

## **RESOLUTION NO. 2023-52**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT  
IMPLEMENTING PROGRAM 17 OF THE 2023-2031 HOUSING  
ELEMENT TO CLARIFY THE OBJECTIVE DESIGN STANDARDS FOR  
THE CITYWIDE DESIGN GUIDELINES, GLENMOOR GARDENS  
DESIGN GUIDELINES, MISSION RANCH DESIGN GUIDELINES,  
MISSION SAN JOSE DESIGN GUIDELINES, MULTIFAMILY DESIGN  
GUIDELINES, NILES DESIGN GUIDELINES AND REGULATIONS, AND  
SMALL-LOT SINGLE-FAMILY DESIGN GUIDELINES (PLN2023-00213)**

WHEREAS, the California Legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives” (Government Code §65589.5.); and

WHEREAS, the California Legislature passed Senate Bill (SB 330) and adopted the “Housing Crisis Act of 2019” (HCA) which states that “In 2018, California ranked 49<sup>th</sup> out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years;” and

WHEREAS, the California Legislature passed the HCA to address the current “housing crisis” in the State with the aim of increasing residential unit development, protecting existing housing inventory, and expediting permit processing; and

WHEREAS, State Housing Element Law (Government Code §65580 et seq.) requires the City to adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City’s regional housing need allocation (RHNA) of 12,897 housing units, comprised of 3,640 very-low income units, 2,096 low-income units, 1,996 moderate-income units, and 5,165 above moderate-income units; and

WHEREAS, on December 22, 2022, the Planning Commission held a public hearing and recommended that the City Council adopt a General Plan Amendment to update the Housing Element; and

WHEREAS, on January 10, 2023, the City Council conducted a public hearing, reviewed the 2023-2031 Housing Element and all pertinent maps, documents and exhibits, including the findings and recommended changes made by HCD, the City’s response to HCD’s findings, public comments, and the Planning Commission’s recommendation, and adopted the Hosing Element after determining it to be consistent with State law and the City’s General Plan; and

WHEREAS, on March 22, 2023, HCD certified the City’s 2023 2031 Housing Element, making Fremont the sixth city in Alameda County to receive State certification; and

WHEREAS, State law requires that the City review its Housing Element as frequently as appropriate to evaluate the progress of the City in implementation of its Housing Element (Government Code §65588); and

WHEREAS, Program 17 of the City's 2023-2031 Housing Element requires the City to clarify the Objective Design Standards for the City's existing design guidelines to provide a predictable basis to review housing projects; and

WHEREAS, such Objective Design Standards will be applicable to housing development projects, as defined by the Housing Accountability Act, and as mandatory standards for all qualifying projects; and

WHEREAS, the Objective Design Standards primarily comprise design rules and design guidelines currently contained in adopted City documents; and

WHEREAS, as an alternative, any applicant of a housing development project seeking exceptions to the Objective Design Standards may proceed with the City's existing discretionary design review process; and

WHEREAS, on October 26, 2023, the Planning Commission held a duly noticed public hearing, during which all interested persons were heard, and recommended that the City Council adopt the proposed Objective Design Standards for the Citywide Design Guidelines, Glenmoor Gardens Design Guidelines, Mission Ranch Design Guidelines, Mission San Jose Design Guidelines, Multifamily Design Guidelines, Niles Design Guidelines and Regulations, and Small-Lot Single-Family Design Guidelines; and

WHEREAS, a Staff Report, recommending approval of the proposed Objective Design Standards, was submitted to the City Council; and

WHEREAS, on November 14, 2023, the City Council held a duly noticed public hearing, at which time all interested parties had the opportunity to be heard; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, the City Council heard and considered all said reports, recommendations, and testimony herein above set forth and used its independent judgment to evaluate the project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FREMONT  
RESOLVES AS FOLLOWS:

SECTION 1. CEQA. The City Council finds that the proposed amendments, making miscellaneous, minor administrative, clarifying, and technical revisions to the Citywide Design Guidelines, Glenmoor Gardens Design Guidelines, Mission Ranch Design Guidelines, Mission San Jose Design Guidelines, Multifamily Design Guidelines, Niles Design Guidelines and Regulations, and Small-Lot Single-Family Design Guidelines are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to, without limitation, each on a separate and independent basis, CEQA Guidelines: §15061(b)(3) in that it can be seen with

certainty that there is no possibility that this action may have a significant impact on the environment.

- (1) §15061(b)(3) [Review for Exemption] in that it can be seen with certainty that there is no possibility that there is no possibility that this action may have a significant impact on the environment.
- (2) §15183 [Projects Consistent with a Community Plan, General Plan, or Zoning] in that the proposed text amendments are consistent with the development densities and policies in Fremont’s General Plan, for which an Environmental Impact Report (EIR) [SCH #2010082060] was previously prepared and certified, and none of the circumstances necessitating further environmental review are present.

SECTION 2. Objective Design Standards. The City Council adopts this resolution adopting the Objective Design Standards attached as Exhibit “A” and incorporated by reference as though fully set forth herein.

SECTION 3. Clarifications and Revisions. The City Council hereby delegates responsibility to the Community Development Director, or their designee, to make miscellaneous, minor administrative, clarifying, technical, or other changes, as necessary, to facilitate implementation of the adopted Objective Design Standards or maintain compliance with State law.

SECTION 4. Effective Date. The effective date of this resolution shall be November 14, 2023.

ADOPTED November 14, 2023, by the City Council of the City of Fremont by the following vote:

AYES: Mayor Mei, Councilmembers Keng, Campbell, Kassan, and Salwan

NOES: None

ABSENT: Vice Mayor Cox and Councilmember Shao

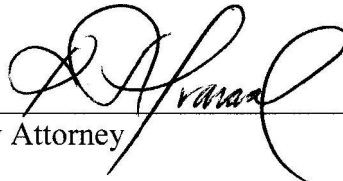
ABSTAIN: None

\_\_\_\_\_  
Mayor 

ATTEST:

\_\_\_\_\_  
City Clerk 

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney 

# Objective Design Standards

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The City has developed the herein “Objective Design Standards” (ODS) from the City’s *existing* design guidelines<sup>1</sup> in response to Program 17 of the City’s 2023-2031 Housing Element. Program 17 requires the City to clarify its existing design guidelines to provide a predictable basis to review housing projects. To satisfy this objective, miscellaneous, minor, administrative, clarifying, and technical revisions are made to the City’s adopted design guidelines to produce the ODS with the intent to facilitate implementation of the City’s *existing* “design rules” and design guidelines. Furthermore, the ODS are provided as a checklist to help reduce delays and uncertainty for property owners and developers by emphasizing the required standards. Therefore, the purpose of the ODS is to comply with State housing law while honoring the City’s *existing* regulations. The ODS are mandatory standards that must be satisfied by all residential development including the residential component of a mixed-use development.

Housing development project applicants who seek exceptions or deviations to the ODS may proceed with the City’s existing discretionary design review process, as provided in the Fremont Municipal Code. The ODS apply to residential development, unless certain residential projects (i.e., accessory dwelling units, two-unit developments, small-scale multifamily developments) are otherwise governed by State law or explicitly controlled by the Fremont Municipal Code. Non-residential development must continue to be subject to both the ODS and the City’s existing design guidelines and standards, as applicable.

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<sup>1</sup> Citywide Design Guidelines, Glenmoor Gardens Design Guidelines, Mission Ranch Design Guidelines, Mission San Jose Design Guidelines, Multifamily Design Guidelines, Niles Design Guidelines and Regulations, and Small-Lot Single-Family Design Guidelines

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## 1. Citywide Objective Design Standards

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
1. A minimum 1.5-foot-wide landscape strip is required along the property line adjacent to a driveway leading to a rear garage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Landscaping, consisting of trees, shrubs, groundcovers, and an automatic irrigation system, shall be provided in the front and exterior side yards on newly constructed or substantially reconstructed homes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Street trees are required on all residential lots per applicable City Standard Details.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## 2. Glenmoor Gardens Objective Design Standards

Objective Design Standard	Complies?			Comments
	N/A	No	Yes	
1. Include a raised brick foundation, or horizontal wood siding for a base, or board-and-batten for gable end walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Minimum lot area: 6,000 square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Minimum lot width: 55 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Minimum lot depth: 100 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Minimum front-yard setback: 20 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Minimum side-yard setback: 5 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Minimum aggregate side-yard setback: 12 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Minimum street side-yard setback: 10 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Minimum rear-yard setback: 25 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Minimum street frontage: 35 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Roof pitch: 3:12 (minimum) to 5:12 (maximum).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
12. Maximum floor area, including garage: 40-percent of lot.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Maximum building height, as measured to the top of the ridge: 17 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Maximum height above grade for finish floor level: 28 inches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### 3. Mission Ranch Objective Design Standards

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
1. Include a raised brick foundation, or horizontal wood siding for a base, or board-and-batten for gable end walls.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Minimum lot area: 8,000 square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Minimum lot width: 75 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Minimum lot depth: 100 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Minimum front-yard setback: 25 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Minimum side-yard setback for single-story elements: 7 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Minimum aggregate side-yard setback for single-story elements: 16 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Minimum side-yard setback for second-story elements: 8 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Minimum aggregate side-yard setback for second-story elements: 20 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Minimum street side-yard setback: 12.5 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Minimum rear-yard setback for single-story elements: 25 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
12. Minimum rear-yard setback for two-story elements: 30 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Minimum street frontage: 35 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Roof pitch: 3:12 (minimum) to 5:12 (maximum).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Maximum floor area, including garage, for a one-story residence: 40-percent of lot.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16. Maximum floor area, including garage, for a two-story residence: 30-percent of lot.  A two-story residence is only allowable if the first-floor lot coverage reaches 22 percent but does not exceed 30 percent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17. Maximum building height, as measured to the top of the ridge, for a one-story residence: 17 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18. Maximum building height, as measured to the top of the ridge, for a two-story residence: 27 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19. Maximum height above grade for finish floor level, first story over basement: 28 inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

#### 4. Mission San Jose Objective Design Standards: Residential Properties – Neighborhood Conservation Area

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
1. Maximum building height, as measured to the top of the ridge: 25 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Maximum number of stories: 2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Maximum lot coverage: 2,500 square feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Minimum lot width: 50 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Minimum lot depth: 150 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Minimum front-yard setback: 20 feet.*  <i>* Parking or storage of motor vehicles within the front-yard setback is prohibited.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Minimum side-yard setback: 5 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Minimum rear-yard setback for residential structures: 15 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Minimum rear-yard setback for parking structures: 3 feet.*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
<p><i>* If a residential structure on an adjoining property already exists within 15 feet of that property's rear property line, then the required minimum rear-yard setback for a parking structure shall be 15 feet.</i></p>				
<p>10. Mid-parcel outdoor areas: 1,000 square feet.*</p> <p><i>* This standard is required when a parcel accommodates more than one detached residential unit.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>11. Parking: 2 enclosed spaces per dwelling unit.*</p> <p><i>* Tandem parking within structures or enclosed parking areas is permitted to satisfy this requirement.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## 5. Multifamily Objective Design Standards

The Multifamily Objective Design Standards shall not apply to mixed-use developments and projects within the City’s Downtown District, the City Center District, and the Warm Springs Innovation District.

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
1. Any temporary street stubs intended for future through circulation shall be marked with street signage at the street terminus to reinforce and alert residents of eventual through connection.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Accent elements, made up of trellises, arches, arbors, columns, or low monument features, shall be used to demarcate entrances to the development and common open space areas.  <i>See Multifamily Design Guidelines Section 2, page 20 for an illustration of this concept.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. When buildings are adjacent to a public street, building entrances shall be oriented to face the public street, unless such orientation is obstructed by a required sound wall or a noise mitigation barrier.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. For sites greater than two acres, the majority of required common open space (greater than 50%) shall be consolidated into a primary central open space area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Stormwater treatment facilities shall not be located in areas counted towards minimum common open space requirements, unless such facilities can be designed to accommodate usable open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Windows shall be oriented to face onto common open space and play areas to provide informal surveillance and safety. To meet this requirement, at least two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
windows, no smaller than 24 inches in height by 20 inches in width, shall be provided per building adjoining the common open space areas on the building frontage facing common open space.				
7. Private streets that run along perimeter property lines shall include a minimum six-foot-wide planter to provide landscape feature as well as vegetative separation between developments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Upper stories shall not project beyond the ground floor footprint, except for bays no wider than 50-percent of the primary facade. Bays shall be set within the main facade, not flush with side facades. See Section 2, page 29 for an illustration of this concept.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. The massing of upper stories, particularly those over a garage, shall be modulated by stepping back massing elements a minimum of two feet from the ground floor setback, and/or through the use of projecting bays. See Section 2, page 14 for an illustration of this concept.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Side yards or separation between buildings shall be a minimum of 10 feet wide when the upper story steps back 15 feet or more, and 15 feet wide when second story does not step back.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. For every 100 feet of building length, there shall be a plane-break along the facade comprised of an offset of at least five feet in depth by 25 feet in length. The offset shall extend from grade to the highest story.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Garage entries, loading and service entries, utility rooms, stairs, elevators, and other similar inactive elements shall occupy no more than 20% of the width of a public street facing building façade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
13. Horizontal eaves longer than 40 feet shall be broken up by gables, building projections, or other articulation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Pedestrian-scaled lighting, less than 16 feet in height, shall be used to illuminate areas used for pedestrian circulation. See Section 2, page 34 for an illustration of this concept.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. All illumination shall be controlled with cutoffs that primarily direct light downward.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## 6. Niles Objective Design Standards

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
<p>1. Second stories of new corner buildings with a frontage on Niles Boulevard shall not extend over a public sidewalk more than three feet, subject to issuance of an encroachment permit. The projection along the face of the building from the property line corner shall not exceed 15 feet in either direction (see 6.2 Corner Building Styles of the Niles Design Guidelines). The vertical clearance of the encroachment shall be a minimum of eight feet, plus one additional foot of vertical clearance for each foot of projection (see Figure 8 of the Niles Design Guidelines).</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>2. Awnings shall not extend over the public sidewalk more than five feet, and awnings shall maintain at least an eight-foot vertical clearance above the sidewalk.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>3. Commercial block/corner buildings:</p> <p style="margin-left: 20px;">a. Appropriate materials and colors:</p> <p style="margin-left: 40px;">(1) Building walls, windows, and doors</p> <p style="margin-left: 80px;">(A) Concrete and plaster (lightly troweled or sand finished).</p> <p style="margin-left: 80px;">(B) Stucco with deep reveals.</p> <p style="margin-left: 80px;">(C) New structural and face-brick.</p> <p style="margin-left: 80px;">(D) Concrete block and brick block (concealed side and rear elevations only).</p> <p style="margin-left: 80px;">(E) Terra cotta.</p> <p style="margin-left: 80px;">(F) Decorative ceramic tile, with integral color, used as an accent.</p> <p style="margin-left: 80px;">(G) Clear glass.</p> <p style="margin-left: 80px;">(H) Wood frame window systems.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
<ul style="list-style-type: none"> <li>(I) Aluminum windows and doors, if substantial.</li> <li>(2) Roofs <ul style="list-style-type: none"> <li>(A) Concrete or clay tiles to be single color.</li> <li>(B) Dark-colored metal with standing seam.</li> <li>(C) Composition shingle.</li> </ul> </li> <li>(3) Fences, walls, and gates <ul style="list-style-type: none"> <li>(A) Stucco walls.</li> <li>(B) Painted wood fences and gates.</li> <li>(C) Open wrought-iron style fence.</li> </ul> </li> <li>b. Inappropriate materials and colors: <ul style="list-style-type: none"> <li>(1) Building walls, windows, and doors <ul style="list-style-type: none"> <li>(A) Glass block.</li> <li>(B) Any rough-hewn or rustic material.</li> <li>(C) Wood siding or hardboard.</li> <li>(D) Synthetic stucco when used to create overly built-up elements, such as column capitals.</li> <li>(E) Baked enamel panels, tiles (except as accents), or other reflective materials.</li> <li>(F) “Narrow line” aluminum window and door systems.</li> <li>(G) Imitation stone.</li> <li>(H) Used brick.</li> <li>(I) Molded foam decorative elements.</li> </ul> </li> <li>(2) Roofs <ul style="list-style-type: none"> <li>(A) Cedar shake.</li> <li>(B) Crushed stone.</li> <li>(C) Brightly colored reflective tile or standing seam metal.</li> <li>(D) Slate or slate substitutes.</li> </ul> </li> <li>(3) Fences, walls, and gates</li> </ul> </li> </ul>				

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
<ul style="list-style-type: none"> <li>(A) Concrete masonry units, unless covered with stucco.</li> <li>(B) Chain link.</li> <li>(C) Rough swan or natural wood.</li> </ul>				
<p>4. Mid-block and Victorian-derived styles:</p> <p>a. Appropriate materials:</p> <ul style="list-style-type: none"> <li>(1) Building walls, windows, and doors <ul style="list-style-type: none"> <li>(A) Solid body-stained wood siding.</li> <li>(B) Painted horizontal wood shiplap.</li> <li>(C) Painted exterior “hardboard,” resembling shiplap.</li> <li>(D) Any of the original colors used on Victorian style buildings in the Niles, as confirmed by research or filed investigation.</li> <li>(E) Clear glass in doors and in true, divided light systems.</li> <li>(F) Wood frame windows and doors.</li> <li>(G) Cast iron.</li> <li>(H) Ceramic tile with integral color emulating building tiles in Niles.</li> <li>(I) Copper window frames, combined with bulkheads.</li> </ul> </li> <li>(2) Roofs <ul style="list-style-type: none"> <li>(A) Composition shingle.</li> </ul> </li> <li>(3) Fences, walls, and gates <ul style="list-style-type: none"> <li>(A) Wood picket.</li> <li>(B) Wrought iron, but not combined with only masonry.</li> </ul> </li> </ul> <p>b. Inappropriate materials and color:</p> <ul style="list-style-type: none"> <li>(1) Building walls, windows, and doors <ul style="list-style-type: none"> <li>(A) Glass block.</li> <li>(B) Cement plaster and synthetic stucco.</li> </ul> </li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
<ul style="list-style-type: none"> <li>(C) Imitation stone.</li> <li>(D) Exterior plywood.</li> <li>(E) Aluminum windows and doors.</li> <li>(F) Baked enamel panels.</li> <li>(G) Brick or brick veneer.</li> </ul> <p>(2) Roofs</p> <ul style="list-style-type: none"> <li>(A) Cedar shake.</li> <li>(B) Crushed stone.</li> <li>(C) Brightly colored (e.g., orange, blue) reflective tile or standing seam metal</li> <li>(D) Slate or slate substitutes.</li> </ul> <p>(3) Fences, walls, and gates</p> <ul style="list-style-type: none"> <li>(A) Stucco or synthetic stucco.</li> <li>(B) Chain link.</li> <li>(C) Rough sawn or natural wood.</li> <li>(D) Any fence that is not constructed of an open material (i.e., not more than 50-percent visually open), except such fencing is permissible for side and rear yards.</li> </ul>				

## 7. Small-Lot Single-Family Objective Design Standards

The following objective standards apply to lots less than 6,000 square feet in area to allow for development at the densities permitted by the General Plan. The City will rely on these objective standards, in addition to any other applicable objective development standards, to evaluate small-lot, single-family projects.

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
1. Minimum building separation*: a. A single-story residence adjacent to a single-story residence: 10 feet. b. A single-story residence adjacent to a two-story residence: 12 feet. c. A two-story residence adjacent to a two-story residence: 15 feet.  <i>* Zero-lot line configurations are preferred, making more useful side yard spaces.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Minimum front-yard setback: 10 feet.*  <i>* Porches may encroach a maximum of three feet into the minimum front-yard setback.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Minimum rear-yard setback: 15 feet. a. Minimum setback for ancillary buildings shall be sufficient for fire and safety. b. Garages along alleys shall provide a minimum setback/apron of 4 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Minimum street side-yard setback shall match the minimum front-yard setback for a lot with both conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Front yard parking aprons shall not be considered yard area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
6. Street trees shall be provided no more than 25 feet on center along each side of the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. The minimum size of all street and yard trees shall be 24-inch box.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Front yards shall include a minimum of one, 24-inch box tree. Tree species shall be selected from the City's list of approved street trees.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. The minimum dimension of the rear yard shall not be less than 15 feet by 20 feet. The minimum rear yard area shall not exceed a 10-percent slope.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

# CITYWIDE DESIGN GUIDELINES



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# CHAPTER FOUR

## WIRELESS FACILITIES

## WIRELESS FACILITIES

The primary purpose of these guidelines is to ensure visually acceptable facility design and to provide direction on required and preferred design of wireless facilities.

### 1. ALL FACILITIES DESIGN RULES

- 4.1.1R** All proposed wireless facilities shall be located so as to minimize their visibility.
- 4.1.2R** Applicants shall use architectural treatments and “stealth techniques” to reduce potential visual impacts from all wireless facilities, and especially for those proposed in areas easily visible from a scenic route as identified in the General Plan, as well as from major traffic corridors, or commercial centers.

### 2. ROOF-MOUNTED FACILITIES DESIGN RULES & GUIDELINES

- 4.2.1R** Roof-mounted antennas shall not be placed in direct line of sight from scenic routes and commercial centers unless they incorporate appropriate stealth techniques such as designing them to appear as rooftop vents, or architectural features. Installation of new parapet walls or adding roof enclosures may also be considered.
- 4.2.2R** All roof-mounted antennas and equipment shall be located to minimize visibility from public right-of-ways. Antennas and equipment shall be located as far back from the roof edge as feasible to minimize the visual impact from the public right-of-way, unless adequate stealth or screening techniques are used (parapets, roof enclosure, etc.).
- 4.2.3G** All equipment and wiring should be located within an enclosure.



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**3. FAÇADE-MOUNTED FACILITIES** DESIGN RULES & GUIDELINES

- 4.3.1R** Façade-mounted antennas shall be painted and textured to match the existing structure, unless incorporated as a design element of the building.
- 4.3.2R** Antennas and the associated mountings shall not project beyond a maximum of eighteen (18) inches from the face of a building, unless they are considered to be an architectural element of the overall building design. No exposed cabling is permitted.
- 4.3.3G** Façade-mounted antennas should be camouflaged by incorporating the antennas as part of the dominant design element of the building.
- 4.3.4G** When façade-mounted antennas are used as a design element, additional faux elements may be required to be installed in order to retain the architectural design continuity of the building.
- 4.3.5G** Proposed façade antennas should be located in a symmetrical, balanced design consistent with the building design. Antennas should be no longer or wider than the façade on which they would be located.



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# 4 WIRELESS FACILITIES

## 4. GROUND-MOUNTED FACILITIES AND GROUND-LEVEL EQUIPMENT ENCLOSURES DESIGN RULES & GUIDELINES

- 4.4.1R** Equipment cabinets and wireless facilities located on the ground shall be placed in areas least visible from public right-of-ways, and have minimal impacts to existing landscape removal.
- 4.4.2R** Equipment cabinets and wireless facilities located on the ground and visible from a public right-of-way shall be screened from public view. Screening techniques may include an enclosure, and/or landscaping. In areas where visibility cannot be screened architectural treatment compatible with existing buildings, an underground vault, or a *boxART* installation may be required.
- 4.4.3G** Wherever possible, equipment cabinets and wireless facilities on the ground should be located away from open spaces and required yard setbacks and should be placed within the building envelope area.

## 5. MONOPOLES DESIGN RULES & GUIDELINES

- 4.5.1G** Freestanding monopoles should be stealth or camouflaged to blend into the surrounding environment. Simple or single “radome” or “slimline” poles may be considered sufficiently stealth in parking lots, street right-of-ways, and in heavy industrial settings.



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**4.5.2R** All cables must be routed directly from the ground up through the pole. Equipment enclosures shall completely enclose or hide cabling. No exposed cabling is allowed.

**4.5.3R** Monopoles shall not be located in a front or side street setback unless designed as a stealth structure that might otherwise be permitted in the setback, such as a flag pole or sign structure.

**FAUX TREES**

**4.5.4G** Faux tree monopoles should replicate the shape, structure, and color of live trees, and be similar in appearance to the surrounding trees with regard to color and species.

**4.5.5R** All faux trees monopoles must incorporate a sufficient number of branches/foilage materials to screen antennas/cables and provide as natural, mature and healthy appearance as possible. There shall be no gaps in branch coverage and branches should extend beyond the mounted equipment.

**4.5.6R** All antennas and associated equipment components on a faux tree shall have covers or needle “socks”.



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*The above two faux trees have exposed antennas with no covers or needle socks and insufficient foliage and branches to hide equipment.*



*The above two faux trees above have needle coverings and natural-looking shape and dense foliage that blends with landscape context.*

## 6. RIGHT-OF-WAY INSTALLATIONS DESIGN RULES & GUIDELINES

- 4.6.1R** Installations on existing utility poles must use all design techniques possible to minimize visual impacts.
- 4.6.2G** Due to the potential visual impacts associated with Right-of-Way installations, consider using Distributed Antenna Systems (DAS) or Small Cell facilities.
- 4.6.3G** Antennas and pole-mounted equipment should be screened or disguised with shrouding and /or located behind existing traffic signs.
- 4.6.4G** Minimize the quantity and size of equipment placed on poles. Long and narrow equipment, as opposed to wide and bulky equipment should be used. Equipment should be clustered as much as possible and located toward the top end of the pole.
- 4.6.5R** There shall be no flashing lights or unnecessary, distracting, non-essential or poorly placed warning stickers, unless required by law.
- 4.6.6R** There shall be no exposed cables or wiring. Cables shall be concealed within a sleeve between the bottom of the antenna and the mounting bracket.
- 4.6.7G** Exterior panel antennas should not exceed the height of the pole.
- 4.6.8G** Wireless metering shaped in a small disc or “puck” style electric smart meters should be utilized to the greatest extent possible.



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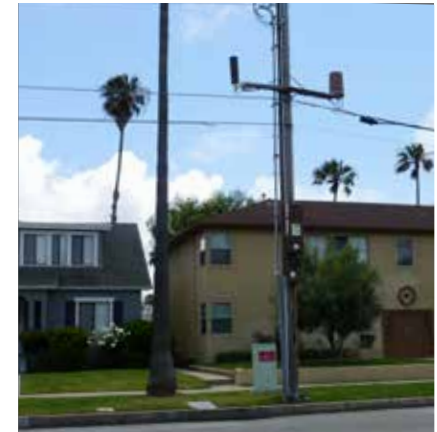


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- 4.6.9G** Avoid installations with wide offsets from the pole. Equipment should not project more than twelve (12) inches from the pole.
- 4.6.10G** Avoid poles that are directly in front of businesses. Poles near street corners, landscaped areas, or in alleys should be considered for installation first.
- 4.6.11G** Equipment should be minimally visible through the use of an underground vault. If not feasible, above ground cabinets must be designed and located in an area with minimal visual impact or as a *boxART* installation to reduce visual impact.
- 4.6.12R** In no case shall equipment block the sidewalk or pedestrian pathway. All installations must maintain accessibility requirements and standards.
- 4.6.13R** Equipment shall be painted with graffiti-resistant paint to match pole color and surroundings.
- 4.6.14R** All disturbed pavement and landscaping shall be replaced and areas of bare or disturbed soils must be re-vegetated. If replacement landscape is determined to be infeasible the City may accept mitigation funds to use elsewhere within city right-of-ways.



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*Above are examples of wide offsets and highly visible pole installations which are discouraged.*

## 7. LANDSCAPING / FENCING DESIGN RULES & GUIDELINES

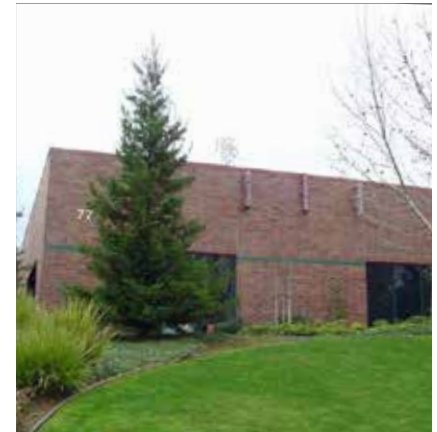
- 4.7.1R** Landscaping shall be used as screening where conditions allow, to minimize visual impacts and should be visually compatible with existing vegetation in the vicinity.
- 4.7.2R** All wireless facilities shall be installed in a manner that maintains and enhances existing vegetation.

# 4 WIRELESS FACILITIES

- 4.7.3G** New landscaping should be drought tolerant and designed to be natural and clustered.
- 4.7.4R** Additional adapted or native vegetation or trees may be required, where deemed necessary, to provide additional screening or to create a more natural landscape environment, in particular surrounding faux trees.
- 4.7.5R** Any vegetation that is disturbed during construction shall be restored. Planting used for restoration shall be similar to the existing vegetation in the area.
- 4.7.6R** Fencing shall be constructed of solid material at a minimum height of six (6) feet, but tall enough to screen equipment. No chain-link or barbed-wire fencing is permitted.

## 8. COLORS AND MATERIALS DESIGN RULES & GUIDELINES

- 4.8.1R** Colors and materials for antennas and equipment cabinets shall be chosen to minimize the visibility of the wireless facility.
- 4.8.2R** Antennas shall be painted and textured to match the existing structures, unless used consistently as a design element to add visual interest to the building.
- 4.8.3R** Ground-mounted facilities shall be painted with non-reflective matte finish paint using color shades that are compatible or blend with surrounding natural elements such as soil, trees or grasslands.
- 4.8.4R** All roof-mounted facilities shall be painted with non-reflective matte finish paint using an appropriate color that blends with the backdrop and/or building.



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