

Adopted April 21, 2021 (Resolution No. #####)

Objective Design Standards	
Site Design	
Setbacks	Buildings shall comply with the setbacks established in the Zoning Ordinance or the applicable specific plan, whichever is more restrictive.
	When not already established by a specific plan or other applicable standards, the minimum landscape setback shall be 20 feet, measured from the ultimate back of curb.
Building Orientation	Residential projects located adjacent to or across the street from other street facing residential developments shall orient the buildings to the street with individual entries, patio areas, and landscaping facing the street.
	Parking lot areas and carports/garages shall not be located along residential neighborhood street frontages or common property lines adjacent to other residential neighborhoods.
	Common recreational areas, such as tot lots and swimming pools, shall not be located adjacent to any private residential outdoor spaces (e.g. backyards) on adjacent residential properties. These recreational areas shall be setback a minimum of 20 feet from the shared property line.
	For projects adjacent to open space, parks, or other common use gathering spaces, each residential unit along the building side adjacent to the public space shall have at a minimum one window facing the public space.
Fencing/walls	Projects abutting single-family residential zoned properties, or where required for sound per the applicable specific plan, shall provide a masonry block wall along the shared project boundary except at pedestrian access points. Walls shall be split face or stucco covered with integral color matching the façade.
	Fencing and wall height and location shall comply with the Zoning Ordinance fence regulations.
	Fencing proposed along open space shall be an open type wrought iron material, to allow views of the open space, and shall include access and access control per the Specific Plan and Development Agreement.
Grading	Grading plans shall comply with the City's Improvement Standards.
	Natural topography shall be integrated into the site design to minimize the use of retaining walls. Retaining walls shall not exceed six feet in height.
	Retaining walls greater than four feet in height, when measured from finished grade, shall be set back from property frontages and public

	sidewalks to allow a minimum of six feet of landscaping in front of the wall.
	Adjacent to open spaces or parks, grading shall be fully contained within the property lines and increased run-off due to new development shall be collected before draining into these spaces and/or directed toward the street's drainage system.
	Grading around native oak trees shall comply with the regulations of the Tree Preservation Ordinance (RMC, Chapter 19.66).
	Removal of native oak trees shall comply with requirements of the Tree Preservation Ordinance (RMC, Chapter 19.66).
Parking	Parking shall be provided consistent with the Zoning Ordinance parking standards (RMC, Chapter 19.26) unless the project is eligible for a less restrictive parking requirement in accordance with California State law.
Utilities	Trash enclosure location, dimensions, and design shall comply with current City standards.
	A minimum three-foot landscape buffer shall be provided on all non-accessible sides of trash enclosures.
	Air conditioning units, electrical meter boxes, and other private utilities shall be screened from public view via landscaping, low walls, roof parapets or a combination of the same. Such utilities shall not be located along the front or street-facing façade.
Circulation	When not already existing, frontage improvements (i.e. sidewalks, curb, gutter, street improvements, transit turnout, pad and shelter, etc.) shall be installed along the project frontages, consistent with the applicable specific plan or City Improvement Standards.
	Driveways shall be installed per City standards.
	Site circulation shall accommodate a dial-a-ride pick-up with visible covered bench. The bench may be located within a common area (i.e. lobby space) of the building provided the bench is visible from the dial-a-ride pick-up area.
	Site circulation shall allow for and facilitate emergency access to the site and all buildings, and shall comply with the Fire Department standards and Refuse Division standards.
	All pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the American's with Disabilities Act (ADA), California Building Standards Code Title 24 and the City's Improvement Standards.
	A continuous minimum five-foot-wide pedestrian path shall connect the public building entrance to the public sidewalk.
Architecture	
Wall and roof forms	Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.

	Buildings shall have massing breaks at least every 50 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Massing breaks shall be a minimum of 12 inches deep and four feet wide and extend the full height of the building.
Building Colors & Materials	A minimum of three colors and/or materials shall be applied on all elevations.
	A high quality/durable material, such as stone or brick, that is different from the primary façade material, shall be applied to the base of the building (minimum four feet tall) for at least 30% of the length of each façade on all public street and public facing facades.
	All windows, doors, and other wall openings shall be trimmed consistent with the architectural style.
	Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.
Lighting	All lighting sources shall have cut off lenses and shall be located so there is no light spillage onto adjacent properties.
	Streets, entry drives, drive aisles, and parking areas shall have a minimum illumination level of 1.0 footcandle at the pavement surface.
	Pedestrian walks shall have minimum maintained illumination levels of 0.5 footcandles at the walking surface.
Porches, balconies, and outdoor space	For porches located on the ground floor, clear definition of the semi-private space shall be maintained from the public space through the use of low walls and/or evergreen landscaping. Porches located within 10 feet of a public sidewalk shall be elevated a minimum of two feet from the adjacent public sidewalk.
	<p>A minimum of 40 square feet of private outdoor space per residential unit shall be provided directly adjacent to the unit. For the purposes of this standard, private outdoor space is defined as outdoor space that is usable and accessible only to the building residents and their visitors, but not to the general public. Private outdoor space can be provided by porches and balconies with a minimum depth of six feet. Alternatively, common outdoor space can be substituted for private outdoor space when the following standards are met:</p> <ul style="list-style-type: none"> • The square footage of the common area is equivalent to the combined square footage required for each residential unit; • The common outdoor space is only available for use by the residents and their guests; and • The common outdoor space provides amenities such as a BBQ and gathering space.
Landscaping	
General	Landscape plans shall be prepared by a licensed landscape architect and shall be prepared in accordance with the City’s Water Efficient Landscape Requirements.

	Where private landscape spaces are adjacent to city-maintained streetscape landscaping, a mowband delineation is required to distinguish between private and public landscaping.
Shading/Trees	Parking areas shall be a minimum of 50% shaded by trees or other permanent structures that comply with the development regulations. Tree shade is as measured at 15-year maturity based on the tree species and mid-summer sun angle conditions. The shade values for various tree species are located in the various Specific Plan landscape guidelines. Shade calculations shall be made in accordance with the Parking Lot Shade Diagram in Appendix C of the Community Design Guidelines.
	Trees shall be a minimum of fifteen gallon size. It is recommended that larger sized trees be incorporated for accent or activity areas.
	The following minimum planter widths (measured inside curbs) shall be provided: <ul style="list-style-type: none"> • Eight feet for large canopy trees; • Six feet for medium canopy trees; and • Four feet for small canopy trees.
Other plantings	Shrubs and screen plantings shall be a minimum of five gallon in size in order to provide immediate effectiveness. Shrub ground covers may be specified in either flats or one gallon sizes.
Other	
	Projects shall comply with all applicable mitigation measures in the applicable environmental document and applicable development agreement.