

CITY OF HOLLISTER

DOWNTOWN MULTIFAMILY AND MIXED USE OBJECTIVE DESIGN STANDARDS

Administrative Draft | March 2026





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1. Introduction

This document contains objective design standards (ODS) for multifamily and residential mixed-use development projects in the City of Hollister Downtown Mixed Use (DMU) zoning district. The ODS were developed in response to action items adopted as part of the City of Hollister General Plan, including:

- **Action LU-2.4 Multifamily Design Standards.** Develop a set of multifamily design standards to review new projects in multifamily zoning districts, and update as necessary to reflect the growing needs of the City to ensure high quality design continues to be provided.
- **Action LU-3.1 Mixed-Use Design Standards.** Develop a set of design standards to review new projects in mixed-use zoning districts, and update as necessary to reflect the growing needs of the City to ensure high quality design continues to be provided.

These ODS are intended to establish a baseline of high-quality residential design informed by:

- Existing City of Hollister design policies and priorities.
- Community input collected through surveys, outreach events, and public hearings.
- The unique character and context of Downtown Hollister.

These ODS are part of a streamlined housing project review process that applicants of eligible housing projects may voluntarily elect to pursue, under State legislation. California Govt. Code Section 65913.4 regulates ministerial approval of “Housing Development Projects,” which are generally defined as multifamily

residential projects or mixed-use development projects with the majority of space dedicated to housing (see Section 1.2, below). Per State law, only objective, quantifiable standards that “*involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark*” may be used to deny or reduce the density of such housing development projects.

1.1 Downtown Hollister Character & History

As indicated in Section 17.08.010 (D) of the Hollister Municipal Code, Hollister’s mixed-use districts, including the DMU, allow for commercial and residential uses with a focus on fulfilling local housing needs. The districts are intended “*to support the needs of the City and ensure that housing is constructed to meet the City’s Regional Housing Needs Assessment and provide a mixed of house types for the community.*”

These ODS reflect the community’s commitment to ensuring that the design of new development project allowed in the DMU District enhances the existing fabric of Downtown Hollister. As shown in Figure 1-1, the DMU is primarily centered along San Benito Street. It spans from the northern gateway of the city at North Street to Hawkins Street. This is an area unique in urban character and history. As illustrated in Figure 1-2, the DMU can be seen as having two areas that are distinct in built character. The compact, pedestrian-oriented Downtown Core, which is bounded

by 4th Street, Monterey Street, East Street, and South Street, is the commercial heart of the city. The Downtown Core is home to multiple early-twentieth century buildings that reflect the small-town agricultural character and history of Hollister. Most of these buildings front San Benito Street directly. Further outward from the Core, the Outer Downtown area is characterized by a less intense commercial development pattern that tapers into residential neighborhoods.

The DMU is also home to historic resources that guide some of these ODS. As shown in Figure 1-2, two historic districts listed on the National Register of Historic Places are either within or overlap the DMU:

1. Downtown Hollister Historic District.

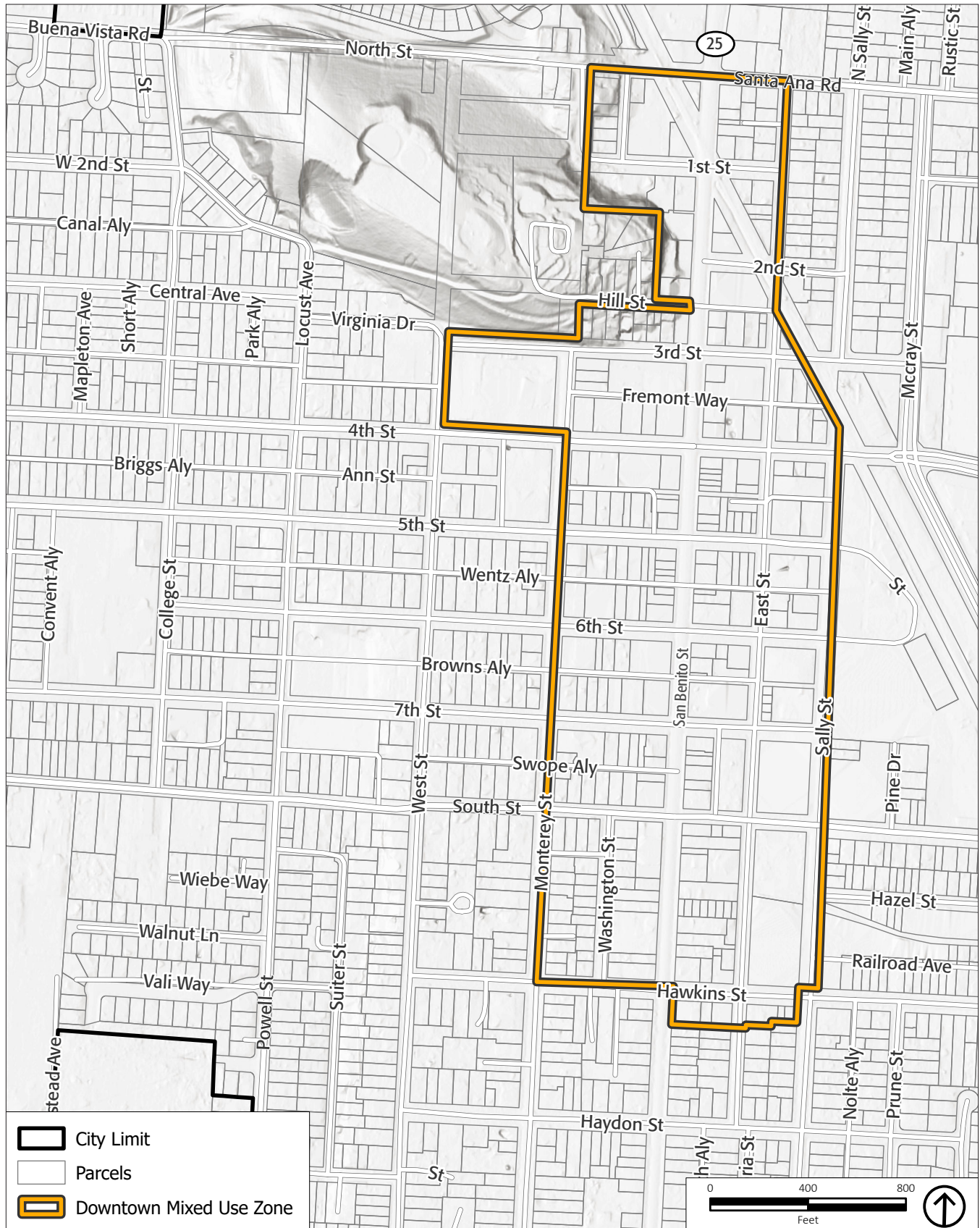
This Historic District was designated in 1992. It forms a traditional downtown area composed of buildings that front sidewalks. Examples of Italianate and Mission/Spanish Colonial Revival architectural styles are represented. The District contains 53 contributing buildings and is located entirely within the DMU (see Figure 1-2). Specific standards in this document promote contextually-appropriate design in the Downtown Hollister Historic District.

2. Monterey Street Historic District. This Historic District was designated by the National Register in 1993. It represents a residential neighborhood in Hollister in the period before World War II and contains 188 contributing structures. It is centered along Monterey Street between 5th Street and B Street. As such, a small portion of the eastern edge of this Historic District is within the DMU (see Figure 1-2). Specific standards in this document control scale and design adjacent to existing structures in the Monterey Street Historic District.



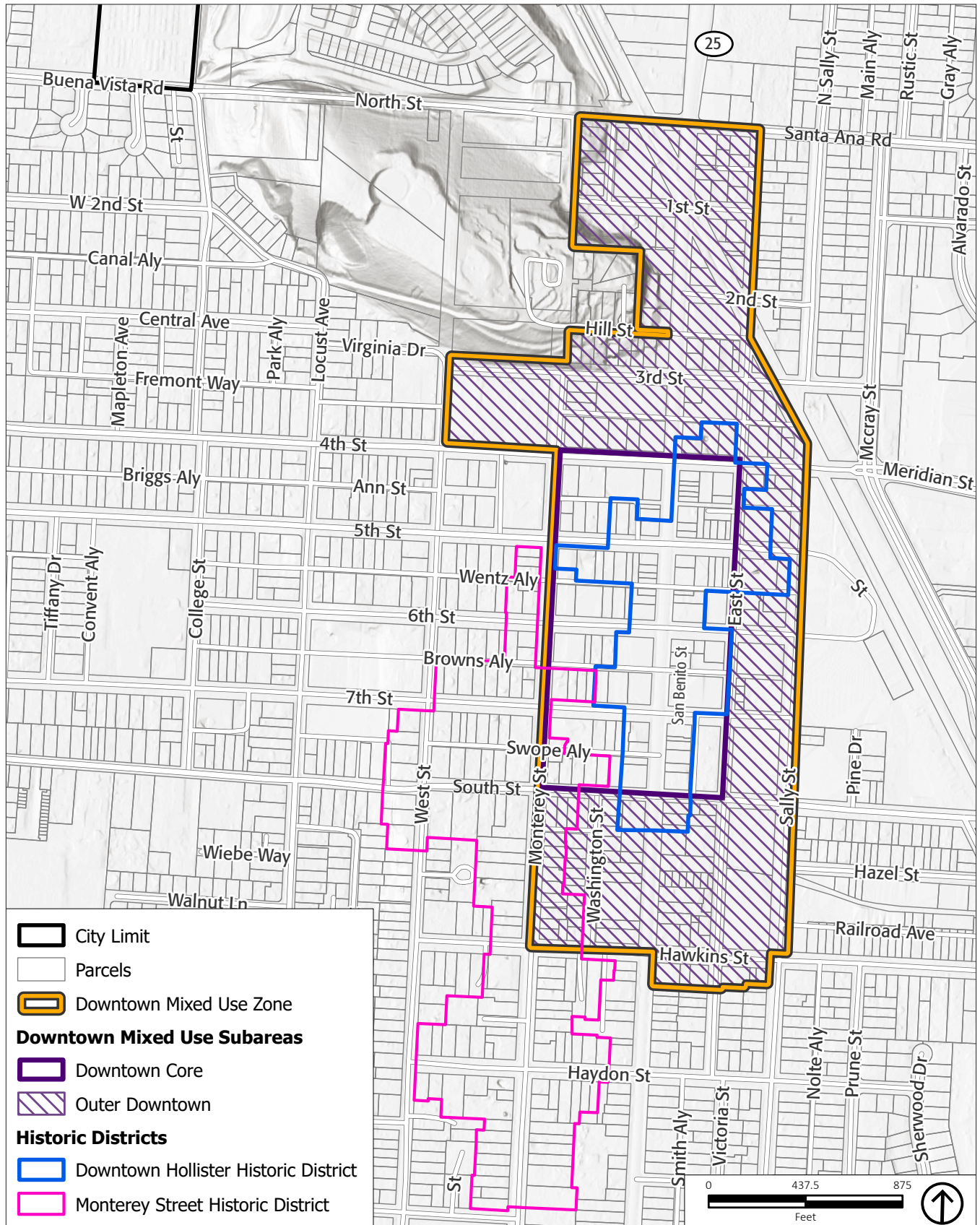
The DMU contains one structure that is individually listed as a historic landmark on the National Register of Historic Places, the Hollister Carnegie Library at 375 5th Street. As stated in the following Section 1.2, below, California Code provides that no project that involves the demolition of an historic structure is subject to streamlined, ministerial review.

Figure 1-1 DMU Boundary



Source: ESRI, 2020; PlaceWorks, 2025; San Benito County, 2020; USGS, 2019.

Figure 1-2 DMU Character Areas and Historic Districts



Source: ESRI, 2020; PlaceWorks, 2025; San Benito County, 2020; USGS, 2019.

1.2 Applicable Projects

Per California Code Section 65913.4, a developer of a Housing Development Project may apply for ministerial review, and thus compliance with these ODS, if the project site is zoned for residential or mixed-use and is either:

- A multifamily project with two or more units; or
- A mixed-use residential project with at least two-thirds of square footage dedicated to housing.

The following must also be true of the project:

- It does not require the demolition of existing affordable or rent-controlled housing, or housing occupied within the past 10 years.
- It does not require the demolition of a historic structure on a national, state, or local register.

The project must also be located on a site that fulfills all the following:

- The site is a legal parcel or parcels in an urbanized area or urban cluster, as designated by the US Census Bureau.
- At least 75 percent of the perimeter of the site adjoins parcels developed with urban uses.

The project shall not be located on a site that is any of the following:

- Prime farmland or farmland of statewide importance.
- A designated wetland.
- In a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, or within the state responsibility area.

- A hazardous waste site.
- In an earthquake fault zone, unless the development complies with applicable seismic protection building code standards.
- In a 100-year flood hazard area.

These ODS do not apply to single-family homes, accessory dwelling units (ADU), or any non-residential development types.

1.3 Relationship to Other Regulations

Hollister maintains multiple policies, ordinances and regulations that guide multifamily and residential mixed-use development. The following describes how ODS relate to existing regulations.

- **Hollister General Plan.** The Hollister General Plan guides conservation and development for the entire city. It includes the following land use and design policies:
 - » **Land Use Policies.** The Land Use Element of the General Plan includes land use designations and a land use map that together, establish the densities and characteristics of all allowable land uses, as well as where each land use is permitted. All development, including projects eligible for ODS streamlining, must comply with the land use framework of the General Plan.
 - » **Design Policies.** These ODS have been developed to complement and support General Plan design policies. Applicants should review General Plan design policies to better understand citywide design priorities. However, design approval of applicable housing projects shall be limited to compliance with the ODS in this document.

- **Hollister Zoning Code.** The design standards in this document do not replace, repeat, or conflict with the City’s zoning and development standards. All projects will continue to be reviewed for compliance with all other relevant sections of the zoning code. Examples of traditional zoning standards that remain separate from these ODS include, but are not limited to:

- » Lot coverage
- » Building height
- » Front, side, and rear setbacks
- » Parking requirements
- » Water Efficient Landscapes Ordinance
- » Sign Ordinance

1.4 Project Typologies

This document contains ODS for two primary groups of residential projects that differ significantly in scale, form, and context:

1. “Block scale” multifamily and residential mixed-use projects.
2. “House scale” multifamily projects.

1.4.1 block-scale Multifamily and residential Mixed Use

Chapter 2 of this document includes ODS for multifamily and residential mixed-use development projects that generally contribute to larger-scale environments. Buildings may be as large as a city block or attached along a street to form a continuous façade along most, or all, of a block. These include the following building types:

- Low-Rise Multifamily Residential: 2 to 3 story residential building.

- Mid-Rise Multifamily Residential: 4 to 7 story residential building.
- Vertical Mixed-Use Residential: 2+ story building with ground floor retail/restaurant/commercial use and residential units above.

1.4.2 small-Scale Multifamily

Chapter 3 of this document includes ODS for small-scale or “house-scale” residential projects. These are multifamily housing types with fewer than eight units that can be developed on a single parcel. They are generally compatible in scale with single-family homes and residential neighborhoods. These include the following building types:

- Duplexes, side-by-side and stacked (2 units)
- Triplexes (3 units)
- Fourplexes (4 units)
- Multiplexes (5-8 units)
- Cottage Courts (4-10 detached units around central common open space)

The ODS for house-scale projects have been developed to provide flexibility for diverse design approaches, and to ensure that new developments respond to surrounding neighborhood context.

1.5 Submission and Review Process

These ODS are one part of the ministerial review process that applies to projects for which 1) the applicant has requested streamlining, and 2) the project has been deemed eligible for streamlining under State law.

1.5.1 Applicant Responsibilities

The design of eligible multifamily and residential mixed-use development projects will be reviewed ministerially using the ODS in this document. Applicants designing potentially applicable multifamily and residential mixed-use developments should:

- 1. Determine project eligibility.** Applicants should review project characteristics and site conditions to determine whether any factors preclude the project from eligibility for streamlining under State criteria (see Section 1.2). Applicants may also prepare a written explanation of why the project is subjective to waivers or concessions from these ODS, in accordance with California Govt. Code Section 65915. (a) (3) Density Bonuses and Other Incentives, for staff review.
- 2. Determine DMU location.** Applicants should determine if the proposed project is located entirely in Hollister's DMU district.
- 3. Determine building Type.** Applicants should then determine what type of project and building typology they are designing. This document is divided into two chapters, Multifamily and Mixed-Use ODS and Small-Scale Residential ODS.
- 4. Design for compliance with ODS.** Following a thorough review of all ODS and zoning standards, applicants should become familiar with the ODS that apply to the building type in question. Projects should be designed to comply with relevant ODS, and applicants should determine independently whether compliance has been achieved. The ODS Checklist provided in Appendix A of this document should be used to verify compliance.

- 5. Submit Application.** Applicants shall submit development plan applications as part of the design review process. Design review of eligible projects shall be limited to compliance with ODS. All other components of project review and approval, including demolition, grading, and building permits, shall occur separately.

1.5.2 City Review process

Review of applicable projects includes the following steps:

- 1. Staff design review.** Once an application has been submitted, staff shall review it and determine compliance with applicable General Plan policies, zoning standards, and the appropriate ODS checklist. Qualifying applications that meet all criteria will be approved ministerially and are exempt from CEQA. If approved by the Community Development Director, the project shall be approved, and the applicant may proceed to Step 2.

If staff determines the project is out of compliance with the ODS checklist and/or applicable zoning standards, staff shall provide a written explanation of non-compliance to the applicant. The applicant may then:

- » Revise and resubmit the application for ministerial review.
- » Withdraw the application.
- » Process the Development Plan as a discretionary application.

When appropriate, the Community Development Director can administratively approve minor deviations from the ODS (e.g., when the applicant demonstrates that site design/layout would be improved by

the deviation or that there is a constraint that would make complying with a standard infeasible given site layout or conditions).

Proposals that are not eligible or do not meet the minimum criteria for streamlined permitting may be subject to:

- » Discretionary review and/or a public hearing.
- » Certification of a required environmental review document pursuant to CEQA.
- » Reasonable conditions of approval imposed by the Community Development Director.
- » Project compliance with all applicable conditions of approval at all times.

2. Additional Permitting Requirements/ Changes to Design After Approval.

Compliance with the above procedures constitutes design approval. Other City actions and determinations, such as building permit approvals, may be required prior to project construction. Project design shall not be significantly altered, as determined by staff, following design approval. Significant alterations include, but are not limited to:

- » Changes in building orientation.
- » Changes in building mass, bulk, or form.
- » Changes to roof type, height, or pitch.
- » Changes to the number of residential units and/or buildings.

If the project is altered after approval in step 2, upon staff determination of significantly altered design the approved status of the project shall be revoked.

1.6 Modifications to Objective Design Standards

Design trends and development conditions are subject to change over time. The City of Hollister prioritizes the adaptability of local design and development regulations. To facilitate this adaptability, the City has established a process for both major and minor modifications to these ODS.

- **Major modifications.** Major modifications are defined as significant modifications to a primary design approach, such as revised building massing standards or changes in a vehicle accessibility standard. Major modifications require review and approval by the Planning Commission at a noticed public hearing.
- **Minor modifications.** Minor modifications are defined as any of the following:
 1. Modifications necessitated by changes in State law and that therefore, the City has limited ability to regulate.
 2. Modifications made to ensure consistency with new or amended policies, goals or objectives of the City, as declared by the City Council.
 3. Modifications deemed to have limited impact on overall housing project character, such as revised planting, fencing or mechanical equipment screening standards.

Minor modifications will be reviewed and approved by Director of Community Development through issuance of an Approval Memorandum.

2. Multifamily & Residential Mixed-Use ODS

The following multifamily and mixed-use ODS reflect the basic design priorities of the Hollister community. Regardless of their location in the DMU, buildings should be oriented to engage pedestrians, scaled to the surrounding built environment, and designed to promote visitation. The visual impact of parking areas and utilities should be reduced through site design and screening strategies. Structures in historic districts should complement surrounding design.

Areas within the DMU Zoning District vary in urban character, and thus these design guidelines are differentiated by two character subareas (see Figure 2):

- **Downtown Core.** This subarea is bounded by 4th Street, Monterey Street, East Street, and South Street. It is the commercial heart of the city and home to many historic buildings that face San Benito Street. The Downtown Core has a compact development pattern and pedestrian-oriented amenities, with San Benito Street serving as the main thoroughfare.
- **Outer Downtown.** This subarea includes all the remaining areas within the DMU Zoning District outside of the Downtown Core boundary. These areas, while still part of the downtown, contribute less to the compact, pedestrian-oriented environment of the Downtown Core.

Most of the objective design standards (ODS) in this chapter apply to the entire DMU Zoning District. All subarea-specific standards are noted in the text.

2.1 Site Design

The following site design standards guide how new development projects engage the public realm. They promote outward-facing, easily accessible sites that are integrated into the surrounding street network.

2.1.1 Building Orientation and Street Frontage

INTENT: To ensure that new development promotes a pedestrian-friendly environment, is welcoming to visitors and increases commercial activity.

Standard 2.1.1.1 Orientation and Access

- All buildings shall face the primary street and provide at least one building entry that is directly accessible to pedestrians from adjacent sidewalk (see Figure 2.1.1.1.a).
- Buildings located on corner lots shall include at least one entry and direct pedestrian access from street frontage facing the primary street (see Figure 2.1.1.1.b).
- Downtown Core:** All buildings with a San Benito Street address or an address on a side street off San Benito Street, shall have their primary façade and a primary entrance either on that street or at the corner of that street and an intersecting street. For additional details regarding corner sites, see Standard 2.1.3.1.

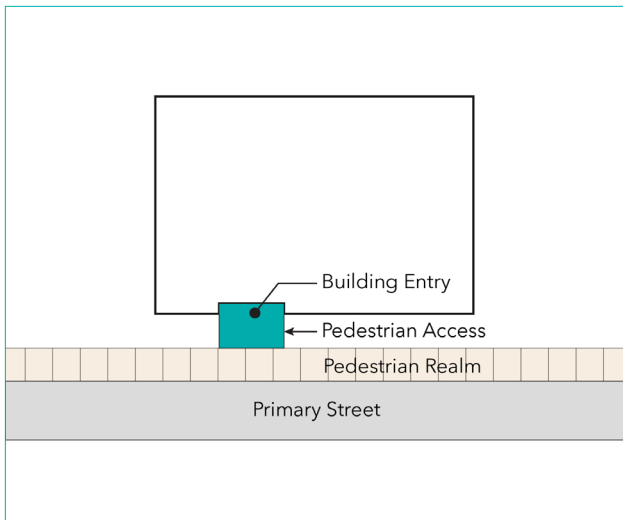


Figure 2.1.1.1.a Orientation and Access

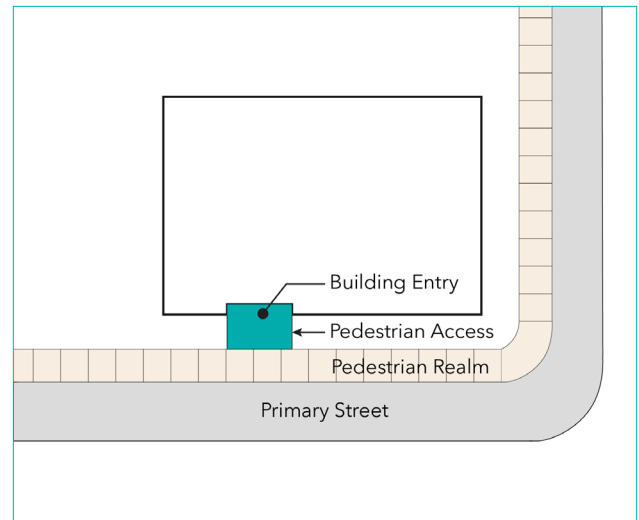


Figure 2.1.1.1.b Orientation and Access

2.1.1.1 Exception 1: Multifamily residential entries may front a courtyard that is directly accessible from a primary street via a private pedestrian path.

2.1.1.1 Exception 2: Interior buildings within multi-building residential developments may include off-street or interior access.

2.1.1.1 Exception 3: Interior buildings within horizontal mixed-use developments may provide off-street or interior access.

Standard 2.1.1.2 Building Frontage

a. Downtown Core:

- » 65 to 85 percent of primary building widths shall abut the minimum front yard setback line. Any areas resulting from variation from the front yard setback shall be dedicated to useable outdoor spaces such as seating areas, outdoor dining, and locations for public art.
- » Buildings shall have a zero side yard setback. Exceptions for buildings along San Benito Street shall be allowed to provide pedestrian connections between

buildings, such as on alleys linking rear parking areas behind buildings to San Benito Street.

b. Outer Downtown: Building façades shall be constructed at a 0- to 10-foot setback along all street-facing property lines. Any variations from a zero setback shall be dedicated to useable outdoor spaces.

2.1.2 Pedestrian Access

INTENT: To provide safe, attractive pedestrian access to and within new development sites.

Standard 2.1.2.1 Pedestrian Facility Preservation

New development on sites that contain an existing public street, alley, path, paseo, trail, or other public pedestrian connection shall preserve the public connection or relocate it within the project site.

Standard 2.1.2.2 New Pedestrian Connections

Where a site's street frontage exceeds 200 feet along a single roadway, the project shall provide at least one pedestrian-accessible street, alley, path, paseo, trail, or other connection within the middle 50 percent of the site. The pedestrian right-of-way shall comply with the following (see Figure 2.1.2.2).

- a. Street-to-street connection. Where project sites occupy an entire block, the pedestrian connection shall provide a full public pedestrian thruway between public roadways surrounding the site.
- b. Grid alignment. New pedestrian connections shall be aligned with the existing street pattern and pedestrian routes.
- c. Design. New pedestrian connections shall have a minimum width of eight feet, including landscape strips on both sides.

Standard 2.1.2.3 Pedestrian Access Paths

All primary building entryways shall be directly accessible via a pedestrian path or walkway from a public sidewalk. Pedestrian paths shall be at least six feet wide from the sidewalk to the building entry.

Standard 2.1.2.4 Pedestrian Access Path Visibility

Where pedestrian pathways cross traffic lanes, parking areas, or driveways, at least one of the following distinctive design features shall be used to increase safety:

- Raised, textured, or decorative pavement.
- Curb extensions to narrow the travel lane.
- Pedestrian scaled (less than five feet tall) lighting.

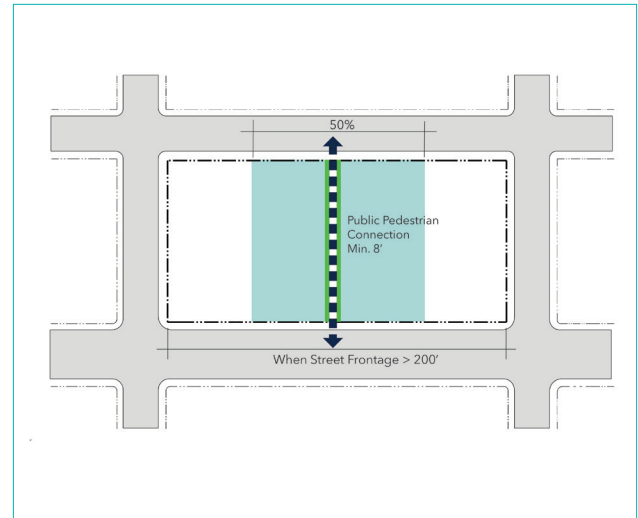


Figure 2.1.2.2 New Pedestrian Connection

2.1.3 Parking and Vehicle Access

INTENT: To ensure that parking areas do not detract from the visual quality of the DMU and that vehicle access lanes into development sites provide for pedestrian safety.

Standard 2.1.3.1 Surface Parking Location

- a. Other than accessible spaces, all off-street parking, off-street vehicle loading and vehicle circulation areas are prohibited in front setback areas.
- b. Parking within 100 feet of the public right-of-way shall be located behind or inside buildings or in an underground parking facility.

2.1.3.1 Exception: For buildings at the intersection of two streets, one single-loaded row of surface vehicle parking with a drive aisle is allowed between the building frontage and secondary street. This requires a minimum seven-foot -wide landscaped frontage strip (measured from the inside

edge of the public sidewalk), which may be crossed by private pedestrian paths and access drives.

Standard 2.1.3.2 Surface Parking Size

Surface parking lots over 15,000 square feet (sf) in area are prohibited. Parking lot design shall instead consist of smaller dispersed lots rather than a single large lot. No more than 50 percent of the required parking spaces may be provided in one location.

Standard 2.1.3.3 Surface Parking Buffers

The following visual buffering strategies shall be utilized in all surface parking lots.

a. Parking Lots Adjacent to Primary Rights-of-Way

Eligible street fronting surface parking (accessible spaces) shall include a minimum 6-foot-wide landscaped buffer, as measured from the inside edge of the public sidewalk, or, if no sidewalk exists, from the curb. The buffer may be intersected by walkways and access drives (see Figure 2.1.3.3.a).

See Section 2.7.3.1 for landscape standards for surface parking buffers.

b. Parking Adjacent to Secondary Rights-of-Way

For buildings along the intersection of two streets, one single-loaded row of surface vehicle parking with a drive aisle is allowed between building frontage and secondary street. Requires a minimum 4'-wide landscaped buffer, as measured from the inside edge of the public sidewalk or, if no sidewalk exists, from the curb. The buffer may be intersected by private pedestrian paths and access drives (see Figure 2.1.3.3.b).

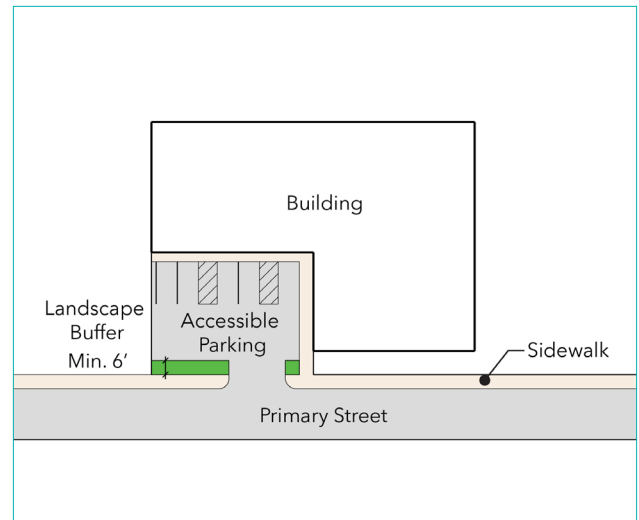


Figure 2.1.3.3.a Surface Parking Buffers

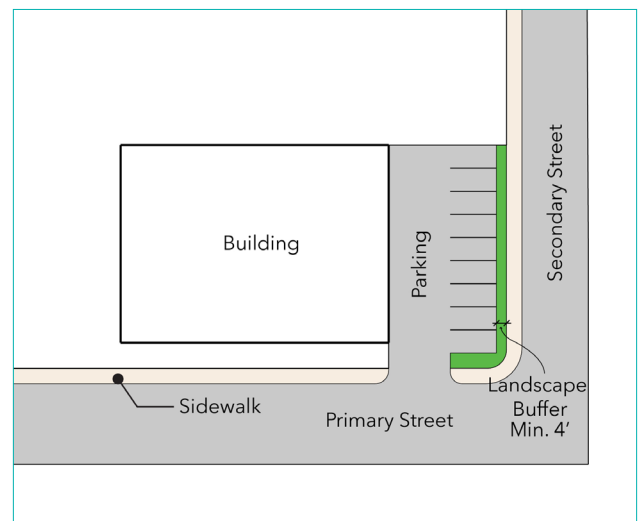


Figure 2.1.3.3.b Surface Parking Buffers

c. Parking Lots Adjacent to Residential Lots

Surface parking adjacent to residential lots shall include a minimum 10-foot-wide landscaped buffer along rear and side property lines (see Figure 2.3.3.3.c).

See standard 2.7.3.2 for landscape standards for buffers between parking lots and residential lots.

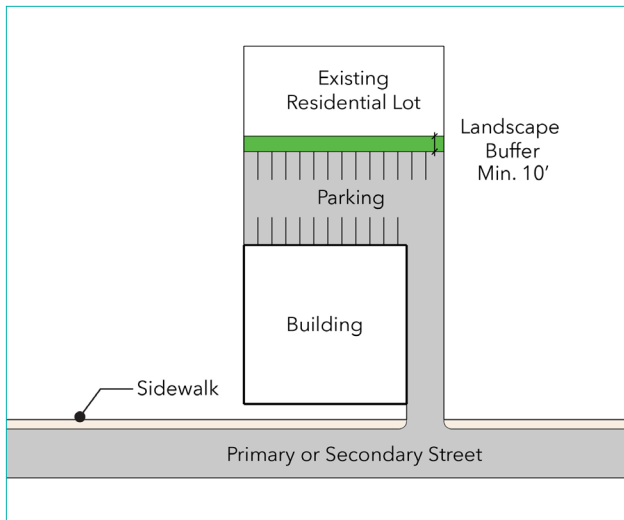


Figure 2.1.3.3.c Surface Parking Buffers

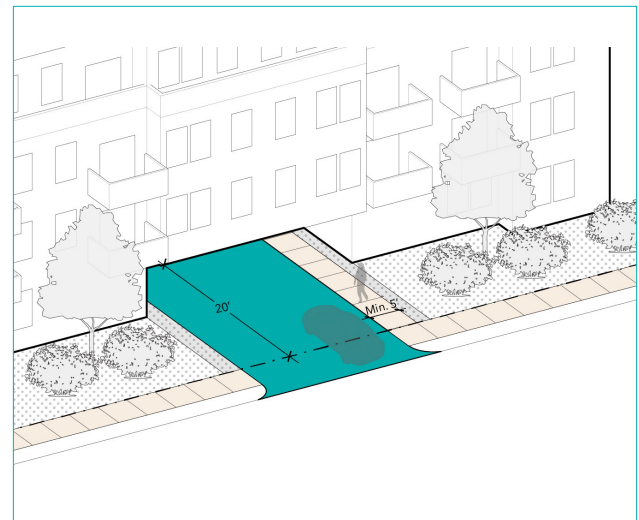


Figure 2.1.3.4 Vehicle Access

d. Downtown Core: Off-street parking shall not be visible from San Benito Street or any street perpendicular to it.

Standard 2.1.3.4 Vehicle Access

a. Downtown Core: Vehicle access to surface parking areas shall not be from San Benito Street unless the parcel abuts other parcels on both sides and does not have street or alley access.

b. Where permitted, vehicle access that leads directly to a parking structure or podium shall comply with the following requirements (see Figure 2.1.3.4):

- » The garage door or entry gate into the structure shall be recessed at least 20 feet from the face of the building on the ground floor.
- » The recessed drive shall have a minimum five-foot wide pedestrian walkway on at least one side.

c. Where permitted, vehicle access that leads to interior parking structures or parking lots, the first 50 feet of vehicle access lanes (measured from the property line) shall include all the following:

- » A minimum five-foot-wide pedestrian walkway on at least one side.
- » A minimum three-foot-wide landscaped area on both sides.
- » Pedestrian-scaled lighting in the form of light poles taller than eight feet or bollard lighting along the pedestrian walkway providing a minimum average of one footcandle.

d. Outer Downtown: If an alley does not provide access to the property, a single two-way driveway is allowed. The driveway shall not exceed 20 feet in width and its centerline shall be at least 30 feet from street intersections.

e. Driveways shall be a maximum of 20 feet wide.

f. No driveway shall be located within 15 feet of a bus stop or public bicycle parking facility.

2.1.4 Ground-Level Services and Utilities

INTENT: To ensure that utilities infrastructure, mechanical components, and services facilities do not detract from the ground-level visual quality, pedestrian visitation, or resident experience. Screening of rooftop mechanical equipment is covered in Section 2.5.4.7.

Standard 2.1.4.1 Site Restrictions

Ground-mounted utilities and mechanical equipment shall not be located within a required front setback area or in the area between the front building elevation and a front property line, unless required by regulation.

Standard 2.1.4.2 Screening Requirements

Where site conditions preclude ground-level utilities and/or mechanical equipment from being located outside the required front setback area or in the area between the front building elevation and front property line, at least three of the following visual impact reduction measures shall be employed:

- Grouping above-ground utilities and mechanical equipment.
- Orienting equipment to be perpendicular to the sidewalk.
- Setting equipment below grade with solid or grated coverings.
- Installing walls, fences or screens that incorporate design features, materials, and colors consistent with project buildings. The screening structures shall be at least as high as the equipment.

- Raising the existing grade around the equipment with a berm or earthwork.
- Providing U-shaped plantings of shrubs that grow at least as high as the equipment.
- Designing recesses in the building wall that provide space for equipment.
- Painting equipment black or dark green to reduce their visibility, subject to individual equipment requirements.

Standard 2.1.4.3 Undergrounding Electrical Equipment

Electrical transformers and generators shall be undergrounded.

Standard 2.1.4.4 Electrical Equipment Screening

Where conditions preclude undergrounding electrical equipment, at least one of the following visual impact-reduction measures shall be employed:

- Enclosing equipment within the building.
- Placing equipment behind the building and screening with walls, fences or other screens that incorporate design features, materials, and colors consistent with project buildings. The screening structures shall be at least as high as the equipment.
- If the utility company determines placement behind the building is not feasible, a solid enclosure (no openings or perforation) with screening walls at least as tall as the mounted height of the transformer/generator and any associated ventilation equipment shall be provided. The screening enclosure shall be located adjacent to the building wall and use similar colors and materials as the adjoining building wall.

Standard 2.1.4.5 Screening of Back Flow Preventers

Back flow preventers (BFP) shall be screened from view using one of the following design approaches:

- Screen BFP with a hedge of dense, water-wise species with a minimum mature height of four feet and surrounding the BFP on the street-facing frontage and two other sides, while maintaining access for maintenance.
- Install a minimum four-foot tall wall or fence around three sides of BFP that incorporates design features, materials, and colors consistent with project buildings, while maintaining access for maintenance.
- Consolidate all BFP components in a single location within 10 feet of the side property line.

Standard 2.1.4.6 Waste Collection Facilities

The following standards apply to all waste collection facilities in new multifamily and mixed-use residential development projects:

- a. Siting:** Waste collection facilities shall be located so as not to intersect or block project circulation or driveways.
- b. Sizing:** Waste enclosures shall be sized to accommodate waste, recycling, and organics containers.
- c. Roof:** Waste storage areas shall be covered with a roof that incorporates design features, materials, and colors consistent with project buildings.
- d. Drainage:** Waste collection facilities shall include a pad designed to drain to a pervious surface through indirect soil infiltration.

- e. Screening:** When waste collection facilities are visible from a side street, adjacent commercial development, or a neighboring property, they shall be screened with a wall or fence that incorporates design features, materials, and colors consistent with project buildings.
- f. Light Spillover:** All lighting of outdoor waste storage and collection areas shall be shielded and directed to prevent spillover onto the street or surrounding properties.

2.2 Pedestrian Experience & Public Frontage

When designed to support walkability, new development engages with the public realm and contributes to community aesthetic. The following standards ensure that ground floor entries and frontages of each building along the public realm are active and visually engaging.

2.2.1 Ground Floor Standards

INTENT: To ensure that ground floors are welcoming and appropriately scaled to complement their intended uses.

Standard 2.2.1.1 Ground Floor Height and Finish Level

Table 2-1 includes ground floor standards for residential and non-residential ground floors within the DMU.

Table 2-1 Ground Floor Dimension Standards

	Residential Ground Floor		Non-Residential Ground Floor	
	1-3 Stories	Over 3 Stories	1-3 Stories	Over 3 Stories
Ground Floor Height (Floor-to-Floor)	10' – 12'	12' – 15'	12' – 14'	14' – 18'
Ground Floor Finish Level	1' – 5'	1' – 5'	Flush with Sidewalk	Flush with Sidewalk

2.2.2 Commercial Ground Floor Entryways

INTENT: To ensure that commercial entryways are visible, welcoming, and accessible to all DMU visitors and residents.

Standard 2.2.2.1 Sidewalk Level

- a. All ground floor entrances for commercial uses on the first floor of a mixed-use building shall be level with the elevation of the adjacent sidewalk.
- b. All ground-floor retail spaces facing the street shall provide a direct pedestrian entrance from the sidewalk, creating multiple storefront entries along the primary street.

Standard 2.2.2.2 Required Entryways

For commercial frontages that are equal or exceed 100 feet in length, there shall be a minimum of one entrance for each 100 feet of frontage, or portion thereof.

Standard 2.2.2.3 Primary Entryway Design

Primary commercial entryways shall comply with the following standards (see Figure 2.2.2.3):

- Entrances shall be recessed between one and four feet from the main elevation.
- Each primary entry shall include awnings or weather protection at least six (6) feet wide and three (3) feet deep, composed of metal, wood, glass, slate, or concrete, and without openings.
- The floors of exterior entry vestibules shall be paved with tile, stone, or other hard-surface material distinct from the adjacent sidewalk. This standard may also be met by scoring concrete and using integrated color.

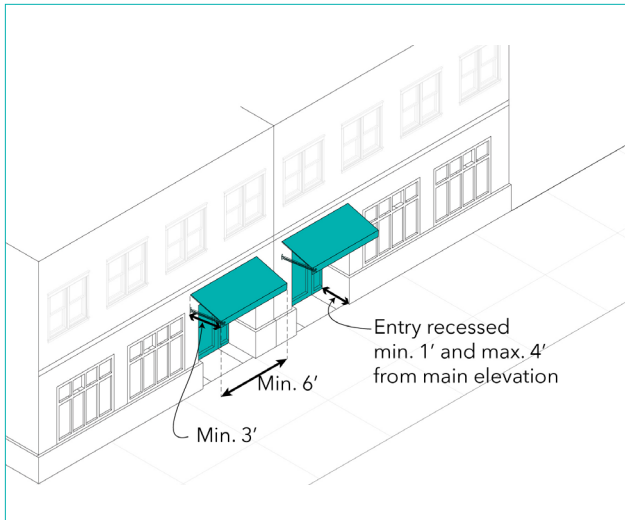


Figure 2.2.2.3 Primary Entryway Design

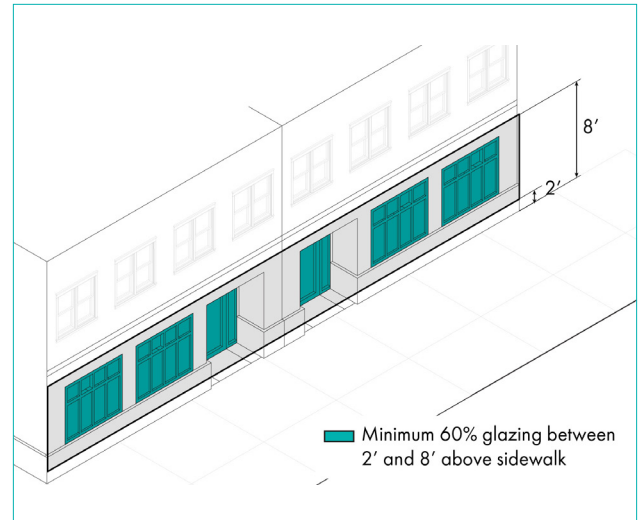


Figure 2.2.2.4 Commercial Ground Floor Glazing

Standard 2.2.2.4 Commercial Ground Floor Glazing

Ground floor elevations shall have at least sixty (60) percent transparent glazing between two (2) and eight (8) feet above sidewalk level (see Figure 2.2.2.4).

2.2.3 Residential Ground Floor Entryways

INTENT: To provide attractive, architecturally integrated, and private ground floor residential entries.

Standard 2.2.3.1 Treatments

Primary ground floor residential building entries shall be identified and highlighted with treatments that add three-dimensional interest to the building façade and enhance the sense of entry. All primary ground floor residential entries shall be defined by one or more of the following treatments (see Figure 2.2.3.1):

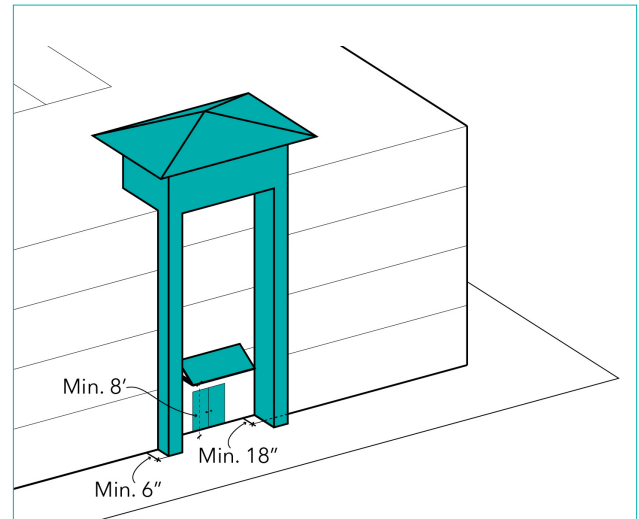


Figure 2.2.3.1 Treatments

- Marked by a taller mass above, such as a modest tower, or located within a volume that protrudes at least six inches from the rest of the building surface.
- Accented by special architectural elements, such as columns, moldings, overhanging roofs, awnings, trellises, and ornamental light fixtures.

- Recessed at least 18 inches into the building face and with a minimum vertical clearance of eight feet, as measured from the front of the landing in front of the door to the underside of the ceiling or projecting element defining the entryway.

Standard 2.2.3.2 Entryway Approach

All primary residential entries, including entries to single units or a common lobby, shall include a formal stoop or porch.

Standard 2.2.3.3 Stoop Design

When stoops are provided, they shall be designed to meet all the following requirements:

- Stoops must begin within five feet of the public right-of-way facing setback.
- Stoops shall be a minimum of five feet wide and at least 1 foot deep.
- The landing elevation at stoops shall be between two and five feet above the adjacent sidewalk grade. Up to 25% of the stoops provided along a given street frontage can deviate from these height requirements to accommodate sloping site conditions and/or configuration of primary entry internal to the building.

Standard 2.2.3.4 Porch Design

When porches are provided, they shall be designed to meet all the following requirements:

- Porch heights shall be within one step of the finished floor height of the adjacent unit.
- Porches shall be large enough so a six-foot by six-foot square can fit inside of a porch for each unit.
- The maximum porch floor height measured from the back of sidewalk grade shall be five feet.

Standard 2.2.3.5 Upper Floor Access

Ground floor entrances to upper floor residences shall be clearly distinguishable in form and location from entrances to ground-floor common spaces. These entrances shall also be accentuated by architectural elements such as clerestory windows, sidelights, and ornamental light fixtures, and/or defined by a recessed entrance or vestibule.

Standard 2.2.3.6 Mailbox Facility Standards

All mail facilities and mailbox clusters shall be located either:

- Within a residential lobby; or
- Within the footprint of a fully or partially-enclosed structure that:
 - » Provides weather protection.
 - » Is located no further than 400 feet from the entry of any unit served by the facility.
 - » Is consistent with United States Postal Service standards for delivery access and individual mailbox dimensions.

2.2.4 Public Realm/Frontage

INTENT: To create an attractive and active public realm in Downtown Hollister defined by functional sidewalk design and amenities.

Standard 2.2.4.1 Sidewalk Design and Amenities

Public sidewalks fronting ground floor retail or other non-residential uses shall be divided into the following zones (see Figure 2.2.4.1):

- **Frontage Zone.** This inner sidewalk area shall be designed to activate the public realm with visual and visitation amenities.
- **Pedestrian Clear Pathway.** This central sidewalk area shall be dedicated to pedestrian movement.
- **Landscape Zone.** This outer sidewalk area shall be dedicated to street trees, lighting and required accessible infrastructure.

The standards in Table 2-2 shall apply to each zone.

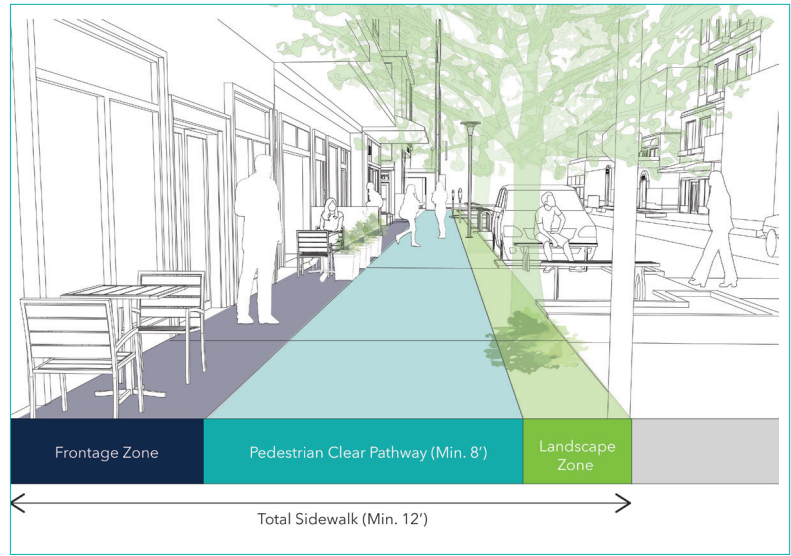


Figure 2.2.4.1 Sidewalk Design and Amenities

Table 2-2 Sidewalk Zone Standards and Amenities

Zone	Required Width	Allowed Amenities
Frontage	Per setback requirement	<ul style="list-style-type: none"> ● Private Dining Areas ● Outdoor Displays ● Public Art ● Public Seating ● Trees/Planting ● Terraces
Pedestrian Clear Pathway	Minimum eight feet	<ul style="list-style-type: none"> ● Sidewalk
Landscape	= Total sidewalk – Pedestrian clear pathway	<ul style="list-style-type: none"> ● Street Trees ● Lighting ● Fire hydrants ● Micromobility parking ● Bike Parking ● Private Dining Areas ● Outdoor Displays ● Public Art
Total Sidewalk	Minimum twelve feet	

- a. Downtown Core:** Public sidewalks adjacent to mixed-use development projects shall have a minimum sidewalk width of 14 feet. This standard may be met with a combination of frontage and landscape zone dimensions (see Figure 2.2.4.1), provided the pedestrian clear path is no less than eight feet.

Standard 2.2.4.2 Frontage Zone Passive Amenities

Mixed-use projects shall include at least one integrated sitting or relaxation area for every 250 feet of frontage zone. These areas shall be at least 10 feet long and six feet deep.

Standard 2.2.4.3 Landscape Zone Street Trees

All sidewalks surrounding new multifamily and mixed-use projects shall include a dedicated landscape zone between the pedestrian zone and the street. The following standards apply to the landscape zone:

- a.** The landscape zone shall include at least one street tree for every 30 linear feet of sidewalk length. Street trees shall be selected for consistency with City of Hollister plans, ordinances, approved planting lists.
- b.** Root barriers shall be provided for all trees located within five feet of any hardscape element or building.
- c. Downtown Core:** Street trees shall be contained within tree wells with decorative tree grates.

2.2.5 Lighting

INTENT: To ensure that all outdoor lighting complements new development projects while improving visibility, safety, and the overall pedestrian experience.

Standard 2.2.5.1 General Lighting Requirements

- a. Wall-Mounted Restrictions.** Unshielded wall-mounted industrial light packs are prohibited.
- b. Minimum Pathway Illumination.** The minimum average illumination levels for all private pedestrian pathways shall be at least one foot-candle.
- c. Minimum Average Circulation Illumination.** The minimum average illumination levels for all roadway and parking surfaces shall be at least 0.5 foot-candles.

Standard 2.2.5.2 Lighting Location

In addition to public frontage lighting standards in Section 2.2.4, all areas used by pedestrians shall be illuminated at night to ensure safety. Such areas include:

- Surface parking lots and parking structures (entrances, elevators, and stairwells)
- Pedestrian walkways, alleys, paseos, and plazas
- Automated Teller Machines (ATMs)
- Building entrances (including rear and service entrances)
- Refuse disposal areas

Standard 2.2.5.3 Plan Documents

Exterior lighting shall be designed as an integral part of the building and landscape design. Site plans and architectural plans shall include the location of fixtures, their design, and the level of the illumination they will provide.

Standard 2.2.5.4 Design Compatibility

All light poles and wall-mounted fixtures shall employ at least one of the following techniques to achieve compatibility with the design of the housing development project:

- a. Incorporation of an accent color used in the housing development project color strategy.
- b. Incorporation of a repeated shape or pattern used in the building exterior.
- c. Incorporation of a color, material or design theme used in surrounding street furniture.

Standard 2.2.5.5 Prohibited Lighting

The following types of lighting shall be prohibited, except as required to comply with Building Code, Fire Code, or state law:

- Flood lights that project above the horizontal plane.
- Spotlights.
- Laser lights.
- Mercury vapor lights.
- Any lighting device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot that blinks, rotates, strobes or flashes intermittently.

2.3 Building Form

This section includes standards that are intended to ensure buildings are compatible with, and enhance, the surrounding area with appropriate scale, massing, and bulk. Buildings in the DMU should contribute to a welcoming, human-scale environment that attracts both tenants and visitors.

2.3.1 Stepback and Daylight Plane

INTENT: To reduce the apparent height and scale of multifamily and mixed-use buildings, allow daylight onto neighboring residential properties, and ensure that buildings respect the scale and character of surrounding land uses.

Standard 2.3.1.1 Street Facing Stepbacks

The following standards shall apply to building elevations that face public streets and publicly-accessible private streets.

- a. 1-2 Story Row-Style Units or Townhomes
 - » Alternating units in row-style, townhouse development projects shall include alternating upper floor stepbacks ranging from three to five feet in depth (see Figure 2.3.1.1.a).
- b. 3 Story Buildings
 - » The upper story shall be stepped back at least three feet (see Figure 2.3.1.1.b).
- c. 4-7 Story Buildings (see Figure 2.3.1.1.c)
 - » **Height:** The stepback shall be applied to the third story and all stories above.
 - » **Depth:** The horizontal stepback distance shall be at least six feet.

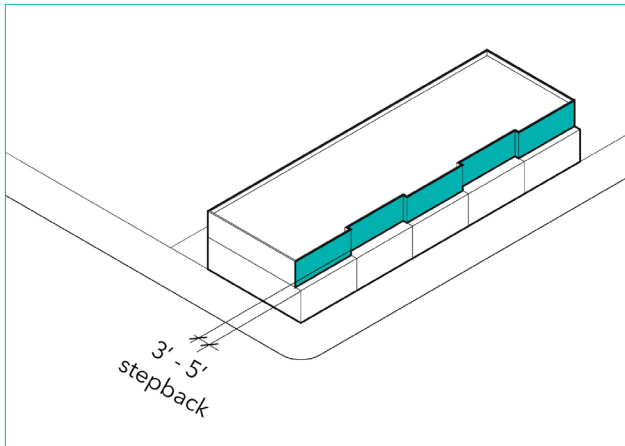


Figure 2.3.1.1.a Street Facing Stepbacks

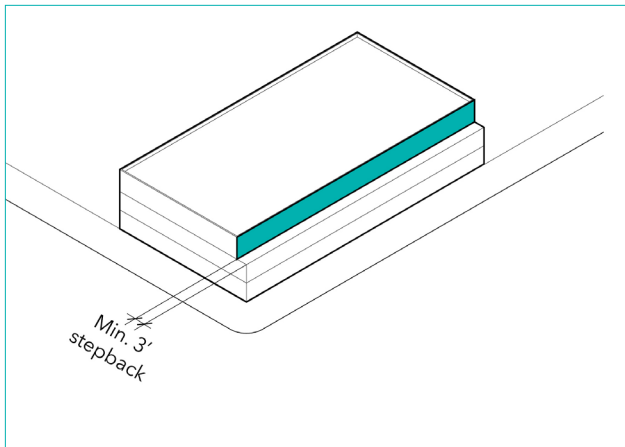


Figure 2.3.1.1.b Street Facing Stepbacks

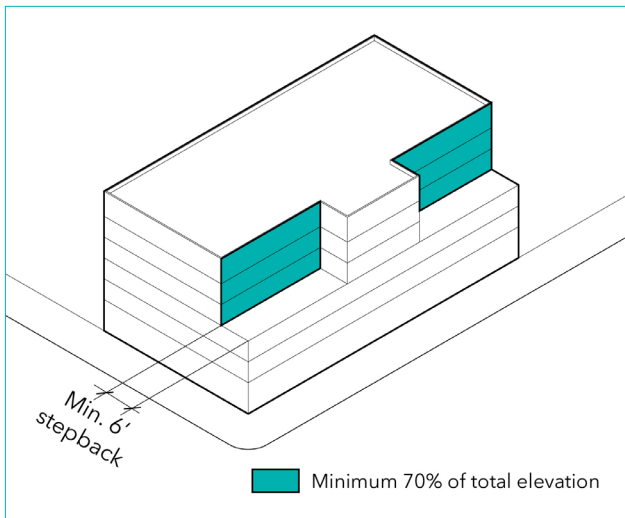


Figure 2.3.1.1.c Street Facing Stepbacks

- » **Width:** The stepback shall extend across a minimum of 70 percent of the total street-facing elevation.

Standard 2.3.1.2 Daylight Plane

The minimum daylight plane angle from a rear or side lot line shared with existing low-density residential districts shall be 45 degrees, measured from a point 25 feet above grade at the subject property line, perpendicular to the property line (see Figure 2.3.1.2).

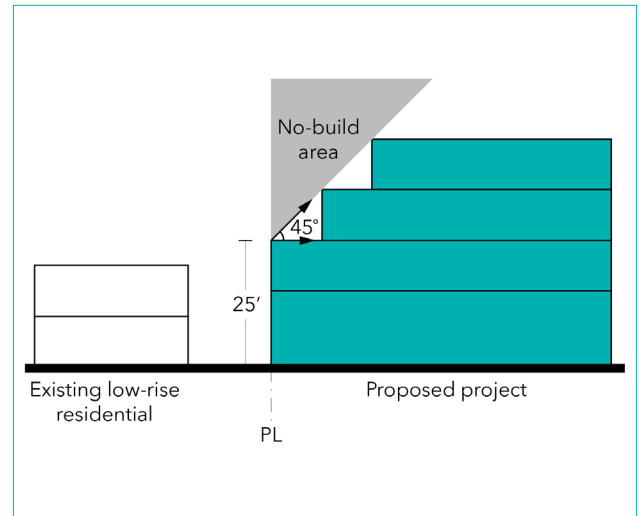


Figure 2.3.1.2 Daylight Plane

2.3.2 Corner Building Form

INTENT: To accentuate a multifamily and mixed-use building’s location at a street intersection and provide visual interest for viewers on both streets.

Standard 2.3.2.1 Corner Building Mass

Buildings located at the intersection of public streets shall include at least one of the following features to reinforce the corner:

- a.** Special architectural feature. Corner buildings shall incorporate at least one of the following special architectural features to anchor and highlight the intersection:
- » Corner tower. A building mass extending at least 30 feet horizontally on each side of the corner, projecting at least two feet from the main wall plane and rising at least five feet above the rest of the building to form a corner tower feature. Additional corner treatments shall include a rounded or angled facet at the corner and at least one primary building entrance located on the tower.
- b.** Massing change. This option includes a change in architectural massing extending at least 30 feet horizontally on each side of the corner. This change shall be expressed by at least two of the following:
- » Use of building materials that differ from the main wall plane.
 - » Projecting wall planes that extend at least two feet from the main wall plane and are at least 30 feet wide.
 - » Window fenestration with window recesses of three and a half inches or more.
 - » Contrasting colors from the main wall plane.
- c.** Corner Recess. This option includes a building recess or void spanning at least 30 feet horizontally on each side of the corner and extending the full height of the building. The space created by this void shall include at least one building entry directly accessed by a pedestrian pathway consistent with Standards 2.1.2.3 and 2.1.2.4.

2.3.3 Context Sensitive Form

INTENT: To ensure that new multifamily and mixed-use buildings respect the scale and character of surrounding structures and land uses.

Standard 2.3.3.1 Side Stepbacks

The following side stepback standards apply to buildings whose height exceeds the highest point of an existing building on an adjacent residential lot by more than 20 feet (see Figure 2.3.3.1):

- a. Height:** The stepback shall be applied within two vertical feet of the height of the adjacent building.
- b. Depth:** The horizontal stepback distance shall be at least six feet from the elevation facing the adjacent building.
- c. Width:** The stepback shall extend across a minimum of 70 percent of the total elevation facing the adjacent building.

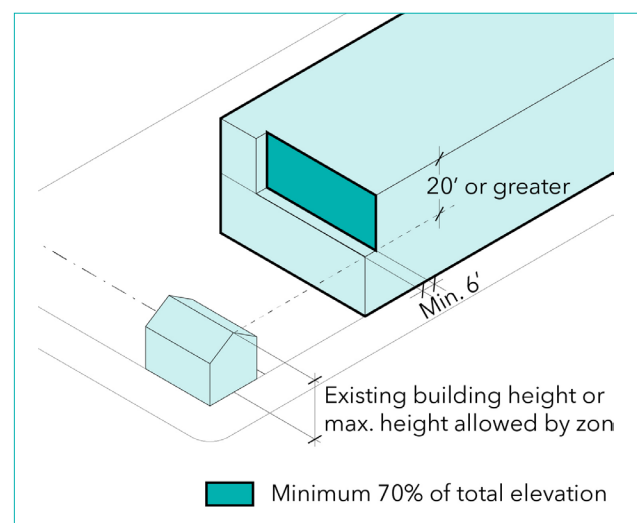


Figure 2.3.3.1 Side Stepbacks

Standard 2.3.3.2 Side and Rear Façade

The side and rear façades of new developments abutting low-density residential lots at an interior side and/or rear property line shall incorporate each of the following:

- a. Window heads and sills that align horizontally with those on front façade.
- b. At least one of the following decorative elements that are used in front façade:
 - » Light fixtures.
 - » Vent gables.
 - » Trellis or arbors.

Standard 2.3.3.3 Upper Floor Window Placement

When a proposed building would be located within 20 feet of an existing or proposed residential building, upper floor windows on side elevations of the proposed building shall be oriented to avoid a direct line of sight into adjacent buildings.

- a. Windows shall be offset horizontally from existing or proposed windows by a minimum of two feet (see Figure 2.3.3.3.a).
- b. If the proposed building would be located within 10 feet of a side property line, windows shall be offset horizontally by a minimum of five feet from windows of the nearest residential building on the adjacent property (see Figure 2.3.3.3.b).

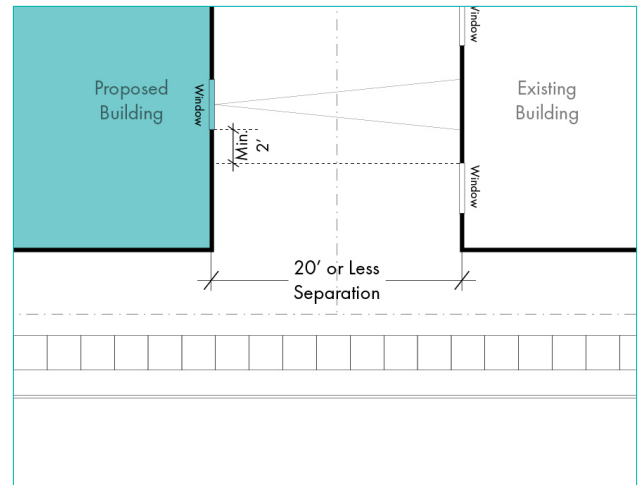


Figure 2.3.3.3.a Upper Floor Window Placement

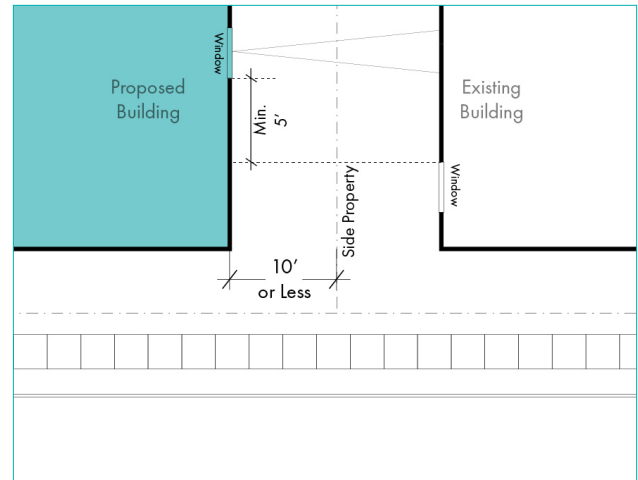


Figure 2.3.3.3.b Upper Floor Window Placement

2.4 Historic Character

The design standards in this section were developed to facilitate new development that respects the existing historic character of Downtown Hollister and its historic structures. New development in the DMU should complement the scale and style of adjoining and surrounding properties. These ODS are not intended to result in new structures that mimic existing architectural styles or historical structures in the DMU.

2.4.1 Defining Historic Features

INTENT: To ensure that new structures respect the defining architectural features of the Downtown Hollister Historic District and Monterey Street Historic District, as well as structures that contribute to those districts. The following standards are intended to support and complement HMC Chapter 15.16 – Historic Resources.

Standard 2.4.1.1 Integration of Defining Features: Downtown Hollister Historic District

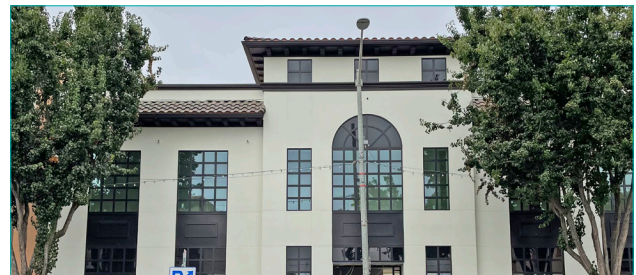
The Downtown Hollister Historic District is characterized by diverse architectural styles, including Late Victorian, Italianate, Late 19th and 20th Century Revival, and Mission/Spanish Colonial Revival. Table 2-3 includes a series of character defining features of these architectural styles. All new multifamily and mixed-use development projects in the Downtown Hollister Historic District shall integrate at least one of the character defining features in Table 2-3 into their exterior designs. (See the “Example Features” images for examples of the features listed in Table 2-3).

Some features in Table 2-3 are regulated in other sections of these ODS. These include porches, windows, roof components, and entryways. When historic examples of these features are integrated into project design for consistency with this standard, general ODS for the feature may be waived.

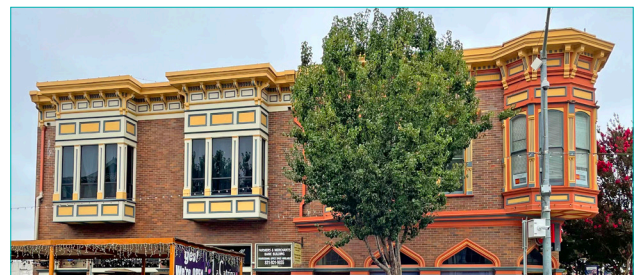
Examples of Various Character Defining Features in Table 2-3.



Example Feature: Italianate Roof



Example Feature: Mission Revival Roof



Example Feature: Victorian/Italianate Roof



Example Feature: Spanish Revival Doorways



Example Feature: Italianate Windows

Table 2-3 Downtown Hollister Historic District Character Defining Features

Building Component	Defining Features
Roof	<p>Late Victorian/Italianate:</p> <ul style="list-style-type: none"> ● Incorporation of useable or decorative front-facing gable(s) ● Overhanging eave(s) with six to 24-inch overhang ● Incorporation of useable or decorative square copula(s) ● Incorporation of useable or decorative square tower(s) <p>Spanish Colonial/Mission Revival:</p> <ul style="list-style-type: none"> ● Addition of rounded or scalloped parapets ● Use of red terra cotta tile on visible portion(s) of rooftop ● Incorporation of exposed rafters on visible portion(s) of rooftop
Windows and Doors	<p>Late Victorian/Italianate:</p> <ul style="list-style-type: none"> ● Incorporation of tall, narrow front facing windows with a vertical: horizontal ratio ranging from 1.5:1 to 2:1 ● Incorporation of at least two windows with arched tops on street-facing elevation ● Incorporation of decorative hoods or crowns on at least two windows on street-facing elevation <p>Mission/Spanish Revival:</p> <ul style="list-style-type: none"> ● Incorporation of at least two arched or parapet windows on street-facing elevation ● Use of arched, natural wood doors on primary building entrance.
Entrances	<p>Late Victorian/Italianate:</p> <ul style="list-style-type: none"> ● Wooden porch defined by square or turned post extending at least 65 percent of primary building façade ● Spanish Colonial/Mission Revival ● Arcade-style porch or entryway defined by three or more arches
Building Detail	<p>Late Victorian/Italianate:</p> <ul style="list-style-type: none"> ● Use of decorative wooden “gingerbread” trim on street-facing façade. ● Application of decorative quoins on both building street-facing corners ● Decorative clapboard siding <p>Spanish Colonial/Mission Revival:</p> <ul style="list-style-type: none"> ● Application of white stucco finish ● Use of repeated terra cotta or tile motifs on entryways, windows, or street-facing façade. ● Application of wrought-iron grilles, railings, or light fixtures.

2.4.2 Complementary Form

INTENT: To ensure that new development responds to the size, scale, and façade characteristics of neighboring historic structures.

Standard 2.4.2.1 Complementary Form: Monterey Street Historic District

All housing development projects adjacent to a property identified as a contributor to the Monterey Street Historic District shall respect and respond to the distinguishing architecture by integrating at least two of the following design strategies:

- a. Roof pitch.** The roof pitch of the proposed structure shall be within 10 degrees of the existing roof.
- b. Articulation.** Horizontal articulation elements—such as siding, cladding and datums—of the proposed structure shall be within one foot of the floor and roof heights of the adjacent resource.
- c. Windows.** Window proportions and spacing dimensions shall be within 15 percent of the comparable dimensions of the existing building.
- d. Shared material.** The proposed structure shall include at least one façade material used on the existing structure.

Standard 2.4.2.2 Historic Structure Adjacency Requirements

The front and side massing of housing development projects adjacent to properties identified as contributors to the Downtown Hollister Historic District or Monterey Street Historic District shall be reduced. These reductions shall occur within a prescribed transition area.

Historic resources adjacency standards are included in Table 2-4 and illustrated in Figure 2.4.2.2.

Table 2-4 Massing Adjustment Standards: Adjacent to Historic Contributor

Massing Adjustment Standards: Adjacent to Historic Contributor		
Required Transition Area		Figure xx
Front Transition	At least 10 feet from the front façade of the historic building to the required front setback.	A
Abutting Side Transition	At least 20 feet from the shared lot line, in coordination with the side setback.	B
Required Massing Adjustment		
Height	Maximum 5 percent taller than the historic structure.	C
Width	Maximum 10 percent wider than the front façade of the historic structure.	D
Length/Depth	Maximum 10 percent longer/deeper than the historic structure.	E
Additional Standard		
Separation of volume	Where separation between volumes occurs, the separation shall be at least 15 feet.	F

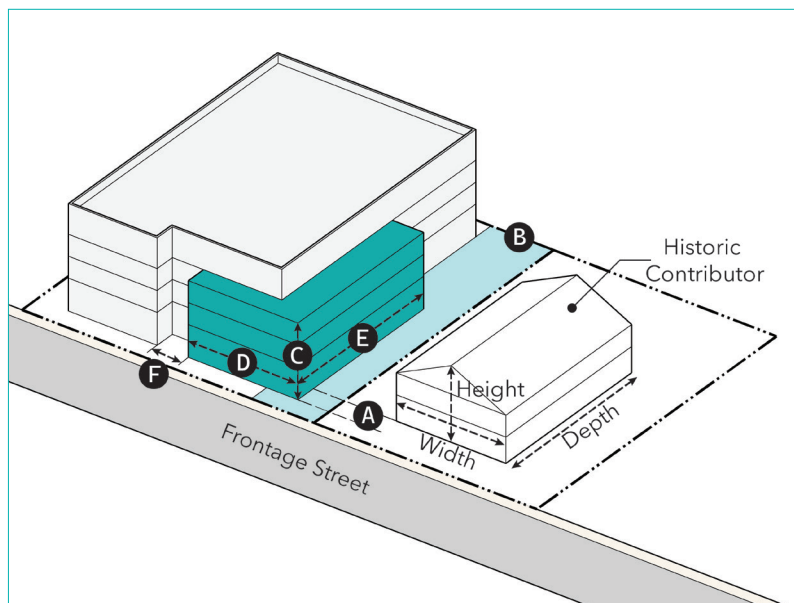


Figure 2.4.2.2 Historic Structure Adjacency Requirements

2.4.3 Renovation and Remodeling

INTENT: To ensure the redevelopment of structures that contribute to historic districts is completed in a manner that balances respects for historic character with structural integrity and safety.

Standard 2.4.3.1 General Standards

The reuse and redevelopment of all contributing historic structures shall comply with the following:

- a. The redevelopment process shall comply with the Secretary of the Interior's standards for preservation, restoration, rehabilitation, and reconstruction of historic commercial or residential buildings.
- b. Applicants shall document research into the historic use of the existing structure and its surroundings, for submission as part of the initial project application.
- c. Wherever possible, original architectural elements selected for preservation shall be repaired rather than replaced. If a replacement is necessary, it shall include high-quality materials and be designed for consistency with the color, size, and integrity of the original architectural element.
- d. Additions shall be limited to the sides or rear of historic buildings.
- e. Only the damaged portions of building foundations shall be repaired or replaced.

Standard 2.4.3.2 Replacement and New Windows and Doors

New and replacement windows and doors shall comply with the following:

- a. Windows shall have comparable proportion and sizing as the original windows, as well as the same setback from façade as the original windows.
- b. Aluminum and vinyl window frames are prohibited.
- c. Original doors of primary entrances shall be repaired or restored.
- d. If an original door is missing, a replacement with an appropriate design shall be selected based on a review of doors typical of the architectural style.

Standard 2.4.3.3 Historic Storefronts

Historic storefronts contribute to the character of downtown Hollister. At least three of the following defining elements of historic storefronts shall be preserved:

- Recessed entry
- Entry doors with large or multiple windows
- Large display windows
- Kickplate or bulkhead
- Transom windows
- Cornice defining the top of the storefront

Standard 2.4.3.4 Exterior Finish

Buildings shall be painted with the original building colors. If the original color is not known, colors consistent with the architectural style may be used. Glossy and reflective finishes are prohibited.

Standard 2.4.3.5 Mechanical Equipment

Physical screening of new mechanical equipment shall be compatible with the architectural character of the building.

2.5 Architecture

Downtown Hollister is characterized by a diverse, walkable, small-town aesthetic contained in a small area. This section includes standards to promote new development that is consistent with the unique visual environment of the DMU.

2.5.1 Building Façade

INTENT: To ensure that new buildings in the DMU present attractive and visually diverse frontages to visitors and passers-by.

Standard 2.5.1.1 Corporate Design Prohibition

Housing development projects in the DMU shall not be designed in a manner that uses structures as advertising. The use of trademarked, corporate, or franchise architectural components is prohibited. This includes the following:

- Logos and corporate color palettes integrated into building façades.
- Corporate signage (other than allowable signage per HMC Section 17.20.110)
- Trademarked, “faux,” or false-front architectural façades or structural forms.

Standard 2.5.1.2 Articulation

Building façades that face a public street, alley, any other publicly accessible space (whether publicly or privately owned), or one or more residences, shall be varied and articulated to add visual interest, distinctiveness, and human scale. Variations shall include the following:

- a. Vertical Architectural Features
 - » Apply a column, pier, or pilaster between façades with a 3-inch minimum protrusion and a 15-inch minimum width.
 - » Apply a vertical slot or recess between façades with a 6-inch minimum recess depth and a 15-inch minimum width.
- b. Front Elevation Features
 - » While most of the building should be built to the property line (see Section 2.1.1), portions of the building may recede from the public right-of-way. The building wall shall be varied at key locations by recessing the storefront entrance or creating an entrance niche.
 - » From one façade to the next, combine a change in depth or vertical plane with a change in material and character. Changes in façade material or color should be associated with a change in plane or separated by a pilaster.
- c. **Downtown Core:** Ground-floor façades shall be designed to distinguish each retail establishment within the same building. Storefronts shall be recessed into the wall plane by at least six inches and framed by building piers or columns and a cornice or horizontal expression line. Adjacent storefronts shall be distinguished from one another through noticeable changes in façade materials or storefront elements, such as base materials, window types, or door styles.

Standard 2.5.1.3 Windows

The following standards apply to windows in multifamily and mixed-use development projects in the DMU:

- Upper-floor windows shall be at least 25 percent smaller in size than storefront windows on the first floor.
- Commercial clerestory or transom windows shall be placed above ground-floor windows and doors to provide a continuous horizontal band across the upper portion of the ground-floor storefront.
- Upper floor windows shall be subdivided and separated by mullions.
- Decorative window treatments shall use colors and materials consistent with the primary building façade.
- If used, window and door shutters shall be wide enough to cover the entire window or door opening when the shutters are closed.
- Window frames shall not be flush against wall surfaces. Shaped frames and sills with architectural elements such as projecting sills, molded surrounds, or lintels, shall be used to enhance window openings.
- Mirrored glass, deeply tinted windows, and glass curtain walls are prohibited. To provide privacy and aesthetic variety to glass, fritted glass, spandrel glass, and other decorative treatments shall be used.

2.5.2 Projecting Elements

INTENT: To guide the design of awning, balconies, bay windows, and other projecting building features that enhance building aesthetics and support quality-of-life.

Standard 2.5.2.1 Non-Entryway Awnings

The following standards apply to ground floor awnings not associated with primary entryways in the DMU:

- a. Prohibited locations.** Awnings shall be located within the individual structural bays and shall not cover storefront display windows, piers, columns, pilasters, clerestory windows, or architectural expression lines or details.
- b. Projection.** Awnings shall not project more than six feet from the building façade.
- c. Height.** The height of all awnings above the sidewalk shall be consistent, with a minimum clearance of eight feet between the bottom of the valance and the sidewalk. Valances (or front faces) shall not exceed 18 inches in height.
- d. Prohibited materials.** Permanent awnings made of glass, plastic, or metal shall be prohibited.

Standard 2.5.2.2 Bay Windows

The following shall be true of all bay windows in the DMU:

- a. Dimensions.** Bay windows shall not project more than three feet from the façade and shall not exceed eight feet in length.

- b. Compatibility.** Bay windows shall be designed with materials, colors, and details consistent with those on the building façade. These features shall not be the result of applied, faux or “tacked-on” materials or approaches.
- c. Spacing.** When more than one bay window is provided on a façade, at least four feet of horizontal separation shall be maintained between them.

2.5.3 Building Materials

INTENT: To ensure the use of durable, high-quality, and visually timeless materials on all exposed parts of buildings.

Standard 2.5.3.1 Variety of Materials

Within a front façade, a variety of durable materials and textures shall be used to articulate different building elements, including:

- Ground-floor façade
- Building base
- Horizontal break bands
- Pier or column bases
- Upper levels of the façade
- Roof terminations

Changes in material shall occur wherever there is a change in the plane of the façade and at inside corners of the building. When a material change is proposed along the line of a single plane, a pronounced expansion joint or similar feature shall be used to define a clear separation. Transitions between materials shall be articulated with a sill or other appropriate detail.

Standard 2.5.3.2 Wrapping

- a.** Side and rear façades shall be designed with architectural elements, materials, and colors used on the front façade. Materials shall be complementary to one another and appropriate for the architectural style or theme of the building.
- b.** If used, brick and stone veneer shall be mortared and wrap around corners to give the appearance of structural function and to minimize a veneer-like appearance.

Standard 2.5.3.3 Allowed Materials

The following traditional building materials are appropriate in the DMU and shall be allowed on façades:

- Brick, rock, and stone
- Poured-in-place concrete
- Concrete block
- Fiber cement
- Wrought iron (in storefronts)
- Plaster or stucco
- Hardie board
- Ceramic tiles (as a secondary material)
- Finished and painted wood trim
- Wood, aluminum, copper, steel, and vinyl clad frames for windows and doors (doors with windows are strongly encouraged)

Standard 2.5.3.4 Prohibited Materials

The following building materials are prohibited on all façades in the SMU:

- Plywood
- Hardboard
- Unfinished lumber
- Aluminum, textured T-11, or corrugated fiberglass, sheet metal, or tin siding

2.5.4 Roofs

INTENT: Roofs are primary contributors to the design quality of buildings and the overall visual quality of the surrounding environment. The intent of the following standards is to ensure buildings in the DMU incorporate a variety of roof forms or, in the case of flat roofs, parapets and cornices that provide a defined termination to the building wall.

Standard 2.5.4.1 Permitted Roof Forms

The following types of roofs are permitted in the DMU:

- Pitched roof combined with roof parapet
- Flat roof with shaped parapets or cornice treatments that terminate the top of the parapet wall
- Shed roof (only where building setbacks occur)

Standard 2.5.4.2 Pitched Roofs

For buildings with pitched roofs, roof variation shall be provided on buildings 100 feet wide or more to reduce perceived building scale. Variation shall occur every 75 linear feet and include at least one of the following (see Figure 2.5.4.2):

- Architectural elements such as cupolas or clerestories that project at least three feet above the main roofline.
- Sections of roof at least 10 feet wide and raised or lowered at least three feet above or below the main roof line.
- Alternating roof pitch directions.
- All roof eaves shall project by a minimum of two feet.

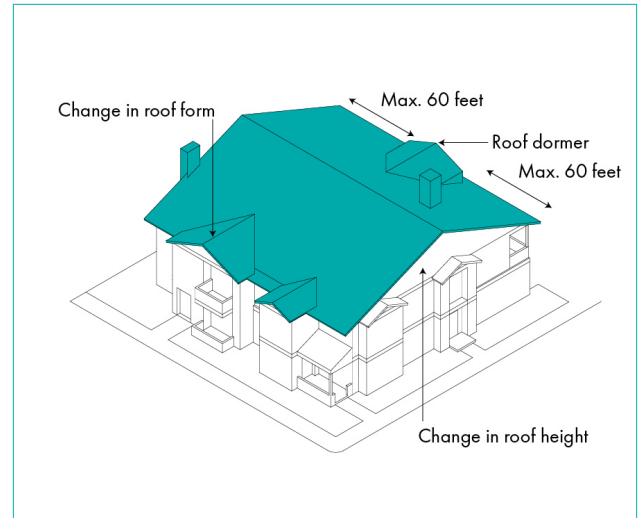


Figure 2.5.4.2 Pitched Roofs

Standard 2.5.4.3 Flat Roofs

a. Where a flat roof is proposed, cornices or wall caps shall provide a visible edge to the top of a building. For buildings longer than 100 feet, variation in cornice detail and height shall occur at least every 75 linear feet and shall align with required building recesses. This variation shall include at least one of the following:

- » Multiple horizontal cornice elements on the same building that are differentiated with colors, materials, or dimensions.
- » A horizontal cornice element interrupted in one or more locations by wall or roof elements extending at least five feet above the main roofline.

b. Where used, cornice details shall be a minimum of 18 inches tall and 12 inches deep.

Standard 2.5.4.4 Roof Drainage

All roofs shall include gutters and downspouts that:

- Drain directly into a cistern, landscaped area, or storm drain system.
- Match the trim or body color of the façade.
- Are inconspicuously located, unless consistent with the design of the building's architectural style.

Standard 2.5.4.5 Prohibited Forms and Approaches

The following roof forms and approaches are not permitted in the DMU:

- False fronts, applied mansard forms, and other artificial rooflines that are not an integral component of the architectural design.
- Reflective roofing materials visible from ground level or elevated viewpoints.
- Roof overhangs that extend over a neighboring parcel or more than three feet over a public sidewalk, unless the overhang is above a balcony that itself projects more than three feet over the sidewalk.

Standard 2.5.4.6 Permitted Materials

The following roofing materials are permitted in the DMU:

- Slate or fiber-cement shingles
- Clay or concrete tile roofs
- Composite roofing materials made of recycled natural fiber and recycled plastic
- Tar, gravel, composition, or elastomeric materials (when concealed by a parapet or cornice)

Standard 2.5.4.7 Mechanical Screening

All roof-mounted mechanical, electrical, and external communication equipment, including satellite dishes and microwave towers, shall be screened from public view, architecturally integrated into the building design, and, where possible, consolidated to a minimal number of locations.

2.6 Open Space

The following design standards were developed to support the creation of diverse common and private open spaces that promote individual health and safety, enhance the quality of life in the DMU, and minimize noise and visual impacts.

2.6.1 Ground Level Common Open Space

INTENT: To ensure that residents of multifamily and mixed-use residential development projects have access to attractive, easily accessible ground-level open spaces.

Standard 2.6.1.1 Contiguity

Ground level common open spaces shall be designed as singular facilities wherever possible. Where individual areas are provided, they shall be connected with internal and external pathways to avoid isolated pockets of space.

Standard 2.6.1.2 Accessibility

The following standards apply to maximize open space access and safety:

- a. Common open spaces shall be directly accessible from all residential buildings, either via entryways from buildings adjacent to the open space or pedestrian pathways connecting other buildings to the open space.
- b. Common open spaces shall be directly accessible from all internal pedestrian pathways and bikeways.

Standard 2.6.1.3 Usability

One-hundred percent of the area of all common open spaces shall consist of serviceable, dust-free surfacing, including any combination of turf, plantings, garden, flagstone or other natural mineral surfaces, wood planking, playground materials, and/or concrete. The slope shall not exceed 10 percent.

Standard 2.6.1.4 Visibility

At least one side of all common open space areas shall border residential buildings with transparent windows and/or entryways.

Standard 2.6.1.5 Amenities

Housing development projects shall provide a diversity of recreational amenities consistent with the following standards:

- a. Amenity Classification. Open space amenities include both minor and major amenities. These are defined as:
 - **Minor Amenities.** Minor recreational amenities are small-scale indoor or outdoor facilities which provide recreational opportunities and are available to all residents. They include:

- » Children's play area or "tot-lot."
- » Individual BBQ facility or fire pits.
- » Spa or sauna (indoor or outdoor).
- » One open-walled, accessible shade structure or gazebo.
- » Individual remote work office.

- **Major Amenities.** Major recreational amenities are larger scale indoor or outdoor facilities that provide community gathering areas and are available to all residents. They include:

- » Building dedicated to one or more recreational uses, open to all residents.
- » Swimming pool with seating area (indoor or outdoor).
- » One or more play courts, such as tennis or pickle ball courts.
- » Indoor gym.
- » Childcare facility.
- » Community garden space.
- » Dedicated remote work facility.
- » Outdoor gathering area with permanent seating and centralized BBQ or fire pit.

- b. Amenity Requirements. Recreational amenities shall be provided per the following standards:

- Housing development projects with 11 to 25 dwelling units shall provide at least one minor recreational amenity. The amenity(ies) shall be accommodated in an area of open space no smaller than 400 sf, with a minimum dimension of 15 feet.
- Housing development projects with 26-199 dwelling units shall provide at least one major recreational amenity of any size.

- Housing development projects with 200 or more dwelling units shall provide at least two major recreational amenities of any size.

Standard 2.6.1.6 Landscaped Area Restriction

Landscaped areas and on-site pedestrian pathways shall not count towards common open space area requirements and shall not be used to accommodate required recreational amenities.

2.6.2 Rooftop Common Open Space

INTENT: To ensure that all rooftop open spaces for residents are useable, safe, and environmentally appropriate.

Standard 2.6.2.1 Maximum Area

Rooftop common open spaces shall be restricted to two-thirds the total roof deck area.

Standard 2.6.2.2 Guardrails

Rooftop open spaces shall be enclosed on all sides, with the exception of access areas, with open vertical or horizontal guardrails at least 42 inches tall, as measured from rooftop to top rail.

Standard 2.6.2.3 Roof Edge Setbacks

All guardrails shall be setback at least five feet from all building edges.

Standard 2.6.2.4 Restricted Areas

All rooftop areas containing heating, ventilation, and air conditioning (HVAC) equipment, water tanks, elevator machine rooms, or other building infrastructure shall be prohibited from use as open space.

Standard 2.6.2.5 Access Requirement

At least two sets of stairs shall access every rooftop open space.

Standard 2.6.2.6 Rooftop Surface Requirement

No portion of the surface of a rooftop open space shall include exposed construction materials such as tar and gravel roofing, EPDM, rubber, or other roofing membrane.

Standard 2.6.2.7 Landscape Requirement

At least 35 percent of the total surface area of all rooftop open spaces shall be landscaped, either with raised planter beds or surface gardens.

Standard 2.6.2.8 Shade Requirement

At least 25 percent of the total surface area of all rooftop open spaces shall be covered with one or more fixed shade structures such as pergolas, canopies, or cabanas.

Standard 2.6.2.9 Wind Proofing

All amenities provided in rooftop open spaces other than those designed for use by a single individual, shall be fixed to the rooftop surface or building structure. These include:

- Wind and shade structures
- Group tables
- Outdoor sofas and group seating modules
- Planter boxes and beds
- Light fixtures

2.6.3 Private Open Space

INTENT: To ensure that private open spaces such as upper-level balconies and ground level terraces and patios contribute to the visual quality of new housing projects.

Standard 2.6.3.1 General Standards: Upper-Level Private Open Space

The design of residential balconies, terraces and decks shall comply with the following standards:

- a. Access.** All upper-level private open spaces shall be directly accessible from a single residential unit.
- b. Minimum Dimension.** Upper-level private open space, including balconies and roof gardens, shall have no dimension of less than six feet.
- c. Minimum Clearance.** Upper-level private open spaces shall have a minimum clearance height of nine feet.

Standard 2.6.3.2 Design of Upper-Level Private Open Space

Balconies, terraces, and decks shall be architecturally integrated into the building elevation through compliance with the following standards:

- a.** Balconies, terraces and decks shall be designed with materials, colors, and details visible on building façade. These features shall not be the result of applied, faux or “tacked-on” materials or approaches.
- b.** Balconies, terraces and decks shall not project more than six feet from the building elevation.

- c.** Enclosing elements of balconies, terraces and decks shall be at least 50 percent open. “Open” refers to areas of walls or railings in which open and solid space are repeated.

Standard 2.6.3.3 Upper-Level Private Open Space Safety

All balconies, terraces and decks shall comply with load, materials and ventilation standards for Exterior Elevated Elements, Cal. Code of Regs., Title 24.

Standard 2.6.3.4 General Standards: Ground Floor Private Open Space

The design of patios and other ground floor private open spaces shall comply with the following standards:

- a. Minimum Dimension.** Private open space at ground level shall have no dimension of less than ten feet.
- b. Separation from Services.** Ground floor private open spaces shall be located at least 30 feet from trash collection facilities and other service activity nodes.
- c. Exterior Access Restriction.** Ground floor private open spaces shall not include unsecured direct access to exterior common spaces.
- d. Privacy Screening.** Ground floor private open space shall be screened or buffered from adjacent private or common open space and dwellings by landscaping, fencing, walls, trellises, or other screening elements.

Standard 2.6.3.5 Ineligible Private Open Spaces

Private open space shall not include enclosed side yards with dimensions of less than ten feet, unenclosed side yards, or front yards.

2.7 Landscaping

The purpose of the following landscape design standards is to ensure that attractive landscaping is integral to housing development projects in the DMU. These standards provide landscaped amenities for residents and visitors, protect the urban forest, and promote sustainable landscape practices.

2.7.1 General Landscaping Standards

INTENT: To ensure the quantity and quality of landscaping in all areas of new development contribute to aesthetics, sustainability, and quality-of-life in the DMU.

Standard 2.7.1.1 Tree Disposition and Replacement Plan

Project applicants shall submit a Tree Disposition and Replacement Plan that includes an International Society of Arboriculture (ISA)-certified arborist’s report and inventory of every tree on the site, with identification of protected trees and a tree replacement strategy.

Standard 2.7.1.2 Tree Minimum

Ground-level common open space areas shall include a minimum of one tree per 300 sf of landscaped area.

Standard 2.7.1.3 Front Yard Landscaping

All portions of required front yards, except those areas occupied by pedestrian or vehicular access ways, shall be landscaped.

- a. Downtown Core:** Deciduous trees with open branching structures are required to ensure visibility to retail establishments. The street tree species shall adhere to the City of Hollister’s schedule of authorized street trees.
- b. Outer Downtown:** A one- to three-foot wide landscaped planting strip shall be incorporated between the sidewalk and roadway. These areas should be landscaped with a combination of shrubs, trees, and flowering plants.

Standard 2.7.1.4 Side Lot Landscaping

All side lots between buildings six feet wide or more shall be landscaped.

Standard 2.7.1.5 Hardscape Maximum

Pervious or impervious hardscape is not an alternative for plant material. It shall only be used as an accent material covering no more than 10 percent of the total required landscape area.

Standard 2.7.1.6 Hardscape Design

At least 65 percent of total hardscape area shall consist of decorative pavers, masonry, colored concrete, decorative inlay, or stamped or otherwise textured concrete.

Standard 2.7.1.7 Mulch Restrictions

Mulch must be confined to areas underneath shrubs and trees and shall not be used as a substitute for ground-cover plants.

Standard 2.7.1.8 Internal Pathway Landscaping

Pedestrian multi-use pathways within common open space areas shall be landscaped with each of the following components:

- Ground surface composed of 10 to 20 percent of material other than asphalt or concrete.
- A tree-planting schedule including at least 75 percent deciduous species, with trees spaced along the pathway at a minimum of 25 feet on center and a maximum of 50 feet on center. These minimums and maximums may be varied by up to 20 percent to accommodate structures and setbacks.
- Flowering and fruit-bearing trees are prohibited within six feet of pedestrian walkways.

2.7.2 Entry and Focal Point Landscaping

INTENT: To create visually interesting and organized open spaces through strategically placed, detailed landscape treatments.

Standard 2.7.2.1 Physical Focal Points

Physical focal points of housing development project sites shall be landscaped to highlight their presence and strengthen the visual impact of the landscape plan. Physical focal points include each of the following (see Figure 2.7.2.1):

- Central plazas or other permanent gathering facilities in common open space areas
- Terminal points of pedestrian pathways
- Site entries
- Areas of common open space visible from the public right of way
- Corners of open space areas

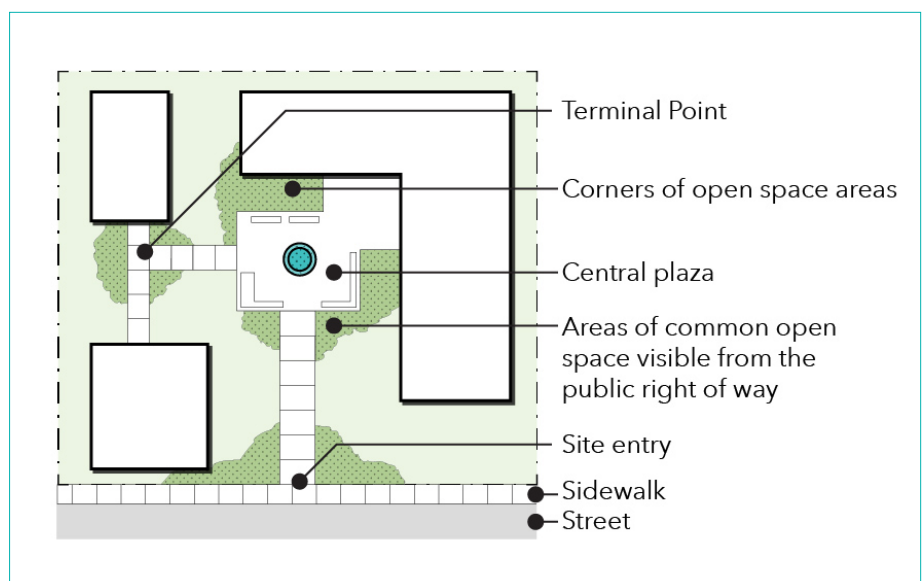


Figure 2.7.2.1 Physical Focal Points

Each physical focal point shall provide at least one of the following landscape treatments:

- Climate-adapted flowering plants, including but not limited to, agastache, arctotis, *Bulbine frutescens*, *Cistus x pulverulentus*, *impatiens*, *Carpenteria californica*, *Helianthemum nummularium*, *mimulus* and *Rhodanthemum hosmariense*.
- Plants with foliage of a texture or color that differs from the larger landscape palette of the site.
- Up to five types of ornamental plants, including, but not limited to, agapanthus, lantana, bougainvillea, and *lagerstroemia indica*.
- Non-invasive palm trees that exist on the site (transplanted and augmented with additional plantings).

Standard 2.7.2.2 Pedestrian Entries

Primary pedestrian entryways into sites, such as pathways that provide access to main building entries from public sidewalks, shall be highlighted with special textured and/or colored paving that extends, at a minimum, from the inside edge of the public right-of-way through the required front yard setback.

2.7.3 Surface Parking Landscaping

INTENT: To soften the visual impact of surface parking and to add visual interest to all surface parking facilities.

Standard 2.7.3.1 Public Streets Buffer

The minimum 6-foot-wide buffer between surface parking and public streets or pedestrian walkways, established in Section 2.1.3.3.a, shall include a berm or planting two to three feet tall that extends at least 75 percent of the length of buffer.

Standard 2.7.3.2 Residential Buffer

The minimum 10-foot-wide buffer between surface parking and existing residential lots, established in Section 2.1.3.3.b, shall be landscaped per the following standards:

- Residential buffers shall have a minimum planted area width of eight feet.
- Residential buffers shall include either a screen of trees or shrubs or a maximum seven-foot decorative wall or fence.
- Fencing shall not exceed four feet in height if located on property lines within a front yard setback area.

Standard 2.7.3.3 Surface Parking Trees

Shade trees shall be provided in surface parking lots through either of the following methods (see Figure 2.7.3.3):

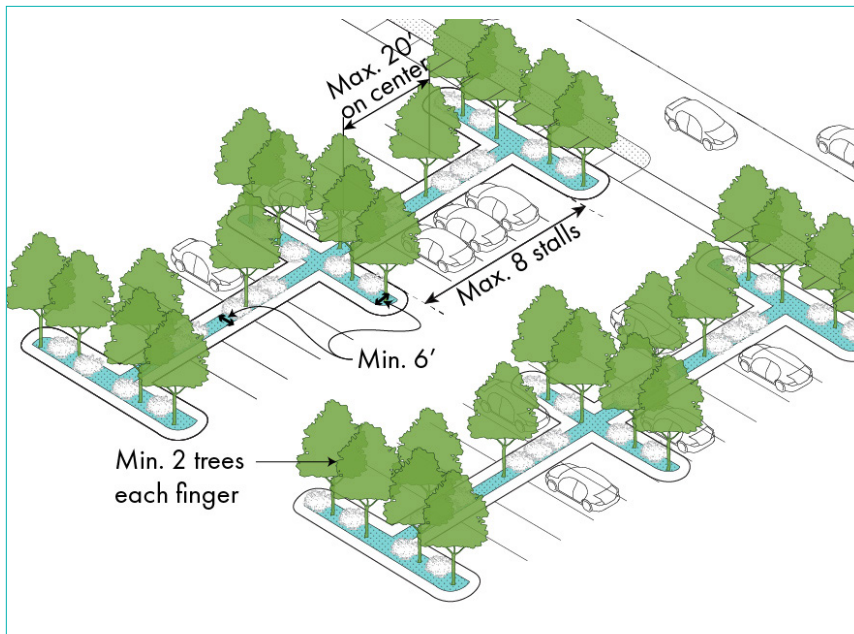


Figure 2.7.3.3 Surface Parking Trees

- a.** A minimum of two (2) shade trees shall be planted in each surface parking finger oriented perpendicular to the drive aisle. Parking fingers shall:
 - » Provide a minimum of six feet of clear planting width.
 - » Be placed at a maximum of every eight stalls.
- b.** Shade trees shall be planted in surface parking planting strips at a maximum of twenty (20) feet on center. Planting strips shall:
 - » Provide a minimum of six feet of clear planting width.
 - » Be located between each opposing row of spaces.

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3. Small-Scale Residential ODS

The following ODS apply to multifamily housing types designed to be compatible in scale with single-family homes. These development types include:

- Duplexes, side-by-side and stacked (2 units)
- Triplexes (3 units)
- Fourplexes (4 units)
- Multiplexes (4-8 units)
- Cottage Courts (4-8 units)

Due to their low densities, size and typical neighborhood context, the design of these projects is best regulated with an independent set of standards. These ODS are intended to maximize the visual integration of new development into existing neighborhoods in the DMU.

3.1 Site Design and Orientation

These standards for access, orientation and entrances are intended to add visual interest to buildings and streetscapes, while helping create safe, walkable, and active neighborhoods.

3.1.1 Building and Driveway Orientation

INTENT: Provide visually interesting residential streetscapes with open, pedestrian character.

Standard 3.1.1.1 Front Setback

No more than 65 percent of the total building façade length shall abut the minimum front setback line.

Standard 3.1.1.2 Orientation to Street

Buildings shall be oriented per the following standards:

- a.** The main elevation of duplexes, triplexes, fourplexes and other single-structure projects shall face the primary public or private street on which the lot is located. In addition, the main entry to buildings shall be located on the elevation facing the primary public or private street (see Sample Image 3.1.1.2.a).
- b.** At least fifty percent of the length of any building façade adjacent to a public street shall consist of living space with windows (see Sample Image 3.1.1.2.b).
- c.** The common open space formed by detached structures of cottage courtyard-style projects shall open to the primary public or private street on which the lot is located (see Sample Image 3.1.1.2.c).



Sample Image 3.1.1.2.a Orientation to Street



Sample Image 3.1.1.2.c Courtyard Orientation (traditional)



Sample Image 3.1.1.2.b Living Space with Windows



Sample Image 3.1.1.2.c Courtyard Orientation (contemporary)

Standard 3.1.1.3 Entryway Orientation

Entryways shall be oriented per the following standards:

- a. Where a single building entrance provides access to multiple interior unit entrances, that external entrance shall be located on the elevation facing the primary public or private street.

- b. Where each unit has a separate entrance, at least two of those entrances shall be located on the elevation facing the primary public or private street.
- c. Entries to individual units of cottage courtyard developments shall face, and be directly accessible from, the common courtyard area.

Standard 3.1.1.4 Entryway Access

A minimum six-foot wide, permanent walkway shall provide direct access from the sidewalk to all combined, multi-unit entryways. A minimum three-foot wide walkway shall provide direct access from the sidewalk to all separate unit entrances.

Standard 3.1.1.5 Driveways

- a. New driveways shall not be less than 12 feet wide.
- b. Two-car wide driveways shall include a decorative centerline at least one-foot wide composed of pavers, colored concrete, aggregate, brick banding, or other decorative treatment.

Standard 3.1.1.6 Private Street Placement

- a. Private streets serving more than one lot shall be placed such that they abut the fewest number of existing adjacent single-family zoned properties.
- b. Private streets providing access to corner lots shall be located beyond the midpoint of the distance between the street intersection and lot line.

Standard 3.1.1.7 Vehicle Parking

Street-facing parking lots are prohibited. Vehicle parking areas of duplexes, triplexes, fourplexes and cottage courtyard projects shall be located to the side or rear of the lot.

3.2 Building Design

The following standards will encourage neighborhood scale and pedestrian-oriented design for small-scale multifamily housing structures.

3.2.1 Massing and Articulation

INTENT: Design homes that avoid a bulky, monolithic, or cluttered appearance by incorporating coordinated points of visual interest and external elements.

Standard 3.2.1.1 Front Elevation Massing

Building elevations on which the main entry is located shall include at least two of the following massing strategies, compliant with the associated standards (see Sample Image 3.2.1.1):

- a. **Single Floor Projection.** A façade projection on either the lower or upper floor that extends at least one foot from the main wall plane, has a total area of at least 80 square feet and is capped by a gable, eave, or other roof form.
- b. **Multi-Floor Projection.** A façade projection extending from ground level to the upper-floor ceiling that projects at least one foot from the main wall plane, has a total area of at least 124 square feet, and is capped by a gable or other roof form.
- c. **Massing Break.** A break in the main wall plane of at least two feet that extends from ground level to the upper floor ceiling. The break shall be located so as to separate primary façade elements such as entries and garages, and picture windows.



Sample Image 3.2.1.1 Front Elevation Massing

- d. Bay Window.** A protruding window, such as a bay window, with a minimum depth of two feet.
- e. Second Floor Stepback.** A minimum two-foot, street-facing stepback applied to the second floor. The setback shall span at least 60 percent of the total street-facing building elevation and shall be covered with an eave or roof component matching the building’s primary roof form.
- f. Contrasting Materials or Finish on Floors.** Application of color, siding, panels, or materials that differ from the primary exterior finish, covering at least 40 percent of the total elevation area of one story of the building.

3.2.2 Entryways

INTENT: Create visually prominent and accessible entries that contribute to building design and neighborhood character.

Standard 3.2.2.1 Main Entryway Design

Entryways shall comply with the following standards:

- Duplex, side-by-side: Entries to each unit shall be incorporated into one or two front-facing porch(es), stoop(s), or recess(es).
- Duplex, stacked: Separate entries to each “stack” of units shall be incorporated into separate, front-facing porches, stoops, or recesses.
- Triplex and Fourplex: Entries to each unit shall be incorporated into one or more front-facing porch(es), stoop(s), or recess(es).

Standard 3.2.2.2 Porch or Recess Requirement

Main entryways shall incorporate a porch, recessed entryway, or a combination of both.

The following standards apply to main entryway porches (see Sample Image 3.2.2.2):

- a. Area.** Porches shall include a covered area that extends six to 10 feet from the wall plane on which the door is located and have a minimum area of 36 square feet. If combined with a recessed entry, the total combined area shall be at least 36 square feet.
- b. Height.** Porch roofs shall have maximum height of 12 feet.
- c. Design.** Porch posts, columns, and roofs shall include the same exterior materials and color palette as the primary structure.



Sample Image 3.2.2.2 Porch or Recess Requirement

Standard 3.2.2.3 Recessed Entryway Standards

The following standards apply to recessed entryways:

- a. Depth. The recess shall be at least three feet from the wall plane on which the door is located to create a covered landing area.
- b. Overhang. Recessed entries shall include an eave or roof form at least six feet wide that extends at least two feet from the main wall plane.

Standard 3.2.2.4 Cluster Mailbox Standards

The following standards apply to cluster mailboxes:

- a. Cluster mailboxes shall be located no more than 400 feet from the entry of any unit served by the facility.
- b. Cluster mailboxes shall comply with all United States Postal Service standards for delivery access, height, clearance and individual mailbox dimensions.
- c. Cluster mailboxes and associated structures shall be designed using one or more

exterior materials or colors used on the residential units with which the mailboxes are associated.

3.2.3 Garage Size and Form

INTENT: Ensure that garages and garage openings do not dominate the design of residential frontages. The following standards do not replace standards of HMC Section 17.04.030 (B).

Standard 3.2.3.1 Limited Visual Impact

All garages shall be designed and located to limit their visual presence, using one of the following techniques :

- a. **Design-sensitive front garage.** Garages located at the front elevation of the building shall comply with the following standards (see Figure 3.2.3.1.a):
 - » The width shall not exceed 60 percent of the total width of the building's front elevation.
 - » The garage shall be prohibited from projecting from the surrounding wall plane.
 - » The garage shall include either:
 - » An overhang at least 12 inches deep with the same materials and color palette as the primary roof form, or
 - » A recess of at least 12 inches from the surrounding wall plane.
- b. **Side-accessible attached garage.** Such garages shall be positioned a minimum of 12 feet behind the main living portions of the home and shall include entries from side elevations (see Figure 3.2.3.1.b).

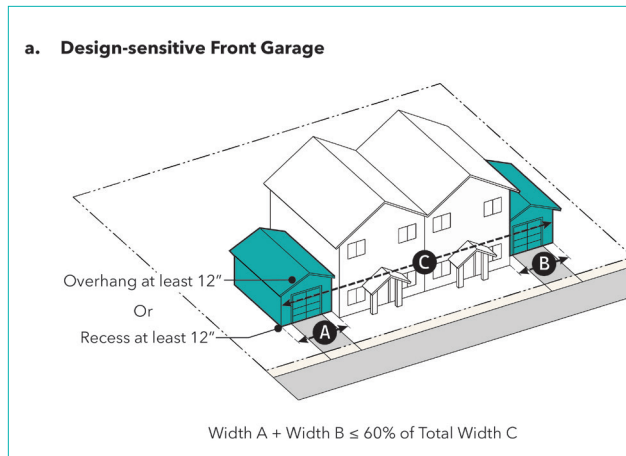


Figure 3.2.3.1.a Limited Visual Impact

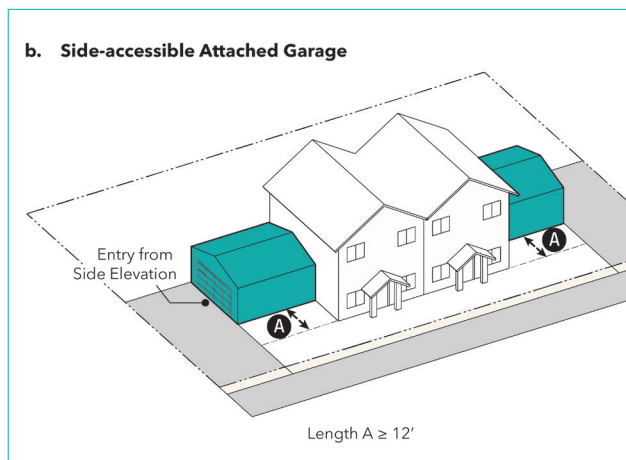


Figure 3.2.3.1.b Limited Visual Impact

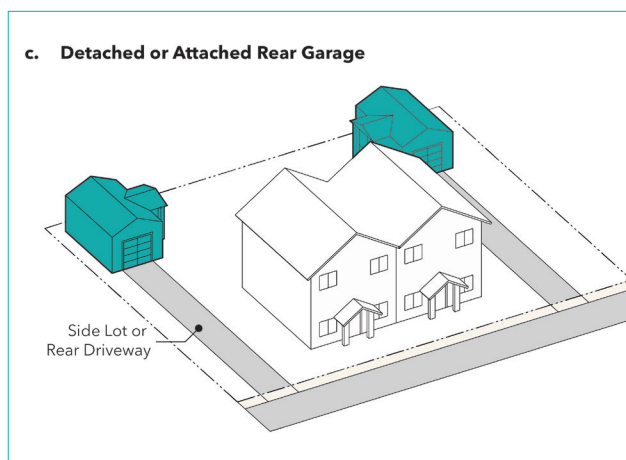


Figure 3.2.3.1.c Limited Visual Impact

c. Detached or attached rear garage. Such garages shall be located at the rear of residential lots and be made accessible from a side lot driveway or from the rear (see Figure 3.2.3.1.c).

Standard 3.2.3.2 Complementary Design

The color and design of all garage doors shall differ from the immediately adjacent wall plane and shall match colors used on exterior details of the home.

3.2.4 Design Detail

INTENT: To promote materials, finishes and colors that increase the visual quality of buildings.

Standard 3.2.4.1 Materials Mix

Up to four materials and four finishes may be used consistently on each building façade.

Standard 3.2.4.2 Allowed Building Materials

Materials used on building finishes shall be high quality and durable. Allowed building materials include:

- Brick, rock, and stone, or a veneer of these materials
- Smooth troweled stucco
- Poured in place concrete
- Cementitious board
- Plaster or stucco
- Ceramic tiles (as a secondary material)
- Finished and painted wood trim

Standard 3.2.4.3 Prohibited Materials

The following materials shall be prohibited from use on finishes of small-scale residential projects:

- Porous materials
- Plywood
- Vinyl siding
- Faux materials such as foam material that replicates “stone” or “brick”
- Plastic or vinyl

Standard 3.2.4.4 Exterior Material Wrapping

Decorative material and design treatments used on front elevations shall extend to the fence line on each side elevation, at a minimum.

Standard 3.2.4.5 Color Limit

The number of colors on the entire building exterior shall be limited to a maximum of four colors (or five tones of the same color), including trim and accent colors (see Sample Image 3.2.4.5).

Standard 3.2.4.6 Functional Elements

All vents, gutters, downspouts, flashings, and electrical conduits shall be painted to match the color of the adjacent surface. An exception may be made for contrasting gutters and downspouts that are a feature of Spanish-style architecture.



Sample Image 3.2.4.5 Color Limit

3.2.5 Windows

INTENT: To provide windows that offer well-proportioned articulation to building façades while adding visual interest, scale, and character.

Standard 3.2.5.1 Window Detail

All windows shall include one of the following perimeter design details:

- a. Trim at least two inches wide around the entire window.
- b. A minimum two-inch recess from the surrounding exterior wall plane.

Standard 3.2.5.2 Front Window Detail

Windows located on front building façades shall be articulated with at least one of the following details, in addition to trim requirements:

- Sills
- Kickers
- Functional shutters
- Awnings

3.2.6 Roofs

INTENT: Design rooflines that contribute to visual interest, neighborhood character and building durability.

Standard 3.2.6.1 Roofline Diversity

Roof wider than 60 feet shall be vertically articulated at least once every 60 feet using at least one of the following techniques (see Figure 3.2.6.1):

- a. A change in height of at least four feet
- b. A roof dormer
- c. A change in roof form that projects at least three feet above the main roofline.

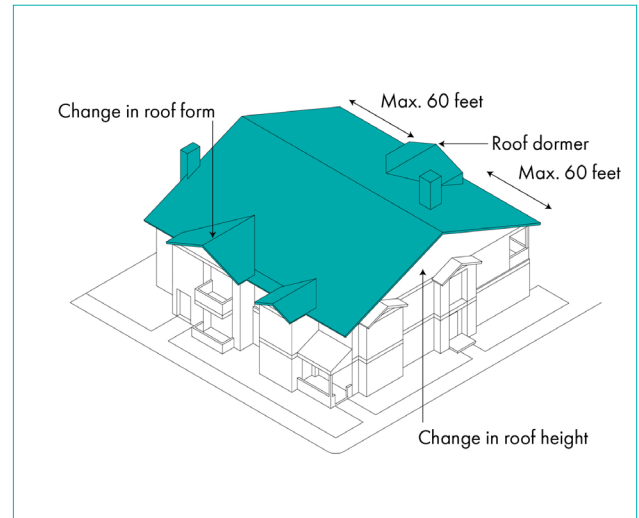


Figure 3.2.6.1 Roofline Diversity

3.3 Historical Design Compatibility

Small-scale residential projects are less likely to conflict with the scale of neighboring historic structures. These projects are also more likely to be sited in the Monterey Street Historic District rather than the centralized Downtown Hollister Historic District. The following standards reflect these conditions.

3.3.1 Complementary Form

INTENT: To preserve the historic integrity of the Historic Districts while maintaining small-scale residential design priorities.

Standard 3.3.1.1 Historic Scale

Small-scale residential buildings adjacent to a historic structure shall have the same number of stories as the adjacent structure and an overall height within five feet of that structure. An exception is provided where a two-story house is located next to an existing one-story house.

Standard 3.3.1.2 Façade Width

Façades of new or renovated small-scale residential buildings in either historical district shall be no more than eight feet wider than façades of adjacent properties on both sides.

Standard 3.3.1.3 Historic Design

Small-scale residential buildings adjacent to a historic district contributor shall incorporate at least two of the following design strategies for compatibility (see Figure 3.3.1.3):

- Roof pitch within 10 degrees of the adjacent historic roof.
- Horizontal articulation—such as siding lines, trim bands, cladding patterns, and floor-level separation—shall match the direction and general alignment of the adjacent historic building.
- Complementary articulation, including window proportions and spacing dimensions within 15 percent of the adjacent historic structure.

- Use of at least one material used on the façade of the adjacent historic structure.

Standard 3.3.1.4 Preservation Of Original Façade

Redevelopment of historic structures into single family homes shall maintain the integrity the original building façade by:

- Reusing the original façade materials to the highest degree possible.
- Maintaining, to the highest degree possible, the pattern and style of façade openings, including windows, primary entryways, porches, and balconies.
- Maintaining, to the highest degree possible, visual separation of first- and second-floor façades.

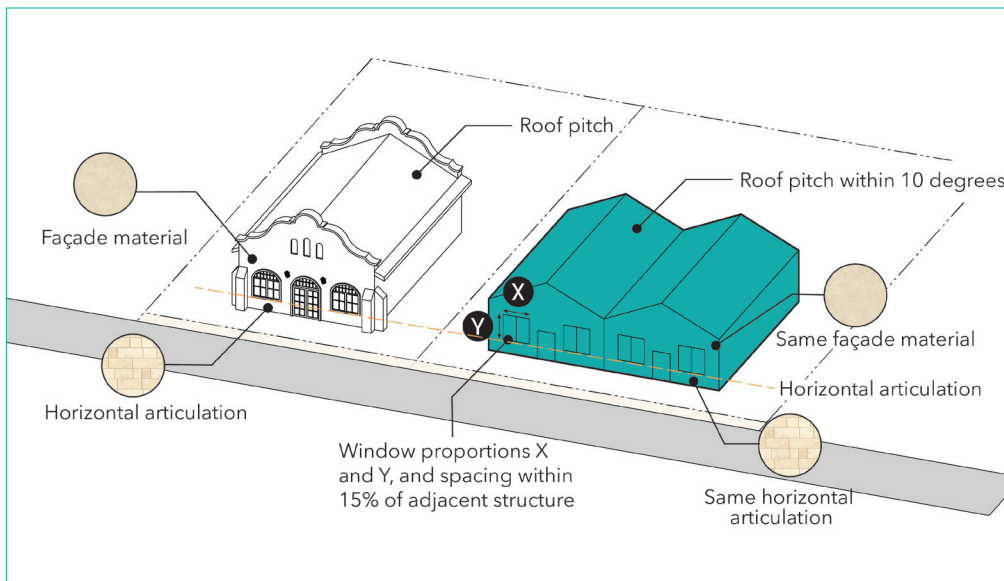


Figure 3.3.1.3 Historic Design

3.4 Private Open Space

Small-scale housing development projects are not required to provide common open space areas. As such, the design quality of required private open spaces is critical to resident quality of life.

3.4.1 Minimum Requirement

INTENT: To ensure that residents of small-scale housing development projects are provided with adequate private open space.

Standard 3.4.1.1 Per Unit Minimum

Each unit of a small scale (2-10 units) shall be provided with either:

- At least 250 sf of ground-level private open space, such as a patio; or
- At least 64 sq. ft. of upper-level private open space, such as a balcony, terrace or deck.

Standard 3.4.1.2 Ineligible Private Open Spaces

Per Standard 2.6.3.5, private open space shall not include enclosed side yards with dimensions of less than ten feet, unenclosed side yards, or front yards.

3.4.2 Private Open Space Design

INTENT: Provision of private open spaces for residents of small multifamily housing projects that are attractive, safe and well-screened.

Standard 3.4.2.1 General Standards: Upper-Level Private Open Space

Balconies, terraces, and decks shall comply with the access, minimum dimension and minimum clearance standards established in Standard 2.6.3.1.

Standard 3.4.2.2 Design of Upper-Level Private Open Space

Balconies, terraces, and decks shall be designed to comply with aesthetic, maximum projection and enclosure design standards established in Standard 2.6.3.2.

Standard 3.4.2.3 Upper-Level Private Open Space Safety

Balconies, terraces, and decks shall comply with Standard 2.6.3.3.

Standard 3.4.2.4 General Standards: Design of Ground Floor Private Open Space

The design of patios and other ground floor private open spaces shall comply with the minimum dimension, separation from services, exterior access and screening standards established in Standard 2.6.3.4.

3.5 Landscaping and Lighting

These standards in this section apply to external areas of small-scale residential structures in order to create attractive, safe street frontages and support local character.

3.5.1 Front Yard Landscaping

INTENT: Ensure that front yards are defined by well-maintained landscaping and plantings that enhance residential buildings and visible outdoor spaces.

Standard 3.5.1.1 Required Coverage

All portions of required front yards, except areas occupied by walkways and allowable motor vehicle parking and storage, shall be landscaped according to the following standards:

- At least 75 percent organic plant material, including grasses, trees, and shrubs.
- No more than 25 percent inorganic ground cover, including decomposed granite, decorative pavers, and river rock.
- Gravel surfaces are prohibited in all front yard areas except for secondary pathways less than four feet wide.

Standard 3.5.1.2 Design Diversity

A variety of heights, textures, and colors shall be used in the front yard landscape palette.

Standard 3.5.1.3 Utility Screening

All utility appurtenances such as transformers and generators that cannot be undergrounded or located in side or rear yards shall be screened with one of the following:

- Dense, U-shaped shrubs or plantings at least as tall as the utility and that do not prevent access to the utility.
- Architectural structures composed of at least one material used on the primary façade and that does not prevent access to the utility.

3.5.2 Plantings

INTENT: Compose landscapes with diverse, robust plant types that are well-integrated into other components of site design.

Standard 3.5.2.1 Planting Size

All proposed shrubs except accent, color or ground cover planting shall be a minimum five-gallon size.

Standard 3.5.2.2 Tree Protection

No irrigated landscape area shall be permitted within a 10-foot radius around a landmark or heritage tree with a trunk diameter of 48 inches and/or a height exceeding 40 feet above natural grade.

Standard 3.5.2.3 Automatic Sprinkler Controllers

Automatic irrigation controllers shall be installed to ensure that landscaped areas will be watered properly. Backflow preventors and anti-siphon valves shall be provided in accordance with current codes.

Standard 3.5.2.4 Sprinkler Heads

Sprinkler heads and risers shall be protected from car bumpers. “Pop-up” heads shall be used near curbs and sidewalks. The landscape irrigation system shall be designed to prevent run-off and overspray.

3.5.3 Walls and Fences

INTENT: Provide walls and fences that are durable and appealing design components rather than monolithic barriers.

Standard 3.5.3.1 Open Fencing

Fences in the required front yard setback parallel to the street shall not be solid or opaque. They shall have a partially open design, such as boards or slats spaced no more than four inches apart, lattice, posts, or another visually penetrable design strategy. Fences located behind the front elevation of the building may be solid.

Standard 3.5.3.2 Prohibited Materials

Chain link, barbed wire, and plastic are prohibited from use for all residential fencing in the DMU.

Standard 3.5.3.3 Waste Storage Enclosure

Small-scale residential lots shall include a designated location for the storage of trash, recycling, and organics receptacles. This area shall be screened from public view by a fence or architectural enclosure that incorporates at least one material or color used on the primary residential structure.

Standard 3.5.3.4 Waste Storage Access

All waste storage enclosures shall be made accessible by a minimum paved pathway at least three feet wide from the enclosure to the front driveway or another paved area of the front yard.

3.5.4 Exterior Lighting

INTENT: Provide outdoor lighting that increases residential safety without impacting adjacent properties or rights-of-way.

Standard 3.5.4.1 Downward Facing Requirements

All building-mounted and ground-mounted lighting shall be located and fully shielded so that no light is emitted above a 90-degree angle.

Standard 3.5.4.2 Entryway Illumination

The front porch, landing or other recessed entryway shall include a lighting element consistent with the design, materials, and/or color of the home.

Standard 3.5.4.3 Ground-Mounted Lighting

Ground-mounted lighting used to illuminate driveway edges, landscaped areas or stair approaches shall be limited to a maximum height of three feet.

Standard 3.5.4.4 Prohibited Lighting

Outdoor lights that blink, revolve, flash, or change intensity are prohibited.

Appendix: Downtown Multifamily and Mixed Use Objective Design Standards Checklist

City of Hollister Downtown Multifamily and Mixed Use Objective Design Standards

Name of Applicant: _____

Date: _____

Project Address: _____

Project Application # (City staff to fill out): _____

Development Type (check all that apply):

- Multifamily Residential (1-2 stories)
- Multifamily Residential (3-4 stories)
- Multifamily Residential (4-7 stories)
- Mixed-Use Residential (1-2 stories)
- Mixed-Use Residential (3-4 stories)
- Mixed-Use Residential (4-7 stories)
- Duplex or Triplex (2-3 units)
- Multiplex (3 – 8 units)

Project Site Context:

Situated adjacent to existing residential development: Yes No

Downtown Multifamily and Mixed Use Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Compliant	Noncompliant	N/A	Compliant	Noncompliant	N/A	Drawing Reference
2.2 Site Design							
2.1.1 Building Orientation and Street Frontage							
2.1.1.1 Orientation and Access							
2.1.1.2 Building Frontage							
2.1.2 Pedestrian Access							
2.1.2.1 Pedestrian Facility Preservation							
2.1.2.2 New Pedestrian Connections							
2.1.2.3 Pedestrian Access Paths							
2.1.2.4 Pedestrian Access Path Visibility							

Downtown Multifamily and Mixed Use Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Compliant	Noncompliant	N/A	Compliant	Noncompliant	N/A	Drawing Reference
2.1.3 Parking and Vehicle Access							
2.1.3.1 Surface Parking Location							
2.1.3.2 Surface Parking Size							
2.1.3.3 Surface Parking Buffers							
2.1.3.4 Vehicle Access							
2.1.4 Ground-Level Services and Utilities							
2.1.4.1 Site Restrictions							
2.1.4.2 Screening Requirements							
2.1.4.3 Undergrounding Electrical Equipment							
2.1.4.4 Electrical Equipment Screening							
2.1.4.5 Screening of Back Flow Preventers							
2.1.4.6 Waste Collection Facilities							
2.2 Pedestrian Experience & Public Frontage							
2.2.1 Ground Floor Standards							
2.2.1.1 Ground Floor Height and Finish Level							
2.2.2 Commercial Ground Floor Entryways							
2.2.2.1 Sidewalk Level							
2.2.2.2 Required Entryways							
2.2.2.3 Primary Entryway Design							
2.2.2.4 Commercial Ground Floor Glazing							
2.2.3 Residential Ground Floor Entryways							
2.2.3.1 Treatments							
2.2.3.2 Entryway Approach							
2.2.3.3 Stoop Design							
2.2.3.4 Porch Design							
2.2.3.5 Upper Floor Access							
2.2.3.6 Mailbox Facility Standards							

Downtown Multifamily and Mixed Use Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Compliant	Noncompliant	N/A	Compliant	Noncompliant	N/A	Drawing Reference
2.2.4 Public Realm/Frontage							
2.2.4.1 Sidewalk Design and Amenities							
2.2.4.2 Frontage Zone Passive Amenities							
2.2.4.3 Landscape Zone Street Trees							
2.2.5 Lighting							
2.2.5.1 General Lighting Requirements							
2.2.5.2 Lighting Location							
2.2.5.3 Plan Documents							
2.2.5.4 Design Compatibility							
2.2.5.5 Prohibited Lighting							
2.3 Building Form							
2.3.1 Stepback and Daylight Plane							
2.3.1.1 Street Facing Stepbacks							
2.3.1.2 Daylight Plane							
2.3.2 Corner Building Form							
2.3.2.1 Corner Building Mass							
2.3.3 Context Sensitive Form							
2.3.3.1 Side Stepbacks							
2.3.3.2 Side and Rear Façade							
2.3.3.3 Upper Floor Window Placement							
2.4 Historic Character							
2.4.1 Defining Historic Features							
2.4.1.1 Integration of Defining Features: Downtown Hollister Historic District							

Downtown Multifamily and Mixed Use Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Compliant	Noncompliant	N/A	Compliant	Noncompliant	N/A	Drawing Reference
2.4.2 Complementary Form							
2.4.2.1 Complementary Form: Monterey Street Historic District							
2.4.2.2 Historic Structure Adjacency Requirements							
2.4.3 Renovation and Remodeling							
2.4.3.1 General Standards							
2.4.3.2 Replacement and New Windows and Doors							
2.4.3.3 Historic Storefronts							
2.4.3.4 Exterior Finish							
2.4.3.5 Mechanical Equipment							
2.5 Architecture							
2.5.1 Building Façade							
2.5.1.1 Corporate Design Prohibition							
2.5.1.2 Articulation							
2.5.1.3 Windows							
2.5.2 Projecting Elements							
2.5.2.1 Non-Entryway Awnings							
2.5.2.2 Bay Windows							
2.5.3 Building Materials							
2.5.3.1 Variety of Materials							
2.5.3.2 Wrapping							
2.5.3.3 Allowed Materials							
2.5.3.4 Prohibited Materials							

Downtown Multifamily and Mixed Use Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Compliant	Noncompliant	N/A	Compliant	Noncompliant	N/A	Drawing Reference
2.5.4 Roofs							
2.5.4.1 Permitted Roof Forms							
2.5.4.2 Pitched Roofs							
2.5.4.3 Flat Roofs							
2.5.4.4 Roof Drainage							
2.5.4.5 Prohibited Forms and Approaches							
2.5.4.6 Permitted Materials							
2.5.4.7 Mechanical Screening							
2.6 Open Space							
2.6.1 Ground Level Common Open Space							
2.6.1.1 Contiguity							
2.6.1.2 Accessibility							
2.6.1.3 Usability							
2.6.1.4 Visibility							
2.6.1.5 Amenities							
2.6.1.6 Landscaped Area Restriction							
2.6.2 Rooftop Common Open Space							
2.6.2.1 Maximum Area							
2.6.2.2 Guardrails							
2.6.2.3 Roof Edge Setbacks							
2.6.2.4 Restricted Areas							
2.6.2.5 Access Requirement							
2.6.2.6 Rooftop Surface Requirement							
2.6.2.7 Landscape Requirement							
2.6.2.8 Shade Requirement							
2.6.2.9 Wind Proofing							

Downtown Multifamily and Mixed Use Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Compliant	Noncompliant	N/A	Compliant	Noncompliant	N/A	Drawing Reference
2.6.3 Private Open Space							
2.6.3.1 General Standards: Upper-Level Private Open Space							
2.6.3.2 Design of Upper-Level Private Open Space							
2.6.3.3 Upper-Level Private Open Space Safety							
2.6.3.4 General Standards: Ground Floor Private Open Space							
2.6.3.5 Ineligible Private Open Spaces							
2.7 Landscaping							
2.7.1 General Landscaping Standards							
2.7.1.1 Tree Disposition and Replacement Plan							
2.7.1.2 Tree Minimum							
2.7.1.3 Front Yard Landscaping							
2.7.1.4 Side Lot Landscaping							
2.7.1.5 Hardscape Maximum							
2.7.1.6 Hardscape Design							
2.7.1.7 Mulch Restrictions							
2.7.1.8 Internal Pathway Landscaping							
2.7.2 Entry and Focal Point Landscaping							
2.7.2.1 Physical Focal Points							
2.7.2.2 Pedestrian Entries							
2.7.3 Surface Parking Landscaping							
2.7.3.1 Public Streets Buffer							
2.7.3.2 Residential Buffer							
2.7.3.3 Surface Parking Trees							

Downtown Multifamily and Mixed Use Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Compliant	Noncompliant	N/A	Compliant	Noncompliant	N/A	Drawing Reference
3.1 Site Design and Orientation							
3.1.1 Building and Driveway Orientation							
3.1.1.1 Front Setback							
3.1.1.2 Orientation to Street							
3.1.1.3 Entryway Orientation							
3.1.1.4 Entryway Access							
3.1.1.5 Driveways							
3.1.1.6 Private Street Placement							
3.1.1.7 Vehicle Parking							
3.2 Building Design							
3.2.1 Massing and Articulation							
3.2.1.1 Front Elevation Massing							
3.2.2 Entryways							
3.2.2.1 Main Entryway Design							
3.2.2.2 Porch or Recess Requirement							
3.2.2.3 Recessed Entryway Standards							
3.2.2.4 Cluster Mailbox Standards							
3.2.3 Garage Size and Form							
3.2.3.1 Limited Visual Impact							
3.2.3.2 Complementary Design							
3.2.4 Design Detail							
3.2.4.1 Materials Mix							
3.2.4.2 Allowed Building Materials							
3.2.4.3 Prohibited Materials							
3.2.4.4 Exterior Material Wrapping							
3.2.4.5 Color Limit							
3.2.4.6 Functional Elements							

Downtown Multifamily and Mixed Use Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Compliant	Noncompliant	N/A	Compliant	Noncompliant	N/A	Drawing Reference
3.2.5 Windows							
3.2.5.1 Window Detail							
3.2.5.2 Front Window Detail							
3.2.6 Roofs							
3.2.6.1 Roofline Diversity							
3.3 Historical Design Compatibility							
3.3.1 Complementary Form							
3.3.1.1 Historic Scale							
3.3.1.2 Façade Width							
3.3.1.3 Historic Design							
3.3.1.4 Preservation of Original Façade							
3.4 Private Open Space							
3.4.1 Minimum Requirement							
3.4.1.1 Per Unit Minimum							
3.4.1.2 Ineligible Private Open Spaces							
3.4.2 Private Open Space Design							
3.4.2.1 General Standards: Upper-Level Private Open Space							
3.4.2.2 Design of Upper-Level Private Open Space							
3.4.2.3 Upper-Level Private Open Space Safety							
3.4.2.4 General Standards: Design of Ground Floor Private Open Space							
3.5 Landscaping and Lighting							
3.5.1 Front Yard Landscaping							
3.5.1.1 Required Coverage							
3.5.1.2 Design Diversity							
3.5.1.3 Utility Screening							

Downtown Multifamily and Mixed Use Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Compliant	Noncompliant	N/A	Compliant	Noncompliant	N/A	Drawing Reference
3.5.2 Plantings							
3.5.2.1 Planting Size							
3.5.2.2 Tree Protection							
3.5.2.3 Automatic Sprinkler Controllers							
3.5.2.4 Sprinkler Heads							
3.5.3 Walls and Fences							
3.5.3.1 Open Fencing							
3.5.3.2 Prohibited Materials							
3.5.3.3 Waste Storage Enclosure							
3.5.3.4 Waste Storage Access							
3.5.4 Exterior Lighting							
3.5.4.1 Downward Facing Requirements							
3.5.4.2 Entryway Illumination							
3.5.4.3 Ground-Mounted Lighting							
3.5.4.4 Prohibited Lighting							



