

8.0 LITTLE SAIGON COMMUNITY PLANNING AREA DESIGN GUIDELINES

A. INTRODUCTION

I. OVERVIEW

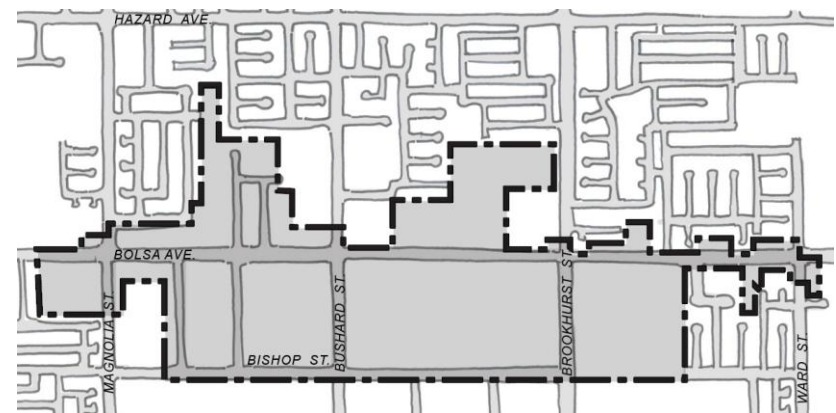
The design guidelines in this section are applicable only within the Little Saigon Community Planning Area (CPA) as outlined in the map on this page. New development and exterior rehabilitation of existing buildings in the Little Saigon CPA should incorporate the architectural design themes described in this section. The design theme should incorporate architectural elements similar to those found on buildings constructed in Vietnam in the early 1900's in the French Colonial tradition. However, the use of design elements and details that follow a traditional Chinese architectural theme may also be used, as this style of architecture is used on many religious buildings in Vietnam.

The application of these architectural design guidelines is not intended to unduly restrict individual design professionals. Contemporary interpretations of these two preferred design motifs may be employed. However, such interpretations will be reviewed on a case-by-case basis, and interpretations that are considered too highly stylized or abstract will be rejected.

2. PRIORITY

The design guidelines contained in this section should be utilized in combination with the general requirements contained in either the general commercial design guidelines, commercial rehabilitation design guidelines, or multiple family residential design guidelines sections. In the event that the guidelines for the Little Saigon CPA and any other guidelines are in conflict, the guidelines for the Little Saigon CPA shall take precedence.

Location Map: Little Saigon District

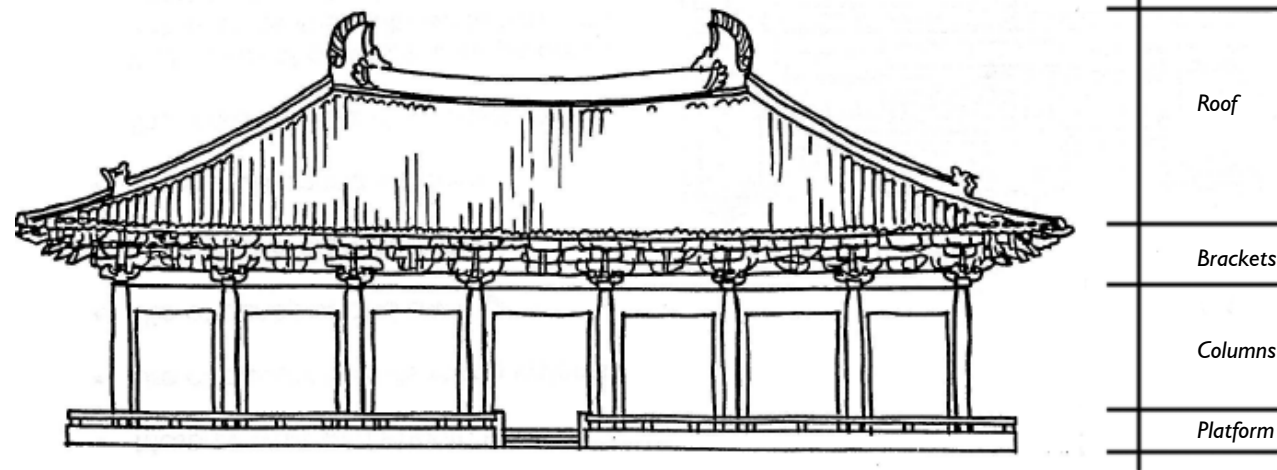


B. ARCHITECTURAL STYLE

I. DESIGN ELEMENTS OF THE CHINESE STYLE

The qualities and design elements for buildings in the Little Saigon CPA should consist of following:

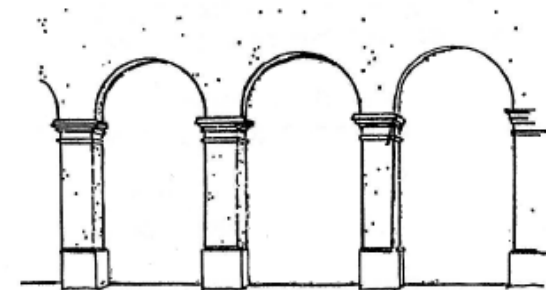
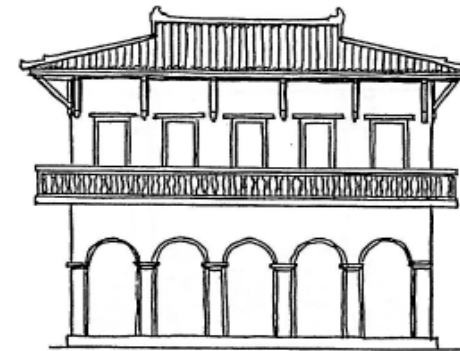
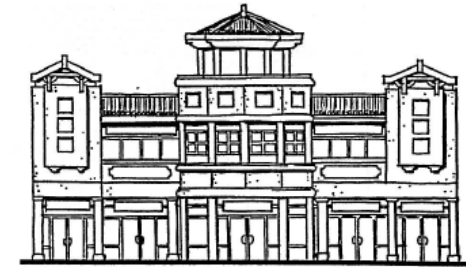
- Large, prominent full roofs with overhanging eaves;
- Roofs with corner ridge and main ridge elements (decorative elements to be incorporated);
- Tile roofs (natural clay or glazed /colored):
- Metal standing seam roofs in shades of green, brown, blue or copper;
- Exposed wooden rafter tails with or without decoration;
- Rhythm and repetition of standard building modules;
- Use of columns, beams and gateways
- Buildings set on platforms with stairs in central locations
- Wood and masonry exterior finishes, wood details/trim, wood posts and beams;
- Buildings arranged around a central axis;
- Window and door openings of ornate design;
- Use of accent colors of bright red, dark green, black and gold; and
- Garden and landscape designs in naturalistic, non- symmetrical forms.



2. DESIGN ELEMENTS OF THE FRENCH COLONIAL STYLE

The qualities and design elements of the French Colonial style in the Little Saigon CPA should be as follows;

- Full roofs with large eave overhangs supported by exterior wooden brackets;
- Clay tile roofs (earth tones);
- Arched openings for doors, windows and colonnades in either semicircular or flat arch, including use of the blind arch
- Masonry walls with smooth finish;
- Use of balustrade-style railing systems;
- Use of canopies and awnings;
- Use of upper story balconies;
- Large multi-paned windows;
- Shuttered doors and windows; and
- Wall colors of off-white, light yellow to ochre, sometimes with white trim, and forest green accent color.



The use of blind arcades or similar methods to add visual interest to a blank wall are encouraged

3. UNDESIRABLE DESIGN ELEMENTS IN LITTLE SAIGON

The following are design elements that are unacceptable and should not be used;

- Architectural styles such as Mediterranean, Spanish Colonial, Ranch/Western, or Old English;
- Contemporary "glass box" buildings;
- Large, flat wall surfaces, box-like buildings;
- Buildings with flat roofs and roofs with composition shingles;
- Decorative elements that have the appearance of being added to a building and do not appear to be a substantial part of the structure;
- Use of materials and finishes not appropriate to the style of the building and imitation/fake materials; and
- Dark wall colors and use of bright, neon, day-glow colors for any purpose.

4. BUILDING MATERIALS AND COLORS

Building materials and colors for the Little Saigon CPA should be kept simple and uncluttered. Primary wall colors should be neutral with brighter colors used for trim accent.

- Building materials.* The primary exterior building materials should be smooth finish stucco, painted concrete and wood.
- Limit the use of wood.* The exterior use of wood should be limited to columns, posts, beams, roof overhangs and supporting brackets. Large wall surfaces of wood should be avoided.
- Wood finish.* Wood should be painted or stained. Unfinished wood is not appropriate.

- Wall colors.* The predominant colors of exterior walls should be neutral earthtones; light beige, buff, tan. Brighter colors may be used for accent trim. For buildings in the French Colonial style, light pastel yellow and off-white are also appropriate colors.

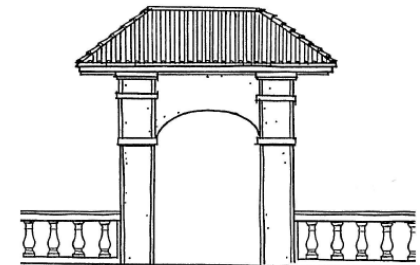
- Undesirable materials.* Materials that are undesirable and should not be used include:

- Concrete block;
- Simulated wood or masonry;
- Heavy troweled stucco finish;
- Clapboard;
- Glass curtain walls;
- Imitation 'rock work' and other thin masonry (brick) veneers;
- Corrugated metal or plastic; and
- Standing seam metal walls.

- Chinese style trim colors.* Trim colors from the traditional Chinese style include bright red, dark green, black, and to a limited extent, gold.

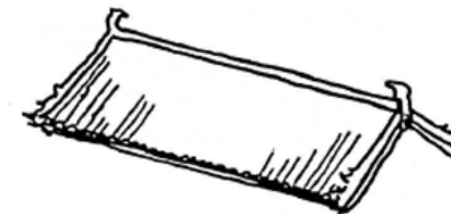
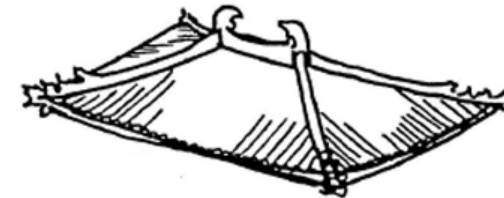
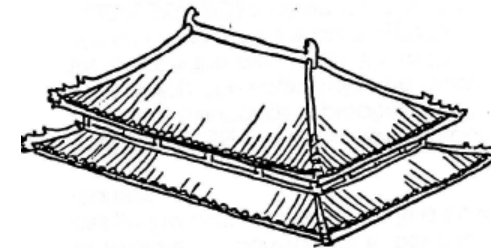
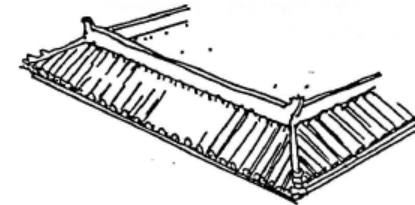
- French Colonial trim colors.* Trim colors from the French Colonial style are generally white or medium to dark green.

- Undesirable wall colors.* Colors that are undesirable and should not be used for exterior walls include shades of blue, violet, pink, dark brown.



5. ROOF FORM AND MATERIALS

- a. *Full roofs should be used.* The use of full roofs is an important design element in the Little Saigon CPA. For this reason, flat roofs should not be used. If a portion of a roof is required to be flat for a particular reason (e.g., to place and screen roof mounted equipment) then a mansard style roof may be incorporated for that portion of the building. Such roofs should extend completely around the building (or portion thereof) so that no flat roof parapets are visible from any side of the building. An exception would be for sides of buildings placed on a property line where a fire wall with parapet must be constructed.
- b. *Roof design.* Typical roof styles required for the Little Saigon CPA are shown in the illustrations to the side and on the next page. If other designs are proposed, the designer may be required to provide a justification for a deviation from the traditional styles.
- c. *Roof pitch.* The pitch of the roof should not be less than 2:3. Shallow pitch roofs are not in keeping with the traditional style and will only compromise the overall design integrity of the building.
- d. *Use decorative ridge beams.* Roofs may incorporate corner and main ridge beams. Decoratively painted and/or carved ridge beams are desirable. If ridge beams are not used, decorative roof tile elements should be utilized on all roof ridge lines.



e. *Desirable roof materials.* The following roof materials should be used in the Little Saigon CPA;

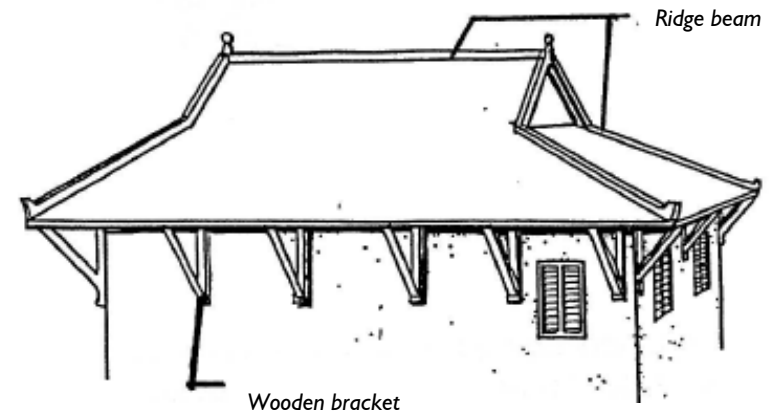
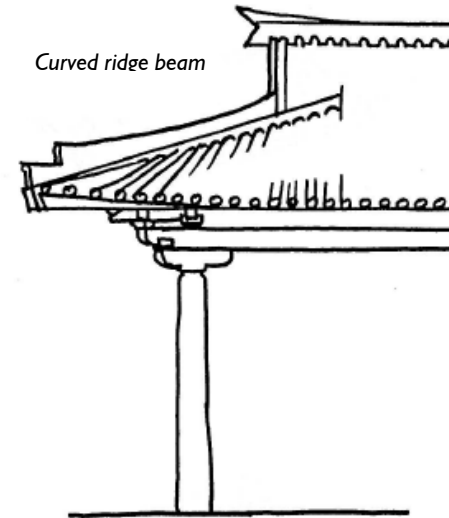
- natural clay barrel tiles, unglazed;
- glazed barrel tiles in blue or green;
- concrete tiles in light to medium grey (charcoal); and
- standing seam metal in greens, browns, blues and copper.

f. *Undesirable roof materials.* The following roof materials should not be used in the Little Saigon CPA:

- Wood or simulated wood shingles;
- Concrete roof tiles except grey;
- Composition shingles;
- Crushed rock;
- Corrugated metal; and
- Rolled roofing materials.

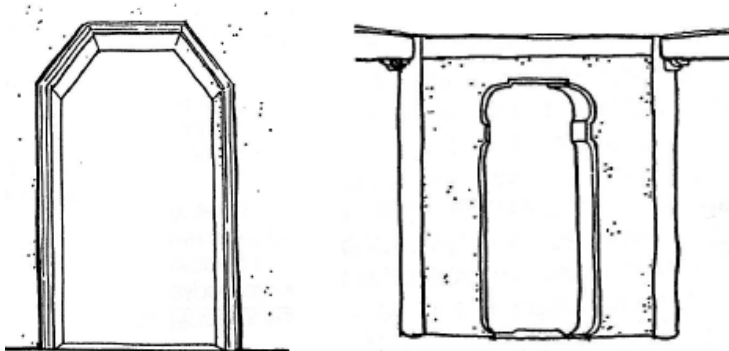
g. *Curved roofs are desirable.* One method to simulate the curved roof effect is to design the corner ridge beam in a curved manner.

h. *Roof overhangs.* All roofs should incorporate large roof overhangs in proportion with the building (the larger/taller the building, the greater the overhang). When the French Colonial style is used, wooden support brackets should be incorporated as a functional part of the roof design.

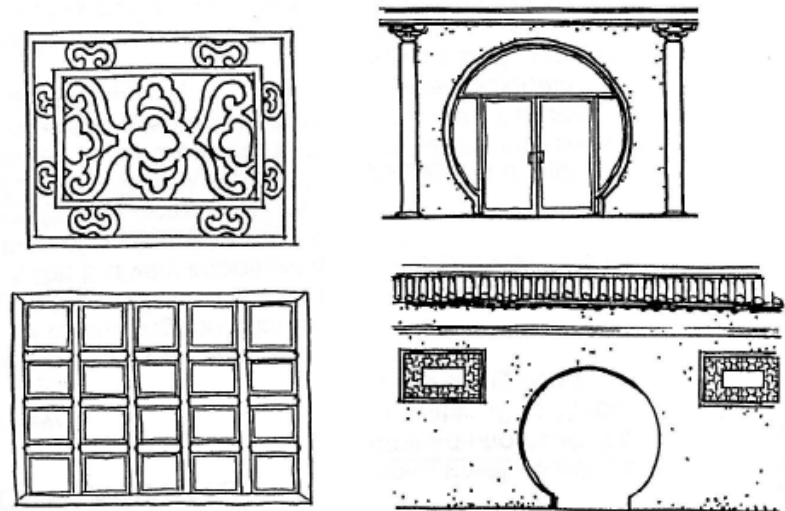


6. DOORS AND WINDOWS

- a. *Use traditional designs.* The appropriate design of door and window openings is critical to establishing the architectural character of Little Saigon. Therefore, traditional designs should be used, especially on the main building facades facing streets and parking lots.
- b. *Size and spacing.* Doors and windows should be used to establish rhythm and harmony within the overall building design. Uniform sizes and spacing should be employed as this reinforces the idea of symmetry.
- c. *Primary entrances.* Primary customer entrances should be used whenever possible. A few examples are shown.
- d. Desirable door design elements:
 - Recessed doors to convey appearance of thick walls;
 - Wood construction with multi-lite or single-pane windows;
 - Metal door frames with dark anodized finish or painted to match building trim;
 - Double door entries; and
 - Ornate hand pulls (wood or brass).



- e. *Storefront windows.* Storefront display windows may be large but should not extend from floor to ceiling. At ground level, a bulkhead of approximately 24 inches should be provided.
- f. *Window glass.* Use clear glass (88% light transmission) on the first floor. Tinted glass allowing a minimum of 50% light transmission should be considered only for use in second floor windows and above and on an Individual case basis. The use of reflective glass is prohibited.
- g. Desirable window design elements:
 - Wood frames;
 - Metal frames with dark anodized finish or painted to match building trim; and
 - Clear glass to 30% tinted.

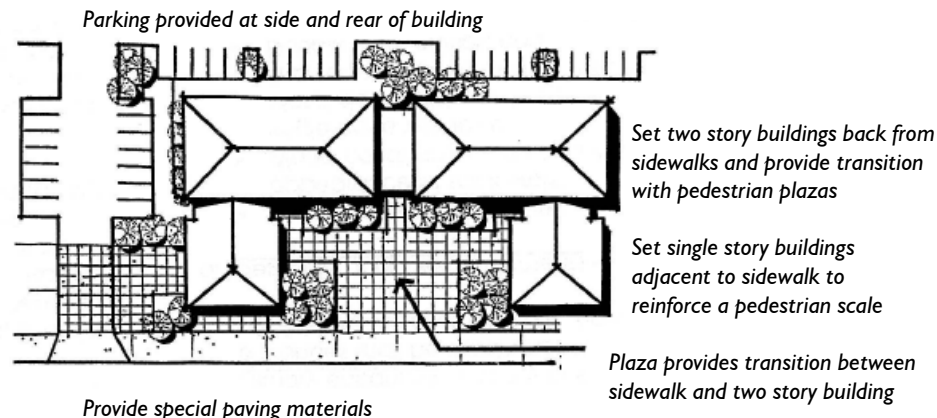


C. SITE PLANNING

I. OVERVIEW

One of the primary concerns related to the placement of buildings on a lot (site planning) is the relationship of the buildings to the street. This is a very important concept in the creation of a pedestrian oriented, pedestrian friendly commercial district such as Little Saigon. The design guidelines below are structured to create and maintain a strong pedestrian oriented shopping district along Bolsa Avenue.

In addition to the site planning guidelines in this section, the guidelines in Section 3.0, Commercial Design Guidelines, should also be incorporated.



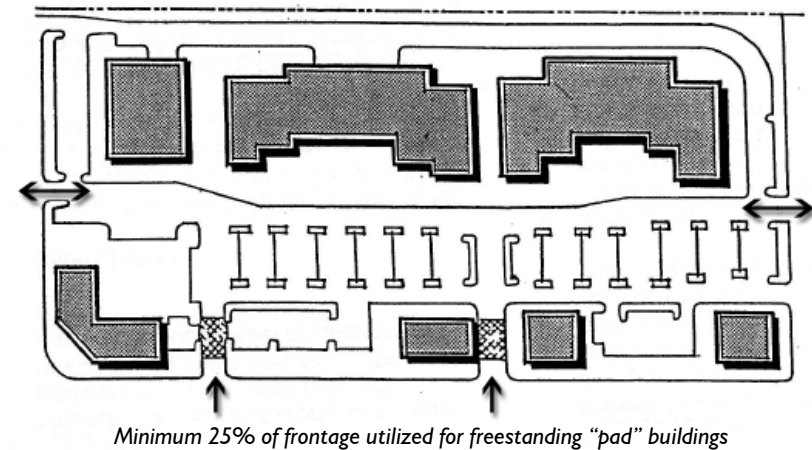
2. GENERAL DESIGN PRINCIPLES

- a. *Place buildings along street.* Buildings, especially with retail storefronts, should be placed at or near (within 10 to 15 feet) the front property line along Bolsa Avenue.
- b. *Parking location.* Parking should not be located between the sidewalk and the front of the building.
- c. *Provide pedestrian links.* A strong pedestrian link should be created between the sidewalk and the main building entrance, and between adjacent buildings. Use walkways and plazas with special enhanced paving materials and landscaping to help direct pedestrian movement.
- d. *Provide useable open space.* The provision of pedestrian plazas, courtyards, seating areas walkways and small gardens between the sidewalk and the main building entrance is very desirable and should be provided wherever possible. The design of such areas should reinforce pedestrian activity along the public sidewalk and between the sidewalk and the building entrance.
- e. *Use an intimate scale.* The provision of public open space should consider the pedestrian scale. Large areas of paving are undesirable and are discouraged. Larger open areas should be divided into smaller, intimate areas for seating, landscape gardens, water features, public art, etc.

3. SHOPPING CENTERS

When a multiple tenant shopping center is proposed, not all buildings need to be adjacent to the Bolsa Avenue frontage. However, every effort should be made to accomplish the following;

- a. *Street adjacent buildings.* Place as much building mass (storefront) along Bolsa Avenue as possible (a minimum of 25% of street frontage to be building storefront).
- b. *Cluster buildings.* Create a village atmosphere by clustering buildings within pedestrian plazas versus a typical linear layout or an 'L' pattern.
- c. *Parking layout.* Avoid monotonous parking layouts through the use of freestanding pad buildings, landscape islands, pedestrian walkways and medians.
- d. *Parking location.* Place as much of the parking to the rear and sides of the project as possible so that walking distances from the public sidewalk are minimized. Use 'employee only' parking lots along the rear (behind buildings) and sides of shopping centers.
- e. *Parking structures.* On large projects, use underground parking and/or parking structures so that more open space can be provided at ground level.



D. LANDSCAPING

The following landscape design guidelines apply only to the Little Saigon CPA. General landscape design guidelines for commercial uses can be found in Section 3.0, *Commercial Design Guidelines*.

I. GENERAL DESIGN PRINCIPLES

All landscape plans should contain design elements that reinforce the architectural character of the Little Saigon Area.

- a. *Use appropriate plant materials.* Refer to the recommended plant list in this section.
- b. *Subtropical plants.* Such plants should be used in small areas for high impact at building entrances.
- c. *Drought tolerant species.* Such plants should be used in larger areas away from buildings and in parking lots.
- d. *Trees and shrubs.* Trim trees and large shrubs to expose their major branch structure
- e. *Earth mounding.* Berms and earth mounds should be used along with large boulders to imitate small hills and mountains to shield and separate parking areas from public view or pedestrian areas.

2. ORIENTAL GARDENS

The use of small oriental style gardens is an important design element in the Little Saigon CPA. Some of the basic design principles of the oriental garden include:

- a. *Garden designs should be free-form.* Organic, not symmetrical, Gardens should be created as miniature recreations of nature.
- b. *Small-scale water elements.* Streams, ponds or fountains are very desirable and should be incorporated into garden designs whenever practical.
- c. *Gardens (as opposed to overall landscaping) should be kept small.* Concentrate garden areas at building entrances for maximum impact. Small scale water features used in conjunction with subtropical plants should be used to create an intimate, friendly atmosphere.
- d. *Small structures.* Used in conjunction with covered verandas, small structures within the garden are very desirable and should be incorporated into the landscape design whenever practical, Examples: Pagodas, archways, foot bridges, shade structures for seating areas, etc.
- e. *Small stones and gravel.* Used in walkways and dry streambeds, these can create a very desirable landscape feature. Use pavers/stepping stones with sod planted in between for small walkways.

3. PREFERRED PLANT PALETTE

In keeping with the architectural style of the Little Saigon CPA and in order to help reinforce its overall character, the plant materials palette should be drawn from the following selections:

a. Groundcover

- *Ajuga reptans* - Ajuga
- *Aptenla cordifolia* - Baby Sun Rose
- *Carpobrotus* species - Sea Fig
- *Lantana montevidensis* - Trailing Lantana
- *Liriope* species – Liriope
- *Ophlopogon japonicus* - Mondo Grass
- *Pachysandra terminalis* - Japanese Spurge
- Ferns
- *Trachelospermum jasminoides* - Star Jasmine
- Grasses and dichondra

b. Shrubs

- *Agapanthus africanus* - Lily-of-the-Nile
- *Agave attenuata* - Agave
- *Aloe* species - Aloe
- *Alpine* species - Ginger
- *Azalea* spp.
- Bamboos
- *Calliandra tweedii* - Trinidad Flame Bush
- *Carissa macrocarpa* - Natal plum
- *Hibiscus* species - Hibiscus
- *Juniperus chinensis* 'Torulosa' - Hollywood Juniper
- *Juniperus sabina* 'Tamariscifolia' - Tam Juniper
- *Nandina domestica* - Heavenly Bamboo

- *Nerium oleander* - Oleander
- *Philodendron selioum* - Split Leaf Philodendron
- *Pittosporum tobira* 'Wheeleril'
- *Strelitzia nicolai* - Giant Bird of Paradise
- *Strelitzia reginal* - Bird of Paradise

c. Trees

- *Albizia Julibrissin* - Silk Tree
- *Arecastrum romanzoffianum* - Queen Palm
- *Chorisia speciosa* - Floss Silk Tree
- *Cupaniopsis anacardioides* - Carrotwood
- *Erythrina caffra* - Coral Tree
- *Feijoa sellowiana* - Pineapple Guava
- *Ficus* species - Ficus Trees
- *Grevillea robusta* - Flame Bush
- *Jacaranda mimosifolia* - Jacaranda
- *Koelreuteria paniculata* - Goldenrain Tree
- *Liquidambar* spp.
- *Mehodieros excelsus* - New Zealand Christmas Tree
- *Tree Palms*
- *Pinus* spp.
- *Pistocaa chinensis* - Chinese pistache
- *Podocarpus macrophylla* - Yew Pine
- *Salix babylonica* - Weeping Willow
- *Schinus terebenthifolius* - Brazilian Pepper
- *Tipuana tipu* - Tipu Tree

d. Vines

- *Bougainvillea* spp.
- *Podranea ricasoliana* - Pink Trumpet Vine
- *Tecomaria capensis* - Cape Honeysuckle
- *Wisteria sinensis* - Chinese wisteria

4. PAVING MATERIALS

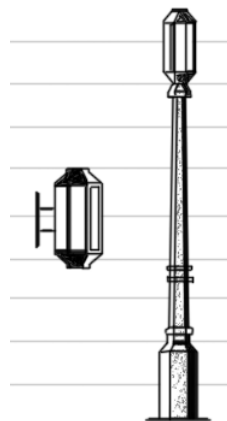
Special paving materials and patterns should be used to enhance pedestrian walkways, plazas and gardens. Desirable materials include:

- a. Scored patterns in smooth or rock salt finish concrete;
- b. Rectangular granite or concrete block pavers in irregular sizes;
- c. Natural stone pavers set in mortar; and
- d. Other materials consistent with the architectural style of Little Saigon will be reviewed on a case-by-case basis.

5. LIGHTING

All on-site lighting fixtures should be consistent with the architectural theme of the proposed project.

- a. *Exterior accent lighting.* Such lighting should be used to accent significant architectural features that are unique to the style of the building. Exposed neon is prohibited.
- b. *Lighting in outdoor landscape areas.* Outdoor lighting should be used to accent trees, garden structures, water features and other significant landscape elements.



6. SITE FURNISHINGS

- a. *Consider locations of site furnishings.* Project designers should consider the provision of benches, trash receptacles and other site furnishings and indicate their locations on the landscape plan.
- b. *Use consistent theme.* All on-site furniture elements such as benches and trash receptacles should be consistent with the architectural theme of the proposed project. The following items should be considered;
 - Outdoor seating (benches, tables, chairs);
 - Trash receptacles;
 - Water features (fountains, ponds);
 - Artwork that is historically or culturally significant;
 - Kiosks, vending machine enclosures,
 - Phone booths, news racks, directories; and
 - Clocks



E. SIGNS

I. OVERVIEW

The design quality and readability of signs in the Little Saigon CPA are important aspects of the overall image and pedestrian character that is being created for the area. The guidelines contained in this section are specific to the little Saigon CPA only. Other "general" sign guidelines found in Section 3.0, Commercial Design Guidelines, should be consulted as well.

2. DESIGN GUIDELINES

- a. *Compliance.* All signs should comply with the provisions of Chapter 15.40 of the Westminster Municipal Code.
- b. *Desirable sign types.* The materials, colors and textures used on signs in the little Saigon CPA should reflect those of the building's architecture. The approved sign types are:
 - Back-lighted reverse channel letter sign;
 - Permanent window signs; and
 - Internally illuminated signs of individual letters rather than block letter signs where the letters are connected.

- c. *Theme.* Signs within a single commercial complex should follow a coordinated design theme that is related to the architecture of the complex.
- d. *Projecting signs.* For new commercial structures located on or within 5 feet of the sidewalk, a sign may project into the public right-of-way up to 2 feet with the approval of an encroachment permit by the city.
- e. *Use of English language signs.* Except for commonly understood words, signs utilizing a language other than English should provide an English translation, This will not only help customers locate the business, but will also help direct fire or police officials to the proper location in an emergency situation.

This page intentionally left blank.