



21.15.070 COMMERCIAL AND INDUSTRIAL

Standard		Applicant Response			Planning Staff Only	
		☐	Page #	Response – Provide a brief description	☐	Explanation (if not marked as complete)
B	Architectural Style and Color					
B.1	All commercial developments and industrial projects shall be designed in accordance with at least one of the architectural styles defined in Section 21.15.090	☐			☐	
B.2	Commercial developments greater than five (5) acres shall provide a minimum of two (2) architectural styles defined in Section 21.15.090 and two (2) distinct color schemes defined in Section 21.15.070H	☐			☐	
C	Site Layout and Building Orientation					
C.1	Buildings adjacent to a public street with less than an eighty-four (84') foot wide right-of-way wide shall maintain a continuous "street wall," formed by the edge of the building, for a minimum of sixty (60) percent of the lot/parcel frontage adjacent to the street	☐			☐	
C.2	Buildings within the T-5 Village Core zone district shall maintain a continuous street wall, formed by the edge of the building, for a minimum of seventy-five (75) percent of the lot/parcel frontage adjacent to the street	☐			☐	
C.3	Anchor buildings in a commercial development shall be oriented so that the primary entrance faces the main street providing access. When two (2) or more streets provide access, the primary entrance orientation shall be the street from which the address is derived	☐			☐	
D	Pedestrian Circulation and Access					
D.1	Pedestrian walkways shall be provided and interconnected within the site	☐			☐	
	Pedestrian walkways shall connect public sidewalks with building entrances, vehicle parking areas, and public sidewalks along each street	☐			☐	
D.2	Walkways shall be a minimum of five (5) feet wide with no obstructions	☐			☐	
D.3	Walkways shall be constructed from firm, slip-resistant materials like concrete, permeable paving, or concrete pavers. The use of asphalt pedestrian walkways is prohibited	☐			☐	



21.15.070 COMMERCIAL AND INDUSTRIAL

Standard		Applicant Response			Planning Staff Only	
		☐	Page #	Response – Provide a brief description	☐	Explanation (if not marked as complete)
D.4	Where pedestrian and vehicle paths intersect (crosswalks), enhanced paving treatments shall be used with a six (6) foot minimum width for crossings. Additional paint or striping may be required for compliance with the California Building Code	☐			☐	
E	Building Design					
E.1	When the primary façade is within fifty (50) feet of the public sidewalk, and when the façade is over one hundred fifty (150') feet in length, at least thirty (30) percent of the façade must be varied by a minimum depth of two (2') feet from the primary facade plane. This modulation can be either recessed or projected and may consist of one continuous section or multiple sections	☐			☐	
E.2	Building facades shall incorporate a top edge treatment consisting of either:					
	(a) a roof overhang or awning projecting a minimum of twelve (12") inches	☐			☐	
	(b) for flat-roofed buildings, a decorative molding with a minimum height of six (6") inches for single-story facades projecting at least one-half (1/2") inch from the wall plane, and twelve (12") inches for multi-story facades, projecting at least two (2") inches from the wall plane. Wrapping the wall surface with the same material (e.g., roof tiles) shall not constitute compliance. The overhang or molding shall be clearly expressed as a distinct architectural element through the use of differentiated materials and/or color	☐				
E.3	Walls visible from a public right-of-way must not present a continuous horizontal plane longer than thirty (30') feet without incorporating at least one (1) of the following features:					
	(a) Windows	☐			☐	
	(b) Overhangs	☐				
	(c) Cornices	☐				
	(d) Canopies	☐				
	(e) Columns	☐				
	(f) Trellises	☐				



21.15.070 COMMERCIAL AND INDUSTRIAL

Standard		Applicant Response			Planning Staff Only	
		☐	Page #	Response – Provide a brief description	☐	Explanation (if not marked as complete)
	(g) Clearly defined projecting or recessed architectural elements	☐				
E.4	Each street-facing facade for buildings two (2) stories or greater shall achieve vertical variation through at least two (2) of the following:					
	(a) Changes in materials, textures, or colors	☐			☐	
	(b) Variations in doors/windows	☐				
	(c) Horizontal projections or recesses at transitions	☐				
E.5	Roof lines must not extend horizontally more than sixty (60) feet in length without incorporating at least one prominent change as follows:					
	(a) Variation in roof form (e.g., hipped, gable, shed, flat, or mansard)	☐			☐	
	(b) Variation in architectural elements (e.g., parapets, varying cornices, chimneys, or reveals)	☐				
	(c) Use of dormers, cross-gable and/or hipped roof lines	☐				
	(d) Variation in roof height of at least three (3') feet for every sixty (60') feet in length	☐				
E.6	Flat Roofs and Parapets. Parapets are required around the perimeter of a flat roof					
	(a) Parapets may vary in height to provide for visual variation in roof height	☐			☐	
	(b) Parapets shall be of sufficient height to screen rooftop equipment from ground-level view	☐			☐	
	(c) Rooftop equipment must be located at least five (5') feet away from any roof edge or parapet facing a public right-of-way	☐			☐	
	(d) The interior side of parapet walls must not be visible from a common recreational space or public right-of-way	☐			☐	
	(e) Parapets shall be capped with continuous banding, projecting cornices, or similar edge treatments	☐			☐	
E.7	Corner Elements. Buildings on corner lots at the intersection with at least one (1) street with a right-of-way of eighty-four (84') feet or more, must incorporate at least two (2) of the following corner features on or along both facades:					
	(a) A distinct material application, color, or fenestration pattern for windows and doors, different from the rest of the facade, located within thirty (30) feet of the building corner	☐			☐	
	(b) A height variation of at least five (5') feet (either taller or shorter) compared to the height of the adjacent facade, located within forty (40) feet of the building corner	☐				



21.15.070 COMMERCIAL AND INDUSTRIAL

Standard		Applicant Response			Planning Staff Only	
		☐	Page #	Response – Provide a brief description	☐	Explanation (if not marked as complete)
	(c) A corner feature recessed or projected by at least five (5) feet from the primary facade, extending from grade to building height	☐				
	(d) A corner feature with diagonal or curved walls	☐				
	(e) A ground-floor commercial entrance or a primary building entrance located within twenty-five (25) feet of the building corner	☐				
	(f) Corner plazas or gathering areas with distinct paving or landscaping	☐				
F	Entrances					
F.1	Commercial and industrial building entrances shall be designed to promote pedestrian activity and include features such as glazing, awnings, recesses, and other elements that enhance pedestrian engagement	☐			☐	
F.2	Primary pedestrian entrances to commercial and industrial building ground-floor entrances shall meet at least one (1) of the following standards:					
	(a) The entrance shall be recessed in the facade plan at least three (3') feet in depth	☐			☐	
	(b) The entrance shall be covered by an awning or other architectural element projecting from the facade a minimum of three (3') feet	☐				
F.3	Ground floor commercial uses in all zones (except the Commercial Manufacturing (CM) zone) shall face a public street, and incorporate windows, doors, or openings for at least fifty (50) percent of the street-facing facade that is between two (2') and ten (10') feet above the level of the sidewalk. Use of mirrored or reflective glass is prohibited	☐			☐	
F.4	Ground floor commercial uses fronting Glendora Avenue between Bennet Avenue and Ada Avenue shall meet the following standards:					
	(a) At least fifty (50) percent of the street-facing facade shall be located within two (2') feet of the property line	☐			☐	
	(b) At least sixty (60) percent of the street-facing facade located between three (3') and seven (7') feet above the elevation of the sidewalk shall be transparent windows and/or doors. Use of mirrored or reflective glass is prohibited.	☐			☐	
	(c) Street-facing facades shall include at least two (2) of the following architectural features:					
	i. Awning, canopy, or marquee above an entry no higher than twelve (12') feet above finished grade	☐			☐	



21.15.070 COMMERCIAL AND INDUSTRIAL

Standard		Applicant Response			Planning Staff Only	
		☐	Page #	Response – Provide a brief description	☐	Explanation (if not marked as complete)
	ii. Molding	☐				
	iii. Columns	☐				
	iv. Cornices	☐				
	v. Transom windows	☐				
	vi. Ornamental light fixtures	☐				
G	Windows					
G.1	All windows must be recessed at least two (2") inches from the surrounding exterior wall or have a trim or windowsill that is at least one (1") inch deep and four (4") inches wide	☐			☐	
G.2	Windows facing a public street must feature at least two (2) of the following treatments, consistent with the architectural style:					
	(a) Variation in window types and sizes	☐			☐	
	(b) Molding	☐				
	(c) Wood frames or durable materials that mimic wood (e.g., composite) that can be painted	☐				
	(d) Decorative trim	☐				
	(e) Architectural bracket	☐				
	(f) Proportional shutters (real or faux)	☐				
H	Materials and Colors					
H.1	Building facades must incorporate durable materials such as stone, brick, siding, finished wood, precast concrete, cementitious panels/siding, metal panels, or factory-finished products	☐			☐	
H.2	On stucco facades, expansion joints must align with at least one of the following to reinforce the grid pattern created by window openings:					
	(a) Window and/or door jams, sills, and/or heaters	☐			☐	
	(b) The centerlines of windows and/or doors	☐				
	(c) Wall breaks, such as recesses or soffits created by balcony openings	☐				
H.3	Colors					



21.15.070 COMMERCIAL AND INDUSTRIAL

Standard		Applicant Response			Planning Staff Only	
		☐	Page #	Response – Provide a brief description	☐	Explanation (if not marked as complete)
	(a) Commercial structures must have at least one (1) primary color and one (1) accent color, in addition to the roof color	☐			☐	
	(b) Commercial structures are limited to a maximum of three (3) primary colors and four (4) accent colors, in addition to roof color	☐			☐	
	(c) Primary colors are for facades, and accent colors for trim, architectural elements, windows, and doors	☐			☐	
H.4	Four-Sided Architecture. The same materials and finishes must be uniformly applied on the building exterior elevations to create four-sided architecture	☐			☐	
H.5	Changes in material or color shall occur at plane breaks, preferably inside corners of intersecting walls, or at step-backs, or exterior architectural features that break up the wall plane, such as columns	☐			☐	
H.6	Commercial developments consisting of three (3) or more structures shall provide a minimum of two (2) distinct color schemes and material variations. A single color scheme and material variation shall be dedicated to no less than thirty (30) percent of all habitable buildings	☐			☐	
H.7	The use of natural and/or unfinished wood on the nonstructural elements of balconies and/or decks is prohibited	☐			☐	
I	Accessory Structures					
	Accessory structures over one hundred twenty (120) square feet must utilize the materials and/or colors of the main building(s)	☐			☐	