

## **DRAFT Objective Design Standards**

### **17.XX Objective Design Standards**

Sections:

17.XX.XXX – Purpose and Application

17.XX.XXX – Building and Site Design

17.XX.XXX – Downtown Building Design

17.XX.XXX – Other Design Requirements

### **17.XX.XXX - Purpose and Application**

**A. Purpose.**

**B. Applicability.**

### **C. 17.XX.XXX - Building and Site Design**

A. Applicability. This section shall apply to eligible residential projects (described in Section 17.XX.XXX above) in all zones. Except the Downtown Commercial (C-D) zone. Requirements for the C-D zone are different and provided in Section 17.XX.XX (Downtown Building Design) below. Mixed-use projects shall also comply with Section 17.70.130 (Mixed-Use Development).

B. Building Details.

1. Buildings shall use high-quality exterior wall materials chosen from the list below.
  - a. Smooth stucco finish
  - b. Cut stone
  - c. Rusticated block (cast stone)
  - d. Precast concrete
  - e. Brick veneer
  - f. Ceramic or porcelain tiles
  - g. Fiber Cement board planks, panels, siding, board and bat, etc. (Hardi plank, Hardi panel)
  - h. Corrugated metal (only within Commercial Zones (C-C, C-T, C-S, C-R, M))
  - i. Metal paneling (only within Commercial Zones (C-C, C-T, C-S, C-R, M))
  - j. Corten steel paneling (only within Commercial Zones (C-C, C-T, C-S, C-R, M))
  - k. Wood plastic composite siding
  - l. Wood siding
  - m. Burnished block (only within Commercial Zones (C-C, C-T, C-S, C-R, M))
2. Buildings shall use the same colors, materials, and detailing throughout all elevations. Street facing and the most visible elevations may use more architectural details, but colors and materials shall be the same on all elevations.

3. At least two (2) materials shall be used on any building exterior, in addition to any glazing and railings. Any one material must comprise at least 20% of the building's exterior. Veneers shall turn corners and not expose edges so that finish materials do not appear "thin", as in the example of "brick" veneer applied to a single building face so that it is obviously only 3-inch thick when viewed from the side.
4. Exterior window shutters shall match the size and shape of adjacent window openings.
5. Affordable units and market rate units in the same development shall be constructed of the same materials and details such that the units are not distinguishable from one another.
6. Trim surrounds shall be provided at all exterior window and door openings. In-lieu of exterior window trim, windows can be recessed from wall plane by a minimum of two (2) inches.
7. Structures (including garages and carports) shall not exceed one hundred fifty (150) feet in length.
8. Detached garages and carports shall be designed to include a minimum of two (2) of the following from the main building(s): materials, detailing, roof materials, and colors.
9. Stairs and stair wells that provide primary access to units on upper floors shall be covered and fully integrated into the principal and secondary building façades.
10. Service access to the building for loading and maintenance functions shall not exceed twenty (20) percent of the project frontage on any facing street.

#### C. Roof Designs

1. Roof lines shall be varied to break up the mass of the building. A building with four (4) or more attached residential units or a residential building with a roofline longer than fifty (50) feet shall incorporate changes in roof heights of at least one (1) vertical elevation change of at least two (2) feet.
2. Overhanging eaves shall extend two (2) feet or more past the supporting walls. This requirement does not apply to gable faces.
3. Steeply pitched (45 degrees or more) mansard roofs are prohibited.
4. Roof-mounted equipment shall not be visible from the public right of way and integrated within the architecture of the building.

5. Roof decks shall be prohibited in residential zones (R-1, R-2, R-3, R-4) and the Office (O) zone unless setback 15 feet or more from side and rear property lines and utilize solid walls or barriers at deck edges. All projects that include roof top uses shall comply with Section 17.70.150 (Rooftop Uses).
6. The termination of a parapet shall not be visible from the public right of way or adjacent property. The parapet shall wrap around the entire roof, return at least eight (8) feet around corners, or die into an adjacent, taller wall.
7. Cornices and parapets shall
  - a. Be utilized to conceal flat roofs and screen any roof-mounted mechanical equipment from the public right-of-way and adjacent properties.
  - b. Match the building's primary façade exterior colors and materials.

#### D. Massing/Articulation

1. Blank walls (facades without doors or windows) shall be fifty (50) feet or less in length. Blank walls of any length shall include the use of at least one of the following treatments:
  - a. Utilize at least two (2) different materials.
  - b. Utilize at least two (2) different paint colors.
  - c. Incorporate offsets. Offsets shall vary in depth and/or direction of at least twelve (12) inches, or be a repeated pattern of offsets, recesses, or projections of similar depth along the length of the wall.
  - d. Install landscaping that covers twenty-five (25) percent of the wall within ten (10) years.
2. Buildings shall have massing breaks (offsets, recesses, or projections) at least every fifty (50) feet along street frontage through the use of varying setbacks, building entries and recesses, or structural bays. Offsets, recesses, or projections shall vary in depth and/or direction of at least twelve (12) inches and a minimum width of four (4) feet.
3. Buildings three or more stories shall distinguish the first story from the upper stories by using a minimum of two (2) architectural details (e.g., arches, awnings, transom windows, columns, cornices, lintels, moldings, trellises) for every fifty (50) feet of the first story front elevation.
4. Mixed-use buildings three or more stories shall provide a first story elevation that is distinctive from the upper stories by providing a material change between the ground floor and upper floors along at least seventy-five (75) percent of the first-floor building façade(s) with frontage upon a street.

5. The first floor of a mixed-use project within fifty (50) feet of the street frontage shall be taller than the floors above, with a minimum plate height of ten (10) feet.
6. Buildings three or more stories shall step-back the building mass a minimum of five (5) feet for fifty (50) percent of the building facade above the second story.
7. Every residential building shall incorporate two (2) or more of the following building massing and articulation techniques:
  - a. Vary building height by at least two (2) feet over twenty (20) percent of the main building (as viewed in plan view).
  - b. Vary the geometry or massing of the roof through changes in type, height, pitch, or orientation.
  - c. Use offsets, recesses, (e.g., courtyards, entryways, alcoves, deep door and window recesses) and projections (e.g., stairs, towers, balconies, cantilevers, dormers, bay windows, awnings) to create a sense of depth.
  - d. Provide a minimum two (2) foot roof eave on the front elevation. This requirement does not apply to gable faces.

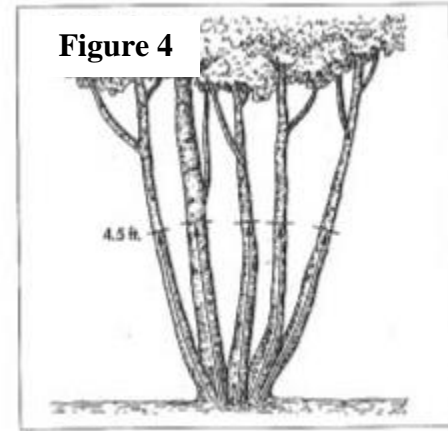
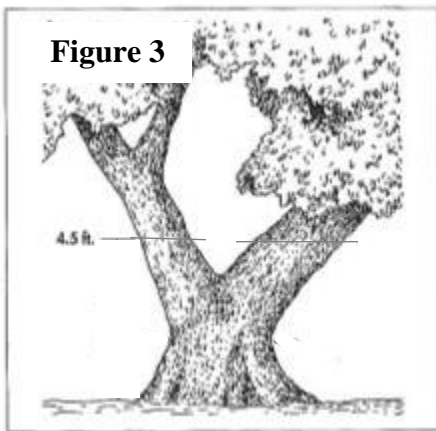
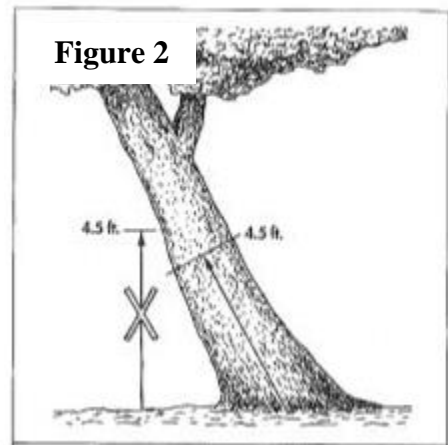
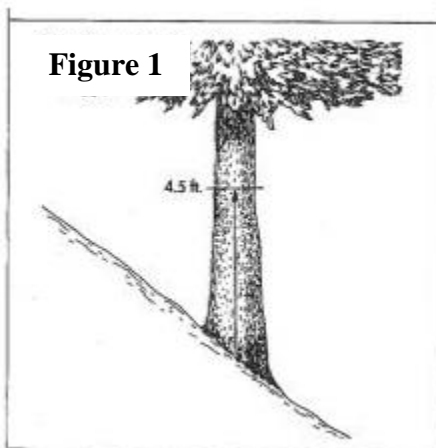
#### E. Common and Private Spaces

1. Residential projects within the R-2, R-3, and R-4 zones shall have a minimum of sixty-five (65) square feet of private outdoor space per each unit or provide a minimum of one hundred (100) square feet per unit to common space. Common space is recreation space provided inside or outside a residential building for the use of all the residents for recreation or social purposes and is readily accessible by all the residents. To qualify as private open space, the space must be private and directly accessible from the unit it serves and must have a minimum dimension in every direction of six (6) feet. To qualify as common space, individual spaces must have a minimum dimension in every direction of ten (10) feet.
2. Residential projects within the O, C-N, C-T C-R, C-C, C-S, and M zones shall provide a minimum of fifty (50) square feet per unit to common space. Common space is recreation space provided inside or outside a residential building for the use of all the residents for recreation or social purposes and is readily accessible by all the residents. To qualify as common space, individual spaces must have a minimum dimension in every direction of ten (10) feet.

#### F. Landscaping.

1. The landscape design plan shall be consistent with Section 17.70.220 (Water-efficient landscape standards), Section 12.38.090 (Landscaping standards), and include the following information:

- a. Location, sizes, and species of all proposed groundcovers, shrubs, and trees with corresponding symbols for each plant material showing their specific locations on plans.
  - b. The location and description (e.g., colors, materials, etc.) of all hardscapes such as decks, patios, walkways or paths, artificial turf or other pervious or non-pervious materials.
2. All required front and street-facing side setbacks, except for areas used for exit, entry, or common outdoor space shall be landscaped. All projects shall landscape at least fifteen (15) percent of the project site. A landscape area is all the planting areas, turf areas, and water features in a landscape design plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, artificial turf, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).
3. Landscaping areas shall consist of a combination of living trees, groundcover, shrubbery, turf, and related natural features such as rock, stone, or bark chips to adequately cover all designated landscaping areas.
4. Landscaping shall be top-dressed with three (3) inches of mulch. Mulch shall be maintained within planted areas and shall not migrate onto hard surfaces, such as sidewalks, patios, and parking lots.
5. Any trees removed from the residential project site shall be replaced on site with a 1:1 replanting. Required street trees may be counted as part of the replacement plantings.
6. Native tree species with a trunk ten (10) inches or larger in diameter or a non-native tree species (excluding blue gum eucalyptus (*Eucalyptus globulus*)) 18 inches or larger in diameter or designated heritage trees (of any size) shall be retained and cannot be removed unless they are an imminent hazard to life or property or are dead, dying, diseased or damaged beyond reclamation (see Section 12.24.030 for definitions of heritage tree, native tree, and non-native tree). Diameter shall be measured as follows:
  - a. If the tree is growing on flat ground, the diameter is measured 4.5 feet from the ground.
  - b. If the tree is growing on a slope, the diameter is measured 4.5 feet above the point halfway between the upper and lower side of the slope. (Figure 1)
  - c. If the tree is leaning, the diameter is measured 4.5 feet above the high point of the trunk and perpendicular to the axis of the trunk. (Figure 2)
  - d. If branches of trees fork below 4.5 feet above the ground or are multi-stemmed (branching at the ground) then each branch/stem diameter is measured individually at 4.5 feet above the ground and summed together for the total diameter. (Figure 3 & 4)



### **17.XX.XXX – Downtown Building Design**

A. Applicability. This section shall apply to eligible residential projects (described in Section 17.XX.XXX above) within the Downtown Commercial (C-D) zone. Mixed-use projects shall also comply with Section 17.70.130 (Mixed-Use Development).

#### **B. Building Details.**

1. Buildings located within the Downtown (C-D zone) shall use high-quality exterior materials chosen from the list below.
  - a. Smooth stucco finish
  - b. Cut stone
  - c. Rusticated block (cast stone)
  - d. Precast concrete
  - e. Face-brick
  - f. Ceramic or porcelain tiles
  - g. Fiber Cement board planks, panels, siding, board and bat, etc. (Hardi plank, Hardi panel)
  - h. Wood plastic composite siding

- i. Wood siding
  - j. Metal paneling
  - k. Corten steel paneling
2. The following exterior finish materials and architectural elements are prohibited:
- a. Mirrored glass and heavily tinted glass
  - b. Windows with false divisions (i.e., a window where the glass continues uninterrupted behind a surface mounted mullion, interior mounted mullions (enclosed in glass), etc.)
  - c. Vinyl and aluminum siding
  - d. Rough “Spanish lace” stucco finish
  - e. Plywood siding
  - f. Corrugated sheet metal
  - g. Corrugated fiberglass
  - h. Split face concrete block
  - i. Exposed concrete block without integral color
  - j. Exposed, untreated precision block walls
  - k. False fronts
  - l. Loading bays facing a street
  - m. Exposed roof drains and downspouts
3. New buildings shall use the same colors, materials, and detailing throughout all elevations. Street facing and the most visible elevations may use more detailed elevations, but colors and materials shall be the same on all elevations.
4. At least two (2) materials shall be used on any building exterior, in addition to any glazing and railings. Any one material must comprise at least 20% of the building’s exterior. Veneers shall turn corners and not expose edges so that finish materials do not appear “thin”, as in the example of “brick” veneer applied to a single building face so that it is obviously only 3-inch thick when viewed from the side.
5. Trim surrounds shall be provided at all exterior window and door openings. In-lieu of exterior window trim, windows can be recessed from wall plane by a minimum of two (2) inches.
6. Barrel-shaped awnings shall be used over arched windows or doorways and square or rectangular awnings shall be used on square or rectangular windows and doorways.
7. Awnings shall not be internally illuminated, shall be at least four (4) feet wide, and awnings on a single building face shall use the same awning design and color on each building floor.
8. Permanent, fixed security grates or grilles in front of windows are prohibited. Any necessary security grilles shall be placed inside, behind the window display area.

9. Storefronts shall be framed by support piers and lintels.
10. Storefronts shall be primarily made of eighty (80) percent or more of clear glass.
11. Doorways shall be recessed.
12. Storefront windows shall use clear glass and sit above a base, commonly called a “bulkhead,” of eighteen (18) to thirty-six (36) inches in height. Bulkheads shall be designed as prominent and visible elements of the building facade and shall include the use of one or more of the following materials: ornamental glazed tile in deep rich hues, either plain or with patterns; dark or light marble panels; or pre-cast concrete.
13. Service access to the building for loading and maintenance functions shall not exceed twenty (20) percent of the project frontage on any facing street.

#### C. Roof Designs

1. Roof lines shall be varied to break up the mass of the building. A building with a roofline longer than fifty (50) feet shall incorporate changes in roof heights of at least one (1) vertical elevation change of at least two (2) feet.
2. Overhanging eaves shall extend two (2) feet or more past the supporting walls. This does not apply to gable faces.
3. Steeply pitched (45 degrees or more) mansard roofs are prohibited.
4. Roof-mounted equipment shall not be visible from the public right of way and integrated within the architecture of the building.
5. The termination of a parapet shall not be visible from the public right of way or adjacent property. The parapet shall wrap around the entire roof, return at least eight (8) feet around corners, or die into an adjacent, taller wall.
6. Cornices and parapets shall:
  - a. Be utilized to conceal flat roofs and screen any roof-mounted mechanical equipment from the public right-of-way and adjacent properties.
  - b. Match the building’s primary façade exterior colors and materials.
7. Rooflines shall be vertically articulated at least every fifty (50) feet along the street frontage, using two of the following architectural elements: parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.



#### D. Massing/Articulation

1. Buildings shall be designed to reduce apparent mass by dividing façades into a series of smaller components. Components shall be distinguished from one another through two (2) or more of the following:
  - a. Variations in the geometry or massing of the roof or variations in roof height of two (2) feet or more.
  - b. Changes in wall plane of one (1) foot or more.
  - c. Changes in texture, material, or surface colors.
  - d. Provide a minimum two (2) foot eave on the front elevation. This requirement does not apply to gable faces.
2. Buildings shall have massing breaks (offsets, recesses, or projections) at least every fifty (50) feet along street frontage through the use of varying setbacks, building entries and recesses, or structural bays. Offsets, recesses, or projections shall vary in depth and/or direction of at least twelve (12) inches and a minimum width of four (4) feet.
3. The first floor of a mixed-use project within fifty (50) feet of the street frontage shall be taller than the floors above, with a minimum plate height of ten (10) feet.
4. Buildings shall include horizontal lines that match established horizontal lines of adjacent buildings.
5. Buildings in the downtown shall provide 80% of the building facade located at the back of the sidewalk unless space between the building and sidewalk is a part of a pedestrian feature such as plazas, courtyards, or outdoor eating areas.

#### **17.XX.XXX – Other Design Details**

A. Applicability. This section shall apply to eligible residential projects in all zones, including the Downtown Commercial (C-D) zone.

#### B. Parking Areas

1. Parking areas shall be designed consistent with Chapter 12.38 (Parking and Driveway standards).
2. When parking lots are proposed along street frontages, they shall be screened by a wall, fence, hedge or raised planter. The chosen screening material shall be a minimum height of three (3) feet and consistent with Section 17.70.070 (Fence, Walls, and Hedges). A fence or wall shall include a minimum three-foot-wide landscaped area between the wall or fence and the street or sidewalk. The hedge and planter shall have a planting area width of three (3) feet. Screening provided near a driveway shall have a maximum height of 2.5 feet and screening at roadway intersections shall comply with Section 17.70.210 (Vision Clearance Triangle at Intersections).

3. Parking lots shall be planted with shade trees. A minimum of one twenty-four (24) inch box specimen tree, shall be required for every ten (10) parking spaces, or portion thereof, planted in structural soil, and shall be located uniformly throughout the parking area, excluding parking areas covered by solar panels. Tree species shall include any of the following:
  - a. *Acer rubrum* (Red Maple)
  - b. *Ginkgo biloba* ('Fairmont' Ginkgo)
  - c. *Platanus racemosa* (California Sycamore)
  - d. *Platanus x acerifolia* (London Plane)
  - e. *Platanus occidentalis* (American Sycamore)
  - f. *Quercus agrifolia* (Coast Live Oak)
  - g. *Tilia cordata* (Littleleaf Linden)
  - h. *Ulmus parvifolia* ('Drake' Chinese Elm)
  - i. *Ulmus americana* (American Elm)
  - j. *Zelkova serrata* (Zelkova 'Green Vase')

#### C. Bicycle Parking Areas

1. Long term bicycle parking spaces shall be enclosed, lockable, and located within the residential building on the first floor unless the building includes elevator access to the upper floors.
2. Long term bicycle parking spaces shall provide a minimum of one (1) outlet and an additional outlet per ten (10) bicycle parking spaces for charging electric bicycles.
3. Long term bicycle parking racks shall be designed to allow the user to lock the bicycle to the rack and keep at least one bicycle wheel on the ground or provide a means for the user to roll the bicycle onto a rack and lift it up to a second level (example: the Two-Tier Double Docker Bike Rack by Ground Control Systems).

#### D. Pedestrian Access

1. A system of pedestrian walkways shall connect all buildings on a site to each other, to onsite automobile and bicycle parking areas, and to any onsite open space areas or pedestrian amenities.
2. An onsite walkway shall connect the principal building entry or entries to a public sidewalk on each street frontage.

#### E. Lighting

1. Project exterior and parking lot lighting shall comply with Section 17.70.100 (Lighting and Night Sky Preservation).

#### F. Fencing

1. Any proposed fencing shall be consistent with Section 17.70.070 (Fence, Walls, and Hedges).
2. Chain link fencing is not allowed.

#### G. Trash

1. Trash enclosures shall accommodate for three (3) waste streams: trash, recycling, and organics and shall be designed consistent with Section 17.70.200.
2. Trash enclosures shall be designed to include accent materials and colors that match the main residential building(s).
3. Designs of trash enclosures shall comply with the City's engineering standards.

#### H. Miscellaneous

1. All mechanical and electrical equipment shall be located internally within the proposed buildings. If equipment cannot be located internally due to code requirements, it shall be screened with walls, fencing, or landscaping or a combination these methods consistent with other City standards.
2. Any required backflow preventer and double-check assembly shall be located inside the building within twenty (20) feet of the front property line. Where this is not possible, due to code requirements, the backflow preventer and double-check assembly shall be located in the street yard and screened using a combination of paint color, landscaping and a low wall or fence.
3. Fire Department equipment required to be accessible by an exterior door shall be integrated into the exterior building design by using the same materials and colors.