

RESOLUTION PC NO. 2025 - _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA RECOMMENDING, PURSUANT TO AN EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTIONS 15060(C), 15061(B)(3), AND SECTION 15378, THAT THE FONTANA CITY COUNCIL ADOPT AN ORDINANCE APPROVING AN AMENDMENT TO CHAPTER 30 OF THE FONTANA MUNICIPAL CODE (ZONING AND DEVELOPMENT CODE) TO INCLUDE OBJECTIVE DESIGN STANDARDS FOR CERTAIN DEVELOPMENTS UTILIZING STREAMLINED MINISTERIAL REVIEW

WHEREAS, pursuant to Government Code Section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

WHEREAS, Government Code sections 50022.1 to 50022.10 authorize a city to codify and recodify its ordinances; and

WHEREAS, through Municipal Code Amendment (“MCA”) No. 25-005, the City of Fontana (“City”) desires to restate without substantive revision, amend and recodify certain ordinances codified in the Fontana Municipal Code (“FMC”); and

WHEREAS, the General Plan includes policies and actions calling for numerous updates to the FMC; and

WHEREAS, Article V – Division 8. – Residential Planned Communities. is amended to become Article V – Division 8. – Objective Design Standards and to include objective design standards for residential and mixed-use development projects subject to streamlined, ministerial review pursuant to State law; and

WHEREAS, Article V – Division 9. – Residential Planned Communities is created; and

WHEREAS, the Planning Commission recommends that the Fontana City Council (“City Council”) determine that the amendments qualify for an exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA. Furthermore, the Planning Commission recommends that City Council finds that the amendments are nonetheless exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

WHEREAS, on June 24, 2025, the Adjourned Regular Planning Commission carefully considered all information pertaining to the municipal code amendments, including the staff report, and all the information, evidence, and testimony presented at its public hearing on June 24, 2025; and

WHEREAS, the amendments are consistent and compatible with the General Plan and that the updates are in line with goals, policies and objectives of the City; the Housing Element policies and the Zoning and Development Code; and

WHEREAS, the amendments will be in conformity with appropriate land use practices and will establish appropriate development standards for the land use designations; and

WHEREAS, the amendments to the FMC that are attached hereto as Exhibit “A” and incorporated herein by this reference will not be detrimental to the public health, safety, and general welfare, and will not adversely affect the orderly development of property, and will better express the City’s policies, and generally promote good land use planning and regulation; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are true, correct and incorporated herein by reference.

Section 2. CEQA. The Planning Commission hereby recommends that the City Council determine that this ordinance qualifies for a categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and 15378 and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA, that this Ordinance is nonetheless exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; therefore, a Notice of Exemption has been prepared.

Section 3. Municipal Code Amendment. The Planning Commission hereby makes the following finding for MCA No. 25-005 in accordance with Section 30-45(b) “Hearing-Planning Commission” development code amendments of the Fontana Zoning and Development Code:

Finding: **The proposal substantially promotes the goals of the City’s general plan.**

Finding of Fact: The proposed Municipal Code Amendments will clarify and streamline the City’s development requirements and processes and facilitate housing and civic and commercial development. As such, they promote the General Plan goals of adequate housing to meet the needs of all residents in Fontana and promoting a diversified economy.

Section 4. Recommendation of Approval. Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt an ordinance approving MCA No. 25-005 to amend Chapter 30 of the City Code as indicated in Exhibit “A” which is attached hereto and incorporated herein by reference.

Section 5. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at

the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 6. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 8. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect any other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

APPROVED AND ADOPTED by the Planning Commission of the City of Fontana, California, at a Adjourned Regular meeting held on this 24th day of June 2025.

City of Fontana

Idilio Sanchez, Chairperson

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at an adjourned regular meeting thereof, held on the 24th day of June, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joseph Armendarez, Secretary

“EXHIBIT A”

AMENDMENT TO FONTANA MUNICIPAL CODE CHAPTER 30

Section to be added after Sec. 30-477. – Building design.

Sec. 30-477.1 – Objective Design Standards.

(1) *Key Terms.*

Accent Window. A window with unique or decorative shape, design or size that is used to add visual interest to a building. Examples of features of accent windows are arched tops, octagonal shapes, or intricate grid patterns.

Alley. A narrow, low-capacity thoroughfare with one shared lane and no parking lanes which provides secondary access to all lots within a block. Driveways, parking aisles and fire lanes are not alleys.

Arbor (entrance arbor). A wooden structure that is intended to define an entrance into an on-site outdoor space, such as a front yard or parking lot.

Arcade. A facade with a ground floor colonnade supporting the upper stories of the building, intended to provide shade, glare control, and weather protection.

Bay. A facade division comprised of groupings of vertically aligned facade elements, such as shopfronts, windows, awnings, and wall materials that are stacked 1 above the other. Bays can be differentiated from 1 another by changes in material, color, and/or use of architectural elements such as pilasters.

Bay Window. A window or series of windows projecting from the exterior wall of a building and forming an extension, or bay, of the room. Subject to the requirements of the regulating zone, bay windows may encroach into the setback or public right-of-way.

Block. An aggregation of Lots, Passages, Carless Streets, and driveways which are bound on all sides by Streets. Block dimensions are measured along private Street Rights-of-way.

Building Base. The lowermost portion of a building facade that is distinctly differentiated from upper floors or upper wall surfaces. The base of mixed-use buildings consists of the ground floor or, for taller buildings, an ensemble of the first 2 floors. The base of multi-family or office buildings can consist of the entire ground floor, or a low band (three to 4 feet high) comprised of different materials or colors than upper wall surfaces.

Building Length. The length of the building as measured parallel to the front property line.

Community recreation space. Public gathering spaces, such as: plazas, outdoor dining areas, squares, pocket parks, or other community areas for the use of all residents and the business patrons and tenants.

Community recreation space. Gathering spaces, such as: play areas, pool areas, patios, rooftop decks, or other community areas for the use of all residents.

Court. A semi-public, shared open space within a lot, for use by more than 1 resident or commercial tenant. Courts generally provide visitor access from the street to dwellings, retail, or office spaces, and/or buildings within the lot that lack direct access from the street. The degree of enclosure or openness of the court may vary, as per the requirements of each zone and the design intent of the project designer.

Drive Aisle. A vehicular lane within a parking lot that provides access to the individual parking spaces.

Driveway. A vehicular lane within a lot that leads to onsite parking.

Encroachment. Structure extending into a required setback area.

Façade. Exterior wall of a building adjacent to a street or public open space.

Façade articulation. The division of a building façade into distinct sections; including the materials, patterns, textures, and colors that add visual interest to a building or façade.

Facade Increment. Visually distinguished complete facade composition.

Fenestration. The design, construction, and presence of any openings in a building, such as: windows, doors, vents, wall panels, skylights, curtain walls, and louvers.

Fire Lane. On-site right of way for emergency vehicle access.

Forecourt. Open space extension into a lot, defined by building faces.

Frontage, Private. Building facade and area between it and property line along a street.

Frontage, Public. Area between street-adjacent property line and the first travel lane.

Gallery. Ground-floor colonnade providing shade, glare control, and weather protection.

Green. Publicly accessible open space at the intersection of streets, landscaped for recreation.

Ground Floor. Building floor nearest to the existing grade around the building.

Height, Building. Height measured from finished grade at any property line along the street.

Horizontal Massing. The horizontal arrangement of spaces with a particular pattern or leaving clearance between spaces.

Increment (Massing). Segment of a building facade divided into visually discrete compositions.

Landscaping. An area devoted to plantings, lawn, ground cover, gardens, trees, shrubs, and other plant materials, excluding driveways, parking, loading, or storage areas.

Lot. Portion of land for allowed development, synonymous with "property" or "design site."

Lot Line. Front, side, or rear boundary of a lot, synonymous with property line.

Multi-family use. The use of a site for three or more dwelling units on the same site.

Objective Design Standards. Development regulations that are measurable, verifiable, and knowable to all parties prior to submittal of a qualifying project. A planning review process based on objective design standards involves streamlined ministerial review with no personal or subjective judgement by a public official.

Passage. A pathway designed for pedestrians on a property, like a Paseo, but may not extend through an entire block.

Parking Court. A public space between buildings designed for surface parking.

Pergola. A wooden structure intended to provide shade or define an entrance into an on-site outdoor space.

Pier, Shopfront. The vertical elements on either side of a shopfront bay.

Place Types. A classification of urban environments based on streetscape and building character, including attributes such as building placement, height, frontage, land use, density, and streetscape design.

Plaza. An open space at the intersection of important streets for civic and commercial activities. Sizes range from one-half (1/2) acre to 2 acres, defined by surrounding buildings and typically paved with arranged shade trees. Amenities may include fountains and food kiosks.

Primary Access. The principal means of approaching and entering a building or property.

Primary Building. A building within which the principal or main use on a lot or parcel is conducted. Where a permissible use involves more than one building designed or used for the primary purpose on the subject property, each such building on the parcel shall be construed as constituting a primary building.

Primary Entrances. Typically referring to front doors, including direct access into a ground floor residential unit, nonresidential space, common lobby, or zaguan leading to a court.

Private Recreation Space (Ground Level). An outdoor enclosed patio or deck accessible from a single dwelling unit.

Private Recreation Space (Above Ground Level). An outdoor balcony, terrace, or rooftop deck, accessible from a single dwelling unit.

Privacy Windows. Windows that are either opaque and unopenable or start at minimum 6 feet from the floor.

Public Open Space. Off-street outdoor space owned by the city for public use or on a private parcel adjacent to a right of way, functioning as a public space.

Publicly Accessible. Open spaces or streets open/available to the public, whether publicly or privately owned.

Residential Mixed-Use. A development project where a variety of uses such as office, commercial, and institutional, are combined with residential use(s) in a single building or on a single site in an integrated project. Two thirds of the project square footage must be residential uses.

Shopfront. A ground-floor frontage assembly with large transparent windows, a conspicuous entrance leading directly into the unit, spatially defined by vertical elements called piers.

Side, Lot Line. Any property line shared with a neighboring property when there is no public open space between them.

Side Yard. The portion of a parcel extending from the front property line to the rear property line and between the side property line and the closest side of the principal building. It may also be designed as open space.

Story Height. The vertical distance from floor to ceiling, measured from the top of the floor finish to the bottom of the ceiling joists for the topmost story.

Street. A right-of-way defined as a street, excluding paseos, driveways, parking aisles, fire lanes, and alleys.

Street, Front. The side of the lot adjacent to a street, a property may have multiple fronts.

Street, Side. (Applicable only to corner lots) The side of the lot adjacent to a street or public open space that is not considered the front.

Transitional and Supportive Housing. A type of housing used to facilitate the movement of people experiencing homelessness into permanent housing and independent living.

Trellis. A wood or metal frame supporting thin overhead wooden or metal strip providing shade and supporting climbing plants. It may be freestanding.

(2) *Objective Design Standard Applicability.*

- a. In addition to any objective development standards that are imposed by the underlying zoning or specific plan, the standards in the Objective Design Standards (ODS) document apply to housing developments that are required to be reviewed ministerially. Design standards regulate the intensity, style, size, and orientation of development. Objective design standards are quantifiable, verifiable, and measurable, offering a predictable and fair process for housing approvals.

The ODS apply to residential and mixed-use development projects that must be reviewed ministerially. Residential and mixed-use development projects that are not required to be reviewed ministerially are not subject to the ODS; they are only subject to the standards in the zoning district or specific plan.

(3) *Objective Design Standards Structure.* The Objective Design Standards include Building Types, Multi-Family and Mixed-Use Design Standards (by building type), Materials and Detailing and Architectural Standards.

(4) *Architectural Standards.* Architectural Style for Residential and Mixed-Use Developments

Residential and mixed-use developments utilizing ministerial review and processing via various state laws shall be designed to meet and exemplify the Mission – Spanish Revival or Craftsman architectural style. Development projects not designed to the Mission – Spanish Revival or Craftsman architectural style shall be reviewed and approved by the procedures outlined in Article II – Administration of the Zoning and Development Code.

In addition to meeting all design standards for the selected architectural style, development projects wish to utilize ministerial review and processing is required to comply with Section 3 – Residential and Mixed-Use Standards.

a. Mission - Spanish Revival Architectural Style

Derived from Spanish/Mediterranean and early Californian influences, this style emerged in the late 19th and early 20th centuries. It projects a visually rich environment with allusions to regional history. Generally, Spanish Revival buildings are asymmetrically arranged. The style features low-pitched roofs with little or no overhang covered with S-type clay red roofing tiles. These houses were almost always wood frame with stucco siding. The use of the arch was common, especially above doors, porch entries, and main windows.



1. Form and Massing (apply all)

Façade Design Elements
Asymmetrical façade/elevations
A minimum of 50% of the units shall have balconies or window treatments (such as shutters or awnings)
Entrances recessed a minimum of 12 inches
<i>Additional details for projects either over four stories, vertical mixed-use or with more than 15 buildings (apply two of the following required):</i>
Include two add-on projections such as verandas, arcades, balconies, or exterior stairs
The ends of building massing shall be stepped down.
One focal point, such as a courtyard, tower or fountain.

2. Roof (apply all)

Roof Design Elements
Low-pitched (4:12 maximum) cross- or side-gabled roofs.
Three or more roof planes
Fired, clay tile roofs. Tile types include both Spanish (S-shaped) and Mission (half-cylinder).
Hipped roofs shall only be used in combination with gables or on a tower element.
Shed roofs shall only be used in conjunction with verandas.
When a flat roof is used, it shall be screened by a parapet that is an extension of the wall plan or by a modified Mansard roof.

3. Materials and Colors (apply all)

Material and Color Design Elements
Roof tiles shall use terracotta, brown earth tones, or rustic red color palettes.
White, cream or tan stucco wall with smooth (20/30 finish) textured finish (i.e. hand troweled).
Wood shall be used as secondary wall material for the following (and similar elements): posts and exposed beams, railing, spindles and grille work, and shutters, window frames, and doors.
If windows have shutters, the shutters' color shall match the accent color that is used for doors or decorative trim.
A minimum of one wrought-iron element (such as railings, hardware, and gates) shall be used.

4. Doors and Windows (apply all)

Door and Window Design Elements
Accent windows shall be a minimum of 20% of the total windows.
The primary façade shall include a minimum of three arched element.
All entrance-door surrounds shall be banded with ceramic tile, molded plaster, or painted accents.
All casement windows and double-hung windows shall have wood frames.
50% of the windows shall have window muntins.

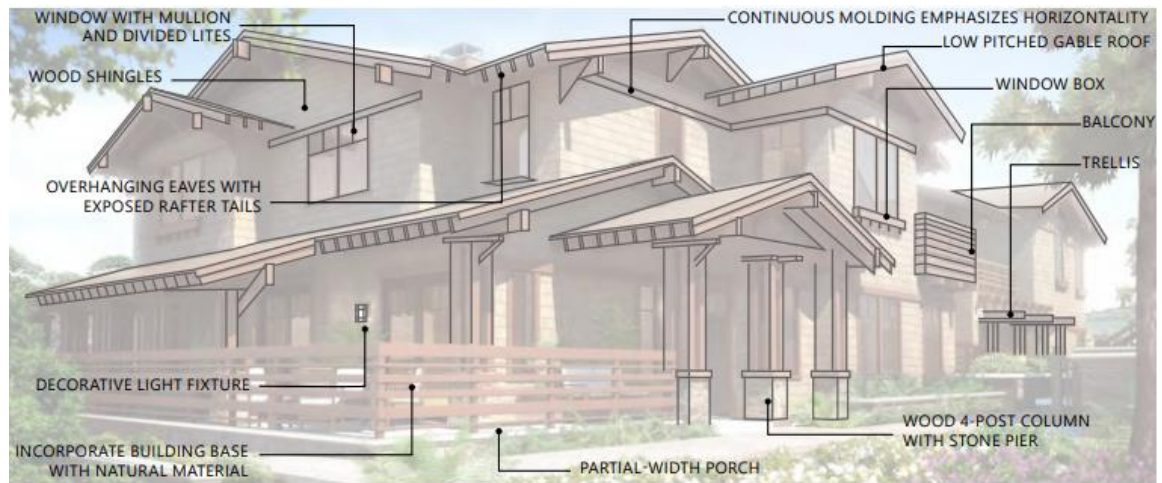
5. Decorative Details

Decorative Detail Elements
All residential projects shall provide a minimum of four of the following and Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide a minimum of six of the following:
Entry/front porch or patio.
Decorative tiles used as an accent.
Clay tile vents.
Wrought-iron balcony railings or support brackets.
All dark-metal light fixture and hardwires.
Paired wood (or wood simulated) garage doors with exterior iron hardware.
Verandas, pergolas, or arcades on primary façade.
Exterior stairs.
Awnings with metal spear supports.



b. Craftsman Architectural Style

The Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. This style is used to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation, and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets, and fasteners, full- or partial-width porches, and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often used to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.



1. Form and Massing (apply all)

Façade Design Elements
Asymmetrical façade/elevations.
Three or more roof plans on the primary façade.
Front-facing gable roofs.
At least 30 percent of the street-facing units shall have balconies or porches.
Primary walls shall have two to three materials/colors, with no more than 90 percent of the total wall surface in one material/color.

2. Roof (apply all)

Roof Element
Low- to moderate pitched gable or hipped roofs (typically from 6:12 to 8:12).
Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams.
Brackets or knee braces at gabled ends.
Use of wood or asphalt shingles (or fiber cement imitation or imitation synthetic asphalt shingles).

3. Materials and Colors (apply all)

Materials and Color Elements
Brick, stone, and concrete blocks are the most common materials used in the base.
Primary walls shall show no more than two materials along any vertical section of the building, with no more than 90 percent of the total wall surface in one material.
Primary wall materials shall include dark-color wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks.
Use of dark, neutral, earth-toned color palette, such as browns and greens.

Lighter paint palettes may also be appropriate, particularly for details (columns, rafter tails).

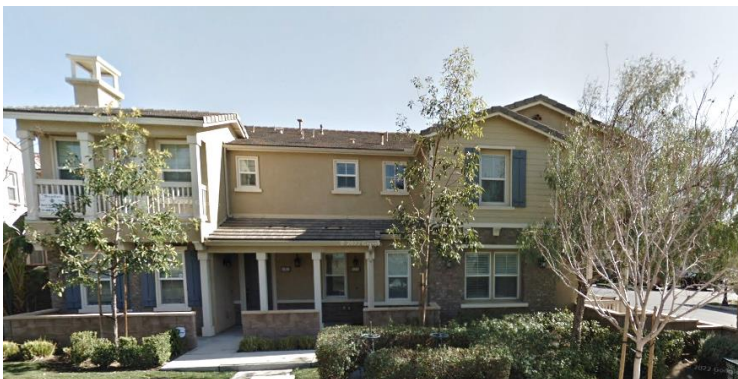
The primary façade shall have at least three paint colors: one for cladding, one for trim, and one or two for accents such as windows and decorative details.

4. Doors and Windows (apply all)

Door and Window Elements
Fifty percent of the windows shall have muntins.
At least two types/shapes of windows shall be used.
Utilize flat wood trims (typically 4 ½ inches of 5 ½ inches wide) around the primary windows and entry doors.
Window and door trim color shall contrast with color of walls.
Entry doors and garage doors have glass panels.

5. Decorative Details

Decorative Details Elements
All residential projects shall provide a minimum of four of the following and Residential projects four stories and taller, mixed-use projects, or projects with more than 15 buildings shall provide a minimum of six of the following:
Stone pier and battered wood support.
Exposed rafter tails and knee-brace brackets.
Dormers on the front façade.
Second-story balcony.
Decorative attic/gable vent.
Light fixtures shall be box-shaped, with metal frame and geometric pattern.
Chimneys are visible at the exterior and arranged on a side elevation.
Stained-glass or transom windows.
Covered front porches with tapered pillars.
Ground-level windows with muntins.





(5) *Residential and Mixed-Use Design Standards.*

- a. Building Types/Massing Forms. Each development project shall identify the suitable building type for the project based on its density, including:
 1. Urban (applies to multi-family and mixed-use development projects with 25 dwelling units per acre or more). Projects less than one acre in size but exceeding 25 dwelling units per acre can use neighborhood form in lieu of the urban massing form.
 2. Neighborhood (applies to multi-family development projects with fewer than 25 dwelling units per acre that include buildings with greater than five units)
 3. House-Form (applies to multi-family development projects with fewer than 25 dwelling units per acre that include buildings with five or fewer units)

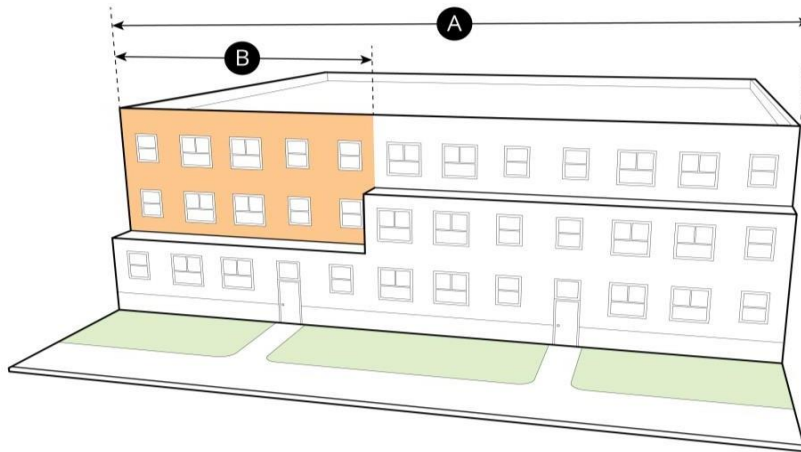
Each development project shall adhere to the massing and façade design standards for the identified building type.

b. Urban Building Type - Massing and Façade Design Standards

1. Massing and Scale

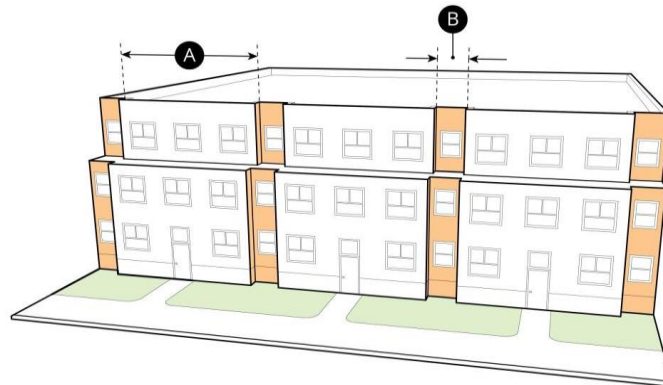
- A. Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.
- B. Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a minimum of three of the following solutions (a-e) along the combined façade area of all primary buildings facing the street:
 - (a) A minimum of 40% of the upper floor façade length shall step back

from the plane of the ground-floor façade by at least five feet;



- Ⓐ Total street-facing façade length
- Ⓑ Minimum five-foot upper floor setback for 40 percent of façade length

- (b) Changes in the façade plane with a minimum change in width and depth of two feet along the façade at intervals of no more than every 30 feet;



- Ⓐ Maximum 30-foot façade interval
- Ⓑ Minimum two-foot change in depth for a minimum length of two-feet

- (c) Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet (minimum dimension in any direction of three feet). Where an awning or entry covering is provided, it can extend beyond the wall plane;



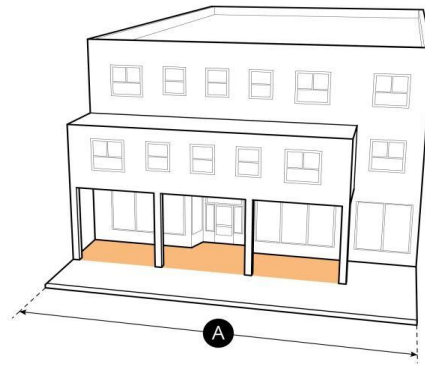
■ Recessed entries, 24 square-foot minimum

- (d) An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet. For a façade 50 feet or greater, the arcade must be a minimum length of 65 percent of the full building façade; for a façade less than 50 feet, the arcade must be a minimum of 80 percent of the length of the full building façade.



Ⓐ Total façade length 50 feet or greater.

■ Walkway sheltered by a ground floor arcade with a minimum eight-foot depth on a minimum of 65 percent of the street-facing façade.



- A** Total façade length less than 50 feet
- Walkway sheltered by a ground floor arcade with a minimum eight-foot depth on a minimum of 80 percent of the street-facing façade.

- (e) Ground floor open area abutting street-facing façade with a minimum area of 60 square feet (minimum dimension in any direction of five feet); or



- Ground floor open area with a minimum of 60 square feet

2. Parking Structure Design.

- A. The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be fenestrated on a minimum of 40% of the façade.
- B. Façade openings on upper levels of a parking structure shall be screened at a minimum 10% and up to 30% of the opening to prevent full

transparency into the structure.

- C. Parking structures facing a street and that are greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25% of the façade length. The façade articulation shall be implemented by one of the following solutions:

- (a) An offset of the façade plane with a depth of at least 18 inches for a minimum of eight feet in horizontal length; or
- (b) A different building material covering the entire façade articulation.

3. Roof Design

- A. At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using a minimum of one of the following strategies:

- (a) Gables;
- (b) Building projection with a depth of a minimum of two feet;
- (c) Change in façade or roof height of a minimum of two feet;
- (d) Change in roof pitch or form; or
- (e) Inclusion of parapets and/or varying cornices.

- B. Skylights shall have a flat profile rather than domed.

- C. Carport, detached garage and other accessory building roof materials shall be the same as the roof materials of the primary building.

4. Façade Design and Articulation

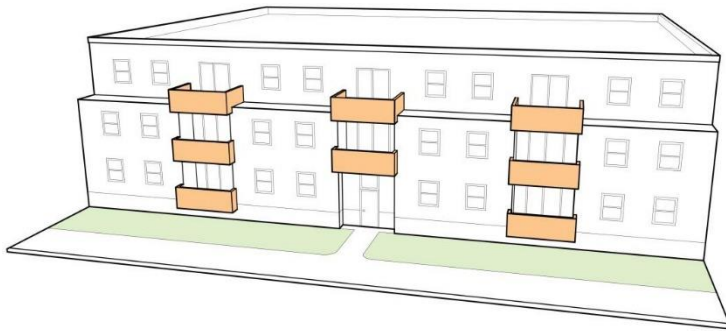
- A. Buildings greater than two stories shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using a **minimum of two** of the following solutions:

- (a) Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;



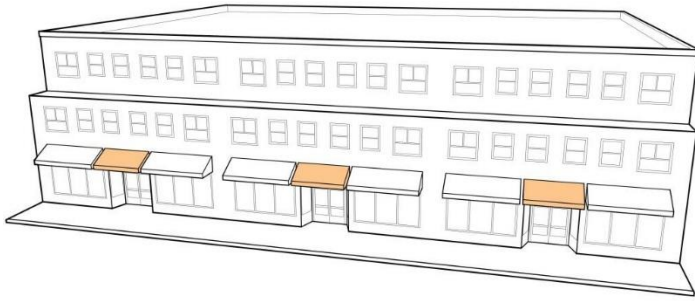
- Changes in street-facing façade plane for a minimum of 60 percent of the full façade length that protrude or recess with a minimum dimension of two feet


- (b) Balconies or habitable projections (pop outs) with a minimum depth of two feet for a minimum of 20% length of the street-facing façade;



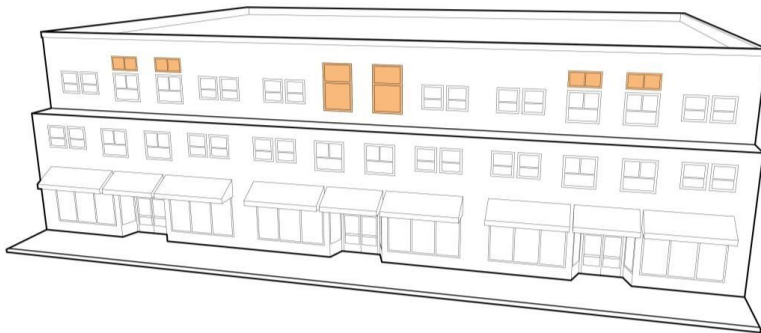
- Balconies or habitable projections with a minimum depth of two feet for a minimum 20 percent length of the façade


- (c) Variation in façade articulation, using shade and weather protection components (such as awnings), projecting a minimum of three feet for a minimum of 20% length from the street-facing façade;




 Shade or weather protection with a minimum three-foot projection from façade plane

- (d) The upper floor shall implement a façade height that is a minimum of two feet greater than the façade height of the floor immediately below. The greater façade height shall be made evident by taller windows or arrangement of combined windows.



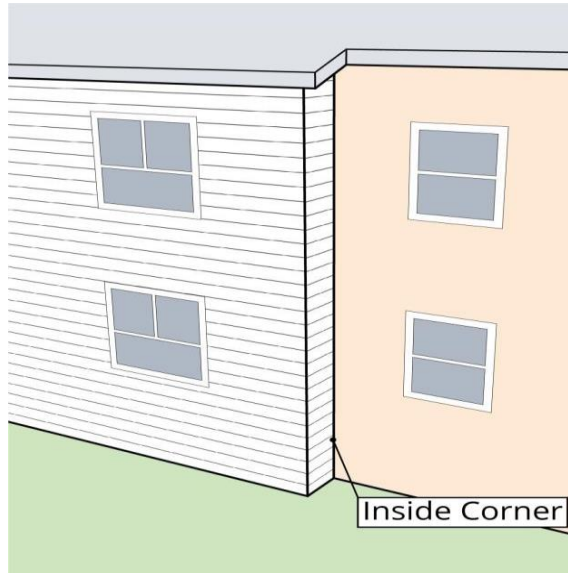

 The greater façade height shall be made evident by taller windows or arrangement of combined windows.

- (e) All façade materials, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.

- (f) Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a minimum of 18 points:

Architectural features, including:	
o Arcade or gallery along the ground floor;	8 points
o Awnings or canopies on all ground floor windows of commercial space;	6 points
o Building cornice;	5 points
o Façade sconce lighting at a minimum of one light fixture per 15 linear feet.	3 points
Bay or box windows projecting a minimum of 18 inches from the façade plane and comprising a minimum of 20 percent of the fenestration on the upper floors of the facade;	6 points
Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade;	5 points
Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade;	5 points
Eaves that overhang a minimum of two feet from the facade with supporting brackets;	3 points
Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the facade; or	3 points
Decorative elements such as molding, brackets, or corbels.	3 points

- (g) Garage doors shall be recessed a minimum of 12 inches from the façade plane and along the street-facing façade shall not exceed 40 percent of the length of the building façade.
- (h) Changes in building materials shall occur at inside corners.



- (i) A primary building entrance shall be provided facing a street or community recreation space. Primary building entrance(s) shall meet the requirements of Section 4.3 – Frontage Standards.
- (j) For buildings abutting a single-family zoning district or existing single-family use, no part of a rooftop or upper floor terrace or deck shall be closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.
- (k) Residential Mixed-Use buildings shall provide at least one of the following features along street-facing façades where the façade exceeds 50 feet in length:
 - 1. A minimum five-foot offset from the façade plane for a length of at least 10 feet; or
 - 2. Multiple pilasters or columns, each with a minimum width of two feet; or
 - 3. Common open space, such as a plaza, outdoor dining area, or other spaces.
- (l) Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.

5. Windows, Doors and Openings (Fenestration) Design

- A. Minimum fenestration. Façade designs must meet a minimum fenestration percentage, calculated as the total window and door area divided by the total area of that part of the façade.
 - (a) Ground floor.

- (b) Front property line: 70% minimum.
- (c) All other frontages: 50% minimum.
- (d) Ground floor windowsills on facades along the front lot line shall be no higher than three feet above the adjacent grade.
- (e) Ground floor bathroom windows are prohibited on facades that face front lot line.
- (f) Upper floors. 15% minimum.

c. Neighborhood Building Type - Massing and Façade Design

Element Standard	Standard
Building façade along front property line	135 feet maximum per building
Building façade length alongside interior lot line	135 feet maximum per building
Space between buildings	15 feet minimum
Massing increment	75 feet maximum
Height difference between massing increments	2 feet minimum

1. Massing and Scale

- A. Size of massing increments. Building facades along front and side property lines that face public streets and are longer than 35 feet shall be divided into massing increments as follows:
 - (a) The maximum length of a single massing increment shall not exceed 75 feet.
 - (b) A minimum of two distinct massing/architectural increments shall be provided using **one** strategy from the massing strategies list and **one** strategy from the architectural massing strategies list.
- B. Massing strategy list.
 - (a) Vary height by a minimum of three feet.
 - (b) Increase the number of stories.
 - (c) Set back upper floors by a minimum of 15 feet.
 - (d) Set the entire façade back a minimum of 10 feet for 20 feet.
 - (e) Increase story height.

- (f) Incorporate tower element.

C. Architectural strategy list.

- (a) Use different façade materials and/or colors.
- (b) Window treatment and design. Use different window types, configurations, and/or frame colors.
- (c) Vary the building entry element type of design of stoops, porches, dooryards, and other elements identified in Section 4.3 – Frontage Standards.
- (d) Massing increments that have distinct facades, shall appear as distinct buildings. A massing increment design can be repeated twice on the same project elevation, with a distinct separation between repeated increments.

2. Windows, Doors and Openings (Fenestration) Design

- A. Minimum fenestration. Façade designs must meet a minimum fenestration percentage, calculated as the total window and door area divided by the total area of that part of the façade:
 - (a) Ground floor: 30% minimum
 - (b) Ground floor windowsills on facades along the front lot line that face public street shall no higher than three feet above the adjacent grade.
 - (c) Ground floor bathroom windows are prohibited on facades that face the front property line.
 - (d) Upper floors: 15% minimum

3. Entries and Access.

- A. A primary building entrance shall be provided facing a street or community recreation space. Primary building entrance(s) shall meet the requirements of Section 4.3 – Frontage Standards.

d. House-Form Building Type - Massing and Façade Design

Element Standard	Standard
Building Façade length along front property line	60 feet maximum
Massing increment	60 feet maximum

Building façade length alongside property line	60 feet maximum
Space between buildings	15 feet minimum

1. Massing and Scale

- A. Massing increments. A massing increment shall include the whole length of a single building façade, up to 60 feet in length. Only one massing increment per building façade shall be included.
- B. Length of buildings. Buildings along front and side property lines that face public streets shall be no longer than 60 feet.
- C. Space between buildings. Buildings along front and side property lines shall be separated by a minimum of 15 feet.
- D. Articulation of building façade. Frontages along front and side property lines must differ from neighboring buildings on-site using a minimum of two of the specified massing and architectural strategies:
- E. Façade setback. Setting a portion of the façade back a minimum of two feet for a length of 20 feet.
- F. Material or color. Use different façade materials and/or colors consistent with the architectural style.
- G. Window treatment and design. Use different window types, configurations and/or frame colors.
- H. Architectural façade elements. Vary façade elements to include at least **two** of the following: balconies, trellises, chimneys, awnings.
- I. Entry elements. Vary the building entry element type of design of stoops, porches, dooryards, and other elements identified in Section 4.3 – Frontage Standards.
- J. Vary roof form. Vary the roof form of different increments to include at least two of the following such as gabled, hipped and others consistent with the architectural style of the building.

2. Fenestration Design

- A. Minimum fenestration. Façade designs must meet a minimum

fenestration percentage, calculated as the total window and door area divided by the total area of that part of the façade:

- (a) Ground floor. 30% minimum.
- (b) Ground floor windowsills on facades along the front property line that face public streets shall be no higher than 3 feet above the adjacent grade.
- (c) Exception: Windows on garage panel door.
- (d) Ground floor bathroom windows are prohibited on facades that face front property line.
- (e) Upper floors: 15% minimum.
- (f) The horizontal distance between wall openings shall not exceed 15 feet with a façade or massing increment.

3. Frontage and Access

- A. A primary building entrance shall be provided facing a street or community recreation space. Primary building entrance(s) shall meet the requirements of Section 4.3 – Frontage Standards.

(6) *Materials and Detailing*

a. Building Materials

- 1. Prohibited materials.
 - A. Fiberglass or plastic architectural façade elements or ornamentations are prohibited.
 - B. Rough-case and sand finishes are prohibited on all building surfaces that are visible from a street.
 - C. Reflective materials, such as mirrored glass, shiny metal, and chrome.
- 2. Combining materials. When combining two or more wall materials on one façade:
 - A. Place lighters weight materials above more substantial ones (e.g., glass above wood, wood above stucco, stucco above masonry).
 - B. Vertical joints between different materials shall occur at inside

corners.

b. Windows and Doors

1. Window recess. Windows shall be recessed a minimum of two inches.
2. Trim.
 - A. Window and door trim materials: Wood or cement fiber board is permitted.
 - B. Building trim materials: Wood, stone, cast stone, pre-cast concrete, glass fiber, reinforced concrete, and cement fiber board are permitted.
 - C. Foam treatment is not permitted for architectural features.

c. Frontage Standards

1. Frontage Types
 - A. Storefronts – A frontage that reinforces the commercial character and use of the ground floor of the building. The elevation of the ground floor is at or near the grade of the sidewalk to provide direct public access into the building.
 - B. Live-work/office fronts – A frontage that reinforces that both residential and work activities can occur in the building. The elevation of the ground floor is at or near the grade of the sidewalk to provide direct public access into the building.
 - C. Residential fronts – A frontage that reinforces the residential character and use of the building. The ground floor can be elevated above the grade of the lot/sidewalk to provide privacy for residences by preventing direct views into the home from the sidewalk.
2. Storefronts - Standards
 - A. All ground-floor tenant spaces that have street frontage shall have storefront entrances on the façade fronting a street.
 - B. Entrance shall be emphasized and clearly recognizable from the street by using one or more of the following methods:
 - (a) Projecting nonfabric awnings or canopies above an entry.

- (b) Varied building mass above an entry, such as a tower that protrudes from the rest of the building surface.
 - (c) Special corner building entrance treatments, such as a rounded or angled facets on the corner or an embedded corner tower above the entry.
 - (d) Special architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures.
 - (e) Projecting or recessed entries or bays in the facade.
 - (f) Recessed entries must feature design elements that call attention to the entrance, such as ridged canopies, contrasting materials, crown molding, decorative trim, or a 45-degree cut-away entry.
 - (g) Changes in roofline or articulation in the surface of the subject wall.
 - C. Lobby entrances to upper floor uses shall be on a façade fronting a street.
 - D. Windows and/or glass doors shall cover not less than 50 percent of the first-floor elevation along street frontages.
 - E. Projecting elements on upper floors may project 5 feet from the façade and into the setback.
 - F. Development with retail, commercial, community, or public uses on the ground floor shall have a clear floor-to-ceiling height of at least 15 feet.
 - G. If the front façade is set back from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.
3. Live-Work/Office Fronts - Standards
- A. All ground-floor tenant spaces that have street frontage shall have entrances on a façade fronting a street. All other ground floor uses may have a common lobby entrance along the front façade or private entrances along other facades.
 - B. Entrances to upper-floor units may be provided through a common lobby entrance and/or by a common entrance along a façade

fronting a street.

- C. At least 40 percent of the surface area of the ground-floor façade shall be occupied by display windows or translucent panels.
- D. At least 25 percent of the surface area of each upper-floor façade shall be occupied by windows.
- E. Projecting elements on upper floors may project 3 feet from the façade and into the setback.
- F. The ground floor shall have a clear floor-to-ceiling height of at least 12 feet.
- G. If the front façade is set back from the public sidewalk, the setback shall be landscaped and/or improved as an extension of the public sidewalk.

4. Residential Fronts - Standards

A. Generally.

- (a) The ground-floor elevation shall be within 6 feet of the ground surface of the adjacent sidewalk or walkway.
- (b) Entrances to ground-floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.
- (c) Entrances to upper-floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.
- (d) The ground floor shall have a clear floor-to-ceiling height of at least 9 feet.
- (e) Stoops and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to 5 feet from the façade and into the setback.
- (f) If the front façade is set back from the public sidewalk, the setback shall be landscaped (excluding stoops/front porches and paved paths to building entrances).

B. Residential front types.

- (a) Stoop. In the stoop frontage type, the main façade of the building is set back, and an elevated stoop engages the sidewalk. The stoop is to be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop lead directly to the sidewalk or may be side-loaded.
- i. Relationship to entry. Stoops shall align directly with the unit entry(ies) they serve.
 - ii. Number of units served. Stoops shall provide access to a maximum of two-unit entries.
 - iii. Lobby entries. Stoops may provide access to a lobby entry.
 - iv. Stoop stairway orientation. The exterior stoop stairway may be oriented perpendicular or parallel to the adjacent sidewalk.
 - v. Landscaping. Landscaping shall be planted on the sides of the stoop, either at grade or in raised planters. Raised planters shall have a minimum depth of 12 inches.

vi.

Element Standard	Minimum	Maximum
Width	5 feet	15 feet
Depth	5 feet	8 feet
Finish level above sidewalk	18 inches	None

- (b) Dooryard. In the dooryard frontage type, the main façade of the building is set back, and the frontage line is defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard does not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade.
- i. Relationship to entry. Dooryards shall align directly with the unit entry(ies) they serve.
 - ii. Number of units served. Dooryards shall provide access to a maximum of two-unit entries.
 - iii. Enclosure. Dooryards shall be enclosed by a maximum three-foot high, decorative wall (split face or slump stone, or precision block coated with stucco and a decorative, precast cap), fences, or low hedges.

- iv. Architectural style. Walls and/or fences shall match the building's architectural style.
- v. Doorway stairway orientation. If the doorway is raised above grade, the exterior stairway for raise dooryards shall be oriented perpendicular or parallel to the adjacent sidewalk.
- vi.

Element Standard	Minimum	Maximum
Depth, Clear	8 feet	N/A
Finish level above sidewalk	N/A	3 feet
Length of terrace	N/A	150 feet
Distance between stairways	N/A	50 feet

- (c) Porch. In the porch frontage type, the main façade of the building is set back from the frontage line. The resulting front yard is defined by a low wall or fence and is covered by a patio. A projecting porch uses part of the front yard space for a porch that is open on three sides above the low wall or fence.

- i. Number of units served. Porches shall provide access to multiple ground-floor unit doors.
- ii. Wrap-around porches. Porches shall wrap around building corners.

iii.

Element Standard	Minimum	Maximum
Porch depth	8 feet	N/A
Porch width	8 feet	N/A
Porch height	8 feet	12 feet
Floor height	1.5 feet	3 feet
Between porch and front property line	5 feet	N/A