City of Los Banos
At the Crossroads of California

www.losbanos.org

AGENDA

ADJOURNED
JOINT CITY COUNCIL &
PLANNING COMMISSION MEETING

LOS BANOS COMMUNITY CENTER LOUNGE
645 Seventh Street
Los Banos, California

THURSDAY, MAY 29, 2025

If you require special assistance to attend or participate in this meeting, please call the Planning Secretary @ (209) 827-7000 ext. 2445 at least 48 hours prior to the meeting.

The City of Los Banos complies with the Americans with Disabilities Act (ADA) of 1990.

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Si requiere asistencia especial para atender o participar en esta junta por favor llame a la oficina de la Secretaria del Departamento de Planificación al (209) 827-7000 ext. 2445 a lo menos de 48 horas previas de la junta.

La Cuidad de Los Banos cumple con la Acta de Americanos con Deshabilidad (ADA) de 1990.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the meeting and in the Community & Economic Development Department's office located at City Hall, 520 J Street, Los Banos, California during normal business hours. In addition, such writings and documents may be posted on the City's website at www.losbanos.org.

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Cualquier escritura o los documentos proporcionaron a una mayoría del Comisión de Planificación con respecto a cualquier artículo en este orden del día será hecho disponible para la inspección pública en la reunión y en la oficina del Departamento de Comunidad y Desarrollo Economico del City Hall, 520 J Street, Los Banos, California durante horas de oficina normales. Además, tales escrituras y los documentos pueden ser anunciados en el website de la Ciudad en www.losbanos.org.

1. CALL TO ORDER **5:00 PM**

   A. City Council

   B. Planning Commission

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

   A. City Council Members

      Chavez___, Lewis___, Sanders__, Mayor Amabile__

   B. Planning Commission Members

      Hicks __, McBride __, Nunes __, Robinson __

4. APPROVAL OF AGENDA

   A. City Council

   B. Planning Commission

   Recommendation: Approve the agenda as submitted.

5. PUBLIC FORUM: Members of the public may address the City Council & Planning Commission on any item of public interest that is within the jurisdiction of the City Council & Planning Commission, including agenda and non-agenda items. No action will be taken on non-agenda items. Speakers are limited to a five (5) minute presentation.

6. CONDUCT A JOINT MEETING TO DISCUSS THE COMMUNITY DESIGN STANDARDS. **pgs. 5-117**

   Recommendation: Informational item only, no action to be taken.

7. ADJOURNMENT.

   A. City Council

   B. Planning Commission

APPEAL RIGHTS AND FILING PROCEDURES

Any person dissatisfied with an act or determination of the Planning Commission may appeal such act or determination to the Planning Commission by filling written notice with the Planning Commission Secretary not later than five (5) business days (excluding holidays) after the day on which the act or determination was made. An appeal must state the act or determination which is being appealed, the identity of the applicant and his/her interest in the matter, and set forth in concise statement(s) the reasons which render the Commission's decision unjustified or inappropriate. (Los Banos Municipal Code Section 9-3.2326)

Concerning an action taken by the Planning Commission related to Chapter 2 Articles 1 through 17 of the Los Banos Municipal Code "Subdivisions", if a subdivider or other affected property owner is dissatisfied with any action of the Commission with respect to a tentative map or the nature and extent of improvements recommended or required he/she may within fifteen (15) days after such action appeal to the Planning Commission Secretary for a public hearing on the matter. An appeal must state the action being appealed, identify the agenda item by agency number or project title, and set forth in concise statement(s) the reasons for the appeal. (Los Banos Municipal Code Sections 9-2.807)

Appeals must be in writing and include the appellant's name and address and original signature. A filing fee of $150.00 must accompany the notice of appeal.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

Haley Leonard, Planning Technician

Dated this 23rd day of May 2025

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ITEM 6

City of Los Banos
At the Crossroads of California

Agenda Staff Report

TO: Mayor Amabile and City Council Members
Chairman Hicks and Planning Commissioners

FROM: Stacy Souza Elms, Community and Economic Development Director
Mark Thomas & Company

DATE: May 29, 2025

TYPE OF REPORT: Agenda Item

SUBJECT: City Council/ Planning Commission Joint Meeting: Community Design Standards Update

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Recommendation:

This item is for informational purposes only. No action will be taken.

Purpose:

The purpose of this joint session is to provide an overview of the City's ongoing efforts to update the Community Design Standards (CDS), originally adopted in 2008. This meeting is intended to brief City Council and Planning Commission members on the progress made to date and prepare for future public hearings. No formal decision or direction is requested at this time.

Background:

In early 2023 the City of Los Banos embarked on a plan to update the City's Community Design Standards (CDS), previously adopted on November 5, 2008, in response to continued growth and to better reflect current community values. This document was originally created to promote excellence in the design of buildings, sites, and neighborhoods by maintaining and enhancing the small-town qualities of Los Banos. The

Design Standards are intended to convey to property owners, architects, and prospective builders and developers, the City's vision and goals for the design of new development within the City. The Design Standards are also intended to assist staff and the decision making bodies in judging the suitability of proposed projects in terms of their architecture, site design, landscaping, circulation, and compatibility with existing and planned adjacent development. The 2008 Community Design Standards require on-going review and revision to ensure that it remains relevant and effective in meeting the needs of the community.

The City commissioned Mark Thomas & Company to modernize the Community Design Standards in accordance with this guidance. To date, the team has met twice with the Technical Advisory Committee (TAC), twice with the Community, and facilitated an online survey. Technical Advisory Meeting #1 (September 26, 2023) discussed preferred "small-town" aesthetics and an accessible format for the update. Community Meeting #1 (February 8, 2024) collaborated with attendees on identifying community needs like walkability, ambience, and safety. Technical Advisory Meeting #2 (October 23, 2024) emphasized improving overall livability by implementing shade, greenery, and design consistency along residential, downtown/commercial, and roadway zones. The online survey was open from November 14, 2024, to December 9, 2024 and received 245 responses. Emerging themes include affordability, family-oriented community, safety, reduced appearance of neglect, reduced urban heat island effect, passive energy solutions for buildings, revitalization of vacant spaces, and connections to City's natural landscapes. Community Meeting #2 (April 22, 2025) further discussed the survey responses and reinforced the community's vision for a vibrant, sustainable, and pedestrian-oriented city.

The CDS represents the community's aspiration for a quality design that elevates the city's cultural and historical identity. The updated CDS will serve as a tool for property owners, developers, business owners, landscape architects, designers, and architects to guide development and improvements that enhance the city's unique character, while complementing existing development regulations. These Standards function as a macro-scale framework in comparison to other related documents like the General Plan, Downtown Master Plan, Zoning Ordinance, and various Specific Plans. The General Plan 2042 establishes the city's long-range vision and development policies that provide the basis for establishing land use, housing, transportation, and environmental stewardship. The Downtown Master Plan 2024 focuses on revitalizing downtown Los Banos to stimulate economic growth and cultural identity. Zoning Ordinance and Map, aligning with the General Plan, regulates land use zones, development, and permit processes. Specific Plans, like Pioneer Road Complete Streets Plan, provide site-specific standards for projects in particular geographic areas.

Discussion:

The draft CDS proposes a reorganized and interactive format. Key content areas include:

- Site Design: Circulation, access, site planning, and integration with natural features.
- Building Design: Massing, entrances, energy efficiency, and compatibility with historical architecture.
- Application-Specific Guidance: Residential, commercial, and downtown areas.
- Landscaping and Sustainability: Focus on urban heat reduction, native planting, and stormwater management.
- Signage and Wayfinding: Context-sensitive design for community identity.
- Appendices: Color and plant palettes, glossary, and review process guidance.

These standards function as a bridge between the General Plan and project-level regulations (e.g., Zoning Ordinance, Specific Plans), offering visual and narrative guidance for high-quality development.

This joint meeting is an opportunity for City Council and Planning Commission members to familiarize themselves with the goals, structure, and progress of the updated Community Design Standards. Staff welcomes questions and discussion, but no action is being requested at this time.

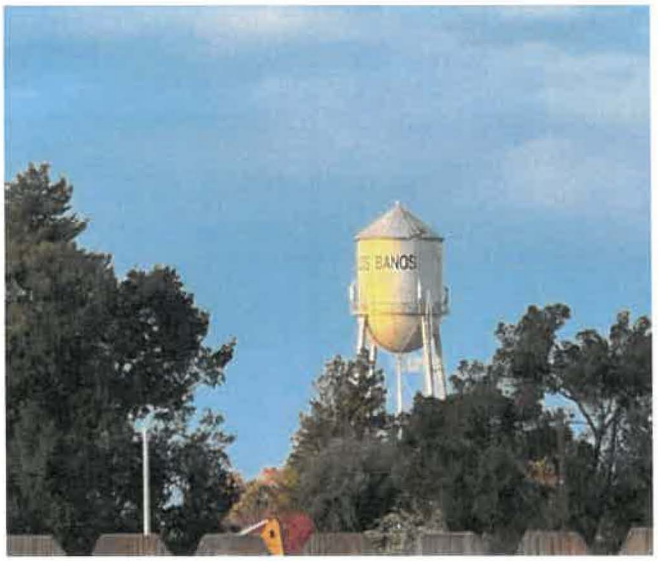
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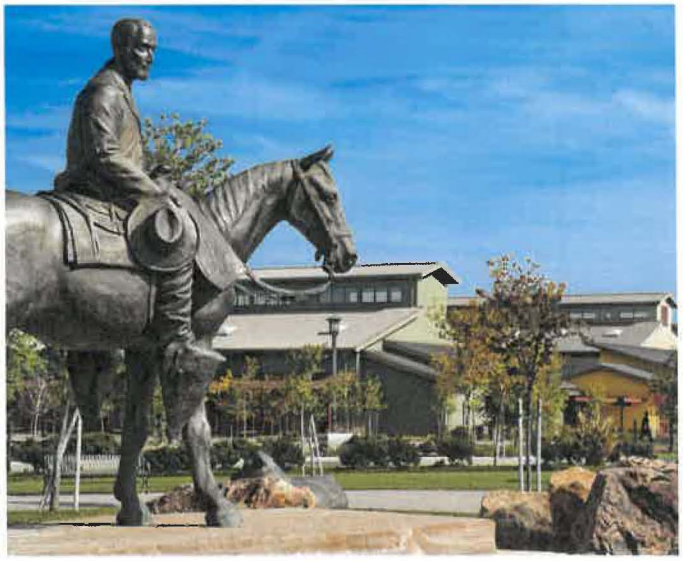
1. Draft Community Design Standards

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COMMUNITY DESIGN STANDARDS

CITY OF LOS BANOS







ADOPTED BY THE CITY COUNCIL

Administrative Draft December 6, 2024 Resolution No. XXXX-XX

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ACKNOWLEDGMENTS

This Community Design Standards document was developed in collaboration with community members, the Technical Advisory Committee, Council members, key City staff, and the consultant team. We would like to recognize all who contributed their expertise, insight, and time to this project.

Project Team Roster

City of Los Banos
Stacy Souza Elms, Community & Economic Development Director
Sarah Orozco, Engineering Technician

Technical Advisory Committee
Ken Lambert, City of Los Banos Councilmember
Brett Jones, City of Los Banos Councilmember (Committee Vice Chair)
Rob Robinson, City of Los Banos Planning Commissioner
John Cates, Commission Member (Committee Chair)

Mark Thomas
Erik Smith
Christine Anderson
Kate Cannon Nguyen
Ashley Hong

Indigo Hammond & Playle Architects
Bruce Playle
Yuga Chaudhari

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INTRODUCTION

A. BACKGROUND

The City of Los Banos has chosen to update the Community Design Standards, originally adopted in 2008, to allow the City to better adapt for growth and development. The Community Design Standards update has been prompted by a desire in the community to enhance the guidelines for aesthetics and design. The City of Los Banos also aspires to establish consistent theming while allowing for unique personality in the built environment.

Situated in the Southwest side of Merced County, near Santa Clara County, Los Banos is shaped by cultural and economic influences stemming from the agricultural hub of the San Joaquin Valley and the economic growth of Silicon Valley. As Los Banos evolves, the City is committed to the quality of the built environment, prosperity, and economic development.

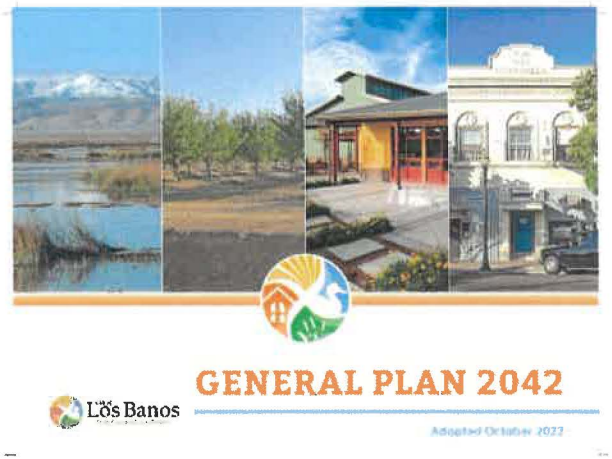
ADDITIONAL DOCUMENTS

Additional expectations apply to development in some areas of Los Banos. Please refer to the documents listed in the References section of the document Appendix for more information. This list is not exhaustive and conformance with additional documents may be required at the time of development review. Documents and resources can be found at the City of Los Banos website.

B. PURPOSE

The Community Design Standards represent the community's desire for quality design. The standards aim to elevate the City of Los Banos' built environment by encouraging creativity, interest, and variety, while also building upon local character.

These Standards are meant for use by property owners, developers, business owners, landscape architects, designers, and architects to express a quality of new and remodel construction. These Standards also allow for additions to existing buildings and sites, where allowed by code. Through these Standards, the City aims to promote quality designs that have been carefully considered and have well-integrated building features, architectural elements, and cohesive landscapes. These Standards complement existing development procedures, policies, and laws.



INTRODUCTION

C. GOALS AND VALUES

These goals and values represent the reasoning and intent for both the overall document as well as the individual design standards and guidelines. They represent a mix of ideas from community engagement efforts, on-going work with the Downtown design standards, and existing City Council-approved documents. The overarching goals of the Community Design Standards are as follows:

WELL-DESIGNED DEVELOPMENT

To establish quality development, all projects should implement the goals, objectives, and policies of the City of Los Banos General Plan. This will include establishing consistent theming while allowing a unique character in the built environment. Also, all new developments will enhance and elevate the character, aesthetics, and design of new and renovated buildings, structures, and spaces.

IDENTITY AND CULTURE

These standards aim to preserve the small-town atmosphere and embrace the City's historical and cultural background. Designs in the built environment should contribute to a positive physical image and reflect existing residences and businesses. Also, to promote identity and culture within the city, Los Banos aims to facilitate the development of projects that establish a sense of place and complement the established character within the existing neighborhoods.

ECONOMY AND SUSTAINABILITY

A goal of these standards is to promote development that stimulates investment in the economic vitality of Los Banos. New and ongoing projects should maintain and enhance property values through pride of ownership. Also, these standards aim to promote sustainable building and site design to support Los Banos's endurance and resource stewardship, now and in the future.







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INTRODUCTION

D. DOCUMENT STRUCTURE

The Community Design Standards document is divided into five main sections and an appendix.

Each subsection establishes a flexible framework of standard design measures to ensure overall coherence, practicality, and aesthetic integrity for the City's development. These standards are compartmentalized through key words and descriptions laying out design guidelines and referencing additional resources.

The appendix defines landscape and architectural terms, summarizes the design plan review process, and includes design direction for colors and plant selection. For more information, resources alluded throughout the Community Design Standards can be found in the References section.

SUBSECTION COMPOSITION

This document is designed to be interactive.

For quick access to sections, users can click on the desired section on the navigation bar on the left and the colored tabs located at the top of each page. The "Table of Contents" button on the lower lefthand corner is available to promptly bring the user to all the listed main sections and subsections as well.

On the right of the page, reference images with captions highlighting both encouraged and discouraged designs are provided to enhance understanding for the user.

For additional information, users may visit the City of Los Banos website linked in the bottom righthand corner.

Main Section

Navigation Bars

Subsection

A. CIRCULATION
1. INTERNAL SITE CIRCULATION
2. PEDESTRIAN CIRCULATION AND EXPERIENCE
B. SITE ACCESS LOCATIONS
1. PEDESTRIAN AND BICYCLE
2. DRIVEWAY AND VEHICLE DROP-OFFS
3. SERVICE AND UTILITIES
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5. PARKING CIRCULATION
6. SITE LIGHTING

A. CIRCULATION

1. INTERNAL SITE CIRCULATION

A project's design should relate to its surroundings and context using design strategies according to its size, location, and relationship to transit, streets, and pedestrian circulation. While new developments may be of a different scale than their surroundings, using design elements such as massing, texture, and character to reflect the existing context helps in creating cohesive neighborhoods. It is also important to connect developments with their surroundings using internal site circulation to integrate better into the context.
In addition to architectural design, a site's internal layout should connect with its neighborhood and the broader context of Los Banos. It's crucial to consider the project site's size and scale. Refer to the City of Los Banos General Plan for more information.

Standards

Views and Natural Features : Grading for new developments should respect the existing topography whenever possible. Streets and developments should follow natural contours and preserve scenic views of local landscapes and natural features.

Similar Function : Residential, commercial, and industrial zones should be strategically placed near existing and planned areas of similar function. This approach enhances community cohesion and aligns with established urban patterns.

Natural Features : Protecting and preserving natural features like mature trees and riparian corridors is essential. Incorporating these elements into site planning enriches the user experience and adds value to the project.

Community Street Sizes : Utilizing narrower streets contributes to creating human-scaled neighborhoods, slowing traffic speeds, reducing stormwater runoff volume, and is a more compact use of land. Refer to the City of Los Banos Improvement Standards and Specifications for more information.

Cul-de-sacs and Turnarounds : A site's layout should reduce the reliance on cul-de-sacs due to their tendency to prolong travel times and concentrate traffic. Where used, cul-de-sacs and turnarounds should not preclude pedestrians or bicyclists from moving between communities. Where feasible, cul-de-sacs and turnarounds should incorporate landscaped islands or be attached to greenbelts or open space.



Image Example

+ Opposing traffic protected by median
× Less planting to combat heat island

× Discouraged Design



+ Distinct patterned paving at crosswalk
+ Landscape island at roundabout

\+ Encouraged/ Preferred Design

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The significance of site design extends beyond aesthetics and circulation; it shapes user experience and weaves together the fabric of urban areas. In this chapter, we will explore design standards that encompass both practical considerations and psychological factors, illustrating how thoughtful site design can elevate a location.

A well-designed site has the potential to inspire a sense of place among local residents while simultaneously conveying the cultural identity of the area to visitors. By creating spaces that embody a unique character, we foster connections between users and the urban environment, enhance their overall experience, and shape their perceptions of the city. Each element of a site contributes to this narrative, reflecting the history, values, and aspirations of the community it serves.

Central to effective site design is the consideration of circulation and accessibility for users of all ages, abilities, and modes of transportation, whether vehicular, pedestrian, or bicycle. Ensuring seamless movement throughout a site promotes inclusiveness and encourages engagement. Moreover, a site serves as the interface between the public domain and private outdoor spaces and buildings, balancing the need for community interaction with the desire for personal privacy.

In this chapter, we will delve into the multifaceted aspects of site design, examining how each component—from pathways and access points to open spaces and building placement—contributes to creating a cohesive and inviting environment. Ultimately, our exploration will reveal how intentional site design can transform a location, enriching the lives of those who inhabit it and enhancing the overall identity of the city.

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A. CIRCULATION

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+ Opposing traffic protected by median
× Less planting to combat heat island



+ Distinct patterned paving at crosswalk
+ Landscape island at roundabout

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Traffic Calming Devices : Incorporate various traffic calming elements into the design of local streets to encourage slower speeds. Options include splitter islands, chicanes, bulb-outs, raised crosswalks, and textured pavements.

Parking Lot Features : Large expanses of parking should be broken up with landscaping and pedestrian walkways with pedestrian-scale lighting. Adequate directional mechanisms such as curbing and parking striping should be provided. Refer to the Planting Design and Irrigation section of Landscape Guidelines for more information about planting within parking lots.

Bicycle Circulation : Unobstructed paths for bike riding should be provided between the street and on-site bike parking areas. On-site bike routes should not conflict with vehicular travel and crossing will be well marked for safety. Where pathways will be shared between bike riders with pedestrians, adequate space and safety measures should be met. Asphalt, concrete, crush gravel, and decomposed granite are acceptable for bike path pavement.



+ Planters help with heat island
+ Solar panel structures provide shade



+ Landscape buffer between road and bike path
+ Accessible on-site bike parking from bike path

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2. PEDESTRIAN CIRCULATION AND EXPERIENCE

Provide pedestrians with the greatest possible sense of safety, comfort, aesthetic pleasure, and accessibility, especially where commercial and residential structures adjoin public areas and along internal circulation paths.

Standards

Pedestrian Shelter : Provide shade from the sun and protection from rain and wind where possible. Trees, freestanding pergolas, bus shelters, and other devices can be used along street frontages and paths, especially on the south side of buildings. Ensure structures provide visual openness and safety for users. Shade structures should be proportional to the scale of adjacent buildings and complement the style of the neighborhood's buildings and streetscape. Shade structures also should not block views between the street and storefronts nor interfere with pedestrian movement.

Pedestrian Routes : Create accessible pedestrian connections between transit stops, parking areas, and community facilities such as parks, trails, community centers, and schools. Plan routes to provide easy access to public transit stops.

Scale : People typically walk at a pace of around 3 miles per hour, perceiving their surroundings in a complex and multisensory manner, both physically and psychologically. Along with architectural features, the size and location of site features should provide a comfortable environment for the speed of pedestrians.

Walkways : Pavement and enhanced walkways add visual interest and allow pedestrians to visit multiple buildings located at one site. Walkways should be wide enough to allow pedestrians to walk comfortably. Walkway widths shall comply with sidewalk minimum widths in Los Banos Improvement Standards and Specifications.

Aesthetic Quality : The highest detail and material quality for projects should be placed where pedestrians have the greatest and closest contact with the project. In addition, site design and material selection should create visual interest and variety, while still ensuring the safety of the pedestrian.



+ Provides adequate shade
+ Offers safety and comfort in alleyway
+ Shade element also functions as public art and contributes to placemaking



+ Pattern of walkway adds visual interest
+ Wide walkway allows accessibility



+ Structure matches aesthetic of site furnishings
+ Offers transition and rest area between landscape and buildings
× Shade structure large in scale

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Vehicular Separation : Wherever possible, street adjacent sidewalks and interior site walkways shall provide a buffer between vehicular travel ways and parking areas. These buffer areas may include planting, parklets, stormwater management, site furnishings, and bike parking. Elements such as bollards, decorative railings, and planters may also be used to separate pedestrian and vehicular paths of travel, as long as these structures do not inhibit necessary access between the street and buildings for safety and emergency services.

Semi-private Spaces on the Street : Porches, patios, balconies, and courtyards allow residents of multiple communities and other users to physically and symbolically claim the space. Semi-private spaces should be placed along pedestrian paths wherever possible. This will provide clarity about who has the right to control a public space, and thus a greater sense of security for the user and an increased potential for social engagement.

Observation of Outdoor Spaces : The ability to observe all outdoor spaces from windows in shops, offices, or upper-level residences and from porches and other private and semi-private outdoor spaces should be provided. This will promote user safety and security.

Outdoor Dining Spaces : Existing porches, patios, balconies, courtyards, and alleyways may be used to provide spaces for outdoor dining. If acceptable by the City, parking spaces may be used to accommodate outdoor dining either temporarily or permanently. Additional guidance may be required. Outdoor dining spaces shall not encroach into the public right of way unless approved by the City. Outdoor dining spaces shall not be placed in areas where it can create a safety hazard to vehicular and pedestrian access, especially to emergency services like the fire and police department.



+ Shaded outdoor dining
+ Clear pedestrian and vehicular access



+ Dining space does not encroach public right of way
+ Usage of landscaping as buffer from walkway

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B. SITE ACCESS LOCATIONS

1. PEDESTRIAN AND BICYCLE

Site designs should provide equal, if not greater, priority to pedestrian and bicycle access as compared to vehicular access. Paths of travel should not conflict with each other and provide for a variety of user experiences. Thoughtfully designed pedestrian and bicycle infrastructure enhances safety in public spaces and contributes to the well-being and flexibility of city residents.

Standards

Entrances and Access Points : Provide entrances to the site and building that are oriented towards pedestrian and bicycle paths of travel. Access points for non-vehicular transportation should be clearly identifiable at a pedestrian scale and easily accessible. Parking lots should include clear pedestrian paths to enhance pedestrian access and safety. See Building Entrances in Section II. Building Design for guidelines on entrances.

Crosswalks : Crosswalks across vehicular lanes should be clearly delineated to promote pedestrian flow between parking areas and building entrances. Parking lots should include clear pedestrian paths to enhance pedestrian access and safety. Any crossing or intersections between pedestrian paths and bike routes should also have safe crosswalks with appropriate signage and stopping sight distances for user safety. Pedestrian street and parking lot crossings may also be enhanced with color and varying pavement materials. All crossings shall comply with the City of Los Banos Improvement Standards and Specifications.

Public Transit Access : The most heavily used portion of sites should be near access to public transit wherever possible or have the most direct route of access. Pedestrian and bicycle entrances should be connected to transit stops by pedestrian walkways and paths along active frontages. In cases where direct access isn't feasible due to site constraints, a continuous path of travel through driveways or parking areas should be provided.

Wayfinding : Neighborhoods and large sites should utilize a wayfinding system that provides clear navigational instructions for pedestrians and cyclists. Signage and other design tools, such as different colored pavement, should allow users to easily determine the safe and appropriate path of travel to reach their desired destinations.



+ Clear striping across intersection
× Opportunity to add planters within delineators



+ Continuous path of travel from parking lot
+ Planting buffer between bike path and road

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2. DRIVEWAYS AND VEHICLE DROP-OFFS

Major access points to developments should have coordinated access points whenever possible. Separated ingress and egress points with landscaped islands should be provided. Ingress or egress points should be coordinated with openings in the center median and existing or planned access points on the opposite side of the roadway.

Standards

Line of Sight : Sight distance for driveways should be protected with the use of visibility triangles on each side of the driveway to allow a passing motorist to view a car exiting a driveway. In this area, structures, fences, walls signs, plant materials, etc. should not exceed 2.5 feet in height above the street grade. Street trees may be planted in this area provided a clear sight line can be maintained between 2.5 and 7 feet in height. Clear sight triangles will vary based on roadway speeds and other criteria. Refer to AASHTO (American Association of State Highway and Transportation Officials): A Policy on Geometric Design of Highways and Streets, Current Edition and the City Engineer for additional requirements.

Driveway Locations : On-site vehicle circulation and driveway locations should be designed to discourage speeding throughout parking areas to minimize the potential conflict with pedestrians and parked vehicles. Vehicle access should be carefully considered for a clear and uniform traffic pattern through the lot. Radii for turns shall be designed to facilitate emergency vehicles to the satisfaction of the Fire Department. Driveways should not be located directly adjacent to bus stops or other forms of public transportation stops unless there are no other streets adjoining the property.

Shared Access Drives : Adjacent parcels of similar use should consider use of shared access driveways to minimize the number of curb cuts to the street. Reciprocal access and parking agreements, between compatible adjacent land uses, for pedestrians and vehicles are strongly encouraged.

Drive-through Lanes : Do not locate drive-through lanes in areas where they obstruct pedestrian walkways that allow access between buildings and streets. Use the rear side of interior parcels as stacking lane for vehicles to allow maximum pedestrian access and active frontages.

Drop-off Areas : When vehicle drop-off spaces are provided, locate them to the side or rear of building and follow ADA requirement. When provided, security gates and check point kiosks must be set back from the back of the curb to provide enough on-site queuing length for at least one car to stack.



+ Ingress and egress separated by planted median
× Plantings intrude into clear sight triangles



+ Shared access driveway

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C. SITE ORGANIZATION, PLANNING, & DESIGN

1. BUILDING PLACEMENT

Active ground-floor uses oriented towards streets, sidewalks, plazas, and public spaces foster pedestrian activity, create visual interest, and enhance public safety. By carefully considering these guidelines, we can optimize building placement for functionality, sustainability, and aesthetic appeal.

Standards

Site analysis : Thoroughly analyze the site's topography, natural features, prevailing winds, solar orientation, and surrounding context to inform building placement. Optimize building orientation and design to harness solar energy for heating and cooling, aligning with semi-arid climate conditions of Los Banos.

Street frontage : Orient buildings parallel to primary street or open space frontages on medium and large sites to create a strong visual framework for the area. Strategically position buildings to create defined edges and enhance the character of streets, public spaces, and pedestrian pathways.

Local code : Adhere to local zoning regulations regarding setbacks from property lines. And adhere to local fire codes regarding building separation and access for emergency vehicles.

Storm water management : Consider the impact of building placement on storm water runoff. See section I.C.4 for storm water management design guidelines.

Environmental impact: Minimize the building's footprint to reduce environmental impact.



- Building oriented parallel to primary street to create a strong visual framework for the area.
- Optimize building orientation and design to harness solar energy for heating and cooling.

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2. ACTIVE FRONTAGES

Active ground-floor uses facing streets and public spaces enhance safety, vitality, and a sense of place within neighborhoods.

Standards

Ground floor activation : Prioritize ground-floor uses that directly engage with the street, such as retail, restaurants, cafes, or community spaces.

Transparency and openness : Use large windows and glass doors to create visual connections between the interior and exterior.

Pedestrian-friendly sidewalks : Provide ample, well-maintained sidewalks with sufficient width for pedestrian traffic. Incorporate benches, planters, and lighting to enhance the pedestrian experience. Provide shade and shelter for pedestrians through trees, awnings, or canopies. See sections I.A.2 and IV.A.1 for additional design guidelines.

Signage : Design clear and informative signage that is visually appealing and complements the building architecture. See section V. for additional design guidelines.

Landscaping : Incorporate landscaping to soften the built environment and create a welcoming atmosphere. See Landscape section IV. for design guidelines.

Security : Design the environment to promote safety and security through good lighting and clear sightliness.



+ Awning provides shade.
+ Transparency and openness.
+ Trees provides shade and create a welcoming atmosphere.
× No signage.



× Awnings does not provide shade.
× No Transparency and openness.
× Less shrubs and trees for shade and to soften the built environment.

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3. OPEN SPACE PLACEMENT AND ACCESS

Open spaces in the urban and suburban environment enhance neighborhood livability and connectivity. Weather privately or publicly owned, these spaces provide opportunities for social recreation, relaxation, and community events. Open spaces include parklets, courtyards, gardens, playgrounds, community greens, plazas, and public seating areas.

Standards

Access: Open spaces should be strategically placed in convenient and easily accessible locations to maximize their utility and integration into the community. Ideal locations include along major pedestrian thoroughfares or in proximity to building entrances and parking areas. These spaces should feature multiple entrances and exits, allowing for flexible use and easy navigation.

Design Considerations: The design of open spaces should clearly delineate these areas from surrounding pedestrian zones through thoughtful use of materials and landscaping. This enhances the sense of place and contributes to user comfort. The size and layout of the open space should be proportional to the scale of adjacent buildings and other features, creating a balanced environment. Whenever possible, sites that offer natural views or are slightly elevated are desirable, as they add aesthetic value and enhance the overall experience.

Safety: Ensuring the safety of open spaces is paramount. These areas should be separated from vehicular traffic and parking lots using physical barriers and buffer zones. Additionally, open spaces should be designed to offer clear visibility throughout, with unobstructed sightlines from adjacent pathways and building entrances to promote safety and accessibility.

Natural Environment: When planning outdoor open spaces, it is important to consider environmental factors such as sun exposure, wind patterns, and micro-climate conditions. These considerations will help create a more enjoyable and comfortable outdoor experience for users.

Existing Open Spaces: Leveraging existing open spaces, such as downtown alleyways, can provide opportunities for improved functionality and programming. Enhancing these areas can contribute to their revitalization and better serve the needs of the community.



+ Revitalizing alleyway as outdoor dining
× Path can be narrow for accessibility



+ Large tree canopies provide shade for seating area



+ Wide and flexible paths for access
+ Open view of natural surroundings

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4. STORMWATER MANAGEMENT

The City of Los Banos encourages the implementation of green stormwater infrastructure and Low Impact Development (LID) techniques in both existing and new developments to effectively manage stormwater and improve environmental quality. These methods can be used in conjunction with landscaping.

Refer to the City of Los Banos Improvement Standards and Specifications for more information.

Standards

Landscape and Stormwater Management: Planting of trees, shrubs and groundcovers suitable for green infrastructure should be used to maximize effectiveness of facilities and minimize erosion. Use of decorative boulders and rock mulch should be used in high runoff areas to decrease maintenance. Promote groundwater recharge and reduce surface runoff through techniques such as gravel-filled trenches and French drains.

Erosion and Runoff Control: Mulch and seeding should be used to maximize root development, control erosion, and stabilize slopes. Pervious and/or porous paving materials may be used to reduce stormwater runoff, especially in parking lots. Where feasible, green roofs can be implemented to treat stormwater onsite.

Site Assessment : Evaluate soil type, permeability, and drainage characteristics to inform design choices. Assess the site's natural contours to understand how water flows across the landscape.

Water Quality Management : Design systems to filter pollutants, such as oil, sediment, and nutrients, using biofilters and sediment traps. Utilize basins to store runoff and allow for sedimentation and pollutant removal before discharge.

Integration with Landscape Design : Design stormwater features to be visually appealing and integrate them into the overall landscape. Use stormwater management areas to create habitats for local wildlife and enhance biodiversity.

Maintenance Planning and Education : Establish a maintenance schedule for all stormwater management features to ensure they function effectively. Engage the community in maintenance efforts, such as clean-up days for bioswales or rain gardens. Use signage to explain the purpose of stormwater features and their benefits to the environment.



+ Prevents bike path from flooding
× Opportunity to add flood tolerant plants in bioswale to treat more runoff



+ Rain garden collects stormwater
+ Treats runoff with native flora and creates wildlife habitat



+ Permeable parking lot paving

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5. PARKING CIRCULATION

A well-designed parking lot enhances accessibility and circulation for vehicles, pedestrians, bicyclists, and delivery services, benefiting both building occupants and visitors.

Standards

Corner Lot Parking : Locate parking areas away from primary street corners, towards secondary streets.

Shared Parking : Combine parking areas for adjacent properties to optimize land use and reduce overall parking footprint.

Entrances and Exits : Locate entrances and exits in visible and accessible locations to improve safety and visibility. Ensure clear sight lines at entrances and exits to prevent accidents. Use landscaping strategically to screen parking areas from public view without obstructing driver visibility.

Traffic flow : Provide adequate aisle widths for safe vehicle maneuvering. Adhere to local regulations for parking stall dimensions and spacing. Include accessible parking spaces in designated locations. Consider providing angled parking stalls for increased efficiency. To minimize traffic congestion, safety hazards, and environmental impact, consider alternative parking lot designs that avoid dead-end configurations, such as loop or grid layouts.

Pavement Design : Incorporate varied pavement colors, textures, and patterns to enhance pedestrian safety and visual interest by using concrete paver or aggregate and minimize asphalt usage.

Pedestrian Access : Provide sidewalks and crosswalks within the parking lot. Incorporate pedestrian lighting and signage.

Sustainable Paving Materials : Use high-albedo paving materials to mitigate urban heat island effects.

Storm water management : Integrate storm water infrastructure and low-impact development (LID) practices into parking lot design. Plant vegetation to help mitigate stormwater runoff. See section I.C.



+ Accessible parking space close to building entrance. Sidewalks provided for pedestrian access.
× No crosswalks within the parking lot.



+ Pedestrian crosswalk across the parking lot.



+ Angled parking lot for increased efficiency.

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6. SITE LIGHTING

Site lighting contributes to the sense of safety and comfort for users to access outdoor areas in the evenings and early mornings. Creative site lighting can also enhance the aesthetic quality and ambiance of an area. Refer to the City of Los Banos Municipal Code Title 9 Chapter 3 Article 33: Outdoor Lighting for specific requirements.

Standards

General Design and Placement: Site lighting shall have a scale, design, and color that best complements the character and design of the adjacent structure. Lighting should be visible from the exterior of a building and the project's boundaries should be limited to that necessary for security, safety, and identification. It should also be screened from adjacent areas and not be directed in an upward manner or beyond the boundaries of the parcel on which the building is located.

Pedestrian Paths: Pedestrian paths and walkways should be adequately and evenly illuminated for user safety, especially through covered or open courtyards. Lighting should be used a wayfinding technique to ensure pedestrians can reach destinations such as building entrances, parking lots, and public transit points.

Bicycle Lanes: Bicycle lanes and paths shall have consistent lighting for user safety. Where possible, use a layered approach to lighting for varied user scales to be served.

Brightness, Glare, and Distractions: Lighting should be accomplished in a manner that does not create glare for pedestrians, drivers, or adjacent properties. If light fixtures are visible, they should have a low enough intensity or have adequate diffusing lenses to minimize their brightness. The emphasis should be on lighting landscape, pedestrian spaces, bike routes, and building surfaces. Lighting style shall be compatible with the site or street theme. Avoid flood lights, flashing LEDs, or strobe lights.

Canopy Lighting: Under canopy, pedestrian level lighting and entry lighting may be placed to illuminate the pedestrian walkway which may be shaded from streetlights. These fixtures may be recessed down lights, pendant fixtures set in the soffit, or other surface mounted shaded fixtures.

Parking Lots and Service Areas: Parking lots must provide adequate lighting for safety. Lighting should complement the building lighting fixtures. Refer to the Building Design section for lighting on building facades. Adequate lighting should be provided at utility and service areas and entrances.



+ Layered lighting for road and walkway
× Trees may block illuminating walkway



+ Illuminates seating area
× Lighting against building pointed upward



+ Evenly illuminated along path
× Can create glare for pedestrians

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Light Pollution: Outdoor lighting shall be directed downward to prevent light pollution and reduce excess glare. Dark skies-compliant lighting is recommended.

Energy Efficiency: Utilize energy-efficient lighting fixtures that provide sufficient light for user safety. Install daylight sensors for lighting to limit excess light and conserve energy. Outdoor lighting should be dimmed or turned off from 11:00pm-5:00am.



+ Lighting pointed downwards
+ Follows theme of adjacent architectural features



+ Soft lighting highlighting downtown
+ Aesthetic matches surrounding structures

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A well-designed building harmonizes its form and appearance to create a visually appealing and functional space that resonates with its users, enhances the built environment and is resilient for the future.

Building form and appearance play crucial roles in shaping the character and identity of a structure. The form refers to the overall shape, layout, and configuration of a building, while appearance encompasses its aesthetic qualities such as materials, colors, textures, and ornamentation. Together, they communicate the architectural intentions and evoke emotional responses from observers. A building's form can range from simple geometric shapes to intricate and complex designs, influenced by factors like function, cultural context, climate, and architectural style.

Meanwhile, appearance can vary greatly, from sleek and modern facades to ornate and historical embellishments, reflecting the cultural, social, and economic values of its time. Cultural identity can be part of an effective design concept interpreting the unique history and demographics of the Los Banos region, including the Yokuts indigenous people who once lived here but were displaced by settlers. The agricultural architypes and vernacular architecture found in Los Banos can readily find expression in both site and building design. A strong, site-specific design concept should be established early in the design process and maintained throughout its development. This foundational concept will guide design decisions, ensuring a cohesive and integrated project that honors the unique qualities of the location.

Resilient design is the ability to pivot, adjust, and retain function during a disruption. As relates to buildings, it is best achieved through use of sustainability and climate-adapted design principles. Incorporating sustainability design principles into building form can minimize energy consumption, reduce waste generation, and promote a healthier, more resilient built environment in which to live and work. Climate-adapted design measures taken in response to local seasonal variations of sun, wind, and temperature, are an important pathway to sustainability. These measures are cost-effective way to implement sustainability and reduce the impact of climate change, helping meet the needs of present generations using fewer resources and without compromising the ability of future generations to meet their own needs. Climate-adapted design measures are cost-effective way to reduce building heat gain for the city of Los Banos climate zone, reduce the impact of climate change, and make easy environmental rating system compliance, such as for LEED. Simple considerations can yield significant results when considered early in the design process, examples include building and north-south window orientation, use of solar shading devices to keep heat out in summer, let it in for heating in winter, natural lighting, and passive heating and cooling to reduce energy use and GHG emissions.

This chapter discusses the standards for Building Massing, Resiliency, and Building Elements.

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A. MASSING

1. FORM, PROPORTION AND SCALE

As the City of Los Banos continues to grow, the building design needs to respond to the surroundings and provide a transition between the old and new construction to support a cohesive neighborhood. Individual buildings form a pattern that provides a consistent backdrop, enabling special or unique landmark structures like museums and large commercial developments to capture attention.

The standards below recommend an approach to building design which reduces apparent mass and scale, and to create a pedestrian friendly and human scaled neighborhood.

Standards

Compatibility with Existing : Design the new development to seamlessly blend with the existing character of the adjacent community through gradual transitions in height, mass, scale, materials, and architectural characteristics, while ensuring that the relationship between the width and height of the building's facade remains proportional to those of its neighbors.

Corner Buildings: Buildings at street intersections must incorporate some of the following architectural features to establish a strong relationship of connectivity with the urban fabric.

- Massive, or taller, or with exaggerated roof elements.
- Architectural break or wall plane or style
- A corner public plaza
- Primary building entrance
- Different facade materials and color

Parameters for Larger Buildings : Design new buildings that are substantially larger in scale than surrounding existing buildings with well articulated architectural elements, including height difference, wall plane, shadow relief, color, materials and style to provide variation, visual interest, and appropriate scales.

Compatibility with Residences : On blocks that are predominantly residential, and on parcels adjacent to or across the street from an existing single-family residence, design commercial development that respects the scale and character of the residences.

Commercial Re-use of Residential Buildings : When a building originally designed and occupied as a single-family residence is converted for commercial use, respect the scale, character, and established use of nearby buildings in designing re-construction, remodeling, or additions to the building.



+ Corner tower, big windows with angled primary entrance.
+ Massing articulated to reflect the scale of surrounding development.



+ Massing transitions towards the low density developments.
+ Major development located towards primary street.
+ Plazas for corner lots.

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2. COMPATIBILITY WITH HISTORIC BUILDINGS

Historic buildings serve as the cornerstone of community identity, preserving heritage, and fostering a sense of belonging among residents.

When designing new developments adjacent to historic buildings, it's essential to ensure compatibility with existing structures to maintain architectural harmony and urban cohesion. The new development should complement the historic building in terms of scale, materials, and design elements, creating a harmonious relationship between old and new.

Careful consideration of setbacks, height restrictions, and architectural style is essential to ensure that the historic building remains the focal point while the new development adds value to the surrounding area. Buildings which are on a local, state, or national list of historic properties require additional consideration in light of regulations and guidelines of the California State Historic Preservation Officer (SHPO) which may apply.

Standards

Compatibility with Existing : Make gradual transitions to existing buildings in terms of height, mass, scale, materials, and representative architectural characteristics. Keep the relationship between the width and height of a building's facade in proportion to those of the building's neighbors.

Building Elements : Design the building facade with features such as oriel and bay windows, sunshades, and doors to create patterns that match the scale and proportion of historic buildings in the surrounding area.

Building Materials : Use historic materials that match nearby historic buildings on at least 20 percent of street, or public open space facing facade. Historic materials include brick, masonry, concrete, limestone, mosaic, and wood. Other materials may be stucco and galvanized corrugated steel which relates to historic agricultural uses. Local building materials such as straw bale can even be considered where used to emulate a thick-wall Spanish or Mediterranean style look.



+ New building facade material matches the scale and pattern of that used in historic building.
+ Gradual transition between the height of building's facade in proportion to adjacent buildings.
× Windows are not compatible to adjacent buildings

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3. BUILDING ENTRANCES

A building entrance is the designated point of access to a structure, serving as the gateway for individuals to enter the building. The design and placement of a building entrance are crucial for ensuring efficient traffic flow, security, and accessibility for occupants and visitors. Such well designed entrances are inviting to people and make neighborhoods more pleasant.

Standards

Entry Identity : Entries to buildings shall be individualized, obvious, clearly identifiable, and integrated with adjacent landscaping or streetscaping to the extent feasible and practicable. Entrances to commercial or retail buildings should have large glass storefronts where appropriate. Full lite doors are encouraged as they extend the openness and transparency of the storefront. Provide distinct, separate entrances for residential, commercial, and industrial uses in mixed-use developments.

Accentuate Doorways : Design door and door surrounds/ features, to add interest to the entry of a building or space. Doorways should include protected areas covered by a recess, canopy, overhang, or marquee to provide protection from the rain and unwanted sun. Shaded south-facing entries are those entries most enlivened by the passage of sun over the course of the day.

Corner Entries : To the extent feasible, locate a primary entrance to a corner building at the corner of the building or at least face one primary entrance toward each street adjacent to the building.

Multiple Entries : On multi-level and multi-use buildings provide at least one primary entrance for each first story use and shared secondary entrances for upper story uses. Locate public entrances for first and upper story uses on the front facade of the building facing the street.

Second Story Entries : Make entrances to upper story uses less prominent than the primary entrances to first story uses unless a primary commercial use is located on an upper story.



+ Large glass storefronts extending openness and transparency.
× Hard to find main door entrance.



+ Commercial entrance, secondary building entrance, and driveway on the side follows the building facade design.
+ Primary entrance door recessed and provides weather protection and avoid bumping into pedestrians walking by.

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Standards

Back Entries : Where off-street parking (private or public) or alleys are provided behind a building, provide secondary entrances (public or private) to first story and upper story uses at the rear of the building adjacent to the parking lot and/or alley, if feasible in terms of the building's floor plan. Doors that are not regularly used, such as utility access doors, should not be accentuated, and should be integrated into the deign surrounding them.
For added security in alleys, whenever rear walls are affected by remodeling, every effort should be made to preserve or add doors or windows that provide opportunities for surveillance.

Pedestrian : All building entrances should be well defined, easy to find, and inviting to people of all mobility and ability levels. The primary building entrance must be directly accessible from the public realm and meet the requirements of the Americans with Disabilities Act (ADA). Prioritize the use of stairs by locating them near the building's entrance and directly on the primary path of travel.

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The vehicular entrance and driveways should be strategically located in relation to pedestrian pathways to ensure efficient traffic flow and pedestrian safety.

Standards

Entry Identity : Design parking entrances to have a similar architectural style as the rest of the development. Orient vehicular entrances as far from street intersections as possible. Position them at the side or rear of buildings to keep the main frontage active and engaging. Organize, cluster, and connect parking areas to minimize number of driveway entrances and maintain a continuous pedestrian walkway.

Recess parking garage entrances when the building facade is at the street facing property line. Establish and respect lines-of-sight vision triangles where roadways converge at property corners and where driveways enter roadways.

Materials : Use materials and design elements that blend the driveway seamlessly with the building and surrounding environment. This can include using the same paving materials for driveways and sidewalks to maintain a cohesive look. Incorporate permeable paving and green landscaping in driveway design to soften their appearance and reduce environmental impact.

Screening : Use walls, fences, or other architectural features to conceal driveways without compromising the building's character. Use trees, shrubs, and other landscaping elements to screen driveways and parking areas from public view. This enhances the aesthetic appeal and provides a visual buffer between the driveway and pedestrian areas. Screening should not intrude or obscure view required by the roadway and driveway vision triangles.

Pedestrian Safety : Ensure that driveways are designed with pedestrian safety in mind. This includes providing clear sightliness, adequate lighting, and pedestrian crossings where necessary.



+ Recessed driveways into building facade protect pedestrians on sidewalk from incoming and outgoing vehicular traffic.
× No wayfinding signs, pedestrian walkway marking.

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The placement and design of service and utility areas are crucial for maintaining an active and pedestrian-friendly street scape.

Standards

Location : Locate service entrances, loading docks, and utility areas at the rear or side of buildings to keep the main street frontage active and engaging for pedestrians.

Screening : Screen all utilities and service facilities from the street and sidewalk with the use of walls, fence, vines, green walls and other landscaping elements. This helps maintain the aesthetic appeal of the street scape.

Trash Enclosure : Install roofs on exterior solid waste enclosures to prevent rain from getting inside and carrying contaminants into the storm water system. Use durable materials such as masonry walls, heavy wood, and weather resistant metals for walls and roofs of solid waste enclosures meant to be connected to sanitary sewers. Follow any local guidelines or ordinance regarding trash enclosure design.
Design : Screens shall be compatible with the overall design of the building using similar materials, textures, colors, and forms. Wooden and chain link fence screens are not permitted. To the extent feasible and practicable, place all site utilities underground. Provide concrete stress pads in driveways for loading docks and solid waste collection areas to prevent damage to the ground below. Design service yards to provide convenient and safe access for residents and tenants by providing clear pathway and adequate lighting. For historic buildings, modern utility enclosures should not diminish the historic character. They can be designed to resemble the historic facades or use materials that blend seamlessly with adjacent architecture.

Building-mounted Utilities : Install grilles, covers, vents, and other mechanical and electrical items in areas that are not visible from the street and sidewalk to the greatest extent feasible and practicable. When items must be installed in visible areas, the necessary items shall be painted or otherwise made as unobtrusive as possible, and shall not detract from the overall building character and appearance. As an alternative to rooftop mechanical equipment requiring roof penetrations and screening, ground-mounted equipment is encouraged provided that it is screened, secured from vandalism, and it placement does not unduly constrain other site use.

Energy conservation : Where possible design buildings to have sufficient natural daylighting and use vestibules at entrances to retain heating or air conditioning. Consider the use of climate-adapted design techniques such as passive heating and cooling to improve energy conservation by reducing the need for mechanical, energy-intensive services. Such building are easier to make zero net energy ZNE, and help at the local level to reduce climate change.



+ All Utilities located towards the rear or side of building.



× Trash enclosure is not compatible with building design.



+ Screen all utilities from the street and sidewalk.
+ Screen design is compatible with the building design.

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1. RESILIENCY AND ENERGY EFFICIENCY

Resiliency encompasses the ability of a project, a neighborhood, or a community to absorb shocks caused by flood, earthquake, grid outage, and climate change while retaining its structure, function, and adaptability for use. The need for a resilient design response increases along with the increasing temperatures and other climatic variations. Resilient design is an overarching concept that embraces sustainability and climate-based design principles.

In the Central Valley region around Los Banos, warmer temperatures are expected, increasing the likelihood of more frequent and intense heat waves that pose risks to human health and agricultural activities. Additionally, precipitation events are expected to become more extreme, heightening the risk of intense flooding and drought cycles, which may impact human, economic, and environmental health in the area. Although Los Banos does not contain any Very High Fire Hazard Severity Zones, climate change is anticipated to elevate the frequency and intensity of regional wildfires, potentially disrupting regional activities and degrading local air quality. At various levels — individuals, households, communities, and regions — designing for resilience can help maintain livable conditions in the event of natural disasters, loss of power, or other interruptions in normally available services.

Resilience at City Scale

Resilient design is the intentional design of buildings, landscapes, communities, and regions in order to respond to natural and man made disasters and disturbances—as well as long-term changes resulting from climate change—including flooding, increased frequency of heat waves, and regional drought.

Resilience at Building Scale

A way of designing for resilience is to consider the threats present at a given location, determine the risks posed to operations, and then to design affordable and practical mitigation measures. The City of Los Banos lies within "Maximum Expectable Earthquake Intensity Zone III" where "High Severity, Most Probable Damage" could result a very real earthquake threat in the region. The soil characteristics subjects in the Planning Area also present a threat as they are subject to both shrink-swell, with the potential of subsidence affecting structures built here. Flooding is also a distinct threat. Resulting risk to operations and use of buildings will vary upon the type of building in question. Affordable mitigation measures are available for most of these risks.

Standards

- Review proposed development sites early in the planning process to identify potential geologic or seismic hazards, and ensure mitigation for buildings requiring structural alterations, especially unreinforced masonry buildings, to maintain structural safety.
- Design utilities to withstand probable seismic forces, prepare a soils report during development review, control erosion with re vegetation, and adhere to grading and landscaping regulations to minimize soil erosion and protect water quality.
- Ensure that alterations to existing buildings and new constructions meet the seismic standards of the California Building Code, and regularly inspect aboveground storage tanks to minimize risks.
- Rely on vernacular design practices that were prevalent before the advent of air conditioning and central heating. Combine these design strategies with modern materials to optimize resilient design.
- Create buildings that will maintain livable conditions in the event of extended loss of power or heating fuel through energy load reductions and reliance on passive heating and cooling strategies (passive survivability).

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- Carry out water conservation practices and rely on annually replenished water resources, including, potentially, harvested rainwater, as the primary or back-up water supply.

Resilience at Community Scale

- Build or facilitate social structures that strengthen the fabric of community. This could include community gathering places, dog parks where residents get to know their neighbors, central mailbox locations, and community bulletin-boards with ride share notices and other postings.
- Design communities to minimize dependency on transportation fuels sourced from far away. Design vegetated roofs and rainwater bios wales to reduce the urban heat island effect and manage storm water.
- Design and build (or rebuild) physical infrastructure, such as culverts, storm sewers, roadways, and bridges, to handle increased storm water flows.
- Rely on natural, biological erosion-control solutions that will grow stronger over time.
- Create community facilities (resilience hubs) that can serve as gathering places during emergencies and interruptions in services, and outfit such facilities with access to key services, including water, electricity for charging cell phones, etc. Such capabilities could be integrated into schools and other existing community facilities.
- Work to ensure the resiliency of cell phone towers so that communications can be maintained during times of emergency.
- Consider potential extreme weather events and climate change in determining locations of critical facilities and systems.
- Foster strong community education programs that will build greater understanding of energy, water, and other natural resource systems as well as the functioning of buildings and community infrastructure. Build such capacity into public education systems.

Passive Design

- Passive cooling and passive heating are proven design methods which reduce energy bills at the same time improving the quality of our living and working environment. They are part of a climate-based design technique. The basic idea: first recognize the climatic conditions of a given place, and then design accordingly. Harvest of the natural energy resource available outside of our buildings is the lowest cost way to create comfortable interiors with the least amount of energy required for mechanical heating and cooling. This can be achieved with methods such as natural lighting, thermal mass, and nighttime ventilation to name a few.



+ Horizontal sun shade with light shelf at south-facing windows.



+ Nighttime ventilation louvers.

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- Natural lighting can be achieved with windows and skylights, but overheating should be avoided. To achieve this, window area should not exceed 35% of the exterior conditioned building envelope, and skylights where used should be small and distributed, not exceeding 5% of the floor area. In the Los Banos climate, demand for artificial cooling in most buildings is driven by solar heat gain from windows. A goal should be to minimize or avoid solar heat gain for a given project. Daylighting provides a control system ensure savings from electric lighting being dimmed or turned off when natural light is available.
- Windows should be oriented with respect to the sun in order prevent solar heat gain from entering and overheating buildings from May through September. East and west-facing windows should be minimized, due to the challenge of keeping out unwanted low-angle sun out early and late in the day. North-facing windows are subject to the same low-angle sun and will benefit from vertical sun control fins to control it. South-facing windows are a great source of natural light, but should be shaded with an overhang, or horizontal solar shading device to prevent direct solar heat gain.
- Natural ventilation improves indoor air quality, a certain percentage of windows and skylights can be made operable. Nighttime ventilation brings cool outdoor air resource into a building, cooling its thermal mass such as walls and floors, basically pre-cooling buildings for the next hot day. Materials with high thermal mass help regulate indoor temperatures and comfort during both summer and winter.
- Such features will be successfully incorporated into building designs from traditional, conventional, and modern and reinforce the style and character of the building.



+ Vertical fin sun shade for east and west-facing windows



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2. FACADES AND TREATMENTS

The design of a building facade involves creating the exterior face of a building, focusing on elements that contribute to its aesthetic appeal, functionality, and integration with its surroundings. This includes the strategic use of windows, balconies, materials, colors, and varying planes to enhance visual interest and harmony within the urban landscape. It is appropriate for facade design to be expressive of passive design measures such as amount and solar orientation of fenestration, shading of window glass to prevent unwanted solar heat gain in buildings, and other resilience or energy conservation measures. For example, windows facing south should be shaded overhead, windows on the east and west-facing facades where used, should be limited and protected from low-angle morning and afternoon heat gain with vertical solar shading devices where possible.

Standards

Design : Ensure consistent architectural design and detailing across all sides and elevations of the building. It is acceptable for fenestration to vary depending on solar orientation and use of solar shading devices is encouraged as it reduces unwanted solar heat gain and along with it, reduces the need for energy-intensive mechanical cooling.

Facade design can be achieved by providing material and surface changes or by providing a rhythmic pattern of windows, columns, balconies, and other architectural elements to break up the building mass. Solar shading devices, where used, can be part of this pattern.

Incorporate special corners by change in facade treatments, material, for buildings at street intersections or adjacent to public spaces. When the building is built to property line and is visible from public space, articulate facades with material change or art, such as murals, to create a pattern of visual interest.

Recess storefronts, windows, and doors into the wall plane to add articulation to the building, to generate various shadow patterns, and to create visual interest. Provide solar shading devices for sun protection for openings as well as for pedestrians below.

Integrate the articulation and detailing of exterior walls at ground level with landscape features, such as trees, plants, walls, and trellises, to ensure a smooth transition from the ground to the wall plane.

Passive Design : Facades can be designed to maximize natural ventilation, using operable windows and vents. Use solar shading devices such as louvers and overhangs, awnings, canopies, and pergolas to provide shade and reduce solar heat gain while maximizing natural daylight.

Use high albedo reflective materials and coatings to reduce heat absorption. Cool roofs help reduce indoor temperature of buildings in the summer by reflecting most incident solar heat gain. Incorporate green walls and vertical gardens to improve insulation and air quality.

Cool pavements reduce the temperature of outdoor public spaces. See Landscape section IV.B.1 for additional design guidelines.



+ Facade articulation and different materials for a mixeduse building.
+ Architectural break in massing.



+ Facade articulation and different materials complements the adjacent building.
+ Windows and balconies create rhythm.
+ Gradual height articulation using corner elements, window patterns and roof.
× Color tones needs to be more varied.

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3. WINDOWS

Windows are openings in a building's facade designed to admit light, air, and views while providing insulation and security. They can vary in size, shape, and functionality, and are often equipped with glazing and framing materials to enhance energy efficiency and aesthetic appeal.

Standards

Style : Maintain a consistent window style, size, placement, trim, accents, and awning design to ensure a uniform character and rhythm across the building elevation. On the ground floor, windows can be grouped to create a horizontal band, provided they are divided into distinct vertical sections using mullions. Small circular and arched windows are allowed if they appropriately complement the building's design and character, and if they are used in harmony with other window and door openings on the facade. Avoid using glass curtain walls for the entire building facade by incorporating a balanced combination of solid and glass vertical and horizontal planes.

Glazing : Use clear and transparent window glazing for all ground floor commercial and retail applications. Highly reflective or colored glazing may only be used if justified by the building's design and character, while specialty glass can be employed for accents, provided it does not obstruct views into or out of storefront windows.

Orientation : Window orientation on a facade is crucial for optimizing natural light, energy efficiency, and indoor comfort furthermore reduces reliance on artificial lighting, and helps regulate indoor temperatures. North-facing windows provide consistent, indirect light, minimizing glare and heat gain, while south-facing windows capture abundant sunlight, beneficial for passive solar heating. East-facing windows welcome morning light, making them ideal for spaces used early in the day, and west-facing windows receive intense afternoon sun, which may require shading to prevent overheating.

Glazing : Window glazing improves energy efficiency by using multiple panes with insulating gases to reduce heat transfer. Low-emissivity (Low-E) coatings on the glass minimize heat loss and solar gain, enhancing the overall thermal performance of the building. Window glass area should not exceed 35% of the exterior conditioned envelope if they are to avoid overheating and unnecessary air conditioning load in the Los Banos climate zone.

Skylights : Properly designed skylights with high-performance glazing and shading mechanisms can also help regulate indoor temperatures by reducing heat gain in summer and improving passive solar heating in winter. Skylights can be effectively daylight a building using small, distributed unit skylights or tubular skylights, not exceeding 5% of the floor area. Use of skylights beyond this amount will lead to overheating and unnecessary air conditioning load in the Los Banos climate zone.



\+ Large, clear glazing windows for ground level commercial and retail space.

\+ Arched windows complements building design and character.



\+ Horizontal and Vertical window pattern complements the building design.

\+ Corner large windows creates a corner appeal and separates the commercial and residential window styles.

\+ Fenestration 35 % of wall area saves energy.

× No shading devices on the south side and large windows on the east side of the building will increase solar heat gain and reduce indoor comfort.

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4. ROOFS AND PARAPETS

Roof forms and materials greatly influence aesthetic appeal, functionality, character of the buildings and cityscapes. Articulated roof forms enhance the skyline and emphasize building massing by combining various roof styles, such as flat, gabled, and pitched roofs, along with design strategies like varying roof and parapet heights. Flat roofs can serve as a functional space for community and space for mechanical equipment required for the building. Ground-mounted mechanical units are encouraged as compared to rooftop units which require screening, provided the units are protected from possible vandalism.

Standards

Orientation : Where possible, orient major roof areas to the south to facilitate the installation of solar photo voltaic panels and maximize passive solar energy. It is acceptable that photo voltaic panels are visible from the street, whether on the main building roof or on parking canopies. It is preferred that their layout and appearance are somehow integrated into the design.

Style : Design roof forms, lines, masses, and materials to be continuous and consistent with the building's overall style, character, scale, and balance. Flat roofs with articulated parapets are encouraged, while gabled, hipped, and shed roofs are acceptable if they align with the building's architectural character. Group exhausts, vents and other roof penetrations so that they do not create visual clutter.

Parapets : Building roof elements like parapet walls, parapet caps, and cornices should create strong edges and reinforce massing and building facade articulation. Enclose or screen all large rooftop equipment, storage areas, and exterior maintenance systems from public view using enclosures, parapets, setbacks, landscaping, or other architectural features, ensuring that these elements are constructed with materials and detailing consistent with the rest of the building. Parapets must be carefully detailed at their top and sides to prevent water intrusion into the building.

Roof top : When roof decks are designed as common open spaces or recreational facilities, all mechanical equipment and service rooms should be screened from view to maintain the aesthetic quality of the area.

Overhangs and Support : Buildings with sloped roofs and overhangs are more durable and better use of resources compared to flat roofs with parapets since they readily shed water away from the building, and provide weather protection for exterior walls and windows. Design roof overhangs and exposed structural elements to complement the building's overall style and character. Exposed elements, such as beams, trusses, frames, and rafter tails, are permissible when they are carefully crafted to harmonize with the building's character.



+ Articulated roof forms and varying heights help create a unique character for new developments.





+ A flat roof can be used for a combination of renewable energy systems such as photovoltaic solar panels and low maintenance landscaping.

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Standards (cont.)

Passive Design :

Passive design involves utilizing the roof's structure and materials to enhance a building's energy efficiency and comfort without relying on mechanical systems. This can include features such as

- Use of "cool roofs" with reflective, high albedo materials and finishes in light or dull colors which will result in reducing the heat island effect and lower energy loads.
- Green roofs for insulation and storm water management
- Overhangs or shading devices to minimize solar heat
- Solar Panels for renewable energy generation
- Skylights and light wells enhances energy efficiency by maximizing natural daylight.

Solar Panel Aesthetics :

Choose panel frames and mounting hardware that complement the roof and building colors and materials. Explore anti-reflective coatings to reduce glare and create a more visually appealing surface. Opt for panels with thin, discreet frames to reduce visual impact. Position panels to align with roof lines and architectural features and to maximize solar exposure while minimizing visibility from street level. Consider discreet rooftop or ground-mounted installations. Arrange panels in symmetrical patterns to create a visually pleasing aesthetic.



+ Roof with skylights are encouraged for maximizing natural daylight.



× Roof with no overhangs.

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5. DECKS AND BALCONIES

Decks and balconies offer private open spaces and areas of relief in residential and mixed-use buildings. They are essential elements of facade design, and add articulation and detailing to building exteriors.

Standards

Design : Decks and balconies should complement the building's style, materials, and proportions as they add visual interest to the building. Ensure decks and balconies are appropriately sized for their intended use and the building scale. Create a rhythm or consistent repetition of balconies and decks to articulate building facades. Choose materials and finishes that are durable and weather-resistant. Provide safe and accessible access to the decks and balconies, including ramps or stairs where necessary. Incorporate privacy screens, planters, or architectural elements to create intimate outdoor spaces.

Railings : Design parapets and railings for decks and balconies using materials that are similar to or consistent with the overall design and materials of the development. Design railings that are both visually appealing and safe, considering factors like height, spacing, and materials. Adhere to local building codes and regulations for guard railings and hand rails.

Equipment : Avoid placing permanent storage boxes, air-conditioning unit condensers, or other mechanical equipment on decks and balconies. Use screens to hide from public if such units or equipments are placed on the decks.

Sustainability :

- Choose sustainable materials with low environmental impact.
- Implement rainwater harvesting or drainage systems to reduce runoff.
- Incorporate native plants to promote biodiversity and reduce water consumption. See Landscape section IV.A.3 for additional design guidelines.



+ Balconies form the part of building form.



+ Balcony railings match the building architectural style.



× Air conditioning condenser exposed to view without screen.

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6. CANOPIES AND AWNINGS

Awnings, canopies, and sunshades enhance building facades by creating visual interest and shadow patterns. These elements can also contribute to the building's vertical or horizontal orientation and help produce shade for the generally hot Los Banos climate.

Standards

Design : Canopies and awnings should be proportional to the scale of the building in terms of size, shape, and should be compatible with the architectural style of the building. They provide weather protection and help to visually break down the scale of the building. Incorporate awnings into residential, industrial, and commercial entrances to emphasize main building entries.

Ground-level awnings humanize the building scale, visually separating the base from the upper floors. Awnings and canopies shall not block views from the street into storefront windows, nor interfere with pedestrian movement.

Passive Design :

- Design awnings or any other shading device on building facade such that they provide shade on at least one third of each exposed exterior window surface.
- Awnings and canopies, particularly south-facing ones, help reduce solar heat gain, glare, and energy consumption, thereby improving indoor comfort.



+ Awning over the main door entrance provides weather protection.
+ Emphasizes the main door entry.
+ Visually breaks down the scale of building.



+ Canopy provides shade for people and glass window, reducing solar heat gain and providing indoor comfort.
× Window area needs to be reduced.

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7. MATERIALS AND FINISHES

Exterior building materials and colors significantly impact a building's visual appeal, and the use of high-quality, durable materials promotes the structure's longevity and enhances its appearance as it ages. Inspired by the local context, the careful selection of materials and colors can create a strong sense of place and harmoniously integrate the building into its surroundings. Consider use of local materials such as straw bale construction, see below.

Standards

Selection of Materials and Finishes : Use of durable, high-quality materials such as wood, masonry, brick, stone, tile, concrete, or metal are encouraged. Non-durable materials and finishes that are susceptible to weathering, wear and tear, and sun-damage or fading should be avoided. Materials should be selected, detailed, and finished for durability in the Los Banos climate.

Design : Materials, colors, details, and finishes should complement the design concept and architectural style, employing accents to enhance entrances and overall visual appeal. Exterior materials and architectural details should vary based on viewing distance, with finer details for pedestrian perspectives and larger-scale elements for distant viewpoints. Identify and incorporate building materials and finishes that reflect local history and culture. For example, vernacular agricultural buildings using metal or board and batten siding could be the basis for materials used on a given project where reliant on an agricultural architype design concept, relevant to Los Banos. Locally available materials can be considered, such as straw bale construction as an example. In any case, the materials and finishes used on the main building facade should generally be consistently applied to all sides of the building that face the public.

Large Facade : Colors and materials should be used harmoniously to break up the massing of large facades, with changes in materials, color, and finishes occurring at logical architectural breaks like corners or plane changes.

Accent Materials and Colors : Architectural details, including window and door trim, columns, awnings, wall trim, roof lines, and other articulations within the facade shall feature accent colors that complement the main color of the structure. Use bright accent colors minimally. Care should be taken to not use too many materials that may result in visual clutter.

Sustainability :

- Prioritize materials and colors that mitigate the urban heat island effect, such as cool roofs, walls, and reflective paints, while minimizing glare through judicious use of reflective materials.
- Prioritize building materials made from recycled, renewable, or locally sourced resources.
- Consider use of local building materials such as rice and wheat straw bales which when used to form walls provide super insulation and reduce the overall carbon footprint of a building through carbon sequestration and reduced distance which materials must be transported.



+ Use of different materials and colors compatible with the building design.



× Building material, color, and architectural style seem incongruous.



+ Use of local building material, straw bale for super insulation and to reduce carbon footprint.
+ Stucco and corrugated siding used harmoniously to break up building mass.

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8. BUILDING LIGHTING

Building Lighting refers to the design and implementation of lighting systems to illuminate spaces within and around the building to ensure spaces are well-lit for safety, functionality, and highlight distinct features of building without disrupting the neighbors or impacting the night sky. Fixtures that project light above the horizontal plane of the fixture should be avoided as they contribute to glare and light pollution.

Standards

Design : Emphasize a building's key features, spaces, and overall character through ornamental and architectural lighting. Light fixtures should match the building's style, size, scale, and color scheme, harmonizing with its walls, roof, and accent materials. Use consistent site lighting intensity and color throughout a development to ensure cohesiveness and building design. Hide electrical components like wires, conduits, and panel boxes from public sight. Prevent light intrusion into the neighboring buildings.

Energy efficiency :

- Replace incandescent and fluorescent bulbs with LED lights, which use significantly less energy and have a longer lifespan.
- Use motion sensors and timers to ensure lights are only on when needed, reducing unnecessary energy consumption. Use dimmers, programmable controls, and smart lighting systems to adjust lighting levels based on occupancy and time of day.
- Follow energy efficiency standards and seek certifications like ENERGY STAR for lighting products and systems.
- Plan the lighting layout during the design phase to optimize the placement and type of lighting for energy savings.



+ Ground floor architectural lighting creates uniform lighting conditions along the perimeter.



+ Pedestrian walkway lighting to provide clear path.

× Lighting shown creates dark and light pattern which can be distracting.

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A. RESIDENTIAL

1. SINGLE FAMILY

Residential design standards encompass three primary facets: individual dwelling design, the interplay between houses and the street, and the comprehensive neighborhood framework. A harmonious integration of these elements enhances aesthetic appeal, property values, and overall community character. By fostering pedestrian and cyclist mobility, cultivating social interaction, and prioritizing safety, these standards aim to recreate the classic small-town atmosphere of Los Banos.

Standards

Neighborhood Identity : New homes should complement the architectural character of the neighborhood by considering factors such as height, entrances, roof lines, windows, porches, balconies, materials, and detailing. Create distinct neighborhood identities through the use of defining entry features, consistent architectural styles, and distinctive streetscapes. Employ landscaping themes, street enclosure, and architectural character to reinforce neighborhood character and spatial organization.

Entryways : Position front entrances prominently facing the street to enhance curb appeal, security, and a welcoming atmosphere. Incorporate front porches, stoops, patios, or similar seating areas facing the street, with sufficient space for optimal use.

Garage : Position garages and carports behind the main house facade or utilize side-entry garages with windows facing the street. Minimize the visual impact of garages through careful placement, decorative elements, and limiting their size on the front facade. Consider rear-loaded garage configurations.

Blank Walls : Minimize large, blank wall surfaces. If necessary, incorporate design elements like varied siding materials or architectural breaks to visually enhance these areas.

Utilities : Utilize underground utility systems whenever possible. For above-ground utilities, street lights, and signposts incorporate them seamlessly into building design or conceal them from view or position them near side property .

Guidelines listed in the section I. Site Design and section II. Building Design are encouraged for the design of site and building elements.

Sustainability :

Prioritize energy efficiency and conservation through passive design strategies.

- Optimize daylighting with windows, shading, and passive solar design. Encourage the integration of solar water heating and photo voltaic systems.
- Optimize building orientation for solar gain with south-facing roof and windows.
- Prioritize recycled, renewable, and low-emission building materials.



+ Consistent architectural style in neighborhood.
+ Front porch enhances the curb appeal.
+ Rear loaded garage configuration.
× Similar roof style and roof heights.



× Large windows on the side don't provide privacy.



× Similar color tone on the whole house.
× Garage door in front diminishes curb appeal.

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2. MULTIFAMILY

Multifamily development offer a great opportunity for infill developments in neighborhoods with predominantly single family housing. These developments help create denser housing while blending into the neighborhood's residential character. The architectural style of these units, whether traditional or contemporary, should incorporate design elements that align with the area's residential character.

Standards

Opportunities : Encourage a diverse range of multi-family housing options, including townhouses, apartments, mixed-use developments with ground-floor retail, and accessory dwelling units within single-family neighborhoods. Promote mixed-use configurations to support local businesses and create vibrant communities.

Orientation : Orient buildings to create a strong street presence with visually appealing facades, enhancing public safety and community character. Implement site improvements that respect neighboring properties by preserving privacy, sunlight access, and minimizing disturbances.

Massing : Maintain a small town atmosphere through use of human scale and strong relationships between the home, the site, and the street. Building massing and articulation should be compatible with the surrounding context. Residential developments should exhibit a scale and character harmonious with adjacent single-family homes, while those adjacent to commercial buildings should contribute to a strong street presence.

Entryways : Position building entrances facing streets, landscaped areas, or pedestrian walkways, avoiding direct access from parking lots. Prioritize rear parking and allocate more space to private backyards.

Public Interface : Provide distinct entrances and porches for ground-floor units, creating a seamless transition to adjacent public spaces through patio and porch areas.

Guidelines listed in the section I. Site Design and section II. Building Design are encouraged for the design of site and building elements.

Sustainability :

Prioritize energy efficiency and conservation through passive design strategies.

- Optimize daylighting with windows, shading, and passive solar design. Encourage the integration of solar water heating and photo voltaic systems.
- Optimize building orientation for solar gain with south-facing roof and windows.
- Prioritize recycled, renewable, and low-emission building materials.
- Implement bio retention basins, rain gardens, or permeable paving to manage storm water runoff. Design drought-tolerant landscapes and incorporate rainwater harvesting systems. Explore opportunities for greywater reuse in non-potable applications. See Landscape section IV.A.4 for additional design guidelines.
- Implement comprehensive recycling and waste management programs.
- Design shared spaces that promote social interaction and a sense of community.



+ Parking lot on the side of building.
+ Building orientation on primary street.
+ Covered pedestrian walkways.
× Full glass corner facade.
× Building lacks sun shading.



+ Orientation of the building creates a public plaza in the corner enhancing a strong community character.

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B. DOWNTOWN

B. DOWNTOWN

Downtown Los Banos is the city's historic commercial and cultural core. The Downtown Commercial Design Standards aim to preserve and enhance this vibrant district's traditional character while fostering a thriving mix of retail, residential, and public spaces. By maintaining the grid street pattern and emphasizing pedestrian-friendly amenities, the goal is to create a welcoming downtown environment that supports a strong sense of community.

Standards

Historic Structures :

Historic Determination : Before demolishing or altering a building's facade, property owners must complete a State Historic Resources Evaluation (SHPO Form 523) to assess the structure's historical or architectural significance. Historic or architecturally significant buildings in Downtown Los Banos are protected from demolition or modifications that compromise their integrity. In cases where a licensed structural engineer determines a building is beyond repair, the owner must provide supporting documentation justifying demolition.

Historic Authentically : Building restoration should preserve the property's authentic historic character. Avoid creating a false sense of history through the addition of speculative or inappropriate features. Maintain the integrity of the building's original design and materials.

Historic Re-use : Preservation efforts should prioritize maintaining the building's original use or adapting it to a compatible new purpose that minimally alters its exterior character.

Distinctive Feature : Protect original materials, features, finishes, and construction techniques that define the property's character. Avoid removing or altering elements that contribute to the building's historic integrity.

Visual Domination : New development should complement adjacent historic buildings, avoiding visual dominance through color, scale, setbacks, massing, or excessive height differences. New commercial buildings should complement the architectural character of existing downtown structures, drawing inspiration from Los Banos' best examples while harmonizing with adjacent buildings. Maintain the character of existing residential areas within Downtown Los Banos.

Rehabilitation :

Deteriorated Elements : Preserve the original character of a building by carefully repairing or replacing damaged exterior elements. Prioritize repair over replacement, and when replacement is necessary, meticulously match original materials, design, color, and texture. Utilize salvaged materials when feasible. Avoid removing or altering original features and maintain the building's overall historic integrity. Interior modifications are permitted as long as they do not impact the exterior appearance.



+ Corinthian Columns and entablature preserved in this historic building.



+ Preservation of this historic building establishes strong corner presence in downtown Los Banos.



+ Successful rehabilitation of the Miller and Lux historic building of Los Banos.

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Standards (cont.)

Damaged Wall Surfaces : Restore damaged exterior walls to their original condition by matching materials and construction techniques. When repair is impractical, paint masonry walls to conceal imperfections and maintain visual consistency.

Attachments : Restore gutters, downspouts, and coverings to their original condition, ensuring proper installation and a visually appealing appearance. . Remove unnecessary elements from building facades, such as empty electrical conduits, unused sign brackets, unused gutters, window air conditioning units, etc, and repair affected areas to match the surrounding surfaces. Consolidate utility systems where feasible.

Replacement Windows : Replace damaged or missing windows with new glazing that matches the building's original style or character, or with an approved alternative material.

Restoration : Employ the gentlest possible conservation methods, avoiding treatments that harm historic materials.

Accessory Structures : Structurally unsound or visually unappealing accessory structures, whether attached or detached, may be repaired, replaced, or removed.

Additions :

Maintain Historic Value : New construction or alterations must preserve the building's historic character by maintaining original materials, features, and spatial relationships. Additions should complement the existing structure in terms of scale, proportion, and massing, while clearly differentiating themselves from the original building.

Design : Additions should be carefully positioned and designed to complement the original building's facade, maintaining harmony in terms of alignment, symmetry, scale, materials, and color.

Reconstruction :

Vanished Elements : Reconstruct missing building components only when substantial documentary and physical evidence allows for accurate replication without speculation.

Historic Review : Thoroughly research and document the historic context of a site before undertaking any reconstruction to ensure accurate replication of essential features and artifacts.

Preservation Plan : Preservation of existing historic fabric is essential during reconstruction. Integrate surviving materials, features, and spatial relationships into the new construction whenever possible.

Historic Accuracy : Base reconstruction on accurate duplication.

Refer section II. A. 2. *Compatibility with Historic Buildings* for new construction in Downtown Los Banos.

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Standards (cont.)

Zero Setback Street Edge : Build the first two floors of the main building directly adjacent to the street, with no setback, and maintain alignment with the street and sidewalk.

Street Setback Exceptions : First and upper-story facades may be slightly recessed to create semi-public outdoor spaces such as plazas, patios, or courtyards, provided these spaces are directly related to building use (e.g., outdoor dining). Define these areas with landscaping, changes in pavement, or architectural elements. Building entrances can also be recessed to create a transition between the sidewalk and building interior. Corner buildings may deviate from the zero-foot setback to soften the corner or improve visibility at intersections.

Side Yards : Encourage building placement directly adjacent to the street, eliminating side yard setbacks except where necessary to create pedestrian access corridors.

Drive-thru Lanes : Drive-thru facilities will be considered for downtown locations only if they can be accommodated without compromising pedestrian accessibility, traffic flow, or existing parking arrangements.

Increased Parking Demand : Building expansions or changes in use that result in increased parking demand must provide additional parking spaces or pay in-lieu fees. The required number of additional spaces will be calculated based on the parking needs of the new use, without considering any existing parking deficiencies.

Parking Garages : Design parking structures as mixed-use facilities with ground-floor retail to animate street-level activity. Strategically locate stairs and elevators for easy pedestrian access and visibility. Integrate parking structures into the overall downtown aesthetic.

Building materials : Utilize traditional building materials such as brick, concrete, stucco, stone, and wood to maintain the historic character of Downtown Los Banos. Incorporate materials like ceramic tile, terrazzo, and architectural terra cotta for building base and as accent purposes.

Guidelines listed in the section I. Site Design and section II. Building Design are encouraged for the design of site and building elements.

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C. COMMERCIAL

1. HIGHWAY COMMERCIAL

The Highway Commercial Design Standards aim to improve the aesthetic quality of Los Banos' Pacheco Boulevard and Mercey Springs Road corridors. These standards apply to all non-residential properties within 300 feet of the highway right-of-way or with primary access from these roads, excluding designated special design areas. While the focus is on commercial development, pedestrian-friendly elements are essential, especially in the Pacheco Boulevard core and transition areas to residential neighborhoods.

Standards

Architectural Character : A Spanish/Mission style is preferred for Pacheco Boulevard, while an Agrarian style is encouraged for Mercey Springs Road. The Pacheco Boulevard core area, spanning from West I Street to H Street, requires particular attention to architectural detail and site design. The City may determine on a case by case basis that some existing buildings not fitting the design standards may be remodeled or expanded as examples of historic styles. Designs should prioritize simplicity, aesthetic appeal, and local character over standardized franchise formats.

Building Variation : Design building elevations facing the highway or adjacent streets to avoid overwhelming scale and massing. Introduce subtle design variations to enhance visual interest while maintaining overall corridor character.

Signs : Integrate signage into building architecture, avoiding overpowering the facade. Prioritize subtle color palettes and individually illuminated letters or externally lit signs. Prohibit internally illuminated sign boxes and cabinets, especially within the Pacheco Boulevard core area. Eliminate pole signs and monument signs are encouraged.

Pacheco Core Buildings : Within the Pacheco Boulevard core area, prioritize pedestrian-friendly design elements such as appropriately scaled doors, windows, trim, and authentic materials. Create a strong connection between interior spaces and the sidewalk through strategically placed entrances.

Downtown Gateway Buildings : Create prominent and architecturally distinguished buildings at the northwest and northeast corners of Pacheco Boulevard and 6th Street that embody the essence of traditional downtown architecture while incorporating Spanish/ Mission design elements. Emphasize corner location, intricate detailing, and a harmonious blend of architectural styles. Create inviting public spaces at the northwest and northeast corners of Pacheco Boulevard and 6th Street, featuring gateway signage, arches, fountains, or public art. Enhance the street's visual appeal with decorative pavement on 6th Street north of Pacheco Boulevard.

Pedestrian Routes : Create pedestrian-friendly pathways connecting all buildings to surrounding sidewalks, crossing parking lots, and linking to the CCID Main Canal Trail and Rail Trail where possible.



+ Building arcade provides shade and reduces scale at highway retail locations.



+ Spanish / Mission design style at the corner embodies the essence of traditional downtown architecture.

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Standards (cont.)

Spanish / Mission Style :

Key design elements of Spanish/Mission style :

Roofing : Low pitched, red-tiled roofs such as tower elements, gable roofs, extended eaves with rafters, or corbels add interest and create a desired Spanish/Mission style building.

Walls : Hand-troweled plaster or stucco finishes in white, cream, beige or other earth tone colored on thick walls with deeply recessed windows. Arched door and window openings are encouraged.

Porches and Patios: Arcaded porches supported by heavy timber or adobe-style columns, leading to enclosed courtyards or gardens.

Accents : Ceramic tile inserts, accents and relief bands are simple ways to add relief and character to building facades.

Details : Rounded corners and accentuated corner elements. Two-story structures should incorporate balconies or balcony-like features adorned with balusters and balustrades.

Floor Tiles : The use of clay floor tile is highly encouraged.

Agrarian Style :

Key design elements of Agrarian style :

Building Form : Incorporate design elements inspired by historic agricultural structures, such as barns, grain elevators, and farmhouses, into new buildings.

Roof form : Create visually interesting rooflines by combining various roof styles, such as gables, sheds, and gambrels, with trellis canopies. Incorporate well-designed, substantial roof parapets to enhance the building's overall aesthetic. Utilize roofing materials such as corrugated metal, metal raised seam, concrete tile, or similar options to achieve the desired agrarian aesthetic.

Dormers : Dormers and clerestory windows are encouraged.

Wall Materials : Emphasize the rustic aesthetic through the use of materials like brick, wood lap siding, vertical wood (excluding T1-11), corrugated metal, stucco, and split-face masonry. Employ a subdued color palette for building facades, incorporating darker, richer, and brighter hues as accents or focal points.

Guidelines listed in the section I. Site Design and section II. Building Design are encouraged for the design of site and building elements.



+ Mediterranean style house, fits well in the central California climate zone which is similar to that found in mediterranean Europe.



+ Agrarian inspired Los Banos Community Center, references local vernacular architecture



+ Low pitched, red-tiled roof adds interest and create a desired Spanish style building.

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These design standards apply to most non-residential development outside designated design areas, encompassing neighborhood commercial, office, and industrial zones. Rather than dictating a specific architectural style, the focus is on creating high-quality, distinctive developments that complement the surrounding environment. Successful projects will integrate seamlessly into the existing land use and transportation network while establishing a strong sense of place.

Standards

Neighborhood Character : Create engaging and diverse commercial areas that complement the neighborhood's character. Integrate new commercial and residential development seamlessly, maintaining a consistent aesthetic and gradual transitions in building height, mass, and materials. Blur the boundaries between commercial and residential zones by creating interconnected and walkable neighborhoods. Avoid abrupt transitions and promote a harmonious blend of uses.

Building form : Develop commercial districts that maintain a small town feel. Prioritize simple building forms while incorporating varied facades, roof lines, and building masses to maintain a human scale. Utilize design elements such as fenestration, overhangs, arcades, and detailing to create visual interest and depth.

Privacy and Daylight : Design new buildings to respect the privacy and sunlight access of neighboring residences, minimizing visual intrusion into private and common open spaces.

Business Icons : If a building's form, color, or details serve as a business trademark or icon, limit additional on-site signage.

Guidelines listed in the section I. Site Design and section II. Building Design are encouraged for the design of site and building elements.



+ Agrarian inspired industrial building, using simple materials found locally like plaster and metal.



+ Retail and Office space with re-purposed shipping container.



+ Corrugated metal siding on commercial building is resistant to weather, pests, and fire.
The building's design creates a distinctive aesthetic.

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IV. LANDSCAPE GUIDELINES

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A. LANDSCAPE DESIGN

1. STREETSCAPES AND SIDEWALKS

Streetscapes are a vital part of the urban environment and often contribute to a visitor's first impression of an area. Well designed streetscapes enhance the travel experience for motorists, pedestrians, and bicyclist. Pavement, built features, trees, and planting all contribute to the streetscape design. Trees can increase shade which benefits the site users and helps to decrease the urban heat island effect.

Standards

Tree Selection : Balance long-term viability of trees with the need for greater or lesser setbacks where conflicts with existing street trees exist. Street trees shall be selected from a mixed palette and shall consist of both deciduous and evergreen tree species with large broad canopies.

Planting Areas for Trees : Proper planting practices are essential in achieving the best growth of a tree and shall be utilized in all street tree planting. Provide adequate planter areas, irrigation source and maintenance. Inside dimensions of tree wells should be a minimum of six feet by six feet (6' x 6'). Irregular tree well design may be allowed if a minimum of 36 square feet of surface area is provided and adequate arable soil volume is incorporated into the tree well planting. Smaller dimensions may be considered subject to the approval of the City of Los Banos.

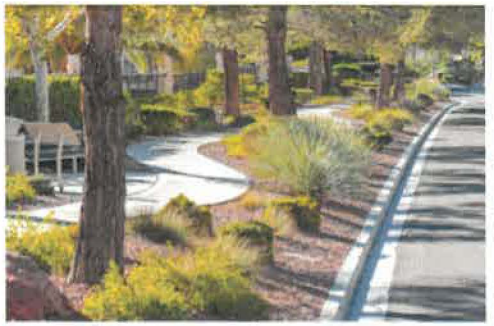
Tree Locations : Continuous planting islands are encouraged to allow for multiple tree plantings and increased soil volume. These islands may also be designed to incorporate surface water runoff treatment measures such as stormwater treatment. Street tree planting areas and sidewalk width should allow for ample space for comfortable pedestrian circulation. All street trees shall be installed with root barriers if within eight feet (8') of a paved surface.

Tree Grates : Tree grates may be used and should blend with the architectural style of the neighborhood and complement the material palette of the streetscape. Tree grates should allow for easily accessible tree maintenance and provide adequate size and adjustability for long term tree growth.

Sidewalks : Sidewalk widths shall comply with Los Banos Improvement Standards and Specifications. See Pedestrian Circulation and Experience in Section I. Site Design for sidewalk design recommendations. Sidewalks should be well maintained to avoid and reduce debris, cracks, and other tripping hazards.



+ Low groundcover for crosswalk visibility
× Tree may block signage



+ Adequate planting area for shrubs
+ Aesthetic continuous parkway strip
+ Mix of deciduous and evergreen trees



+ Large tree canopies offer shade along walkway
× Lack of plant diversity

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Shade for Pedestrians : All paving used for pedestrian circulation must achieve 50% shade in 15 years to enhance sustainability, comfort, and dampen environmental impact. Shading is calculated by using the expected diameter of the tree crown at 15 years. Shade trees are recommended on the south sides of parking areas, paved pathways, and buildings to maximize shade value. Refer to the Planting Design and Irrigation subsection for shade trees in parking lots.

Public Art

Public art humanizes the built environment and invigorates public spaces. Applicants are encouraged to promote the public interest and general welfare through the acquisition, installation, maintenance, and promotion of public art. Public art is considered as the original creation of art that is designed by an artist(s). Art includes, but is not limited to, sculpture, murals or portable paintings, earthworks, fiber-works, mosaics, photographs, prints, any combination of forms of media, furnishings or fixtures, and temporary artworks or installations. It is preferred that art installations and pieces represent the history and evolving culture of Los Banos and contribute to the placemaking and cultural identity of the area. Where possible, public art should be located where the general public can view and enjoy it. Public art may be created by professional or amateur artists, with an emphasis on local artists in the community. Newly proposed public art must be reviewed as part of the Design Review process through the City of Los Banos.



+ Creatively highlights City's history
+ Contributes to the cultural identity of the City
+ Visible to the public for enjoyment



+ Visible to the public for enjoyment
+ Enlivens surrounding environment



+ Cultural art creates sense of place
× Location of mural covered by signage

A. LANDSCAPE DESIGN

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2. TREE PRESERVATION
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2. TREE PRESERVATION

Existing trees can be one of the most valuable assets for enhancing a city's aesthetic character. Whenever possible, retain existing trees that have been determined to be of significant value. Refer to the City of Los Banos Municipal Code Title 10 Chapter 1: Trees, Shrubs, and Plants for specific requirements on tree protection, preservation, maintenance, and street tree placement. Refer to the City of Los Banos Urban Forest Management Plan.

Standards

Arborist : Consult with a professional certified arborist for advice on the health and maintenance of existing trees and sections of street trees prior to design.

Preservation and Sidewalk Design : Preserve existing street trees when replacing or building new sidewalks near existing historic trees. Sidewalks should provide additional spaces and bend around widened tree trunks to lessen concrete-root conflicts. Provide appropriate new street trees that fit within the context of existing plantings.



+ Deck designed around tree



+ Mulch ring
+ Appropriate tree staking

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3. PLANTING DESIGN AND IRRIGATION

The landscape design should balance the needs of the natural environment and its human inhabitants. Each site should be analyzed to determine the specific functional and spatial requirements so that plant material does not outgrow it's space. By the same token, poor performing plant material or inadequate spacing can lead to maintenance problems and a poorly developed aesthetic.

Standards

Plant Selection : Select plants and trees appropriate to the Los Banos area that blend with and complement the surrounding neighborhoods, and that are sized appropriately for maximum healthy growth within the planting area. Refer to the Planting Palette in the Appendix. Incorporate appropriate landscaping that includes a variety of trees, shrubs, and other planting.

Spacing : On-center spacing shall not follow a specified formula but should provide for a visually uniform canopy coverage that creates a minimum obstruction of signage, street lighting, and building entries. Plants shall be located and spaced to accommodate for the mature canopy width and height in its natural form.

Ground Cover : Ground cover planting, with the exception of turf, shall be encouraged within parkway strips and commercial frontages. Colorful ground plantings at intersections shall be encouraged.

Planting Near Walkways : Plants located adjacent to walkways and building entrances shall have appropriate texture for pedestrian interaction. Take care not to use plants with sharp, thorny, or prickly foliage and/or bark in areas which may cause discomfort to pedestrians.

Form and Color : Use landscape forms, such as hedges, trellises, fountains, decorative fencing, arbors, etc. to add visual interest and define outdoor spaces. Accent colors and seasonal interest are encouraged.

Foundation Planting : Foundation planting should be installed where there are building setbacks. The intent is to soften the transition between the architectural element and the ground plane. The plant material should be selected to maintain its natural form throughout the year without being hedged or overly pruned.



+ Diverse, seasonally vibrant, low water use plants
× Plants are placed too close to walkways and seating areas



+ Water efficient landscape
× Large shrubs are close to structure



+ Plants complement architectural elements
× Tall shrubs interfere with sight lines

A. LANDSCAPE DESIGN

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Visibility : Visibility is critical in creating a safe environment and landscape should be designed with safety in mind. Using trees with tall canopies and low shrub materials (less than 36" in height) will facilitate visibility throughout the property. Parking lot landscaping shall not prevent a clear view for emergency services.

Vegetative Screening : All buildings, parking lots, paved areas, fencing, soundwalls, and any structures visible from public spaces shall be screened with plant materials to soften hard surfaces and improve visual appeal. Refer to Materials and Features subsection for fence screening. Screening shall not be used a way to cause risk to public safety.

Parking Lot Landscape

Parking lot perimeters that have street frontage should provide an aesthetically pleasing visual buffer and follow the same general guidelines as proposed for the rest of the City. Plants should be chosen that are easily maintained, resilient to excess pedestrian traffic, and tolerant of excessive heat gain from asphalt parking areas. Consideration should be given to native and drought tolerant plants.

Planting in Parking Lots : Parking lot landscaping shall not prevent a clear view for emergency services such as the fire and police department. Shrub heights within parking lot islands and perimeter buffers should not exceed 36 inches in height, and should be evergreen. Texture and flowering or leaf color should be considered. Plants should not encroach on pedestrian ingress/egress areas and vehicular access.

Planting Areas in Parking Lots : Planted areas in parking lots and driveway entrances should be large enough to function as a physical divider, provide an aesthetic landscape area, and be easily maintained. Planter islands in parking lots shall be a minimum of six feet by six feet (6' x 6').

Shade Trees in Parking Lots : Trees shall be planted and maintained throughout the surface parking facility to ensure that, within 15 years after establishment of the parking facility, at least 50% of the parking facility will be shaded, not including drive aisles. Shading is calculated by using the expected diameter of the tree crown at 15 years. Two feet of vehicle overhang into a planter area is allowed. Shade trees are recommended on the south sides of parking areas, paved pathways, and buildings to maximize shade value.



+ Plants treat stormwater before entering in storm drain
+ Low maintenance plant selection



+ Vegetated buffer breaks up large parking lot
+ Curb cut for runoff to enter into planter



+ Wide buffer divides ingress/egress from parking area

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Photovoltaic Canopies in Parking Lots : Although photovoltaic systems provide the benefit of reusable energy, they should not be used exclusively to provide shade in a parking lot. Where photovoltaic canopies or other shade structures are used, trees should be planted in areas where adequate sunlight will be provided for their growth and health. Any planting areas which will be shaded by canopies should have shade resistant plant material and/ or decorative boulders and rock mulch to decrease maintenance. Paved planter islands, except in the case of providing pedestrian path of travel, are not encouraged.

Irrigation

Irrigation design shall meet California MWELO (Model Water Efficient Landscape Ordinance) Requirements and the City of Los Banos Municipal Code Title 9 Chapter 6: Water Efficient Landscape Ordinance.
The plant material lives a healthier life cycle with consistent supplemental watering that is synchronized with local evapotranspiration (ETo) rates and environmental conditions. An automatic, underground, irrigation system is required to promote and/or protect the landscape investment that is installed with new projects and new planting on existing project sites.

Irrigation Controllers : Internet-enabled irrigation controllers are highly encouraged. At minimum, irrigation controllers shall be outfitted with a rain sensor and be programmed for seasonal watering schedules reflective of local ETo rates.

Drip Irrigation : Drip irrigation is the most efficient means to deliver supplemental water to plant material, although it requires more attention and maintenance than a conventional spray system. Drip irrigation is recommended for water conservation and reduction of water runoff, but if proper maintenance can not be provided, a conventional spray system is preferable.

Sub-Surface, In-line Drip, and Bubblers : Sub-surface and/or in-line drip emission devices are acceptable drip irrigation, but may not be used for turf grass irrigation. In-line drip emission tubing must be covered with mulch. Trees should be deep irrigated with bubblers. It is recommended that tree bubblers be separately valved.

Sprinkler System : All sprinkler heads (when used) adjacent to walks, curbs, or any pedestrian way should pop-up a minimum of 6". Adjust all sprinkler heads to provide even coverage and to avoid overspray onto walks, walls, and windows. Install anti-drain valves to prevent line low head drainage and soil erosion. Irrigation heads within turf grass areas should provide head-to-head coverage. Turf grass planting must be irrigated separately from shrub/ground cover areas. When installing overhead sprays near impervious paving, irrigation shall have a 24" minimum setback.



+ Spray heads distribute water quickly
× Not as water efficient as drip irrigation



+ Subsurface drip preserves moisture in
+ Delivers water directly to roots

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For the benefit of the community and longevity of landscapes, designs should account for the climate of Los Banos and the resources available. When well executed, these sustainable measures can have both environmental and economic benefit.

Standards

Mulch : Organic mulch provides a myriad of benefits for planting areas and the overall landscape. These include improving soil health by reducing evaporation, increasing moisture retention, enhancing nutrient availability, and encouraging biological activity. Organic mulch also helps regulate soil temperature, prevents weeds, controls erosion, and improves landscape appearance. Mulch should be spread throughout the planting area in an even three inch (3") minimum layer atop the soil. This layer should be maintained and replenished over time, as the organic material biodegrades. Organic mulches are preferred as these provide greater soil benefits as compared to inorganic materials, and include wood chips, shredded bark, aged tree trimming, and compost. In specific areas where organic mulch use is not feasible, inorganic mulches, such as gravel or decomposed granite, may be used. See the section on Use of Inorganic Materials on the next page.

Soil Testing : Soil fertility and nutrients testing for all new planted areas must be performed and soil amended appropriately.

Stormwater Planting Areas : Planned stormwater planting areas shall be tested for infiltration and receive a means of subsurface drainage if infiltration rates do not meet plant growth requirements. Stormwater planter s to receive a minimum of 24" BSM. Explore opportunities for other Low Impact Design features, such as bioretention areas, rain gardens, and permeable paving materials to manage storm water runoff.

Native Plants : It is highly encouraged to use plants native to California. Native plants are well adapted to the climate and seasonality of their native range. Use of native plants in the landscape also benefits the natural ecosystem and provides habitat and food sources to native wildlife, including pollinating birds and insects. Where native plants are not used, drought-tolerant planting is highly encouraged.

Local Materials : Whenever possible, local materials should be sourced for use in the landscape. This will reduce the energy and resources used to transport materials and will contribute to the local character of the outdoor environment.



+ Diverse plant palette
+ No high water use turf
+ Good use of inert materials for drought tolerance
× May barely meet 50% landscape coverage



+ California native plants
+ Mulch preserves water moisture



+ Collects and manages stormwater
× Fill in sparse planting areas with more native shrubs and groundcover

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Use of Inorganic Materials : Inorganic materials, such as rock and decomposed granite, can be used if it is offset with plant material. These inorganic materials shall not cover more than 50% of the landscape area. Variation of textures and colors may be used, with moderation.

Alternative Irrigation Sources : Consider using non-potable water sources for landscape irrigation such as recycled water or graywater. On some sites rainwater collection for irrigation may also be a viable option. Confirm irrigation water sources comply with local regulations including plumbing codes and health and safety requirements.

Water Conservation : Select trees and plants that reflect the climate of Los Banos and minimize water consumption. Limit turf grass lawns where possible. Consider the functionality of all new and existing turf grass and select alternative water-conserving ground cover where possible. If turf will be used, select turf species and mixes best suited for warm season and summer drought climates.

Hydrozones : Organizing plants into hydrozones uses water resources more efficiently. Grouping plants with similar watering needs allows for better water conservation and reduces the amount of wasted water. Refer to City of Los Banos Municipal Code Title 9 Chapter 6: Water Efficient Landscape Ordinance.

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B. MATERIALS AND FEATURES

1. PAVING AND HARDSCAPE

Paving treatments and hardscape design play a pivotal role in shaping the visual and functional character of outdoor spaces. A well-considered approach to hardscape design enhances the overall aesthetic appeal and usability of the space.

Standards

Paving Treatments : Hardscape design should reflect the inherent character and architectural design of the area with patterns and layout. Support the project design concept with paving and hardscape materials selected to best complement the materials, textures, and color of proposed structures, and to enhance the proposed landscaping.

Quality of Design : Interesting paving patterns are encouraged. The uniqueness of a well-designed hardscapes can enhance the overall project design. Front entries to businesses can represent the individuality of the occupants with differing hardscape treatments.

Material Selection : High-quality building materials are recommended. The use of complementary paving materials to create banding and/or borders can greatly enhance the aesthetic quality of a paving surface without adding exceptional project costs.

Pavements for Hot Climates : Where possible, consider using permeable, light-colored, and 'cool' pavements. Cool pavements include a range of established and emerging technologies that communities are exploring as part of their heat island reduction efforts. The term currently refers to paving materials that reflect more solar energy, enhance water evaporation, or have been otherwise modified to remain cooler than conventional pavements.

Slip Resistance : All paving and hardscape surfaces shall provide the proper slip resistance to prevent potential injuries. Property owners and designers should check the City of Los Banos Municipal Code and with City building officials for current codes concerning this issue.



+ Paving defines spaces
+ Matches surrounding architecture



+ Contrast between light and dark paving defines access points
+ Paving pattern reflects building texture



+ Light colored pavement
+ Can use different paving patterns to enhance interest

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2. FENCES AND WALLS

Fences and walls play an important function as vertical features within the outdoor environment. Along with their practical function of dividing spaces, screening views, and retaining grades, walls and fences contribute to the overall aesthetic character of a landscape.

Standards

Detailing and Materials : Detailing and materials of walls and fences shall reflect the style and character of the building and its site. Wall finishes shall match or complement the surrounding architecture through the use of similar materials or paint colors. Brick and natural stone should not be painted except in City-approved circumstances (eg: to prevent deterioration of existing brick, mural placement, etc.).

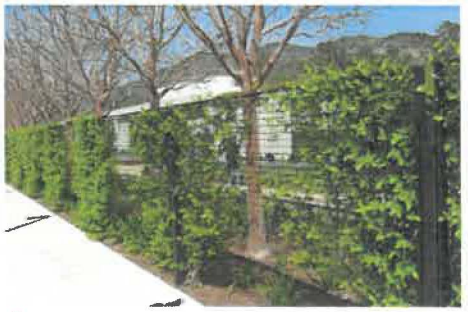
Discouraged Fences : Chain-link fences, plywood, barbed wire, and concertina (razor) wire fences are discouraged in the Downtown and Residential zones. If used in other zones, these fences should not be visible from City streets or public pedestrian areas.

Fence Screening : Where large expanses of fencing are unavoidably exposed, they should be screened with upright shrubs or trellised vines. Landscaping in combination with approved fencing shall screen public views of the following: Parking lots, Trash disposal areas, Service and loading/unloading areas, Equipment on the roof, side of building, or ground, Wastewater treatment equipment, Equipment storage yards. Adhere to local regulations regarding height limits for fences and walls, considering privacy and visibility.

Railings : Railings, such as guardrails and handrails, should be used where required by code and may be used to achieve certain design intents. The design of railings and associated posts in outdoor areas shall be weatherproof and complementary to the surrounding architectural character. This includes color, materials, and any ornamentation.



+ Small tree and large shrubs redirects public view to colorful plants
× Inconsistent fence colors



+ Vines shield private spaces



+ Screening industrial buildings
+ Fencing aligns with building aesthetic

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3. SITE FURNISHINGS

Site furnishings are encouraged to help activate spaces and promote walking and bicycling within the community. Utilize site and street furniture of a design, material, and color that best complements the proposed structure and landscaping concept. The location of site furnishings shall not block access or circulation within the right of way and shall not provide a safety hazard to users.

Standards

Quality and Selection : Site furnishings may consist of benches, tables, shade canopies, and trash/recycling receptacles. All site furnishings should be made of all-weather, easily maintainable materials. Benches and tables should be placed in areas where they are easily accessible and support site circulation, transit, and business use. Metallic furnishings should have a non-corrosive finish. The style selected should be cohesive with the architecture of surrounding buildings. Shade canopies, either in the form of shade trees or built structures, are highly recommended to provide protection from seasonal weather. Trash and recycling receptacles shall be maintained by the applicant.

Drinking Fountains : The inclusion of drinking fountains within outdoor spaces, adjacent to businesses, transit stops and multi-family residential buildings, is encouraged. Drinking fountains, if selected as a site amenity, should be of a quality consistent with the surrounding neighborhood.

Planters : Raised planters, freestanding plant containers, and decorative plant pots are acceptable and should be fabricated with durable all-weather materials. Pots should not drain onto sidewalks and are encouraged to be planted with the plant materials suggested in the Appendix.

Bike Racks and Bike Storage : Bike racks and bike storage should be placed in an area where it is easily accessible and made of all-weather materials. Metals shall have a non-corrosive finish. Bike racks must be permanently fixed to a paved surface. Bike racks should meet CalGreen (California Green Building Standards Code 2019) Standards and not be located in area to hinder pedestrian movement.

Bollards : Bollards shall be complementary to the surrounding architectural character and streetscape design. Removal bollards may be used as appropriate to provide access.

Accessibility : Site furnishings such as seating, trash receptacles, signage, drinking fountains, should be designed to meet accessibility code requirements and to maintain required clearances for accessible routes.



+ Drinking fountain along path
+ ADA accessible and dog-friendly



+ Weatherproof and corrosion-resistant
× Not accessible for all users



+ Placed on side of walkway
+ Separates walkway from road
+ High durability

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A. DESIGN CONSIDERATIONS

Signs are essential to any business. They are an affordable means of advertising and are often the first impression that the public has about a business. Well-designed and optimally visible signs are invaluable, whereas ill-designed and incompatible signs detract from a business and can result in reduced patronage.

Signs are one of the most noticeable elements along Los Banos's commercial streets and play a major role in creating a visual image for the City. Because of these factors, the City encourages well designed signage using high quality materials and a clearly communicated message. Refer to the City of Los Banos Municipal Code Title 9 Chapter 3 Article 28: Signs regarding current sign regulations.



+ Hanging signs directed towards pedestrians
× Painted directly on building

Standards

Sign Orientation : Los Banos Commercial and Industrial signs should primarily be oriented toward vehicular traffic. The vehicle-oriented sign is usually read from a distance of 200 feet. Monument signs shall be placed to establish design continuity, scale and proportion.

Compatibility : Signs within Los Banos shall be compatible with the adjacent architecture. The size and shape of a sign shall be proportionate with the scale and the architecture of the building and/or structure. Signs shall contribute to the general appearance of the street and the character of the neighborhood in which they are located.

Quality : All signs should be well maintained and repaired and replaced as necessary. Any abandoned signed should be removed promptly.

Monument Signs : Monument signs are permitted if sight distance and engineering Right of Way specifications allow. New monument signs and monuments signs proposed in new developments are required to be landscaped. The landscape plan for the newly proposed monument sign must be reviewed as part of the Design Review process for the new sign. Refer to the City of Los Banos Municipal Code Title 9 Chapter 3 Article 28: Signs for regulations on monument signs design and placement.

Gateway Signs : For certain neighborhoods, gateway signs which span over the roadway may be used to enhance place making and way finding. On a smaller scale, gateway signs may also be used to span pedestrian pathways. Because of their visual prominence, extra care should be taken in the selection quality of materials for gateway signs. Gateways should have a stylistic connection to the neighborhood architecture and the historical or cultural background of Los Banos.



+ Durable materials
× Bottom text obscured by plants

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Encouraged Signs

Encouraged sign designs include flush-mounted wall signs with backlighting and signs with matte or non-glossy backgrounds. Ivory, off-white, or dark background colors are preferred. Bright, stark white backgrounds contribute to illegible signs. Awning signs (restricted to the valance or end flap); can be internally illuminated or backlit. Ground-mounted monument signs with landscaping are also encouraged. As an alternative to an attached sign, individually mounted lettering is encouraged.

Acceptable Signs

Certain sign styles are not highly desirable, but are acceptable. These include projecting, blade or hanging signs. Illuminated signs where the panel is dark and the light is illuminated behind the letters are also acceptable. Neon tube lighting on painted wall signs, on window signs may be used for commercial buildings. Marquee signs may be used for movie and theater and/or community services. Building signs at customer accessible rear building entrances are accepted. Banners may be used for special sales promotions or events. Temporary portable signs professionally designed that comply with ADA accessibility and placed to not obstruct pedestrian movement are allowed.

Downtown Signs

Downtown signs should primarily be oriented to pedestrians. The pedestrian-oriented sign is usually read from a distance of 15 to 20 feet. Signs within the Downtown area shall be compatible with the existing architecture and lawful conforming signage in the vicinity (± 300 feet) of the signs. The size and shape of a sign shall be proportionate with the scale and the architecture of the building and/or structure. Signs shall contribute to the general appearance of the street and the character of the neighborhood in which they are located. Wall signs shall be placed to establish facade design continuity, scale and proportion. Downtown pedestrian oriented signage may include kiosks, maps, and other elements.



+ Backlighting highlights sign
+ Bold letters
× Plantings may block view of sign



+ Flush mounting
+ Enhanced lighting



+ Unique, placemaking sign
× Carving details and letters not as legible at vehicular scale

Discouraged Signs

Temporary banners for business shall comply with regulations outlined in the City of Los Banos Municipal Code Title 9 Chapter 3 Article 28: Signs. Discouraged signs include animated, emitting, rotating, moving, or flashing signs. Electronic LED advertising signs and exposed raceways behind channel letters are also discouraged. Roof signs should not be located above the roof ridge line. Balloon signs, paper, cloth, or plastic streamers, and bunting (except temporary holiday decorations) should not be used. Traffic sign replicas are not allowed. Handmade portable signs that are not professionally designed, that violate ADA accessibility requirements, or that obstruct pedestrian movement should not be used. Signs with obscene, indecent, or immoral content are not permitted. Signs should not constitute a safety hazard.



✗ Additional symbols read disorganized
✗ Bottom sign is illegible from far



✗ Handwriting is illegible
✗ Obstructs pedestrian movement near business' entrance

B. SIZE, COLOR, AND FONT

Refer to the City of Los Banos Municipal Code Title 9 Chapter 3 Article 28: Signs regarding current sign regulations. All signs shall relate proportionately in size and placement to other building elements.

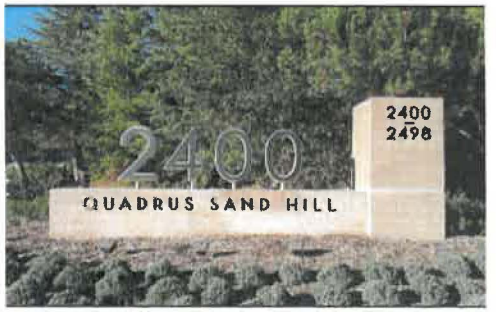
Standards

Sign Colors : Sign color is just as important as the textual content. To be effective, the color should contribute to the legibility and design integrity of the affected property and should complement the colors of the building. Colors should promote compatibility and cohesion with the surrounding natural and urban settings. Refer to the Color Palette in the Appendix section for more information on Encouraged Colors.

Discouraged Colors : Bright white and excessively bright reds, yellows, greens, and blues. No florescent colors or glossy white backgrounds. Neon florescent or bright colors are discouraged.

Sign Fonts : Sign fonts should be uniform, limited of change, appropriately scaled, and easily legible. A sign containing too many fonts can be difficult to read, confusing, and appear disorganized. Some fonts can be very difficult to read at any reasonable distance. In addition, the environment of the sign placement should be taken into account. Professionally hand-painted signs may be permitted if legibility can be established. Lettering should be proportionate to the size of the sign.

Accessibility : Ensure signage meets accessibility standards, including braille, tactile text, and high-contrast colors. Provide translations where necessary to accommodate diverse user populations.



✚ Legible san-serif font
✚ Dark letters have good contrast against light background
✖ Color of numbers difficult to see with background planting



✚ Appropriately scaled
✖ Font color does not stand out against similar color background

C. QUALITY AND MATERIALS

All signs shall be constructed of high quality and weatherproof materials. Appropriate materials shall be used for all elements of signs including all letters, exposed edges, and surfaces. Except for decorative wrought iron, any exposed hardware such as conduit, tubing (except neon tubing), raceways, conductors, transformers, mounting hardware and other equipment shall be concealed.

Standards

Preferred Materials : Metal, wood, print on canvas awnings, painted graphics on building surfaces.

Allowable Materials : Plexiglas, lexan or plastic, neon, vinyl lettering, other durable products deemed suitable for outdoor signs.

Prohibited Materials : Unfinished Plywood, particleboard, banner material or paper.

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GLOSSARY

Note: This glossary of terms provides guidance when using the Community Design Standards, City of Los Banos, California and is supplemental to definitions found in other documents such as City ordinances, planning documents, building codes, and regulations.

ACCESSORY BUILDING OR STRUCTURE : A secondary building or structure whose use is incidental to that of the main building on the same lot.
ACTIVE USES : A use which is designed for or activates public activities such as retail, commercial, community, common areas, and placemaking infrastructure.
ADA : The Americans with Disabilities Act (ADA) is a federal civil rights law that prohibits discrimination against people with disabilities, and has important design implications.
ADDITION : New construction added to an existing building, increases the overall existing extent, dimensional area, or height.
ALBEDO : Albedo is the fraction of light that a surface reflects - if all reflected, the albedo is equal to 1. See also related COOL ROOF, COOL PAVEMENT.
ALTERATION : Change to the construction or appearance of existing site or existing building elements, without increase to the overall extent, dimensional area, or height, may include demo and removal.
APPURTENANCE : An appendage that is attached to a structure such as a rooftop mechanical system, enclosed storage area, etc.
ARBOR : A light open overhead structure of trees and shrubs closely planted, either self-supporting or supported on a light latticework.
ARCADE : A covered walk typically with shops or offices on one side and a line of arches or a colonnade on the other side.
ARCHITECTURAL : Related to the art and science of designing buildings and structures for human habitation and use, implies a higher level of attention to design than purely pragmatic.
ARCHITECTURAL ELEMENTS : Elements found on buildings comprising their overall style and appearance such as roof, eaves, walls, windows, doors, dormers, columns, etc.
ARTICULATION : The manipulation of site or architectural elements to highlight design intention and purpose and improve design expression, commonly stepping and recessing of exterior walls in plan and section to avoid expanses of blank walls, may be used to reduce scale.
AWNING : An architectural element providing weather protection, identify, or decoration and supported in whole or in part by the building, usually a frame structure with a lightweight covering.
BAY WINDOW : A window projection rising from a ground foundation for one or more stories.
BIOPHILIC DESIGN : A design approach which connects building occupants more closely to nature using climate-adapted design, natural landscape features, and other elements to improve the built environment. See also CLIMATE-ADAPTED DESIGN.
BOARD AND BATTEN : Wall cladding consisting of closely space boards or sheets of plywood or cement board, with joints covered by narrow wood or cement board strips.
BOLLARD : A low single post in a series used to prevent motor vehicles from entering an area in protection of pedestrians, site elements, and/or buildings.
BRACKET : A projecting structural device used to support an overhang or cornice, usually contributing to the appearance and scale of a building or structure.
BUILDING CODE : The latest version of the California Building Code CBC adopted by the City of Los Banos.

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BUILDING HEIGHT : The vertical distance between curb or grade level to the highest average height of the roof, and as may be defined in ordinance and code.
CANOPY : A covered area extending from the wall of a building protecting an entrance or loading area.
CAPITAL : A structurally load bearing or decorative enlargement of the top of a column where receiving a beam or other load.
CARBON FOOTPRINT : The relative amount of carbon dioxide emissions associated with all the activities of a person or other entity, due to energy use from operations and from energy embedded in materials used.
CARBON REDUCTION : Measures taken which reduce the carbon footprint of a given development or construction project.
CLIMATE : Prevailing or average seasonal conditions at a given location used as a determinate to site and building design including wind direction and speed, solar orientation and intensity, temperature fluctuation, and other meteorological information.
CLIMATE CHANGE : Change in historical climate patterns induced by human activity, primarily release of carbon into the atmosphere, generally unwanted warming of the environment.
CLIMATE-ADAPTED DESIGN : Design measures taken in response to local climate, may include building and window orientation to reduce heat gain, natural lighting, and passive heating and cooling to reduce energy use and GHG emissions.
CODES : Applicable codes, ordinances, and regulations in effect in a given locality, see also BUILDING CODE.
COHESION, COHESIVE : The design is cohesive when the various site and architectural elements are expressive and in support of a meaningful design concept.
COLONNADE : A range of columns placed at certain intervals creating a continuous row of columns, usually in support of a roof above.
COLUMN : A relatively slender structural element used to support a concentric load above, may be designed as an architectural element for appearance.
COMPLEMENTARY : Various site and architectural elements are complementary when they work in support of each other, as integral parts of a whole, in service to a meaningful design concept. See also COHESION.
CONTEXT, CONTEXTUAL : The natural and manmade setting in which a given design resides including local climate, culture, history, landscape, etc.
COOL PAVEMENTS : Pedestrian and vehicular pavements which reduce the amount of solar energy absorbed, helping reduce local ambient temperatures at ground level, reducing Heat Island Effect. See also HEAT ISLAND EFFECT.
COOL ROOF : Roof material or coating which reduces the amount of solar energy absorbed into buildings, reducing Heat Island Effect, also as may be defined in Codes. See also HEAT ISLAND EFFECT.
CORBEL : A progressively stepped, masonry projection anchored in a wall which supports an overhanging member or course above.
CORNICE : A molded projection or trim which crowns or finishes a structure at the meeting of roof and wall.
COVERED WALKWAY : Same as Portico. See PORTICO.
CULTURAL IDENTITY : The identity of a given place arising from its history and demographics, may be a common identify or collection of separate, independent ones.
DAYLIGHTING : A design technique admitting natural light through windows and skylights, improving the quality of living and workspace, at the same time reducing energy use through lighting controls.
DECORATION : Similar to ornamentation. See ORNAMENTATION.
DESIGN : The conscious act of designing site and building elements for human use and habitation, integrating functional and aesthetic needs into a cohesive design based on context.
DESIGN CONCEPT : The overarching vision and goal identified at the outset of each individual project, related to its various functional and aesthetic requirements and leading to a cohesive design based on context.

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DESIGN CONTINUITY : A unifying or connecting theme or physical feature for a particular setting or place, provided by one or more elements of the natural or created environment, often resulting from adherence to a design concept. Consistency in scale, quality, or character between new and existing development so as to avoid abrupt and/or severe differences.
DESIGN INTEGRATION : A comprehensive holistic approach to design which brings together sometimes disparate elements, bringing them together into a unified whole, often results from adherence to the design concept.
DESIGN PATTERN : A design element in which lines, shapes, forms and/or colors are repeated.
DESIGN RHYTHYM : A principle of design implies movement through pattern repetition, with intervals or spaces between elements creating a kinetic impression.
DORMER WINDOW : A vertical window projecting from a sloping roof, placed in a small gable roof.
DRIP IRRIGATION : Low volume, low flow irrigation system designed to accurately deliver water to just where plants are, using significantly less water than standard systems.
ENERGY CONSERVATION : Reduced energy consumption of a building resulting from climate-based design, passive cooling and heating, and energy-efficiency measures to name a few.
ENERGY SAVING : Methods used to promote energy conservation, principally climate-adapted design and efficient mechanical equipment. See also ENERGY CONSERVATION.
ENTABLATURE : The elaborated beam member carried by columns at a building entrance or gable end of a traditional building.
ENTRY OR ENTRANCE : The obvious point of entry into a site or building, and may consist of a gateway, an entry plaza, an entry door, a vestibule, or a lobby.
ENVIRONMENTAL RATING SYSTEM : One of several recognized review systems leading to certification of site and building sustainability, examples are LEED, Green Globes.
FACADE : The exterior face of a building which is the architectural front, sometimes more decorative or ornamented than the other sides.
FENESTRATION : The arrangement and design of windows on a building.
FINIAL : An ornament which terminates the point of a spire, pinnacle, gable peak, etc.
FINISH FLOOR : The completed floor surface of a building.
FINISH GRADE : The top surface of lawns, walks, and drives after completion of grading and construction operations.
FINISHES : The surface treatment of site and both interior and exterior building elements, may include pavements, floors, walls, ceilings, etc.
FLUTING : Parallel grooves or channels used decoratively, usually along the shaft of a column.
FORM : Overall shape, layout, and configuration of a design element , may also refer to its three-dimensional representation of a volume, such as a cube, a sphere, a pyramid, or a cylinder.
FOUNDATION PLANTING : A group of plants used in landscape designed to blend a building with its setting and obscure any undesirable features of the foundation, when 5' from building, fire prevention measures should be taken.
FRETWORK : An ornamental design element consisting of painted, incised, raised short fillets, bands, or reglets, usually in a linear arrangement.
FRIEZE BOARD : The middle horizontal member of a classical entablature, above the architrave and below the cornice.
FUNCTION : The purpose or use of a site design, building, or structure, exclusive of extraneous decoration or ornamentation.
GABLE : The vertical triangular portion of the end of a building roof having a double-sloped roof, from the level of the cornice or eaves to the ridge of the roof.
GAMBREL ROOF : See MANSARD ROOF.

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GATEWAY SIGN : A monumental sign spanning a main entrance to a town or city announcing arrival and expressive of community identity.
GENERAL PLAN : The General Plan of the City of Los Banos, currently in effect.
GHG EMISSIONS : Greenhouse gas GHG emissions add gases to the atmosphere, principally CO2, which absorb radiation emitted from the earth's surface, resulting in the greenhouse effect contributing to warming and climate change.
GHG REDUCTION : Measures taken to minimize GHG greenhouse gas emissions which will be generated by a given project or development to help reduce warming and climate change.
GREEN DESIGN : Generally, an approach to design that reduces a site or building design's impact on carbon footprint, material life cycle, and energy efficiency. See also Sustainability.
GREEN WALL : Vertical structures that have different types of plants or other greenery attached to them, may be freestanding on site or on a building.
HARDSCAPE : Pedestrian and vehicular pavement on a site, exclusive of landscape planting.
HEAT ISLAND EFFECT : Generally urbanized areas that experience higher temperatures than outlying areas due to solar absorption of pavement and rooftops.
HIPPED ROOF : A roof which slopes upward from all four sides of a building.
HOOD MOLDING : The projecting molding over the arch over a door or window, whether inside or outside of the building.
HUMAN SCALE : Use of the dimensions of the human body as a way to help ensure the built environment is accessible and relatable to its users and to the public at large.
IMPERVIOUS PAVING : Paving which is not designed to transmit rainwater to the underlying ground, rather it can only transmit across its surface.
LANDING : The horizontal platform at the top or bottom end of steps or ramps, or in between flights of steps or runs of ramps.
LANDSCAPE : designing or improving gardens and the surroundings of buildings to make them attractive
LANDSCAPING : The art of changing the natural or manmade scenery of a place so as to produce the most attractive, useful, or desirable effect, often in support of a concept, community use, and in the interest of placemaking.
LEED : Leadership in Energy and Environmental Design, an environmental rating system of the U.S. Green Building Council.
LID : Low Impact Development is a land planning and engineering design approach to manage stormwater runoff as part of green infrastructure. LID emphasizes conservation and use of on-site natural features to protect water quality.
LIGHT SHELF : A reflective, horizontal projection which may be inside or outside a building window and used to project natural light more deeply into the building interior for occupant use as part of a daylighting strategy.
LINTEL : A horizontal beam or stone bridging an opening.
LOCAL CHARACTER : The context of Los Banos, California including its natural and manmade setting including climate, culture, history, landscape, and vernacular architecture.
MANSARD ROOF : A roof having a double slope on all four sides, the lower roof being much steeper. See also GAMBREL ROOF.
MASSING : The perception of the general shape, form and size of a building, describing the distribution of building volumes in regard to the building's relative location on the site, and relation between its height, width, and depth.
MATERIAL, MATERIALITY : A concept of or the applied use of various materials or substances in the medium of building, apart from other aspects of design.
METAL ROOF : A roofing assembly consisting of generally linear pre-finished metal panels, seamed to prevent water intrusion, varies in thickness, color, and suitability for view depending on the installation.
MEWS : A development pattern based on townhomes facing pedestrian alleys, named after medieval horse stables grouped around a court or along a lane or alley.

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MIXED-USE : Mixed use is a type of urban development, urban design, urban planning and/or a zoning classification that blends multiple uses, such as residential, commercial, cultural, institutional, or entertainment.
MONOCHROMATIC : Black, white, and shades of grey only, opposite of Polychromatic.
MULLION : Vertical member separating and often supporting window, doors, or panels set in series.
MUNTIN : A secondary framing member to hold panes within a window, window wall or glazed door.
MWELO : Model Water Efficient Landscape Ordinance of the State of California.
NATURAL : Of the natural world, not manmade.
NATURAL LIGHTING : Admitting natural light into a building through windows, skylights, and louvers to improve the living and workplace while saving energy.
NATURAL VENTILATION : Admitting ambient outdoor air into a building through windows, skylights, and louvers to improve air quality and save energy. See also Nighttime Cooling.
NEIGHBORHOOD : The people living near one another in a community, may also refer to the physical form for same, sometimes a distinct district of a town or city.
NIGHTTIME COOLING : The use of natural ventilation at night during summer months to pre-cool building for the next day, reducing demand for mechanical cooling.
OPAQUE : An element which does not permit visible light to pass through it, no objects on the other side are visible. Opposite of transparent.
ORIEL WINDOW : A large window which projecting out from the main wall of a building usually supported by brackets or corbels and not reaching the ground.
ORNAMENTATION : Things added to a given site, building, or structure to make it more elaborate or decorated, may be related or separate from its primary function. See also DECORATION.
PALLADIAN WINDOW : A large neoclassical window, divided by columns or piers resembling pilasters, into three lights, the middle one being wider and usually arched. Also called a Venetian Window.
PARAPET : A low guarding wall at any point of a sudden drop, as at the exterior wall of a low slope roof.
PASEO : A public place or path designed for walking, a promenade, usually tree-lined thoroughfare, an avenue suited for a leisurely evening stroll.
PASSIVE COOLING : The use of building and window orientation, natural ventilation, superinsulation, thermal mass, and nighttime ventilation to provide occupant comfort, before use of supplemental mechanical cooling.
PASSIVE DESIGN : The use of nature and harvest of outdoor ambient conditions through passive cooling and passive heating to reduce reliance on energy import.
PASSIVE HEATING : The use of building and window orientation, superinsulation, and thermal mass to provide occupant comfort, before use of supplemental mechanical heating.
PATH OF TRAVEL (POT) : The identifiable access route within a site or building by which an area may be approached by those with a disability, often includes primary access from parking and sidewalk to entry, toilets, and public spaces, and secondary access to use areas.
PATTERN : The repetition of more than one design element working in concert with each other, a motif repeated at a certain interval.
PEDESTRIAN PAVING : Durable pavement designed only for pedestrian service, many different types available for both functional and decorative pavement, various pervious designs available. See Pervious Paving.
PEDESTRIAN SCALE : Site and building elements which feel accessible and relatable to their users and to the public at large since they are designed to relate to human scale. See also HUMAN SCALE.

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PEDIMENT : The triangular gable end of the roof above the horizontal cornice, mainly in classical architecture.
PERMANENT : Intended for permanent use, further code definition may apply. Opposite of temporary.
PERSPECTIVE : A kind of rendering which shows a site or building element in its setting using one, two, or three points of parallax convergence.
PERVIOUS PAVING : Pavement designed to receive rainwater and transmit some or all of it to underlying soil or channeled to retention areas for percolation into the ground, various systems available such as for concrete, pavers, asphaltic concrete, etc.
PHOTOMETRIC PLAN : A detailed plan used to show achievement of a desired lighting effect and illumination levels for a given site or building context based on placement of specific light sources.
PHOTOVOLTAIC, PV, BIPV : Devices which use cells that absorb energy from sunlight and convert it into electrical energy through semiconducting materials, may be panels, included in glazing, or building integrated photovoltaics BIPV.
PILASTER : A column, pillar, or pier engaged in a wall, sometimes with a capital and base.
PLACEMAKING : The process of creating quality public spaces that people want to live, work, play and learn in, often designed using a participatory process.
POLYCHROMATIC : The practice of decorating site or architectural elements, sculpture, etc. in a variety of colors, the opposite of monochromatic.
PORTAL : An impressive, monumental entrance, gate or door opening to a building or a courtyard, often decorated, may also reference a structural moment frame.
PORTE COCHERE : A usually covered doorway large enough to let a vehicle pass from street to parking to building entry, "carriage porch".
PORTICO : A paved pedestrian surface covered by a continuous roof supported on regularly spaced columns, usually linear and freestanding, not attached to a building.
PRIVATE IMPROVEMENTS : Those site or building elements constructed by a private party on privately owned land, as opposed to public improvements.
PROPORTION : The relationship between the different sized components within one whole site or building design composition.
PUBLIC IMPROVEMENTS : Those site or building elements constructed by a public entity on publicly owned land, as opposed to private improvements.
PUBLIC OPEN SPACE : Space that is open and accessible to the general public community such as roads, pavements, public squares, parks, paseos, often in association with active uses.
PYRAMIDAL ROOF : A hipped roof which is of equal length on all four sides. See Hipped Roof.
QUASI-PUBLIC USE : Private or publicly owned property utilized mainly for proprietary or business use, but which invites patronage by the public or which invites public ingress, egress, and active use.
QUOINS : A masonry stone or brick accentuating its role to support or reinforce and external corner of edge of wall.
REHABILITATION : Restoring and putting back to good condition a site or building element, generally to its original form and use, sometimes used with historic places and structures.
REMODEL : Same as Alteration. See also ALTERATION.
RENDERING : An artistic representation of a site or building improvement showing delineating form, materials, shades, and shadows, examples include a perspective, three dimensional model, animation, or series of elevations.
RENOVATION : Same as Alteration. See also ALTERATION.
RESILIENCE : The ability of a project, a neighborhood, or a community to absorb shocks caused by flood, earthquake, grid outage, and climate change while retaining its structure, function, and adaptability for use.

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RESTORATION : Same as rehabilitation, except requires return to original form and use. See Rehabilitation.
RIGHT OF WAY : The recorded right to pass over or through real property owned by someone else, usually based upon an easement, may be a City's public right of way for sidewalks and utilities, or that held by a serving utility.
SASH : Any moveable or fixed framework of a window or door which holds glass, typically sliding or hung window sash.
SCALE : The overall physical size of a site or building element described in relation to its neighboring context, to the components of the building itself, and/or to the human being. See also HUMAN SCALE.
SCORING PATTERNS : Chanels or grooves used for functional or decorative purpose, examples are for shrinkage control or decoration of concrete flatwork, or surface texturing of plaster or other materials.
SCREENING : Any site or building element which screens occupants or the public from unwanted views, may include screens for mechanical equipment, fencing, landscaping, other. See also VISUAL BUFFER.
SETBACK : A minimum distance between a property line and a building which may be required by code, usually dictating conditions of any use.
SHADE PROVIDING : Any site or architectural element which is configured and located such that it provides shade during hot and sunny outdoor conditions, may include trees, canopies, sun control devices, etc.
SHADOW CASTING : The shade cast by a structure of building on the surrounding areas during the day and over various seasons.
SHAPE : The external form, contours, or outline of a site element or building, often a geometric figure such as a square, triangle, or rectangle.
SIGNAGE : That part of a wayfinding system consisting of signs located on the site or on interior or exterior building walls, may be internally or externally illuminated.
SKYLIGHT : A roof opening glazed with a translucent material used to admit diffused light to the space below.
SOLAR ORIENTATION : The orientation to the seasonal transit of the sun for a given location, important in the design of landscaping, site elements, building orientation, window and skylight orientation, and photovoltaics, may also function as a Light Shelf.
SOLAR SHADING DEVICE : A horizontal and/or vertical shading device applied over exterior windows and designed to control the amount of unwanted solar heat gain based on solar orientation of the window.
STEPBACK : Used to reduce apparent building mass on one or more sides, a stepback is the horizontal distance a building façade is recessed on a horizontal plane from the building façade immediately below it.
STREET WALL : A wall or portion of a wall of a building facing a street.
STREETSCAPE : Everything that makes up the scene on a street, may include the road, buildings, sidewalks, street trees, street lights, benches, trash receptacles, signage, and adjoining open spaces.
SUNSHADE, SUNSAIL : Generally a flexible tensile fabric designed for outdoor use to protect
SUSTAINBILITY DESIGN : Use of climate-adapted design and other readily available design measures to avoid depletion of natural resources, maintain ecological balance, and reduce the impact of climate change on the Los Banos community.
TEMPORARY : Not intended for permanent use, further code definition may apply. Opposite of permanent.
TERRA COTTA : Vitreous clay product used for floor and roof tile, may be unglazed or glazed.
THERMAL MASS : A property of the mass of a building that enables it to store heat and provide inertia against temperature fluctuations, when twinned with nighttime ventilation cooling, can dramatically reduce energy bills, make ZNE easier to attain.
TRANSOM : A horizontal bar of wood, steel, or stone supporting a small window above a door of same width.
TRANSPARENT : An element permitting visible light to pass through it, such that objects on the other side are distinctly visible. Opposite of opaque.

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TREATMENT : A means of modifying the form, scale, finish, pattern, or rhythm of a site or design element in order to achieve a desired effect.
TREE CANOPY : The continuous cover provided by the arrangement and distribution of leaves and branches in the upper layers of a grove, bosque, or row of trees.
TREE CROWN : The branches, leaves, or needles of a tree.
TRELLIS : An arbor or framework, generally for the support of vines.
URBAN : Constituting a city or town, as opposed to country or rural areas.
VEHICULAR PAVING : Durable pavement designed to carry vehicle loads, typically impervious concrete or asphaltic concrete, or various pervious designs available. See also PERVIOUS PAVING.
VERGEBOARD : A decorative board or boards which hang from the projecting ends of a roof and covering the gables.
VERNACULAR : Regional forms and materials found in Los Banos and the San Joaquin Valley, available as a design resource.
VISIBILITY TRIANGLE : At sites with roadway corners, and at driveways entering roadways, a triangle clear of obstruction extending a certain distance onto the site affording clear vision to roadway users, and as regulated by City and State regulations.
VISUAL BUFFER : Any design element used to protect a site or building from an offensive view or noisy source such as a roadway, or to protect neighbors from view of their facility or operations one and/or the other.
WATER CONSERVATION : Result of using low-water consuming site irrigation and building plumbing fixtures, as well as operational measures.
WAYFINDING : A system of elements working together used to navigate the built environment, includes signage, architectural elements, graphic design, lighting, etc.
WEATHERBOARD : Lapped wood board siding with a rabbeted upper edge fitting under the board above, same as clapboard or siding.
ZERO NET ENERGY, ZNE : Zero Net Energy defines a building that uses no more energy to operate than it produces using renewable resources such as available with photovoltaics.
ZONING ORDINANCE : The Zoning Ordinance of the City of Los Banos, California.

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DESIGN PLAN REVIEW PROCESS

DESIGN REVIEW PROCESS:

The site plan review process is enumerated in Los Banos Municipal Code Section 9-3.23. The specific steps are noted in detail in the Site Plan Review Process Sheet. The application packet is posted on the City's website. Building permits will not be issued without site plan review approval or conditional approval.

APPEALS TO THE DESIGN REVIEW DECISION:

Any person dissatisfied with an act of determination of the Planning Commission may appeal such act or determination of the Planning Commission by filling written notice with the Planning Commission Secretary not later than 5:00 p.m. ten (10) days (excluding holidays) after the day on which the act or determination was made. An appeal must state the act or determination which is being appealed, the identity of the application, and his/her interest in the matter, and set forth in concise statement(s) the reasons which render the Commission's decision unjustified or inappropriate. (Los Banos Municipal Code Section 9-3.2330 and 9-3.2331)

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ENCOURAGED PLANT PALETTE

GENERAL USE TREES

	BOTANICAL NAME	COMMON NAME
	Acacia salicina	Willow Acacia
●	*Acer macrophyllum*	Big-Leaf Maple
	Alnus oregona	Red Alder
	Alnus cordata	Italian Alder
●	*Alnus rhombifolia*	California White Alder
●	*Chilopsis linearis*	Desert Willow
●	*Chitalpa tashkentensis 'Pink Dawn'*	Pink Dawn Chitalpa
	Cupressus leylandii	Leyland Cypress
	Cupressus sempervirens	Italian Cypress
	Casuarina equisetifolia	Australian Pine
	Cedrus deodora	Deodar Cedar
	Cinnamomum camphora	Camphor Tree
	Dalbergia sissoo	Indian Rosewood
	Ebenopsis ebano	Texas Ebony
	Geijera parviflora	Australian Willow
●	*Juglans hindsii*	California Black Walnut
	Juniperus chinensis	Chinese Juniper
	Laurus nobilis	Bay Laurel
	Maclura pomifera 'White Shield'	Osage Orange
	Melaleuca linariifolia	Flaxleaf Paperbark
●	*Parkinsonia x 'Desert Museum'*	Palo Verde
	Phoenix canariensis	Canary Island Palm
	Phoenix dactylifera	Date Palm
	Pinus canariensis	Canary Island Pine
	Pinus pinea	Italian Stone Pine
●	*Pinus sabiniana*	Gray Pine
	Pinus thunbergii	Japanese Black Pine
	Pistachia chinensis	Chinese Pistache

● **California Native Plant**



Acer macrophyllum (Big-Leaf Maple)



Chilopsis linearis (Desert Willow)



Parkinsonia x 'Desert Museum' (Palo Verde)

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GENERAL USE TREES

	BOTANICAL NAME	COMMON NAME
●	*Platanus racemosa 'Roberts'*	Western Sycamore
●	*Populus fremontii*	Fremont Cottonwood
●	*Prosopis glandulosa 'Maverick'*	Maverick Mesquite
	Quercus canbyi	Chisos Oak
●	*Quercus engelmannii*	Engelman Oak
●	*Quercus douglasii*	Blue Oak
	Quercus ilex	Holly Oak
●	*Quercus lobata*	Valley Oak
	Quercus virginiana 'Heritage'	Southern Live Oak
●	*Quercus wislizeni*	Interior Live Oak
	Rhus lancea	African Sumac
	Tilia x euchlora 'Redmond'	Redmond Linden
	Tilia 'Harvest Gold'	Harvest Gold Linden
	Triadica sebifera	Chinese Tallow Tree
	Ulmus parvifolia 'Allee'	Allee Elm
	Zelkova serrata 'JFS-KW1'	City Sprite Zelkova

STREET TREES

	BOTANICAL NAME	COMMON NAME
●	*Aesculus californica*	California Buckeye
	Acer buergerianum	Trident Maple
	Acer rubrum 'Armstrong'	Red Maple
	Arbutus unedo	Strawberry Tree
	Celtis occidentalis	Common Hackberry
	Celtis sinensis	Chinese Hackberry
	Fraxinus americana 'Autumn Applause'	Autumn Applause Ash
	Fraxinus angustifolia 'Raywood'	Raywood Ash

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Populus fremontii (Cottonwood)



Quercus lobata (Valley Oak)



Fraxinus velutina 'Rio Grande' (Fan-Tex Ash)

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STREET TREES

BOTANICAL NAME	COMMON NAME
Fraxinus latifolia	Oregon Ash
● *Fraxinus velutina 'Rio Grande'*	Fan-Tex Ash
Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo
Ginkgo biloba 'Fairmont'	Fairmont Ginkgo
Lagerstroemia indica spp.	Crape Myrtle
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora 'Russet'	Russet Magnolia
Magnolia grandiflora 'St. Mary'	St. Mary Magnolia
Morus alba 'Fruitless'	White Mulberry
Olea europaea 'Swan Hill'	Swan Hill Olive
● *Platanus x acerifolia 'Bloodgood'*	Bloodgood London Plane
Platanus x acerifolia 'Columbia'	London Plane
Pistacia chinensis 'Keith Davey'	Chinese Pistache
● *Podocarpus gracilior*	Fern Pine
Prunus ilicifolia ssp. lyonii	Catalina Cherry
Tilia americana	American Linden
Tilia cordata 'Greenspire'	Greenspire Linden
Quercus agrifolia	Coast Live Oak
Quercus suber	Cork Oak
Ulmus parvifolia 'Sempervirens'	Chinese Elm
Ulmus propinqua	Emerald Sunshine Elm
Zelkova serrata 'Village Green'	Sawleaf Zelkova



Prunus ilicifolia ssp. lyonii (Catalina Cherry)



Quercus agrifolia (Coast Live Oak)

PARKWAY / SMALL ACCENT TREES

BOTANICAL NAME	COMMON NAME
● *Acacia greggii*	Catclaw Acacia
● *Arbutus menziesii*	Madrone



Acacia greggii (Catclaw Acacia)

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PARKWAY / SMALL ACCENT TREES

BOTANICAL NAME	COMMON NAME
Acer palmatum	Japanese Maple
● *Aesculus californica*	California Buckeye
Cercis canadensis 'Oklahoma'	Oklahoma Eastern Redbud
Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud
● *Cercis occidentalis*	Western Redbud
Cotinus coggygria 'Royal Purple'	Royal Purple Smoke Tree
Cotinus obovatus	American Smoke Tree
Crataegus phaenopyrum	Washington Thorn
Ilex vomitoria	Yaupon Holly
Lagerstroemia indica spp.	Crape Myrtle
Malus floribunda spp.	Flowering Crabapple
Prunus cerasifera 'Atropurpurea'	Purpleleaf Plum
Prunus serrulata spp.	Flowering Cherry
Rhaphiolepis indica 'Majestic Beauty'	India Hawthorne
Viburnum prunifolium	Blackhaw



Cercis occidentalis (Western Redbud)



Berberis aquifolium (Oregon Grape)

LARGE SHRUBS - MORE THAN 6' TALL

BOTANICAL NAME	COMMON NAME
Abelia grandiflora	Glossy Abelia
Acacia cyclops	Cyclop Acacia
Acacia farnesiana	Sweet Acacia
Acacia longifolia	Sydney Golden Wattle
Acacia podalyriifolia	Pearl Acacia
Agave americana	Century Plant
Agave parryi	Parry's Agave
● *Arctostaphylos 'Howard McMinn'*	Howard McMinn Manzanita
● *Berberis aquifolium*	Oregon Grape



Carpenteria californica (Bush Anemone)

● **California Native Plant**

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LARGE SHRUBS - MORE THAN 6' TALL

	BOTANICAL NAME	COMMON NAME
	Callistemon viminalis	Weeping Bottlebrush
●	*Carpenteria californica*	Bush Anemone
●	*Ceanothus spp.*	Wild Lilac
	Cercis canadensis spp.	Eastern Redbud
	Cercis canadensis 'Alba'	White Eastern Redbud
	Cocculus laurifolius	Snailseed
	Coleonema pulchellum	Breath Of Heaven
●	*Cornus sericea*	Red Osier Dogwood
	Cotoneaster lacteus	Parney Cotoneaster
	Cupressus sempervirens 'Tiny Tower'	Italian Cypress
	Genista canariensis	Canary Island Bloom
	Dodonaea viscosa 'Purpurea'	Purple Hop Seed
	Elaeagnus commutata	Silverberry
	Escallonia bifida	White Escallonia
	Euonymus japonicus	Euonymus
	Feijoa sellowiana	Pineapple Guava
●	*Fremontodendron californicum*	California Flannel Bush
	Ilex altaclarensis 'Wilsonii'	Wilson Holly
	Ilex aquifolim	English Holly
	Ilex ilicifolia	Holly Leaf Sweet Spire
	Ligustrum japonicum 'Texanum'	Waxleaf Privet
	Myoporum laetum 'Carsonii'	Coast Myoporum
	Myrtus communis	Common Myrtle
	Olea europaea 'Little Ollie'	Dwarf Olive
	Osmanthus fragrans	Sweet Olive
	Photinia fraseri	Fraser Photinia
	Photinia glabra	Japanese Photinia
	Photinia serratifolia	Chinese Photinia

● **California Native Plant**



Ceanothus spp. (Wild Lilac)



Cornus sericea (Red Osier Dogwood)



Fremontodendron californicum
(California Flannel Bush)

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LARGE SHRUBS - MORE THAN 6' TALL

	BOTANICAL NAME	COMMON NAME
	Pittosporum crassifolium	Karo
	Pittosporum eugenioides	Tarata
	Pittosporum tenuifolium	Kohuhu
	Pittosporum tobira	Mock Orange
	Prunus caroliniana 'Bright 'N Tight'	Carolina Cherry
	Prunus ilicifolia	Holly Leaf Cherry
	Prunus lusitanica	Portugal Laurel
	Pyracantha coccinea	Pyracantha
	Rhamnus alaternus	Italian Buckthorn
●	*Rhamnus californica*	California Coffeeberry
●	*Rhamnus ilicifolia*	Hollyleaf Redberry
●	*Rosa californica*	California Wild Rose
●	*Sambucus nigra ssp. caerulea*	Blue Elderberry
	Syringa vulgaris	Common Lilac
	Viburnum spp.	Viburnum
	Xylosma congestum	Shiny Xylosma



Rosa californica (California Wild Rose)



Eriogonum fasciculatum (California Buckwheat)

MEDIUM SHRUBS - 3' TO 6' TALL

	BOTANICAL NAME	COMMON NAME
	Berberis thunbergii	Japanese Barberry
	Callistemon 'Little John'	Dwarf Bottlebrush
●	*Ceanothus spp.*	Wild Lilac
	Dasylirion wheeleri	Spoon Yucca
	Escallonia spp.	Hybrid Escallonia Species
●	*Eriogonum fasciculatum*	California Buckwheat
	Euryops pectinatus	Shrub Daisy
	Grevillea 'Noellii'	Grevillea

● **California Native Plant**



Muhlenbergia rigens (Deer Grass)

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ENCOURAGED PLANT PALETTE

MEDIUM SHRUBS - 3' TO 6' TALL

	BOTANICAL NAME	COMMON NAME
	Hesperaloe parviflora	Red Yucca
●	*Mahonia aquifolium*	Oregon Grape
●	*Muhlenbergia rigens*	Deer Grass
●	*Ribes speciosum*	Fuchsia Flower Gooseberry
●	*Ribes viburnifolium*	Evergreen Currant
	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary
	Rosmarinus officinalis 'Blue Spires'	Blue Spires Rosemary
●	*Salvia clevelandii*	Cleveland Sage
●	*Salvia 'Pozo Blue'*	Pozo Blue Sage

SMALL SHRUBS - 1' TO 3' TALL

	BOTANICAL NAME	COMMON NAME
	Acacia cognata 'ACCOG01'	Cousin Itt Acacia
●	*Ceanothus spp.*	Wild Lilac
	Cotoneaster salicifolius	Willowleaf Cotoneaster
	Diplacus longiflorus	Southern Monkey Flower
●	*Eriogonum nudum*	Naked Buckwheat
●	*Festuca spp.*	Perennial Grasses
	Gaura lindheimeri	Butterfly Bush
●	*Leymus condensatus 'Canyon Prince'*	Wild Rye
	Limonium perezii	Sea Lavender
●	*Mimulus aurantiacus*	Bush Monkey Flower
●	*Penstemon heterophyllus*	Foothill Penstemon
	Salvia chamaedryoides	Germander Sage
	Tulbaghia violacea	Society Garlic

● **California Native Plant**



Salvia clevelandii (Cleveland Sage)



Festuca spp. (Perennial Grasses)



Mimulus aurantiacus (Bush Monkey Flower)

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GROUNDCOVER

BOTANICAL NAME	COMMON NAME
● *Achillea millefolium*	Common Yarrow
● *Arctostaphylos edmundsii 'Carmel Sur'*	Carmel Sur Little Sur Manzanita
● *Asclepias speciosa*	Showy Milkweed
● *Baccharis pilularis 'Pigeon Point'*	Dwarf Coyotebrush
Berberis repens	Creeping Oregon Grape
● *Carex tumulicola*	Foothill Sedge
Carpobrodus chilensis	Ice Plant
● *Ceanothus griseus var. horizontalis 'Yankee Point'*	Yankee Point Ceanothus
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
● *Epilobium 'Wayne's Silver'*	California Fuchsia
Heuchera maxima	Island Alum Root
Heuchera 'Rosada'	Hybrid Alum Root
Myoporum parvifolium	Prostrate Myoporum
Osteospermum fruticosum	African Trailing Daisy
Rosmarinus officinalis 'Irene'	Trailing Rosemary
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary
● *Salvia spathacea*	Hummingbird Sage
Sedum rupestre 'Angelina'	Angelina Stonecrop
Senecio mandraliscae	Blue Chalk Sticks
Trachelospermum asiaticum	Asian Jasmine
Trachelospermum jasminoides	Star Jasmine



Achillea millefolium (Common Yarrow)



Epilobium 'Wayne's Silver' (California Fuchsia)



Salvia spathacea (Hummingbird Sage)

● **California Native Plant**

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VINES

	BOTANICAL NAME	COMMON NAME
	Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea
●	*Calystegia macrostegia*	Morning Glory
	Clematis armandii	Evergreen Clematis
●	*Clematis lasiantha*	Pipestem Clematis
	Clytostoma callistegioides	Lavender Trumpet
	Ficus repens	Creeping Fig
	Gelsemium sempervirens	Carolina Jessamine
	Jasminum mesnyi	Primrose Jasmine
	Jasminum polyanthum	Jasmine
	Parthenocissus tricuspidata	Boston Ivy
	Passiflora edulis	Passion Fruit
	Trachelospermum jasminoides	Star Jasmine
●	*Vitis californica*	California Wild Grape
●	*Vitis 'Roger's Red'*	Roger's Red Grape



Calystegia macrostegia (Morning Glory)



Clematis lasiantha (Pipestem Clematis)



Vitis californica (California Wild Grape)

● **California Native Plant**

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COLOR PALETTE

ENCOURAGED COLORS

When considering future development, one has only to look around for inspiration. Los Banos is located in the San Joaquin Valley, encompassed in the scenic rolling pasture of agricultural land lined with orchards, vineyards, and farmland. The town lies southwest of vast wetlands serving as national game refuges for waterfowl along the San Joaquin River, supporting the native habitat. The vibrant emerald green hues of vegetation sprouting in the fertile land stretch across Los Banos in Spring until Summer approaches with fields of golden yellows and orchards abound with multi-colored fruit. These colors paint the essence of Los Banos.



Since structural elements such as buildings and signs are designed to be part of the landscape for a long period of time, it is important to respect the existing viewshed and follow desired design standards. Choosing a color palette from the natural environment ensures aesthetic harmony.

The common understanding of earth tones include a color scheme that draws from a palette of browns, tans, grays, greens, oranges, whites, blues and some reds. The colors in an earth tone scheme are muted and flat in an emulation of the neutral colors found in soil, moss, trees and rocks. Many earth tones originate from clay earth pigments, such as umber, ochre, and sienna.



An exception to this color palette applies to the Downtown area of Los Banos. Please reference the City of Los Downtown Master Plan for appropriate colors in this area.

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COLOR PALETTE

DISCOURAGED COLORS

The right color palette enhances the attractiveness of a structure or sign face. Using compatible color families, hues, values and tones will ensure that colors blend well and fit in with the surrounding elements.

Some advertisers use bright colors to attract attention, which is acceptable for television and print media. However when designing permanent structures and permanent signs, colors should blend, enhance, and promote the natural beauty of the surrounding area. Therefore bright, intensively-toned colors are typically not viewed as a visually pleasing color choice for certain design elements.

Fluorescent colors are intense and brilliant with a strong, vivid color saturation. Therefore, fluorescent and other brightly toned colors which are mainly used to "stand out" and distract will not be eligible color choices for permanent structures.

When using digital processing for sign design, colors above 60% on the CYMK color chart will be questioned or prohibited. In other words, adding shades or diminishing tones of certain colors will be necessary to obtain design review approval for color palettes.

An exception to this color palette applies to the Downtown area of Los Banos. Referthe City of Los Downtown Master Plan for appropriate colors in this area.





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REFERENCES

City of Los Banos Municipal Code
City of Los Banos 2042 General Plan Update
City of Los Banos Improvement Standards and Specifications
City of Los Banos Parks Master Plan
City of Los Banos Bicycle-Pedestrian Plan
City of Los Banos Urban Forest Management Plan
City of Los Banos Water Efficient Landscape Ordinance
City of Los Banos Downtown Master Plan
City of Los Banos Rail Trail Corridor Regulating Code
City of Los Banos Storm Drainage Master Plan
City of Los Banos Wastewater Master Plan
City of Los Banos Water Master Plan