

## Design Guidelines Table of Contents

<b>CHAPTER ONE: INTRODUCTION .....</b>	<b>1-1</b>
1.1 Introduction.....	1-1
1.2 Objectives .....	1-1
1.3 Purpose and Applicability of the Design Guidelines and Development Standards.....	1-2
 <b>CHAPTER TWO: USER GUIDE: HOW TO USE THIS DOCUMENT .....</b>	 <b>2-1</b>
2.1 Introduction.....	2-1
2.2 How to Get Started .....	2-1
2.3 Organization .....	2-2
 <b>CHAPTER THREE: RESERVED .....</b>	 <b>3-1</b>
 <b>CHAPTER FOUR: RESERVED .....</b>	 <b>4-1</b>
 <b>CHAPTER FIVE: DOWNTOWN PUBLIC URBAN DESIGN GUIDELINES .....</b>	 <b>5-1</b>
5.1 Introduction.....	5-1
5.2 Purpose .....	5-1
5.3 General Design Objectives.....	5-1
5.4 Public Improvements.....	5-2
5.5 Parks/Public Open Space.....	5-4
5.6 Gateways and Signage .....	5-5
5.7 Intersection Enhancements.....	5-7
5.8 Medians and Pedestrian Refuge Islands .....	5-9
5.9 Paving .....	5-11
5.10 Street Furniture .....	5-12
5.11 Lighting.....	5-13
5.12 Benches .....	5-15
5.13 Bollards.....	5-15
5.14 Bus Shelters .....	5-16
5.15 Trash Receptacles.....	5-16
5.16 Bike Racks .....	5-17
5.17 Banners .....	5-17
5.18 Street Trees and Landscaping.....	5-18

---

**CHAPTER SIX: SINGLE FAMILY & TWO-FAMILY RESIDENTIAL GUIDELINES ..... 6-1**

6.1 Introduction..... 6-1

6.2 General Design Objectives..... 6-1

6.3 Site Planning, Compatibility & Lot Design..... 6-2

6.4 Architectural Guidelines..... 6-4

6.5 Internal Circulation..... 6-21

6.6 Accessory Structures and Second Dwelling Units ..... 6-23

6.7 Mechanical Equipment, Water Heaters and Other Appurtenances ..... 6-26

6.8 Open Space and Landscape Design Guidelines..... 6-27

6.9 Fences..... 6-28

6.10 Driveways..... 6-29

6.11 Circulation, Parking, Access, Sidewalks and Walkways..... 6-38

6.12 Neighborhood Entries ..... 6-39

6.13 Walls..... 6-40

6.14 Common Open Space ..... 6-41

6.15 Lighting..... 6-42

**CHAPTER SEVEN: MULTIPLE-FAMILY RESIDENTIAL GUIDELINES ..... 7-1**

7.1 Introduction and Purpose ..... 7-1

7.2 General Design Objectives..... 7-1

7.3 Site Planning, Compatibility and Lot Design ..... 7-1

7.4 Architectural Guidelines..... 7-3

7.5 Parking, Access and Circulation Guidelines..... 7-10

7.6 Support Facilities and Site Amenities..... 7-14

7.7 Common Space Guidelines ..... 7-17

7.8 Public Safety Through Design ..... 7-18

7.9 Landscaping ..... 7-21

7.10 Walls and Fences..... 7-24

7.11 Lighting..... 7-25

7.12 Miscellaneous ..... 7-26

**CHAPTER EIGHT: DOWNTOWN DEVELOPMENT GUIDELINES ..... 8-1**

8.1 Introduction and Purpose ..... 8-1

8.2 General Design Objectives..... 8-1

8.3 A Brief Historic Overview of Downtown: ..... 8-2

8.4 Historic Building Guidelines ..... 8-4

8.5 Seismic Retrofit of Historic Structures ..... 8-21

8.6 New Construction and Remodel of Non-Historic Building Guidelines ..... 8-21

8.7 Secondary (Rear) Facade and Entrances..... 8-27

8.8 Lighting..... 8-28

8.9 Signage..... 8-28

8.10 Open Space and Site Amenities ..... 8-29  
 8.11 Parking and Miscellaneous Guidelines ..... 8-33  
 8.12 Additional Resources ..... 8-33

**CHAPTER NINE: COMMERCIAL DESIGN GUIDELINES ..... 9-1**

9.1 Introduction and Purpose ..... 9-1  
 9.2 General Design Objectives..... 9-1  
 9.3 Site Planning Guidelines ..... 9-1  
 9.4 Architectural Guidelines..... 9-3  
 9.5 Parking and Circulation Guidelines..... 9-6  
 9.6 Landscaping Guidelines ..... 9-11  
 9.7 Lighting..... 9-14  
 9.8 Miscellaneous ..... 9-17

**CHAPTER TEN: SPECIAL USE GUIDELINES ..... 10-1**

10.1 Introduction and Purpose ..... 10-1  
 10.2 Offices ..... 10-1  
 10.3 Vehicle Dealerships (New/Used) ..... 10-2  
 10.4 Service Stations and Car Washes ..... 10-3  
 10.5 Auto Repair Services ..... 10-8  
 10.6 Hotels and Motels..... 10-10  
 10.7 Drive-Through Businesses ..... 10-13  
 10.8 “Big Box” Retail Development..... 10-16  
 10.9 Mini Storage Facilities..... 10-18  
 10.10 Mixed Use Projects ..... 10-20  
 10.11 Telecommunication Facilities ..... 10-21  
 10.12 Religious Institutions..... 10-23

**CHAPTER ELEVEN: INDUSTRIAL DESIGN GUIDELINES..... 11-1**

11.1 Introduction and Purpose ..... 11-1  
 11.2 General Design Objectives..... 11-1  
 11.3 Site Planning Guidelines ..... 11-1  
 11.4 Architectural Guidelines..... 11-2  
 11.5 Parking and Circulation Guidelines..... 11-5  
 11.6 Landscaping Guidelines ..... 11-7  
 11.7 Lighting..... 11-9  
 11.8 Miscellaneous ..... 11-11

**CHAPTER TWELVE: PARKING STRUCTURE GUIDELINES ..... 12-1**

12.1 Introduction ..... 12-1

12.2 General Guidelines ..... 12-1

12.3 Site Organization ..... 12-1

12.4 Setbacks ..... 12-2

12.5 Screening ..... 12-2

12.6 Parking Structure Design - Exterior ..... 12-3

12.7 Parking Structure Design - Interior ..... 12-3

12.8 Landscaping and Amenities ..... 12-4

12.9 Circulation ..... 12-6

12.10 Signage ..... 12-7

12.11 Miscellaneous ..... 12-7

**CHAPTER THIRTEEN: HISTORIC STRUCTURES GUIDELINES ..... 13-1**

13.1 Introduction ..... 13-1

13.2 General Design Objectives ..... 13-2

13.3 Applicability ..... 13-2

13.4 Secretary of the Interior’s Standards ..... 13-3

13.5 Preservation Incentives ..... 13-5

13.6 Historic Building Guidelines ..... 13-5

13.7 Repair and Cleaning ..... 13-20

13.8 Additions and New Accessory Buildings ..... 13-29

13.9 Landscaping ..... 13-33

13.10 Residential Lighting ..... 13-36

13.11 Additional Resources ..... 13-36

**CHAPTER FOURTEEN: SIGNAGE GUIDELINES ..... 14-1**

14.1 Introduction and Purpose ..... 14-1

14.2 General Design Objectives ..... 14-1

14.3 General Sign Design Guidelines ..... 14-1

14.4 Guidelines for sign types ..... 14-5

14.5 Miscellaneous Signs ..... 14-14

**CHAPTER FIFTEEN: PUBLIC ART GUIDELINES ..... 15-1**

15.1 Introduction and Purpose ..... 15-1

15.2 General Design Objectives ..... 15-1

15.3 Public Art Guidelines ..... 15-1

15.4 City Review Process ..... 15-2

15.5 Working with Consultants ..... 15-3

15.6 Selecting Artists ..... 15-3

15.7 Eligible Artwork Types..... 15-3  
15.8 Artwork Location ..... 15-4  
15.9 Lighting..... 15-4  
15.10 Ownership and Maintenance..... 15-5

**APPENDIX A: SANTA ANA ARCHITECTURAL STYLES ..... A-1**  
**APPENDIX B: FENCES..... B-1**  
**APPENDIX C: SECRETARY OF THE INTERIOR’S STANDARDS ..... C-1**  
**APPENDIX D: GLOSSARY OF ARCHITECTURAL TERMS..... D-1**  
**APPENDIX E: INCENTIVES FOR HISTORIC PROPERTIES ..... E-1**  
**APPENDIX F: HISTORIC PRECEDENTS FOR COLOR ..... F-1**  
**APPENDIX G: RESOURCES FOR HISTORIC PRESERVATION ..... G-1**