SQUAW VALLEY

DESIGN REVIEW GUIDELINES

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I N T R O D U C T I O N

Squaw Valley is an area of remarkable natural beauty. It's housing and facilities should reinforce this quality. This basis for it's attraction to tourists, visitors, and residents is this overall character. It is something that can easily be lost by unplanned development.

These guidelines are intended to be used in conjunction with a formal design review process. They are not a building code, but recommendations for good design. They are meant to give the developer a good sense of what the Design Review Committee will be looking for. The suggestions contained here are the result of considerable research and experience, but the basic intent is to leave as much design freedom as possible to the developer.

In the broadest sense, the guidelines are meant to ensure that the spirit of Squaw Valley isn't undermined by arbitrary, unthoughtful design. The spirit is absolutely critical to the success of the area and the individual developments, and for this reason alone it will behoove any developer to adhere to the design guidelines as much as possible. Thoughtful use of these guidelines will help to increase property values, safety and generally help to promote a higher quality of living in Squaw Valley.

This booklet describes the Squaw Valley design review procedure and contains the design standards and guidelines used by the Design Review Committee and the County Planning staff in reviewing the applications. Use of these standards and guidelines by the County staff and D.R.C. members promotes policy consistency and continuity in the design review process. Familiarity with the contents of this booklet should assist a developer in expediting the design review and approval process for a project. A developer should also be familiar with standards in the Squaw Valley Land Use Ordinance and the Squaw Valley General Plan which was adopted June 14, 1983.

Persons interested in obtaining further information regarding design review in Squaw Valley are encouraged to contact the Squaw Valley Design Review Committee, c/o the Placer County Planning Department, 11414 "B" Avenue, Auburn, California 95603, (916) 823-4721.

3.0 D E S I G N R E V I E W

Scope

The Squaw Valley General Plan requires design review for all structures and signs that are constructed or modified in any commercial, industrial or multi-family residential district or single family residential lots along Squaw Valley Road. All other single family residential dwellings are exempt from design review. Minor remodeling projects may be exempt from review.

Criteria

Each project is reviewed for compliance with the applicable County codes and adopted standards and policies. In considering a project, the County reviews the following items:

- Zoning
- Yard Setbacks
- Building Height
- Parking Needs
- Grading
- Drainage
- Landscaping
- Landscape Maintenance
- Snow Storage Areas
- Pedestrian Circulation
- Signs
- Lighting
- Traffic Circulation
- Fire Safety
- Emergency Vehicle Access
- Service Needs
- Building Materials & Color
- Visibility of Mechanical Equipment
- Storage Area Enclosures
- Covenants, Codes & Restrictions on the Deed
- Such other features as may affect the project & its setting

Conditions of Approval

All projects approved under design review are subject to standard conditions of approval (see page 12). The Design Review Committee may recommend additional conditions of approval for a project as needed. For minor projects, such as remodelings or signs, the Design Review Committee may ask for minor improvements in order to gradually upgrade the appearance of existing buildings or properties in Squaw Valley. In such cases, the Design Review Committee will consider each project individually and work with the applicant to arrive at a plan that will make the property more attractive and still be economically feasible for the owner or tenant.

Decision Authority

Design review is conducted by the Design Review Committee and the Placer County Planning Department and action on a project is taken by the Planning Department after recommendation from the Design Review Committee. In the event of an appeal, the project is heard by the Placer County Board of Zoning Appeals.

Permit Coordination

In order to save time and effort, a required Design Review may be conducted concurrently with an applicant's efforts to meet any

conditions of approval placed on a project by virtue of any required Conditional Use Permit. The County Planning Department and the Squaw Valley Design Review Committee will also conduct their reviews concurrently.

3.10 APPLICATION PROCEDURE

Applicants are encouraged to meet with the County Planning Department and the Squaw Valley Design Review Committee at the earliest possible stage in the design of a project.

1. The applicant obtains the Design Review application form and fee information from the Placer County Planning Department.

2. The applicant submits the completed application form together with the required submittals and fee to the Placer County Planning Department.

3. The Placer County Planning Department sends the project plans to the Squaw Valley Design Review Committee and other county offices for comment.

4. The Design Review Committee reviews a project, ensuring that County ordinance regulations, and adopted design standards and policies are met. Action is taken by the Design Review Committee and a recommendation made to the Planning Department within approximately 14 days after receipt of a completed application. If the Design Review Committee does not take action within this time period the project is automatically reviewed by Placer County Planning staff and action taken within 21 days of receipt of a completed application.

5. If the applicant is dissatisfied with the conditions of approval or denial of the project by the Design Review Committee and the County, he may appeal the decision to the Board of Zoning Appeals. The Board of Zoning Appeals will consider County ordinances and adopted design standards and guidelines when reviewing a project design.

3.20 SUBMITTAL REQUIREMENTS

- COMPLETED APPLICATION FORM
- FEE
- 3 SETS OF PLANS that include the following as applicable:

Site Plan

- legend with scale, north arrow and date
- parcel property lines, lot area, yard setbacks, distance from street center line
- grades, existing and proposed
- structures--location, dimension, use of existing and proposed structures
- garbage--location of dumpsters, screening, etc.

- drainage--arrangement and facilities
- lighting--location of all exterior lighting standards and devices, along with design details
- utilities
- parking spaces, dimensions
- snow storage area(s)
- pedestrian circulation areas
- mechanical equipment units
- improvements

Landscape Plan

- all existing trees, with size and botanical name
- all trees to be removed and their approximate trunk diameter, breadth, and height
- precise location or pattern and spacing of all proposed plant materials
- size and numbers of proposed plant materials, with botanical and common names incorporated into a plant list, erosion control, and revegetation techniques
- irrigation plan with irrigation details

Building Elevations

- all principal exterior walls
- type of roof and wall materials to be used
- color of materials
- sign locations, showing relationship to architecture
- location of roof equipment, exterior lights, trash enclosures, or other structures or fixtures to be attached to building

Floor Plans

- showing the dimensions and use of each room and each floor

Sections

- where necessary to illustrate special conditions

Applicants are encouraged to submit sign design as part of their project design review. This eliminates the separate review and fee for signs which would be required if the sign plans were submitted separately.

Sign Plans

- location of existing & proposed signs
- relationship of signage to building
- dimensions of existing & proposed signs
- color samples, materials, and design of proposed signs
- snapshots of existing signs

SUBMITTAL REQUIREMENTS

3 SETS OF PLANS THAT INCLUDE THE FOLLOWING AS APPLICABLE:

SITE PLAN

- LEGEND
  - scale
  - north arrow
  - date
- PROPERTY LINES
  - lot area
- GRADES
  - existing
  - proposed
- STRUCTURES
  - location
  - dimensions
  - use existing
  - use property
- GARBAGE
  - dumpsters
- DRAINAGE
  - arrangement
  - facilities
- LIGHTING
  - ltg. standards
  - design details
- UTILITIES
- PARKING
  - dimensions
- SNOW STORAGE
- PEDESTRIAN CIRCUL.
- MECHANICAL EQUIP.
- IMPROVEMENTS

LANDSCAPE PLAN

- EXISTING TREES
  - size
  - botanical name
- TREES TO BE REMOVED
  - trunk diameter
  - breadth
  - height
- PROP. PLANT MATERIALS
  - location
  - sizes
  - plant list
  - erosion control
  - reveg. techn.
- IRRIGATION
  - plan
  - details

FLOOR PLANS

- DIMENSIONS
- USES
  - each room
  - each floor
- EXTERIOR WALLS
- MATERIALS
  - roof
  - walls
- SIGNS
  - location
- STRUCTURES{FIXTURES
  - roof equipment
  - trash encl.
  - others

SIGN PLANS

- LOCATIONS
  - existing
  - proposed
- RELATION TO BUILDING
- DIMENSIONS
  - existing
  - proposed
- COLORS
- MATERIALS
- DESIGN
- SNAPSHOTS

- COMPLETED APPLICATION FORM
- FEE
- COPY OF DEED AND CC AND R'S WHERE APPROPRIATE

3.30 REVIEW PROCESS

Preliminary Review

The County encourages applicants to meet with the County Planning staff and the Design Review Committee early in the development of a project's design in order to ensure that the plans finally submitted for review will meet County requirements. Preliminary review requires no formal application.

Meetings

A meeting between the applicant and the Design Review Committee will be scheduled within 14 days of receipt of the completed application.

Action

The following is a summary of possible actions that may be taken on a project:

Approval

The plans are approved as submitted. The applicant can submit plans for a building permit.

Approval with Conditions or Modifications

The plans are made subject to conditions which are specified in a letter of notification of the design review decision. If the conditions necessitate revisions in the plans, the applicant submits revised plans to the Design Review Committee and the County for review and approval. If dissatisfied with the conditions, an applicant may appeal the action to the Board of Zoning Appeals.

Continuance

The applicant may request continuance of the project review beyond the 21-day review period. Further discussion or review takes place at a subsequent meeting.

Withdrawal

The applicant withdraws the application from consideration. A new application, with a new fee, may be submitted at a future date.

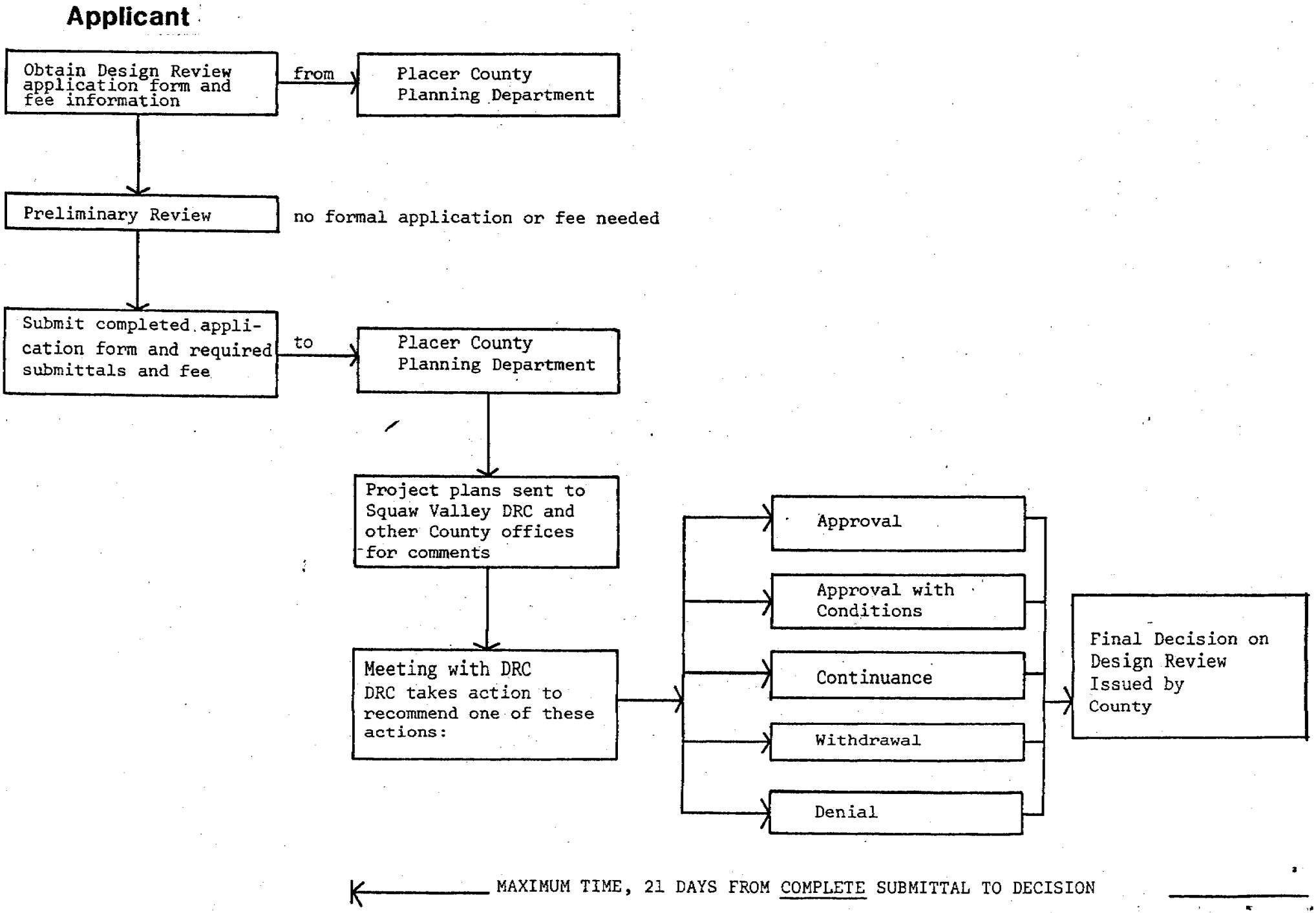
Denial

If the project, as presented, is denied approval, the applicant may return with new plans and a new fee or appeal the decision of the Design Review Committee to the Board of Zoning Appeals.

Notification of Action

Official notice of the Design Review Committee's and the County's action is sent to each applicant. The applicant should note the conditions of approval detailed in the letter. All conditions must be complied with before an occuapncy permit will be issued for the project.

APPLICATION PROCEDURE and REVIEW PROCESS



3.40 STANDARD CONDITIONS

In addition to any special conditions which may be imposed on a project as part of a design review approval, the standard conditions which apply to all design review applications approved in Squaw Valley are as follows:

1. All modifications to plans that are required by the conditions of approval shall be submitted for review to the Design Review Committee and the County prior to the issuance of a building permit.

2. All modifications to approved plans after the issuance of a building permit must be submitted for approval prior to execution.

3. All improvements must be installed prior to occupancy, except for any landscaping that has been secured by a surety to be approved by the County.

4. Landscape and irrigation plans for required landscaped areas shall be subject to approval by the Design Review Committee and County.

5. Landscaping shall be perpetually maintained with prompt removal and replacement of dead and diseased plants.

6. All landscaping areas abutting traffic areas shall be protected by an approved material such as, but not limited to, concrete, wood, asphalt, or stone.

7. All parking shall conform to the adopted County parking standards. See Section 125 of the Squaw Valley Land Use Ordinance.

8. All projects shall meet the fire protection features deemed necessary by the fire district.

9. Adequate refuse handling facilities shall be provided. Trash and garbage containers will be screened in a manner acceptable to the Design Review Committee. See Section 122 of the Squaw Valley Land Use Ordinance.

10. All propane tanks visible from the street shall be screened in an appropriate manner acceptable to the Design Review Committee.

11. Outside utility meters and other utility structures, when not included in a cabinet, shall be screened from view.

12. All metal flashings and mechanical equipment shall be harmonious with the exterior colors of the structures.

13. All lighting shall be shielded and directed so that no light is directed off site.

Appeal Procedure

An applicant may file an appeal with the Board of Zoning Appeals not later than seven calendar days following the action of the County. The appeal is filed with the Planning Department and is placed on the next available Board of Zoning Appeals agenda. The Board of Zoning Appeals may affirm, reverse, modify or alter the decision of the County and the Design Review Committee.

Design guidelines and standards are intended to aid in the development and approval of a project design, for the benefit of the patron and the community at large.

Design guidelines are recommended design approaches to certain design problems. They are meant to provide direction, not to dictate the actual design of the project.

Design standards are design requirements, usually fixed amounts or percentages for certain aspects of a project design. They are intended to ensure an acceptable level of design quality. Standards relate to County ordinances, while guidelines are discretionary.

The adopted design guidelines are not intended to inhibit innovative design. The Design Review Committee of the Planning Department may, at their discretion, vary or waive the guidelines for certain cases. Standards may be waived through the Variance process. Refer to Squaw Valley Land Use Ordinance, Chapter 40.

Site Plan

Site design involves the arrangement of indoor and outdoor spaces to accommodate the activities required for a proposed use. Customer service, vehicle movement patterns, loading needs, and expansion potential should all be considered in laying out the site design. Because a site functions as an integral part of the community, the site design should also relate the spaces and activities to each other, to the site, and to the structures and activities on adjacent sites. The design should take into account such factors as safety, privacy, community identity, and character preservation of the natural environment and pedestrian open space.

Guidelines

1. The existing natural features of a site should be retained and used to advantage. The incorporation of features such as creeks, trees, natural slope, rocks and views often leads to a more interesting and unusual design.

2. Buildings should be sited so that they do not interrupt the flow of the skyline as viewed from common vantage points.

3. Site plans should be compatible with adjacent properties and streetscape in the placement of structures and uses. Cooperation in development between properties such as sharing driveways and parking can be advantageous.

4. Buildings should be sited with consideration given to sun and shade, changing climatic conditions, noise, safety, and privacy.

5. Buildings should be located on a site so as to enhance the architecture and natural features of the site. In general, off-street parking and loading areas should be located to the sides and rear of the site and screened from the street with landscaping, in such a way that it will not cause problems related to snow removal or site distance. For commercial projects such as shopping centers, a portion of the total building area should be located at the street perimeter in such a way that it will not cause problems related to snow removal and site distance. Such siting reinforces the streetscape and screens the parking areas.

6. Consideration should be given to the possibility of future expansion, with adequate room and functional placement allowed for in the site layout.

7. Buildings and spaces should have a strong functional relationship to the site. Required side and rear yards, open space and snow storage should be utilized and integrated into the overall site arrangement. Left-over spaces and inaccessible yards do not permit full utilization of the site.

8. Each step of a phased project should provide a design that is as complete as possible in the functional, visual, drainage and traffic aspects.

9. In the Village Commercial District special emphasis will be placed on the provision for pedestrian open space.

Grading and Drainage

Grading and drainage are engineering aspects of site development that can affect both the site and the surrounding area. Poor grading can inflict substantial damage on the environment, the site and surrounding properties. Creative grading can enhance the architecture, screen nuisances and provide privacy.

Guidelines

1. The site should drain adequately without interfering with adjacent properties. See Section 115 and 118 Squaw Valley Land Use Ordinance.

2. Natural contours should be maintained as much as possible. Buildings, parking area, and drives should be located to fit the terrain, requiring minimum grading. Cut and fill should be kept to a reasonable minimum.

3. Only those areas that are needed for construction should be disturbed. Vegetation outside the construction zone should be protected.

Standards

1. All slopes shall be protected against erosion. Grading cannot create slopes greater than 2:1 unless controlled by mechanical stabilization. No slope shall exceed the angle of repose for the material involved. See County Grading Ordinance.

2. All projects in Squaw Valley are required to have erosion control plans in accordance with the erosion control practices contained in the T.R.P.A.'s Handbook of Best Management Practices or the Erosion and Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains prepared by the Resource Conservation and Development Council, 1981. Best Management Practices include temporary and permanent erosion control measures, vegetation protection, and revegetation. No grading, filling, or clearing of vegetation may take place in a stream environment zone of 100-year flood plain.

3. The County may require an erosion control plan for any project believed to have significant erosion hazard. See Sections 115 and 118 Squaw Valley Land Use Ordinance.

Access

The places where a driver enters or leaves a site affect both the project and the community as a whole. Care must be taken in locating access to a site in order to avoid creating traffic obstructions or hazards where drivers are entering or leaving a site. In addition, poor placement or an insufficient number of access points to a site can lead to their blockage and impede smooth traffic flow through a site.

Guidelines

1. Access points should be kept to a minimum. Joint access between adjacent businesses should be used whenever possible in order to reduce traffic hazards along major routes.

2. The number of entrances should be adequate to allow efficient traffic flow.

3. Adequate sight distance should be provided at exits for drivers re-entering traffic.

Circulation

Circulation is the pattern of movement of pedestrians, bicyclists, trucks and automobiles. The design of the circulation system on a site can be critical in terms of safety. The success of a project can hinge upon the ease of access and use.

Guidelines

1. The circulation pattern should be easily comprehended by the user.

2. Separate vehicular and pedestrian circulation systems should be provided in order to reduce conflicts between pedestrians, bicyclists, and motorists. Separation can be effected through the use of changes in grade, materials, screens, and structures.

3. Layout of sidewalks should follow the anticipated movement of pedestrians.

4. Loading activity should not interfere with other site circulation patterns.

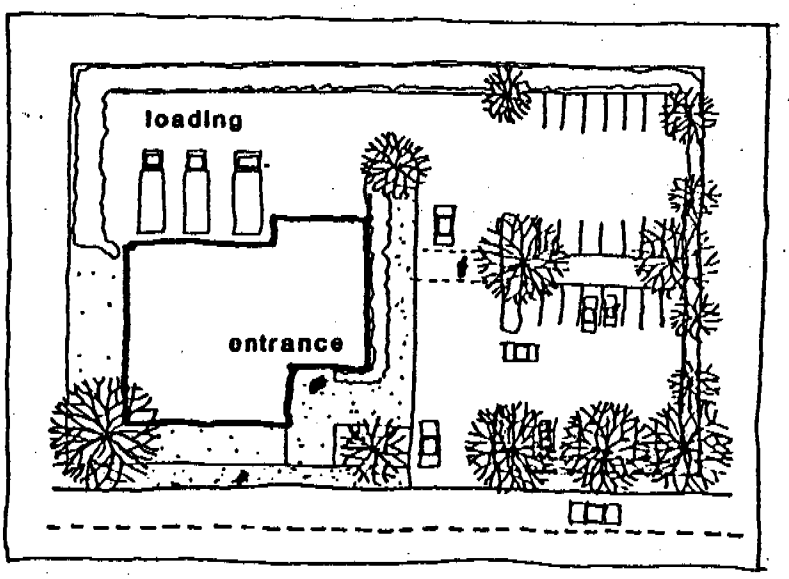
5. Building entries should be clearly visible from the parking areas and should be kept clear of parking.

6. Paving materials should be compatible with other site materials. Sidewalk surfaces should be non-slippery.

7. Pedestrian open space should be located to the south of the buildings, where possible, for maximum solar exposure.

Standards

1. Circulation systems shall be designed and constructed to Placer County Standards.



Parking

Off-street parking is required for all projects. Each site is expected to accommodate its customer and employee parking needs.

Parking Layout

Parking should be safe and accessible, with a simple layout that is readily understood by the driver. It should be designed and located so that it does not dominate the development.

Guidelines

1. Parking areas should be easily accessed from the street. Location of the parking to the rear of side of the building is preferred, with the front setback used to create a landscape buffer between the building and the street. Visitor parking should be clearly marked and located near the entrance to the building. Combined parking areas for adjoining businesses are encouraged.

2. Pedestrian access from the parking areas to the buildings should be integrated into the parking lot design.

3. All off-street parking shall be located on the same property as the major land use it is intended to serve, unless located within a parking structure. See Section 125 Squaw Valley Land Use Ordinance.

4. All maneuvering shall be accomplished on site. Backing out onto a street is not allowed.

5. Parking and loading areas are to be paved, graded and drained according to the Placer County Land Development Manual and the ten current Standard Specifications for Public Works Construction.

6. Striping of parking spaces, and identification of compact spaces, handicapped parking, and loading areas is required.

7. Up to 20% of the parking requirement may be developed as compact car spaces, 7-1/2' X 16' in size. See Section 125.14 Squaw Valley Land Use Ordinance.

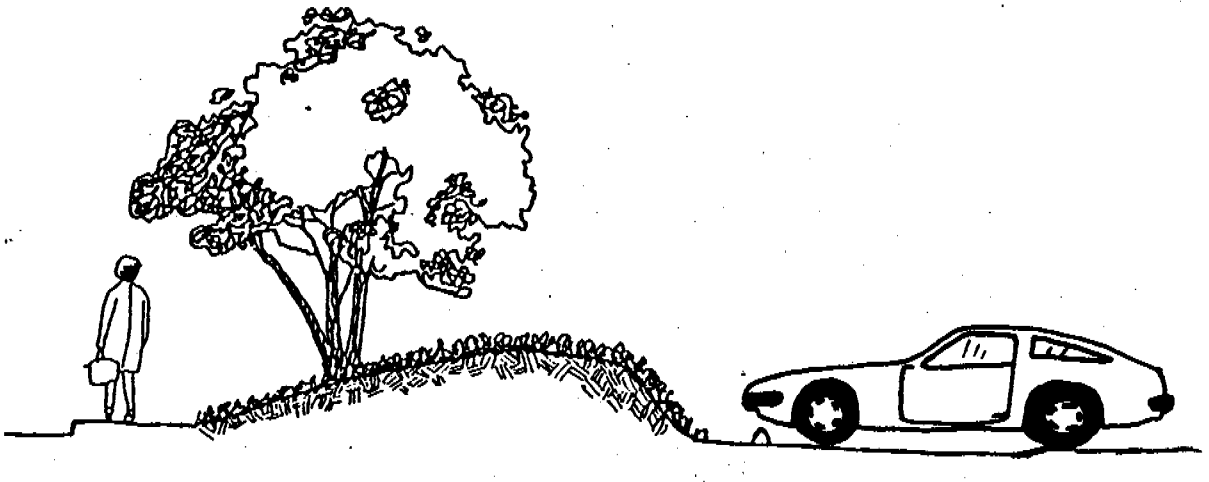
8. Parking layout design should provide ample stall and aisle widths and adequate turning radii.

Parking Lot Landscaping

Landscaping of a parking lot serves a number of important functions:

-- Perimeter landscaping increases the attractiveness of the site and the street by screening the cars.

-- Perimeter plantings act as a visual and noise buffer for adjacent properties.



berm with ground cover & trees

Guidelines

1. All portions of a parking lot that are not used for parking or maneuvering should be landscaped.

2. A landscaped separation should be provided between the parking areas and the building.

3. Perimeter landscape screening along the front of a lot, including mounding 3-4' in height is suggested. At that height, it will screen parked cars but still permit visibility for safe site distance.

4. Screening along the sides and rear of the lot should be a minimum 6' in height. Landscaping is preferred over fencing for screening purposes.

Standards

1. Landscaping shall be so designed as to not conflict with snow removal or storage.

Parking for the Handicapped

The County requires that handicapped access be provided in accordance with the Uniform Building Code and State Title 24 Regulations.

Guidelines

1. Parking spaces for the handicapped should be located near the building entrance, preferably no more than 100 feet away.

2. The parking spaces should be located so that wheelchair users do not have to move out from behind parked cars.

3. Curbs should be flush between the parking spaces for the handicapped and the building entrance.

4. Handicapped spaces must be safe and useable and the maximum slope of such spaces may need to be less than that permitted by code.

Standards

1. Parking spaces for the handicapped shall be 14' wide, and clearly marked with signs or painted symbols.

2. The number of parking spaces provided for the handicapped shall be as per Placer County Requirements.

Loading

Loading space and facilities should be provided by any business anticipating freight operation or truck deliveries. The location of the loading area should allow efficient use without detracting from the building, the site, the neighborhood or on-site circulation.

3.50 L A N D S C A P I N G

Landscaping is a major factor in the image of an area. However, the landscaping of a project should attempt to do more than make a place look attractive. Plants can perform a number of functions to enhance the land use and increase user comfort. Plants can be used to create spaces, separate uses, give privacy, screen heat and glare, deflect wind, muffle noise, articulate circulation, emphasize entrances and exits, inhibit soil erosion, purify air, and soften the lines of architecture and paving. Careful thought should be given to the needs of a site when designing the landscaping.

Plant Selection Criteria

The County considers the following when evaluating the plant varieties specified for a project. These concerns help to ensure that the plants approved will add to the visual interest of the community and be relatively problem-free. The developer may wish to use the following when formulating a landscape plan:

Select:

1. Plants whose final size will be appropriate to the location. Sensible plant choice will ensure that the function for which the plant was chosen will be fulfilled. It also eliminates the need for frequent maintenance or replacement of a plant which outgrows its space.

2. Plants that can survive the climate and snowload. Proper location of sun and shade loving plants also helps to ensure survival.

3. Plants that are relatively pest and disease resistant.

4. Plants that can offer year-round visual interest such as flowers, fruit, fall color, and winter branching pattern.

5. A mix of plants that can offer contrast and harmony of form, texture, and color.

Avoid:

1. Plants with thorns, sharp leaves, or poisonous parts near walkways or high use areas.

2. Plants that drop fruit or branches in locations where they could cause maintenance problems or safety hazards.

3. Plants with shallow root systems near paving or in lawns. Tree roots can heave sidewalks. Surface feeder roots can compete with grass, making it difficult for grass to grow.

4. Plants with roots that seek water near or over underground water or sewer lines.

Guidelines

1. All site developments should include landscaping. The use of planter boxes or trellises is encouraged where larger landscaping areas are not available.

2. All landscape plans should use the plant materials in a logical manner to solve environmental problems and provide user comfort.

3. Existing trees and natural features should be preserved and incorporated into the landscape plan. Trees should be protected during construction.

4. Landscape materials should be selected whose ultimate size and shape are appropriate for their location and functions.

5. Plant materials should be compatible in size, shape, and color with native or neighborhood vegetation.

6. Live plant material should be used in all landscaped areas. Gravel, colored rock, and similar materials are generally not acceptable as ground cover.

7. Landscaping should be designed to preserve adequate sight distance for motorists and pedestrians.

8. Incorporation of water conservation measures in landscaping specifications is encouraged. Such measures include the use of drought tolerant plants, drip irrigation, mulch layer (3" thick) over landscape beds to slow evaporation, and soil amendment with compost and clay to increase water retention.

9. See the recommended plant list below.

List of Suggested Plant Material

Trees

Abies concolor	White Fir
Abies magnifica	Red Fir
Calocedrus decurrens	Incense Cedar
Juniperus occidentalis	Juniper
Pinus albicaulis	Whitebark Pine
Pinus jeffreyi	Jeffrey Pine
Pinus murrayana	Lodgepole Pine
Pinus monticola	Western White Pine

Pinus ponderosa	Ponderosa Pine
Populus tremuloides	Aspen
Populus trichocarpa	Black Cottonwood
Sequoiadendron giganteum	Giant Sequoia

Ground Cover, Shrubs & Wildflowers

Acer glabrum	Mountain Maple
Alnus Tenuifolia	Mountain Alder
Amelanchier alnifolia	Western Serviceberry
Aquilegia formosa	Columbine
Arctostaphylos nevadensis	Pinemat Manzanita
Arctostaphylos patula	Green Leaf Manzanita
Artemisia tridentata	Sagebrush
Castanopsis sempervirens	Brush Chinquapin
Ceanothus cordulata	Snow Brush
Ceanothus prostratus	Squaw Carpet
Ceanothus velutinus	Tabacco Brush
Chrysothamnus nauseosus	Gray Rabbitbrush
Cornus stolonifera	Red Stem Dogwood
Delphinium glaucum	Larkspur
Eriogonum umbellatum	Sulfur Flower
Lilium parvum	Leopard Lily
Lupinus breweri	Lupine
Penstemon heterodoxus	Sierra Penstemon
Penstemon newberryi	Mountain Pride
Potentilla fruticosa	Cinquefoil
Prunus demissa	Western Chokeberry
Purshia tridentata	Bitterbrush
Quercus vacciniifolia	Huckleberry Oak
Ribes nevadensis	Sierra Current
Ribes roezlii	Sierra Gooseberry
Rosa woodsi	Mountain Rose
Rubus parviflorus	Thimbleberry
Salix lemmonii	Stream Willow
Salix spp.	Willow
Sambucus microbotrys	Elderberry
Spiraea densiflora	Mountain Spiraea
Symphoricarpos acutus	Snowberry
Symporicarpos mollis	Spreading Snowberry

Standards

1. Areas designated open space, as per County Standards, shall either remain in natural vegetation if possible or be landscaped.

2. Specifications for landscaping materials shall include a 15-gallon minimum tree size and 5-gallon minimum shrub size for at least 50% of the approved planting.

3. An irrigation system is required. Automatic systems are preferred over drip systems due to climatological factors.

4. Planting beds shall have a minimum area of twenty-five (25) square feet. These figures may be altered at the discretion of the Design Review Committee.

5. Each planting bed shall be enclosed by concrete or masonry curbing a minimum 6" in width and 6" in height above the paving surface or other materials which will adequately facilitate snow removal.

6. A landscape maintenance agreement between the owner and the County may be required to ensure that landscaping will not deteriorate soon after installation because of neglect.

3.60 L I G H T I N G

Outside lighting increases the operational efficiency of a site, provides a measure of site security, and can enhance the aesthetics of the site and the architectural qualities of its structure. In determining the lighting for a project, the source, intensity, and type of illumination should be appropriate for the lighting needs.

Guidelines

1. Exterior lighting should be designed as part of the architectural and site design of a project. Fixture style and location should be compatible with the building's architecture and landscaping. Projects should display a consistency in lighting-fixture style throughout the project.

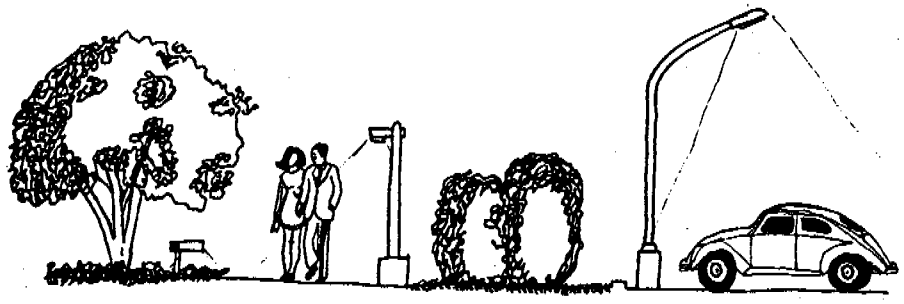
2. Fixture mounting height should be appropriate to the use, the project, and the setting. Light standards should be as short as possible, and in no case, higher than 35 feet. Where low-level lighting (under 5') is used, fixtures should be placed and directed so as to prevent glare. Where there may be a chance of breakage, shatterproof coverings should be used on low-level lights.

3. Overall lighting levels should be compatible with the neighborhood ambient light level. The lighting system should be energy efficient, based upon the amount of light actually needed by users and viewers. A few well-placed low-intensity lights can provide all the illumination needed for visibility, safety and security.

4. Parking lot and building lights should be directed downward to prevent spillover onto neighboring properties and streets. Light sources (bulbs) should be concealed.

5. Posts and standards along thoroughfares and in parking lots should be placed so that they do not present hazards to pedestrians, vehicles or snow removal activities.

6. Lights shall not blink, flash, or change intensity. String lights, building or roof outline tube lighting, reflective or luminescent wall surfaces shall not be acceptable except on a temporary basis.



3.70 A R C H I T E C T U R E

The County encourages the development of architectural design that is high in quality. No particular architectural styles or treatment is favored.

Building Design Guidelines

1. Building design should compliment and harmonize with neighboring buildings. Design compatibility can be achieved through similarity of form, height, roof shapes, scale, materials, color, or pattern of openings.

2. Major building forms should express a simplicity and directness responsive to the heritage of mountain architecture. Complexity and contradiction of form and expression should be avoided.

3. A building or project should be in scale with its immediate surroundings and with the area. A large building can be reduced in bulk by dividing it into component parts that reflect the scale of adjacent buildings.

4. Changes in wall material can lend visual interest to a building; too many changes can make the wall visually discordant. The objective should be to create walls that are interesting, but not in competition with their surroundings.

5. Wall materials should respond to the orientation of the building, with the north closed off (small window openings) and the south open to sun exposure.

6. Building color should be compatible with its surroundings. Its color should not become the "signing" for the project by competing for attention. Subdued colors are preferred for the main color of the building.

7. Building design should be coordinated on all elevations in regards to color, materials, form and detailing in order to achieve design harmony and integrity. Parapet walls should be treated as part of the building design, not as unrelated visual elements. Elevations need not look alike for a sense of overall architectural continuity to be present.

8. Roof shape is important in terms of organizing the massing of buildings, especially at the edges of tree or land masses or in the open. The objective in determing roof shape is to establish a visual order to building clusters.

9. Roof surfacing materials are important as a means of blending the new construction to the existing character of the area, as careful selection of these materials can help to relate the buildings to their surroundings. On the other hand, the wrong color and texture can make the building garish and distracting. From a functional standpoint, the choice of materials depends on the slope and assembly of the roof. The objective is to choose roof surfacing materials that help the building blend with its site and its climatic conditions, and which are also functionally appropriate.

10. Roof appurtenances (dormers, clerestories, skylights) create interesting, pleasant interior spaces. Their location on the roof is critical to avoiding an over-decorated, visually confusing appearance.

11. Chimneys and flues shall be designed in such a manner so as not to cause fumigation of ground level areas or adjacent buildings during downslope wind conditions. Chimneys should be located high on the upwind side of the buildings as the best means to ensure adequate disbursement.

12. Vents and flues shall not be exposed galvanized pipe but, rather, attempts shall be made to group these roof projections and conceal them from public view. This can be done by enclosing them in forms compatible with the structure.

13. Snow diverters and retainers may be necessary installations on roofs. They should be handled as an integral part of the roofscape. Snow sliding off roofs onto parking or pedestrian areas must be avoided.

14. Pedestrian and vehicular areas shall be protected from roof snow shedding. This can be accomplished through secondary

roofs, snow clips and snow fences on roofs. All roof structures shall be designed to conduct rain and snow melt water in such a way as to prevent it from creating a dripping, icing or flooding menace on pedestrian or vehicular areas below.

15. Door openings separate two completely different environmental conditions. Door openings should be protected from the wind and from overhanging or drifting snow. Vegetation, fences, extended walls, roofs, and other features of the building site can help shelter people in the vicinity of building entries.

16. Where possible, doors should open onto exterior areas that receive sunlight.

17. Windows may be constructed of wood or of wood covered with color-fast vinyl or aluminum. Metal or metal covered windows must be coated with an approved finish.

18. If a sign is intended, the facade should be designed to accommodate signage, so that tenant will have advertising without detracting from the appearance of the structure.

Building Height Standards

The building height[1] limits are as follows:

1. The maximum permitted height of structures in the Low Desnity Residential, Forest-Recreation, and Conservation Preserve Land Use Districts is 30'.

2. Building height limitation in Entrance Commercial, Alpine Commercial, Heavy Commercial, and High Density Residential shall be restricted to 35' from finished grade to a point midway between eave and ridge. The building height definition for complex buildings is as follows:

In determining building height, a vertical distance shall be taken at a series of points at equal intervals around the perimeter of the building. The intervals may be of any equal distances less than 30 feet each. The height of any roof with a horizontal projection of 10 feet or greater shall be measured from finished grade to the respective mid-point between the eave and ridge. The height of the building shall be determined by averaging the heights of all intervals around the building. Finish grade for purposes of these height calculations shall be the final elevation of the surface material (soil, paving, decking, or plaza) adjacent to the building at the specific interval point as shown on the architect's site plan. This

[1] In the H.D.R. district, the height limit may be waived as allowed in the Squaw Valley Land Use Ordinance, Sec. 137.13.

definition does not intend to allow high rise towers surrounded by low roof structures, or other mechanisms which circumvent the intent of this requirement. Any building design which appears questionable from a building height standpoint is subject to approval by the Design Review Committee and Placer County. See Section 137 of the Squaw Valley Land Use Ordinance.

Design for Snow

Snow presents special design problems which traditional building and site design solutions do not address. Roofs must be designed to cope with erratic loading resulting from varying snow accumulations. The common roof solutions are either a flat roof from which snow is stripped by the wind, or a steeply pitched roof which sheds snow. Flat roofs must be able to drain the melting snow with drains that will not become blocked with ice. Steeply pitched roofs must be of a pitch and material that will shed snow. Snow sliding off a roof can damage whatever lies in it's way--chimneys, gutters, decks, utility lines, landscaping. Ice dams can form at the eave edge when water from melting snow runs down the roof and refreezes on the cooler eave surface. Ice dams can keep snow from sliding off the roof and retain water that can seep through the roof skin and damage the building. Site design must address problems of ice hazard and snow removal. The guidelines are to provide for the public's safety and convenience and to reduce maintenance costs in heavy snow areas in the County.

Guidelines for Site Design

1. Driveway grades should be less than 5% to allow easy use during icy or snowy conditions.

2. Parking areas and driveways should be located to catch afternoon sun in order to speed snow melting and prevent ice build-up.

3. Snow storage areas should be provided which are functional in placement and adequate in size.

4. Parking areas should be designed for snow removal operation, with unobstructed movement for snowplows and with appropriate edging materials that will sustain impact from the plows.

Guidelines for Building Design

1. Roof slopes should be located to avoid the shedding of snow onto empty steps, entrances, and decks, and paving areas.

2. Building entrances should be covered with a roof and raised to allow for snow build-up.

3. Chimneys, heating vents, and utility lines should be located out of the path of sliding snow.

4. For pitched roofs, ice dams should be prevented by either heating the roof overhang, or cooling the roof surface with the placement of substantial insulation or unheated spaced under the roof. Pitched roofs should be of an angle and material that will shed snow. Metal roofs and roofs with southern exposures shed snow the most easily.

5. Eave lines should be high enough to avoid accumulation of snow to the eave edge, where it will prevent snow from sliding off the roof.

6. Flat roofs should slope to a centrally located drain that runs down through heated space.

Standards

1. Above 6000' elevation, the live load for roofs is 280psf.

Energy Conservation

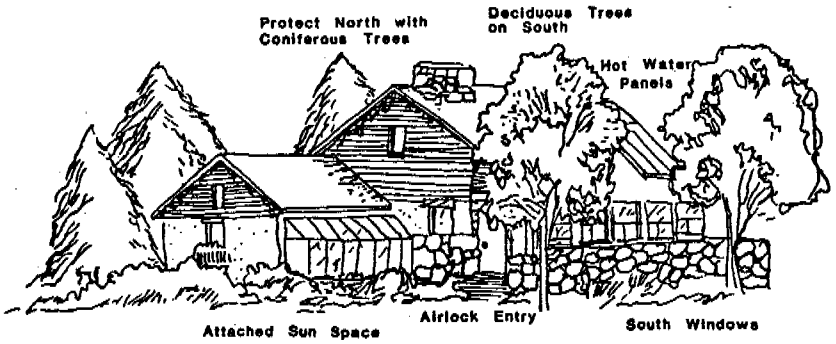
As energy resources become scarce and energy costs rise, project developers should explore and utilize methods of energy conservation in site and architectural design. Some simple alterations in building design and siting can enable the use of sun, wind, landform and vegetation to provide the heating, cooling and insulation needed for a structure. Such methods can result in a 40-90% reduction in energy use. The use of such methods will accommodate the functional and economic needs of both the present and future residents of Squaw Valley.

Guidelines

1. If possible, all buildings should be located and oriented to benefit from passive solar heating. The desirable exposure is towards the south, southeast, or southwest. The simple east-west orientation of a rectangular building in Northern California has been found to reduce energy consumption by 40%.

2. Site development should use plant materials and landforms to enhance energy conservation. Coniferous trees planted along the windward side of the property can act as a windbreak to deflect winter winds. Shrubs and trees planted against the structure can help to insulate the building. Deciduous trees planted on the south side of the structure will shade the building during the summer and enable sun to penetrate during the winter. Landscaping around the structure can be designed to direct the wind for cooling the interior during the summer heat. The creation of earth berms on the windward side or digging the structure into the side of a hill can reduce heat loss due to wind and help to insulate the structure.

3. Buildings should be located on a site so as to avoid shading adjacent structures. Shading a building can result in additional space heating needs for that structure.



4. The structure should be designed to keep energy needs for heating and cooling to a minimum. Passive energy conservation measures include the following:

   - Tight building construction
   - Good insulation
   - Location of active living spaces on south side
   - Location of closets, mud-room, garages, or storage space on north and east sides
   - Air-lock entries
   - Concentration of windows on south side
   - Reduction in number and size of openings on north side
   - Maximum use of double glazing
   - Building overhangs to shield windows from summer sun and to let in winter sun
   - Steeply pitched roofs to deflect winter winds and to reduce roof area affected by winds
   - Use of paved surfaces, rock or masonry on south side to absorb radiation
   - Earth berming against exterior walls

Utility and Service Areas

Auxiliary structures such as utility connections, dumpsters, storage pens, etc. should be visually compatible with the rest of the site development. Careless placement and design of utilitarian details can significantly detract from an otherwise satisfactory design.

Guidelines

1. Utility connections, meter boxes, etc. should be screened from view and located at the rear or side of the building, integrated into the architectural design by using similar materials and colors. The location of these elements, including pad-mounted transformers, should be coordinated with the utility company early in the site design process.

2. All utilities extending from street to building should be placed underground. Overhead utilities should be avoided whenever possible. See Section 145.20 of the Squaw Valley Land Use Ordinance.

3. Exterior equipment and service areas should have a good functional placement, and should avoid conflict with other uses on the site or on adjoining sites.

4. Service areas near the building should be screened with a wall of the same construction and materials as the building wall.

5. Trash disposal areas should be adequately enclosed by a fence or wall. The area should be landscaped and equipped with doors and hardware of durable materials. The pad in front of the trash enclosure should be reinforced to carry the weight of garbage trucks as they lift the full containers.

6. Outdoor storage and work areas should be adequately screened by a solid fence, wall, or hedge, 6' in height. The area being screened should not be visible through the screen. Chainlink fencing is not recommended unless combined with landscaping and wood slats. Equipment and materials should not be stacked higher than the top of the fence. Landscaped areas should be provided in front of the screen if it is within 20' of the street.

3.80 S I G N S

A sign's basic function is to communicate a message to the viewer. Basically, a sign should be unobtrusive, convey its message clearly, be vandal-proof and weather-resistant, and, if lit, not be unnecessarily bright.

The intent of the Squaw Valley Sign Ordinance is to achieve a good relationship between the sign, the building, and the neighborhood. The sign ordinance permits each business a certain amount of signage based upon the zoning, lot size, lot frontage length, total building size, building frontage length, and sign setback (See also Section 135 of the Squaw Valley Land Use Ordinance).

Guidelines

1. Signs should be designed and located to be compatible with their surroundings in terms of size, shape, color, texture and lighting. They should not compete visually with other signs.

2. Signs should be simple in design and easy to read, with the number of lettering styles and amount of copy kept to a minimum--preferably giving only the name of the business.

3. Reflective, fluorescent, and primary colors should be avoided. Reader boards are not encouraged.

4. Architectural details of a building often suggest a location, size, or shape for a sign. Signage should compliment the architectural details of the building. Signs which violate the architectural integrity of the building to which it is attached will not be allowed. Signs should also help to establish a visual continuity with adjacent store fronts and store signs relating directly to the store entrance.

5. Signs should be oriented toward pedestrians or vehicles in close proximity. Signs oriented for distance viewing will not be permitted.

Standards

1. Each lot in a commercial district shall be permitted one freestanding sign.
The total area of the sign(s) on any one building may not constitute more than ten percent (10%) of the area of the side of said building on which the sign appears regardless of the number of businesses occupying the building. The total area of an outdoor free standing sign shall not exceed one square foot of sign area for each five (5) feet of street frontage occupied by the business or enterprise. However, no one free standing sign may exceed a maximum of thirty-six (36) square feet unless it is a valley-wide directory available for general use. Each lot in a subdivision shall be permitted one freestanding sign. The maximum permissable aggregate sign area is 50 square feet for all freestanding, directional, and projecting, building signs.

2. The area of a sign shall include the entire area within any type of perimeter or border which may enclose the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having the perimeter or border shall be computed by enclosing the entire area within a parallelogram, circle, or triangle of the smaller size sufficient to cover the entire area of the sign and computing the area of the parallelogram, circle, or triangle. The area of the second side of a two sided sign shall only count as fifty percent (50%) of the sign area of the second face and all additional faces shall be included in determining the area of the sign. Conforming and/or non-conforming signs in existence at the time of the enactment of this Ordinance shall be counted in establishing the permitted area of size of all new signs to be allowed on the property, unless it is a valley-wide directory available for general use.

3. Buildings, or clusters of buildings having more than one tenant, shall provide a signage plan for the entire structure. The signage plan must be designed so that it establishes a common theme or design, uses similar construction methods, has identical or compatible colors, lettering, lettering style, symbols, scale and size of signs and/or common background. Signage plans for office buildings must focus on the identification of the building. Individual

tenants may be recognized by using small lettering on a window or door. Total signage area within the plan is subject to the maximum size.

4. Signs shall not be placed in the setback area as defined for the zone in which the sign is located. The Design Review Committee may decrease the setback to a minimum of 5 feet if it is determined that the public will be better served with a sign located otherwise, due to site specific conditions such as steep terrain, heavy vegetation, or existing structures on the site or adjoining properties.

5. Signs may be constructed of wood, metal, glass, stone, concrete, or brick and in some circumstances, cloth. Plastic may be used in conjunction with back-lit, cut-out letters only.

6. Light fixtures should be simple in form and mounted so they do not obscure ornamentation. The light fixtures should emphasize the continuity of the building surface and should not clutter the building in an unorganized manner. In any zone, no spotlight, floodlight, or lighted sign shall be installed in any way which will permit the rays of such sign light to penetrate beyond the property on which such light or lighted sign is located.

7. Permits are required for the following signs which are allowed provided they meet the specified conditions:

   a. Free standing signs are limited to low profile signs which may not exceed a height of twelve (12) feet and shall be limited to a maximum of thirty-six (36) square feet in area unless it is a valley-wide directory available for general use. They must be incorporated into a landscape design theme or planter area having minimum dimensions of five feet by five feet (5' X 5').

   b. An entrance/exit sign is allowed at each approved driveway opening provided that each sign is no larger than two (2) square feet and no taller than three (3) feet.

   c. Changeable copy signs may only be used in conjunction with theaters or master address identification signs in conjunction with a signage plan.

   d. Window signs may be placed in or upon any window, provided that no more than twenty percent (20%) of the total transparent area of the window is obscured. This will be counted in the signage area.

   e. Cut-out, back-lit illuminated letters are allowed, provided that the letters are no higher than eighteen (18) inches.

f. Directional or guide signs may be a maximum of sixteen (16) square feet.

g. Projecting signs may not project more than thirty-six (36) inches from the face of the building to which they are attached. They must have at least eight (8) feet of ground clearance and cannot be higher than the building to which they are attached. Projecting signs may not extend beyond the applicants' property.

h. Signs promoting events sponsored by civic, charitable, educational, or other non-profit organizations may be erected up to three (3) weeks in advance of the event being promoted. These signs shall be removed within five (5) days following the conclusion of the event. No such signs shall be permitted on public property or within public rights of way.

i. Hanging signs may be placed anywhere underneath an approved canopy, awning, or colonnade, as long as it does not project beyond the same. They must have at least eight (8) feet of ground clearance and cannot be higher than the building to which they are attached.

j. Neighborhood identification - not more than two (2) permanent (non-tract) signs containing appurtenant sign copy of not more than fifty (50) square feet in aggregate sign area and not more than six (6) feet in height shall be allowed to identify a neighborhood or other residential area comprising not less than three (3) acres in size.

8. No person shall erect, alter, maintain, or relocate any sign specified in Section (a) - (n) as follows, in any zone.

(a) Signs Creating Traffic Hazards. No sign shall be erected at or near any public street or the intersection of any streets in such a manner as to create a traffic hazard by obstructing vision or at any location where it would interfere with, obstruct the view of, or be confused with any authorized traffic sign.

(b) Hazardous Signs. No sign shall be erected or maintained which, due to structural weakness, design defect, or other reason, constitutes a threat to the health, safety, and welfare of any person or property.

(c) Signs Resembling Traffic Signals or Signs. No sign shall be constructed, erected, or maintained which purports to be or resembles an official traffic sign or signal except those signs officially authorized and installed by Placer County.

(d) A-frame Signs. Any portable sign or structure composed of two (2) sign surfaces mounted or attached back to back in such a manner as to form a basically triangular vertical cross section through the faces.

(e) Flashing Signs. Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Automatic changing signs, such as public serve time, temperature and date signs, or electronically controlled message centers are not classified as flashing signs.

(f) Electronic Message Signs. A permanent free-standing roof, wall, or other sign which changes copy electronically using switch and electric lamps.

(g) Off-premise Signs and Billboards. Out-door advertising sign which advertises goods, products, or services not sold on the premises on which said sign is located.

(h) Roof Signs. Any sign erected partly or wholly on or over the roof of a building, including ground signs that rest on or overlap a roof.

(i) Animated Signs. A rotating or revolving sign, all or a portion of which moves in some manner.

(j) Wind Signs. Any propeller, whirling, or similar device which is designed to flutter, rotate, or display other movement under the influence of the wind. This shall not be construed to include flags or banners.

(k) Illuminated Signs. Standard "cabinet" illuminated signs.

(l) Mobile or Portable Signs. A sign not permanently attached to the ground or building.

(m) Video Signs. Animated visual messages which are projected on a screen.

(n) Tree Sign. Any type of sign whatsoever attached to a tree.

9. The following signs are not regulated and no permit shall be required if the following standards are met. They shall be regulated by the following and shall not be included when calculating permitted sign area for any parcel, use or development.

(a) Nameplates (Residential). One nameplate shall not exceed one square foot in area.

(b) Political Signs. Signs relating to nomination or election of any individual for public office or advocacy of any measure to be voted upon at a scheduled special or general election. Political signs are temporary and shall be removed within five (5) days following the election. Political signs may not be placed on or posted on any public property or structure, including lamp or sign posts.

(c) Vacancy Signs. Vacancy signs are allowed only for those buildings which are permitted for nightly rentals. Vacancy signs may be a maximum of two (2) square feet.

(d) Solicitation Sign. One "no solicitors" sign not to exceed one square foot, is allowed per major entrance to any building or apartment complex.

(e) Hours of Operation Sign. One hours of operation sign is allowed per entry way. Each sign may not exceed one square foot in area.

(f) Trespassing Signs. Trespassing signs may be posted on doors, windows or other property entrances, or on fence or property lines. They may not exceed one square foot in area.

(g) Addressing Numbers. Addressing numbers may be no higher than twelve (12) inches. When placed on commercial buildings, they may be taken into account in the review of the signage plan.

(h) Interior Signs. Signs which are on the interior of buildings not intended for display to persons outside the building, or signs on privately owned walls or plazas that are located as to be oriented to the plaza and not to public streets.

(i) Flags, Symbols, or Insignia. The flag of the United States, the California or other flags or insignia of governmental entities or agencies may be displayed.

(j) Real Estate Signs. One four square foot real estate sign per property for sale, except that when one brokerage has a listing for more than one condominium unit in the same complex, only one sign shall be used. The sign must be completely located within the property lines of the property for sale.

(k) Real Estate Signs for Vacant Land. One four foot by four foot (4' x 4') two-sided "for sale" sign may be used on parcels of land greater than one acre, however, this would not be applicable to single family lots in platted subdivisions. Such signs must maintain the

required setbacks for structures in that zone. Parcels smaller than one acre may use only one four (4) square foot standard real estate sign.

(1) Special Sale Sign. Merchants may advertise special sales with temporary window signs that do not cover more than twenty percent (20%) of the total transparent area of any window for a maximum of seven (7) days in any thirty (30) day period.

10. Temporary signage is to be used only in conjunction with the original sale of units and the identification of a project which is under construction. Permits for temporary signs will only be approved if a Planning Department approval has been issued for the construction being performed. Complete applications for temporary signs will be reviewed by the Design Review Committee.

    The amount of signage each project is allowed is dependent upon the number of units or amount of commercial space initially for sale. The amount of signage allowed will be applied on a project by project basis with six (6) square feet allowed per unit or six (6) square feet per one thousand (1,000) square feet of commercial space. However, the maximum amount of temporary signage allowed for any one project is sixty-four (64) square feet.

    All temporary signs must be set back at least ten (10) feet from the property line.

    Temporary signs may be allowed for a period of one year.

11. "Sign programs" should be prepared for multiple occupancy buildings such as shopping centers and office complexes. Such programs promote design compatibility, ensure equitable sign allowance between tenants, and facilitate sign permit processing.

12. When possible, signs should not be high intensity and glaring in nature. The larger the sign, the lower the level of illumination should be. Illumination of the letters is preferred over illumination of the sign background. Light bulbs shall not be exposed.

13. Signs should be located to respect pedestrian and driver safety. Projecting signs shall clear sidewalks by eight (8) feet and shall project no closer than two (2) feet from the curbline. Height allowance over driveways, alley and parking areas shall be a minimum of 13'6". Signs should be placed to avoid conflicts with door openings. Signs are not permitted in the road right-of-way.

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