MULTI-FAMILY RESIDENTIAL & MIXED-USE OBJECTIVE DESIGN STANDARDS

CITY OF SAN DIMAS, CALIFORNIA




Preface

This document outlines Objective Design Standards for the City of San Dimas. These standards are divided into three sections. The first section is an introduction to the concept of Objective Design Standards and clarifies the applicability of this document. The subsequent sections constitute the Objective Design Standards: the second section discusses site-specific design criteria and the third section discusses building design criteria. These standards are to be used for all development of multifamily residential and mixed-use projects, across the city, excluding properties located within the San Dimas Downtown Specific Plan. Standards for those properties can be found in the Downtown Specific Plan.

Acknowledgments

The following entities and individuals contributed to the preparation of this document.

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CITY OF SAN DIMAS, CALIFORNIA

Adopted by City Council on July 21, 2025

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I. Introduction

A. PURPOSE

The purpose of these standards is to provide the public, design professionals, and decision makers with clear and objective standards for the development of high-quality multi-family housing and mixed-use projects in the City. In addition, these standards aim to comply with requirements under the Housing Accountability Act, including SB 35 and SB 330, by providing objective criteria for qualified streamlined development projects.

Per SB 35 and SB 330, an "objective design standard" means:

> *...a design standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.*

B. APPLICABILITY

The Multi-Family Residential and Mixed-Use Objective Design Standards shall apply to developments eligible for streamlined, ministerial processing under the Housing Accountability Act, including SB 35 and SB 330 projects, which include two or more residential units or mixed-use projects with at least two-thirds of the square footage of the development designated for residential use and are subject to certain conditions which may include affordability requirements. These standards shall also apply to all new and proposed multi-family residential and mixed-use developments, and new additions to existing multi-family residential and mixed use developments located in zones that allow two or more residential units and mixed-use, unless the property is located within the Downtown Specific Plan, in which case those design standards shall apply. In addition to the objective design standards in this document, projects must also comply with applicable development standards in the San Dimas Municipal Code (SDMC) and where applicable, subject to the City's design review process. In the event where a conflict occurs between objective design standards and those in the SDMC, the more restrictive standard will apply.

II. Site Design Standards

A. PARKING LOCATION & DESIGN

All parking lots shall be designed in compliance with the applicable standards contained in Chapter 18.156 Vehicle Parking and Storage of the City of San Dimas Municipal Code, except as modified by the following:

1. Parking shall not be located between the building frontage and a public sidewalk.
2. No parking space shall require the vehicle to backup within the first 20 feet from the street right-of-way, parking lot entrance, or parking lot exit.
3. The first twenty feet of the primary driveway, as measured from the property line into the property, or an appropriate termination (i.e. end of planter), whichever is greater, shall consist of pavers or concrete that is colored, stamped, or textured.
4. For mixed-use developments, parking for the residential uses shall be provided and maintained separate and secure from the on-site commercial/ public parking.
5. *Garage Entry Design*
   a. Parking garage entrances shall be designed as doorways or gateways that are consistent with the design of the rest of the building. (Fig. II.A.1)
   b. Garage doors and gates shall be recessed at least 12-24 inches from the adjacent wall plane.
   c. The minimum separation between the garage entrances of two adjacent buildings shall be 10 feet.
   d. Parking entrances shall be placed to avoid existing street trees, utilities infrastructure. New driveways providing access to corner lots shall be located as close to the property line away from the corner as possible.
6. Parking garages located more than 5 feet above the sidewalk level shall be lined with usable space at least 12 feet in depth. Not more than 25 percent of the parking garage shall be visible from the street.
7. *Landscaping in Surface Parking Lots*
   a. A minimum of one shade tree shall be provided for every 6 parking spaces.
   b. Parking areas shall have a continuous landscape strip along at least 50 percent of their perimeter. The minimum width of this landscape strip shall be 5 feet of interior clear planting space when no parking overhangs into the planter. When parking overhangs on one side, the minimum dimension shall be 6 feet of clear planting space. This parking strip shall be allowed to be interrupted by walkways that access the building. (Fig. II.A.2)
   c. The minimum dimension of landscaped areas or planters at the end of a row of parking spaces shall be 7 feet wide and in between two parking spaces shall be 8 feet wide. (Fig. II.A.3)
   d. No more than 6 parking spaces shall be located consecutively in one row without being separated by a landscaped area.
   e. Planting areas shall be bounded by 6-inch concrete curbs.

SOURCE: RICHIE DIESTERHEFT (CC BY-SA 2.0) (EDITED)

FIG. II.A.1: PARKING GARAGE ENTRY
This garage is designed as an artistic doorway.

FIG. II.A.2: LANDSCAPED PARKING
The planted area between parking rows is designed as a sustainable bioswale, which absorbs water run-off.

FIG. II.A.3: LANDSCAPED PARKING
A planted area located between parking stalls provides space for canopy trees to shade cars and reduce the parking lot's heat island effect.

f. All landscaping shall be maintained in a disease-free state.

g. Parking lots at the side of buildings facing a street shall be separated by a natural or architectural barrier, such as walls or shrub plantings, that are a minimum height of 3 feet from the adjacent grade. Driveways and walkways are permitted to interrupt this barrier. (Fig II.A.4)

h. Landscape materials shall consist of native California and drought- tolerant material complying with the City of San Dimas Model Water Efficient Landscape Ordinance (MWELO).

i. Trees shall be a minimum of 15 gallon. Shrubs shall be a minimum of 5 gallon. Ground cover shall be one (1) gallon or flats.

j. All areas not covered with plant material shall be covered with 3-inch high mulch or decomposed granite.

k. Landscaping shall be maintained by an electric remote control automatic sprinkler or drip-irrigation system.

8. *Bicycle Parking*

a. Multi-family residential projects shall provide 0.2 racks per unit, with a minimum of 1 two-bicycle capacity rack.

b. Mixed-Use projects shall provide:

i. Short term parking: 5% of vehicle parking, with a minimum of 1 two-bicycle capacity rack.

ii. Long term parking: Secure parking for 5% of vehicle parking, with a minimum of 1 two-bicycle capacity rack.

c. Bicycle parking shall be located on-site and within 100 feet of the building's principal entrance, or located within the building's parking garage within fifty (50) feet of an elevator. Bicycle parking shall not be visible from the sidewalk or any common open space within the building.

FIG. II.A.4: PARKING AREA SCREENING
A planting strip and an articulated wall separate a surface parking lot from the sidewalk.

FIG. II.B.1: CIRCULATION ELEMENT
A common corridor connects residential courtyards with amenity spaces on the ground floor of a mixed-use building.

FIG. II.B.2: ACCESS FROM ALLEY
Access to this building's parking garage is discretely provided on a rear alley at the back of a building.

B. CIRCULATION

1. *Pedestrian Circulation*

a. All structures, entries, facilities, common open spaces, amenities, and parking areas shall be internally connected by private pedestrian circulation pathways with a minimum width of 4 feet. (Fig. II.B.1)

b. Public or private pedestrian walkways shall connect to the public sidewalk along a street frontage.

c. Private pedestrian walkways shall be separated from driveways by a physical barrier of 6 inches or more in height or a raised planting strip.

d. When unit entries face a driveway, pedestrian walkways shall be located between the drive aisle and the unit. The walkway shall connect to a public right-of-way without crossing a drive aisle.

2. *Vehicle Circulation/Access*

a. Sites with alley access shall provide parking access from the alley. (Fig. II.B.2)

b. Sites without alley access shall provide parking access from the primary

street via driveways located as close to the side property line as possible.

c. Corner lots without alleys shall provide parking access from the side street, with driveways located as far from the street intersection as possible.

d. Parking lots within a single parcel shall be internally connected with shared driveways.

C. OPEN SPACE

Common and private open shall be provided as required by the San Dimas Municipal Code, except as modified by the following:

1. *Common Open Space*
   a. The minimum dimension of a common open space in any direction shall be 20 feet.
   b. Common open space shall satisfy the minimum requirements by providing at least one passive or active recreation amenity. (Fig. II.C.1)
      i. A passive recreation amenity is defined as: a picnic / BBQ area; a pet area / dog park; a courtyard /plaza; a roof deck.
      ii. Each passive recreation amenity shall include a minimum capacity of 1 seat per 10 units and at least one of the following elements: a trellis, gas fire pit, BBQ, or permanently installed picnic table.
      iii. An active recreation amenity is defined as: a playground/tot lot; sport court/field; fitness area; swimming pool; clubhouse with kitchen; or a recreation hall.
   c. Internal courtyards and common areas at the lowest habitable level of a building shall be connected to each other with covered or open-to-sky pedestrian walkways.
   d. Common space excludes streets, vehicle parking areas, accessways, and distances between buildings of less than 10 feet. Required yard setbacks shall be included provided they are designed as usable open areas with a minimum depth of 10 feet.
2. *Private Open Space*
   a. All private open space shall be directly accessible from the unit it serves.
   b. Any private open space at the lowest habitable level of a building shall have a minimum depth of 10 feet and a minimum area of 100 square feet. (Fig. II.C.2)
   c. All private open space/balconies at the upper levels of a building shall have a minimum depth of 5 feet and a minimum area of 45 square feet.
   d. Ground floor patios shall be enclosed with a decorative block wall or fencing consistent with the building's finish material. The minimum height of shall be 4 feet.

FIG. II.C.1: COMMON OPEN SPACE
This common open space includes seating and a water feature to encourage a shared sense of ownership.

FIG. II.C.2: PRIVATE OPEN SPACE
This private patio is enclosed with landscape, and provides open space as an outdoor living room.

D . ROOF DECKS

1. Roof decks shall comply with Section C (Open Space) of these Standards and count towards minimum open space requirements. (Fig. 11.D.1)
2. Roof deck materials, finishes, fixtures, and colors visible from the street – including trellises, railings, and walls – shall be designed in a manner that is consistent with the architectural language of the building.

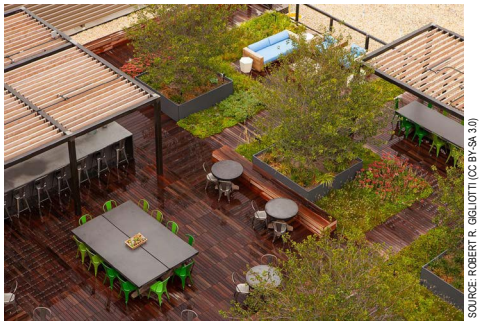

SOURCE: ROBERT R. GIGLIOTTI (CC BY-SA 3.0)

FIG. II.D.1: ROOF DECK AS OPEN SPACE
This rooftop terrace includes a trellis, planters, and fixed and permanent seating to define an 'outdoor room'.

E. LANDSCAPE

1. *Landscape Requirements*
   a. All required yards, spaces between buildings, and open space shall be landscaped pursuant to an approved landscape plan in compliance with Section 18.14 Water-Efficient Landscapes of the City of San Dimas Municipal Code.
   b. Artificial trees, shrubs, and plants are prohibited within any landscape area visible from the public right-of-way. Artificial turf may be used subject to compliance with Chapter 18.14 of the San Dimas Municipal Code.
   c. Landscape materials shall consist of native California and drought- tolerant material. (Fig. II.E.1)
   d. Landscaped Buffer: The following shall be provided along the edges of all interior lot lines that abut a single-family residential zoned lot or single-family use:
      i. A decorative masonry wall per the fencing/wall requirements of these standards.
      ii. The requirement for a decorative wall shall be waived if a decorative wall exists on adjacent lots.
      iii. A 5-foot minimum wide landscaped buffer.
      iv. A row of evergreen trees to screen views to and from the adjacent lots.
      v. If an alley or street is between the subject site and the single-family zoned lot(s) the above-mentioned requirements are not required.
2. *Hardscape Requirements*
   a. Paving materials used in yards, setbacks, common open space areas, walkways, and patios shall be allowed to include cast-in-place concrete, stamped concrete, concrete unit pavers, stone, brick, tile, aggregate recycled paving materials, and permeable paving materials. (Fig. II.E.2)
   b. Decomposed granite and recycled aggregate shall be retained at the edge by concrete, wood, steel, or recycled headers and designed to minimize transference of these materials onto adjacent streets, alleys, sidewalks, and the public right-of-way. (Fig. II.E.3)
   c. Permeable paving materials shall be allowed to help reduce the impervious surface area of the site and minimize stormwater runoff.

FIG. II.E.1: NATIVE PLANTING
The landscaping in this garden is a combination of native and climate-adapted plants.


SOURCE: ACES (CC0 1.0)

FIG. II.E.2: PERMEABLE PAVERS
Bricks in a permeable setting bed are a sustainable hardscape solution that minimize stormwater runoff.


SOURCE: BREWBOOKS (CC BY-SA 2.0)

FIG. II.E.3: AGGREGATE EDGE
This aggregate path is retained at the edge by a row of cobbles

F. LIGHTING

1. Light fixtures on building facades visible from public streets shall be selected to be compatible with the style of the building.
2. Site lighting, including dusk-to-dawn lighting, shall be required in all parking areas, common open spaces, exterior service areas, and other areas used by pedestrians outside the building envelope. (Fig. II.F.1)
3. Light posts for surface parking or residential pedestrian walkways shall not exceed 14 feet in height. Wall pack lights are prohibited. (Fig. II.F.2)
4. Site lighting shall be directed downward and shielded to prevent upward light pollution. (Fig. II.F.3)
5. Site lighting shall not spill into residential units or adjacent lots or create off- site glare shall be prohibited.
6. Site lighting shall emit a white light that renders true colors. Sodium vapor, or other lights casting a colored glow, shall not be used. This standard does not apply to colored accent lighting for special building elements, signs, or landscape or water features.

FIG. II. F.1: SITE LIGHTING
Lanterns illuminate a walking path.

FIG. II. F.2: PROHIBITED LIGHTING
Wall Pack lights on building facades are prohibited.

G . WALLS & FENCES

1. Perimeter and property line walls shall consist of decorative concrete masonry unit (CMU) with a stucco finish, brick, or stone veneer, slump stone, or split face with pre-cast concrete, block, stone or brick trim cap. Interior walls, fences, and gates shall consist of wrought iron, wood, plastic/ wood composites, brick and stone materials. Unfinished concrete masonry unit (CMU), chain link fences, barbed wire, razor wire, electric wire, and similar wire types are prohibited at all conditions.
2. Walls and fences shall be compatible with the style of the building.
3. Both sides of all perimeter walls and fences shall be architecturally treated, with the exception of trash enclosures. The interior of the trash enclosures shall be painted with high durability paint.
4. Walls at the ground plane shall be finished with a pre-cast concrete, stone, or brick trim cap.
5. Retaining walls within the primary or side street setback area shall be constructed of cast in place concrete or concrete masonry unit (cmu) with a stucco, brick, or stone finish and shall be compatible with the building's finish.

FIG. II. F.3: DOWNWARD LIGHTING
Low profile lanterns direct light downwards to reduce light pollution on site.

FIG. II.G.1: PERIMETER WALLS
The property-line walls enhance the architectural character and serve an additional function as planters.

H. UTILITIES, MECHANICAL EQUIPMENT & SERVICE AREAS

1. *Utilities* - All new utilities on a site shall be installed underground from the nearest service connection off-site. Any on-site service pole(s) that service the subject site shall be removed and the lines redirected underground to a service connection off-site. Adjacent utility poles located within/along the property frontage shall be removed and the service lines redirected underground to the nearest service pole off-site not directly adjacent to the subject site.
2. *Mechanical Equipment*
   a. Mechanical equipment regardless of location shall be screened from pedestrian view. (Fig. II.H.1)
   b. Mechanical equipment on roofs shall be located on flat portions of the roof or on pitched roofs that provide an equipment well.
   c. Rooftop screens shall be fully opaque. Mechanical equipment shall not exceed the height of adjacent parapet walls, equipment wells, or screens. (Fig. II.H.2)
   d. Mechanical equipment located at ground level shall not be located between the building and the public right-of-way.
   e. Heaters and air conditioning units shall not be installed within window openings. Exterior ducting is prohibited.
   f. Air intake and exhaust systems that generates noise, smoke, or odors shall be vented to the roof or to the ceilings of covered balconies.
   g. Garage air exhaust systems shall not be located within 10 feet of the primary street property line or on any common open spaces.
   h. Mechanical equipment serving an individual unit may be placed within that unit's private open space.
   i. All flashing, sheet metal vents, exhaust fans / ventilators, and similar equipment shall be painted to match the nearest building wall.
3. *Electrical Equipment.*
   a. Electrical equipment located on a rooftop shall be screened from pedestrian view. Rooftop screens shall be fully opaque. Electrical equipment shall not exceed the height of adjacent parapet walls, equipment wells, or screens.
   b. Electrical equipment located at ground level shall be screened from pedestrian view by a natural or architectural barrier, such as walls or shrub plantings, and meet the requirements of the utility provider.
   c. All wall-mounted utility elements shall be located to ensure they are concealed from pedestrian view.

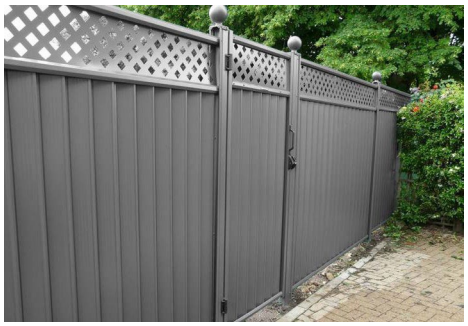


FIG. II.H.1: SCREENING ALONG ALLEY
This wall provides an attractive screen for equipment located on the ground level.

FIG. II.H.2: SCREENING FROM ROOF
This mechanical equipment is screened from view in a roof well with a low parapet wall.

4. *Service Areas*
    a. Access to service areas of buildings and sites shall be provided as follows:
        i. Service entrances, waste disposal areas, and other similar service areas shall be screened from view regardless of location on site. (Fig. II.H.2)
        ii. For lots with alley access, service entrances, waste disposal areas, and other similar service areas shall be located adjacent to and accessed from the alley. (Fig. II.H.3)
        iii. When an alley is not present, service entrances, waste disposal areas, and other similar service areas shall not be located within the front setback. They shall be located at least 20 feet behind the primary building face. On corner lots, the service entrance shall not be located along the same side of a building as its primary entrance.
5. *Trash Enclosures*
    a. Trash, recycling, organic waste, and green waste bins and dumpsters shall be housed in a covered refuse enclosure with a gate that screens the trash receptacles. Sizing of the enclosures shall conform to solid waste provider requirements. (Fig. II.H.4)
    b. Trash enclosures shall be finished with the same primary wall material and color as the nearest building within the development and shall comply with the City of San Dimas Standard.
    c. Trash enclosures shall have both a vehicular access gate with a concrete apron, and a pedestrian entrance. Gates shall be opaque. Access shall conform to solid waste provider requirements.
    d. Trash enclosures shall include interior dusk to dawn lighting for safety and security.

FIG. II.H.3: SERVICE AREA
This service area is accessed from the alley.

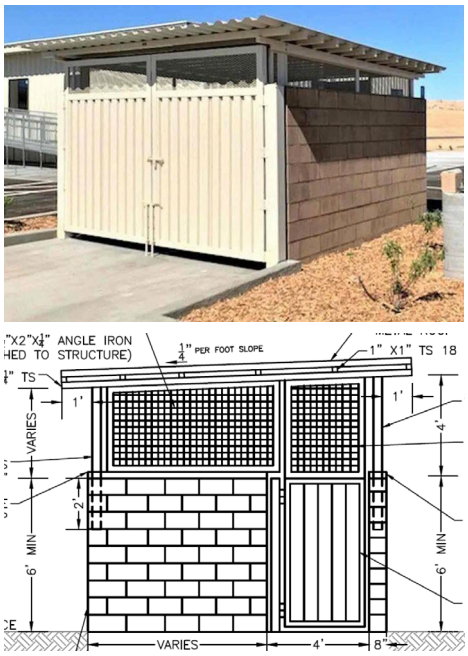


FIG. II.H.4: TRASH ENCLOSURE
This trash enclosure is built with CMU blocks, mesh screen, and covered by an corrugated metal.

III. Building Design Standards

A. BUILDING ENTRIES

1. All ground floors shall be accessed from the sidewalk of the primary street. Ground floor residential and commercial units shall be directly accessible from a street or via common areas such as paseos, courtyards, and active landscape areas.
2. Entranceways and doorways shall be clearly identifiable as prominent points of access into buildings. (Fig. III.A.1)
3. Residential unit entrances directly accessed from a public right-of-way shall be covered.
   a. The minimum depth of coverage shall be the length of the door out- swing plus 12 inches.
   b. Coverage shall be achieved by recessing the entrance or projecting an awning overhead. A combination of both shall be allowed to meet this requirement provided both of the following conditions are satisfied:
      i. The recession depth is a minimum of 6 inches.
      ii. The awning depth is a minimum of 18 inches.
4. Secondary storefront and lobby entrances shall be allowed on rear and interior side facades.
5. Upper-floor uses shall be accessed through an exterior stair, interior stair, or lobby. Exterior stairs leading to upper floor shall not discharge people directly onto the sidewalk. Exterior stairs leading to upper floors shall face interior spaces, such as paseos, courtyards, and active landscape areas.
6. Residential and commercial entrances for Mixed-Use developments may be located on the same elevation, but shall be separated and differentiated from each other through design or use of different materials. Work-live units may have one main entry for both the residential and commercial component. (Fig. III.A.2)
7. Exterior security gates shall be allowed at one end of a semi-open corridor, paseo, or passage. Exterior gates shall have at least 75 percent transparency. (Fig. III.A.1)

FIG. III.A.1: PEDESTRIAN ACCESS
The main entrance to this multi-family building is prominent passage protected by a decorative security gate.

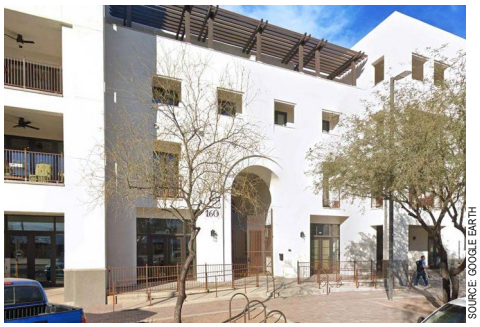


FIG. III.A.2: MIXED-USE ENTRANCES
An arched zaguan distinguishes a shared residential entrance from commercial storefronts of this facade.

FIG. III.B.1: CONVEX CORNER
This convex corner is accentuated by a tower in addition to pilasters.

B. BUILDING PLACEMENT / SITING

1. Corner lots may be designed with a convex or a concave building corner. In either case, the walls comprising the building corner shall have active ground floors and windows above. (Fig. III.B.1)
2. On sites with more than one public corner, at least one building corner shall be designed convex.
3. Street-facing facades shall be parallel to the right-of-way, for a minimum of 75% of the street face.

C. MASSING & ARTICULATION

1. *Massing*
   a. For buildings three stories in height - The third floor shall step back on all sides facing a public right-of-way or parking lot unless, the elevation(s) faces another windowless building facade or alley or freeway. The step back shall be a minimum of 10 feet from front face of the first/second floor.
   b. For building four stories or more - The fourth floor and all floors above the fourth floor shall step back on all sides facing a public right-of-way or parking lot unless, the elevation(s) faces another windowless building facade or alley or freeway. The step back shall be a minimum of 10 feet from front face of the third floor. (Fig. III.C.1)
   c. Recessed architectural elements or spaces, such as porches, covered passages, and balconies, into the plane of the façade shall be a minimum of 5 feet in depth.
   d. Projecting architectural elements, such as bay windows, cantilevered rooms and/or awnings, shall not project more than 48 inches from the main façade.

FIG. III.C.1: UPPER-STORY STEPBACKS
The fourth story of this building steps back to respect the prevailing height of existing buildings on this street.

FIG. III.C.2: FACADE MODULATION
The length of this building facade is broken up by modulations in the predominant facade plane.

2. *Articulation*
   a. The facade of any individual building more than 100 feet in length shall be modulated forward or backward from the predominant facade plane for a minimum depth of 4 feet and for a minimum length of 20 feet. At least one modulation shall be provided for every 50-foot length of the predominant building facade plane. (Fig. III.C.2)
   b. The facade of any individual building up to 100 feet in length shall be required to provide one of the following, a break in roofline articulation or a projecting element that is at least the length of one third the building facade.
   c. See III.D. Roof Design for the corresponding requirements for rooflines.
3. *Facade Differentiation*
   a. Individual buildings that are over 150 feet in length shall have the facade designed as at least two distinct building increments with differing material and/or color combinations on each building increment.
4. *Floor Level Articulation*
   a. A building's first story shall be differentiated from the floors above by at least one of the following (Fig. III.C.3):
      (a) Continuous horizontal articulation between the first-floor door / window header height and the second-floor window sill height (such as a cornice or belt course or wainscot.
      (b) Distinct exterior cladding, a material change, or a color change from upper floors.
      (c) Larger window openings, such as storefronts.
   b. The eaves of sloped roofs shall be differentiated by exposed rafters or a soffit that differs materially from the wall surface and fascia cover.

FIG. III.C.3: FLOOR LEVEL ARTICULATION
This mixed-use building differentiates the ground floor with large gallery openings and a cornice.

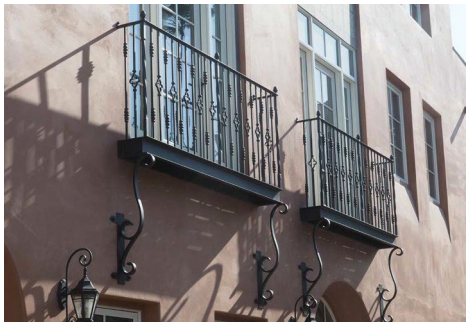
D . ROOF DESIGN

1. *Roofline Articulation*
   a. Roofline articulation shall correspond to the facade modulations required by Section III.C.2.a. of these Standards. Roofline articulation is defined as one of the following techniques:
      i. A change in parapet or roof height of a minimum 4 feet.
      ii. The inclusion of dormers, gables, and/or a change in cornice profile.
2. Roof style shall be consistent throughout. Pitched roofs shall consist of one primary slope, with allowance to deviate for architectural elements such as towers and rotundas. (Fig. III.D.1)
3. *Parapet Design*
   a. Parapets shall be capped with coping, capped precast, continuous banding, projecting cornice or similar design, and shall be consistent with the building's architectural style. All coping shall provide a minimum one inch projection from the exterior face of the parapet wall.
   b. Sheet metal coping shall comply with the Sheet Metal and Air Conditioning Contractors' National Association standards.

FIG. III.D.1: ROOFLINE ARTICULATION
The use of dormers articulates this building's roofline creating a distinct character.

E. ARCHITECTURAL ELEMENTS/DETAILS

1. *Balconies, patios and porches*
   a. All ground floor residential units shall include a patio, porch, or stoop.
2. *Balcony*
   a. Balconies shall have a minimum depth of 5 feet and a minimum area of 45 square feet.
   b. Balcony design character, palette of materials, and approach to detailing shall be consistent with the building's style. (Fig. III.E.1)
   c. Balconies of traditionally-styled buildings shall have visible supports in the form of projecting beams or braces.
3. *Bay Window*
   a. Bay windows shall be a maximum of 5 feet wide. (Fig. III.E.2)
   b. Bay windows shall be placed a minimum of 2 feet from any building corner and a minimum of 3 feet from any other bay window. Bay windows are permitted on building corners when incorporated as part of a turret.
   c. Bay windows shall consist of at least 75% transparent fenestration.
4. *Awnings*
   a. Ground floor
      i. Awnings shall be of a simple shed form, made of code-compliant fire-resistant and water-repellent canvas or materials of similar appearance and performance. (Fig. III.E.3)
      ii. Each awning shall correspond to a storefront.



SOURCE: RICKY LEONG (CC BY-NC-ND 2.0)

FIG. III.E.1: BALCONIES
Wrought-iron Juliet balconies with supporting brackets on a traditional style building.

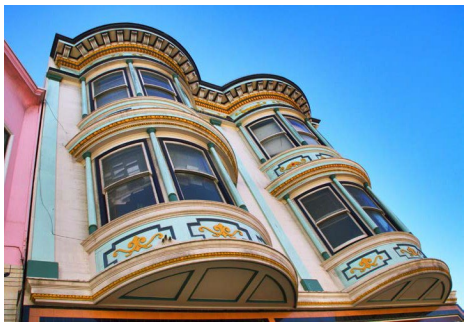


FIG. III.E.2: BAY WINDOWS
A traditionally detailed bay window.

FIG. III.E.3: AWNINGS
Awnings provide an opportunity to give distinct character to storefronts.

iii. Awnings shall not obstruct building signage.
iv. Awning color(s) and pattern(s) shall be coordinated with the overall design of the building. Awning colors shall be allowed to vary between adjacent businesses.
v. Internally illuminated and backlit awnings and any associated light diffusers are permitted on the ground floor.
vi. The minimum projection of an awning, measured from the face of the building, shall be 4 feet and the maximum projection shall not be more than 10 feet.

b. Upper floor
i. Signage is prohibited on upper floor awnings.
ii. Internally illuminated and backlit awnings and any associated light diffusers are prohibited on upper floors.

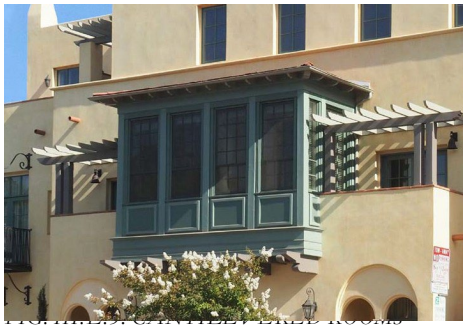
5. *Canopy*
a. Canopies shall not be cantilevered without secondary structural supports. Canopies shall be supported from below by metal brackets, or suspended from above by rods, wires, or chains that affix to the wall.
b. Canopies shall be allowed to extend across multiple storefronts.
c. Canopies shall not obstruct signage.
d. Signage is prohibited on upper floor canopies.
e. All canopies on a single building increment shall be consistent in their design, color, and material. (Fig. III.E.4)
f. The minimum projection of a canopy, measured from the face of the building, shall be 3 feet and the maximum projection shall not be more than 5 feet.

6. *Cantilevered Rooms*
a. A cantilevered room shall be a maximum of 20 feet wide.
b. Cantilevered rooms shall be placed a minimum of 10 feet from any other cantilevered room.
c. Cantilevered rooms of traditional style buildings shall be supported by brackets, extended beams, or other elements that project from the underside of the volume. (Fig. III.E.5)
d. Cantilevered rooms shall not project more than 48 inches.

7. *Stoops*
a. The maximum height of a stoop shall be 3.5 feet from the level of the adjacent grade. (Fig. III.E.6)
b. Stoops shall be provided as primary frontage elements to transition from the public right-of-way to the entrance of a ground floor unit. Their material and design shall be consistent with that of the building.
c. Stoops shall be a minimum depth of 4 feet and width of 6 feet.
d. The landing shall be allowed to be covered or uncovered.

8. *Mixed-use commercial storefront*
a. Minimum ground floor ceiling height shall be 12 feet clear measured from face of finished ceiling to finish floor.

FIG. III.E.4: CANOPY
Canopies provide shade and rain cover along the sidewalks.



A second-floor room with supporting beams below projects out from the facade

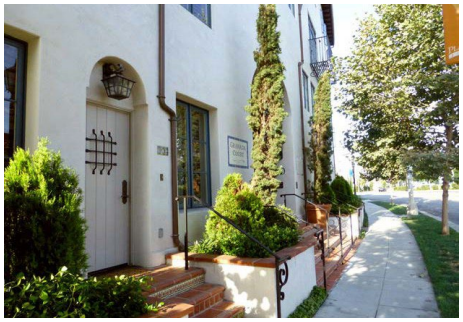


FIG. III.E.6: STOOPS
Elevated stoops transition the public realm into the private realm of individual residences.

b. Storefront glass shall be clear without reflective coating or dark tinting. Interior perforated shades shall be permitted.
c. Storefronts shall be illuminated so building signage is legible at night.
d. Interior display lights shall be installed in all storefront display windows along the public right of way and remain on at night to create visual interest and promote safe space along sidewalks/walkways.
e. Doors shall match the materials, design, and character of the display window framing.
f. At least 60 percent of ground-floor street-facing walls shall include transparent glazing. (Fig. III.E.7)
g. The header height for all openings on any commercial ground floor shall be a minimum of 10 feet and may be composed of windows, doors, and transom windows.
h. Doors and windows on any commercial ground floor with a minimum of 6 feet in width shall use transom windows.
i. The primary street-facing entry shall be differentiated by including one of the following: canopy or awning; change in roofline; tower; recessed entry; material change.
j. Roll-down security doors shall not be permitted on the exterior side of storefronts. Security gates are permitted on the interior side provided they provide at least seventy-five percent transparency.

9. *Windows and Doors*
   a. One primary window style and material shall be used throughout an individual building.
   b. Windows with an exterior vinyl finish are prohibited.
   c. Extruded aluminum windows without exterior cladding are prohibited.
   d. Window and door materials shall be wood, fiberglass, steel, or aluminum with exterior cladding.
   e. Windows shall be allowed with muntin patterns and colors appropriate to the building's architectural style.
   f. Windows and doors shall either be trimmed or recessed.
      i. When trimmed, the trim material shall not be less than 3 ½ inches in width by ¾ inches in depth as measured from the face of the exterior wall finish. Head casing shall be a minimum ½ inch wider than jamb casing. Foam trim molding is prohibited on the ground floor. (Fig. III.E.8)
      ii. All doors and windows shall be recessed a minimum of 2 inches as measured from the face of the exterior wall finish. The finish material shall wrap the corner and extend into the opening to the exterior face of the door or window. The depth of casing shall not contribute to the minimum recess requirement. (Fig. III.E.9)

FIG. III.E.7: FIRST FLOOR TRANSPARENCY
The ground floor of this mixed-use building features more glazing than the upper story.

FIG. III.E.8: WINDOW TRIM
This Craftsman style window trim includes head casing on the top that is wider than the jamb casing on the sides.

FIG. III.E.9: RECESSED DOORS
Ground floor commercial entrances are recessed inside arches at this mixed-use project.

iii. Windows shall be recessed in a manner that is authentic to the building's architectural style.
   (a) In Mediterranean style buildings, doors and windows at the ground floor shall be recessed a minimum of 4 inches as measured from the face of the exterior wall finish. The finish material shall wrap the corner and extend into the opening to the exterior face of the door or window. The depth of casing shall not contribute to the minimum recess requirement.
   (b) In craftsman, colonial, and Victorian style buildings, doors and windows shall be recessed a minimum of 2 inches as measured from the face of the exterior wall finish. The finish material shall wrap the corner and extend into the opening to the exterior face of the door or window. The depth of casing shall not contribute to the minimum recess requirement.

g. Residential glazing shall not be tinted beyond what is required for compliance with energy efficiency requirements set by Title 24.
h. The width of each paired shutter shall be equal to one-half the width of the window opening; unpaired single shutters shall be the same width of the adjacent window opening.

FIG. III. F.1: BUILDING COLORS
The two residential buildings comprising this project are differentiated by distinct yet complementary colors.

F. COLORS & MATERIALS

1. Buildings shall have a color palette that consists of a body color and an accent color (not including roof color).
2. Projects with 2 or more residential buildings shall include a minimum of 2 body colors and shall not use a single body color on more than 75 percent of the residential structures. (Fig. III.F.1)

FIG. III.G.1: INDIVIDUAL BRICK
This building uses a veneer of individual bricks and traditional detailed coursing for headers and cornices.

G . ARCHITECTURAL CONSISTENCY

1. *Materials*
   a. Buildings shall incorporate a minimum of 2 and a maximum of 3 exterior wall finish materials on each building elevation. Trim does not count as the second material.
   b. The following materials shall be prohibited as exterior finishes: T1-11; vinyl siding; unfinished concrete masonry block.
   c. All exterior brick cladding shall be composed of individual brick size modules. (Fig. III.G.1)
   d. All panel cladding is prohibited.
   e. Masonry veneer walls shall be detailed in a manner that expresses the structural integrity of real masonry. Stone material shall not be painted; brick may be painted. (Fig. III.G.2)

FIG. III.G.2: MATERIAL CHANGE
A change in material from masonry to stucco delineates a shift from ground-floor commercial to upper-story residential in this mixed-use building.

f. Exterior wood shall be painted, or of a cedar or redwood species with a clear finish.
g. Metal flashing shall be painted to match the building finish.

2. Changes in materials and colors shall occur along horizontal lines or at internal building corners only. Material changes at outside corners shall be prohibited. When the span to an inside corner is 25 feet or more, the change in material and colors shall wrap around the corner of the building and extend a minimum of 6 feet beyond the corner, or terminate at the nearest window or door.