

Objective Design Standards Matrix - Town Standards and Applicant Responses

Joerger Ranch Specific Plan	
General Design Standard CG-G1: A variety of building sizes, heights and orientation shall be provided. Physical and visual connections shall be provided between adjacent buildings and projects in adjacent on- and off-site development.	Response: The project provides only 2 buildings of varying sizes and heights which meets the intent of this standard.
General Design Standard CG-G14: Buildings within the CG Zoning District shall be designed to incorporate a combination of 1- and 2-story design elements to reduce visual massing while accommodating allowed residential densities in mixed-use projects, anchored by vertical elements with interesting roof lines.	Response: Project wide, one story massing is incorporated into the design in the commercial building which includes one story spaces with sloping roofs. Two story massing is incorporated into the residential building key corner. The residential building includes massing popouts - vertical elements with shed roof lines. The residential building also incorporates a small mass at the building entry which is both stepped back and includes a lower roof line. This element, along with the popouts, breaks up the overall building massing and create interesting roof lines that vary across the building elevation. The residential building is also broken up by one- and two-story stone elements.
General Design Standard CG-G23: All building materials shall be durable and of high quality. Stone walls shall appear load bearing, as opposed to a thin veneer.	Response: Stone being used on exterior walls will be applied and detailed in such a way that it will appear to be load bearing. To achieve the appearance of load bearing stone, the design will not terminate stone on exterior corner to avoid a 'pasted on' look. Corners and transitions will be detailed in such a way that the thickness of the stone is not visible but appears to be a structural element.
General Design Standard CG-G30: Building colors shall be drawn from the natural, surrounding environment. The use of light tans, beige and similar corporate shopping center palette is prohibited.	Response: Stone product selected has natural variations of colors to replicate the colors found in natural stone. The color variation and texture of the stone contributes to the overall building color and material pallet. The lighter colors found in the stone will contrast the rich paint colors selected to be applied to adjacent materials.
CR Design Standard CR-1: Connectivity shall be provided between all buildings. For pedestrian crossings that cross parking areas, stained or stamped concrete, pavers or similar treatment shall be used to delineate the travel path.	Response: The Civil Plans have been updated to clarify the material between buildings will be "stained or stamped concrete, pavers or similar treatment".
Design Standard RMW-G5: Trail and walkway systems shall connect the multifamily housing units to the overall trail system and commercial/retail areas within PC-3.	Response: Phase 2 will ultimately connect to the public trail along Highway 267 through Phase 3. Prior to Phase 3 development, Phase 2 will connect to the public trail system via walkways along Soaring Way and through Phase 1.
Design Standard RMW-G8: Architectural design shall incorporate energy efficiency, such as natural heating and/or cooling, sun and wind exposure and solar energy opportunities.	Response: Both buildings in this project include shed roofs oriented to the south which provide opportunities for solar panels in a prime orientation. The orientation of the residential building will provide shade for a portion of the exterior amenities in the summer months which provides a natural cooling for the users of that space.

Design Standard RMW-G10: Building masses shall be broken up through varied roof planes, height, etc. Buildings shall include a mixture of 2- and 3-stories where density can be achieved.	Response: The building mass of building E is broken up through a variety of plane breaks in elevation at popout elements. The central portion of building E is stepped down and stepped back from the masses at each end, breaking up the mass across the length of the building. The design also incorporates vertical popout element with shed roofs. Notes on breaks in massing have been added to sheet A.21. Building articulation elevations have been provided in the set to demonstrate how and where the building is being broken up in mass and roof line, see sheet A.21.
Design Standard RMW-G12: Long, unbroken building façades and simple box forms are not permitted. Building façades shall be broken up to give the appearance of a collection of smaller buildings through the use of balconies, setbacks and projections to help articulate individual units (or collection of units) and through the pattern and rhythm of windows and doors.	Response: The building mass of building E is broken up through a variety of plane breaks in elevation at popout elements. The central portion of building E is stepped down and stepped back from the masses at each end, breaking up the mass across the length of the building. The design also incorporates vertical popout element with shed roofs. Notes on breaks in massing have been added to sheet A.21. Building articulation elevations have been provided in the set to demonstrate how and where the building is being broken up in mass and roof line, see sheet A.21.
Design Standard RMW-G20: Building materials that are permitted are identified in this standard, including stone (which is required to appear to be load bearing rather than a thin veneer, as previously discussed), wood board and batten, concrete, stucco, metal and composite siding, and wood siding.	Response: Stone being used on exterior walls will be applied and detailed in such a way that it will appear load bearing. In order to achieve the appearance of load bearing stone, the design will not terminate stone on exterior corner to avoid a ‘pasted on’ look. Corners and transitions will be detailed in such a way that thickness of the stone is not visible but appears to be a structural element. Fiber cement siding is a type of composite siding which is compliant with the above regulations.

Development Code	
Multifamily Site Design (Section 18.25.050)	
Site organization (18.25.050.A.2): When a project includes multiple buildings, building walls that are internal to the site and face another building shall position windows and entrances to avoid instances where living spaces of one structure face the living spaces of another to improve indoor privacy. Refer to Section 18.25.060.F (Massing and Articulation, Adjacent Development).	Response: The commercial building and residential building are located approximately 168 feet apart on the site. In addition to the physical distance between buildings, the site includes parking and landscape elements that will block direct views from the commercial building into the residential units. The intent of this code section is to provide indoor privacy and eliminate conditions where spaces look directly into private living spaces. Current design and site layout meet the code intent.
Site organization (18.25.050.A.3): When multiple residential structures are proposed, the structures shall be grouped to preserve contiguous open space areas. Refer to Section 18.46.050 (Open Space Standards).	Response: The overall project consists of 3 phases. The contiguous open space was designed along the southern portion of the overall project, between Phases 1 & 3 and Highway 267. This contiguous open space provides a natural tree/landscape buffer and a publicly dedicated Class I Trail.

<p>Circulation (18.25.050.B.2.b): Projects shall connect the on-site pedestrian circulation system to the existing or required off-site public sidewalk at intervals of at least one connection for each 200 linear feet of frontage (or fraction thereof).</p>	<p>Response: The revised Site Plan meets this code requirement. The sidewalk adjacent to Bldg D connects to the public sidewalk (along Soaring Way) at three locations: (1) Northwest end of Bldg D; (2) Center of Bldg D; and (3) Northeast end of Bldg D. The connection points are less than 200-feet apart.</p>
<p>Parking lots (18.25.050.C.3.b): Every ten parking spaces shall be separated from additional parking spaces by a landscaped bulb not less than ten feet wide. Architectural elements (e.g., roof overhangs, trellises, porches, or stairways) may extend into the landscaped bulb by up to 18 inches.</p>	<p>Response: The applicant is formally requesting a waiver under California’s Density Bonus Law (Government Code § 65915). See Project Description and Affordable Housing Plan.</p>
<p>Common outdoor area requirements (18.58.050.D.2): Common outdoor areas shall be defined as usable outdoor space that is designed and/or programmed for recreation, leisure, and pleasure. All multi-family residential developments with five or more dwelling units shall incorporate the following: 1) The project shall be designed to provide the equivalent of a minimum of 250 square feet of common outdoor area for each dwelling unit; 2) Each common outdoor area shall maintain a minimum dimension of twenty feet, shall be no smaller than 250 square feet and shall not include rights-of-way, vehicle access, parking areas, or landscaping associated with a parking area; 3) Rear setbacks that meet the definition of common outdoor area are credited as usable Common Outdoor Areas up to a maximum of 50% when they are at least 20 feet in all dimensions; 4) Up to 50% of Common Outdoor Areas may be included as part of a project’s Open Space calculations, as defined in Chapter 18.46 (Open Space/Cluster Requirements). The uses identified in Sections 18.46.050.G.1 shall be allowed in the Common Outdoor Areas; and 5) Up to 25% of any required Common Outdoor Area may be paved or hard surface if the surfaces are to be used exclusively for recreational purposes (e.g., basketball court, swimming pool). These areas shall not be counted toward the Open Space calculations, as defined in Chapter 18.46 (Open Space/Cluster Requirements).</p>	<p>Response: The project offers ~11,000 sq. ft. of outdoor open space and recreation areas, which is less than the required 250 sf for each unit (86 units x 250 sf = 21,500 sf). The applicant is formally requesting a waiver under California’s Density Bonus Law (Government Code § 65915). See Project Description and Affordable Housing Plan.</p>

<p>Common recreational amenities (18.58.050.D.3): All multi-family residential developments with ten or more units shall provide a minimum of one indoor or outdoor recreational amenity for every 25 units or fraction thereof. Common recreational amenities shall be provided within the common outdoor areas or in a common building. Recreational amenities that are prohibited in Open Space areas shall be provided in separate common outdoor area that are not designated as Open Space. One of the following recreational amenities shall be required to fulfill this common recreational amenity requirement: barbecue area with plumbed gas stub, concrete pad, picnic tables, and roof; recreation building with community room, including exercise equipment; fenced dog play area that is a minimum of 2,500 square feet in size with decomposed granite or gravel cover and regularly maintained waste stations (fencing shall be a maximum of four feet in height, shall be metal or wood and 50% transparent; chain link or barbed wire are prohibited; no lighting shall be permitted and the hours of operation shall be 7:00 AM or sunrise, whichever is later, to 9:00 PM or sundown, whichever is earlier. The fenced dog run shall be located outside of any setbacks); formal and maintained outdoor recreation areas (e.g., bocce courts, basketball courts, volleyball courts); and children's outdoor play area with play equipment. Individual play areas shall be a minimum of 2,500 square feet (children's play areas shall contain a minimum of two structured play modules including a play structure and/or swing area; play modules shall follow ADA Standards for Accessible Design and shall be available for use by all residents of the project).</p>	<p>Response: The project proposes the following recreational amenities: (1) Lounge patio w/ BBQ's; (2) Multi-age playground; (3) Multi-use lawn area w/ bench seating and a perimeter walking path; (4) Childrens Playground (Note: The multi-age playground will be expanded during final design to include ½ multi-age playground and ½ childrens playground).</p>
<p>Common recreational amenities (18.58.050.D.3): Projects with more than 40 two- or more bedroom units are required to provide a children's play area within the project. There shall be a minimum of one outdoor play area per 25 two-bedroom or larger units. If two play areas are required, they may be combined to a minimum size of 5,000 square feet. The minimum size shall scale according to the number of units up to 10,000 square feet and shall contain a minimum of one play module and other formal and maintained outdoor area (see Section 18.25.050.D.3.c.(4)). The play areas may be used to meet the required total number of recreational amenities.</p>	<p>Response: Per the response above, the final Landscape Design will include 2 play areas (combined to be 5,000 sq. ft.). Half will be designated as a multi-age playground and half will be designated as a children's playground.</p>
<p>Multifamily Massing and Articulation (Section 18.25.060):</p>	
<p>Massing breaks (18.25.060.A): Provides requirements to break up the form of a building, including requirements for building elevation length (A.1), step backs (A.4), wall plane changes (A.5); height change (A.6); roofline articulation (A.7).</p>	<p>Response: Building articulation elevations have been provided in the set to demonstrate how and where the building is being broken up in mass, step backs, wall plane changes and roof line, see Sheet A.21.</p>

<p>Façade breaks (18.25.060.B): On facades that are 50 feet or longer, a façade offset that is at least 18 inches in depth, measuring at least 25% of the length of the façade and extending the full height of the building is required for each 50-feet of façade. Additionally, a number of features are required including a distinct material for the building entry (B.1), material variations on all wall planes (B.2); wainscoting (B.3).</p>	<p>Response: Building design includes popout elements which are more than 18” in depth and extend the full building height for each 50’ portion of the façade. Building articulation elevations have been provided in the set to demonstrate how and where the building is being broken up in mass, step backs, wall plane changes and roof line, see sheet A.21. Dimensions are included to demonstrate compliance with popout length across the façade. Building entry is to be storefront material which is distinct in the design of the residential building. Please see elevations and material call outs for material variations on wall planes, see A.05.</p>
<p>Building Articulation (18.25.060.C): Requirements for articulation, including specific requirements for structures containing 20 or more dwelling units (C.3) which require at least one feature (including projections and recesses) for building elevations facing a public street, public parking lot, private parking lot available to the general public, or pedestrian walk.</p>	<p>Response: Building articulation elevations have been provided in the set to demonstrate how and where the building is being broken up in mass, step backs, wall plane changes and roof line, see sheet A.21.</p>
<p>Roofs and rooflines (18.25.060.E): Requirements for roof types (allowed roofs include gable roofs and shed roofs with a minimum slope of 1:12 and a maximum slope of 6:12; maximum 10% of roof area allowed for flat portions for utility or equipment placement, which shall not be visible from streets, open space areas or common recreational facilities; roofs shall be designed to prevent snow shedding onto common sidewalks and walking areas).</p>	<p>Response: Roof slopes are 3:12. A note has been added to the roof plans to call out roof slopes. The low slope portion of the roof for utility equipment will not exceed 10% of the total roof area. Notes have been added to the plans to clarify mechanical equipment will not be visible from the street. Notes have also been added to clarify snow shedding.</p>
<p>Building Entries and Stairwells (18.25.070):</p>	
<p>Building entries (18.25.070.A): Requirements for building entries, which are required to have a roof overhang/canopy that extends a minimum of 24 inches from the face of the building and a stoop; shared entry areas shall provide a minimum 10-square foot window with views of landscaping and/or recreational facilities; and entries shall contain hardscape and landscape treatments with a minimum six square feet of landscaping within 10 feet of the door.</p>	<p>Response: Overhangs have been provided at building entries. Dimensions have been added to plans to indicate overhang depth from face of building.</p>
<p>Multifamily colors and materials (18.25.080):</p>	
<p>Exterior cladding materials (18.25.080.B): Allowed materials includes “smooth fiber board.” Inappropriate materials include “artificial products that attempt to imitate real materials such as cultured or artificial rock” and imitation stone. Materials shall be used in ways that are appropriate to their nature (for instance, fiber cement board is light in weight in comparison to materials such as stone or steel, so should not be used below as a load-bearing material to materials that are heavier). Composition of materials shall avoid creating the impression of thinness and artificiality. Veneers shall turn corners and extend at least five inches, avoiding exposed edges. A change of materials shall occur with a change of plane and shall not occur on the same plane or at the outside corner</p>	<p>Response: Please see responses to previous comments regarding stone veneer, stone detailing and appearance. Please see color and material elevations for stone application. Building design uses stone as the base material with fiber cement above, per the notes in the standards.</p>

<p>Roof materials (18.25.080.C): Provides standards for roof materials. Allowed materials include thick or dimensional asphalt shingle in dark earth tone colors (i.e., greens, browns, grays), metal (standing seam, box rip, corrugated or similar) in dark earth tone colors (i.e., greens, browns, grays, blacks, rust), and matte shingles made of recycled materials in dark earth tone colors (i.e., greens, browns, grays), among other options. A Solar Reflectance Index (SRI) of 29 or higher is recommended for pitches greater than 2:12 and an SRI value of 78 or higher for roofs with a pitch less than 2:12.</p>	<p>Response: Proposed roof materials have been added to the material legend, see sheet. SRI for AEP Span HP Metal roof in Old Town Grey is 43. Asphalt shingles are an SRI of 29.</p>
<p>Multi-Family Architectural Elements (18.25.090):</p>	
<p>Windows (18.25.090.A.1): Windows shall be placed a minimum of every 15 feet along streetfacing elevations. For residential buildings, at least 15% of the building facades visible from the public right-of-way or where residential entrances are located must consist of windows or transparent doors unless the building façade is located within 10 feet of a property line shared by a private party. Tinted or reflective glass in any window or door is prohibited. Exterior window frames shall be a dark color.</p>	<p>Response: The residential building does not have a street facing elevation, 15 foot window requirement does not apply to this project. Window area calculations have been provided on sheet A.21 to demonstrate compliance with 15% glazing for the elevation with the residential entrance. Exterior window frames to be a dark color, as shown in elevations.</p>
<p>Doors (18.25.090.A.2): Doors shall be recessed into the wall at the frame by a minimum of four inches.</p>	<p>Response: Doors at the residential building to be recessed by 4". Door jamb details to be incorporated into construction documents set.</p>
<p>Balconies, porches, decks and patios (18.25.090.B): All residential units shall have one private balcony, patio, or deck that is a minimum of 48 square feet with no dimension less than six feet. The private outdoor space shall be accessible to only one dwelling unit. Private exterior space shall be private and immediately accessible to the dwelling unit it is designed to serve. Balconies shall be unenclosed on at least one-third of its perimeter, except for required railings.</p>	<p>Response: A Density Bonus Incentive/Concession is requested. See Project Justification and Affordable Housing Plan.</p>
<p>Common laundry facilities (18.25.090.C.2): All multi-family residential developments with five or more dwelling units shall provide common laundry facilities, except where laundry facilities are provided within each unit. Common laundry facilities shall be provided at a minimum ratio of one washer and one dryer for every five units or fraction thereof for up to 100 units.</p>	<p>Response: Laundry facilities are provided within units. Please see unit plan sheets in set for proposed locations.</p>
<p>Security (18.25.090.C.5): All common facilities shall be designed to address security concerns in their design, location, and layout. This may include security lighting at entrances, keyed access, and security cameras.</p>	<p>Response: Building lighting is located at common building entrances, please see building elevations and photometric study for locations. Additional secured access and cameras will be provided where necessary to secure the project.</p>
<p>Storage (18.25.090.C.6): At least 40 square feet of storage shall be provided for each residential unit, not including closets within bedrooms. The length and width shall be a minimum of two feet and the height a minimum of five feet six inches. Storage areas may be located in each unit, as a separate private storage space, or as a combination of both.</p>	<p>Response: The applicant is formally requesting a waiver under California's Density Bonus Law (Government Code § 65915). See Project Description and Affordable Housing Plan.</p>
<p>Multi-Family Utilities and Service Areas (18.25.100):</p>	

<p>Utility locations (18.25.100.A): All ground-mounted utility areas shall be combined and shall be located in areas out of view from public rights-of-way, or open space areas and/or be integrated into the building architecture through use of materials or color found on the primary buildings or screened using fences or landscaping.</p>	<p>Response: All utility boxes that are above ground will be properly screened with landscaping and will be shown on the final Landscape Plans.</p>
<p>Service areas (18.25.050.B): All waste and service areas shall be accessed from an alley or side street when one exists and shall be located so that their use does not interfere with on-site parking or circulating areas and adjacent uses. For projects with five or more units, all waste and service areas shall be located behind the front-most wall of the building(s) and shall be located at least 20 feet from the front or street property line. All waste facilities shall be fitted with wildlife resistant containers and/or enclosures and shall be consistent with Section 18.30.150.</p>	<p>Response: No alleys or side streets exist for this residential building. Services have been grouped with access at the back of the residential building so they will not interfere with pedestrian traffic at main building entrance. Notes will be added to the plans regarding wildlife restraint containers. Details will be coordinated during construction documents.</p>