



WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS

OBJECTIVE DESIGN STANDARDS

Architectural Style Standards

City of Corona

High Density Residential & Mixed Use

February 2023



Prepared by:





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TABLE OF CONTENTS

Chapter 1: Recent Housing Law	1.1
1.1 SB 35.....	1.3
1.2 Housing Accountability Act.....	1.4
1.3 SB 330.....	1.4
1.4 Applicability.....	1.5
Chapter 2: Architectural Style Standards	2.1
2.1 Spanish Revival	2.1
2.2 Craftsman	2.8
2.3 Tuscan.....	2.14
2.4 Modern.....	2.20
2.5 Architectural Style Definitions	2.26





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INTRODUCTION

The objective design standards are requirements that apply to certain eligible residential projects. The purpose of the objective design standards is for applicants to know beforehand what requirements apply to a proposed development and for the applicant to be able to design a project that meets those requirements before submittal.

The Objective Design Standards were gathered from jurisdictions across Riverside County and elsewhere. The intent of this module format is to provide local jurisdictions within Western Riverside County a template for customizing Objective Design Standards to their local needs.

The Objective Development Standards contained herein have been selected by the City of Corona for eligible residential projects.

- Architectural Style Standards





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1

RECENT HOUSING LAW





The legislation introduced below limit the ability of local jurisdictions to deny or reduce the density of housing developments using subjective, discretionary design review. These laws do not require cities and counties to adopt objective design standards. Rather, they restrict cities' authority to approve, deny or manage the streamlining of, housing projects without them.



1.1 SENATE BILL (“SB”) 35

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects through a ministerial process, exempting such projects from environmental review under the California Environmental Quality Act (“CEQA”). This process does not allow public hearings to consider the merits of the project; rather only design review or public oversight of the development is allowed, which must be objective and strictly focused on assessing compliance with criteria required for streamlined projects as well as objective design review of the project (Section 65913.4(c)(1)).

SB 35 requires the availability of a streamlined ministerial approval process for multifamily residential developments in jurisdictions that have not yet made sufficient progress toward meeting their regional housing need allocation (RHNA) goal for construction of above-moderate income housing and/or housing for units below 80% area median income (AMI).

As a part of this streamlining process, cities are required to establish objective design standards for multifamily residential development. SB 35 defines an objective design standard as one that involves *“no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant...and the public official prior to submittal.”* Like quantitative development or zoning standards, objective design standards provide a clear and straight forward application and approval process for multifamily housing construction.

Projects eligible for SB 35 streamlining include multifamily infill developments with a portion of affordable units. They must be consistent with underlying zoning and be evidenced to have no human health impacts or impacts to natural or historical resources.

SB 35

- A streamlined approval process for housing projects with a specified amount of affordable housing
- Applies to jurisdictions that haven’t made enough progress in meeting their RHNA
- Applications must be for infill sites and comply with existing GP or zoning provisions
- Can only apply objective zoning, subdivision, or design review standards to determine consistency
- Sunsets in January 2026, but...
- <https://www.hcd.ca.gov/policy-research/docs/sb-35-guidelines-update-final.pdf>



1.2 HHA (HOUSING ACCOUNTABILITY ACT)

CODE SECTION 65589.5

According to the Housing Accountability Act, no “housing development project” can be denied or reduced in density if it complies with objective general plan, zoning, and design standards, unless it is shown to have a “specific adverse impact” to public health that cannot be mitigated. The amended law states that cities and counties must identify any inconsistencies with any applicable “plan, program, policy, ordinance, standard, requirement, or similar provision” within 30 days after an application for 150 units or less has been deemed complete, or within 60 days for projects with more than 150 units. If the local agency does not identify an inconsistency within the required period, the project will be “deemed consistent.” (§§ 65589.5(j)(2).)

HAA also states that if the zoning for a project site is inconsistent with the general plan, but the housing project is consistent with ‘objective’ general plan standards, the project is considered consistent, and no rezoning or zoning variance is required.

Unlike SB 35 streamlining legislation, the provisions of the HAA apply to all market rate and affordable housing projects. These include projects with residential units only, mixed-use developments with at least 2/3 the square footage dedicated to housing and transitional or supportive housing projects.

1.3 SB 330

Senate Bill 330 Housing Accountability Crisis Act of 2019 provides for a faster housing project review process. It states that all local governments must provide a preliminary application for housing development projects seeking vesting rights. The application allows applicants to provide a limited subset of information on the proposed project. After submitting the preliminary application to the local agency, applicants have 180 days to submit a full application, or the preliminary application will expire.

SB 330 also established time limits for final application review. The law states that “Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete.” SB 330 provides for an applicant appeal process, and limits review of the appeal by the jurisdiction to 60 days.



1.4 APPLICABILITY

The Objective Architectural Style Standards apply to new multifamily development proposals, except those areas located within the boundary of a Specific Plan. The Streamlined Ministerial Process is available to projects using SB 35 and to projects using the City's Affordable Housing Overlay Zone. Where there is a conflict between the City's High Density Residential and Mixed Use Objective Design Guidelines and the Architectural Style Standards, the specific requirement associated with the architectural style shall govern.

Pursuant to SB 35, the site must meet the "infill" requirements and be zoned for residential or mixed-use development. The applicant must also demonstrate that the site is not within Prime Farmland, or farmland within statewide importance, wetlands, a very high fire hazard severity zone, an earthquake fault zone, special flood hazard area, protected habitat area, or a conservation easement.

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2

ARCHITECTURAL STYLE STANDARDS





Architectural Style Standards

The following cut-sheets identify key attributes of each style with example imagery appropriate to Western Riverside County.



2.1 SPANISH REVIVAL

Derived from Spanish/Mediterranean and early Californian influences, these styles emerged in the late 19th and early 20th centuries. Projects a visually rich environment with allusions to regional history. Generally, Spanish Colonial Revival style buildings are asymmetrically arranged. The style features low-pitched roofs with little or no overhang covered with S Type Clay red roofing tiles. These houses were almost always wood frame with stucco siding. The use of the arch was common, especially above doors, porch entries, and main windows.



2.1.1 FORM & MASSING

Required Elements

- a. Asymmetrical façade/elevations
- b. Multiple roof planes
- c. Balconies or small porches
- d. Entrances recessed at least 12"
- e. Articulated facades with massing breaks





2.1.2 ROOF

Required Elements

- a. Low pitched roof (4:12 maximum)
- b. Red, fired, clay tile roofs. Common shapes include both Spanish (S-shaped) and Mission (half- cylinder) types
- c. Shallow eaves
- d. Overhanging eaves (minimum 24 inches on elevation that face a public street) with exposed rafter tails or beams
- e. Small 1'-0" or less decorative exposed rafter tails





2.1.3 MATERIALS & COLORS

Required Elements

- a. White or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles)
- b. Wood window frames
- c. Wooden beams and brackets

Acceptable Optional Elements

- d. Decorative metal hardware (typically iron)





2.1.4 DOORS & WINDOWS

Required Elements

- a. Arched (flat arch or semi-circle arch) windows
- b. Recessed windows with sill and/or headers surrounds
- c. Simple divisions of window muntin

Acceptable Optional Elements

- d. Casement windows, typically arranged in pairs
- e. Tall, double-hung windows
- f. Small sparse windows
- g. Window Grilles
- h. Wooden shutters



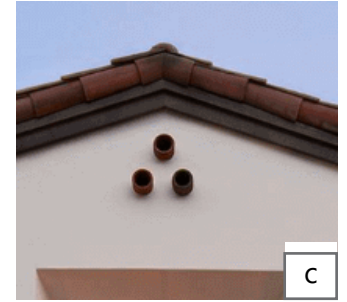


Chapter 2: Architectural Style Standards

2.1.5 DECORATIVE DETAILS

Acceptable Optional Elements

- a. Small porches
- b. Decorative tiles
- c. Clay tile vents
- d. Wrought iron railing
- e. Courtyards
- f. Recessed niches
- g. Dark metal or wrought iron light fixture with curving brackets
- h. Paired wood garage doors with iron hardware
- i. Fabric awnings with metal spear supports





2.2 CRAFTSMAN

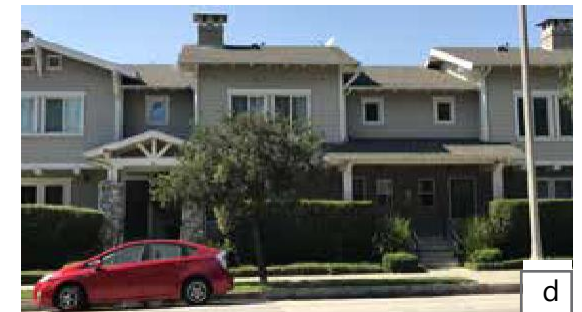
The Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. This style is deployed to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation, and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets, and fasteners, full- or partial-width porches and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.



2.2.2 FORM & MASSING

Required Elements

- a. Multiple roof planes
- b. Porches or balconies
- c. Design elements that emphasize horizontal orientation, such as long window groupings, fencing, rails, siding, balconies
- d. Articulated facades with a minimum massing break every 25 feet





2.2.3 ROOF

Required Elements

- a. Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12)
- b. Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams
- c. Brackets or knee braces at gabled ends
- d. Flat roof concrete tiles

Acceptable Optional Elements

- e. Chimneys visible at the exterior and located on the side façade are acceptable





2.2.4 MATERIALS & COLORS

Required Elements

- a. Use of clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks
- b. Use of dark, neutral, earth-toned color palette, such as browns and greens
- c. However, lighter paint palettes may also be appropriate, particularly for details (columns, rafter tails)
- d. Commonly feature three (and sometimes four) paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details





2.2.5 DOORS & WINDOWS

Required Elements

- a. Windows shall have mullion and divided lites
- b. Utilize wood trim around windows and doors
- c. Extended lintels above doors and windows
- d. Window and door trim color shall contrast with color of walls
- e. Door is typically stained, rather than painted
- f. Window combinations in group of two or three





2.2.6 DECORATIVE DETAILS

Required Elements

- a. Stone pier and battered wood support
- b. Exposed rafter tails and knee-brace brackets
- c. Dormers are often located on the front façade
- d. Second-story balcony
- e. Decorative attic/gable vent
- f. Light fixtures are typically box-shaped, with metal frame and geometric pattern.
- g. Chimneys are visible at the exterior and arranged on a side elevation.





2.3 TUSCAN

An interpretation of traditional Mediterranean architectural style based on precedents found in the Spanish Revival style joined by rural Italian elements. This style harkens to the Mediterranean variants found throughout California. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the use of stone and stucco, light earth tones, and red-tiled roofs. Classical elements such as columns and arches and decorative ironwork add visual complexity. Squared towers and projections speak to Italianate references. Porches and porticoes are common, as are vertically oriented recessed windows.



Chapter 2: Architectural Style Standards

2.3.2 FORM & MASSING

Required Elements

- a. Asymmetrical arrangement of windows and design elements along primary elevation
- b. Porches, porticoes and/or Juliet balconies
- c. Recessed entries





2.3.3 ROOF

Required Elements

- a. Flat or low to moderate-pitched roof (maximum 6:12 slope)
- b. Red-toned clay tiles
- c. Variation of roof planes
- d. Large overhanging eaves (minimum 12 inches) along primary elevation
- e. Shaped timber tiles at eaves





2.3.4 MATERIALS & COLORS

Required Elements

- a. Incorporate rough-hewn stone as accent feature
- b. Flat stucco walls in light earth tones





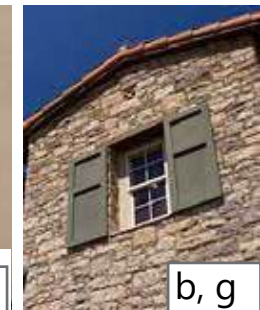
2.3.5 DOORS & WINDOWS

Required Elements

- a. Vertically oriented rectangular or arched windows arranged in asymmetrical patterns
- b. Casement or double-hung sash with flat or arched lintels
- c. Walls shall be composed of predominantly flat surfaces
- d. Windows shall be recessed 3 to 12 inches from outer wall
- e. Divided lite windows

Acceptable Optional Elements

- f. Pedimented or framed windows
- g. Paired decorative wood shutters

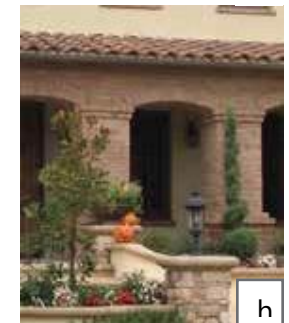




2.3.6 DECORATIVE DETAILS

Required Elements

- a. Shallow Juliet balconies
- b. Rafter extensions and brackets
- c. Stone or stucco window /door trim
- d. Rectangular or arched wooden door
- e. Stucco or stone chimneys
- f. Deep overhangs
- g. Arcade or porch at entry
- h. Use of brick, stone, or wood columns
- i. Decorative ironwork (window grilles, railings, light fixtures, decorative planters)





2.4 MODERN

Modern is a contemporary style derived from utilitarian precedents, utilizing block forms, contrasting colors and eclectic combinations of materials in modern compositions. This style projects a minimalist, clean aesthetic. Simple rectangular shapes and forms are combined within horizontal and vertical planes to create dynamic lines. Flat roofs reinforce the rectangular shapes and provide an opportunity for outdoor deck areas. Accents are simple and modest, usually taking the form of trellis elements.



2.4.2 FORM & MASSING

Required Elements

- a. Asymmetrical composition
- b. Emphasis of rectangular forms
- c. Horizontal massing with elevation breaks
- d. Lack of ornament or moldings
- e. Geometric shapes





2.4.3 ROOF

Required Element

- a. Flat or low-pitched roofs (4:12 slope max)



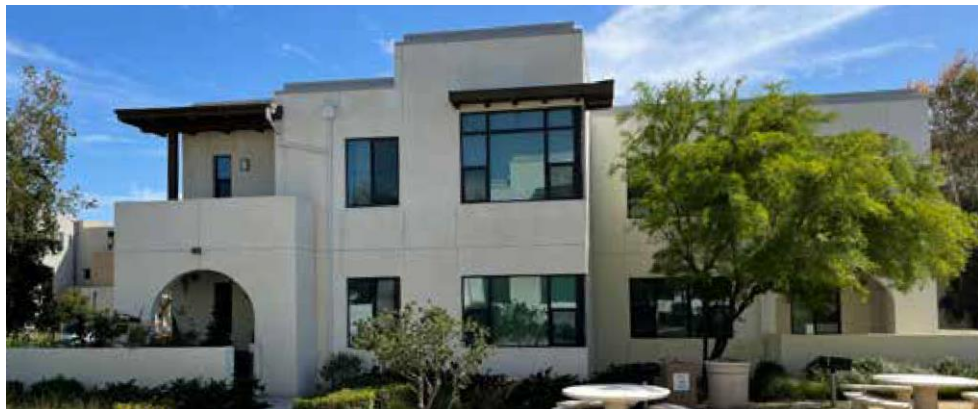


Chapter 2: Architectural Style Standards

2.4.4 MATERIALS & COLORS

Required Elements

- a. Traditional materials such as stucco, wood, brick, and stone reflect a contemporary aesthetic
- b. Color blocking to emphasize geometric forms and break down massing elements





2.4.5 DOORS & WINDOWS

Required Elements

- a. Large windows set in horizontal or vertical bands
- b. Narrow window frame





2.4.6 DECORATIVE DETAILS

Acceptable Optional Elements

- a. Metal balcony railings
- b. Eclectic mix of materials including steel, concrete block, brick, iron, and/ or glass
- c. Broad roof overhangs
- d. Usable outdoor roof decks
- e. Trellis shade structures
- f. Playful use of color to provide contrasting elements





2.5 ARCHITECTURAL STYLE DEFINITIONS

Arcade. A roofed passageway or lane. A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.

Awning: An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a cover is attached.

Board and batten: a form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.

Brackets: A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.

Coping (Cap). A flat cover of stone or brick that protects the top of a wall.

Cupola. A small dome or tower, placed on the roof level. A cupola is used to ventilate and provide natural light for the structure underneath it.

Corbel: A structural piece of stone, wood or metal jutting from a wall to carry a superincumbent weight, a type of bracket.

Cornice Return: Also called an eave return, a cornice return is a graceful way to transition the eave and the main fascia board around the gable end of a house.



AWNING



BOARD

BATTEN



CORBEL



CABLE VENT



CORNICE RETURN



DORMER



Chapter 2: Architectural Style Standards

Decorative Gable Vents: A non-venting louver mounted in the top of the gable.

Divided Lite: Individual panes of glass held in place by wood or synthetic material to create a pattern.

Dormer: A structure projecting from a sloping roof usually housing a vertical window that is placed in a small gable or containing a ventilating louver.

Front-gabled Roof: A gabled-roof that faces the road or main entrance.

Gable Roof: A roof having a gable at one or both ends; a roof sloping downward in two opposite directions from a central ridge, so as to form a gable at each end.

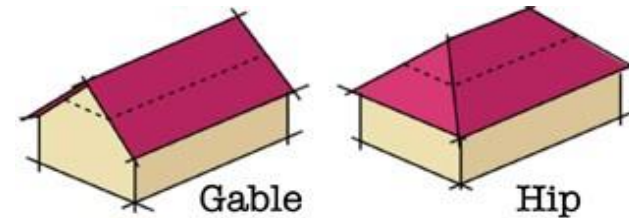
Hipped Roof: A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.

Juliet Balcony: A pseudo balcony; a low ornamental railing to a window, projecting but slightly beyond the plane of the window, threshold or sill, having the appearance of a balcony when the window is fully open.

Mission Parapet: A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.

Mullion: A dividing piece between the lights of windows, usually taking on the characteristics of the style of the building.

Muntin: A secondary framing member to hold panes in a window, window wall, or glazed door; an intermediate vertical member that divides panels of a door.



JULIET BALCONY



MISSION PARAPET



RAKE OVERHANGING

EAVE OVERHANGING



PEDIMENT



Chapter 2: Architectural Style Standards

Overhanging Eaves: The projecting overhang at the lower edge of a roof that sheds rainwater.

Pediments: A low-pitched triangular gable above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice, often with sculpture.

Rafter Tails: The portion of the rafter that hangs over the wall.

Shingle: A small thin piece of building material often with one end thicker than the other for laying in overlapping rows as a covering for the roof or sides of a building.

Shutter: Each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.

Side-gabled Roof: A gabled-roof that faces either side of the main entrance.

Sill: The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.

Window Sash: The movable part of a window made up of the vertical and horizontal frame that holds the glass.



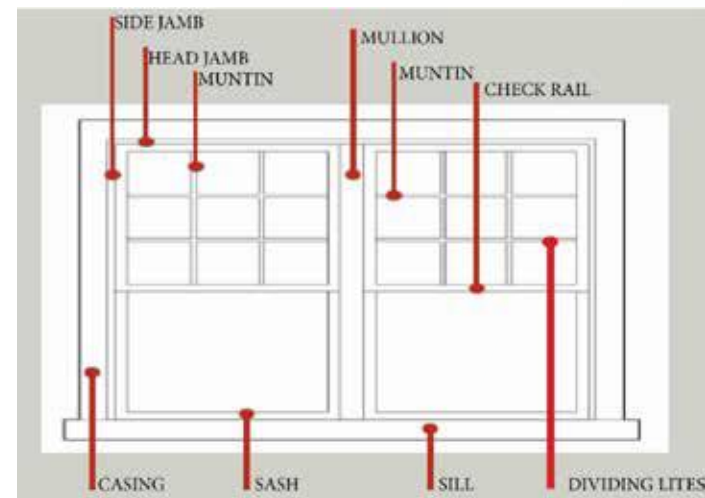
RAFTER TAILS



SIDE-GABLED



FRONT-GABLED



PARTS OF A WINDOW



CASEMENT WINDOW



DOUBLE HUNG WINDOW



BAY WINDOW