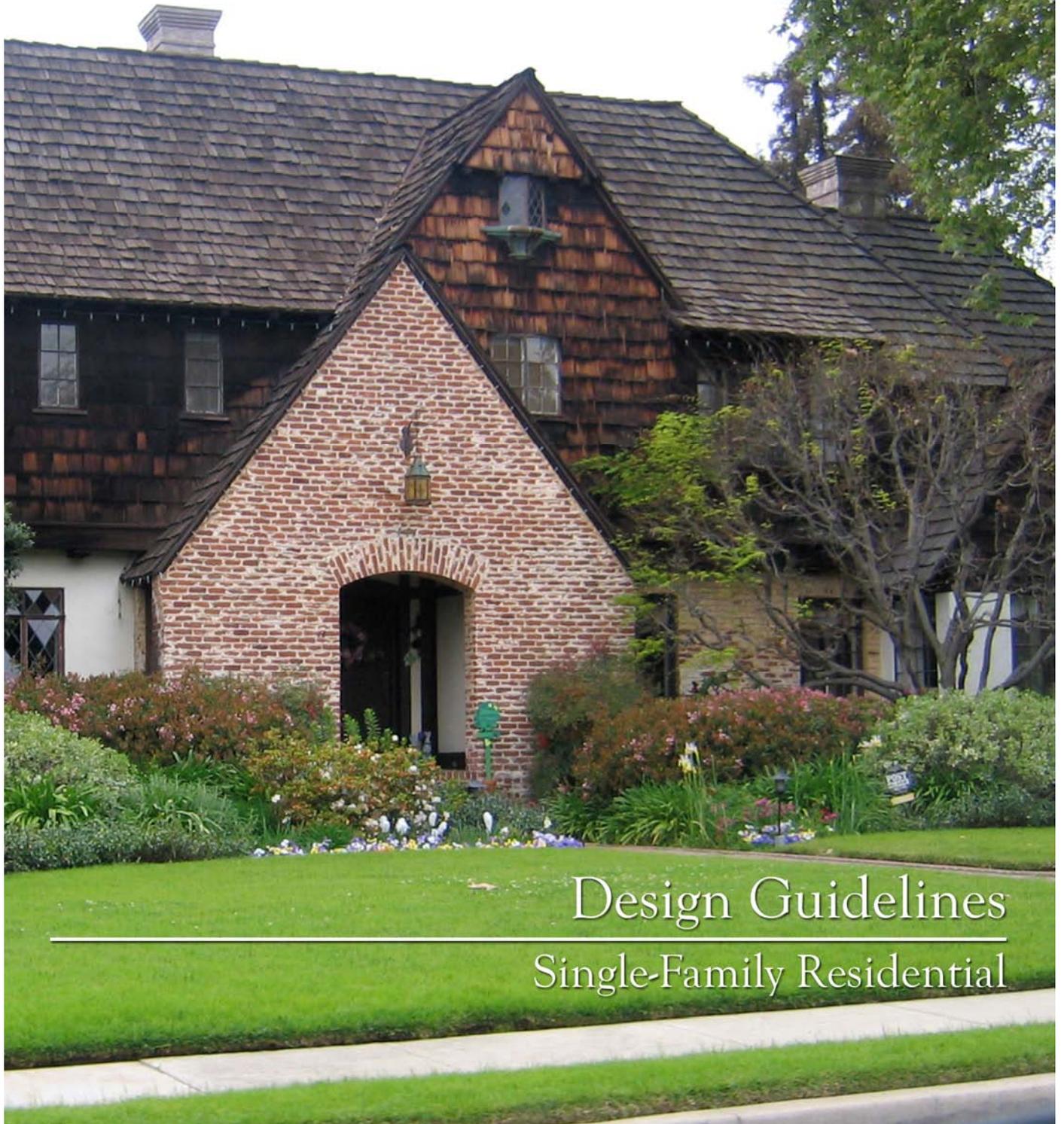




Founded 1771

City of
San Gabriel



Design Guidelines

Single-Family Residential



Date

To Homeowners and Designers:

Welcome to the City of San Gabriel! We want to help you fit your housing plans into your chosen neighborhood. In the interest of maintaining and improving the neighborhood that brought you to San Gabriel, we are first pleased to present these Design Guidelines for your use in 2003. We've added new photographs and narrative focused on the use of sustainable building materials. It's part of our commitment to encouraging environmental responsibility. These ideas will evolve as new building materials are developed.

San Gabriel has a long and rich heritage of architectural and garden design. We value that heritage as seen in our Mission District. The City has begun programs to improve the commercial districts and to increase the street tree plantings throughout San Gabriel, but the core of our city is its neighborhoods of individual houses.

These guidelines were written to enhance the creative process. We've found that the use of a few concise principles and many photographs makes the Guidelines interesting and instructive. We hope you continue to bring us your suggestions and questions as we work together.

The City Council has made a commitment to good design, with the realization that each project can be expected to influence our environment for a very long time. We appreciate your efforts to improve your property, and are looking forward to a future of lovingly maintained and improved, walkable neighborhoods that are convenient and desirable places to live.

Sincerely,

Albert Y.M. Huang
Mayor

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Contact: Roger Cantrell, AIA, AICP . P. O. Box 1218 . Studio City, CA 91604



Design Guidelines

Single-Family Residential

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Acknowledgments

1. Houses of San Gabriel

Like other desirable communities, San Gabriel has experienced significant changes in long-established neighborhoods. Houses are being remodeled, expanded, and in some cases completely replaced by larger houses. The City appreciates the positive statement this makes about living in San Gabriel. At the same time, we need to maintain the attractive aspects that draw people into the city and keep them here.

The neighborhoods of San Gabriel offer a variety of house styles. Also, within most neighborhoods there is a mix of house styles. Increasingly, large new houses or additions result in striking contrasts between house sizes as well. This is a nationwide trend, sometimes known as “mansionization.” The term implies houses that are overdesigned for their surroundings — too big for the lot, too heavily stylized for the neighborhood, or perhaps both.

San Gabriel has never aspired to be another Beverly Hills. In that city, most properties have large lots, with deep front yards and generous setbacks to neighboring properties. Those properties often have houses have “fancy” classical details or monumental massing to match their estate settings. With the established pattern of estate-sized properties and similar development, this has created an appropriate setting for such designs.

By contrast, families in San Gabriel live closer together in more cohesive neighborhoods. In that pattern, less formal houses are appropriately found. To introduce overdesigned houses into these neighborhoods is like wearing furs to a neighborhood picnic. They look out of place, and disrupt the level of comfort that has been enjoyed for so many for so long.



Many of San Gabriel's attractive houses feature straight-forward, yet varied design, along with craftsman-like detailing.



2. Purpose of These Guidelines

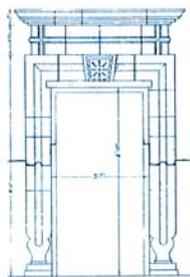
The City's Zoning Code sets minimum setbacks, limits on house sizes, and other regulations to prevent neighborhood disruption by overly large houses. As a companion to that regulation, these guidelines seek to improve the level of design quality by focusing on important design principles. This is not an academic exercise, but a direct application of principles to problems that are common to this time and place. The following section presents some of the major problems, along with the design principles.

At the project level, these design standards and guidelines are meant to encourage projects – additions, remodels, and new houses — that accommodate their users' needs while contributing to an attractive environment. Respect for context is central to this historic city's purpose, but it should never discourage striving above that context. Even the smallest improvement of an existing property is welcome, and it is not the City's intent to require an increase in a project's scope through use of these guidelines.

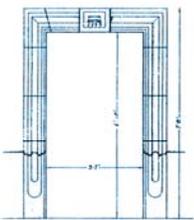


One reason new architecture and landscape design can prove to be discordant is that fundamental principles of design are no longer generally observed. Mutual awareness of a few principles, laid out in the following pages, will assist in the design and review of all projects.

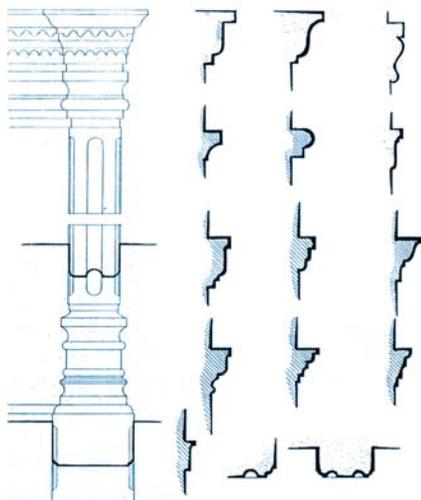
- All projects should be designed according to basic design principles, to maximize design opportunities and harmonious fit into their neighborhoods.



Drawings from Rexford Newcomb, *Spanish Colonial Architecture in the United States, 1937*



MISSION DOORWAYS
MATERIAL: STONE
SCALE: 1/4" = 1'-0"



MISSION MOULDINGS
VARIOUS MATERIALS
SCALE: 1/4" = 1'-0"

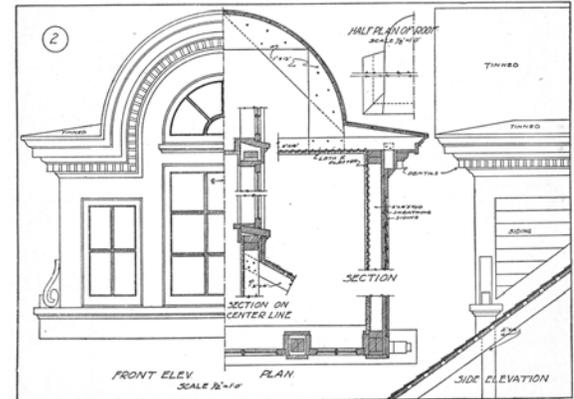
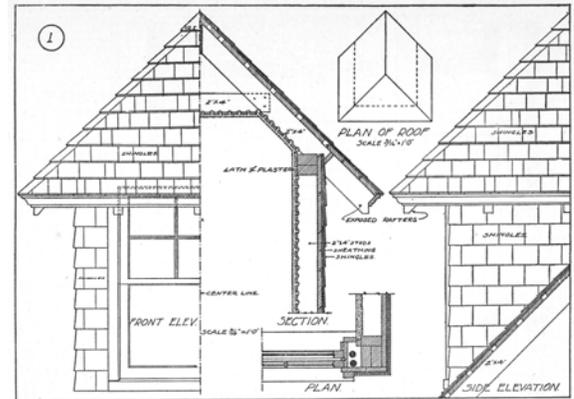


PLATE 22—ROOF DORMER WINDOWS

1. Shelter

Sloped roofs, and small-scaled porches or entry alcoves, should generally be used to express the sheltering character of houses.

2. Balance

House massing and site design should maintain pleasing proportions, and should balance mass with setback and screening, avoiding monumental symmetry.

3. Integrity

Integrity of house and site design should allow durable design features to resonate, establish rhythm, and to be carried forward to all views as appropriate.

4. Detail

Detail shall be used as essential small-scale elements of house character.

5. Substance

Dimensions shall be given to design elements — to give the house the appearance of structural substance; to select a tree or bench light enough to avoid overpowering a garden — as appropriate to the setting.

6. Transition

House and landscaping should form a transition into each other by placing garden structures and shrubs next to the house, and by other transitional features.

7. Character

Through composition using the other principles as appropriate, and observing the best aspects of San Gabriel's heritage, the house's character shall improve its context.

8. Sustainability

Sustainability of materials is an important element of design. New sustainable materials applied in the context of historic styles must be authentic in use and detail.



The eight design principles are shown in more detail in the following pages . . .

At the most basic level, a sloped roof is the most powerful visual clue to a house. Few flat-roofed houses exist in San Gabriel; these are typical of commercial buildings. Those commercial buildings that have sloped roofs usually also have parapets, and the roofs tend to have simple form. On residences, the roofs typically have more intricate form, as well as small-scaled materials such as shingles or barrel tiles.

- Sloped roofs and small-scaled porches or entry alcoves, should generally be used to express the sheltering character of houses.



Variety of roof forms in Spanish style and in a recent Craftsman design (top and above)



While sloped roofs are generally encouraged, modern houses with flat roofs can also achieve a wonderful feeling of shelter and harmony with their surroundings. Here, deep recesses and layers of structure achieve a welcoming effect.



A recently remodeled ranch house also has varied roofs.



Colonial design is established as an exception, with simple roof forms. Design quality relies on fine details.



Awkward roof forms combining shed, nested gables, and parapets.



A wall without visible support conceals a sloped roof and prevents harmonious house character.



Another awkward use of a shed roof.

Porches and entry alcoves are also shelter elements, encouraged in their role in expressing the character of a house. However, this role as a sheltering feature is lost when the porch or alcove is too high. For security purposes, it is important to keep the entry visible from the street and neighboring properties.



This strong entry uses a porte-cochere roof over the driveway to lead into the porch. This works well unless cars are parking in front of the entry. Separate paths, as in the example at right, are better



This design uses varied but related roof forms along with varied arch sizes for strong entries at driveway and porch.



This porch entry introduces the visitor at a welcoming, intimate scale that builds up to the taller space inside the living room.



A generous and prominent porch is found on an Asian variant of the Craftsman style.



This entry alcove is too tall and shallow to feel welcoming



Many steps lead to a disappointing entry, barely sheltered.



This is another inadequately sheltered entry. Molding accentuates the entry at a higher level than the door, with nothing within that space.

Balance is important on many levels. On the neighborhood level, a house should not create an imbalance when viewed with other houses in the block. Where one-story houses are common, two-story houses need to have special attention to massing and setbacks that introduce the taller massing gently. This can maintain a balance of scale within the neighborhood.

- House massing and site design should maintain pleasing proportions, and should balance mass with setback and screening, avoiding monumental symmetry.



This house is of rustic design, with its 2-story massing largely hidden by roofs. It expresses the Shelter principle well. Its generous setbacks, even to its front yard fence, allow it to maintain balance, even within a 1-story neighborhood. The highest wall facing a neighbor is the gable seen here, with the driveway providing a large setback.

Below is another house using a steep roof to conceal a second story. It also uses hipped roofs to reduce the visible mass on all sides.



Horizontal and vertical masses are balanced in this modern / prairie house entry.



Two-story houses inserted into smaller-scale blocks need increased second-floor setbacks, screening, and roof pitches to help fit in. These elements are not effective in these examples.



Similar masses or features can balance each other on both sides of a house. Subtle balance, involving dissimilar but well-proportioned masses or features, is encouraged. For example, balance can be achieved between a horizontal mass and a vertical accent. On two-story houses, a relatively higher ground floor achieves attractive proportions, balancing the upper floors' tendency to overpower.

Asymmetrical overall massing and open space design support an informal neighborhood setting and help a house fit within the context of a block. Symmetrical houses tend to become self-contained islands or monuments rather than joining the parade of houses on the block.

This large house uses asymmetrical massing of varied roof forms to lead up to the second-floor wall. That part of the house is made attractive through the wide eave overhang and the balcony.



Another large house uses symmetry for the main mass, but also asymmetry in the massing on the right side. This allows the house to have the dignified appearance offered by symmetry, but to also have a degree of informality that makes a house seem like home.



Even the tree does not conceal the excessive size of the upstairs dormer in proportion to the gable below it.



Dull symmetry is broken up by only an entry cut crudely out of the corner.



The steep roof minimizes mass at the front of the house, but the taller rear mass ruins the side view. A roof of the same slope as the front roof should have been used for a few feet at the end, before starting the higher wall.

"As is the small, so is the great." Integrity is the reflection of the small elements in the overall design, and vice versa. A house design is tied together through integrity, including appropriate completeness of detail on all elevations.

- Integrity of house and site design should allow durable design features to resonate, establish rhythm, and to be carried forward to all views as appropriate.



This is the side view of a traditional home, showing a presentable level of detail. The deeper openings on the front express entry.



In this simple house, the fence form creates a gentle reflection of the arches within the porch spans.



This house uses a high level of detail of massing and facade elements on its side.



This house treats the garages as true design features, and in fact creates a focus with the balcony atop them.

Two ways of preventing integrity: an entry that is out of place on the house (left) and roofs of varying pitches (right). That house is also topheavy in appearance (see Principle #2).





These houses show integrity of design. This goes beyond wrapping the detail from the front around to the sides and rear. Integrity includes the harmony of details around the building. As seen in the outbuilding below, this does not need to result in repetition. The round windows are unique to the small building, but complement the forms of the main building.



To the left is a two-story rear addition that maintains the integrity of the original house – in both detailing and massing.



Most of the houses shown at the bottom of these pages are additions that didn't maintain the integrity of the original houses. The best additions can't be shown, because they don't even reveal themselves as additions. They are hiding in backyards, as extensions of one-story houses, or as inconspicuous two-stories hidden behind the original one-story houses as seen from the street.



Stone veneer high on a wall, not wrapping around the side, appears false.



The small side gable is flat to the wall, looking awkward and applied.



The modern building's integrity is violated by the false beams and added garage.

Detailed façade elements are essential to express the personal feeling that makes a house rather than just a building. It is also important to keep the scale of the detail small, and to avoid generic details.

° Detail shall be used as essential small-scale elements of house character.



Gable, window, eave, and door trim



Delicate, detailed treatment at entry door



Individualistic expression at gate; chimney next door



Shutters and railing are standard items, while custom trellises convey an appearance of high interest and high quality. The degree of detail in the cornice and the molding above the window is also important.

Narrow moldings, wall reveals, and well-proportioned window dividers combine for a high-quality appearance.



Wide, plain fascia and trim boards combine with false window dividers to give the impression of a dull house of low quality.



The arch and pilaster above are crowded and awkward.



Pipe rails and chain link infill are not appropriate.



It is the small details that make a house special.

Detail that is carefully designed and delicately proportioned speaks quietly and intimately to us.

Narrow fascia boards and small columns should be used, with more than simple flat wood shapes.

Recessed windows should be used, with more than planted-on moldings to make them look recessed.



Encouraged detail elements include:

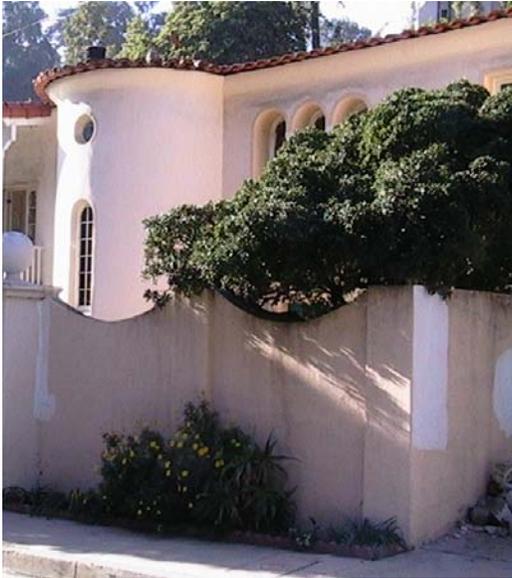
- Canopies of simple shape
- Exposed rafter tails
- Narrow, detailed moldings
- Benches, fountains, planters
- Finely detailed plants near eye level



Awkward stone and wood, unrelated to house . . . unstable appearance of stone columns . . . roof tiles too big for building scale

Often, a house's structural elements can be large enough to meet building code requirements, but still be too small to provide the aesthetically pleasing appearance of being substantial.

- Dimensions shall be given to design elements -- to give the house the appearance of structural substance; to select a tree or bench light enough to avoid overpowering a garden -- as appropriate to the setting.



These small windows reveal thick walls that give the house a pleasing appearance of substance.

A narrow fascia, small posts with detailed caps, and simple rail treatment are used, along with small-scale roof shingles. These allow the house to have a domestic scale of detail and substance.



The house illustrated above as an example of good window depth also has a porch with posts that are too narrow to give the impression of structural substance.



Both houses to the right have porch columns that are too wide for their height. The house at right also has a cantilevered mass that does not appear to be supported because of its arbitrary placement above the garage door.



This San Gabriel house, above right, and the house above left benefit from deeply recessed windows. The San Gabriel picture window becomes a focal point that establishes a look of substance and high quality. This also helps garage doors to be integrated into street views, above. The deep recessing of the garage doors and porch give substance to the base of this house, which otherwise suffers from a flat and uninspired appearance.



Massive tapered stone pillars are a distinctive feature of Craftsman design. However, the exposed thin posts above them ruin the effect.

Planted-on trim around windows is not a convincing way of providing the appearance of depth (right).



The transition between the house and its surroundings is central to creating an attractive property and neighborhood. Generous landscaped setbacks create this transition from the street and neighboring properties. Architectural and landscaping elements achieve strong building entries, as well as inviting transitions between indoor and outdoor areas, and among outdoor spaces. Elements include entry courts, garden structures, foundation shrubs, screen planting, focal planting, and procession planting.

- House and landscaping should form a transition into each other by placing garden structures and shrubs next to the house, and with streetscape planting forming a transition to neighboring properties.



Graceful entry gates, left, could work well even on a smaller lot



Porte cochere, right, leads to trellis beyond. This is an inviting entry and extension of the architecture.

Colorful and vibrant plantings screen a 2-story wall along a driveway entry, right



An open porch creates an attractive end view of a traditional house, below



An arched porch is topped by a festive balcony, below



This entry offers no transition. At least an inviting entry arbor could have offset some of the awkward massing.



Too often, no individual path for pedestrians is offered. They must approach these houses up their driveways. This is uninviting and tends to devalue the houses.





Curved or straight, walks independent of driveways are inviting.



Attractive paving on a split driveway.



A low, screened picket fence and both roses and turf in the parkway make a good transition to the yard and house.



With no walls or plantings between properties, front yards form a long shared open space. This expresses the feeling of neighborhood.



An open arch in the front yard wall allow a peek to the house window beyond.



With a large front yard, a low picket fence allows an expansive view. For smaller properties, it is even more important to keep the fence low.



This gray plaster wall is not complementary to the house.



Concrete block pillars and high gates are not appropriate to this small house.



This fence is too ornate, and is entirely made of fiberglass.

Character is the sum of the parts. The first six principles determine much of a house's character. It determines whether a house will continue the tradition of its neighborhood, improve it, or degrade it.

Respect for the house's setting is the most fundamental aspect of sensitive house and landscape design. This need not result in direct copying or referencing of design components, and contrast can be as valid an approach if compatibly achieved. Character-defining features should be protected and complemented by any addition. Many of San Gabriel's older houses are eligible for tax benefits such as provided by the Mills Act. The Planning Department is eager to assist homeowners in protecting their historic houses.

Aside from the six preceding principles, style is a major factor in a project's character. At this point in the early 21st century, remnants of many architectural trends of past decades are found in new designs. Strict adherence to style according to academically correct criteria is rare. Outside of the Mission District, the eclectic approach - within a neighborhood and within a single building - is acceptable if executed in a sensitive manner. Careful consideration of the design principles can help in that effort.

It is hoped that the principles and examples will reinforce the designer's creative desires and skills.

- **Through composition using the other principles as appropriate, and observing the best aspects of San Gabriel's heritage, the house's character shall improve its context.**



Boxy houses: at left, awkward symmetry except for a cut-out entry. Center, not much more than applied window moldings. Right, poor proportions, no effort at recessing or attractive design elements, and tacked-on porches. These underdesigned houses lack good character.



Regardless of style, good houses and landscaping typically use several of the preceding six principles, adding up to attractive character. This is an art, not a science, as is the City's role in evaluating houses and outdoor spaces to ensure that San Gabriel's living environments are protected and improved over the years. In the following section are the General Plan Policies the City must uphold in order to grant design approval. These Policies are necessarily more general than the Design Principles.



Ornate houses: High entry and overdone stonework (left); complete misfit in its neighborhood and planet (center); estate grandeur squeezed onto a lot where its side faces the street (right). These overblown houses lack good character.

The San Gabriel City Council adopted the following expression of the meaning of sustainability when the San Gabriel Goes Green: Sustainability Action Plan was approved in 2009. That document says:

Sustainability as a concept was first defined more than 20 years ago by the World Commission on Environment and Development. It means “meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

Cities have further explained the concept as one of balancing interdependent elements: environmental stewardship, economic development, social equity, and financial and organizational strength. Only with a solid financial base and strong community institutions can a city achieve its goals for the environment, economic development and social progress.

Sustainability is both a responsibility and an opportunity. It provides a long range way of thinking about our day-to-day decisions.

This notion of sustainability addresses some of the concerns common to many Southern Californians. We live in a time of shrinking forest land. The region continues to remain auto-dependent with some of the worst air pollution in the United States. The promise of global warming and the State’s challenge to its cities to respond to the threat are all real. Sustainability is a foundation principle for the other design guidelines. The previously adopted design guidelines add substance and beauty to the community. The sustainability criteria add the dimension of creating buildings that contribute to the health of the planet.

Experts have reported that, of the world’s resources consumed each year, building shelter takes one-sixth of the world’s fresh water supply, one quarter of its wood harvest, and two-fifths of its fossil fuels and manufactured materials. We can do better in San Gabriel. When designing and building, you are encouraged to conserve natural resources. Sustainable building integrates a number of practices, some of which are outside the scope of these design guidelines. When we think about sustainable building we are seeking the use of building materials and methods that promote an enhanced quality of life for all through design, construction, and maintenance of the built environment.

When each of the already-adopted design principles is applied to a project in San Gabriel, the imperative of the principle of sustainability should factor into how the design decisions are made. For example, when a sloped roof (principle of shelter) is introduced, it should include providing shade for the walls below.

Permanence is a desirable criterion when choosing building materials. It ties to the design principles of detail, integrity, substance, and character. It is also a principle of sustainability. If a roof can be installed once, and merely repaired from time to time, it saves a lot of energy and non-renewable resources over a roof that needs replacing again and again over the life of a building.



This metal roof, resembling a shake or wood roof, does not really look like either one.



These formed roofs, in metal and composite, are meant to resemble clay tile. Edges, transitions, and color give away the fact that they are not authentic.



Properly shaded openings save energy, while providing an interesting and layered façade.



Authentic shakes give character, are long-lasting and renewable, and are suitable to the style of many of the structures in the community.



New manufacturing processes now produce materials that consume fewer resources to create, ship and install. These more sustainable building materials are renewable, non-toxic, and made of recycled materials as well as being recyclable. Sustainable features reduce our dependence of limited resources. However, we must be careful when using these new-to-market materials on existing buildings and in new buildings designed to a historic style. The new materials must take on the color, texture, dimensions, and detailing of the materials they are trying to imitate. This becomes more acute at ground level, where people can more easily see and touch the material.

- Sustainability of materials is an important element of design. New sustainable materials applied in the context of history styles must be authentic in use and detail.
- Refer to the Sustainable Materials Appendix for more detailed guidance about appropriate materials and their installation.

Sustainability Principles

1. Conserve natural resources. Use environmentally sustainable products and materials. Minimize waste.
2. Retain existing buildings and use sustainable materials when upgrading the structure rather than demolishing the design fabric of the community.
3. Incorporate as many sustainable design features as feasible on the site and in the design of both the exterior and interior of buildings.
4. Use sustainable materials in the context of historic styles when they are authentic in use and detail and consistent with the character and design of the neighborhood.
5. Consider the selection of materials with as high a recycled content as generally available whenever possible.
6. Reduce development stormwater runoff impacts on the quantity and quality of our water resources. Use permeable paving for drives, parking lot, and outdoor patio surfaces.
7. Use native or adapted plants for their lower maintenance, water efficiency, ornamental and pest tolerance characteristics. If turf is part of your design, use drought tolerant turf grass.

Authentic roof tiles have the characteristic of richness and depth.



The Design Principles cover all aspects of design. In particular, they address the most common characteristics of recent designs that tend to be problems in terms of the house fitting into its surroundings. These are some of the key items addressed in the following Design Principles sections:

- a. **Porch either missing or too tall.** If missing, there is no expression of shelter. If too tall, the porch expresses a monument rather than a welcoming entry.

(Principle 1, Shelter)

- b. **Uninteresting or awkward roof design**

(Principle 1, Shelter)

- c. **House too big for setback and screening**

(Principle 2, Balance)

- d. **Proportion between 1st and 2nd floors** (flattened first floor)

(Principle 2, Balance)

- e. **Front facade has too much ornamentation relative to other facades**

(Principle 3, Integrity)

- f. **Badly organized windows and doors**

(Principle 3, Integrity)

- g. **Lack of detail**

(Principle 4, Detail)

- h. **Flat facade; no recessing of windows; inadequate column dimensions**

(Principle 5, Substance)

- i. **Inadequate planting; overbearing front yard fences**

(Principle 6, Transition)

- j. **Inappropriate style for neighborhood,** without mitigating setbacks and planting

(Principle 7, Character)



a, b, c, d, e, g, h, i, j



a, b, c, d, e, f, g, h, i, j



a, b, c, d, g, h



1. Original design

This house provides an example of some of the design guidelines at work. The original porch is too tall, and the squat windows compress the first floor appearance. The windows lack detail and downstairs height. Also, the moldings are too plain for their width. To the right are the revisions viewed individually. Below are all three revisions together. Further work would help the house, particularly by redesigning the garage door.



2. Porch roof lowered



3. Windows revised



4. Moldings and railing revised



5. Windows, porch roof, & moldings revised (2+3+4)

1. PLANT SELECTION

Residential landscape design should complement the architecture. The design should also fit in with the neighborhood and the surrounding environment. Conserving existing, established plant materials is almost always the best approach. Borrowing from the existing plant theme and the environment makes the new design fit in. The new design should also group plants with similar water, nutrient, and sun needs so as to avoid any growth problem.

SAMPLE PLANTING PALETTE

Recommended plants include the following, but additional selections are encouraged for variety:



Canopy trees:

- Cinnamomum camphora* (Camphor Tree)
- Pistachia chinensis* (Chinese Pistache)
- Platanus acerifolia* (London Plane Tree)
- Platanus racemosa* (California Sycamore)
- Quercus agrifolia* (Coast Live Oak)
- Quercus engelmanni* (Engelmann Oak)
- Tipuana tipu* (Tipu Tree)
- Ulmus parvifolia* (Chinese Evergreen Elm)

Flowering trees:

- Albizia julibrissin* 'Rosa' (Silk Tree)
- Cassia leptophylla* (Gold Medallion Tree)
- Cercis occidentalis* (Western Redbud)
- Jacaranda mimosifolia* (Jacaranda)
- Koelreuteria bipinnata* (Chinese Flame Tree)
- Koelreuteria paniculata* (Goldenrain Tree)
- Lagerstroemia indica* (Crape Myrtle-multi)
- Malus 'Prairiefire'* (Prairiefire Crabapple)
- Pyrus kawakamii* (Evergreen Pear)
- Prunus* spp.
- Tabebuia impetiginosa* (Pink Trumpet Tree)



Specimen trees:

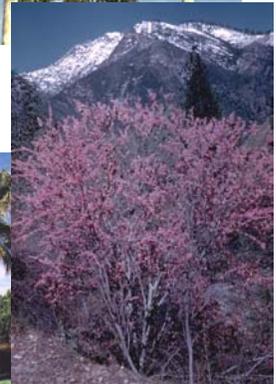
- Agonis fluxuosa* (Peppermint Tree)
- Eucalyptus* spp.
- Ginkgo biloba* (Maidenhair Tree)
- Olea europaea* (Olive Tree)
- Pinus eldarica* (Afghan Pine)
- Pinus pinea* (Italian stone pine)
- Platanus racemosa* (California Sycamore)
- Schinus molle* (California Pepper)

Palm trees:

- Archontophoenix cumminghamiana* (King Palm)
- Phoenix* spp. (Date Palm)
- Washingtonia filifera* (California Fan Palm)
- Washingtonia robusta* (Mexican Fan Palm)

Photographs, clockwise from top left:

- Coast Live Oak, Olive, California Sycamore, California Pepper, Mexican Fan Palm, Western Redbud, California Fan Palm, Silk Tree



PLANT MATERIALS TO AVOID

The following plants should be avoided due to either widespread overuse (*rhapsiolepis*), inappropriate maintenance and planting (*nandina*), safety issues (*syagrus*), or lack of any historical or environmental significance (*cupaniopsis*). Whenever possible, these species should be replaced with more appropriate plant material.

Trees:

- Chorisia* spp. (Floss Silk Tree)
- Cupaniopsis anacardioides* (Carrotwood)
- Lagerstroemia* spp. (as street trees)
- Magnolia* spp.
- Mahonia* spp.
- Fraxinus* spp. (Ash)
- Syagrus romanzoffianum* (Queen Palm)

Shrubs: (* denotes value as screening plant)

- Azalea spp. (Azalea)
- Arbutus unedo (Strawberry Tree)
- Alyogyne heugelii & cvs (Blue Hibiscus)
- * Bamboo spp.
- Buddleia davidii (Butterfly Bush)
- * Camellia spp. (Camellia)
- Cassia splendida (Golden Wonder Senna)
- Ceanothus var. (Wild Lilac)
- Cistus purpureus (Orchid Rockrose)
- * Cocculus laurifolius
- * Cotoneaster spp.
- Echium fastuosum (Pride of Madeira)
- * Escallonia spp.
- Euphorbia characias 'Wulfenii'
- Euphorbia rigida
- Gardenia spp.
- * Grevillia spp.
- * Hibiscus rosa-sinensis (Chinese Hibiscus)
- * Myrtus communis (True Myrtle)
- * Osmanthus spp.
- Penstemon spectabilis (Showy Penstemon)
- * Podocarpus spp.
- * Prunus caroliniana (Carolina Laurel Cherry)



Orchid Rockrose



Wild Lilac



Salvia

Groundcovers:

- Arctostaphylos hookeri (Monterey Manzanita)
- Ceanothus griseus horizontalis (Carmel Creeper)
- Cistus spp. (Rockrose)
- Cotoneaster dammeri 'Lowfast'
- Lantana spp.
- Lavandula spp. (Lavender)
- Liriope muscari (Big Blue Lily Turf)
- Mahonia repens (Creeping Mahonia)
- Pelargonium spp. (Pelatum)
- Rosmarinus officinalis (Rosemary)
- Salvia spp. (Sage)
- Santolina chamaecyparissus (Lavender Cotton)
- Trachelospermum jasminoides (Star Jasmine)
- Verbena spp.



Lavender



Cotoneaster dammeri



Bougainvillea



Rockrose



Royal Trumpet Vine



Aloe



Lantana



Rose

Vines:

- Bougainvillea spp.
- Distictis buccinatoria (Blood-Red Trumpet Vine)
- Distictis laxiflora (Vanilla Trumpet Vine)
- Distictis 'Rivers' (Royal Trumpet Vine)
- Jasminum polyanthum (Jasmine)

- Pyrostegia venusta (Flame Vine)
- Rosa cultivars (Rose)
- Thunbergia alata (Black-eyed Susan Vine)

Low accent plants:

- Aloe spp.
- Hemerocallis hybrids (Daylily)
- Iris spp.
- Kniphofia uvaria (Red-hot Poker)

PLANT MATERIALS TO AVOID (continued)

Shrubs:

- Agapanthus spp. (Lily-of-the-Nile)
- Dietes spp. (Fortnight Lily)
- Dodonaea viscosa (Hopseed Bush)
- Euonymus spp.
- Tulbaghia spp.
- Hebe spp.
- Juniperus spp. (Juniper)
- Nandina domestica (Heavenly Bamboo)
- Phormium tenax (New Zealand Flex)
- Photinia spp.
- Rhaphiolepis indica (Indian Hawthorn)

Groundcovers:

- Aptenia cordifolia 'Red Apple'
- Festuca spp. (Fescue)
- Gazania spp.
- Hedera canariensis (Algerian Ivy)
- Juniperus spp. (Juniper)

2. HARDSCAPE DESIGN

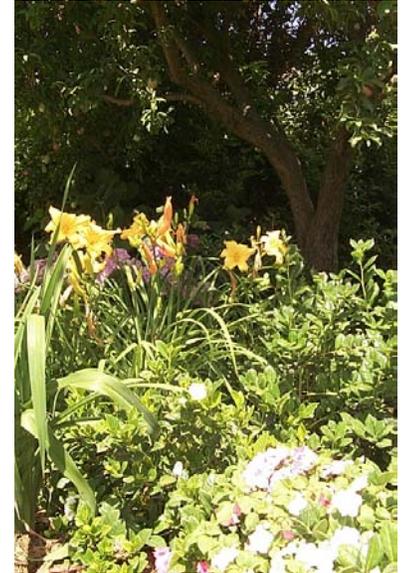


The hardscape components will reflect the lifestyle of the homeowner, however, design should also focus on safety and overall unity with the architectural and planting. The materials should look more natural such as brick, stone, decomposed granite, or colored concrete.

3. SITE AMENITIES

Residential site amenities include the following: flower pots, benches, trellis, BBQ, shade structure, fence, fire pit, lighting, steps, seats, and water features.





In addition to the Design Principles, the following guidelines apply to single-family residences. These guide the City’s actions. Additionally, the City’s R-1 Development Standards regulate the more numerical aspects of houses, such as height, setbacks, and floor area.

The following design features are “encouraged”, “acceptable”, and “discouraged”. Those items listed as “encouraged” will usually be allowed, and those that are listed as “discouraged” will generally be required to be revised. Items listed as “acceptable” will be allowed as long as it is demonstrated that there is justification for the design choice, and that the design fits into its surroundings.

Site Quality . . .	ENCOURAGED	ACCEPTABLE	DISCOURAGED
Access / Parking:	<ul style="list-style-type: none"> · Reciprocal access · Rear garage · Pedestrian walkway separate from driveway 	<ul style="list-style-type: none"> · Side-loaded front garage 	<ul style="list-style-type: none"> · Semicircular driveway · Front-loading front garage
Building Siting:	<ul style="list-style-type: none"> · Pedestrian entry facing street · Increased setback at highest building mass · Natural grade maintained 	<ul style="list-style-type: none"> · Side-loaded pedestrian entry visible from street · Minimal fill to finish grade 	<ul style="list-style-type: none"> · Pedestrian entry hidden from street view · Substantial (more than 1 foot) fill to finish grade
Open Space & Fencing:	<ul style="list-style-type: none"> · Courtyards, especially visible from street · Open view across front yard to adjacent yards 	<ul style="list-style-type: none"> · Courtyards behind tall wall (behind setback line) · Low hedges at front (under 4 ft.) · Front yard fence, simple design of wood or dark metal, set back behind landscape strip 	<ul style="list-style-type: none"> · Ground floor raised more than 3 feet above street · Tall front yard hedges · Front yard fence on property line, of ornate design, and/or white painted metal
Landscaping:	<ul style="list-style-type: none"> · Native plants · Drought tolerant / low water usage plants · Appropriate groupings of plant materials · Consistency in style/design of paving & site amenities · Screening of utility structures, trash enclosures, etc. 	<ul style="list-style-type: none"> · Water features, depending on maintenance · Plants with moderate water use 	<ul style="list-style-type: none"> · Overused, generic plants & high water-use plants (see list on pp. 2x-2x) · Inconsistent design style of paving & site amenities · Inconsistent style and/or compatibility of plants

Building Quality . . .	ENCOURAGED	ACCEPTABLE	DISCOURAGED
Massing:	<ul style="list-style-type: none"> · Tall mass next to big setback/neighbor's driveway · Tall first floor proportion · Large porch and/or alcove · Balanced asymmetry, open to neighbors · Layering/detail/depth · Vertical/horizontal balance · Vertical accent at entries/street corners 	<ul style="list-style-type: none"> · Simple mass if well-detailed 	<ul style="list-style-type: none"> · Tall entry · No entry porch or alcove · Symmetry (overall) · Applied ornament as substitute for integrity & interest of massing · Large unbroken massing · Floating" elements (no visual support)
Roofs & Parapets:	<ul style="list-style-type: none"> · Sloped roofs · Hide 2nd floor behind roof/use dormers · Large eave overhangs · Flat roof behind detailed parapet 	<ul style="list-style-type: none"> · Mansard roofs · Clipped eaves 	<ul style="list-style-type: none"> · Flat roofs · Varying roof pitches · Tall wall on one side of gable · Visibly thin parapets · Prominent generic arch or gable parapets
Facade Elements:	<ul style="list-style-type: none"> · Base & cornice expression · Detailed balconies · Simple canopy shapes · Recessed windows with dimensional muntins · Custom ornamentation · Narrow, detailed moldings · Delicate, detailed posts · Simple garage doors · Detail at side and rear, not only front · Recessed windows, doors · Awnings & trellises to shelter building openings, placed as a counterpoint to the overall building mass 	<ul style="list-style-type: none"> · Irregular canopy shape · Layered screening panels · Tinted glass 	<ul style="list-style-type: none"> · Flush windows/false muntins · Oversized, novelty, or generic ornamentation · Flat fascia boards · Flat plant-on window surrounds · Plastic garage door windows/decorative inserts · Permanent or exterior security grate/bars
Materials & Colors:	<ul style="list-style-type: none"> · Wood, stone, etc. if fitting context& style · Brick · Smooth stucco · Mission or barrel tile 	<ul style="list-style-type: none"> · Medium to heavy dash stucco · Metal · S-tile 	<ul style="list-style-type: none"> · Color Saturation + Brightness > 110 (see Planning Dept) · Modular units (tiles, blocks, etc.) too large for building scale
Style:	<ul style="list-style-type: none"> · Authentic period styles as compatible with context · Modern with depth of planes 	<ul style="list-style-type: none"> · Eclectic · Generic classicism 	<ul style="list-style-type: none"> · Mimicry of mission bells, etc. · Novelty/deconstructivist

Building Quality . . .	ENCOURAGED	ACCEPTABLE	DISCOURAGED
Sustainability:	<ul style="list-style-type: none"> • Make use of architectural salvage sourcing • Reuse and repair on existing buildings, as appropriate • Use of more permanent materials that will have a long life (long time before replacement) 	<ul style="list-style-type: none"> • Style of building affects selection of material and process of installation 	<ul style="list-style-type: none"> • Materials that emit high concentrations of (harmful) gases during application or in use • Materials and components that are shipped in from great distances • Refer to Appendix for standard approved sustainable materials • Materials with a 10-year lifespan or less • Materials and components that require excessive maintenance (attention more than once a year)
Roof:	<ul style="list-style-type: none"> • Wood shake shingles • Wood shingles • Clay tiles • Membrane roofing; cool roof for 'flat roof' applications 	<ul style="list-style-type: none"> • Lightweight concrete • Composite shingles • Stone coated metal • Membrane roofing 	<ul style="list-style-type: none"> • Roofing materials that are inappropriate (incorrect appearance, color, texture, and location) for the architectural style • Roofing systems with high VOC or other emissions • Roofing, such as a cool roof that creates excessive glare onto adjacent properties
Siding / Building Envelope:	<ul style="list-style-type: none"> • Brick veneer • Wood siding • Plaster 	<ul style="list-style-type: none"> • Composite siding • Brick tile • Synthetic stone veneer 	<ul style="list-style-type: none"> • Materials that are inappropriate for the architectural style
Windows / Doors:	<ul style="list-style-type: none"> • Wood (especially as replacement in kind for retrofit) • Sash and door openings positioned in the wall as appropriate to construction & siding type; frame flush with sheathing for mood or face brick; recessed for masonry or stucco 	<ul style="list-style-type: none"> • Vinyl (if appropriate for the architectural style) • Aluminum • Metal clad wood • Sash and door openings positioned in the wall as appropriate to construction & siding type; frame flush with sheathing for mood or face brick; recessed for masonry or stucco 	<ul style="list-style-type: none"> • Materials that are inappropriate for the architectural style
Alternative Energy Systems:	<ul style="list-style-type: none"> • Wind generation • Photovoltaic (as allowed in State Bill AB 811) • Solar hot water 	<ul style="list-style-type: none"> • Systems with minimal visual impact 	<ul style="list-style-type: none"> • Systems not integrated with building architecture; systems within the line of sight to adjacent properties or street
Glazing:	<ul style="list-style-type: none"> • Low E • >95% clear 	<ul style="list-style-type: none"> • (Lower) Reflective Coatings and films 	<ul style="list-style-type: none"> • (Highly) Reflective Coatings and films which create excessive glare

Note — Refer to Sustainable Materials Appendix for pre-approved sustainable materials.

DEFINITIONS :

Alcove: a small area cut out of a larger mass, such as an entry porch

Appropriate: Suitable to the style and/or circumstance of a building or site element

Asymmetry: different on one side than on the other

Authentic / Authentically replicate: Substitute material or building system which matches the color, texture, form and detail of traditional materials

Brightness: a numerical index of the amount of white in a color

Building: A structure that encloses a space for living, working, or any other human activity requiring shelter.

Architecture: The professional discipline of making a building that is sufficiently well built to shelter over time and under adverse conditions, to accommodate the user's needs, and to be attractive and appropriate in appearance.

Style: Physical characteristics of a structure which give it a distinctive appearance

Overall design aesthetic: Design principles which contribute beauty to a whole building and its surroundings

Cantilever: a portion of a building extending out beyond its supporting wall or column

Clipped eaves: eaves that have a minimal projection over the wall below

Context: the character-defining surroundings of a site

Colonnade: a linear passageway with a strong rhythm of columns

Craftsman: an early 1900s style popular in California, using broad eaves, shingles, rustic brick foundations, generous porches, and fine wood detailing

Cupola: a small roof extending above the surrounding roof

Dimensional: having enough depth and width to appear substantial

Dormer: a structure with walls extending up from a roof, housing one or more windows

Eave: the extension of a roof beyond an exterior wall, with no enclosed area underneath it

Eclectic: of mixed styles

Elevation: a two-dimensional view of the front, side or rear of a building or wall

Fascia: the board enclosing the edge of an eave

Gable: a wall beneath the exposed end of one or more sloping roofs

Guidelines: regulations that can be administered with flexibility, as appropriate to each project or situation

Hardscape: pavement and other ground treatments other than plant materials

Historically significant structure: A building, included in the National Register of Historic Places, or located in a Historic District, or possessing architectural features or heritage that would make it historically significant.

Installation details: Manufacturers' graphic guidelines for installation of materials

Integrity: having enough consistency to be perceived as a "whole" composition

Layering: having different elements in different planes, forming layers, rather than a simple wall.

Lifecycle: the useful life of a building material, from installation to replacement

Linkage: a path of travel or visual path that links two or more different areas

Long-lasting: a building system that will last, without replacement, for at least 10 years

Mansionization: building a house too big for its lot, or too ornate or formal in its appearance

Mission or barrel tile: a half-circular roof tile that is used alternately face-up and face-down

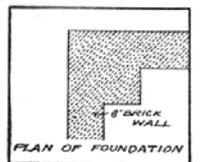
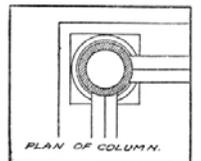
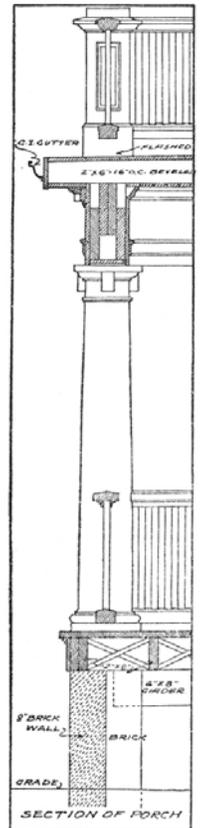
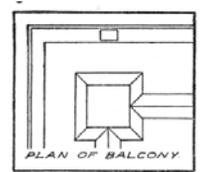
Monumentality: the appearance of trying to appear too important or imposing for its context

Muntins: narrow strips that form a division between window panes

Nested Gables: one gable placed beneath another, usually off-center

Overdesigned: too ornate for its size or surroundings

Pilaster: a column (structural or decorative) that is placed against a wall



Pitch: the slope of a roof, expressed in inches of rise against 12 inches run (as in 4:12)

Porte-Cochere: a roofed structure, open on the sides, extending over a driveway

Principles of Design: The basic tenets of these guidelines; they include:

Shelter: Characteristic of design that conveys a sense of well-being

Transition: Elements within a design that convey an inhabitant or visitor from the public way to the private place.

Balance: Composition of a building façade that allows it to be visually harmonious, and at peace with its surroundings

Detail: The way of constructing specific elements of a building design

Rhythm: A composition of repetitive and non-repetitive elements that make for a pleasing design

Integrity: The appropriateness of a design feature in a building, for both the building itself, and in the context of its surroundings.

Substance: The quality, dimension and suitability of a material or detail.

Character: The sum-total of the previous seven principals

Sustainability: The principals of design are applied in a way that is good for the future of the planet.

Project: any physical work upon a property requiring City approval

Rapidly Renewing: resources made from plants harvested 10 years or shorter cycle

Recyclable content: Portion of a building product or material which may be re-processed/re-used at the end of its useful life and/or the material uses re-processed material in its original production

S-tile: a roof tile attempting to simulate the effect of mission or barrel tile with multiple curves

Saturation: a numerical index of the intensity of a color

Scale: size relative to other portions of a building, landscape, or surroundings, or to viewers

Shed Roof: a simple roof of a single slope

Site amenities: benches, fountains, garden structures, and other items added to an open space to enhance its use and enjoyment

Substantial: having enough visual depth to appear visually and structurally sound

Symmetry: the same on both sides

Underdesigned: too simple to offer any interest to the viewer

Vine pocket: a small area allowing the planting of a vine; often attached to a wall

R E F E R E N C E S (available from the City of San Gabriel Planning Division):

- . Development Regulations (for each use zone individually)
- . Development Review Application Checklist
- . LEED standards: Sustainability Guidelines by the Leadership in Energy and Environmental Design program of the U.S. Green Building Council
- . Mission District Guidelines (for buildings within the Mission District, regardless of use)
- . Valley Boulevard Neighborhoods Sustainability Plan (for buildings within the planning area regardless of use)
- . Zoning Summary (all zones: single-page quick reference sheet of development standards)



Design Guidelines

Single-Family Residential

Appendix	33
1. Plan Submittal Requirements	34
2. Review Process & Authority	35
3. Approval Resolution	36

These Design Guidelines are to be used in conjunction with a separate appendix document “City of San Gabriel Design Guidelines Sustainable Materials Appendix” dated April 29, 2010. This document provides information on City pre-approved sustainable materials and systems, so the applicant may understand how sustainable materials can also meet the design goals of these guidelines. The listed materials and systems also provide a means to compare substitute materials to submit for approval. As such, the listed materials are not intended to exclude other qualified materials that meet the sustainability and design requirements of the City.

The City requires the following items for review of single-family residential projects. These are outlined more completely in the City's "Site Plan Review Checklist".

Submittals:

1. Site Plan
2. Floor Plan(s)
3. Elevations
4. Landscape Plan (if applicable)
5. Grading Plan (if applicable)

The above plans shall be submitted in the following quantities:

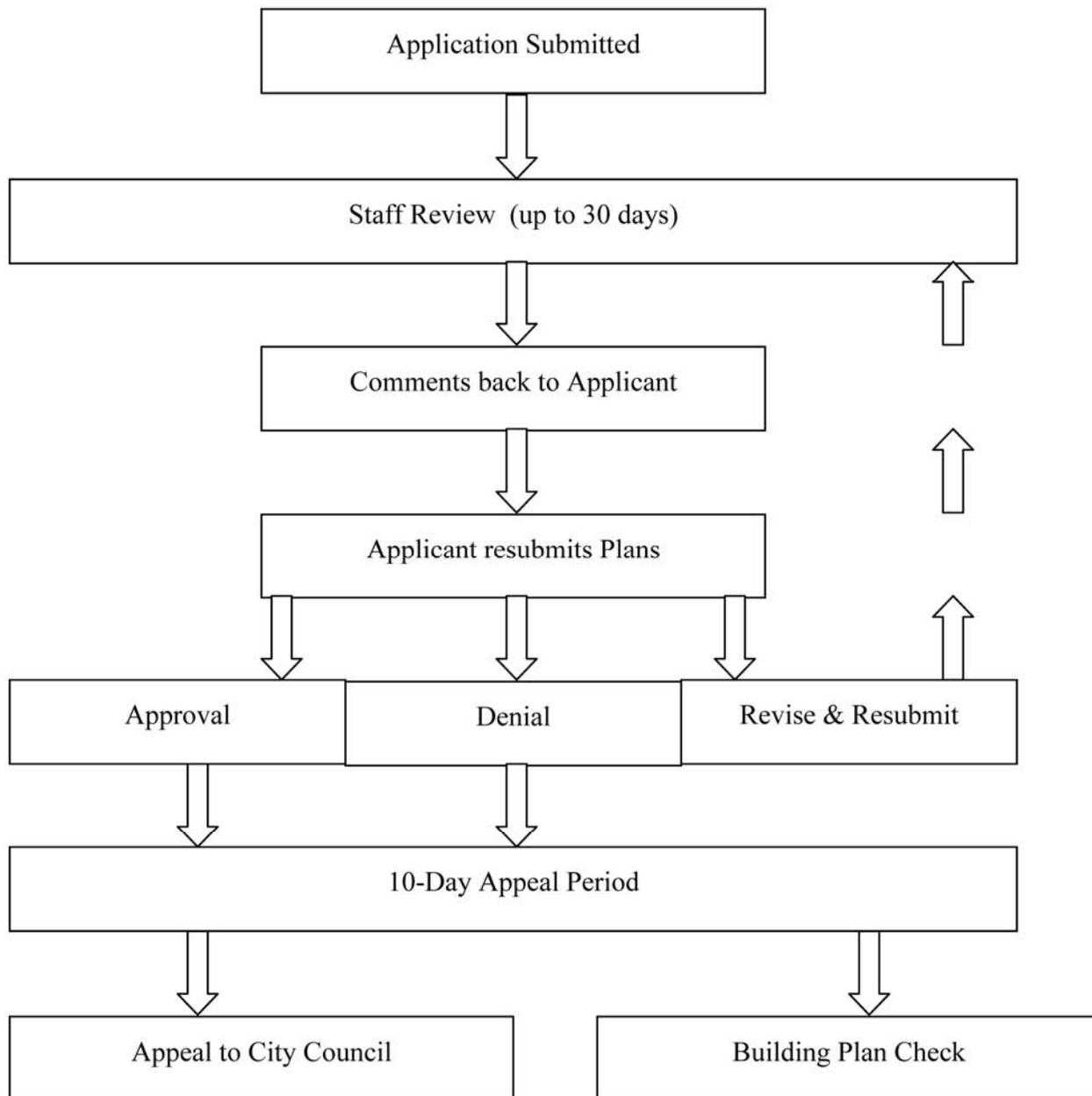
Small Site Plan Review (addition of less than 800 square feet) 3 sets

Large Site Plan Review (new house or addition over 800 sq. ft.): 5 sets

6. Colors and Materials Board
7. Cut Sheets: windows, doors, lighting fixtures (*3 color copies + 5 black/white copies*)

The drawings shall include the following information:

- a. Property dimensions
- b. Floor area as a ratio to lot area
- c. Lot coverage
- d. Setbacks
- e. Building height
- f. Accessory structures / height
- g. Accessory structures / rear yard coverage
- h. Garage spaces
- i. Garage setbacks
- j. Separation between buildings
- k. Second floor setbacks
- l. Second floor ratio (floor area compared with first floor)
- m. Eave overhangs
- n. Area of second unit



RESOLUTION NO. 03-26**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SAN GABRIEL
ADOPTING SINGLE-FAMILY RESIDENTIAL
DESIGN GUIDELINES**

WHEREAS, the City's General Plan encourages any development within the City's single-family residential neighborhoods to be harmonious with existing development; and

WHEREAS, the City has contracted with the City Architect to develop guidelines for harmonious development of single-family residences, both new and additions; and

WHEREAS, an Initial Study and Negative Declaration were also prepared, pursuant to CEQA, assessing the potential environmental impacts that might result from the adoption of the proposed design guidelines; and

WHEREAS, on May 27, 2003 the Design Review Commission held a duly noticed public hearing on the draft design guidelines, voting unanimously to recommend that the City Council adopt the guidelines; and

WHEREAS, on May 12, 2003 the Planning Commission held a duly noticed public hearing on the draft design guidelines, voting to continue review to implement a limited number of recommended refinements; and

WHEREAS, on the date certain of June 9, 2003, the Planning Commission held a continued public hearing on the draft design guidelines and the associated draft Negative Declaration, concluding that there would not be significant environmental impacts associated with the project, and voting unanimously to recommend that the City Council adopt the Negative Declaration of Environmental Impact and the Single-Family Residential Design Guidelines; and

WHEREAS, on August 19, 2003, the City Council held a duly noticed public hearing on the design guidelines, considering also the staff report and the Initial Study and Negative Declaration of Environmental Impact, and any written or oral testimony from interested persons.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN GABRIEL DOES ORDAIN AS FOLLOWS:

Section 1: The City Council considered the proposed Negative Declaration together with all comments, both written and oral, received during the public review and public hearing process. The City Council hereby approves the Negative Declaration for the Single-Family Residential Design Guidelines, attached herewith as Exhibit "A", with the finding that there is no substantial evidence that the project will

have a significant effect on the environment. The approval of the Negative Declaration is made upon the basis of the Initial Study; all comments received and staff responses to comments.

Section 2: The City Council hereby determines that the Single-Family Residential Design Guidelines are compatible and consistent, and integrated with the Land Use Element, Community Design Element, and all other elements of the City's General Plan.

Section 3: That based on the recommendation of the Design Review Commission and Planning Commission, and the testimony and evidence received at the public hearing, the City Council hereby adopts the Single-Family Residential Design Guidelines.

* * * * *

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN GABRIEL THIS 19th DAY OF AUGUST, 2003.

David R. Gutierrez, Mayor
City of San Gabriel

ATTEST:

Cynthia Trujillo, C.M.C.
City Clerk



Acknowledgments

May 2010

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Dale W. Brown, AIA, City Preservation Architect

In Memoriam — Martin Eli Weil (1940-2009)
City Preservation Architect

Design Review Commission:

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Dondi Adkins, Commissioner