

DESIGN GUIDELINES  
AND STANDARDS  
for  
ALTERATION and CONSTRUCTION of  
SINGLE-FAMILY HOMES in  
MISSION RANCH

Planning Division  
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## BACKGROUND AND PURPOSE

In 2007, the City adopted a design review process for second-story additions and new two-story homes in response to citizen concerns regarding development of over-sized homes and the resultant loss of privacy and views as well as the overall lack of architectural compatibility. At the time, however, the City also realized that this review process alone would not be sufficient and directed that additional tools be considered to address concerns.

Subsequently, in fall of 2008, the City explored the creation of a zoning overlay district that would limit homes to a single story if 66% of neighborhood homeowners would support this type of zoning overlay. During the public review process, it became apparent that there was not a consensus on this approach. In lieu, the City Council then directed that appropriate design guidelines and more refined zoning provisions be developed as a pilot program for two neighborhoods, Mission Ranch and Glenmoor Gardens.

In order to achieve an understanding and appreciation of the special qualities of both Mission Ranch and Glenmoor Gardens, the City retained the services of an architectural historian to research and briefly describe the origins and context of each neighborhood. The City also retained the services of an architect and an urban design professional to identify each neighborhood's character-defining features, and, on that basis, formulate Design Guidelines and Development Standards suitable for each neighborhood.

The Design Guidelines and Development Standards included in this manual are intended for use over the next year in order to evaluate project development proposals. They will replace the "Provisional Design Guidelines" developed by staff at the end of 2008. At the end of the first year, the City will evaluate these Guidelines and Standards, and then, based upon what is learned during this interim period, make appropriate adjustments.

## 1.0 CONTEXT

### Mission Ranch

In 1950s Fremont, Mission Ranch obtained a reputation for quality—the cachet of a subdivision known for its careful planning, large lots, and fine homes. Developed by Eugene Gardiner’s Mission Land Development Company, Mission Ranch was the last local subdivision planned before creation of the City of Fremont; the initial tract map was filed in December 1955, two weeks before the vote to incorporate. The last of Mission Ranch’s six tract maps was filed four and a half years later, in the spring of 1960, and the construction of its 318 houses extended from 1956 to 1961.

Bordered on the west by Driscoll Road and on the north by Mission Creek, with the nearby hills as a scenic backdrop, the 120-acre site had been in agricultural use for over a century. Mission Ranch was the first large subdivision in the area, a mile’s drive from the center of Irvington, via Washington Boulevard and Driscoll Road, and two miles from Mission San Jose on Mission Boulevard.

### Site History

Originally grazing lands for nearby Mission San Jose, the Mission Ranch site formed part of the John Horner ranch during the Gold Rush. A Mormon missionary who came to San Francisco in 1846 on the ship *Brooklyn*, Horner was one of the owners of the Ex-Mission San Jose Rancho; he raised crops on a vast scale, marking the start of commercial agriculture in California.

The next owner, Joshua Chadbourne, was from Irvington; a rancher’s son, he married Margaret Rix, from another prominent local family. By 1900, the Chadbournes had established an apricot farm on Driscoll Road. According to Fremont historian Philip Holmes, they “had one of the biggest apricot drying businesses in the area.” Joshua is also remembered as the area’s pioneer car dealer, as recounted in the second edition of the Country Club *History of Washington Township*: “[Irvington] has come a long way since Josh Chadbourne opened, on April 1, 1906, the first garage between San Jose and Hayward, and the first automobile agency . . . An excellent mechanic, he was the first to admit that most of the cars ran by ‘manpower.’ But these ‘demons, rushing about at ten miles an hour,’ are perhaps the most dramatic evidence of our modern march. Irvington and the Township have been gaining speed ever since.” By

World War II, most of the Mission Ranch site was owned by Driscoll Farms, a company known for its big strawberry fields in the vicinity of Driscoll Road; the site, however, remained under cultivation with apricot orchards.



Mission Ranch, May 3, 1957. Taken about a year after the start of construction, this aerial photograph shows work underway on Units 1 and 2 (Tracts 1684 and 1784). Characteristic curving streets and cul-de-sacs branch out into orchard land. (*Courtesy of Pacific Aerial Surveys.*)

## The Mission Land Development Company

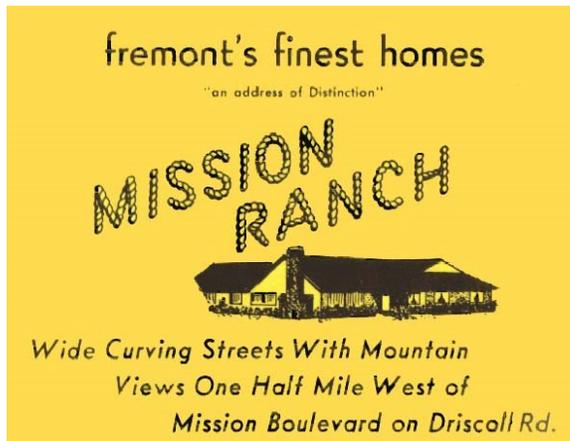
Eugene Gardiner, the developer of Mission Ranch, was a 42-year-old Oakland builder who had recently moved to Washington Township. Born in 1913 in Columbus, Ohio, where his father manufactured screens for movie theaters under the brand name “Gardiner Silver Screens,” he spent time in Alaska as a young man before marrying during World War II and working at an aircraft factory in Los Angeles. He and his wife, Marjorie, moved to Oakland with their young son after the war. Gardiner obtained a contractor’s license and began building houses; the family would live in one while the next was being built, then move into the new house. He gradually took on bigger jobs, from a few houses at a time to tracts with dozens of houses. The Gardiner Construction Company worked primarily in San Leandro, Hayward, and San Jose.

Incorporated on September 15, 1955, the Mission Land Development Company was formed for “the purchasing, developing and sale of land and the construction of homes and other improvements thereon.” The company was created expressly for the development of Mission Ranch. The articles of incorporation listed Eugene V. Gardiner as president and Gene Rhodes as vice president. Gardiner’s wife served as the assistant to the company’s secretary-treasurer, Catherine d’Anjou. (In the spring of 1957, a year after house construction began at Mission Ranch, Marjorie Gardiner would die of a sudden illness, at age 42, leaving Gene Gardiner a 44-year-old widower with a 13-year-old son. He would remarry and finish work on the subdivision.)

Gene Gardiner and Gene Rhodes made an effective team in the development of Mission Ranch. Gardiner oversaw planning, design, and construction. As the attorney for the Mission Land Development Company, Rhodes addressed legal, financial, and regulatory issues. A resident of the area since 1948—he had recently moved into a new house in Glenmoor Gardens—Gene Rhodes was one of Fremont’s leading political figures of the 1960s and 1970s. Active in the drive to incorporate the city, he went on to one of the longest tenures of any member of the city council, serving from 1964 to 1978. He also served two terms as council-appointed mayor, in 1970–71 and 1975–78, and became Fremont’s first elected mayor, in 1978–1980. During his years in public office, Rhodes espoused sound planning as a prerequisite for new development.

## Building Mission Ranch

Mission Ranch was built between 1956 and 1961, in six phases corresponding to six tract maps. The first four tracts, comprising the northerly portion of the subdivision, generally ran from west to east—from Driscoll Road to Covington Drive. The fifth tract was laid out along the south edge of the subdivision, bordering Paseo Padre Parkway. The first five tracts of Mission Ranch dovetailed



into a self-contained plat of internally linked streets and shared ingress/egress roads. By contrast, Tract 2030 felt like the beginning of an entirely new subdivision (despite the tract map being titled “Mission Ranch Unit No. 6”). Developed on a separate farm parcel east of Covington Drive, and connected to the earlier tracts only by an extension of Plymouth Avenue, the truncated

streets of Tract 2030 were designed to connect with new tracts to the east. The development of Mission Ranch ended with Tract 2030, however, and its streets would later be joined to tracts laid out by other developers.

In the early 1960s, Gardiner built the Mission Ranch Shopping Center at the corner of Driscoll Road and Paseo Padre Parkway, a prominent corner site formerly occupied by the sales office of the Mission Land Development Company. Originally one multi-tenant building and a service station, the shopping center has since been remodeled and enlarged.

Mission Ranch was fortunate when it came to schools. Three new facilities were built within walking distance of its homes, providing the full gamut of primary education from kindergarten to 12<sup>th</sup> grade. Chadbourne Elementary School occupies an approximately 10-acre site at the north edge of the subdivision, adjoined by houses. It was dedicated in 1960 under the auspices of the Irvington School District, with Margaret Rix Chadbourne in attendance. Directly to the north, across Mission Creek, are the adjacent campuses of Hopkins Junior High School and Mission San Jose High School, covering over 50 acres. Both schools opened for classes in 1964.

### Marketing Mission Ranch

The name “Mission Ranch” was aptly chosen, invoking both the Franciscan heritage of nearby Mission San Jose and the township’s agricultural history. These themes, however, were not carried through in the naming of the subdivision’s streets; Kensington, Chiltern, Plymouth, Covington, Bedford, and Devon are more evocative of England than California (one name, Chadbourne, reflects the historical theme). This mix of nomenclature conveyed a generalized sense of fine country living—English gentility with a patina of local history.

A woodcut of the adobe at Mission San Jose adorns the cover of a 1958 sales brochure bearing the title “Mission Ranch: An exclusive development of luxury homes in the famous Mission San Jose district, in the far-flung new city of Fremont, California. Bring your family to live in one of California’s most renowned ‘garden spots,’ a section rich in natural beauty with prosperous orchards and ranches on every side and the often snow-flecked Mt. Hamilton range in the background. This part of California charmed the Franciscan monks, and they established Mission San Jose in 1797. Here the soil is rich, the climate mild. And while you enjoy all the delights of casual country living, you are conveniently located for commuting to work anywhere.”

## 2.0 ARCHITECTURAL CONTEXT

### Ranch Houses

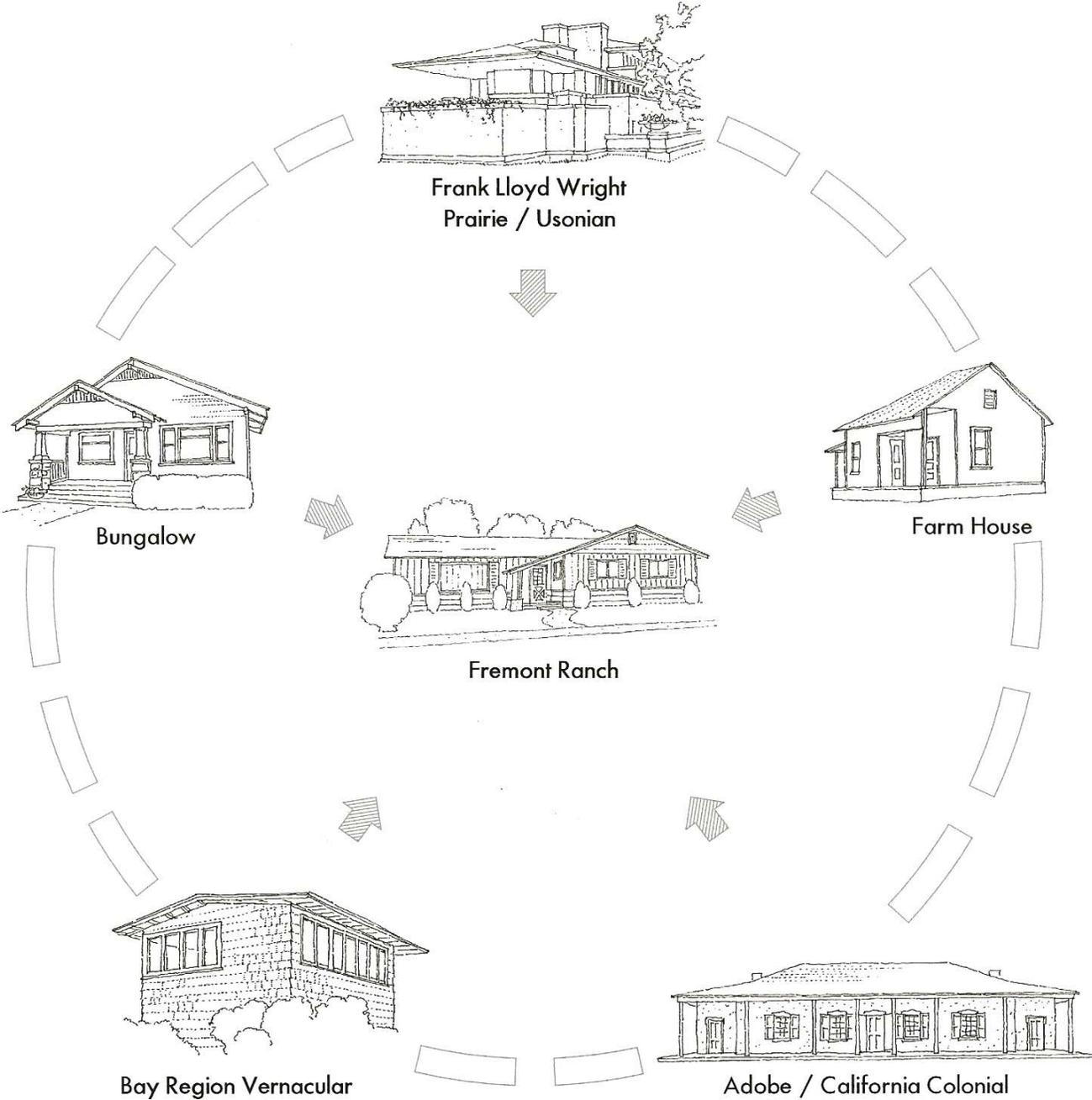
By World War II, houses in Washington Township once again shed historical trappings in deference to functional requirements. The Ranch House, a new residential style, or type, inspired in large part by the prewar prototypes of William Wurster, Cliff May, and other California architects, heralded a return to modernist principles of rational design. In this regard, the Ranch House reprised tenets of the Arts and Crafts movement. In the postwar era, Ranch House design defined residential architecture in California (and in many other parts of the nation), disseminated in myriad tract houses. Several thousand houses of Ranch House design were built in the Fremont area in the ten years following World War II, mostly in new subdivisions developed on farmland.

*Sunset Western Ranch Houses* (1946), by the Los Angeles architect Cliff May, provides a succinct overview of Ranch House design:

“Today, almost any house that provides for an informal type of living and is not definitely marked by unmistakable style references is called a ranch house...Most of us describe any one-story house with a low, close-to-the-ground silhouette as a ranch house. When a long, wide porch is added to this form, almost everyone accepts the name. And when wings are added and the house seems to ramble all over the site, the name is established beyond dispute. The close-to-the-ground look of a ranch house is of secondary importance to being actually on ground level. The ability to move in and out of your house freely, without the hindrance of steps, is one of the things that make living in it pleasant and informal.”

In its open planning, its indoor-outdoor connectivity, and (particularly in the case of tract houses) its general uniformity, the Ranch House was the modernist descendant of the bungalow. Like the Arts and Crafts bungalow, the Ranch House was considered the ideal residence for the modern family—a mass-market dwelling that met the need of 20<sup>th</sup> century America. And like the bungalow, it was not so much a style as a type, with design ranging from traditional and folksy to sleekly modern. A hallmark of Ranch House design was the fusion of the garage to the house to accommodate the automobile, the icon of the new American suburbs.

STYLISTIC INFLUENCES ON RANCH HOUSE DESIGN



## A Ranch House Definition

Alan Hess, in his book *The Ranch House* (2004), provides a checklist of characteristic features that define the Ranch House:

“Following are a set of characteristics by which the Ranch House was usually identified in its day, and which still hold true. If a building includes a majority of these characteristics, it is a Ranch, but it does not need to include them all:

- A one-story house with a low-pitched, gabled, or hipped roof, with wide eaves
- A house of general asymmetry (in contrast to Colonial symmetry)
- A house with a general horizontal emphasis (in forms, or in materials emphasizing horizontality)
- An open-interior plan blending functional spaces
- A house with a designed connection to the outside (this can include a U-shaped plan that embraces a terrace patio, sliding glass doors, picture windows, a front porch, etc.)
- A house with informal or rustic materials or details (board-and-batten siding, high brick foundations, dovecotes, Dutch doors, shake roof, barn door garage doors, exposed rafter beams, exposed truss ceilings, etc.) Ornamental elements can include Rustic, Spanish, French, Colonial, or other traditional styles. Or, with simpler Modern detailing, it can be a Contemporary Ranch House.
- A house whose plan is rambling and suggestive of wings or additions.”

## A Mission Ranch House Featured in 1958 Sales Brochure



### 3.0 CHARACTER-DEFINING FEATURES OF MISSION RANCH HOUSES

Every property in Mission Ranch is unique, with its own identity and its own distinctive character, and therefore each property contributes to the overall character of the neighborhood. Character refers to all those visual aspects and physical features that comprise the appearance of each and every residential property and house. Character-defining elements include the overall shape of the house, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and setting.

“Luxurious ranch homes on large level lots, with a sweeping view of the mountains and the valley” stated a 1958 ad for Mission Ranch in the *Oakland Tribune*. Houses with “3–4–5 Bedrooms, 2–2.5–3 Baths, [and] Maid’s Quarters” were offered, with “new liberal FHA terms available, as low as \$1900 down.” A 1958 sales brochure for Mission Ranch used similar terms: “Finest materials and solid construction assure you a lifetime of satisfaction and enjoyment in your home. FHA and VA financing is readily available.” The brochure included floor plans for nine models, ranging from 1,431 square feet to 2,100 square feet, with corresponding sales prices from \$19,100 to \$26,750.

The features listed in the following section are not necessarily present in every property, but are some of the most common features found throughout the neighborhood that contribute to the character of the typical Mission Ranch residential property and to the overall character of the neighborhood.

#### Setting and Site

A neighborhood’s character is defined not only by its buildings, but also by the setting where the buildings are located. Street width, building setbacks, sidewalks, curbs, fencing, trees, planting and views all define a neighborhood’s setting. Trees and landscape elements and their relationship to the buildings, as well as the relationship of buildings to each other and to the street itself, establish an overall pattern and rhythm, which help define a neighborhood’s character.

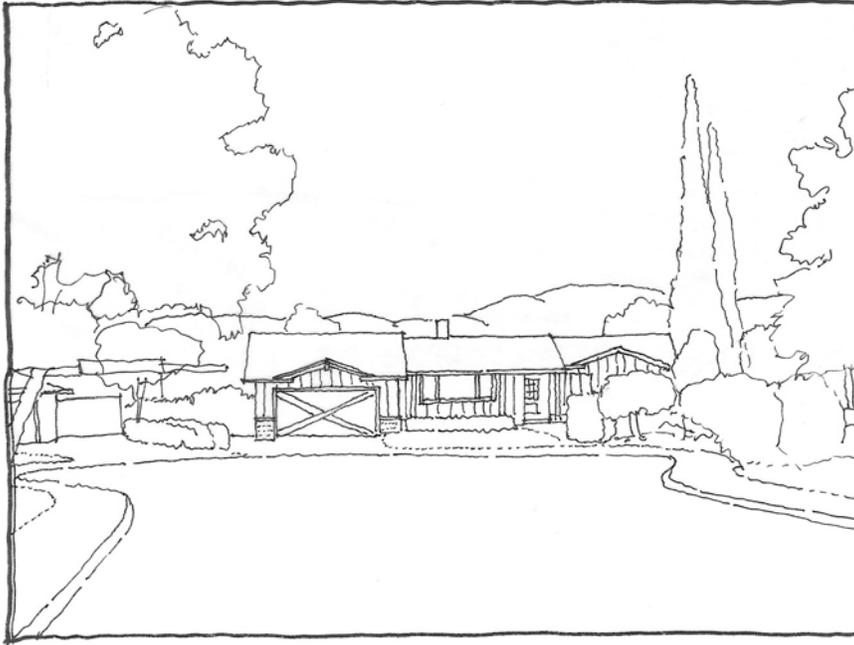
Houses in Mission Ranch generally are arranged with uniform front setbacks generous rear yards, and narrow side yards. Trees planted in the 50s have matured to often impressive sizes, provide welcome shelter and shade, and reflect

the stability and longevity of the setting. Trees also make a major contribution to the overall attractiveness of the streets of Mission Ranch.



The terrain of Mission Ranch is generally flat. The neighborhood has a semi-rural suburban feeling. Houses are generally aligned parallel to streets and sidewalks, with paved walks leading to front doors splitting off from concrete driveways. Garage door openings usually face the street, although some are oriented perpendicular to the street and are entered from the side.

Views of nearby hillsides and mature trees are plentiful, offset and reinforced by the scale of single-story ranch houses that are the hallmark of Mission Ranch. This means that larger, two-story houses represent a clear departure from the established pattern of development that has long characterized Mission Ranch, in contrast to a neighborhood or district possessing a diversity of styles, different periods of construction, and several types of buildings.



A second-story addition or new two-story house in this Mission Ranch cul-de-sac most likely would obstruct or diminish views of the nearby hills, an amenity of considerable value and enjoyment for neighborhood residents.

### **Landscape and Planting**

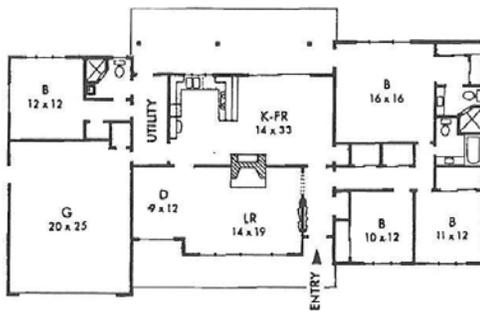
Mission Ranch displays an impressive number of different tree species in a variety of sizes and shapes that are testament to the fertile soils and ideal horticultural environment of the neighborhood.

The vast number of varieties of trees seen in the neighborhood includes cedar, spruce, pine, oak, willow, camphor, magnolia, lemon, lime, orange, plum, birch, tea tree, liquid amber, pepper, redwood, maple and eucalyptus.

Common yard planting includes grass lawns, small maples, cactus, and a wide variety of flowers and shrubs. There usually are no fences between the front of the house and the street, further contributing to the openness and friendliness of the neighborhood.

## Form and Shape

Houses generally are of modest scale and simple, rectilinear shapes. The prevailing forms are single-story, long and low. Entries are often protected by an extended roof. Horizontality is emphasized. Projecting end wings (garage and end bedrooms) are common. A selection of different sizes, layouts, and prices was offered in early sales brochures (see below).



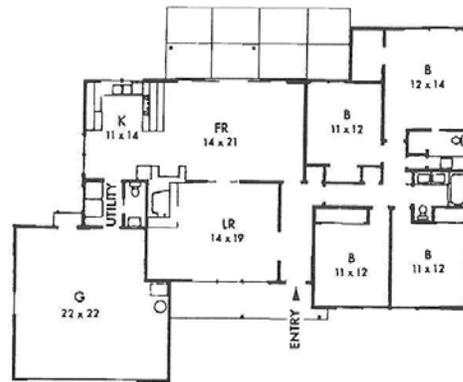
Plan No. 67 – 2100 sq. ft.

Price \$26,750

Down Payment \$6,750

Many other plans available.

Also estimates on custom designs.



Plan No. 47 – 1821 sq. ft.

Price \$23,000

Down Payment \$3,900

## Roof and Roof Features

The roof is a significant character-defining feature of a building, and includes an overall shape, decorative features such as cupolas and chimneys, roofing material in a specific size, pattern and color, and edge and eave details. Roofs of Mission Ranch houses typically include the following kinds of features:

- Moderate to low pitch (3:12 to 5:12) with exposed rafter ends at eaves
- Deep eaves extending to protect entry
- Predominant forms are simple—gable or hipped (with occasional cupolas, curved Polynesian ridges, clipped gables, etc)

- Wood shakes (original)
- Asphalt composition (non-original)
- Cement [shingle] tile (non-original)
- Clay tile rounded or thickened (non-original)
- Galvanized metal gutters and downspouts with straight section
- Skylights and solar panels (non-original)

### Openings

Openings generally are rectangular and horizontally oriented, or grouped together, and collectively make a major statement regarding the visual character and integrity of the house.

### Windows

- Original windows typically are small section, unpainted metal-frame picture windows with flanking single casements
- Diamond muntins are sometimes present
- Original exterior window trim, when it exists, is slender wood—(the *opening* is emphasized rather than the *frame*)
- Replacement windows are often vinyl sliders and casements and sometimes feature false muntin grids

### Doors

The size, placement, materials and architectural details of a doorway contribute to the pattern and rhythm of a building's façade. Entry doors are especially important since they beckon, shelter, and welcome visitors and connect the interiors—and the owners—to the street and to the neighborhood.

- Original entry doors are painted wood with an X-pattern lower panel and an upper glazed panel with rectangular or diamond muntins.
- Non-original entry doors are stained wood with beveled and/or leaded glass panels, vaguely reflective of Victorian, Prairie, Craftsman, or other unrelated, fugitive styles.
- Original garage doors: flat panel, tilt-up with X-braces or diamond pattern. Wood tongue-and-groove chevron patterns.

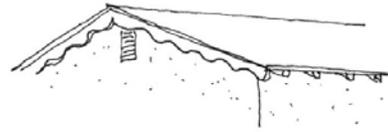
- Non-original garage doors: overhead, roll-up paneled in metal or fiberglass with and without upper lights in various patterns, sometimes “fan” lights

### Projections and Recesses

- Covered entry porch and step(s) at entry
- Arcades and loggias
- Verandas

### Trim and Secondary Features

- Simple profiles of painted wood
- Shutters (decorative only)
- Shaped or *wavy* fascia boards
- Shaped brackets and corbels
- Wood posts (rectangular section and “saguaro” style)
- Metal awnings at front windows
- Lanterns
- Fancy trimmed fascia boards
- Bottle glass or obscure, textured glass sidelights at entry doors



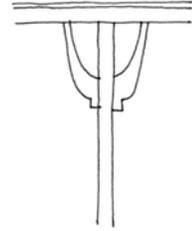
### Exterior Siding and Materials

Exterior materials are perceived at a distance (e.g., siding) and at close range (e.g., smaller trim details). Most houses use a combination of two or more materials in various quantities and locations, to provide a more interesting façade and to avoid having the relentless, dull, and overwhelming appearance of using a single material.

- Painted wood siding and trim. Painted wood doors. Painted stucco.
- Usually a mixture of two to three materials each house
- Raised brick foundation and partial walls
- Brick or stucco chimneys
- Stucco walls
- 9” lapped horizontal wood siding
- Vertical wood board + batten siding
- Heavy, ‘notched’ board + batten vertical siding

### Craft Details

A very distinctive feature present on some houses in Mission Ranch is the decorative bracket at porch columns that are reminiscent of *Saguaro* cactus. A few houses have vertical board and batten wood siding, but with very wide, notched battens that present a unique texture when viewed at a distance.



### Garage and Detached Structures

Garages are most commonly attached to the house and usually extend forward towards the street, although some garages are simply a horizontal linear extension of the main part of the house. Garages are generally finished in materials that match the house. There are few detached accessory structures visible from a public right-of-way. Most garages serve two cars, with a single, wide tilt-up door, but a few of the larger lots have three-car garages with three individual doors. Natural light is often provided on the side of the garage with a window glazed with textured or obscure glass.

### Importance of Retaining Character-Defining Features

A building or site's character and intrinsic value can be irreversibly damaged or diminished in many ways:

- by introducing inappropriate materials
- by removal of a distinctive entry porch
- by changes to doors or window sash
- by changes to the setting around the building
- by changes to the major room configurations
- by the introduction of unrelated features

A Ranch House Today



Houseplans.com's *Flexahouse*, designed by Nick Noyes



## 4.0 DESIGN GUIDELINES

The overriding purpose of these Design Guidelines is to provide information of tangible usefulness and value to homeowners, designers, contractors, vendors and other interested parties responsible for alteration and construction of residential properties located within Mission Ranch, an exemplary postwar subdivision of Ranch House architecture and landscape design.

These Design Guidelines recognize and respect the right of property owners to make alterations to existing residential properties. At the same time, concern has been expressed in certain instances regarding both the appropriateness and the compatibility of alterations to the character-defining features that distinguish Mission Ranch from all others. Such features exist as primary contributors to the enhanced value and special standing of Mission Ranch among Fremont's residential neighborhoods.

These Design Guidelines, as with any set of well-crafted design guidelines, are suggestive in nature, that is, they are not prescriptive. Design guidelines are intended to invite and encourage appropriate kinds of actions and solutions that are likely to achieve compatibility with, if not actually enhance, existing character-defining features of a building or structure, its site and its setting. By contrast, the next section of this manual includes Development Standards, which by their nature are prescriptive, that is, they specifically define limits and conditions regarding size, height, coverage and other elements of building design and construction. As with the Design Guidelines for Mission Ranch, the Development Standards formulated for Mission Ranch are tailor-made, that is, they are based upon a detailed analysis of existing conditions and character-defining features.

### A Universal Guideline

It is important to understand and respect the prevailing established character of the houses and neighborhood setting of Mission Ranch. Construction projects should be architecturally compatible with the existing house and its neighbors. The character of the house and neighborhood, established through siting, form, size, type and placement of openings, materials, and detailing, should all be considered carefully.

- Compatibility with the neighborhood. The character of the house must be compatible, both in size and architectural features, with the established character of the neighborhood.
- Compatibility with the existing house. Additions and alterations should be compatible with the existing design character and features of the house.
- Privacy and views. Second-story windows need to be located to minimize visual intrusion into adjacent properties. Second stories must be located and configured to retain existing views to and of the hills, and be compatible with the established scale of the neighborhood.

### Neighborhood Setting

The existing houses and streetscape in the Mission Ranch neighborhood share a similar style and character. The houses are not all identical, but they share similar characteristics of materials and detailing, setbacks and relationships to streets and adjacent structures. There is an overall established pattern due to the scale, materials and features of the houses which make anomalies, such as recent two-story houses, more discordant than they would be in a neighborhood with more diverse styles and ages of buildings. Construction projects in Mission Ranch require greater design sensitivity than projects in other neighborhoods to avoid departing from the established character and setting of the neighborhood.

**Design Features to Avoid:** The image below illustrates many design features to be avoided in any construction project in Mission Ranch. Inappropriate features to avoid are detailed on the following page:



- Form, scale and details do not respect the established character and patterns of the neighborhood.
- Two-story mass blocks or obstructs views of the hills and within the neighborhood.
- Location of the second-story openings compromises the privacy of neighbors.
- Extra tall, “grand entry” and ornamental front door are inappropriately scaled and unrelated to the neighborhood’s existing front entries.
- Stucco exterior is unrelieved by a secondary exterior material.
- Garage door detailing is not compatible with ranch style details.
- Wrought iron fencing and other fugitive features are unrelated to prevailing materials and character-defining features of the neighborhood.
- Too many different window types and shapes are discordant. Oval and arch-head windows are unrelated to the character of ranch house style.
- Tile roof has a strong texture and narrow eaves that are not compatible with the established neighborhood character.
- Overly complex forms and massing do not respect the established character and patterns of the neighborhood.

### **Scale**

The scale of a building is its perceived size relative to the size of neighboring houses. A compatible design will respect the scale of its neighborhood. In Mission Ranch, the prevailing scale of the neighborhood is of low, single-story houses.

### **Form**

A major character-defining feature of ranch style houses is the long linear form of the building mass with low roof pitch. The primary roof pitch generally runs parallel to the front so that the front elevation of the house is composed of the linear plane of the low sloping roof over the low horizontal front façade. The emphasis is on horizontality. Additions and second stories in Mission Ranch need to respect and maintain the predominant horizontal character.

### **Privacy and Views**

A variety of views are available from Mission Ranch. Some are views of the nearby hills and others are vistas through the neighborhood. All add to the value

and enjoyment of each property and contribute to the neighborhood's very distinctive sense of place.

**ENCOURAGE** additions that respect and maximize adjacent neighbor privacy through careful planning and placement of window openings, use of landscaping, and other architectural solutions. High windows and clerestory windows allow light inside with minimal impact to privacy of neighbors. Landscaping or obscure but translucent glass can also reduce the potential adverse impact on privacy.

**AVOID** obstruction or diminishment of existing views of nearby hills.

### **Landscape and Planting**

Mature trees and planting should be protected and preserved whenever possible. Plant drought-resistant species where possible, and use a water-conserving irrigation system.

Landscape elements should augment the relationship between the house and its site. Landscaping should be designed to define private outdoor space connected to the house, and help define the boundaries between the private outdoor space and the more public outdoor space that faces the street. Landscaping features and planting may be used to create visual buffers between the property and neighboring lots.

**ENCOURAGE** design and materials of fences erected at the side of a house that respect neighboring properties as well as the architectural character of the house.

**AVOID** erection of fences and walls along the street. Additionally, materials such as wrought iron and chain link are not compatible with the neighborhood and should be avoided.

### **Roof and Roof Features**

Roofs in Mission Ranch are of low to medium pitch, and were originally of heavy wood shakes. This is the preferred roof covering material for construction projects, but other materials may be used provided they do not call undue

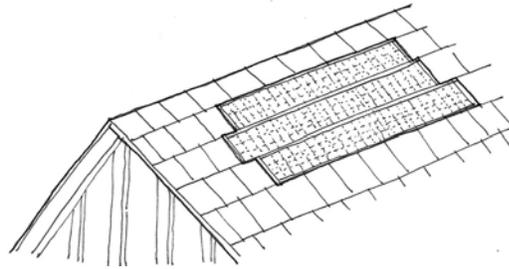
attention to the roof through distinctive colors, shapes or textures. Roof forms generally are hipped or gabled.

Roofs should have a slope or pitch should be between 3:12 and 5:12. New construction that adds floor area or new roof areas should match the roof slope on the existing house.

ENCOURAGE gutters and downspouts that are of simple profile and painted galvanized metal.

ENCOURAGE wood shakes and shingles, asphalt composition shingles, flat cement or clay tiles. Standing seam metal roofs may be compatible with certain ranch style houses if used with care. Roof materials with a narrow range of colors can be used to create a natural blend when installed, so that the effect is of a weathered, modulated range of earth tones.

ENCOURAGE installation of skylights, vents, solar panels and other roof accessories at or near the rear of the house to the extent possible, in order to minimize the visual impact from the street, and to avoid blocking neighbors' views or light. Photovoltaic panels are available that can be mounted in the plane of the roof, integrated and flush with the courses of roof materials.



AVOID copper gutters and downspouts, as they generally were not used in ranch house construction, and tend to call undue attention to a house.

AVOID dormers and other roof forms that are generally not present in Mission Ranch. Other details of the roof such as eaves, gable ends, hips, valleys, and ridges should all be detailed in a manner appropriate for the roof material selected, and compatible with the neighborhood.

AVOID clay roof tile with large diameter arcs that create an overall pattern that is course, conspicuous, and lacks subtlety. Any roofing with a strong color or pattern is not recommended. Slate or simulated stone roofing materials also should be avoided.

**Doors**

The most common door is a two-panel painted wood door. The upper panel is glazed with 3-over-3 pattern and wood muntins, sometimes in a diagonal pattern. The lower panel is divided into four diamond shapes<sup>1</sup>. In some cases, the doors are paired to create a wider entry, and occasionally the upper light is glazed with circular bottle glass or other textured glass.

Doors are one of the few items in a building that people touch on a regular basis, and see up close. The door sets the tone for entering the house and is the link between the occupants of the house, and the street and neighborhood.

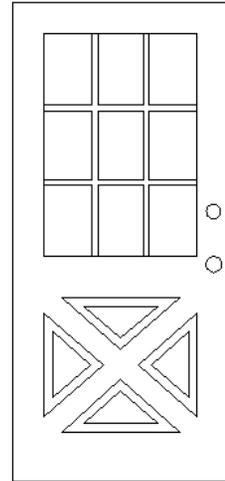
**ENCOURAGE** doors and doors systems that are compatible with ranch house design.

**ENCOURAGE** doors that express some degree of individuality, perhaps by painting the door with a contrasting trim color.

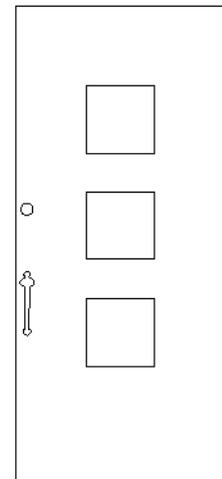
**AVOID** doors made of synthetic materials. Most doors are well protected under deep roof overhangs or porches. These doors will last for many years whereas dents and dings in synthetic materials are not readily repaired.

**AVOID** replacement doors in styles that have no relationship to the ranch house. Doors that do not use the same architectural language as the building to which they are attached tell a very confusing story. Victorian and Italianate style doors are perfectly attractive as individual features in their own right but are unrelated to the ranch house and become conspicuous through this discontinuity of design.

**AVOID** glazing with curves set in the door, and glass that is beveled, etched, or stained.



Original entry doors are two-panel painted wood with glazed upper panel, and diamond pattern lower panel.



Original varieties of entry door include this solid slab painted wood door with three square lights.

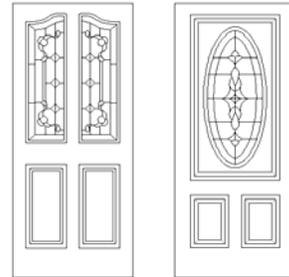
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<sup>1</sup> Doors matching these original designs are still made and are readily available from vendors such as T.M. Cobb Company, [www.tmcobb.com](http://www.tmcobb.com)

ENCOURAGE true divided lights at glazed panels and AVOID snap-in or glued-on muntins, which will drastically impair the appearance of the house.

AVOID replacement doors in styles that have no relationship to the ranch house.

AVOID stained and bevel glass elements in entry doors that are unrelated to ranch style houses. Ranch houses have simple entries with informal but inviting front doors.



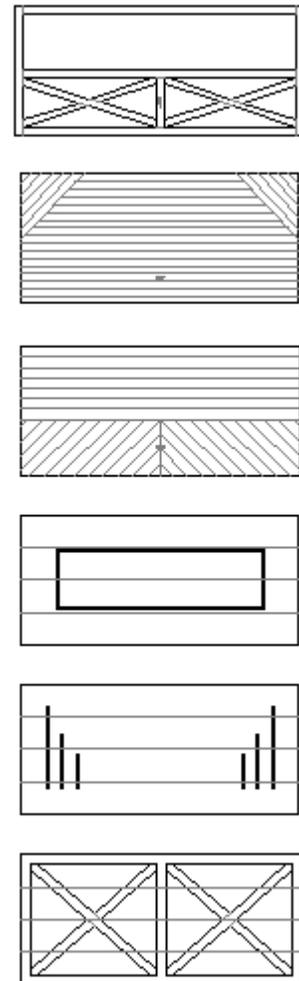
### Garage Doors

The original garage doors at Mission Ranch were typically single slab, painted wood, tilt-up doors in a vast array of styles and patterns. Doors for two-car garages are typically single, wide doors, while doors for three-car garages, present at some of the larger lots, are individual doors, separated by narrow wall sections. The original doors were solid, without glazed openings. Natural light for the garage was generally provided by windows on side or rear walls.

ENCOURAGE garage doors that express individuality using one of an almost infinite number of patterns using basic materials.

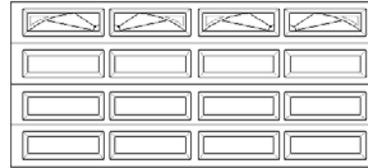
ENCOURAGE garage doors painted with the same color scheme as the body of the house to avoid calling undue attention.

ENCOURAGE use of double-wide, single panel doors for two-car garages. Use single width, single panel doors for three-car garages, separating the doors with a narrow section of wall that matches the rest of the house's exterior walls.

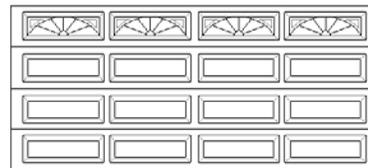


The doors above reflect the wide variety of possible patterns and details.

AVOID garage doors with many small raised panels.



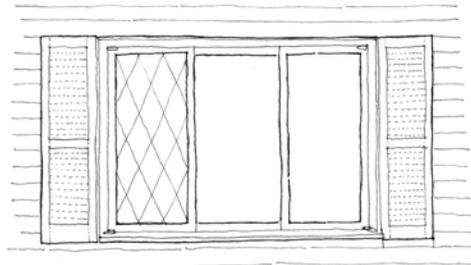
AVOID glazed openings in garage doors with curved- or fan-patterns (*sunray*, *Palladian*, or *wagon wheel* styles).



### Windows

Select windows that are compatible with the dominant types in the neighborhood, including proportions, materials, and detailing. Window openings should be generally horizontally oriented and proportioned.

ENCOURAGE picture, casement and sliding windows.



ENCOURAGE location of windows that respects and maximizes the privacy and outdoor living space of adjacent neighbors.

ENCOURAGE metal or metal-clad window sash of narrow section, with simple, narrow exterior wood trim appropriate for and compatible with the wall material.

AVOID snap-in window grids with simulated muntins, and real muntins that divide windows up into small or vertically oriented panes.

AVOID double-hung windows, wood windows, low quality vinyl windows, and wide exterior window trim.

## Exterior Materials

Exterior materials should complement the style of the existing house and that of the Mission Ranch neighborhood. As with other design elements the established neighborhood character should provide both the context and the direction for choice of materials. Mission Ranch houses exhibit a wide range of materials and a single material may be used in more than one way.

ENCOURAGE exterior materials that are common to the neighborhood and compatible with the architecture of the house. Appropriate materials include:

- brick (in moderate quantities for base walls)
- painted stucco (always use a second material to relieve the amount of stucco)
- horizontal wood siding
- board and batten siding

ENCOURAGE use of two or three different exterior materials on a house.

AVOID using too many types of materials on a house.

AVOID overuse of stone or using stone in inappropriate ways, as it can make a house look bulky and is rarely use on Mission Ranch houses.

AVOID using only stucco on a house. Include a raised brick foundation, or horizontal wood siding for a base, or board-and-batten for gable end walls, so as to lessen or avoid altogether what can seem like a relentless, monotonous amount of stucco on a house.

## 5.0 DEVELOPMENT STANDARDS FOR MISSION RANCH

The previous section on Design Guidelines provides information and illustrative material for homeowners, designers, contractors, vendors and other interested parties who most likely will take direct interest in, and make important decisions regarding, alteration and construction affecting existing residential properties in Mission Ranch. These kinds of decisions typically address items such as window and door replacement, new roofing, installation of skylights and solar panels, and other similar kinds of changes affecting appearance and integrity of the structure's existing "fabric". Accordingly, the Design Guidelines provided direction regarding such changes or improvements, in the previous section using the terms ENCOURAGE and AVOID to emphasize, respectively, appropriate and inappropriate kinds of alterations.

This section on Development Standards addresses the basic "building blocks" and major design components that underlie and sustain the distinctive character-defining features that make Mission Ranch an extraordinarily special and unique place. The Development Standards include tailor-made provisions regarding required setbacks, maximum building height, maximum floor area and site coverage, and an appropriate range for roof pitch, all of which are based upon a detailed analysis of existing conditions and character-defining features. The intent and scope of the Development Standards are especially geared to the retention of views and view corridors, to enjoyment of privacy in the home and outdoor living space, and to continuation of a neighborhood setting that is respectful of its origins.

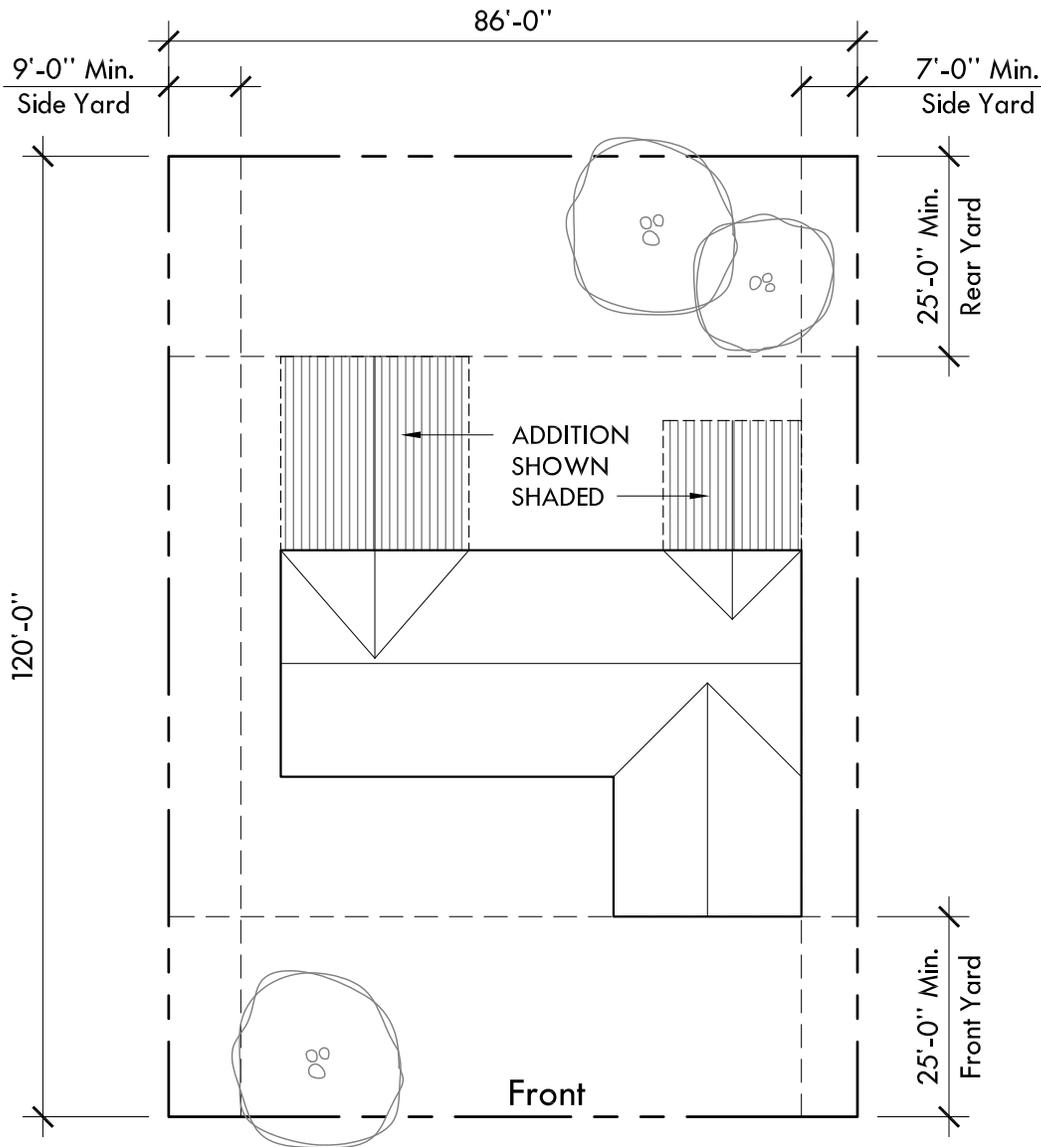
A complete listing of Development Standards for Mission Ranch is provided in the accompanying chart. In addition, this section includes illustrative application of three prototypical scenarios involving use of the Development Standards: 1) a horizontal addition to an existing single-story house; 2) a vertical addition to an existing single-story house; and 3) construction of a new, two-story house.

## DEVELOPMENT STANDARDS

| Item  | Mission Ranch<br>R-1-8 |
|---|------------------------|
| Lot Area (min.)   | 8,000 SF               |
| Lot Width (min.)  | 70'                    |
| Lot Depth (min.)  | 100'                   |
| Front Yard (min.)   | 25'                    |
| Side Yard 1-story<br>(all min.)   | 7' ; 16' total         |
| Side Yard 2-story<br>(all min.)   | 8' ; 20' total         |
| Street Side Yard (min.)   | 12'-6'                 |
| Rear Yard 1-story (min.)  | 25'                    |
| Rear Yard 2-story (min.)  | 30'                    |
| Street Frontage (min.)  | 35'                    |
| Max. Roof Pitch   | 5 : 12                 |
| Min. Roof Pitch   | 3 : 12                 |
| Maximum Floor Area<br>(including garage) of 1-story structure               | 40% *                  |
| Maximum Floor Area<br>(including garage) of 2-story structure               | 30% *                  |
| Minimum floor area (footprint) of 1st<br>story for new 2-story structure    | 22%                    |
| Height (top of ridge)<br>1-story structure                                  | 17'-0"                 |
| Height (top of ridge)<br>2-story structure                                  | 27'-0"                 |
| Max. height above grade for finish<br>floor level, 1st story over basement. | 22 inches              |

\* As amended by City Council on April 28, 2009

# ILLUSTRATIVE APPLICATION



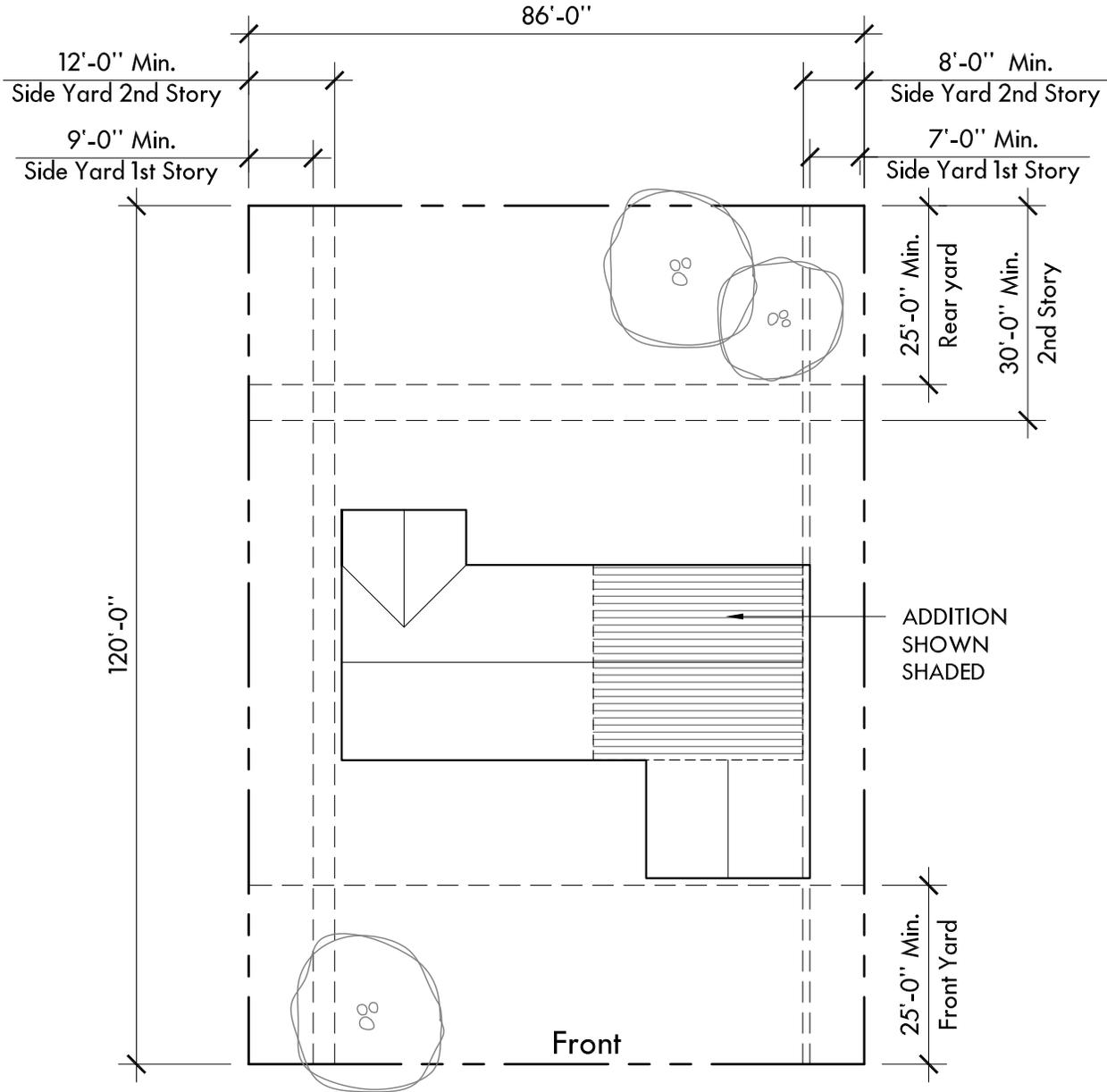
## EXISTING SINGLE-STORY HORIZONTAL ADDITION

Typical Lot Size: 10,330 SF  
 Floor Area Coverage: 40%  
 Floor Area: 4,132 SF

### EXAMPLE:

|                          |                 |
|--------------------------|-----------------|
| Typical Lot Size:        | 10,330 SF       |
| Existing Floor Area:     | 2,300 SF        |
| Addition:                | 1,832 SF        |
| <u>Total Floor Area:</u> | <u>4,132 SF</u> |

# ILLUSTRATIVE APPLICATION



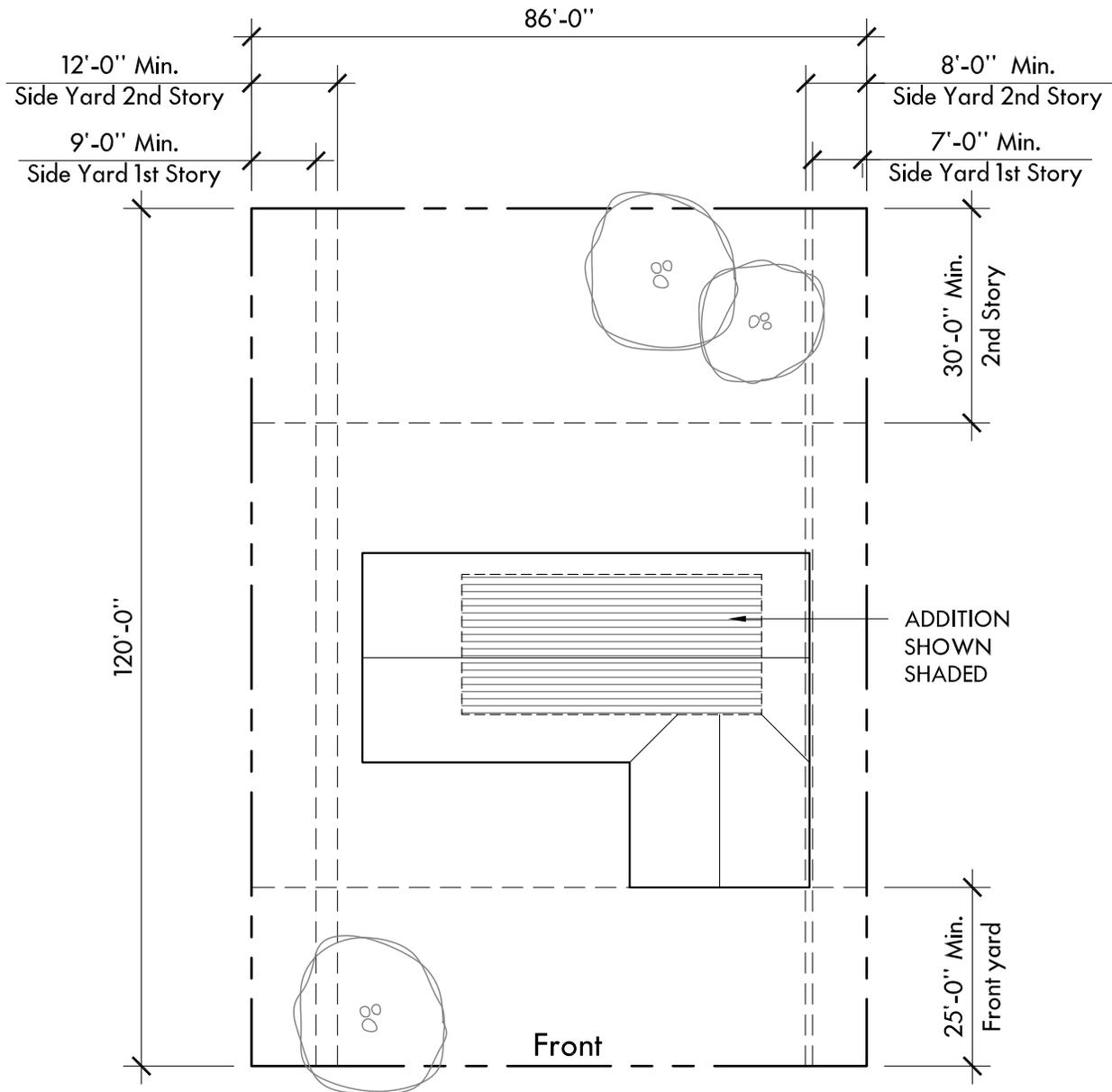
## EXISTING SINGLE-STORY VERTICAL ADDITION

Average Lot Size: 10,330 SF  
 Floor Area Coverage: 30%  
 Floor Area: 3,099 SF

EXAMPLE:

|                     |           |
|---------------------|-----------|
| Typical Lot Size:   | 10,330 SF |
| Exist. 1st Story:   | 2,300 SF  |
| 2nd Story Addition: | 799 SF    |
| Total Floor Area:   | 3,099 SF  |

# ILLUSTRATIVE APPLICATION



## TWO-STORY NEW CONSTRUCTION

Typical Lot Size: 10,330 SF  
 Floor Area Coverage: 30%  
 Floor Area: 3,099 SF  
 Minimum 1st Story Coverage: 22%

### EXAMPLE:

|                          |                 |
|--------------------------|-----------------|
| Typical Lot Size:        | 10,330 SF       |
| 1st Story:               | 2,272 SF        |
| 2nd Story:               | 827 SF          |
| <b>Total Floor Area:</b> | <b>3,099 SF</b> |

## 6.0 RESOURCES

Bricker, David. "Ranch Houses Are Not All the Same." In *Preserving the Recent Past 2*, Deborah Slaton and William G. Foulks, eds. Washington, D.C.: Historic Preservation Education Foundation, National Park Service, and Association for Preservation Technology, 2000.

Cusato, Marianne and Ben Pentreath. *Get Your House Right: Architectural Elements to Use & Avoid*.

With Sammons, Richard and Krier, Leon  
Sterling (2008), Hardcover, 272 pages  
ISBN 1402736282 / 9781402736285

Gringeri-Brown, Michelle. *Atomic Ranch*.  
Gibbs Smith, Publisher (2006), Hardcover, 192 pages  
ISBN 1423600029 / 9781423600022

Hess, Alan. *The Ranch House*.  
Harry N. Abrams (2005), Hardcover, 240 pages  
ISBN 0810943468 / 9780810943469

May, Cliff, Editor. *Sunset Western Ranch Houses*.  
Sunset Books  
Hennessey & Ingalls (1999), Paperback, 160 pages  
ISBN 0940512033 / 9780940512030

Minor, Woodruff C. *Historic Context of Glenmoor Gardens and Mission Ranch Subdivisions and Ranch House Architecture*. March 2009.

Rybczynski, Witold. *Last Harvest: How a Cornfield Became New Daleville: Real Estate Development in America from George Washington to the Builders of the Twenty-first Century, and Why We Live in Houses Anyway*.  
Scribner (2007), Hardcover, 320 pages  
ISBN 0743235967 / 9780743235969

Stephen, Mouzon. *Traditional Construction Patterns: Design and Detail Rules-of-Thumb*.  
McGraw-Hill Professional (2004), Paperback, 320 pages  
ISBN 0071416323 / 9780071416320



# Pln 2010-00202

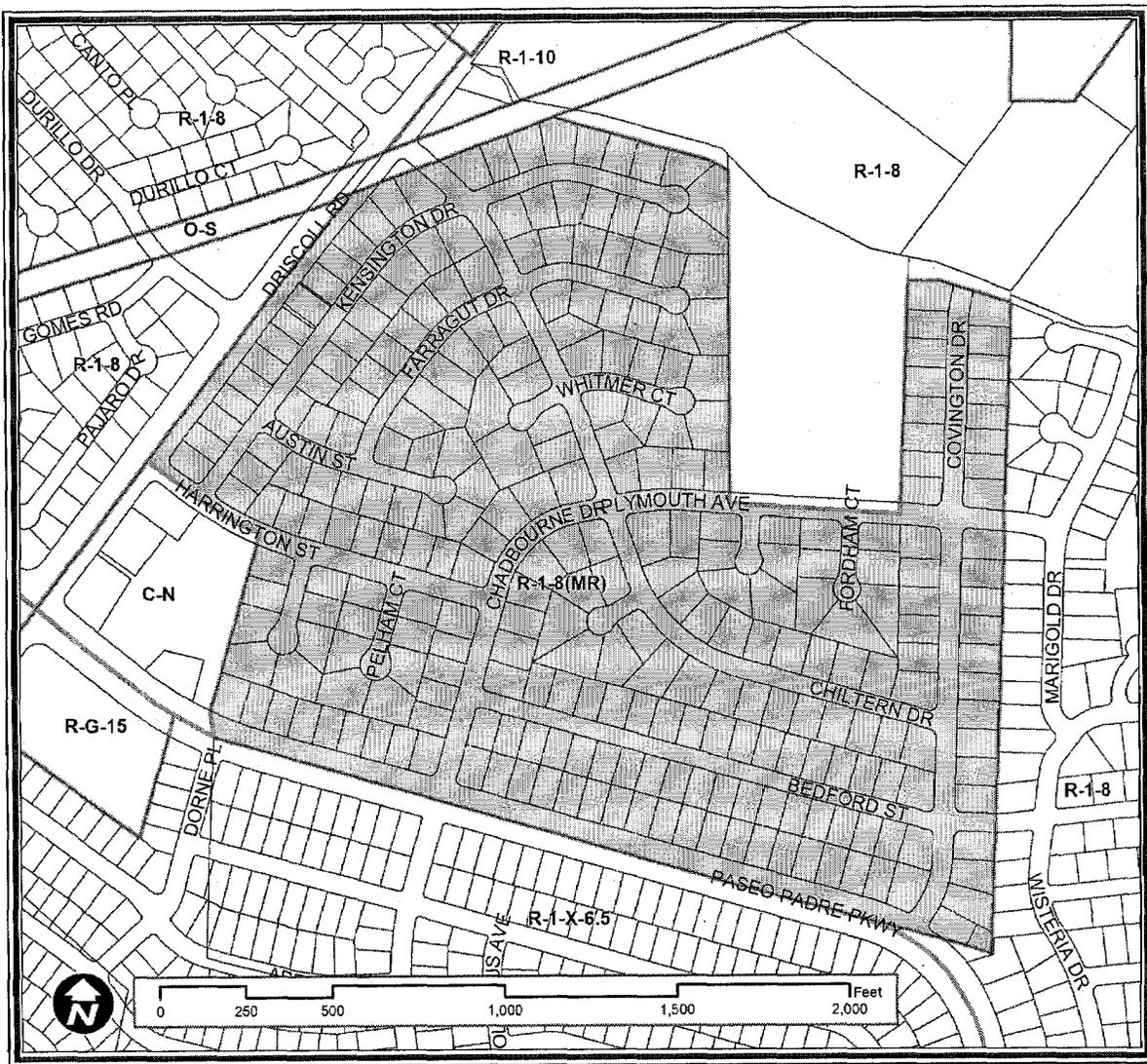
## Rezoning Exhibit "B"

Incorporated as Attachment No. 1

And Made Part of Ordinance No. 15-2010

On the 7<sup>th</sup> day of September, 2010.

MAP (SECTION)  
AFFECTS MAP(S) IN THE MISSION SAN JOSE AREA



[Adopted by cc on 2010-09-07], [OI by cc on 2010-07-27] 78-380

Project Name: PLN2010-00202 Design Standards for Mission Ranch and Glenmoor Gardens  
Change From : R-1-8  
To: R-1-8 (MR)

*JFD*