5.0 DESIGN GUIDELINES

5.1 Introduction

Design Guidelines are intended to create an attractive and cohesive community identity through the provision of detailed direction for the physical design of Harvest Landing. The Design Guidelines are intended to be general and illustrative in nature. While promoting a high level of design quality, the Design Guidelines provide a wide degree of flexibility to encourage creativity on the part of property owners and designers. They are not rigid requirements; however, every development within Harvest Landing must incorporate a particular attention to detail reflected in these guidelines. These Design Guidelines establish the design framework that will be used to evaluate proposed developments. The intent of these guidelines must be met in order for a project to be approved during the development review process. Through the utilization of an established set of Guidelines, it is the City's intent to strike a balance between the creation of commercial and business/industrial developments that are aesthetically pleasing, while respecting use and function.

5.2 Community-Wide Design Guidelines

Community-wide Design Guidelines apply to the entirety of Harvest Landing. They are intended to create a strong community identity through consistent design detail throughout the Project area.

General and Building-level Design Guidelines provide important design criteria for structures within Harvest Landing.

General

Establish a visual link in the Harvest Landing Specific Plan by using architectural and site design elements to unify the Development.

1. Quality materials should be used in the construction of buildings
2. Accessory structures, trash receptacles, mechanical equipment, parking structures, backflow preventers, security fences, and similar uses can seriously detract from the visual quality of an area. Therefore, care should be taken to minimize the visual impact of these uses through site design and visual shielding. When possible, these uses should be located away from roadways and public views, behind buildings, or in enclosed structures. Effective screening methods include landscaping, berms, walls and fences, and ornamental screening.
3. Accessory uses and utilities should be located behind the primary structure out of public view when possible. Structures that cannot be placed out of view should be shielded with berms, landscaping, attractive walls, or decorative screening.
4. Utilities should be screened and/or located underground as appropriate.
5. Accessory structures should be designed to look like a continuation or extension of the primary structure. They should have architectural detailing and landscaping similar to that of the primary structure.

6. Projects should present a clean and attractive professional appearance, and should utilize design features such as distinctive architectural detailing, landscaping, and lighting elements, to ensure a consistent design theme for that project.
7. Structures should be designed to relate to each other and the surrounding area.
8. A variety of paving materials should be used to clearly delineate vehicular and pedestrian areas and to create a sense of place.
9. Attractive and consistent lighting elements should be provided along roadways within the Specific Plan area. The height, brightness, and spacing of the lighting elements should be appropriate to the scale and speed of the roadway.
10. Pedestrian-scale lighting should be provided in areas with nighttime use, such walkways. The type, style, and intensity of pedestrian lighting should reflect the area's character.
11. Since Harvest Landing is in the Mount Palomar nighttime lighting sphere, lighting elements should minimize glare, spill over, and pollution.
12. Lighting fixtures should be compatible with the architectural styles of surrounding buildings and yet consistent throughout the community.
13. Iconic landscaping and buildings within the Project should be spotlighted to provide visual accent and directional reference.
14. Signage, See Section 6 of this Specific Plan for additional signage requirements.
15. Signage should be visually interesting and informative. It should be distinctive and eye-catching yet simple and tasteful. Cluttered designs and excess advertising should be avoided.
    a. Multitenant signage is encouraged to minimize visual clutter.
    b. Project signage should have a consistent design theme and color palette throughout the development to achieve a coordinated sense of identity.
    c. Signage should be of a scale and style appropriate to the area and surrounding uses.
16. Business-related signage may be interior illuminated and entries should be externally illuminated.
    a. Freestanding monument-style signage should be used. Pole signs are prohibited.
    b. Signs should use materials and colors compatible with the surrounding areas' architecture and designs.
17. Trees, shrubs, and vines soften the visual appearance of walls and are strongly encouraged.
18. Walls should provide convenient pedestrian gates to ensure ease of pedestrian circulation.

Building-Level Design Guidelines

1. Buildings should be oriented to face onto streets and courtyards. This orientation will create more attractive, safe, and pedestrian-friendly streetscapes and public spaces.
2. Building entries should be oriented towards the street and clearly defined.
3. Avoid long, monotonous building façades and create diversity by clustering buildings around courtyards.
4. Varied massing and vertical step-back in building design prevents a monotonous streetscape and is encouraged.
5. Variations in style, architectural features, and colors create visual interest and are encouraged.

6. Architectural detailing and surface articulation is encouraged to be applied equally to all sides of a structure but is mandatory on all elevations that are visible to the public.
7. Establish a visual link in multi-building complexes by using architectural and site design elements to unify the Project.
8. Vary rooflines to reduce the overall mass of the building. Parapet walls and roof systems should be designed to conceal all roof-mounted equipment from adjacent properties and public rights-of-way. Flat roofs should be disguised through the use of parapet walls.
9. Avoid a single, large dominant building mass. Horizontal building masses should not exceed a height-to-width ratio of 1:3 without substantial changes in height and projecting or recessed elements.
10. Architectural elevations of principal buildings over 20 feet tall may have a clearly discernable base (approximately 3 feet), body, and cap (consisting of a cornice, parapet, awning, or eave that do not to exceed the base height). If used, the base and cap should be discernable from the body by changes in color, materials, texture, pattern, or profile.
11. Utilize high quality materials on building bases, bodies, and caps as described later in this section.
12. Utilize low reflective, subtle, neutral, or earth-tone colors on the building body. Building trim and accent areas may feature brighter colors, including primary colors. Applied paint over brick and stone is strongly discouraged.
13. Outdoor storage areas and loading docks should be screened from the street and adjacent uses.
14. Large buildings should have articulated façades, including recesses and architectural detailing, to avoid a monotonous streetscape. Openings should be recessed 2 to 4 inches to further articulate the façade.
15. Signs should be compatible with building and site design in terms of color, material, and placement.

Design Theme

The community features and facilities (roadways and entries,) of Harvest Landing should be designed with materials and styles that will strengthen the community's identity.

5.2.1 Architecture

Project Identity

Building and site development should incorporate an architectural component that provides an identity for the Project, ensuring it stands out and resonates with its intended audience. This identity can be achieved through distinctive design elements that reflect the Project's purpose, location, or cultural significance, creating a sense of place and belonging. Additionally, a well-defined architectural identity enhances the user experience, offering both functional benefits and aesthetic value, which can improve community engagement and long-term Project success. Attention to scale, massing, and building relief plays a crucial role in this identity, as these elements influence how the structure interacts with its surroundings, creates visual interest, and provides a

dynamic sense of depth and proportion. Thoughtfully designed scale and massing ensure that the Project is appropriately integrated into its environment, while building relief adds texture and dimension, preventing monotonous or overpowering façades.

Site Design and Site Layout

Avoid Long, Monotonous, and Unbroken Building Facades

Avoid long, monotonous and unbroken building facades that repeat the same design element along the same elevation without intermittent variations. Building design should avoid long, uninterrupted facade planes or blank walls. The exterior wall facades should be varied in depth, direction, and/or significant projections. Facades greater than one hundred (100) feet in length, should incorporate projections or recesses with a depth of one to ten feet. Such articulation should cumulatively account for at least twenty (20) percent of the length of the facade. No uninterrupted length of any facade should exceed one hundred (100) horizontal feet. Additionally, paint should be used to visually break up continuous wall surfaces and enhance facade articulation.

Fenestration

Fenestration should be used for functional and programmatic requirements and should be designed to break up the visual size of the building facade. Door and window openings should be recessed 2 to 4 inches to further articulate the facade. Buildings which include uses that do not lend themselves to fenestration (e.g., loading areas, and storage functions) should be designed so that these uses are screened from the public right-of-way.

Discernable Base, Body, and Cap

Principal buildings over 20 feet in height should strive to have a clearly discernable base, body, and cap. The cap should consist of a cornice, parapet, awning canopy or eave. The base and cap should be clearly distinguishable from the body through changes in color, material, pattern, profile or texture.

Building Relief

Building relief should be provided along all facades visible from streets and highways, areas accessible to and visible by the public.

Gates Visible From Public Areas

Gates for pedestrian and vehicular access to restricted areas that are visible from public areas (i.e., parking lots, drive aisles) should be constructed of solid durable material, wrought iron, tubular steel, or similar material when needed to serve the needs of security or screening.

Streetscapes

Streetscape elements, such as landscaping, lighting, street furniture, and signage should create an attractive, consistent, and cohesive image and complement the surrounding architectural styles. Attractively landscaped medians should be provided along major roadways to reduce

vehicular speed, create a pedestrian-friendly environment within commercial areas, and ensure a pleasant community image. Special patterned paving should be provided at pedestrian crossings within the Specific Plan area.

Prohibited Materials
No chain-link (with or without grapestake or vinyl inserts), barbed wire, wire, electronically charged or plain exposed plastic concrete/PCC fences are permitted.

Separate Employee Break Areas
The Harvest Landing Specific Plan will provide out outdoor amenity for all employees of the site, located within the WQMP land use. In addition buildings over 100,000 square feet will provide amenity areas for employees onsite.

Scale, Massing, and Building Relief

Scaling in Relationship to Neighboring Structures
Scaling of buildings in relationship to neighboring structures and adjacent developments should be considered to promote compatible design.

Variation in Plane and Form
Variation should be provided in the plane and form of buildings and resulting adjacent spaces both inside and out with the use of recesses, varied roof lines, pop-outs, positioning and relationships of buildings in all areas visited by the general public and/or office areas.

Do Not Rely on Landscaping
Building design should not rely on landscaping to soften, buffer or otherwise provide relief for massive building form, but rather it should be used to accent superior architectural designs.

Distinct Visual Link
A distinct visual link should be established in multi-building complexes by using architectural and site design elements to unify the development as Shown below in Figures 5.0-1.

Break Up Tall Structures
Tall structures (20 feet or more) should be broken up by providing different treatments to the lower, middle, and top stories that define these three parts.

Avoid Monotony
Monotony and repetition in building elevations and the street scene should be avoided by incorporating varying building heights, massing, roof lines, fluted wall treatments, design elements, color variation, reveal lines, window treatments, texture and materials, building placement, and landscaping.

See Figure 5.0-1, *Example Building Designs*.

Figure 5.0-1, Example Building Designs

Provide Vertical or Horizontal Offsets

Vertical or horizontal offsets should be provided in the wall surfaces including columns, projections, and recesses.

Downspouts

Downspouts should be internalized to avoid external damage and should drain under walkways to landscape areas, underground storm drain and loading docks to avoid slip hazards.

Conceal Roof Mounted Equipment

Parapet walls and roof systems should be designed to conceal all roof-mounted mechanical equipment from view to adjacent properties and public rights-of-way.

High Quality Natural Materials

The use of high-quality natural building materials such as brick, stone, tinted/textured concrete (tilt-up) should be incorporated. The following is a list of permitted materials for the building base, body, and cap. Other materials not specifically mentioned may be permitted on a case-by-case basis.

- Building Base: Brick, native stone, manufactured stone or decorative concrete masonry units.
- Building Body: Wood, brick, native stone, manufactured stone, concrete, glass, or stucco. Imitation wood siding and metal siding are permitted so long as they are complimentary to the surrounding design. Mirrored or highly reflective glass is prohibited. Spandrel glass may be used to conceal floor systems.
- Building Cap: The building cap should consist of materials introduced on the base and/or body of the building. Cornices and parapets should be distinguishable from the building body by design and profile. Awnings, canopies, and eaves should generally incorporate alternate color and materials.

Architectural Elevations and Details

Primary Building Entries

Recognizable building entrances should be provided and highlighted through the massing of the building, as well as special architectural materials and/or design features.

Elements of a Building

Elements should relate logically to each other, as well as to surrounding buildings in order to enhance the given or potential characteristics of a particular building and area.

Large Sites with Multiple Buildings

A consistent design character and style should be developed and adhered to that provides complementary buildings, ancillary structures, and landscape elements in conjunction with these standards.

Visual Relief

Articulating details should include doorway or entry surrounds, windows, balconies, details such as horizontal bands, recessed or textured design elements, accent windows, awnings, accenting cornice treatments, exposed expansion joints, reveals, change in texture, or other methods of visual relief.

See Figure 5.0-2, *Example Building Designs*.

Figure 5.0-2, Example Building Designs

Roofs and Parapets

Integral Part of the Building Design
Roofs should be an integral part of the building design and overall form of the structure and should relate to the general design and nature of other roofs along the street, as well as harmonize with the surrounding development.

Overall Mass
Building roofs should be designed to reduce the overall mass of a structure.

Varied Roof Lines
The use of varied roof lines, as shown in Figure 5.0-3, *Varied Roof Lines*, is encouraged. Permitted roof styles include gable, vaulted, and hip roofs. Flat roofs are permitted if sufficiently disguised through the use of parapet walls. Superficial application of artificial roof elements, such as a mansard, to disguise a flat roof, should not be used. This does not preclude roof top equipment wells when set behind conventional roof forms.

Figure 5.0-3, Varied Roof Lines

Form and Materials
Roof forms and materials should be stylistically consistent with the overall design theme of the building.

Avoid Monotony
The monotony of long and large unbroken roofs should be avoided through the use of gables, dormers, height offsets, or other architectural variations.

Variation in Parapet Height
Variation in parapet height should be used in conjunction with wall relief or as any distinctive feature to break a long horizontal parapet line.

Flat Roof and Parapets
Special attention should be given to the finish of parapets when buildings have flat roofs. Parapets should be finished with cornices, other horizontal decoration and/or clean edges with no visible flashing, depending on the architectural style of the buildings. Distinction must be achieved with enhancements more substantial than a paint band.

Community Entries/Special Roadways

Specific gateways and intersections within Harvest Landing have been identified to reinforce its boundaries and provide a sense of arrival. These features will reinforce the design theme for the community through a consistent or complimentary blend of hardscape, plant materials, and entry monumentation. Please refer to Figure 3.0-4 for specific locations of gateways and key intersections. The gateways are strategically located at key intersections around the boundary of the Specific Plan area. The design of these gateways should include a consistent application of elements, all within the street rights-of-way, such as landscaping, signage on one or both sides of the street, fencing/walls, and lighting at these key entrances into the community.

Lighting Posts
Lighting for the public right-of-way will be consistent throughout the Harvest Landing Specific Plan area. The design of the light posts and fixtures should be architecturally compatible with the theme of the community. The intent is to provide continuity throughout the Specific Plan area and create visual interest in the landscape. Light posts should be constructed of metal and include the Harvest Landing logo, which should be constructed from flat cutout painted aluminum and be attached to the light standard with stainless steel straps.

5.2.2 Landscaping

General Guidelines

Unspecified Uses
All areas not devoted to parking, drive isles, buildings, basins or operational areas should be landscaped and permanently maintained.

Perimeter Landscape
Buildings should have perimeter landscape, except where loading docks, plazas and entries would interrupt planting. Landscape areas should be provided on all sides of buildings visible to the public.

Planters and Pots
Planters and pots should be used in building recesses and adjacent to exterior walls. Pot and planter materials should complement the architectural style, texture, and color of the building and should be properly irrigated and drained. Planted pots are encouraged in the Commercial land use.

Slopes
Cut slopes are level areas in the landscape formed by cutting into a slope and adding a retaining wall to create stability while fill slopes are the surface formed from earth deposited to build a road or trail. Cut slopes that are equal to or greater than five (5) feet in vertical height and fill slopes equal to or greater than five (5) feet in vertical height should be planted with a ground cover to protect the slope from erosion and instability. Slopes exceeding three (3) feet in vertical height should all be planted with shrubs spaced not more than ten (10) feet on center or with trees spaced not to exceed 30 feet on center, or with a combination of shrubs and trees at equivalent spacing, in addition to the groundcover.

Avoid Interference with Project Lighting/Utilities/Emergency Apparatus
Landscaping should not interfere with the lighting of the Project area or restrict access to utilities (i.e. electrical boxes, meters, etc.) or emergency apparatus (i.e. fire hydrants or fire department connections).

Plant Maintenance
All specimen trees should be fine pruned after planting to allow for both vehicular and pedestrian safety.

Maintenance Intensive/Litter Producing Trees Discouraged
Trees that produce litter, are shallow rooted or have other maintenance intensive characteristics should not be used in parking areas, pedestrian plazas, or courtyards.

Plant Material Requirements and Purpose
All planting areas should be designed to be consistent with plant material horticultural requirements and work with the purpose of the planting (i.e. aesthetics, screening, wind, etc.).

Structures Wrapped by Landscaping
Exterior building sides (excluding screen loading type areas) should be grounded by landscaping. A minimum landscape strip of 5 feet should be provided between parking, sidewalks, and other paved areas adjacent to the structure.

Turf and Ground Cover Areas to be Cross Ripped
All future turf and ground cover areas should be cross ripped to a depth of 6 inches both ways through the use of a rototiller or equivalent machine. All soil amendments should be blended in and rototilled to a depth of 6 inches.

Landscape in Parking Lots

Minimum 50% Shade Coverage
In accordance with the City of Perris Municipal Code (Section 19.71.050), shade trees shall be provided within the vehicular parking areas to attain a minimum 50% shade coverage of the parking area within five years of planting. Parking lot shade trees should be of an evergreen variety capable of producing a large canopy to achieve this shade requirement.

Planter Islands
Planter islands should have a minimum width of eight (8) feet curb to curb, bounded on the outside by a 6-inch-high concrete curb (or its equivalent). Curb break and wheel stops may be substituted where landscaped swales adjacent to the paving are intended for water quality management purposes.

Parking Lot Screening
Parking lots should be screened from the public rights-of-way to a height of 36 inches by use of primary structures or combination of earthen berms, shrubs.. If walls are incorporated into the design, they must be aesthetically compatible with the Project design and no taller than 36 inches within the setback area, as measured from ground surface to top of wall.

One Tree per Eight Parking Spaces
A minimum of one tree per eight parking spaces should be provided within passenger vehicle parking lots and its immediate perimeter.

Concrete Curbs, Mow Strips, or Combination
Landscaping in parking lots or along drive aisles should be protected or delineated with six-inch concrete curbs, concrete mow strips, or the combination of both, as approved by the City of Perris. This requirement may be waived or modified as necessary, to mitigate water quality management requirements.

Planter Rows Between Opposing Parking Stalls or Diamond Planters
Planter rows between opposing parking stalls or diamond planters with a minimum inside width of 5-feet should be allowed for tree plantings capable of providing 50% shade coverage of the parking area, as required.

Screening

Plant Screening Maturity
Plant materials specified to be used for screening purposes such as trash enclosure, transformers or loading areas, should include plants that reach maturity within three years of installation.

Screenwall Planting
Screenwalls should be made aesthetically pleasing with the incorporation of plant material and vines, where applicable and feasible. Projects within the commercial land use will adhere where screen walls face public right of way.

Trash Enclosures
Trash enclosures should be visually enhanced by screening and softening with landscaping and overhead trellis treatment in the commercial land use and when in direct line of public view.

Streetscape Landscaping

Streetscapes in Harvest Landing are vital in creating a community identity and a visual hierarchy in the street classifications, theme, unification, and quality. These public areas will be the only community spaces threading through the community and will serve as unifying elements that enhance the vehicular and pedestrian experiences.

The design concept for the streetscapes is to provide regimented, identifiable, and generously landscaped areas that soften views of the buildings and parking facilities while providing an enjoyable experience. To ensure the visual and spatial continuity within Harvest Landing and aid in the identification of street classifications, the landscape design and plant material for the streetscapes has been set forth in this Specific Plan. The plant material specified includes native and appropriate non-native drought tolerant species. Trees of varying textures and heights, shrubs, decorative grasses, and groundcover should be used to buffer and separate adjacent land uses, reduce maintenance requirements, and conserve resources. The parkway area beneath trees should be planted with drought-tolerant ground covers from the above plant palettes.

Main Entries, Major Roadways, and Plazas
Landscaping along major roadways and at Project entries should create an attractive and cohesive community identity. Formal plantings of non-native species should be permitted at key entries and intersections to highlight these areas. Median plantings should reflect the use of the roadway of which they are a part. Median plantings along Perris Boulevard and Placentia Avenue should be more formal than those along Project arterials, to reflect the hierarchy and character of the roadways.

Large specimen trees should be used in main entries and plazas. Landscaped parkways should border both sides of all entry drives to create a sense of arrival, as shown in Figure 5.0-4, *Streetscape Landscaping*.

Figure 5.0-4, Streetscape Landscaping

Approved Streetscape Plants

Table 5.0-1, *Approved Streetscape Planting*, includes is a list of approved trees for streetscapes, organized by street type. This is a recommended palette and additional plants should be used that complement the listed plants.

Table 5.0-1, Approved Streetscape Planting

Botanical Name	*Common Name*	*Size/Spacing*
Primary Arterial Streets		
Trees		
Koelrueteria bipinnata	Chinese Flame Tree	24" box - 40' oc
Shrubs/Groundcover		
Dietes bicolor	Fortnight Lily	5 gal - 36" oc
Rhaphiolepis Clara	Indian Hawthorn	1 gal - 36" oc
Arctotis a. 'Big Magenta'	African Daisy	1 gal - 24" oc
Secondary Arterial Streets		
Trees		
Chitalpa tashkentensis	Chitalpa	24" box - 30' oc
Quercus agrifolia	Coast Live Oak	24" box - 40' oc
Cercidium 'Desert Museum'	Blue Palo Verde	24" box - 30' oc
Shrubs/Groundcover		
Dietes bicolor	Fortnight Lily	5 gal - 36" oc
Trachelosperum jasminiodes	Star Jasmine	1 gal - 24" oc

Botanical Name	Common Name	Size/Spacing
Tulbaghia violaceae	Society Garlic	1 gal - 24" oc
Arctotis a. 'Big Magenta'	African Daisy	1 gal - 24" oc
Hemercallis hybrid Orange	Day Lily	1 gal - 24" oc
Collector Road		
Trees		
Platanus acerifolia	London Plane Tree	24" box @ - 35' oc
Shrubs/Groundcover		
Dietes bicolor	Fortnight Lily	5 gal - 36" oc
Carex Pansa	California Meadow Sedge	1 gal - 18" oc
Private Road		
Chitalpa Tashkentensis	Chitalpa	24" box - 40' oc
Quercus Agrifolia	Coastal Live oak	24" box - 40' oc
Planted Medians		
Trees		
Pinus eldarica	Afghan Pine	24" box - 40' oc
Cercidium 'Desert Museum'	Blue Palo Verde	24" box - 30' oc
Olea wilsonii	Wilson Olive	24" box - 30' oc
Shrubs/Groundcover		
Tulbaghia violaceae	Society Garlic	1 gal - 24" oc
Carex Pans	California Meadow Sedge	1 gal - 18" oc
Hemercallis hybrid Orange	Day Lily	1 gal - 24" oc
Rhaphiolepis Clara	Indian Hawthorn	1 gal - 36" oc

Scale and Size of Landscaping

Landscaping should be kept in scale with adjacent buildings and should be maintained at an appropriate size at maturity.

All areas required to be landscaped should be planted with groundcovers, shrubs, or trees selected from the plant palette contained in this section. The material should be planted in the following sizes and in accordance with all City of Perris standards and minimum requirements:

- **Trees:** Twenty-five percent (25%) of the site trees (excluding all street and screen trees) provided should be a minimum 24-inch box size. The balance of the trees should have a minimum size of 15 gallons.
    - All **15-gallon trees** should be staked with two pressure-treated lodge pole tree stakes that are eight-feet in length and two-inches in width. An equivalent staking material may be used in the same dimensions if approved by the Planning Department.
    - All **24-inch box trees** should be staked with two pressure-treated lodge pole tree stakes that are eight-feet in length and two-inches in width. An equivalent staking material may

be used in the same dimensions if approved by the Planning Department. Larger trees should be guy-wired per City of Perris standards.

- **Street Trees:** Street trees must be a minimum 36-inch box size.
- **Shrubs:** The majority of all shrubs used should have a minimum size of 1 gallon. Smaller shrubs may be used where rapid growth characteristics warrant.

5.2.3 Outdoor Furnishings

Employee Break Areas and Amenities

The Harvest Landing Specific Plan will provide an outdoor amenity area for all MBU and Commercial Employees. The area designated as Water Quality Maintenance land use will be designated for employees to use as a break area. Employees are encouraged to take their breaks walking the WQMP along the installed permitted walkways and enjoying their lunch outdoors on the provided outdoor seating areas.

On-Site-Outdoor Break Areas
Employee break areas should include an eating area (tables and seating) covered by overhangs, patio covers, pergolas, etc. This area should be designed to create a sense of privacy and separation using enhanced landscaping and paving, as well as landscape screening/low garden walls or combination thereof.

Additional Amenities for Buildings Exceeding 100,000 S.F.
Buildings exceeding 100,000 square feet should require employee amenities such as cafeterias, exercise rooms, locker rooms and shower, walking trails and recreational facilities.

Connection to Adjacent Amenities
Site design should consider pedestrian access when adjacent to, trails, or other community amenities.

Site Furnishings
Site furnishings such as benches, tables, trash receptacles, planters, tree grates, kiosks, drinking fountains, and other pedestrian amenities should be integral elements of the building and landscape design, and placed in plazas, at building entrances, open spaces and other pedestrian areas to create a more pedestrian friendly environment. Site furnishings exceeding three feet in height should not block pedestrian access or visibility to plazas, open space areas and/or building entrances and should be made of durable, weather–resistant and vandal–resistant materials. Site furnishings should be depicted on all site plans and landscape plans.

Figure 5.0-5, *Bench Examples*, and 5.0-6, *Planter Examples*, show examples of site furnishings.

Figure 5.0-5, Bench Examples

Figure 5.0-6, Planter Examples

ATM and Vending Machines

ATM machines, and reverse vending machines should be incorporated into the site design and, to the extent possible, compatible with the design, colors, or style of the structure. Exterior placement of vending machines is discouraged.

5.2.4 Walls and Fencing

Specific Purpose

Walls and fences are generally used for security purposes and to screen areas from public view. Although walls may be necessary, their design should provide variety and visual interest. If there is not a specific purpose for their use, they should not be utilized.

Walls and fences should comply with the following guidelines in addition to the requirements outlined in section 19.02.040.B, Restriction for Walls, Fences, and Hedges, of the Municipal Zoning Code:

- Solid walls and fences should not dominate the street scene in the commercial zone. They should only be used when necessary for noise attenuation, privacy, and shielding of incompatible adjacent uses. The MBU zoning allows for screen walls to shield operations from public right-of-way.
- View fences (which are partially solid and see-through material such as wrought iron) provide a visually attractive alternative to solid walls and fences. They allow for safety and privacy while preserving views and creating more visually appealing neighborhoods within the MBU and Commercial zones. View fences should be used instead of solid walls when feasible.
- Wall faces that are visible to the public should be constructed of attractive materials and finished with architectural detailing or articulation. The incorporation of high-quality materials and surface articulation are strongly encouraged.
- Walls and/or wall surfaces not visible to the public do not need the same high level of design detail.
- Pilasters should be incorporated into wall design dictated by the planning department.
- Trees, vines, and landscaping should be used to soften the visual appearance of the walls. Intermittent undulation of walls will help to create a varied street scene and is strongly encouraged.
- Walls and fences should be made of durable and yet attractive materials that complement the adjacent architecture and are resistant to graffiti. When solid walls are necessary, split-face block, slumpstone brick, stone, concrete tilt, or materials with similar visual qualities should be used. Likewise, view fences should incorporate visually attractive materials such as tubular steel, wrought iron, and stone (or faux-stone).
- Long, monotonous walls are to be avoided. Walls should be undulated with breaks, recesses, and offsets, and columns, especially at entries and important intersections. Long walls should be made more attractive and visually interesting through the incorporation of surface articulation and pilasters.

Materials

Walls and fences should be designed and constructed of materials similar to and compatible with the overall design character and style of the development. Permitted materials include split-face masonry, stone veneer, brick, slump, block, concrete-tilt, wrought iron or tubular steel, as well as a combination of wrought iron and tubular steel with masonry columns.

Avoid Long Expanses of Monotone Fence/Wall Surfaces

Long expanses of fence or wall surfaces should be architecturally designed to prevent monotony. Design features should include:

- Varied heights, wall plain offsets, and angles.
- Pilasters or distinctive elements.
- Accent capping, trim, reveals.
- Changes of material and finishes where appropriate.
- Trellis/vine panels, landscape pockets.
- Decorative painting designed to complement the building's architectural elements.

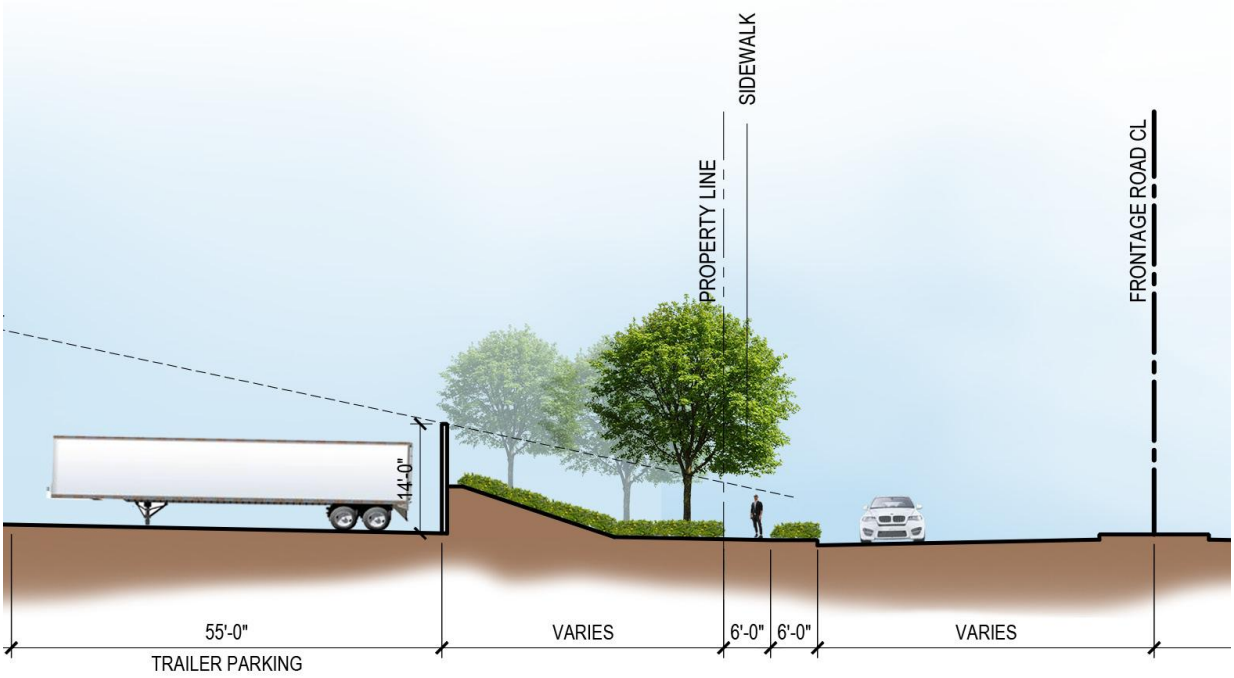
Most Walls Not Permitted within Street Side Landscaping Setback

Low-profile parking lot screen walls or garden walls within street-side landscaping setbacks will be limited to a street side visible height of 36 inches. When security fencing is required along the street side landscape setback area, it should be constructed of wrought iron, tubular steel or similar material supported by masonry columns.

Height

Effectively soften screen wall height and mass with earthen berms and dense landscaping as shown in Figure 5.0-7, *Screen Wall with Berming*. The intent is to give walls the appearance of being as low and unobtrusive as possible while performing their screening and security functions. The height of screen walls along street frontages should not exceed the maximum height necessary to effectively serve their purpose and should not appear to exceed a height of 8 feet when viewed from the public right-of-way unless otherwise approved by the City Planning Manager, and in no case should the wall/structure itself exceed 14 feet.

Figure 5.0-7, Screen Wall with Berming



Walls and fences should comply with the following guidelines in addition to the requirements outlined in section 19.02.040.B, *Restriction for Walls, Fences, and Hedges*, of the Municipal Zoning Code.

5.2.5 Lighting

Low wattage down-lighting should be used on commercial buildings, provided all exterior lighting complies with Riverside County Ordinance No. 655 regulating light pollution and its detrimental impact on astronomical observation and research.

Complimentary Lighting Fixtures

Lighting should contribute to the overall character of the surrounding community, site architecture, or other site features. The fixtures should complement the furnishings, as well as other lighting elements used throughout and surrounding the site, such as pedestrian pathway lighting, and lighting used in adjacent site amenities and the public right–of–way. See Figure 5.0-8, *Complimentary Lighting Fixture Examples*.

Any illumination, including free standing or wall-mounted lighting, for security, loading docks, parking areas, or internal roads should utilize full-cut-off fixtures, and be directed downward and away from adjoining properties and public right-of-way (i.e., bulb/source is not visible above the horizontal plane).

Figure 5.0-8, Complimentary Lighting Fixture Examples

Monumentation Lighting
Lighting for entry monumentation should illuminate the sign graphics and gently wash the components of the signage with light.

Compatible with Architecture
Lighting should be architecturally compatible with the building and site design, as shown in Figure 5.0-9, *Lighting Examples*. These lights should be low profile and in scale with the setting and can include post lights and light bollards.

Figure 5.0-9, Lighting Examples

Down-Lighting
Where appropriate, down-lighting should be used on exterior elevations and landscaping as part of the overall architectural style of the building, accenting and highlighting interesting architectural and landscape architectural features. See Figure 5.0-10, *Down-Lighting Examples*.

Figure 5.0-10, Down-Lighting Examples

Accent Lighting

The use of accent lighting is encouraged but should be combined with functional lighting to highlight special focal points, building/site entrances, public art and special landscape features.

High Intensity Lighting

Sites requiring high intensity lighting where high visibility and color retention are important are required to switch to an alternative low-level lighting of these areas from 11 p.m. until daylight.

Lighting Fixtures Shield

All lighting fixtures should be fully shielded with cut-off fixtures so that there is no glare emitted onto adjacent properties or above the lowest part of the fixture. Figure 5.0-11 shows more examples of shielded lighting fixtures.

Figure 5.0-11, Lighting Fixture Examples

Foot-candle Requirements Sidewalks/Building Entrances

Sidewalks should have a minimum of 2 foot-candlepower of light across their surface. Building entrances and parking lots should have a minimum of 1 foot-candlepower of light. Lighting

standards should be energy efficient. Based on Mt. Palomar Observatory's Dark Sky Ordinance, all projects will be conditioned to use low pressure sodium.

Outdoor Lighting

All outdoor lighting and utilities, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, and similar areas, should be made of metal, unbreakable plastic, recessed, or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures should be vandal proof. Fixtures should be anchored with concrete footing if low voltage lighting is used.

Decorative Lighting Guidelines

Lighting should primarily serve the purpose of nighttime safety and security. However, when used creatively, it can enhance the visual appeal of a structure, highlight points of interest, and define open spaces and pathways. Careful consideration should be given to ensure that lighting achieves these objectives without negatively impacting adjacent developments, roadways, or residences. Figure 5.0-12 shows examples of post lighting used to illuminate walkways or parking areas.

Figure 5.0-12, Post Lighting Examples

5.2.6 Color Palette

Facades

Low reflectance, subtle, neutral, or earth tone colors as the predominant colors should be used on building facades, as shown in Figures 5.0-13 and 5.0-14.

Building Trim and Accent Areas

Building trim and accent areas may feature brighter colors within the color palette of the building. Applied paint over brick or stone on any part of a building facade or other site elements is discouraged.

Figure 5.0-13, Façade Examples

Figure 5.0-14, Façade Example

5.2.7 Access/Parking

Internal Pedestrian Walkways
Internal walkways should provide connection between building entries, plazas, and courtyards within the Project and be covered when possible. Enhanced paving should also be provided in plazas, and courtyards within the Multiple Business Use and Commercial land uses.

Paving For Walkways Visible from Public Rights-of-Way/Public Access
Enhanced paving should be used in areas visible from public rights-of-way or utilized for public access to define business entries, pedestrian walkways, and within plazas and patios.

Pedestrian Access Between Buildings/Parking Areas/Amenities On/Off-Site
Parking areas should be designed with pedestrian walkways which link the buildings to the street sidewalk system, creating an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with crosswalks noted, enhanced paving, trellis structures, and/or landscape treatment.

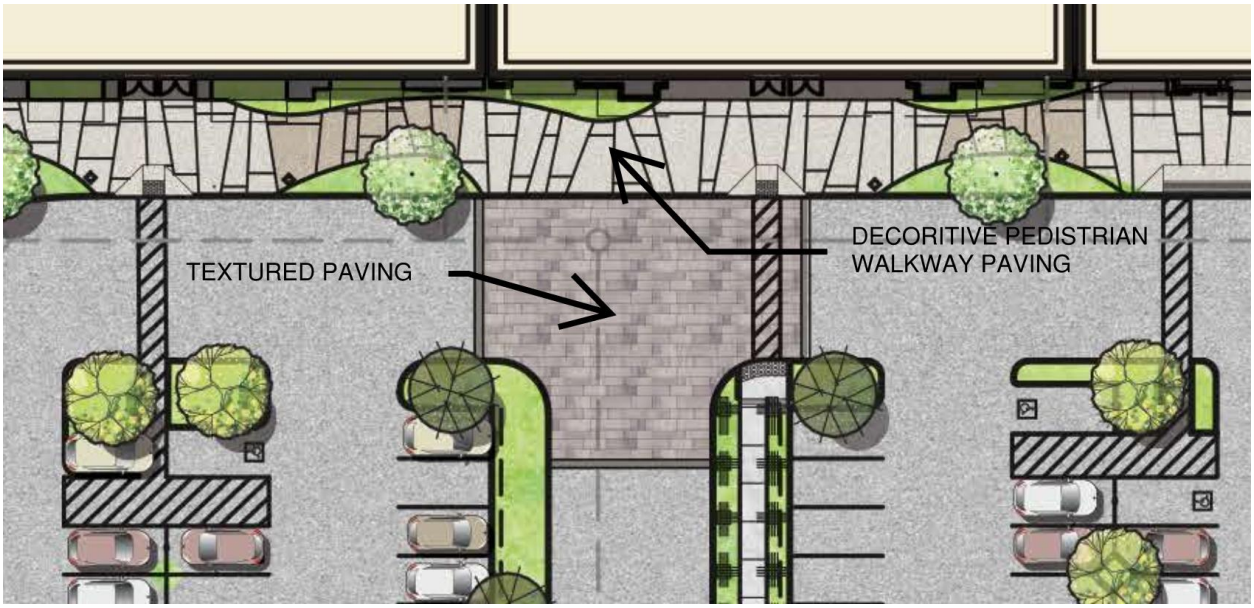
Access Points Easily Identifiable
Entry drives should be easily identifiable through the use of enhanced landscaping and special pavements (accent colors, textures, and patterns). Signage should also be used to identify customer and service entrances. Driveways used exclusively for deliveries or loading activities are excluded. See Figure 5.0-15, *Enhanced Driveway Features*.

Figure 5.0-15, Enhanced Driveway Features

Limited Store Front Parking

To promote the visibility of the business, store parking should be limited as shown in Figure 5.0-16, *Pedestrian Access and Drop-Off*. Should store front parking be provided, landscaping treatments should be required to provide a more visually appealing store front and parking should be limited to the greatest extent possible. Site design should address the intended functions of the facility beginning with safe, definable site access that creates a sense of arrival.

Figure 5.0-16, Pedestrian Access and Drop-Off



Shared Access

Shared driveway access for passenger vehicles should be utilized wherever feasible. Reciprocal ingress/egress access easements should be provided to enhance circulation and parking, facilitating smooth vehicular movement between properties and minimizing the number of access points to adjoining streets. In areas where shared access could lead to confusion or congestion for trucks and passenger vehicles, separate driveway access will be implemented.

Avoid Conflicts

To enhance safety and ensure efficient site circulation, it's important to minimize conflicts between trucks, cars, and pedestrians through careful planning and design, such as the following measures that should be incorporated into Project design:

- Design pedestrian walkways to avoid conflicts with vehicle circulation by utilizing separated pathways for direct access from public rights-of-way and parking areas to building entrances.
- Incorporate internal pedestrian linkages throughout the site to ensure safe and convenient movement between different areas.
- Provide separate circulation routes for trucks, cars, and pedestrians to reduce the likelihood of conflicts and enhance safety.
- Place loading areas and dock facilities in locations that minimize interaction between trucks and visitor/customer vehicles.
- To the greatest extent feasible, separate access to loading and delivery areas from parking areas designated for visitors and customers.

5.2.8 Public Art

Public art is often used as a means of creating civic pride. It is a means in which to engage a broad and diverse spectrum of people. Typically, public art is used to recognize the city and/or its components by use of historic monuments or displays. Public art adds value to both public and private development as well as infrastructure by creating a sense of community, and can be educational and promote social gathering and interaction. It also becomes an identifiable point amongst the urban environment.

Professional Artist/Location
Public art should be created by a recognized, professional artist and shall be subject to approval by the Development Services Director. Selection criteria should include artistic merit, broad experience as a professional artist, references, experience applicable to the type of project and interest in and understanding of the City and surrounding area. Public art should be properly located so as to receive proper recognition by the viewing public.

5.3 Multiple Business Use (MBU)

5.3.1 Architecture

Developments within the MBU land use should prioritize thoughtful architectural design that enhances both functionality and visual appeal. Buildings should incorporate design elements that break up large, monotonous facades and contribute to a cohesive yet dynamic built environment. A combination of massing, material variation, and architectural detailing should be used to create visually engaging structures that integrate well within the surrounding industrial context. The following guidelines outline key architectural principles to ensure high-quality design within the MBU area. In addition, developments should adhere to the guidelines set forth in section 5.2.1 Architecture.

Scale, Massing, and Building Relief

Building and site development should incorporate an architectural component that enhances the Project's identity. Primary building entries should be highlighted through the massing of the building, as well as special architectural materials and/or design features.

Buildings within the MBU land use will follow Section 5.2 Community Wide Design Guidelines. The MBU area allows for industrial uses, buildings of these uses should:

Avoid Long, Monotonous, and Unbroken Building Facades
MBU buildings should avoid long, monotonous facades by incorporating varied depths, projections, or material changes. For facades over 100 feet, recesses or projections ranging from one to ten feet in depth are encouraged. Paint and texture variations should be used to break up long stretches and add visual depth.

Discernable Body, and Cap

MBU buildings over 20 feet in height should strive to have a clearly discernable base, body, and cap. The cap should consist of a cornice, parapet, awning canopy or eave. The base and cap should be clearly distinguishable from the body through changes in color, material, pattern, profile or texture. Figures 5.0-17 and 5.0-18 provide examples for reference.

Varied Roof Lines

The use of varied roof lines is encouraged. Flat roofs are permitted if sufficiently disguised through the use of parapet walls. Superficial application of artificial roof elements, such as a mansard, to disguise a flat roof, should not be used. This does not preclude roof top equipment wells when set behind conventional roof forms.

Figure 5.0-17, MBU Architecture Illustration

Figure 5.0-18, MBU Architecture Illustration

Orientation/Placement of Industrial Operations

Industrial operations and truck courts should be screened from the public view and oriented away from residential uses, according to required setbacks.

5.3.2 Landscaping

The landscape plant palette presents permitted species and minimum plant or box sizes for landscaping in different locations within the Specific Plan area. The plant palette was selected to complement and enhance the thematic setting for the community, appropriateness to climatic and soil conditions, ease of maintenance, and water conservation. All landscape plans and installations shall adhere to City design guidelines, codes, and regulations. Plant material should include those listed in the plant palette below, or shall otherwise be approved by the City.

If approved by the City of Perris, plants should be consistent with California Friendly Landscape and meet all minimum City of Perris Water Conservation Requirements as defined in Development Code Chapter 19.70, *Landscaping*, including but not limited to:

- Use of drought-tolerant plants.
- Use of landscaped areas designed to retain irrigation water.
- Use of satellite-based irrigation timers.
- Use of automatic irrigation systems.
- Use of plant groupings with similar irrigation requirements to reduce over-irrigation.
- Extensive use of mulch in landscaped areas.
- Installation of drip irrigation systems, where appropriate.
- Limited use of turf for active purposes only.
- Limited use of impervious surfaces.

Tables 5.0-2 below lists the plant palette for Multiple Business Use land use within Harvest Landing. This is a recommended palette and additional plants should be used that complement the listed plants.

Table 5.0-2, On-Site Plant Palette – MBU Land Use

Botanical Name	Common Name
Trees	
Cercidium 'Desert Museum'	Blue Palo Verde
Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Olea europaea	Olive
Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Platanus acerifolia	London Plane
Prosopis chilensis	Chilean Mesquite
Quercus agrifolia	Coast Live Oak
Schinus molle	California Pepper
Ulmus parviflora	Chinese Elm
Tristania conferta	Brisbane Box
Shrubs	
Baccharis p. 'Centenial'	Coyote Bush
Callistemon 'Little John'	Dwarf Bottle Brush
Cassia phyllodenia	Silverleaf Cassia
Dietes bicolor	Fortnight Lily
Ligustrum j. Texanum	Texas Privet
Muhlenbergia capillaris	Pink Muhly
Muhlenbergia rigens	Deer Grass
Rhamnus californica	Coffeeberry
Rosmarinus o. 'Tuscan Blue'	Rosemary
Salvia c. 'Allen Chickering'	Allen Chickering Sage
Salvia leucantha	Mexican Sage
Westringia fruticosa	Coast Rosemary
Westringia f. 'Grey Box'	Dwarf Coast Rosemary
Groundcover	
Acacia redolens 'Low Boy'	Dwarf Acacia
Baccharis p. 'Pigeon Point'	Dwarf Coyote Bush
Carissa m. 'Green Carpet'	Prostrate Natal Plum
Hemerocallis hybridus-Yellow	Yellow Day Lily
Lantana 'Gold Mound'	Yellow Lantana
Lonicera j. 'Halliana	Hall's Honeysuckle
Myoporum parvifolium	Myoporum
Rosmarinus o. 'Huntington Carpet'	Prostrate Rosemary
Trachelopspermum jasminiodes	Star Jasmine

Planter Rows Between Opposing Parking Stalls or Diamond Planters

Diamond planters should use rock or mulch coverings. Planter rows between opposing parking stalls or along perimeter landscape buffers may be designed as vegetated swales for utilization

as infiltration trenches for run-off, as a method of pollutant mitigation to manage water quality. These areas should be designed without curbs where wheel stops are provided.

5.3.3 Outdoor Furnishings

Employee Break Areas

The Harvest Landing Specific Plan will provide an outdoor amenity area for all MBU and Commercial Employees. The area designated as WQMP will be designated for employees to use as a break area. Site and landscape plans for the WQMP area should reserve open space for outdoor recreation and dining. Employees should be encouraged to take their breaks walking the WQMP along the installed permitted walkways and enjoying their lunch outdoors on the provided outdoor seating areas.

Business Parks should provide a shared outdoor break area. It should include tables and seating covered by overhangs and patio covers. This area should be defined to create a sense of privacy from public and separation

Employee Break Area Amenities and Elements

Enhanced employee break areas should be scaled accordingly to the size and demands of the particular user or facility and that demonstrate a higher level of design treatments by incorporating seating, sculpture, trash receptacles, ash urns, pedestrian scaled lighting enhancements and other furnishings as appropriate for the specific user. Plazas and open space areas should provide both a friendly and inviting vision and environment by incorporating some of the following elements:

- Architectural features and furnishings adhering to a consistent theme.
- Seating, such as benches, tables, and chairs, and/or low seating walls.
- Enhanced paving using a combination of textures and patterns, site walls including tree grates.
- Decorative light fixtures. Pedestrian scale, bollard, or other accent lighting. Note enhanced walkway lighting does not act as sole lighting.
- Landscaping of special interest, landscape buffering, screen walls, trellises, pergola structures and large-scale canopy trees.
- Public art or other focal point amenity. Public art is highly encouraged and incentivized by the City.

Amenities for Buildings Exceeding 100,000 Square Feet

Business/Professional Offices exceeding 100,000 square feet shall require employee amenities such as, but not limited to, cafeterias, exercise rooms, locker rooms and shower, walking trails, recreational facilities, per Section 19.44.080(b)(4) of the Municipal Code.

Connection to Adjacent Amenities

Site design should include provisions for pedestrian access when adjacent to area wide open space, trails, or other community amenities.

5.3.4 Walls and Fencing

Developments within the MUB land use should utilize the guidelines in Section 5.2.4 Walls and Fencing.

Specific Purpose
Walls and fences are generally used for security purposes and to screen areas from public view. Within the MBU there are many allowed uses that will be required to screen operations from public right-of-way. It is important that these guidelines are followed to ensure operations are screened and the consistency within Harvest Landing.

Walls and fences should comply with the following guidelines in addition to the requirements outlined in section 19.02.040.B, Restriction for Walls, Fences, and Hedges, of the Municipal Zoning Code.

Screen Walls

Materials
Screening walls within the MBU should be designed and constructed of materials similar to and compatible with the overall design character and style of the development. Permitted materials include split-face masonry, stone veneer, brick, slump, block and concrete-tilt.

Avoid Long Expanses of Monotone Wall Surfaces
Long expanses wall surfaces for screening should be architecturally designed to prevent monotony. Design features should include:

- Varied heights, wall plain offsets, and angles.
- Pilasters or distinctive elements.
- Accent capping, trim, reveals.
- Changes of material and finishes where appropriate.
- Trellis/vine panels, landscape pockets.
- Decorative painting designed to complement the building's architectural elements.

Height
Wall height and mass should be screened by using earthen berms and dense landscaping as shown previously in Figure 5.0-7. The intent is to give walls the appearance of being as low and unobtrusive as possible while performing their screening and security functions. The height of screen walls along street frontages should not exceed the maximum height necessary to effectively serve their purpose and should not appear to exceed a height of 8 feet when viewed from the public right-of-way unless otherwise approved by the City Planning Manager, and in no case should the wall/structure itself exceed 14 feet.

5.3.5 Lighting

Developments within the MBU land use should utilize the guidelines in Section 5.2.5 Lighting when designing projects.

Accent lighting, including uplighting and downlighting should be incorporated into MBU developments to enhance and complement the overall architectural style of the building, and highlight interesting architectural and landscape architectural features. Figure 5.0-19*, MBU Lighting Example*, provides an example of anticipated lighting within developments.

Figure 5.0-19, MBU Lighting Example

5.3.6 Color Palette

MBU building colors should be consistent within the land use and focus on low reflectance, subtle, neutral, or earth tone colors as the predominant colors should be used on building facades, as shown in Figure 5.0-20, *MBU Façade Examples*. Developments within the MBU land use should utilize the guidelines in Section 5.2.6 Color Palette when designing projects.

Figure 5.0-20, MBU Façade Examples

5.3.7 Access/Parking

The circulation for the MBU land use within the Harvest Landing Specific Plan is designed to ensure safe, efficient, and orderly movement of both commercial and passenger vehicles.

Truck Access

To maintain clear separation between different types of traffic, truck entry and circulation will be entirely segregated from passenger vehicle parking areas. Dedicated truck entrances will be provided, ensuring that all commercial vehicles access the site through separate driveways. There will be no comingling of truck and passenger vehicle driveways and parking areas. This approach reduces the risk of conflicts between heavy vehicles and passenger cars, thereby enhancing safety for both drivers and pedestrians.

Parking

Passenger vehicle parking will be located in designated areas with independent access points. Signage, striping, and barriers will further reinforce this separation throughout the Project site. The circulation design aligns with regional transportation objectives while supporting the Project's

operational needs, ensuring smooth traffic flow and compliance with all applicable local and state regulations.

Pedestrian Access and On-Site Circulation

Internal Pedestrian Walkways
Enhanced paving should be used on internal walkways to provide connections between building entries and to the public right-of-way. Enhanced paving should also be provided in plazas, and courtyards within the MBU land use area.

Pedestrian Access Between Buildings/Parking Areas/Amenities On/Off-Site
Pedestrian walkways should be embellished and defined by landscaping, trees, lighting, textured paving, and/or trellises.

Walkways through Parking Lots
Pedestrian walkways through parking lots of MBU land use developments should be accented with distinctive design features such as raised, colored and/or textured pavement, a widened roadway, or a combination of the former.

5.3.8 Outdoor Storage

In the Multiple Business Use area outdoor storage and/or operations are permitted with the requirement that all outdoor storage should be screened from public view. All other screening requirements will be per Section 19.02.070, Screening, of the Municipal Zoning Code.

Outdoor Display
In the Multiple Business Use area outdoor display and/or operations should be screened from public view. All other screening requirements will be per Section 19.02.070, Screening, of the Municipal Zoning Code.

Outdoor display area of products covering less than 5% of the lot area is allowed upon approval of a Minor Development Plan Review by the Planning Department pursuant to Chapter 19.54. Outdoor display area of products covering more than 5% of the lot area is allowed upon approval of a Conditional Use Permit.

Outdoor Storage of Trucks Permitted
The Harvest Landing Specific Plan envisions a successful mix big box commercial, industrial research and development, light industrial, storage, restaurants, and service commercial. As such, the underlying economic driver is the movement of goods and services with truck transportation storage as the integral use of many businesses. To this extent, outdoor storage of trucks is permitted by right but should be regulated during the site review process with all proposed outside truck storage shown on the site plan and properly screened through the use of building placement and

orientation, building offsets, connecting wing walls, perimeter site walls and fences, landscaping, and berming.

5.4 Commercial/Retail

The following guidelines aim to ensure high-quality design, encouraging diversity in scale, materials, and architectural details to create vibrant and pedestrian-friendly commercial spaces.

5.4.1 Architecture

Commercial developments should incorporate architectural elements that enhance visual appeal, promote walkability, and create a sense of place. Thoughtful site planning, building orientation, and facade articulation contribute to a cohesive and inviting streetscape. Entrances should be well-defined and easily identifiable, while massing and geometric variation should be used to break up large building forms.

Developments should adhere to the guidelines set forth in Section 5.2.1 Architecture.

Site Design and Site Layout

Building Entrances

Defined and recognizable building entrances should be provided to ensure they can be differentiated from other facade enhancements, as shown in Figure 5.0-21, *Commercial/Retail Building Entrance Example*. Items such as roof lines and building materials should be varied to discern between a window and an entry.

Primary building entries should be highlighted through the massing of the building, as well as special architectural materials and/or design features. Greater height can be used to highlight and accentuate entries in the form of tower elements, tall voids, or entry meeting plazas.

Figure 5.0-21, Commercial/Retail Building Entrance Example

The following guidelines are intended to enhance the relationship between buildings and public streets, creating a more inviting and functional streetscape:

- Encourage building frontages and entrances to be oriented toward the public right-of-way to enhance the streetscape and pedestrian experience.
- Position buildings so that entrances and access points are easily visible from a distance, benefiting both pedestrians and vehicular traffic.
- Reinforce building entries with architectural materials and landscape features to ensure they are clearly identifiable and welcoming.
- Where possible, locate loading areas and employee parking lots to the side or rear of buildings to minimize their visibility from public spaces.

Primary Entry Drive

The primary entry drive should be oriented toward the main entrance of the building.

Promote Walkability

Promoting walkability and circulation is encouraged through placement of buildings and pedestrian circulation facilities.

Distinct Visual Link

A well-designed entry should offer a visual link to the building and entry through the use of business signs, paving, and landscaping. Establish a distinct visual link in multi-building complexes by using architecture, landscape, site design elements and pedestrian connections to unify the Project.

Create Diversity and Sense of Community

Long, monotonous building facades should be avoided. Site design should create diversity and a sense of community by clustering buildings around courtyards, plazas, and landscaped open spaces. Figure 5.0-22, *Commercial Façade Example*, below shows how monotony can be avoided.

Figure 5.0-22, Commercial Façade Example

Utilize Building for Screening

Utilize building placement, accented walls, or unique design to effectively screen views of loading docks, storage areas, and/or outdoor work areas that would otherwise be visible to public view.

Plazas Required for Over 200,000 S.F. Commercial Centers
Commercial centers over 200,000 square feet require a plaza of at least one (1) square foot per 500 square feet of building area.

Outdoor Seating Area (Over 10,000 S.F. Building Area)
Covered outdoor seating areas accessible to patrons should be provided for retail and food service areas over 10,000 square feet of building area.

Scale, Massing, and Building Relief

Geometric Variation
This element should be used to break the monotony of the common rectangular box form by incorporating a variation of elements that include but are not limited to: rounded and clipped corners; trapezoidal and cylindrical entry towers; concave/convex wall projections; freeform or multi-faceted building footprints.

Windows and Storefronts
Windows and storefronts should be designed as defined, offset, openings within a solid wall rather than large unbroken expanses of a flush wall and windowpane. Large-scale openings in walls with inserted glass walls may be appropriate for entry conditions from plazas. Highlighting windows is encouraged through projections, trim or lentil elements.

Attractive Facades
Attractive facades should be provided through careful detailing, especially at the base of buildings, along eaves, and parapets and around entries and windows.

See Figures 5.0-23 and 5.0-24, *Example Building Designs*.

Figure 5.0-23, Example Building Designs

Figure 5.0-24, Example Building Designs

Avoid Single, Large Dominant Building Mass
A single, large, dominant building mass should be avoided to the extent feasible. Specifically, horizontal masses should not exceed a height to width ratio of 1:3 without substantial variation in massing that includes a change in height and projecting or recessed offsets.

Recess Second or Subsequent Floors
Second or subsequent floors should be recessed and include balconies or outdoor space.

Windows Glazing
Window glazing used in commercial development should permit views into the establishment. Use of highly reflective and spandrel glass is strongly discouraged.

Commercial Plaza Design Guidelines

Enhanced plazas areas should exhibit a higher level of design treatments that incorporate seating, sculptures and other appropriate forms of public art, trash receptacles, ash urns, pedestrian scaled lighting enhancements, and other furnishings as appropriate for the specific user. Plazas should provide a friendly and inviting vision and environment by incorporating some of the following elements as depicted in Figure 5.0-25, *Commercial Plaza Examples*:

- Enhanced visitor area(s) (i.e., a plaza, patio, courtyard, linear promenade, terrace, or usable landscaped area) should be scaled accordingly to the size and demands of the particular user or facility.
- Architectural features and site furniture, adhering to a consistent theme.
- Seating, such as benches, tables and chairs, and/or low seating walls.
- Enhanced paving using a combination of textures and patterns, site walls including tree grates.
- Decorative light fixtures and pedestrian scale, bollards and other accent lighting. Enhanced walkway lighting should not act as sole lighting.
- Landscaping of special interest, landscape buffering, screen walls, trellises, pergola structures and large-scale canopy trees.

- Public art or other focal point amenity. Public art is highly encouraged and incentivized by the City.
- Plazas should be sheltered and buffered as much as possible from the sun, noise and traffic of adjacent streets, trash receptacles, parking, loading areas, or other incompatible land uses.

Figure 5.0-25, Commercial Plaza Examples

5.4.2 Landscaping

The landscape plant palette presents permitted species and minimum plant or box sizes for landscaping in different locations within the Specific Plan area. The plant palette was selected to complement and enhance the thematic setting for the community, appropriateness to climatic and soil conditions, ease of maintenance, and water conservation. All landscape plans and installations shall adhere to City design guidelines, codes, and regulations. Plant material should include those listed in the plant palette below, or shall otherwise be approved by the City.

If approved by the City of Perris, plants should be consistent with California Friendly Landscape and meet all minimum City of Perris Water Conservation Requirements as defined in Development Code Chapter 19.70, *Landscaping*, including but not limited to:

- Use of drought-tolerant plants.
- Use of landscaped areas designed to retain irrigation water.
- Use of satellite-based irrigation timers.
- Use of automatic irrigation systems.
- Use of plant groupings with similar irrigation requirements to reduce over-irrigation.
- Extensive use of mulch in landscaped areas.
- Installation of drip irrigation systems, where appropriate.
- Limit use of turf for active purposes only.
- Limit use of impervious surfaces.

Tables 5.0-3 below lists the plant palette for Commercial land use within Harvest Landing. This is a recommended palette and additional plants should be used that complement the listed plants.

Table 5.0-3, On-Site Plant Palette – Commercial Land Use

Botanical Name	*Common Name*
Trees	
Chilopsis linearis 'Bubba'	Desert Willow
Cercis c. 'Forest Pansy'	Forest Pansy Redbud
Geijera parviflora	Australian Willow
Lagerstroemia h. 'Tuscarora'	Hybrid Crape Myrtle
Lagerstroemia i. 'Natchez'	White Crape Myrtle
Olea eruopaea 'Wilsonii'	Fruitless Olive
Pinus eldarica	Mondell Pine
Platanus acerifolia	London Plane Tree
Platanus racemose	California Sycamore
Pyrus c. 'Chanticleer'	Callery Pear
Quercus r. 'Fastigiata'	Columnar English Oak
Tristania conferta	Brisbane Box
Ulmus p. 'Drake'	Drake Evergreen Chinese Elm
Zelkova s. 'City Sprite'	City Sprite Zelkova

Botanical Name	Common Name
Shrubs/Groundcovers	
Agave 'Blue Glow'	Blue Glow Agave
Agave d. 'Variegata'	Variegated Smooth Agave
Aloe 'Blue Elf'	Blue Elf Aloe
Anigozanthos flavidus	Kangaroo Paw
Baccharis p. 'Twin Peaks'	Twin Peaks Coyote Bush
Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea
Bulbine f. 'Hallmark'	Stalked Bulbine
Caesalpinia gillieseii	Mexican Bird of Paradise
Callistemon v. 'Little John'	Dwarf Bottlebrush
Cistus x purpureus	Orchid Rockrose
Dasylirion wheeleri	Desert Spoon
Eremophila g. 'Mingenew Gold'	Gold Emu Bush
Grevillea l. 'Coastal Gem'	Coastal Gem Grevillea
Lantana 'New Gold'	New Gold Lantana
Lavandula 'Meerlo'	Meerlo Lavender
Muhlenbergia capillaris	Pink Muhly Grass
Lomandra 'Breeze'	Dwarf Mat Rush
Lomandra 'Platinum Beauty'	Platinum Beauty Lomandra
Penstemon h. 'Margarita BOP'	Margarita BOP Blue Bedder
Rhamnus californica 'Eve Case'	Dwarf Coffeeberry
Rosa 'Flower Carpet'	Flower Carpet Rose
Rosmarinus o. 'Huntington Carpet'	Creeping Rosemary
Russelia equisetiformis	Red Firecracker Plant
Salvia greggii 'Flame'	Furman's Red Sage
Salvia leucantha	Mexican Bush Sage
Westringia 'Mundi'	Mundi Coast Rosemary
Westringia 'Blue Gem'	Blue Gem Coast Rosemary
Zauschneria californica	California Fuchsia
Furcraea f. 'Mediopicta'	Mauritius Hemp
Leucophyllum f. 'Compacta'	Texas Ranger

5.4.3 Outdoor Furnishings

Extension of Indoor Display Areas

Outdoor display areas should be designed as an extension of typical indoor display areas using such space defining elements as perimeter landscaping, distinctive placement areas, enhanced surface treatment, or decorative security fencing.

Approval with Site Plan

Outdoor display areas should be included and approved by the City with the site plan approval.

No Outdoor Storage Permitted Other Than as Specified
Outdoor storage within the Commercial land use is prohibited. However, exceptions may be made for accessory uses directly associated with and incidental to the primary use of the site, provided that the storage area occupies less than 10% of the total site or floor area. All outdoor storage should adhere to these limitations to maintain the aesthetic quality and functional integrity of the development.

Shopping Cart Storage Material
Businesses that provide shopping carts for customer use are required to include designated storage areas for carts within the majority of their parking aisles. These designated areas should be strategically placed for customer convenience and safety, ensuring easy access from multiple locations across the parking lot.

To maintain an orderly and aesthetically pleasing parking environment, the use of tubular or flimsy metal holding structures for cart storage is strictly prohibited. Instead, businesses must implement durable, well-constructed enclosures made from high-quality materials such as concrete, stone, or heavy-duty weather-resistant composites. These storage areas should be designed to seamlessly integrate with the overall design and architecture of the parking lot, promoting a cohesive and professional appearance.

Shopping Cart Storage Screening
Outside shopping cart storage areas should be screened through the use of walls and/or raised planters constructed as an element of the building.

Outdoor Storage Restrictions
Other than noted above, no other outdoor storage is permitted in the Commercial Zone.

5.4.4 Walls and Fencing

Walls and fences are generally used for security purposes and to screen areas from public view. Although walls may be necessary, their design should provide variety and visual interest. If there is not a specific purpose for their use, they should not be utilized within the Commercial land use.

Developments within the Commercial land use should utilize the guidelines in Section 5.2.4, *Walls and Fencing*.

5.4.5 Lighting

Accent lighting, including uplighting and downlighting should be incorporated into MBU development to enhance and complement the overall architectural style of the building, and highlight interesting architectural and landscape architectural features. Figure 5.0-26, *Commercial Lighting Example*, provides an example of anticipated lighting within developments. Low wattage down-lighting shall be used on commercial buildings, provided all exterior lighting

complies with Riverside County Ordinance No. 655 regulating light pollution and its detrimental impact on astronomical observation and research. Developments within the Commercial land use should utilize the guidelines in Section 5.2.5 Lighting when designing.

Figure 5.0-26, Commercial Lighting Example

5.4.6 Color Palette

Commercial developments should focus on low-reflectance, subtle, neutral, or earth-tone colors as the predominant facade tones. To ensure a cohesive visual identity within Harvest Landing, projects should use colors that complement one another and create a unified streetscape. Developments within the Commercial land use should utilize the guidelines in Section 5.2.6, *Color Palette*, when designing projects.

5.4.7 Access/Parking

Shared Parking
Shared parking with adjacent neighboring uses is encouraged, provided minimum parking requirements are met and uses have alternating peak hour parking demands. Refer to Section 4.3 Parking in the Harvest Landing Specific Plan as well as Chapter 19.69 of the City of Perris Zoning Ordinance for shared parking standards.

Avoid Long Continuous Drive Aisles
Large parking lots should avoid long, continuous drive aisles to limit the opportunity for high-speed vehicular travel. Where long drive aisles best serve a site, they should utilize curves and stop signs or textured pavement at strategic locations in place of speed bumps.

Screening Parking Lot
Parking lots should be screened from public view through the use of berms, low walls and/or plant materials.

Loading Area Placement
Consideration should be given to the placement of loading areas away from sensitive receptors (schools, residences, hospitals, etc.), public gathering areas or other uses that might be impacted by noise and associated loading activities, as well as locating away from public view. In other cases where placement of loading facilities cannot be accommodated away from these areas, additional setbacks, sound walls, screening or combination thereof may be required.

Walkways through Parking Lots
Pedestrian walkways through commercial development parking lots should be accented with distinctive design features such as, pained crosswalks, raised, colored and/or textured pavement, a widened roadway, or a combination of the preceding.