

Chapter 1: Introduction

Intent and Use of the Guidelines

The goal of this document is to provide clear and useful recommendations for the design, construction, review, and approval of commercial, industrial, and residential development in Temecula. The guidelines are intended as a reference point for a common understanding of the minimum qualitative design expectations in Temecula. The guidelines are offered as one way of achieving attractive and functional projects that compare favorably with established community standards.

Designers and developers are urged to become familiar with these guidelines and to apply the guidelines to the design of projects from the very beginning to assure that the design, review, and permitting processes are as efficient as possible. Designers and developers are also urged to recognize that these guidelines are a minimum starting point for quality development. No claim can be made that these guidelines encompass every possible technique for achieving a high level of design quality. The designer is encouraged to use his or her own creativity and experience to improve upon the means for realizing this highest level of quality design. The architect is advised that not following the guidelines may necessitate an extended review period.

The Design Guidelines may be interpreted with some flexibility in the application to specific projects, as not all design criteria may be workable/appropriate for each project. In some circumstances, one guideline may be relaxed in order to accomplish another, more important, guideline. The overall objective is to ensure that the intent and spirit of the Design Guidelines are followed and to attain the best possible design within reason.



Meaning of 'should', 'shall', 'will', 'encouraged', and 'discouraged'

Guidelines which employ the word 'should' are intended to be applied as stated. However, an alternative measure may be considered if it meets or exceeds the intent of the guideline.

Guidelines using the words 'shall' or 'will' are mandatory and must be included in the project's design.

Guidelines using the words 'encouraged' or 'discouraged' are desirable but not mandatory.

Use of illustrations and photos

The images used to illustrate the guidelines should be reviewed in reference to the specific guideline with which the image is associated and not with all of the guidelines within the document. For example, an image used to illustrate an encouraged style of roof treatment may also contain a site condition that is not encouraged. The intent is for the reader to focus on the portions of each photo highlighted with the caption, callouts, and associated text. In addition, though an image may only illustrate a portion of the guideline with which it is associated, the intent of the entire guideline should be met. The illustrations and photos depict examples or options for implementation of a recommended policy.

Who Will Use These Guidelines

Property Owners

The guidelines will provide property owners and project architects with a clear understanding of the design elements that are desired for development projects in the City of Temecula. This document will work in conjunction with the General Plan and Temecula Development Code and will provide a clear set of expectations and responsibilities for property owners and architects.

Design Professionals and Developers

The guidelines will provide a clear and graphic direction for renovation and new construction. The guidelines will serve as an information tool that can provide a link between the property owner and the designer or developer and will clarify the aspects of quality design.

City Staff

City staff will use the guidelines in assisting applicants and their representatives with project processing. The guidelines will serve as the basis for evaluating proposals for quality of design.

Review Bodies

The guidelines will provide the City of Temecula Planning Commission, City Council, and other reviewing bodies with a basis for evaluating an application's quality of design.

Development Subject to Design Review

The Development Plan Process provides a mechanism by which all new construction or remodeling of residential, commercial, or industrial development can be reviewed for consistency with the General Plan, Development Code, and these City-wide Design Guidelines. Please refer to the Temecula Development Code for details about the Development Plan process.



Organization and Content

The Temecula Design Guidelines identify salient elements of a comprehensive design policy, providing a framework within which each individual project must operate. Adherence to these guidelines will ensure the City develops in a sensitive, orderly, and cohesive manner.

The Design Guidelines are organized into six chapters, based largely on major land use categories. Following is a brief summary of each chapter.

Chapter 1 – Introduction

Explains the goals of the Design Guidelines and gives a summary of the way the document is intended to be used.

Chapter 2 – Single-Family Residential

Addresses elements of design in relation to single-family residential development. Design elements include: Site Planning, Landscaping, Building Massing and Form, Building Features, Utilitarian Aspects of the Project.

Chapter 3 – Multi-Family Residential

Addresses elements of design specific to multi-family residential development. Design elements include: Site Planning, Parking Lot Design, Landscaping, Building Massing and Form, Building Features, Utilitarian Aspects of the Project.

Chapter 4 – Commercial

Establishes the basic standards for the site and architectural components common to all or most types of commercial development. Common elements found in well-designed commercial projects include: Site Planning, Parking Lot Design, Landscaping, Building Design, Building Massing and Form, Building Features, and Utilitarian Aspects of the Project.

Chapter 5 - Industrial

Addresses elements of design in relation to industrial development. Design elements include: Site Planning, Parking Lot Design, Landscaping, Building Massing and Form, Building Features, Utilitarian Aspects of the Project.

Chapter 6 – Special Standards

Provides guidelines regarding unique design characteristics for specialized development types. These project type specific guidelines will emphasize the distinguishing characteristics of each development type. When a single project includes more than one specific development type, each different part of the project should conform to the applicable guidelines of that type.

It is imperative to note that this chapter is designed to be used in conjunction with the previous chapters of these design guidelines. The Special Standards guidelines are simply additions to the more general guidelines contained in the previous chapters. When designing a project type detailed in the Special Standards section, the reader should reference the appropriate prior chapter(s) related to land use type, as well as the applicable Special Standards section.

The chapter addresses Site Planning and Building Design elements specific to the following types of uses: Mixed-Use Projects and Structures, Large Scale (“Big Box”) Retail, New/Used Vehicle Dealerships and Automotive Repair Shops, Service Stations and Car Washes, Religious and Educational Facilities, Corporate Architecture and Drive-Through Facilities, and Hotels and Motels.

Appendix – Glossary

The glossary provides definitions and illustrations for terms used frequently within the document.



City of Temecula

City-Wide Design Guidelines

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