# CITY OF COALINGA

# CITY-WIDE DESIGN GUIDELINES

ADOPTED MAY 7, 2015

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# INTRODUCTION

## A. PURPOSE

The Coalinga City-Wide Design Guidelines, as envisioned in the City's 2025 General Plan, support a visually harmonious, cohesive and sustainable community. The guidelines are discretionary tools to be used with the development standards in the City's Zoning Ordinance to guide a range of development types.

Project consistency with the City-Wide Design Guidelines is highly encouraged in the development of projects within Coalinga. Applicants, architects, builders, and designers should review the City-Wide Design Guidelines in the early phase of the design process.

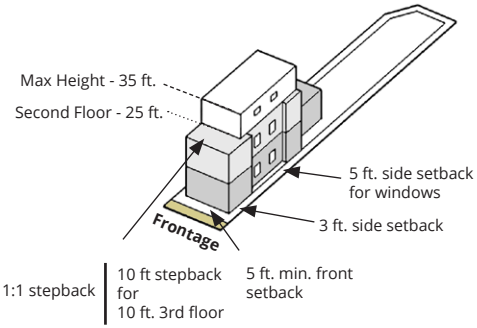
The guidelines are administered as quality control measures once all development standards are met. The discretionary review under the design guidelines is conducted by members of City staff and, at times, the Planning Commission.

The guidelines also provide guidance for reducing a project's impact on the community. Sustainable guidelines that have been determined to be low-impact, energy and water efficient, and favorable to walkability are indicated with an oak leaf symbol:

These sustainable guidelines are highly-encouraged to be incorporated into the design of the project.

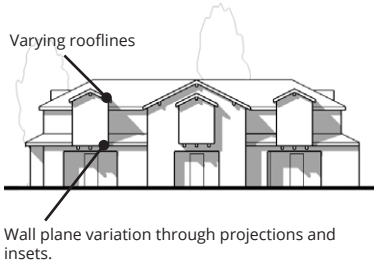
### Development Standards -

- *Quantitative (numbers-based)*
- *Prescribe building height, lot coverage, and setbacks to establish the building envelope*
- *Found in the Zoning Ordinance*
- *Non-discretionary*




### Design Guidelines -

- *Qualitative (descriptive)*
- *Offer design suggestions for ensuring that projects fit within the community*
- *Discretionary*



## B. OBJECTIVE

The objective of the City-Wide Design Guidelines is to preserve the small-town character of Coalinga in future single-family residential, multi-family residential, commercial, and mixed-use development.

The Coalinga City-Wide Design Guidelines implement goals and policies of the 2025 General Plan. Specifically, the guidelines address the Implementation Measures within the Land Use Element of the 2025 General Plan.

- **LU1-1.3** – *New infill development shall demonstrate consistency with the density, scale, appearance, and rural community character of Coalinga's existing neighborhoods during project review.*
- **LU1-1.5** - *Establish city-wide architectural design guidelines that preserve the small-town, rural character of Coalinga. These guidelines should promote urban design features that provide artful integration of building sites with the environment emphasizing earth-tone colors, desert architecture, historic building façades, exterior building materials, monumental signs, large building setbacks, appropriate landscaping, berms, and other features that hide or reduce the visibility of negative urban features such as parking lots.*

## C. ORGANIZATION

The City-Wide Design Guidelines are organized  by development type. The chapters are as follows:

1. **Single-Family Residential** – This chapter applies to low-density residential land uses and proposed single-family residences and additions. Guidelines in this section are designed to address issues related to neighborhood context and building design as well as landscaping.

2. **Multi-Family Residential** – Multi-family residential guidelines encompass all multi-family projects, generally applying to proposed developments with three or more dwelling units or within medium- to high-density residential zoning districts. Guidelines in this chapter address site planning, building design, transitional guidelines, utilities, and landscaping.

3. **Commercial** – The commercial design guidelines are applicable to commercial-zoned parcels within the City. This includes the Mixed-Use (MX) zoning district, which is represented with guidelines under a subsection within the chapter. Guidelines in this chapter apply to a variety of commercial projects, including but not limited to retail, professional, restaurant, and entertainment uses.

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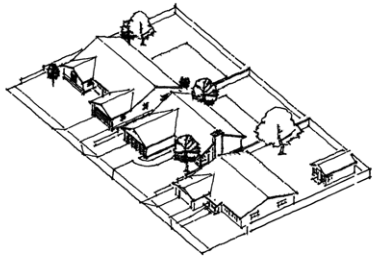
# CHAPTER 2



# SINGLE-FAMILY RESIDENTIAL DESIGN GUIDLINES

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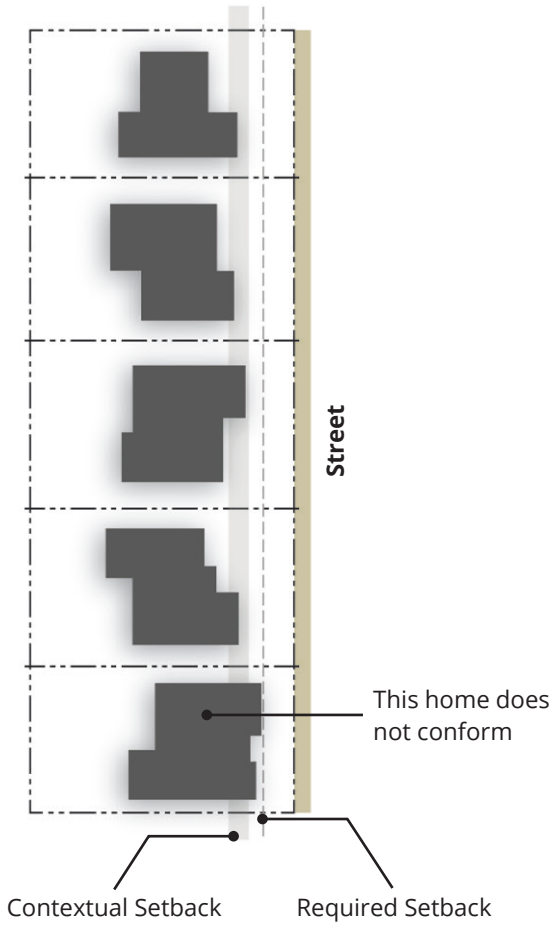
## SINGLE-FAMILY RESIDENTIAL

The design guidelines in this chapter aim to assist homeowners, designers, and builders achieve better design in the development of single-family homes. The design guidelines include best practices that have worked successfully in other communities to maintain strong property values, increase neighborhood desirability and character, improve privacy and aesthetics, and promote sustainable design and development. The guidelines will serve as a resource for project applicants through the remodel, rebuild, or renovation of homes.

The Single-Family Residential Design Guidelines encompass concepts ranging from overall context to specific building details. The guidelines are organized by "Neighborhood Context/Fit," "Building Design," and "Landscaping and Fencing," which work to address the desired quality of design expected throughout the City.

### A. NEIGHBORHOOD CONTEXT/FIT

The overall aesthetic of a neighborhood has an impact on its character, livability, and walkability. Ensuring that a home's design is compatible with the architectural character and scale of neighboring homes is essential in maintaining neighborhood cohesion and compatibility. Projects that involve extensive modification to the size, placement and scale of a building should assess building forms within the neighborhood and present design proposals that complement the predominant existing design elements and building pattern(s).




Guideline 2.1 - New homes and additions should adhere to the contextual setback pattern as dictated by other houses in the immediate neighborhood.

## Siting and Orientation

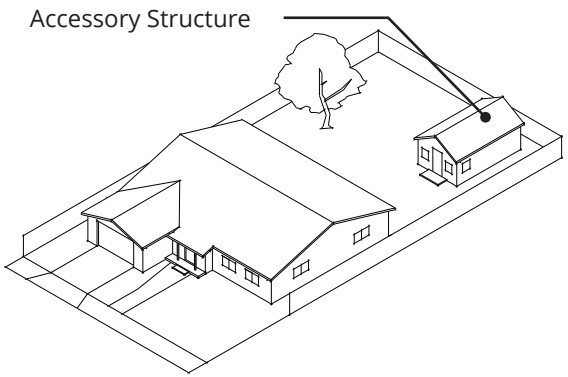
A building's placement and frontage effects its relationship to the immediate streetscape and the surrounding development pattern. New homes and larger additions or remodel projects should strongly consider the structure's placement within the site and potential impacts to overall aesthetics.

1. **Locate new homes and additions to consider existing neighborhood patterns; such as setbacks, front yard area, and garage location and type.**
2. **Identify contextual existing side and front yard setback patterns and design new homes and additions to fit within these existing patterns.**
3. **Building placement should conform to the predominant pattern of building orientation found in the existing neighborhood.**
4. **Orient the primary façade and building entrance towards the street to create a strong street presence.**

## Accessory Structures

Ancillary structures, such as accessory dwelling units or sheds, should be integrated into the site carefully and with special consideration towards the placement and architectural character of the building.

5. **Accessory structures shall be subordinate in size relative to the site's principal structure.**
6. **Incorporate materials and styles of the main structure when constructing the ancillary structure.**
7. **Select windows and doors that are of the same style and scale as those found on the main structure.**

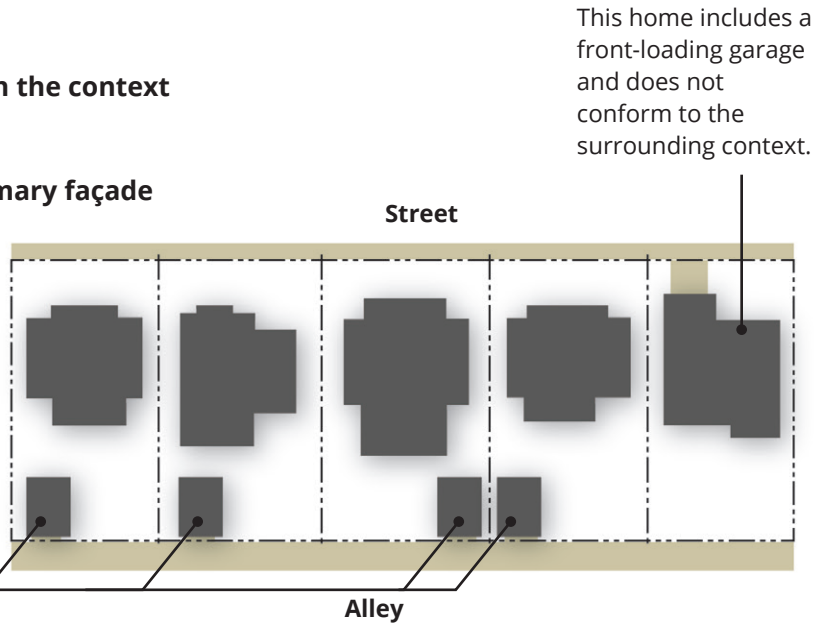



Guideline 2.5 - Accessory structures should be smaller than the property's main structure.

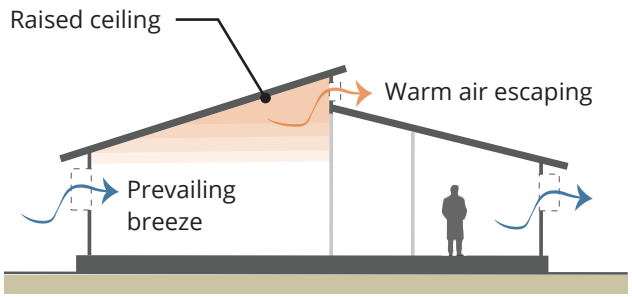
## Garages

The design and placement of garage doors can have an adverse impact on a home's and neighborhood's appearance. Neighborhoods become more walkable when the view of garage doors are minimized.

8. **Design garages to match those found in the existing neighborhood, especially in the context of neighborhoods with a predominant pattern of detached garages.**
9. **Avoid garage placement and orientation that causes it to act as the home's primary façade facing the street.**
10. **Locate detached garages to the side or behind the primary residence.**




Guideline 2.7 - New homes in neighborhoods with detached and alley-loaded garages should follow the existing pattern.




Guideline 2.11 - Openable windows should be installed to allow for ventilation and passive cooling while a raised ceiling height acts as a “chimney” for heated air to escape.

## B. BUILDING DESIGN

Building design determines building form and massing, functionality and sustainability. Quality design elements enhance a home’s and neighborhood’s aesthetic value while providing opportunities for implementing sustainable building practices. The guidelines for building design range from methods that mitigate excess building mass to materials treatment. These guidelines apply to projects of any scale in which exterior area or the building envelope are modified.

### Massing and Scale

Mass and scale are defined as volumes of building mass and its relation to people and other elements. Excessive mass can appear bulky when structures are inappropriately scaled. This can overwhelm more desirable elements of the home’s architecture and impose negatively upon the streetscape and neighborhood. Measures to reduce scale and massing can be used to optimize designs, making homes more liveable while preserving or improving neighborhood aesthetics.

11. **Incorporate building forms, features, and designs that allow to light and ventilation access when designing new homes and additions.**
12. **Design the home or addition to be massed and scaled appropriately with existing one- and two-story homes in the neighborhood.**

**Do This**

**Not This**


Guideline 2.12 - Two-story homes and additions should exercise consideration to design when located in neighborhoods with single-story homes.

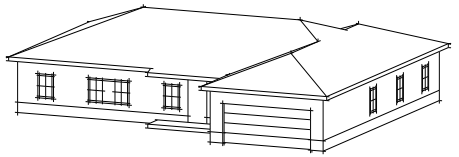
13. **Scale architectural elements such as projections, dormers, columns, and entry features to be in proportion with the rest of the home.**

14. **Reduce the mass of second-story additions. This practice is strongly recommended in additions located above front-facing garages as excess mass in this form can be detrimental to home and neighborhood aesthetics.**

15. **Utilize front and side wall offsets to reduce massing impacts of two-story homes.**

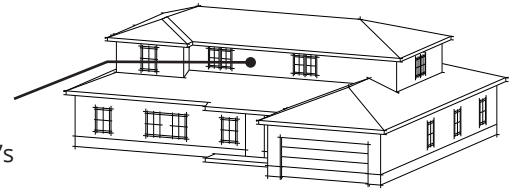
16. **Minimize the amount of wall area along south- and west-facing areas of wall that are exposed to direct sunlight. This practice can effectively decrease heat absorption and act as a measure for passive cooling of the home.**

**Existing Home**



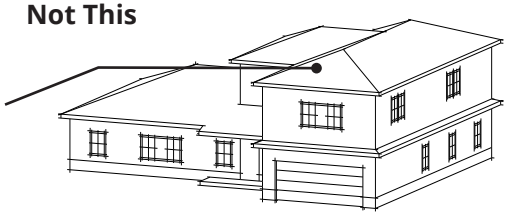
**Do This**

Addition is concentrated over the home's living areas.



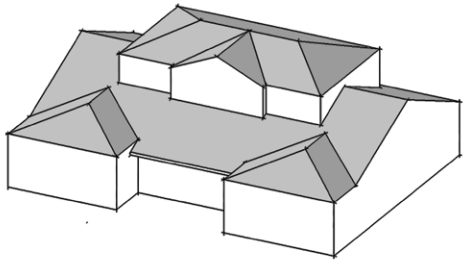
**Not This**

Excessive mass over garage.



Guideline 2.14 - Second-story mass should not be concentrated above the garage.

**Do This**



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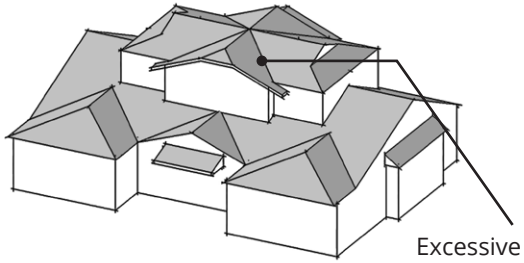
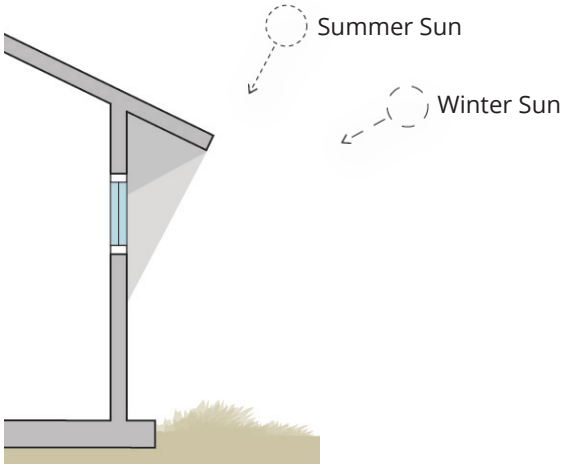


Excessive mix of hips and gables.

Guideline 2.17 - Excessive plane changes and forms on the roof should be avoided.




Guideline 2.25 - Deep eaves should be design to provide shade during summer months.

## Roof Forms

Maintaining compatible designs through roof forms provides additional aesthetic benefits to building design. Roofs can be effectively utilized to maximize a home's passive cooling through design and construction methods while also providing an exposed surface for collecting solar energy.

17. **Design roof forms that minimize excessive ridgelines, gables, hips, and differing roof heights.**

18. **Match roof styles and pitches found in the immediate neighborhood context.**

19. **Scale roof-located architectural elements such as dormers, skylights, chimneys, and cupolas to be compatible with the roof's style, pitch, and material composition.**

20. **Avoid constructing flat-roofed homes or additions that are built to the maximum building height, as determined by the Zoning Ordinance.**

21. **Ensure new additions that result in the expansion of the existing roof form are finished to match the material, color, and design.**

22. **Plan roof design and construction accordingly to optimize future installation of solar panels. Measures include:**
    - **Consideration towards roof pitch,**
    - **Orientation of exposed roof surfaces,**
    - **Location and access of wiring and mechanical equipment accompanying panels.**

23. **Design roofing forms that allow solar access to adjacent properties that may utilize solar panels.**

24. **Use heat-reflecting versus heat-absorbing material as roof surfacing. Material and color choice should also be balanced with overall home aesthetics.**

25. **Utilize deep overhanging eaves to limit direct summer sun exposure on windows and wall faces. This practice can serve as a passive cooling measure.**

## Articulation

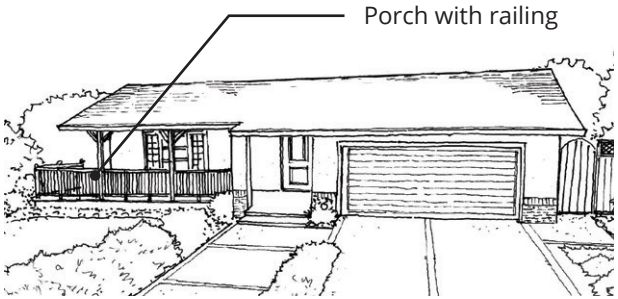
Providing articulation (varying wall planes) along a home's primary frontage serves many purposes. Well-designed façade generate visual interest, enhance a home's identity, and creates opportunities for incorporating unique architectural spaces and features. Special attention should be focused on sides of the home exposed to public views, as this contributes to its appearance and setting within the neighborhood.

26. **Incorporate features such as balconies, porches, shutters, cornices, railings and patios to provide visual interest along façades of the home visible from a public right-of-way.**

27. **Articulate design elements to be compatible with the overall home design. Be attentive to the scale, size, and level of detail of features to achieve a harmonious appearance.**

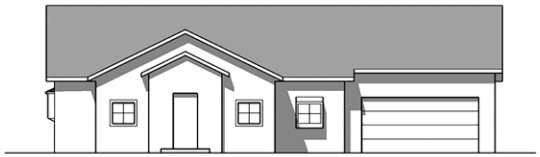
28. **Provide an inset, offset, projection, or another articulating feature on expanses of blank wall that exceed a length of 25 feet.**

29. **Apply the highest level of detail and articulation to façades of the home most visible from the immediate streetscape. Similar treatments should be applied to all side of the home, however, to a lesser degree than the primary façades.**




Guideline 2.26 - Railings, and patios or porches help to articulate a home and should be provided.

**Do This**



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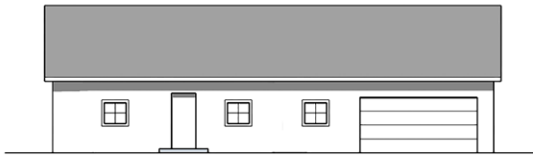
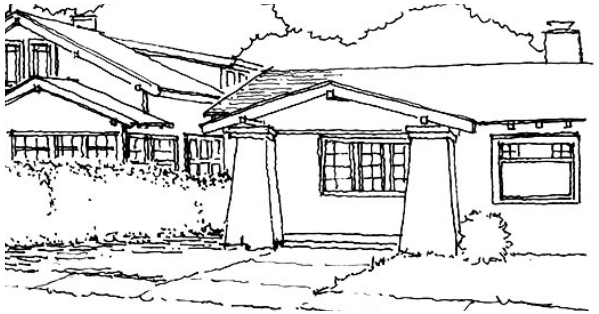


Guideline 2.28 - Articulation of the facade should be provided to create visual interest.



Guideline 2.30 - A prominent entry should be incorporated into the design of the home or addition.

## Entries, Doors, and Windows

In addition to well-designed articulation along a home's frontage, prominent entries and doorways add a sense of welcoming and establish a clear point of entry. Assessing the home's orientation and exposure to sunlight should also influence the placement and type of windows and doors, as passive heating and cooling benefits can be achieved.

30. **Design a prominent entry feature, clearly identifying the home's primary entrance and serving as an element to complement the home's appearance from public view.**
31. **Consider placing windows along expanses of blank walls to improve aesthetic appeal.**
32. **Use compatible window trim, shutters, flower boxes, or other features to further enhance the home's aesthetics.**
33. **On two-story homes or additions, create vertical symmetry with the building's fenestration by seeking vertical alignment of doors and windows.**
34. **Select windows and doors of compatible styles along all faces of the structure.**

Projecting Bay Window

Awning

Flower Box

Guideline 2.32 - Window trim, awnings, flower boxes, and other accentuating features should be used.

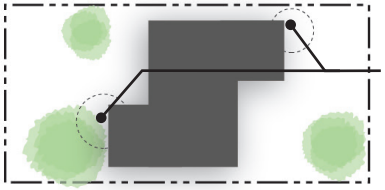
35. **Limit extensive window placement or glazing along southern and western lengths of the home to minimize direct sun exposure. This practice can prevent passive overheating of interior areas.**
36. **Install EPA "Energy Star" labeled windows with low-e coatings.**
37. **Install window types that can be fully opened and sealed to allow for cross breezes to facilitate passive cooling of the home. This practice should be especially practiced along faces of the home that are most exposed to predominant wind directions (see Guideline 11 in this chapter).**

**Low emissivity (low-e)** refers to a surface condition that emits low levels of heat. Low-e window glass is manufactured with metal-oxide coatings which enable it to reflect more heat energy than it absorbs. Installing low-e windows can aid in cooling a home, reducing the need for intense air conditioning.

**Existing Site**

**Do This**


**Not This**




Guideline 2.38 - New homes or additions should preserve existing mature trees to the extent possible.

Guideline 2.40 - Landscape should be used to emphasize a home's main entrance.

## C. LANDSCAPING AND FENCING

Landscaping, hardscaping and fencing can add visual interest and aesthetic value to a home. Landscaping and fencing should be considered in early stages of project design to ensure that the design is well-integrate with the overall site and building design. Principles of water quality and conservation, passive heating and cooling, heat island effect mitigation should be carefully considered when selecting materials and species for hardscape and landscape.

### Landscaping

Landscaping can be used as a means of softening transitions between structure and grade. Trees provide important shading to reduce heat build-up. It is important that plant and tree species are selected carefully, with consideration towards their water consumption, native habitat, aesthetic value, and size.

38. **Preserve existing natural features to the extent possible. This practice should include the following:**
    - **Existing trees of significant canopy coverage to allow passive cooling, and;**
    - **Natural and existing topography, particularly adjacent to the identified Flood Hazard Overlay Zone.**
39. **Select landscaping elements that are compatible with those found in the yards of neighboring properties.**
40. **Emphasize the home's primary entrance with landscaping that frames the walkway or gate.**
41. **Plant and maintain trees and landscaping in the front yard to provide visual interest along the immediate streetscape.**

42. **Utilize foundation plants at the transition between the ground and the home. This softens the transition between the house and the yard.**

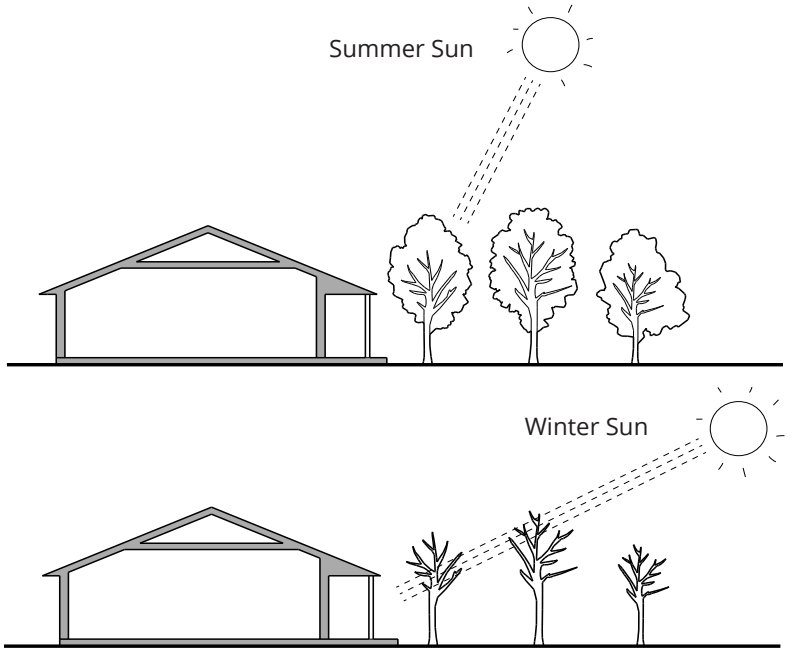
43. **Select plant species that are drought-tolerant, native, or both. Such species can drastically reduce water use and are hardened to survive in dry environments.**

44. **Plant deciduous trees along south-facing windows. Deciduous trees provide shade during summer months, contributing to passive cooling. The trees shed leaves during winter months which allow for increased solar heating.**

45. **Minimize lawn or turf area in the front yard. Replace areas of lawn with drought-tolerant plants and decorative gravel or other permeable groundcover. Provide a combination of lawn and native plantings.**

Guideline 2.45 - Lawn areas should be minimized and substituted with drought-tolerant vegetation or permeable groundcover.

Guideline 2.43 - Drought-tolerant or native plants are hardened to survive in Coalinga's environment and should be utilized for landscaping purposes.




Guideline 2.44 - Deciduous trees provide shade in the summer while allowing natural lighting in the winter.

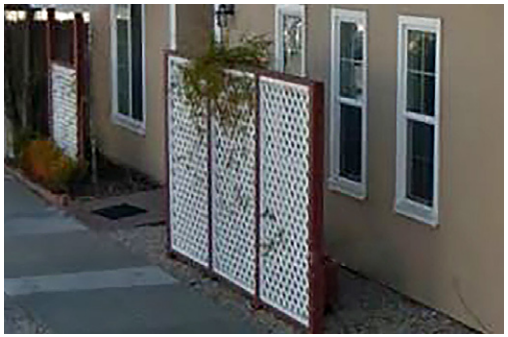
Guideline 2.46 - Barrels and cisterns that collect rainwater from roof runoff should be utilized for future non-potable water use.

46. **Consider irrigating on-site landscaping with harvested rainwater. Water can be directed into collection systems, such as cisterns, barrels, or tanks. This is highly encouraged as it can store water during periods of diminished rainfall.**
47. **Incorporate landscaping at areas of roof runoff to capture excess stormwater. This can retain water on-site and filter runoff to improve overall water quality and infiltration.**
48. **Install low-flow or automatic irrigation systems to conserve water use.**
49. **Affix landscaping to trellises, arbors, fences, and other structures. Utilize this along property lines that are subject to privacy concerns.**

**Guidelines for Roof Runoff Retention**

| Roof or Impervious Area (sf. ft.) | Number of 55 Gallon Barrels* |
|---|---|
| 0 to 750 | 1-2 |
| 750-1,250 | 2-3 |
| 1,250-1,750 | 3-4 |
| 1,750-2,250 | 4-5 |

*Or equivalent retention with larger containers.



Guideline 2.49 - Trellis and lattice structure should incorporate landscaping to provide a desirable visual effect and screen windows and private areas.

## Hardscaping

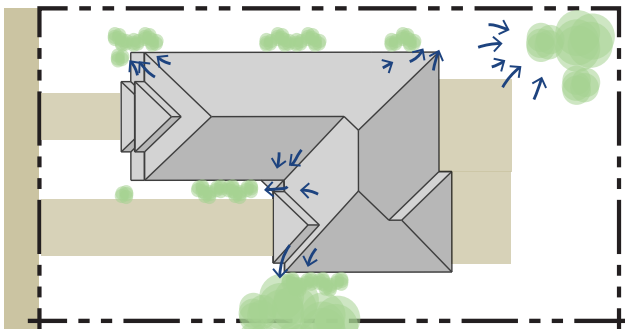
Consideration towards the design, placement, and construction of hardscaped areas can contribute to enhanced appearance, and functionality. Integrating permeable hardscaping, which includes walkpaths, driveways, and patios, with the home's architecture and landscaping is encouraged.

**50. Minimize hardscaped areas that utilize non-permeable surfacing to the extent possible. Excess concrete and asphalt increases stormwater runoff and can absorb solar energy, leading to a heat island effect.**

**51. Construct walkpaths and other hardscaped areas with permeable materials. Materials such as decomposed granite, brick, pavers, and stone are highly encouraged, as they improve water quality and are attractive.**

**52. Design hardscaping to direct stormwater runoff towards landscaped areas within the bounds of the property.**

Guideline 2.51 - Walkpaths and other surfaces should be constructed with decomposed granite or another permeable material.



Guideline 2.52 - Non-permeable surfaces and roofs should be designed to guide runoff towards on-site landscaped areas.

**Hardscaping** refers to the design and placement of outdoor elements such as walkways, driveways, patios, and other paved areas. **Permeable hardscaping** is paved surface constructed of materials that allow stormwater to percolate. This surfacing reduces runoff and and contamination.

Guideline 2.54 - A small landscaped buffer should be maintained between the fence and the sidewalk.

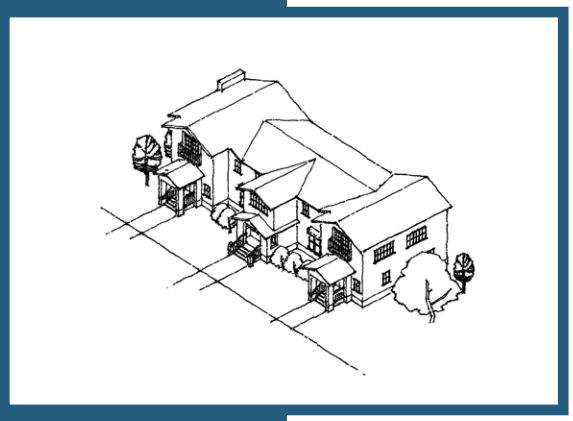
Guideline 2.55 - Lattice fencing adds additional screening and visual interest and should be included in fence design.

## Fencing

Fencing can provide privacy, visual interest, and identity to a residential property. The overall design of the fence, including its materials, scale, and style, should be compatible with those of the neighborhood and work off of the architecture of the home.

53. **Design and construct front-yard fences that use an "open-faced" design to avoid a walled-off appearance.**
54. **Maintain a minimum two-foot, landscaped buffer between the sidewalk or public right-of-way and the fence in order to soften the transition between the sidewalk and the fence and to create visual interest.**
55. **Use lattice or other decorative patterns/materials along front and side-yard fences.**
56. **Select trellises, arbors and other landscape features that are in scale with the home.**
57. **Avoid using chain-link fencing in areas of the property visible from public view.**

# CHAPTER 3



# MULTI-FAMILY RESIDENTIAL DESIGN GUIDLINES

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# MULTI-FAMILY RESIDENTIAL

Multi-family housing includes projects that range from small two to three unit complexes to larger townhome and apartment developments. Though their size and scale can vary, all multi-family developments require housing, parking, amenities, services, and access to adequately provide for their tenants, factors which can add a level of complexity to projects. These guidelines encompass these necessities and provide direction for creating attractive, compatible, and functional multi-family residential developments.

Planning the layout of a multi-family residential site helps organize uses, living areas, parking, and other amenities in an effective manner. The site design and planning of a multi-family residential development consists of the location and orientation of buildings, parking areas, and common areas and pedestrian connectivity, all of which should be designed cohesively within the development's overall design.

## A. SITE PLANNING AND DESIGN

Planning the layout of a multi-family residential site helps organize uses, living areas, parking, and other amenities in an effective manner. The site design and planning of a multi-family residential development consists of the location and orientation of buildings, parking areas, and common areas and pedestrian connectivity, all of which should be designed cohesively within the development's overall design.

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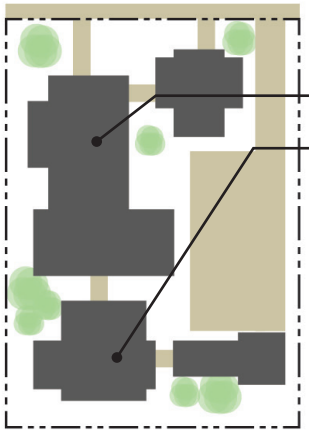


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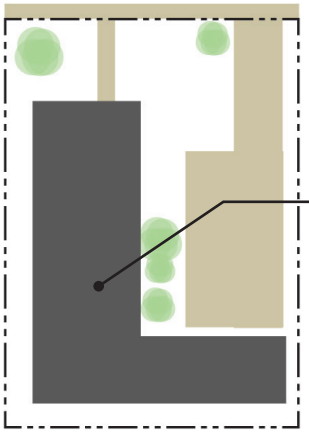


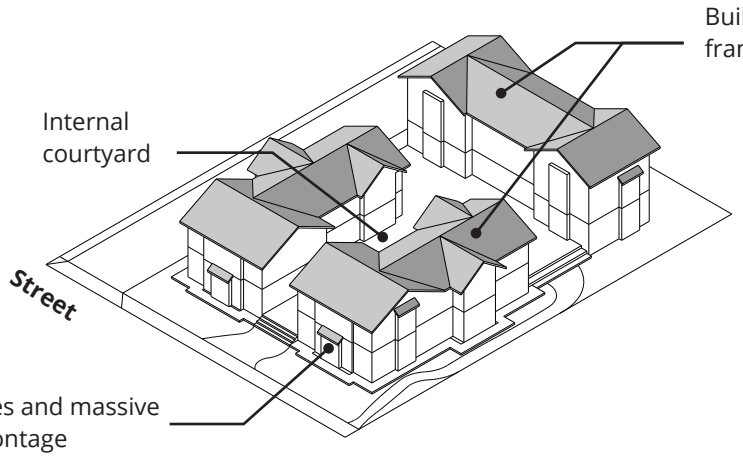

Guideline 3.1 - Structures should be clustered and broken up to prevent a single, monotonous building form.

## Siting and Orientation

The careful siting of buildings and their orientation improves the visual quality of the streetscape. This enhances a development's appeal within its context and creates a walkable frontage. Additionally, buildings can be arranged to form common areas that, when well-designed, receive the benefits of passive cooling and ventilation.

1. **Group new structures in clusters, when feasible, in order to prevent the appearance of long, monotonous building forms and mass.**
2. **Orient buildings and their entrances toward the street or public right-of-way.**
3. **Utilize courtyards or other similar design methods to break up massing. This provides natural ventilation and passive cooling of the building.**
4. **Preserve and incorporate large, mature trees into the site planning to provide shade and contribute to aesthetic value.**
5. **Design narrow floor plans, when feasible, to maximize daylighting, natural ventilation, and exterior views.**

Guideline 3.2 - Projects should front a street or other public right-of-way.

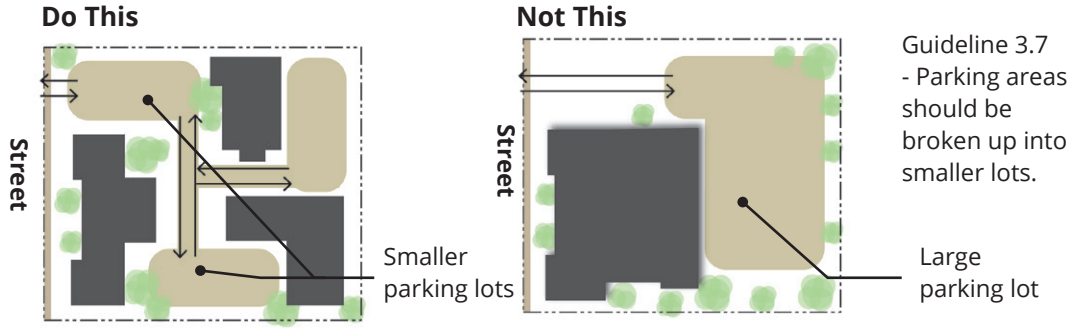



Guideline 3.3 - Courtyards should be incorporated into the design of multi-family residential developments.

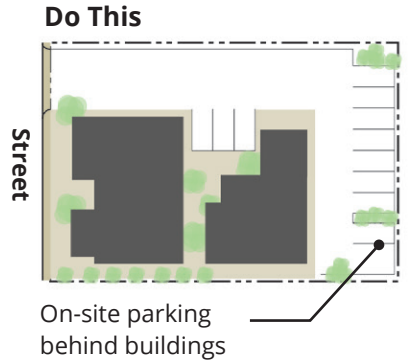
## Parking Areas

Multi-family residential developments often require large areas of parking. The functionality and visual quality of large parking lots is important and should be followed through proper site planning. When effectively designed, parking areas can be accessible and adequately serve residents and guests while maintaining a desirable visual character.

6. **Locate on-site parking at the side and/or rear of the site when feasible. Parking should not be exclusively located at the site's frontage or between the building and the public sidewalk.**
7. **Break up large parking areas into smaller lots, separated by buildings or common areas. This practice should be utilized on large-lot projects.**
8. **Provide a landscape buffer between parking areas and public rights-of-way. This buffer should also be landscaped or hardscaped with materials permissible to stormwater retention or as a bioswale.**
9. **Design carports and garages as an integrated component of the overall site, ensuring materials, design style, and scale are consistent with those of the principal structure.**
10. **Design parking areas so that the car and pedestrian circulation is separated while minimizing the need for pedestrians to cross parking aisles.**
11. **Minimize the number of access driveways along public streets in order to reduce curb cuts and improve walkability on the adjacent streets.**




Guideline 3.7 - Parking areas should be broken up into smaller lots.




Guideline 3.6 - On-site parking should be located in the rear portion of the site.

Guideline 3.9 - Carports should be compatible and and match the style of the reisdential building on the site.


## Project Entry and Pedestrian Access

Developing recognizable access points that connect to on-site walkways is essential to creating connections to the immediate streetscape. Well-designed and constructed walkways direct foot traffic efficiently.

12. **Provide pedestrian access points that are easily identifiable from the street, sidewalk, and key areas. On-site pedestrian paths should connect to off-site walkways and public sidewalks.**
13. **Consider paths made from permeable materials, such as pavers or decomposed granite.**
14. **Provide pedestrian connections to nearby neighborhoods and adjacent commercial areas to create direct links and make it easier to walk in the community.**
15. **Design landscape aisles that connect parking and building entries.**

## B. BUILDING DESIGN

Multi-family residential buildings can vary dramatically in shape and size, ranging from apartment buildings to row-style townhomes. The guidelines in this section are geared toward quality design, addressing design principles such as massing, scale, style, and visual interest. Good building design can set a higher standard within a community and increase a development's visibility and liveabilty, making it a positive addition to the community.

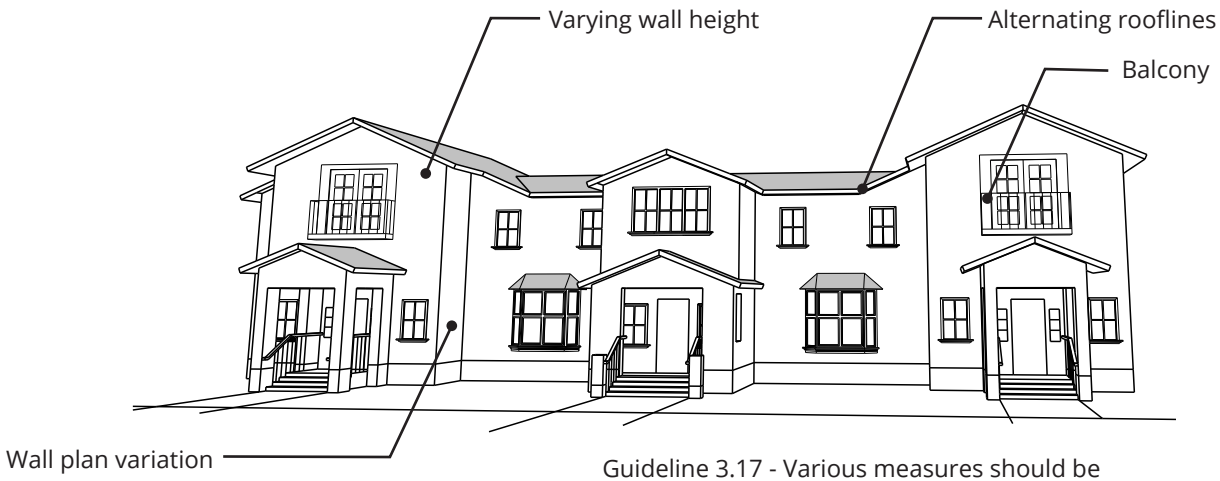
Building design also provides areas for incorporating sustainable construction and building practices which attribute to energy savings.

### Massing and Scale

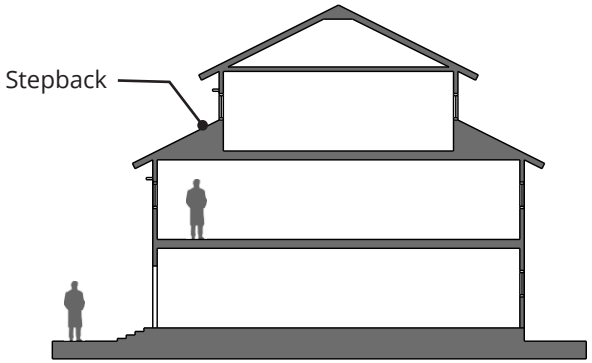
Buildings with excessive mass and scale can be visually overwhelming. Mass and scale can be reduced through creative architectural design while also creating more functional and attractive buildings.

16. **Break up larger developments into smaller building footprints with varying massing and height rather than one monolithic building.**

17. **Reduce the building's massing through a combination of the following techniques:**
    - **Variation in the wall plane;**
    - **Variation in the wall height;**
    - **Roofs located at different levels; and/or**
    - **Balconies, decks, and bays.**



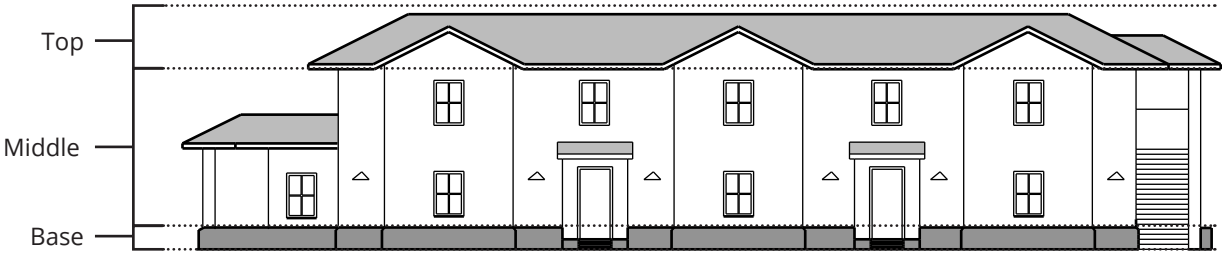

Guideline 3.17 - Various measures should be provided to reduce building mass.




Guideline 3.19 - Upper stories should be stepped back.

18. **Design a combination of one-, one and a half, and two-story units to create visual interest and variety within a multi-family site.**
19. **Step-back the upper stories to reduce the scale and mass of buildings relative to the immediate streetscape, neighboring properties, and interior courtyards and spaces.**
20. **Utilize vertical elements such as towers, chimneys, or cupolas, to provide visual interest.**
21. **Incorporate architectural elements along the ground floor to generate interest and enhance the pedestrian experience. Architectural elements can include awnings, trellises, and canopies.**
22. **Design a base, middle, and top for buildings so that the visual mass of the structure is reduced and well-balanced.**

Guideline 3.20 - Vertical elements should be used to break up mass.




Guideline 3.22 - Buildings should be designed to have a base, middle, and top.

## Building Articulation

Building articulation is a method to provide visual relief to otherwise monotonous building elevations. This generates interest and is conducive to both improving overall aesthetics and the building's relationship to adjacent streets. Articulating elements can optimize functionality, creating openings in the façade for ventilation, light access, and private open space.

23. **Avoid constructing long, unbroken façades and row-like building forms. Employ balconies, porches, arcades, cross gables, or dormers to add visual interest to wall lengths.**

24. **Articulate building forms to distinguish individual dwelling units, to the extent possible. Methods to achieve this include modulating roof forms and creating distinct entries with projecting elements.**

25. **Add elements that create visual interest and character. Architectural elements can include:**
    - **Recessed or projecting balconies;**
    - **Trellises,**
    - **Recessed windows,**
    - **Insets,**
    - **Verandas,**
    - **Covered porches, and/or,**
    - **Alternating materials and textures.**

26. **Ensure that all sides of the building are well articulated. The highest level of articulation should be focused on the front façade.**

27. **Incorporate stairs and stairways as an integral part of the overall architecture of the building. Stairways should complement the mass and form of the building and offer a substantial appearance and design.**

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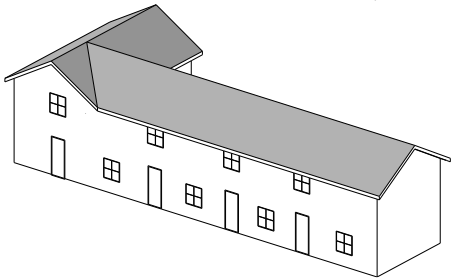
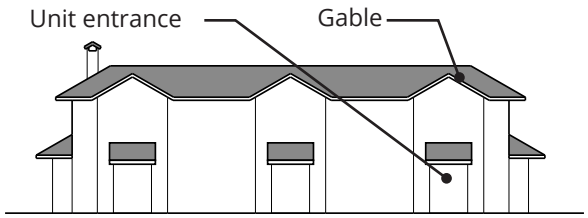
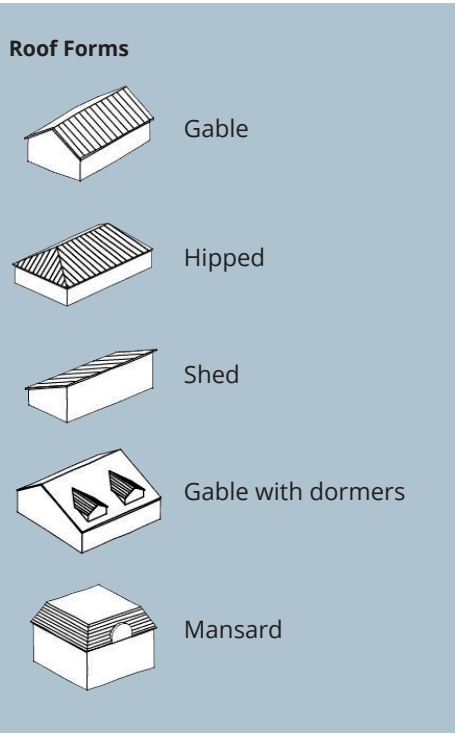


Guideline 3.23 - Facades should be broken up using a mix of articulating features.




Guideline 3.30 - Roof forms should be used to accentuate individual dwelling units within a building.




## Roof Forms

Roofs provide design opportunities for enhancing a structure's appearance and ensuring its suitability to the local climate. Alternative designs can incorporate green roofs while more traditional approaches will utilize modern materials and methods to reduce heat-island effects and heat absorption. Roof design can also be modulated to accentuate architectural features and articulation to enhance visual interest.

28. **Provide variety in roof forms by breaking up expanses of rooflines and varying their heights.**

29. **Use roof forms such as gable, hip, shed or mansard styles that are in scale with the building and compatible with the overall character of the neighborhood. Mansard-style roofs should incorporate a pitch that blends with neighboring roof forms while adequately screening rooftop equipment.**

30. **Use roof forms to accentuate individual dwelling units and/or their entrances.**

31. **Ensure roof styles and materials are consistent with the architectural style of the project.**

32. **Utilize deep roof overhangs to help create shadow and depth. Eaves should extend at least two feet from the wall plane in projects where this is compatible with the architectural style. This feature contributes to passive cooling by shading of heat-absorbing walls.**

33. **Utilize parapets on flat-roof buildings that are as tall as the rooftop equipment in order to provide visual screening.**

34. **Plan and incorporate necessary electrical and mechanical equipment while constructing roofs in order to accommodate for the future addition of solar panels.**

## Entries, Doorways, and Windows

Entries, doorways, and windows (also referred to as fenestration) are often-overlooked elements in the building design. These features can contribute to visual interest and presence of the structure. Additionally, placement of windows and other openings can be arranged to benefit from environmental conditions, allowing passive heating and cooling of buildings.

35. **Arrange window and doors to achieve vertical and horizontal alignment along all exposed sides of the structure.**

36. **Select window and door types that are of compatible size, scale, material, and style with the overall architecture.**

37. **Inset windows from building walls in order to create shadow detail along the façade. Windows should be further articulated with trim, sills, shutters, or awnings.**

38. **Place windows to maximize indirect daylighting, views, and ventilation. Ensure south-facing windows are shaded with an overhang or awning to assist in passive cooling during summer months. Such features should be selected and installed to provide an aesthetic enhancement to the building. Use awnings or roof forms at building entries to define access points and enhance pedestrian accessibility.**

39. **Construct stair enclosures of smooth stucco, plaster, or wood with accent features, when possible. Avoid using thin-looking, open metal prefabricated stairs.**

40. **Consider using EPA "Energy Star" windows with low-e coatings. Windows using this material can passively cool the building.**

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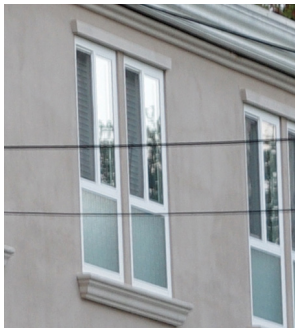

Trim

Awning

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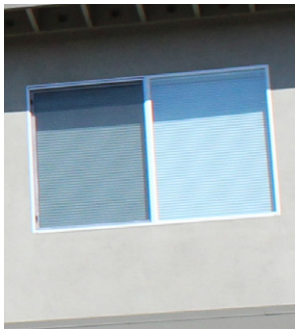

Guideline 3.37 - Windows should include trim, awning, shutters, or another accent feature.

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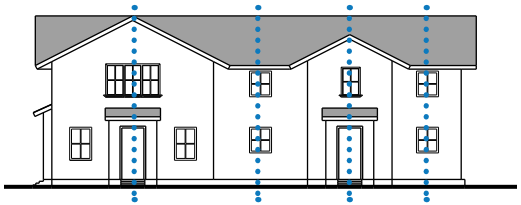

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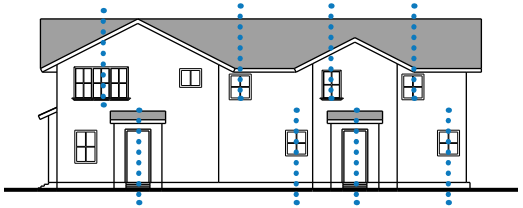

Guideline 3.34 - Window and door placement should achieve a vertical and horizontal symmetry.

**Low emissivity (low-e)** refers to a surface condition that emits low levels of heat. Low-e window glass is manufactured with metal-oxide coatings which enable it to relfect more heat energy than it absorbs. Installing low-e windows can aid in cooling a home, reducing the need for intense air conditioning.

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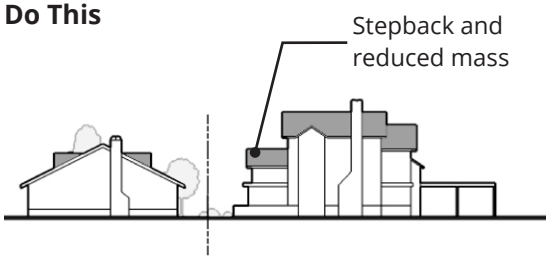


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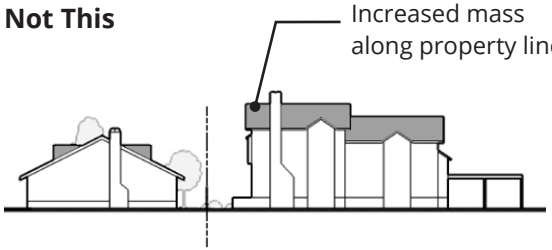



Guideline 3.42 - Projects adjacent to existing single-family residential areas should reduce scale and mass along those property lines.

## C. TRANSITIONAL GUIDELINES AND PRIVACY

Successful transitional and privacy considerations establish the development as a cohesive component in the context of surrounding sites. Privacy, massing, and other effects brought by multi-family residential developments should be assessed and responded to. This is especially important along property lines shared with less-intense land uses.

### Transitional Guidelines

Transitional guidelines are developed to ease mass and scale of building forms to taper into less-dense developments of surrounding sites. This will also help connect with existing features (e.g., walkpaths, greenways) and develop a well-integrated project.

41. **Consider the potential impacts of the project's massing, rhythm, materials, setbacks, and scale on the existing neighborhood.**

42. **Ensure that proposed projects that are adjacent to lower-scale residential development respect the scale of nearby properties. Areas of transition along these shared property lines should be responded to by reducing massing, stepping back upper floors, alternating roof lines and heights, and scaling architectural elements appropriately.**

43. **Transition use, scale, and height of new projects in areas adjacent to lower-scale residential neighborhoods. Soften transitional areas between adjacent land uses and the streetscape with landscaping, trellises, or balconies and patios.**

## Privacy

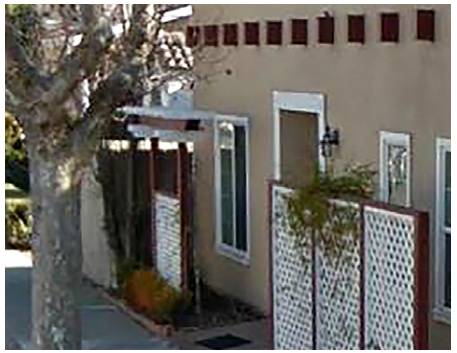
This set of guidelines is designed to respect the privacy of both on-site and off-site residents. Careful consideration towards these guidelines will lessen the impact of multi-family sites among areas of transition.

44. **Assess the location of windows on adjacent development and design spaces and window placement to avoid direct views into neighboring private spaces.**

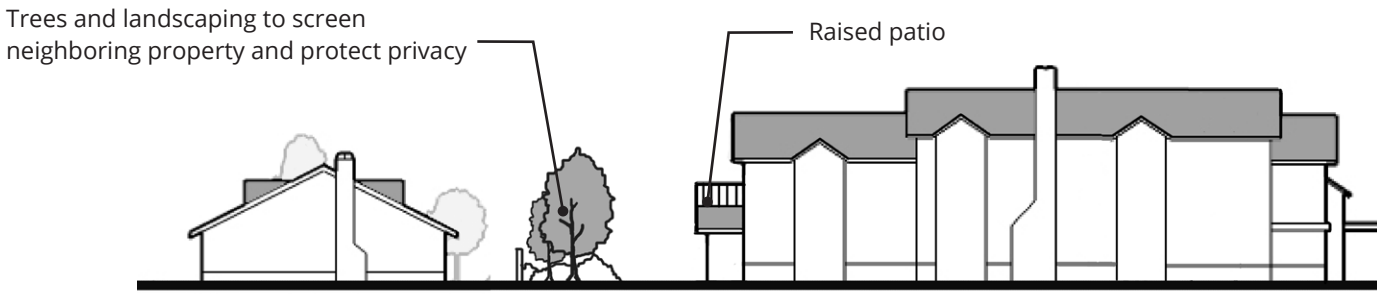
45. **Locate windows in a manner that avoids direct views into private outdoor areas of neighboring properties. Utilize screening measures such as landscaping to further limit direct views.**

46. **Design the height of the structure to avoid effecting privacy on adjacent properties. Raise window sills in rooms on upper floors to limit downward views into neighboring spaces (sills should be raised a minimum of 60" from the finished floor).**

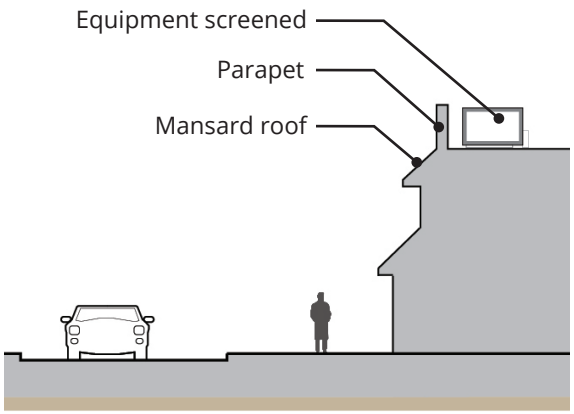
47. **Locate balconies and decks to minimize privacy concerns. Screen raised patios with landscaping or trellises.**



Guideline 3.45 - Screening measures should be utilized to limit direct views into windows.




Guideline 3.47 - Raised patios, balconies, and other outdoor areas should be screened with landscaping.




Guideline 3.48 - Raised parapets should be used on flat or mansard roof structures to screen equipment.

## D. LIGHTING AND UTILITIES

Lighting and utility components (e.g., HVAC, electrical) are essential to a building's function. While these features are a necessity, it is important that they are integrated into a site's design in a manner that does not detract from the appearance of the project. Improper selection and/or placement of certain fixtures or components can be an eyesore and also create a nuisance through glare and noise.

### Utilities Screening

Multi-family residential developments utilize an assortment of equipment to provide for the function of the site and structures. Equipment such as HVAC (heating, ventilation, and air-conditioning), electrical boxes, gear boxes (for automated gates), solar panels, and waste receptacles may all be found in a development. Special consideration and subsequent treatment should be considered. Placement and screening methods are highly recommended and are illustrated in this section's guidelines.

48. **Screen roof-mounted HVAC and mechanical equipment through the use of parapets, roof forms, or equipment screens. Additionally, integrate solar panels into the roof form to the extent feasible.**

49. **Locate transformers underground to address potential safety concerns and improve site aesthetics. When transformers cannot be located underground, ensure that they are fully screened with landscaping and low screen walls.**

**50. Locate mechanical equipment (e.g., gas and electric meters, cable boxes, junction boxes, irrigation controllers) within a utility room, is feasible. On sites where this cannot be achieved, cover and screen equipment and locate it on an unexposed side of the building or site.**

**51. Design trash enclosures that integrate with the site plan. Trash enclosures should fully screen contents yet be easily accessible by tenants and removal services. Consider the following measures when designing a trash enclosure area:**

- **Locate the enclosure away from adjacent residential uses;**
- **Separate enclosures from adjacent parking stalls;**
- **Design trash enclosures with similar finishes, materials, and details as the primary buildings;**
- **Provide a roof or trellis structure over trash enclosures, and;**
- **Avoid using chain link fencing.**

Guideline 3.51 - Trash containers should be enclosed and appropriately screened.

**Dark-Sky Compliant** is a designation used by the International Dark-Sky Association (IDA) in rating a light fixture's ability to limit light pollution. Dark-Sky Compliant lighting generally directs lighting downward through shielding and fixture design.

Guideline 3.53 - Entries should be adequately illuminated.

## Lighting

Lighting is a key component of a development and provides illumination, added visual effect, and security within multi-family residential projects. Poorly selected and placed fixtures can often lead to undesirable results, such as glare and light pollution.

52. **Select exterior lighting fixtures that are Dark Sky Compliant and are fully shielded. Exposed bulbs are highly discouraged**
53. **Design well-lit building entries and walkways. Illuminated paseos, entries, and walkways help identify walkable areas for pedestrians and provide security.**
54. **Install security light fixtures below the roof fascia of the building.**
55. **Incorporate the latest energy-efficient technology to reduce lighting and glare.**
56. **Utilize low-voltage lighting to illuminate paths and landscaping in order to conserve energy. Additionally, time- or photo-activated lights should be employed, when possible.**

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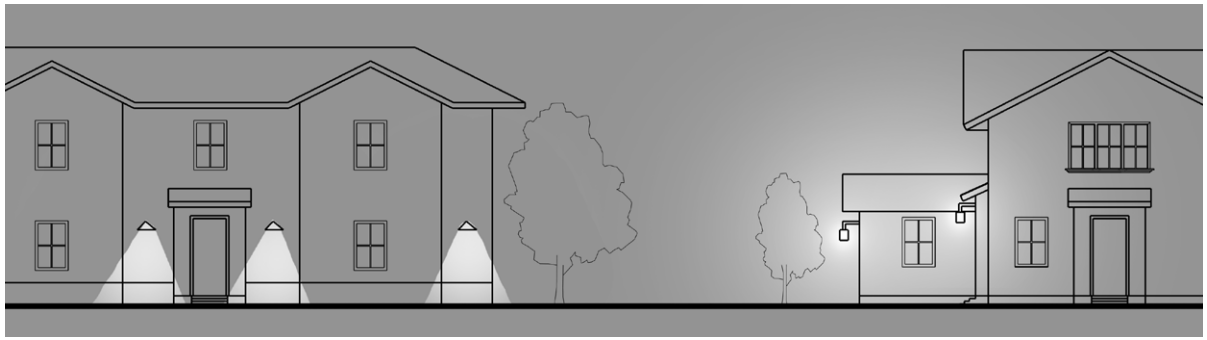


Guideline 3.52 - Dark-Sky Compliant fixtures should be used to reduce light pollution and unwanted glare.

## E. LANDSCAPING AND FENCING

Landscaping, fencing, and other open space treatments are an integral part of multi-family residential design. The design of landscapes, fencing, and hardscapes should define private and public space while simultaneously adding visual interest to the development, allowing for overall neighborhood cohesion. Measures should also be implemented that optimize the development for adaptation to the unique environmental patterns of Coalinga.

### Landscaping and Hardscaping

Well-designed landscape and hardscape areas can contribute to the aesthetics of a multi-family residential development, providing a more liveable environment and desirable addition to the community. The guidelines in the section guide landscape design in a sustainable and well-integrated manner.

**57. Incorporate landscaping along building frontages, parking areas, paseos, and courtyards to soften areas of transition and generate visual interest.**

**58. Consider affixing landscaping to fencing or other structure to provide shade, aesthetics, and screening.**

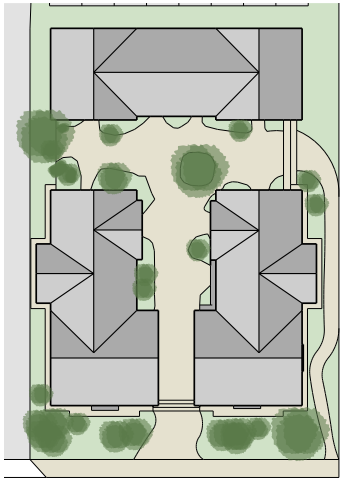
**59. Screen parking areas with a combination of landscaping, fencing, and other elements such as trellises or lattice.**

**60. Select plant species and landscape elements that match the principal architectural style of the development.**

**61. Accommodate existing mature trees to integrate into the site design, to the extent possible.**

**62. Group plants with similar watering requirements to allow for efficient irrigation.**

**63. Identify areas of roof and hardscape runoff and locate appropriate plant species in these areas. Larger development sites should integrate swales into their site design to improve water quality and reducing excess stormwater runoff.**



**Street**

Guideline 3.57 - Landscaping should be included along frontages, courtyards, and paseos.

Guideline 3.63 - Larger sites should incorporate swales in their landscaping.

Guideline 3.64 - Drought-tolerant plants should be selected for use in the project's landscaping.

Guideline 3.68 - Permeable paving materials should be used for hardscaped surfaces.

64. **Select drought-tolerant plant and tree species. Plant selection should consider the use of native vegetation which is suited to Coalinga's climate.**
65. **Shade building walls and windows that are subject to direct sun exposure. Utilize deciduous trees to enable summertime cooling and wintertime heating.**
66. **Incorporate vertical planting areas, such as flower boxes, trellises, and pergolas, on smaller developments.**
67. **Shade areas of extensive hardscaping with mature trees or combined landscaping structure with affixed vegetation. This can limit direct sun exposure, resulting in reduced heat absorption.**
68. **Utilize permeable materials for hardscaped areas. Materials such as decomposed granite, pavers, stone, and brick reduce runoff.**
69. **Utilize rainwater gathering techniques, such as cisterns, tanks, and barrels to collect rainwater for later use to irrigate landscaping.**
70. **Install low-flow and/or automatic irrigation systems to conserve overall water use on site.**

## Fencing

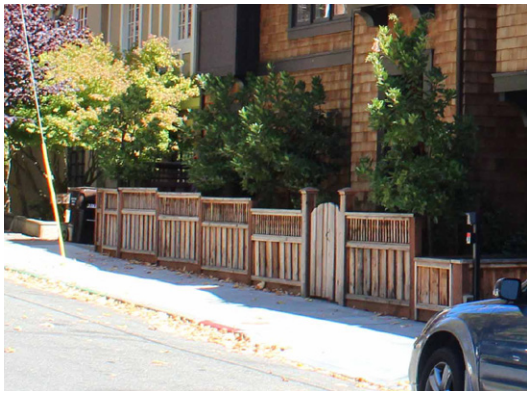
Fencing should be architecturally compatible while also delineating the private and public realms and providing a sense of security. Fencing that is visually obstructing can wall-off the streetscape and hinder the establishment of a pedestrian-oriented environment.

71. **Design walls and fences with materials that complement the project's architectural character. Styles that align with the "small-town" and "desert" character as directed by the 2025 General Plan are highly encouraged.**

72. **Fencing that runs for long lengths should have a plane change, planting, bench, or other element to break-up its appearance.**

73. **Avoid using chain link as a material for fencing. Materials such as wood, stucco, stone, ornamental metals, or wrought iron are encouraged.**

74. **Low fence heights and open designs that allow unobstructed views are encouraged. This can provide additional security and provide sight lines between the development and public realm areas.**



Guideline 3.71 - Low fences are highly encouraged.

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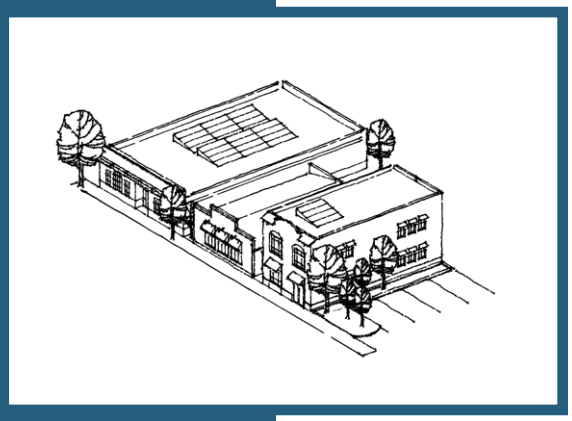
# CHAPTER 4



# COMMERCIAL DESIGN GUIDELINES

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# COMMERCIAL

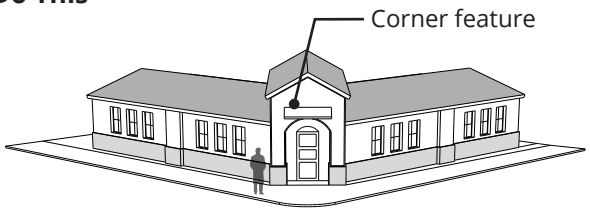
Commercial areas are vital to  Coalinga's economic health, serving as community gathering places and centers of distribution for goods and services. Since these areas attract customers and host various retail, service, and professional uses, they have the potential to greatly influence the overall character of the community and neighborhood areas. The commercial design guidelines in this chapter facilitate high-quality design to produce walkable, attractive, and sustainable commercial developments.

The guidelines in this chapter are organized by Site Planning and Design, Building Design, Transitional Guidelines, and Lighting and Utilities.

## A. SITE PLANNING AND DESIGN

An initial step to developing a commercial site that fits the community character and functionality requires a context analysis and well-planned approach. The guidelines within this Site Planning and Design section pertain to the overall placement and orientation of on-site features, including buildings, public spaces, and parking. Additionally, the guidelines aim to organize commercial sites in a cohesive manner to conform within the development pattern of surrounding properties.

**Do This**

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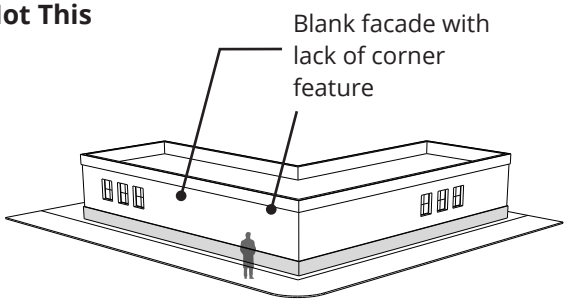



Guideline 4.4 - Corners along streets and walkways should incorporate a distinguishing architectural feature.

## Siting and Orientation

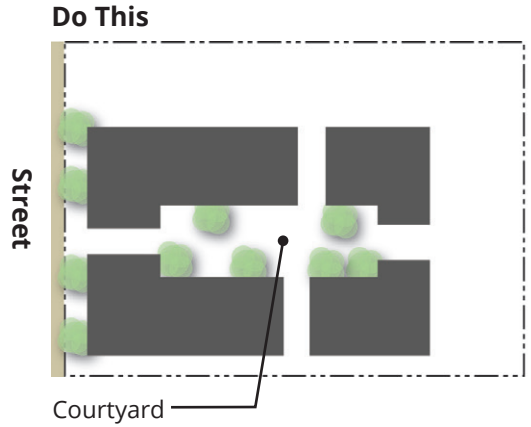
Siting and orientation refers to the interaction of buildings, parking, and common areas of a site, as well as their presence along public rights-of-way and internal circulation networks. A site that HAS well-designed siting fosters an appealing pedestrian environment, contributing to an enhanced streetscape.

1. **Cluster new structures to create plazas or pedestrian malls.**
2. **Orient and place buildings to be focused towards their primary street frontage.**
3. **Site plazas, landscaped areas, and building features to create interest and identity within a site. Siting should also optimize natural lighting and ventilation and views.**
4. **Accentuate corner features located at a prominent intersection or node. Corner features can include an open area, architectural feature, or public art.**
5. **Orient buildings to accommodate useable outdoor areas within the front setback, such as an outdoor seating area for a restaurant.**

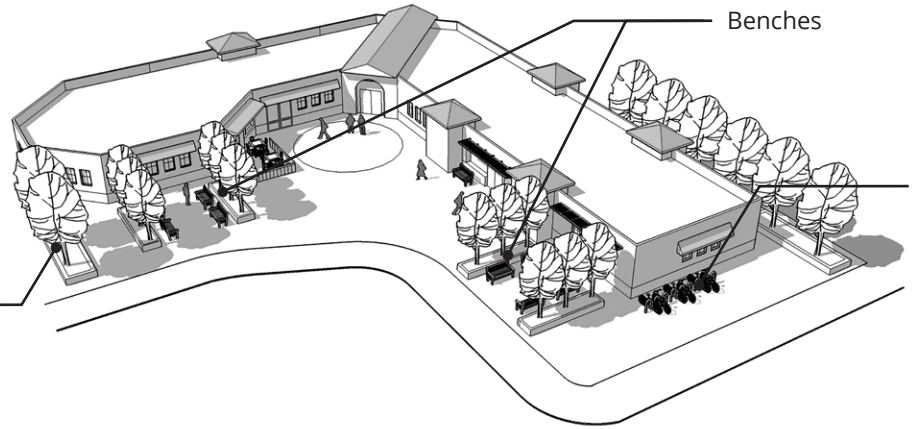
## Public Plazas and Spaces

Common areas within a commercial site can be designed to accomplish a range of functions, including breaking up excessive massing, creating activity areas, and allowing natural lighting and ventilation. Incorporation of courtyards, paseos, plazas, and other types of spaces is highly encouraged in the site design of commercial developments.

6. **Utilize atriums and outdoor courtyards in larger commercial projects to open up building forms and create internal outdoor areas. Consider including pedestrian-oriented squares, courtyards, arcades and verandas.**
7. **Provide site amenities, such as benches, drinking fountains, provisions for bicyclists, and public art installments. These features contribute to the site's character and can draw and retain on-site activity and support pedestrians and cyclists.**
8. **Plant leafy trees to provide shade in outdoor areas. Trees also shade hardscaped areas which can limit heat absorption and effectively cooler larger swathes of gathering space.**
9. **For restaurant and cafes, provide space for outdoor seating on the sides or the front of the building.**

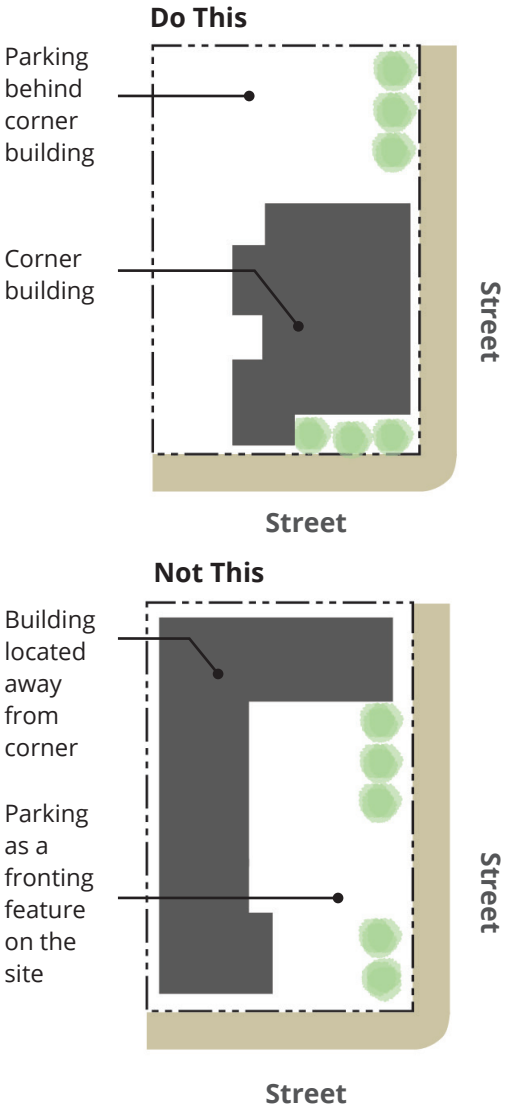



Guideline 4.6 - Courtyards or atriums should be used, when feasible, to open building forms.




Guideline 4.8 - Trees should be planted to shade outdoor areas.

Guideline 4.7 - Bike racks and benches should be provided.




Guideline 4.10 - Parking should be concetrated behind buildings and de-emphasized.

## Parking and Circulation

Creating accessible and accommodating parking areas is traditionally the paramount concern of commercial developments. However, as the guidelines in this section illustrate, various practices can be used to improve parking lot function and visual appeal.

10. **Concentrate parking areas behind buildings and away from the street wherever possible.**

11. **On larger sites, break up large parking lots into smaller lots, separated by buildings and/or gathering areas. This practice reduces the amount of asphalt, which can lessen heat island effect.**

12. **Areas of the parking lot that are not being utilized for parking or pedestrian circulation should be landscaped in order to mitigate heat island effects.**

13. **Coordinate with neighboring commercial developments to create joined access points for vehicles so that vehicles are not required to enter the street in order to move from one area to another.**

14. **Utilize heat-reflecting surfacing rather than heat-absorbing, to reduce the thermal gathering capability of parking lot surfaces.**

## Pedestrian Access and Connectivity

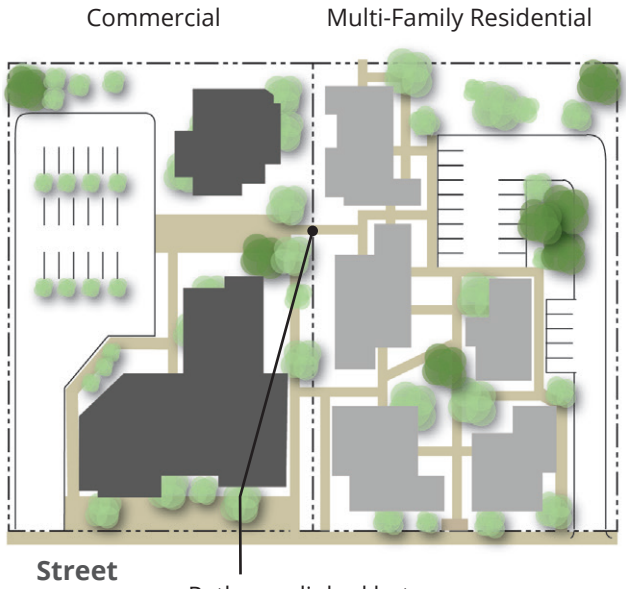
Establishing clear pedestrian connectivity, both on- and off-site, can greatly enhance a site's accessibility for pedestrians, and cyclists and contribute to the overall pedestrian experience. Connectivity fosters a walkable and bikable environment that leads to more foot traffic, in turn providing enhanced value for a range of commercial uses.

15. **Use landscaped pedestrian islands and walkways to connect parking areas with building entrances.**

16. **Establish connections with pedestrian paths with public rights-of-way as well as other developments in order to facilitate access between multiple uses and increase the project's walkability. Connections with neighboring multi-family developments are especially encouraged.**

17. **Minimize the need for pedestrians to cross parking aisles in commercial projects.**

18. **Separate parking areas from buildings on site using raised pedestrian walkways. Where parking spaces abut pedestrian walkways, improve the transition with a landscape buffer.**




Guideline 4.16 - Connections to paths between neighboring commercial and multi-family residential developments should be made.

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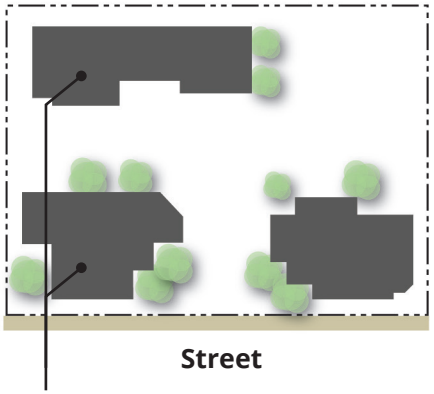


Mass broken up into smaller buildings

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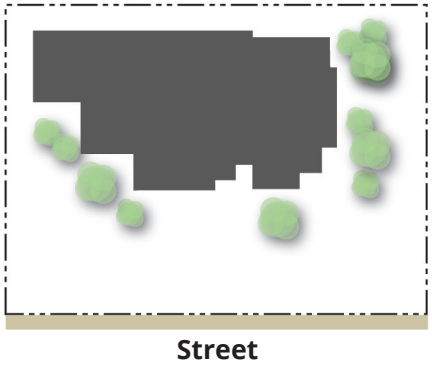



Guideline 4.19 - Mass should be broken up into smaller buildings.

## B. BUILDING DESIGN

When coupled with effective site planning, good building design can enhance aesthetics and sustainability. Architectural details, articulating wall lengths, and reducing of mass and scale can increase the visual appeal of a commercial development, contributing both to its desirability and fit within the community.

### Massing and Scale

Mass and scale describe the volume of building form and can be influenced by height and proportion. Excess mass creates an undesirable appearance while inappropriately scaled structures can be daunting along pedestrian corridors and adjacent developments. The guidelines provided below can modulate building volumes, reduce mass and ensure an appropriate scale.

19. **On larger sites, divide building forms into smaller structures.**

20. **Utilize the following measures to break up excessive building mass:**
    - **Provide projecting and recessed elements to create variation in the wall plane,**
    - **Create a variety of wall heights, and,**
    - **Include roof forms at different levels.**

21. **Provide a significant inset or offset for wall planes that extend more than 50 linear feet. Exterior wall planes should be varied in depth and direction.**

22. **Ensure project and building entries are proportional relative to the site's scale and architecture.**

23. **Design buildings at intersections with a corner element to create an emphasis on that location. Building forms can include a tower, diagonal wall, or a prominent rooftop element.**

## Articulation

Articulation can be described as the formation and shaping of previously uniform building forms and surfaces. Articulated façades and building forms add visual interest by creating alternating colors, details, and shadow patterns. Articulating elements can serve multiple purposes, providing additional functionality to the commercial project.

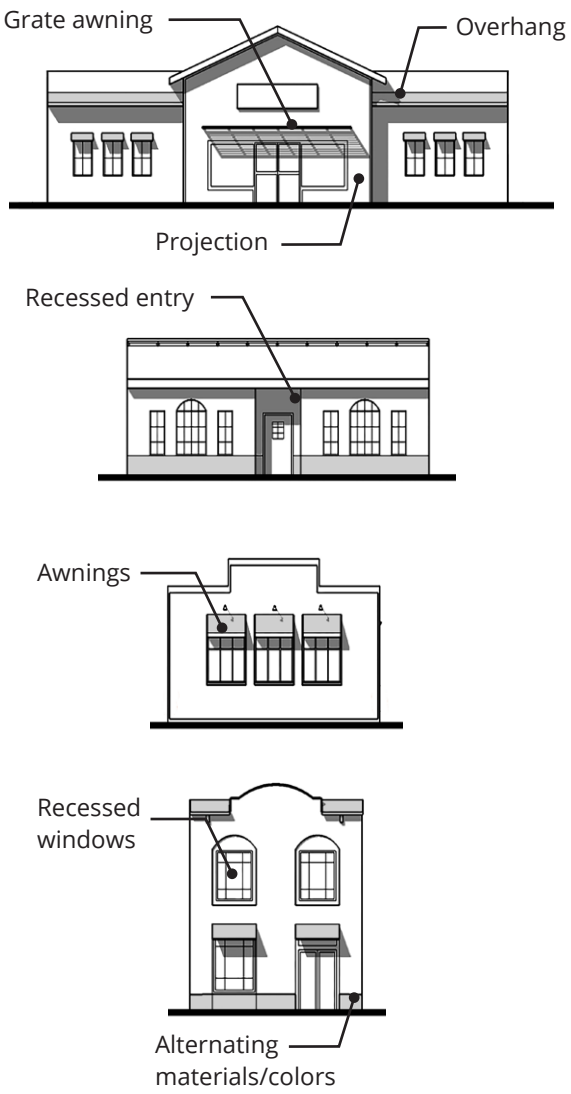
24. **Reduce building scale through the proper use of window patterns, bays, roof overhangs, awnings, and other acceptable architectural details.**

25. **Ensure storefronts that face public rights-of-way and sidewalks are articulated with window, door, arch, trellis, or awning treatments. Blank walls should not serve as a building's exposed frontage relative to the streetscape.**

26. **Add projections and recessed areas to create shadow patterns and provide articulation along storefronts. This technique can delineate separate storefronts in buildings with multiple tenants.**

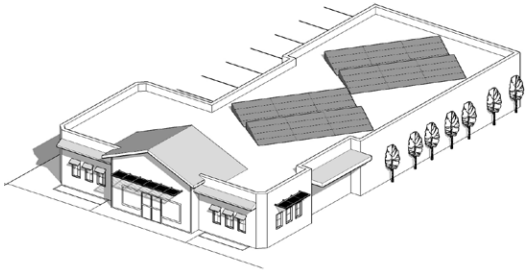
27. **Avoid creating blank walls on any face of a building. Incorporate the following architectural elements to articulate building façades and create visual interest:**
    - **Windows**
    - **Overhangs**
    - **Trellises**
    - **Arcades**
    - **Projections**
    - **Insets**
    - **Alternating materials and textures**
    - **Entry features and/or arches**

28. **Add projections and recessed areas to create shadow patterns and provide articulation along storefront. This technique can delineate separate storefronts in buildings with multiple tenants.**




Guideline 4.27 - Various articulating features should be utilized to add interest and shadow detail along the building facades.

Guideline 4.29 - A combination of roof forms and sizes should be designed to create visual interest and identify storefronts and entrances.



Guideline 4.33 - Commercial buildings that use flat roofs should incorporate solar panels whenever possible.

**Cool roofs** are roof designs that employ lighter colors and heat-reflecting materials. Cool roofs help reduce the amount of heat absorbed which can collectively result in cooler temperatures within the building and locally.

## Roof Forms

In commercial developments, roofs serve as a visual relief as well as a means of locating and screening mechanical equipment and utilities for building functionality. The guidelines in this section can be implemented to optimize the use of roof space, improve aesthetics and configure roof form for sustainability.

29. Use gable, hip, shed, mansard, or flat roof combinations that create an interesting and varied roof form

30. Break up long, unbroken horizontal rooflines.

31. Design deep roof overhangs that provide shade and prevent walls from absorbing excessive heat from direct sunlight. Additionally, consider integrating deep overhangs to further create pedestrian arcades, verandas, and other features that provide passive solar benefits.

32. Utilize “cool” roof material and construction on flat-roof buildings.

33. Consider taking advantage of commercial roofs’ expansive design and install photovoltaic solar panels. Utilize solar energy produced on-site to meet as much of the building’s energy needs as possible.

## Windows and Doors

Windows, doors and other openings in the building tailored to generate interest along façades and open-up wall lengths along highly-visible frontages. Additionally, passive cooling and heating measures can be achieved through the selection and placement of certain window types.

34. Select storefront windows and doors that are of consistent style, size, and scale.

35. Inset windows and doors to create recessed openings that produce shadows, adding visual interest to the façade.

36. Design storefronts to include windows and doors that are accentuated with trim, sills, and other accent features. Special attention should be given towards windows and doors on the ground floor as they impact the pedestrian experience.

37. Control direct sunlight and reduce heat gain by installing awning, landscaping, low-e glass, and controllable blinds.

38. Shade south-facing windows with an overhang, deciduous trees, or awning to reduce summer exposure to direct sunlight.

Guideline 4.35 - Use awnings, inset windows, and other features to create a pronounced storefront.

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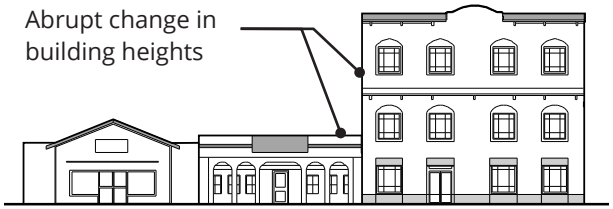



Guideline 4.39 - Dramatic height differences should be avoided when designing new buildings.

## C. TRANSITIONAL GUIDELINES

As commercial developments are an active land use, it is important to consider effects of their operations and building form. An important aspect is ensuring that nearby uses of lower intensity and scale are respected. Where appropriate, applicants and designers should also seek to explore opportunities to forge connections with neighboring sites.

### Transitional Guidelines

Transitional guidelines in this section should be implemented, where applicable. An analysis of surrounding land uses and development patterns, both existing and proposed, needs to be conducted.

39. **Transition the height of new development from the height of adjacent, existing development(s) to the maximum height of the proposed structure.**

40. **Connect the on-site pedestrian paths with off-site public sidewalks and paths. Additionally, identify and seek to establish connections with pedestrian networks in neighboring development, particularly those within multi-family developments, neighborhoods, or other commercial areas.**

41. **Examine building placement, transitional buffers, and adjacent lower-scale land uses prior to developing a design. Reduce building mass along property lines of less intense land uses (e.g., single-family residential).**

42. **Design aesthetically compatible walls that delineate transitional areas to act as a buffer.**

43. **Locate loading and delivery facilities away from residential land uses. All loading areas should be screened with walls and landscaping.**

## D. UTILITIES AND LIGHTING

As necessary components of a commercial development's operations, utilities and lighting should be incorporated in a manner compatible with the site's architecture. Failure to accommodate these aspects can result in visual clutter and nuisances to adjacent properties.

### Mechanical Equipment and Utilities

Equipment and utilities, such as HVAC (heating, ventilation, and air conditioning), electrical boxes, solar panels, waste receptacles, and other components, can present visual challenges when integrated into a commercial development. Noise, odor, and visual impacts from unmitigated equipment and utilities are all concerns that the guidelines in this section as designed to address.

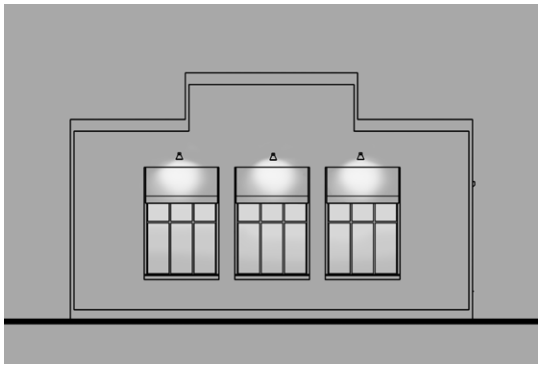
**44. Locate loading and service areas at the rear of the site. Loading areas that are visible from the public streets should be screened using landscaping or building forms.**

**45. Cart-return facilities should be designed to be an integrated component of the site's buildings and architecture.**

**46. Locate all utility equipment (e.g., electric and gas meters, electrical panels, cable boxes, junction boxes) in a utility room that matches the architecture of the buildings. If the construction of a separate utility room is not feasible, screen utilities with fencing and landscaping,**

**47. Consider the location of utilities, mechanical equipment, and trash enclosures and their potential to disturb neighboring residential or commercial properties. Reduce potential disturbances by relocating utilities away from areas that could be disturbed.**

Guideline 4.47 - Trash enclosures and other utilities should be screened and located away from areas were they may cause disturbances.



Guideline 4.47 - Downcasting light fixtures are highly encouraged.

**Dark-Sky Compliant** is a designation used by the International Dark-Sky Association (IDA) in rating a light fixture's ability to limit light pollution. Dark-Sky Compliant lighting generally directs lighting downward through shielding and fixture design.

## Lighting

Lighting is an important part of commercial building design, contributing to a building's visual presence and providing security. The guidelines in this section provide methods for appropriately integrating lighting in a manner that reduces light pollution and excessive glare.

48. **Avoid using light fixtures with exposed bulbs which cause unnecessary glare and contribute to light pollution. Instead, select light fixtures that are downcast or, "Dark Sky Compliant."**
49. **Avoid lighting or glare from fixtures which spill on to adjacent properties. Illuminate walkways and entrances with soft, downcast light to delineate pedestrian paths at night.**
50. **Consider installing motion-activated lighting for security purposes to reduce overall lighting levels and to save energy.**
51. **Consider using low-voltage lighting throughout the site to conserve energy.**

## E. LANDSCAPING

Landscape and hardscape serve an important role in the overall character of commercial projects. Appropriately designed and implemented practices enhance the aesthetics of the project, define pedestrian areas, and screen visually undesirable areas (e.g., loading zones and utilities).

### Landscaping

Landscaping should be used to define building entrances, parking lots, pedestrian areas, public spaces, and the edge of land uses. The use of landscaping as a method of adding visual accent to building design is highly encouraged.

52. **Place landscaping at the edges of transitional areas, including at building bases, between pedestrian walkways and parking lots, and along extensive frontages with the streetscape.**

53. **Landscaping should not be utilized as a method of screening poorly designed building forms.**

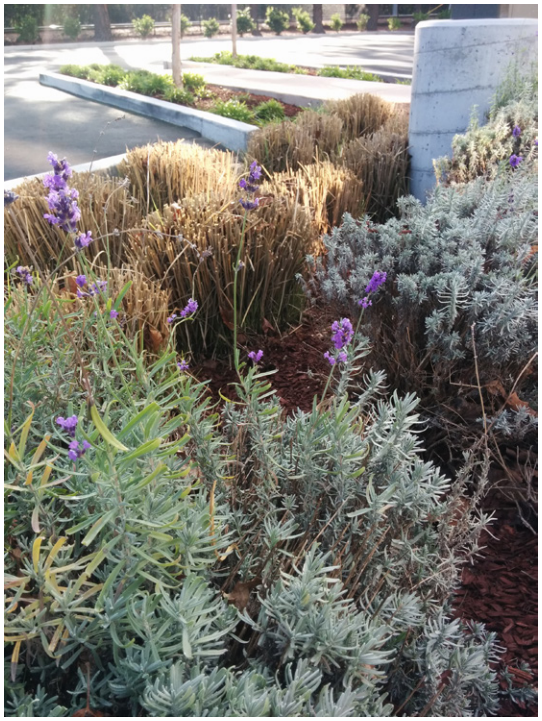
54. **Utilize raised planters, pots, boxes, vines, espaliers, trellises, and other landscape features as a means of accentuating entryways, walkways, courtyards, and sidewalks.**

55. **Utilize plantings in conjunction with fencing and walls to screen mechanical equipment, loading zones, and waste receptacles.**

56. **Avoid planting turf accept in areas where it can used as a functional component of the site. If installing turf, use a drought-tolerant species to minimize water use.**

Guideline 4.52 - Use landscaping to accentuate and frame walkways and plazas.

Guideline 4.54 - Landscaping should be affixed to features, such as trellises, to provide visual interest and shading.



Guideline 4.58 - Native and drought-tolerant plants are highly encouraged.

57. **Install automatic low-flow irrigation systems to reduce overall water use.**
58. **Group vegetation and tree species according to their watering requirements to efficiently irrigate landscaped areas.**
59. **Select and plant native and drought-tolerant species to decrease water use.**
60. **Utilize trees with large canopies over areas of hardscaping to mitigate heat absorption and reduce urban heat island effects.**
61. **Consider planting deciduous trees along south-facing walls and windows to provide shade during summer months and allow solar access during the winter.**
62. **Explore and consider opportunities for rainwater collection and reuse as a means of irrigation.**

## Hardscaping

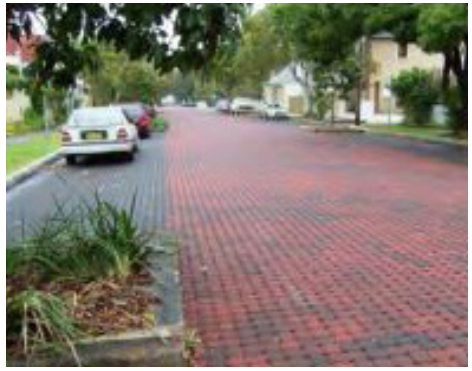
Hardscaping is an integral component of the overall landscape and site design. Hardscaped portions of the site can work with landscaping and buildings to define clear pedestrian and vehicular areas and improve on-site connectivity.

63. **Utilize alternating materials and/or colors for pedestrian and vehicular areas. Walkways that cross through parking lots or driveways should clearly distinct from the vehicular parking.**

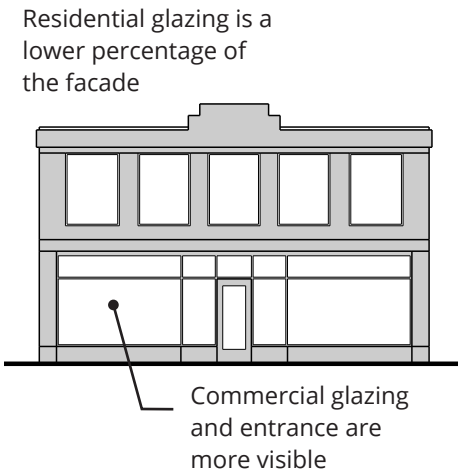
64. **Design hardscaped areas with permeable paving materials such as decomposed granite, brick, stone, or pavers. If large areas are to be paved with asphalt, ensure that the design directs runoff towards swale areas.**

65. **Arrange hardscaped areas and other areas of runoff to direct water flow towards groups of plantings or swales to effectively filter water and provide on-site percolation.**

Guideline 4.63 - Pedestrian and vehicle areas should be distinguished with alternating materials or colors.



Guideline 4.64 - Permeable pavers or decomposed granite should be used, when feasible.




Guideline 4.69 - Glazing should be reduced for residential floors and portions of mixed-use projects. Commercial areas should have greater exposure and accessibility to the public.

## F. MIXED-USE

As a recognized land use and zoning district in Coalinga, mixed-use sites present an opportunity to provide infill development and create a walkable community. The integration of residential housing units within a commercial context allows people to live closer to workplaces and access goods and services without having to solely depend on a motor vehicle.

Mixed-use developments provide for commercial functions during business hours as well as residences, providing unique implications in their planning and design. Proposed mixed-use projects should take into account the preceding guidelines of this chapter and pair them with the additional provisions of this section early in the design phase. This approach will optimize the effectiveness of the land use's intention and adequately serve both residents, businesses, and patrons of mixed-use properties.

### Site Design and Integration

Effectively balancing the residential and commercial areas of a mixed-use development is critical in achieving an efficient site design. Consideration towards the location and design of buildings and their respective use involves maintaining an overall cohesion and knowing the needs required by all inhabitants and visitors to the site.

66. **Assess the feasibility and benefits of both vertical and horizontal mixed-use options, based on desired street presence, lot size, adjacent land uses, and project size.**

67. **Carefully consider both tenant and customer parking arrangements, public space, and the location and accessibility of both commercial and residential uses early on in the design process.**

68. **Provide adequate open space amenities to support commercial and residential functions on the site.**

69. **Treat both residential and commercial areas of a mixed-use building with the same or similar design styles, including colors, textures, materials, and articulation. Provide commercial areas with more glazing and accessibility to the immediate streetscape.**

70. **Place mixed-use buildings as close to the front property line as permitted by the development standards in order to encourage pedestrian activity.**

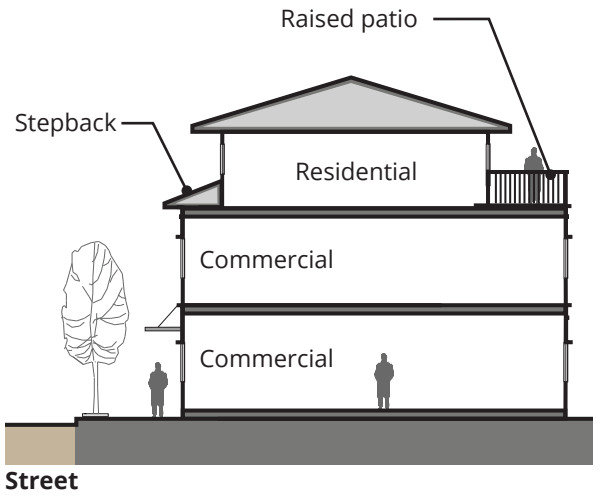
71. **If multiple mixed-use buildings are proposed on a project site, vary the height of the structures to create visual interest from the street.**

72. **Utilize step backs on upper-floor residential uses to create private open spaces for residents.**

73. **The need for adequate and visually attractive signage should be considered early in the design process.**

74. **If restaurants are intended for the commercial space, be sure to design for:**
    - **Kitchen venting requirements;**
    - **Location of grease traps;**
    - **Adequate trash and recycle containers, and;**
    - **Noise reduction measures for any units above outdoor seating areas.**

75. **Locate trash enclosures to minimize noise disruption to residents during both daily use and pick-up.**




Guideline 4.72 - Stepbacks should be utilized to create raised patios for residential units.

## Accessibility and Parking

Without proper planning, accessibility and parking can be challenging factors to effectively integrate in the development of mixed-use projects. Planning ahead and delineating resident and commercial parking should be an initial step in the design phase.

**76. Clearly indicate commercial and residential entrances to preserve privacy for residents and direct customers to commercial areas of the site. These entrances should be separated and convenient to access.**

**77. Ensure that every commercial space and residence can be accessed without having to walk through a parking garage or lot.**

**78. Locate parking away from building entrances and not between an entrance and the street. If site design prevents this, screen parking areas from public view using landscaping or fencing. Additionally, consider options for seeking shared parking, if feasible.**

**79. Break large parking areas up into smaller areas. This parking arrangement also facilitates the separation of tenant and customer/employee parking uses.**


Guideline 4.76 - Commercial and residential entrances and parking areas should be distinguishable.