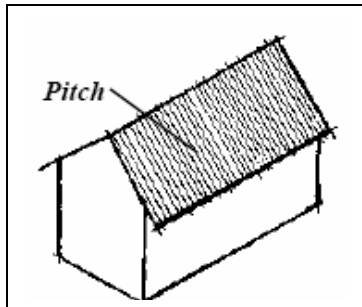
NATURAL MATERIALS – Building materials made of resources found in nature, i.e. wood, clay, slate, stone.

NEOCLASSICAL – The eclectic style of architecture from the late Nineteenth Century to the middle Twentieth Century modeled after the Classical styles of Greek Revival from the early Nineteenth Century. It is typified by a façade with symmetrically balanced windows and center door and dominated by a full-height porch supporting the roof by classical columns.

NON-DESCRIPT – Without distinctive architectural form or style. Ordinary and without architectural style or character.

PERMEABLE SURFACE – Any material that permits partial absorption of water into previously unimproved land.

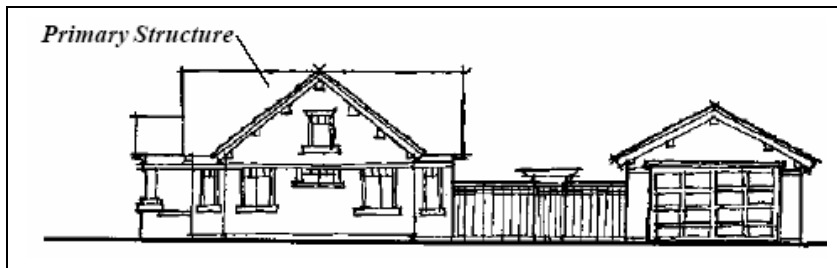
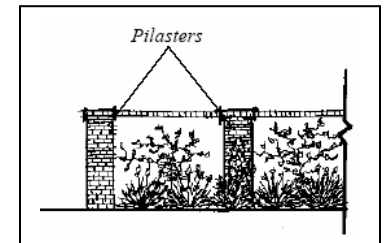
PILASTER – A column attached to a wall or independently standing.



PITCH – The slope of a roof expressed in terms of a ratio of height to span.

PLAN CHECK – The process of having working drawings approved by the City contracted Building and Safety Department and if needed structural engineers, the Fire Department, the City Engineer, and the City Planning Department.

PLANE – A flat level or even surface that wholly contains every straight line joining any two points lying in it.



PRAIRIE SCHOOL – Architectural movement in American Midwest between 1900 and 1916 mostly with residential buildings, typified by horizontal lines, open space, and use of natural materials.

PRIMARY STRUCTURE – The main, usually largest structure on a lot. In residential zones, it is the main residence.

PROPORTION – An expression of the ratio of dimension between elements. Proportion can describe height to height ratios, width to width ratios, as well as ratios of massing. On a larger level, proportion can be perceived in City neighborhoods as a whole by the relationship of buildings and streetscape elements to each other.

PUBLIC HEARING – A meeting open to the public which has been legally noticed and where a decision making body presides; i.e. Planning Commission, Design Commission or City Council.

PUBLIC VIEW – The visual range of a property from the public right-of-way.

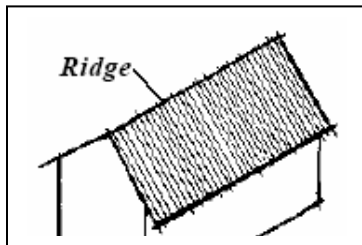
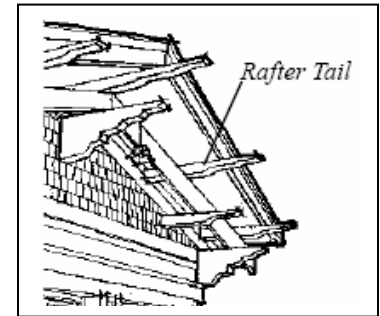
RAFTER TAIL – The exposed section of the rafter or sloping structural member of the roof that extends from the ridge to the eaves and is used to support the roof deck, shingles, or other roof coverings.

RANCH HOUSE – The style of architecture made popular in the United States during the 1940s to 1960s, typified by one-story, asymmetrical shapes, low-pitched roofs, and wood clapboard siding.

REMODELING – Any change or alteration to a building which substantially alters its original state.

RENOVATION – To make like new again, but not necessarily preserving the architectural integrity of the original.

RESTORATION – To put back exactly to an original state, or to put back to a significant style not necessarily the original.

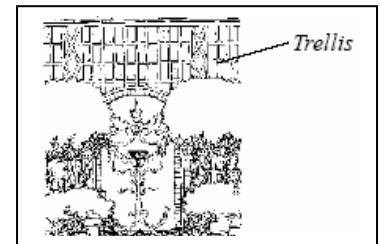


RIDGE – The highest line of a roof where sloping planes intersect.

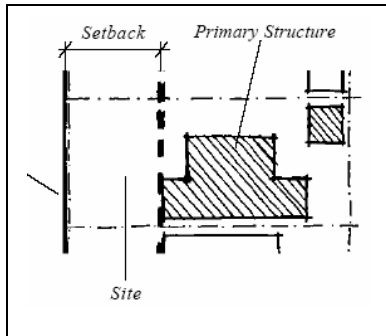
RHYTHM – The relationship of buildings or the components of a building to each other. Rhythm relates to the spacing of elements and can be described in terms of proportion, balance, patterns in the timing, spacing, repetition, accenting, and emphasis.

TRELLIS – An ornamental structure of lattice work over which vines are trained, usually made of narrow strips of wood which cross each other at regular intervals.

TRIM – The finished woodwork, plasterwork or the like used to decorate, border, or protect the edges of openings or surfaces.



TUDOR – Eclectic style of late Medieval, English architecture seen in the United States from the late Nineteenth Century to the middle Twentieth Century, typified by steeply pitched, wood shake/shingle roofs, brick exterior façades with portions half-timbered, and massive, decorative chimneys.

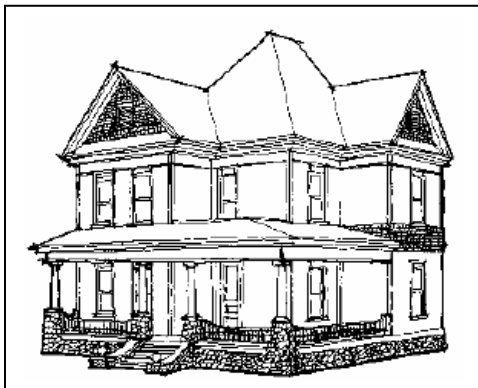


UPLIGHTING – Landscape lighting technique of placing a sunken light source below ground, often hidden from view, to upwardly light certain architectural and landscape elements, such as building façades and specimen trees and plantings.

VARIABLE SETBACK – An outline of the ground area within a site covered by a structure that deviates from a square or rectangular shape.

FOOTPRINT – An outline of the ground area within a site covered by a structure that deviates from a square or rectangular shape.

VARIANCE – Refer to Zoning Code for specific definition. Generally, permission to depart from the literal requirements of a zoning ordinance. To grant a variance, findings must be made by a local decision making body, such as the Planning Commission, that a hardship would exist if a variance was not granted and that granting the variance would not constitute a special privilege.



VICTORIAN – Style of architecture from the late Nineteenth Century brought to the United State from England, typified by steeply pitched, gabled roofs, decorative shingle patterns, and ornate details.

VINYL-CLAD WINDOW – A window with a vinyl coating over the wood frame and mullions.

VOLUME – Cubic square footage of an area measured as the length times the width times the height of the area.

WINDOW LITE – A window pane made of glass.

RESOLUTION NO. 06-36

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA
CAÑADA FLINTRIDGE ADOPTING SINGLE-FAMILY RESIDENTIAL
DESIGN GUIDELINES**

WHEREAS, the City Council, on May 15, 2006, adopted code revisions for the Single-Family Residential (R-1) Zone, with reference to Single-Family Residential Design Guidelines; and

WHEREAS, the Planning Commission, on April 25, 2006, held a public hearing and conducted a review of the draft Design Guidelines referenced through said Zoning Code revisions; and

WHEREAS, the Planning Commission, on October 10, 2006, held a continued public hearing and conducted a further review of the draft Design Guidelines, and voted unanimously to recommend City Council adoption of the Guidelines; and

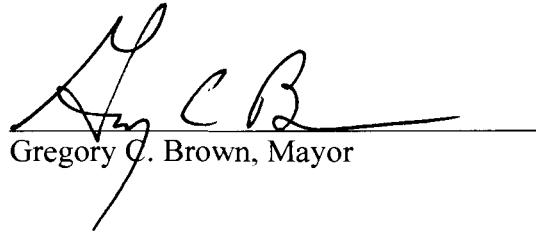
WHEREAS, the City Council has reviewed the facts contained in the City Council Agenda Report dated October 16, 2006, regarding the draft Design Guidelines, and heard and considered the testimony of the applicant and the public; and

WHEREAS, based on the evidence presented by the draft Guidelines, staff memoranda, Planning Commission comments, and public testimony, the City Council finds the following:

1. The Design Guidelines are consistent with the intent of the R-1 Zoning Code.
2. The Design Guidelines will uphold the policies of the General Plan in general, and specifically with regard to preserving and enhancing the quality of existing single-family residential neighborhoods.

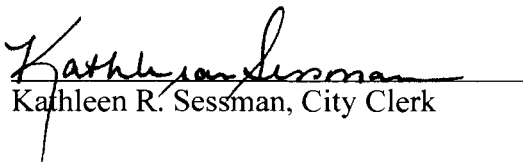
NOW, THEREFORE, be it resolved that the City Council adopts the Single-Family Residential Design Guidelines attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 16th day of October, 2006.



Gregory C. Brown, Mayor

ATTEST:



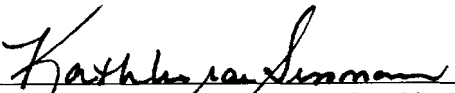
Kathleen R. Sessman, City Clerk

State of California)
County of Los Angeles) ss.
City of La Cañada Flintridge)

I, Kathleen R. Sessman, City Clerk of the City of La Cañada Flintridge, California, do hereby certify that the foregoing Resolution No. 06-36 was duly adopted by the City Council of the City of La Cañada Flintridge at a Regular Meeting held on the 16th day of October, 2006, by the following vote:

AYES: COUNCILMEMBERS: Del Guercio, Olhasso, Portantino, Spence and Brown
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None

Dated: October 17, 2006


Kathleen R. Sessman, City Clerk