

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

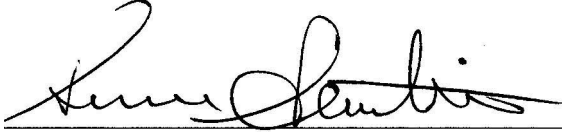
NOES: None

ABSENT: Vice Mayor Cox and Councilmember Shao

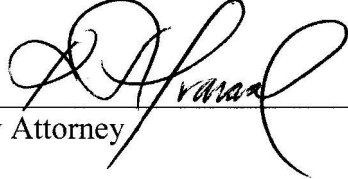
ABSTAIN: None

\_\_\_\_\_  
Mayor 

ATTEST:

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

APPROVED AS TO FORM:

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

# Objective Design Standards

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

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

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

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## 1. Citywide Objective Design Standards

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

## 2. Glenmoor Gardens Objective Design Standards

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



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

### 3. Mission Ranch Objective Design Standards

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

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

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

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

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

## 5. Multifamily Objective Design Standards

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

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

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

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



## 6. Niles Objective Design Standards

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

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

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

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

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

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

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

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

DESIGN GUIDELINES  
AND STANDARDS  
for  
ALTERATION and CONSTRUCTION of  
SINGLE-FAMILY HOMES in  
GLENMOOR GARDENS

Planning Division  
Community Development Department  
City of Fremont



Thomas Rex Hardy, AIA  
Historical Architect

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Urban Design

Woodruff Minor  
Architectural Historian

12 MAY 2009

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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

### Glenmoor Gardens

Glenmoor Gardens is Fremont's largest subdivision, dating back to the 1950s. Covering over 600 acres, nearly one square mile, Glenmoor Gardens comprises about two-thirds of the area bounded by Central Avenue, Fremont Boulevard, Mowry Avenue, and the I-880 freeway. Its 1,624 houses are arrayed along a variety of streets, from thoroughfares and curving avenues to cul-de-sac courts. Schools and parks are integral to the development, and a shopping center once formed part of the community center.

Blacow Road divides the subdivision into two sections. The area above Blacow Road, to Fremont Boulevard, is the larger and mostly older section, including nearly 400 acres and nearly 1,100 houses; the section below Blacow Road, to the I-880 freeway, comprises over 200 acres and over 800 houses.

### Site History

In the 19<sup>th</sup> century there were seven large farms in the Glenmoor area, ranging in size from 80 acres to 188 acres. Early settlers, including Garrett Norris, Herman Eggers, Robert Blacow, Martin Brophy, and Ashley Cameron, raised stock and grew grain. Glenmoor Gardens was largely developed on the sites of the Norris, Eggers, Cameron, and Brophy farms. The lands of Norris and Eggers covered 275 acres between Blacow Road and Fremont Boulevard; the Cameron and Brophy farms covered 320 acres below Blacow Road.

By 1900, most of the large agricultural estates of the pioneer settlers had been broken up into small farms, generally between 15 and 35 acres in size, primarily for growing apricots, cherries, and walnuts. Many of these farms were eventually owned by persons of Portuguese descent, including the Bettencourt, Caldeira, Duarte, Lewis, Rogers, and Silva families. The most prominent Portuguese-American landowner in the area was the attorney and civic leader John G. Mattos, who built a large house on his property and leased out acreage for farming. His residence still stands at 38323 Blacow Road, near Mattos Court.



Glenmoor Gardens, March 2, 1958. More than 700 houses have been built in the subdivision, concentrated in the area above Blacow Road. The first two tracts have been laid out between Blacow Road and the Nimitz Freeway (I-880). (Courtesy of Pacific Aerial Surveys.)

## Developing Glenmoor Gardens

Glenmoor Homes, Inc., exemplified the southward migration of developers in Alameda County in the 1950s. Incorporated in 1951, the company was a successor to a firm established by James R. Meyer in San Leandro after World War II. Meyer's partners were an Oakland civil engineer named Ralph E. Cotter, Jr., and contractors James L. Reeder and Robert H. Reeder. Cotter worked closely with Meyer on project planning. The Reeder brothers, who came to the Bay Area from Nebraska before the war, oversaw house construction. James L. Reeder, Jr., joined the firm several years later to oversee rentals. Another partner from this time was civil engineer Fred T. Duvall, a noted road designer who had worked for the city of Oakland. Duvall managed Glenmoor's engineering department while serving as a liaison with city officials. He and Cotter formed Fremont Engineers, a consulting firm specializing in subdivision planning and surveying.

The firm moved its main office to Centerville in 1952, and most of the partners, including Meyer, ended up residing in Glenmoor Gardens. By 1959, Glenmoor Homes, Inc., and its associated companies—Glenco Homes, Glenview Developments, Glenhaven, Glenmoor Sales Agency, and Glenmoor Shopping Centers (all "Inc.")—employed over 150 individuals involved in all facets of development, from design, engineering, and construction to sales and financing. In addition to Glenmoor Gardens, the Glenmoor Companies (as they were collectively known) would construct and manage over a dozen apartment complexes, three shopping centers, and several office buildings in Fremont and northern California.

In the summer of 1951, Glenmoor Homes secured an option on a 10-acre parcel fronting on Central Avenue, at the south edge of the former James Monroe Norris farm. Surveyed in July, the map for Tract 1122 was filed with the county recorder on November 30, 1951, shortly after Glenmoor received title to the property. (The seller, Ray Bettencourt, became an in-law of James Meyer; his daughter married Meyer's son.) Prior to starting construction, the firm acquired an additional 150 acres to the east, from the South Berkeley Creamery. This pattern—acquiring land for later tracts as work was underway on existing ones—was repeated many times by Glenmoor Homes, Inc., over the 15 years it took to complete the subdivision. Between 1951 and 1966, a total of 32 separate tracts would be laid out and developed with houses.

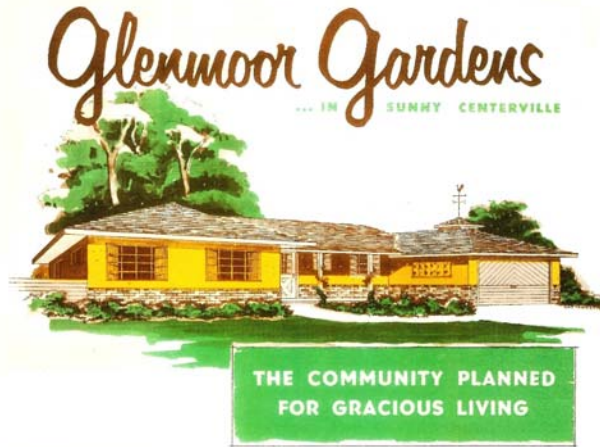
The incremental development of Glenmoor Gardens proceeded generally from east to west. The locus of the early tracts—the first third or so, laid out between 1951 and 1955—was the central acreage between Blacow Road and Logan Drive. The largest of these tracts extended north to Fremont Boulevard; two others were laid out below Blacow Road, inaugurating development of that section of the subdivision. When development of Glenmoor Gardens resumed late in 1957, after a two-year hiatus coinciding with the incorporation of Fremont and the opening of the Nimitz Freeway through the area, new tracts were added along the perimeters. The last few tracts, surveyed in 1964 and 1965, filled out the east edge and northwest corner of the subdivision.

### **Planning and Promoting Glenmoor Gardens**

Emulating larger residential developments like San Lorenzo Village, Glenmoor Gardens was planned to function as a self-contained residential community with shopping center, schools, and parks. “Glenmoor’s master plan . . . was worked out with the cooperation of the Federal Housing Administration and the county planners,” Meyer stated in 1959. “All concerned felt that the location of the school, park and stores in the center of the development was a good plan and met with full approval.” The concept of a “community center” represented sophisticated site planning for a local subdivision of the era, unique among Fremont’s residential developments of the 1950s.

Promotional brochures for Glenmoor Gardens lauded these planned amenities, describing the subdivision as a “community planned for gracious living” and an “all-new, planned community” catering to young families. “This is the complete community, fully planned to have its own schools, parks, shops and stores, playgrounds, tennis courts, swimming pool and community center,” stated a 1955 brochure. “All these facilities for better living are available for the entire family’s enjoyment in a climate free from summer fog and winds.” Artist’s sketches depicted schools, stores, parks, and churches. Schools would be “modern, sun-lit facilities for all age groups” with “no double sessions.” The shopping center “will fill your daily needs,” with “Oakland, San Jose and Peninsula shopping just minutes away.” Parks and playgrounds “mean happier, healthier children!” “Churches of most every denomination to be located in Glenmoor Gardens or nearby!”

The community center straddled Glenmoor Drive between Mattos Drive and Eggers Drive, covering most of two blocks. The first component was Glenmoor Center, a shopping center opened in 1954; by 1960 the center had two buildings and a service station, and its 15 tenants included a supermarket, drugstore, hardware store, and a branch bank. (Unable to compete with the nearby malls of the Hub, the shopping center would close in the 1990s; most of the site is now housing.) Offices and apartments faced Glenmoor Center on adjoining streets. The prototype office building, built in 1954, housed the new offices of Glenmoor Homes, Inc. The building had a Ranch House design, with a low profile, shake roof, and setbacks landscaped with lawns. A pair of similar office buildings, for lease to doctors and dentists, opened in 1955–57. Two-story apartment buildings began going up in 1959.



Most homebuyers in Glenmoor Gardens were young families with children, and schools were critical to the success of the development. The Centerville School District began planning Glenmoor Elementary School—its second school of the postwar era—in 1952. The school opened in 1955 and was enlarged in 1957–59. The 10-acre site, on the southerly block of the community center, was provided at cost by Glenmoor Homes, Inc. The Centerville School District would build two more schools in or near Glenmoor Gardens. John Mattos Elementary School opened in 1959 on Farwell Drive, below Blacow Road, and was enlarged in 1960–62. Maloney Elementary School opened in 1961 on Logan Drive, by the northeast corner of the subdivision. Glenmoor children also attended nearby Centerville Junior High School and Washington High School, located directly across Fremont Boulevard. Walters Junior High School and John F. Kennedy High School, opened in the 1960s beyond Mowry Avenue, later served Glenmoor children residing below Blacow Road.

The recreational focus of the community center was a three-acre park adjoining Glenmoor Elementary School. Privately developed for the residents of Glenmoor Gardens—an amenity included in no other Fremont-area subdivision of the

1950s—the landscaped grounds of Meyer Park included tennis courts, basketball courts, a playground, and a swimming pool (opened July 4, 1958). The parkland was donated by Glenmoor Homes, with construction and maintenance costs financed by assessments levied on the members of the Glenmoor Homeowners Association. A similar facility, Alta Park, located on Alta Drive below Blacow Road, would open in 1963.

When the Glenmoor Gardens Homeowners Association (GGHA) was incorporated, in March 1953, there were no more than 75 houses in the subdivision. It was probably the first such organization in the Fremont area; in its scope and structure, it resembled the San Lorenzo Village Homes Association, established in 1945 by David Bohannon. The five-member board of directors (which included James Meyer, who lived on Glenmoor Drive, and James Reeder, who resided on Blacow) was set up to oversee a full range of services, from police and fire protection to street maintenance (which later became the purview of the city government). The primary focus of the GGHA over the years has been twofold: improvement and maintenance of the two private parks and recreation facilities, and design review pursuant to the association's bylaws and to the covenants and restrictions attached to all property deeds within the subdivision. GGHA levies an annual assessment (originally \$25, now \$120) on each homeowner to finance its activities, which are overseen by a staff person and publicized in a quarterly newsletter. The GGHA sponsors annual events such as a Fourth of July parade, a Halloween carnival, and a Christmas tree-lighting ceremony at Meyer Park.

## 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.

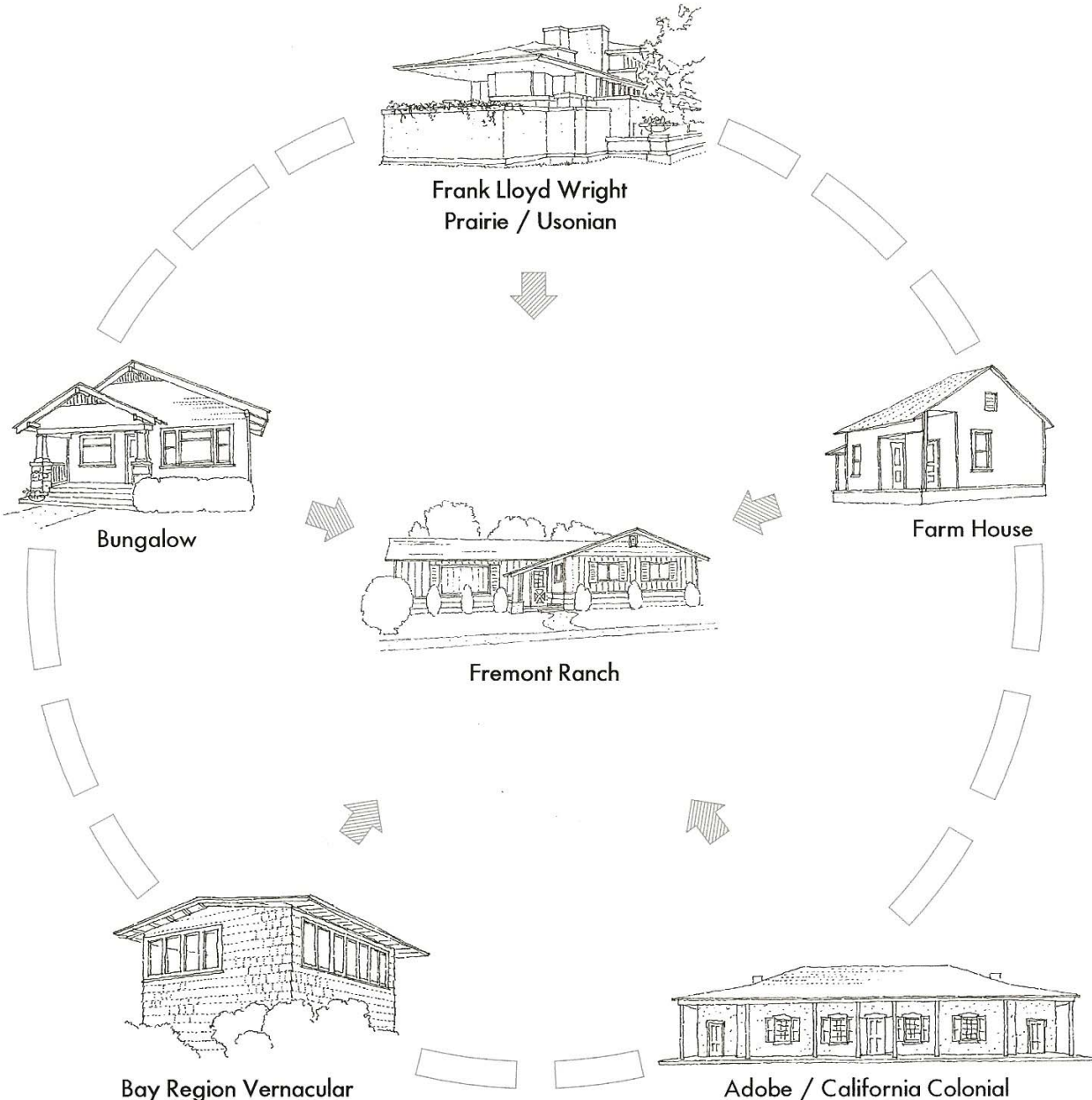
*Sunset Western Ranch Houses* (1946), by the Los Angeles architect Cliff May, provides a succinct overview of Ranch House design:

“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

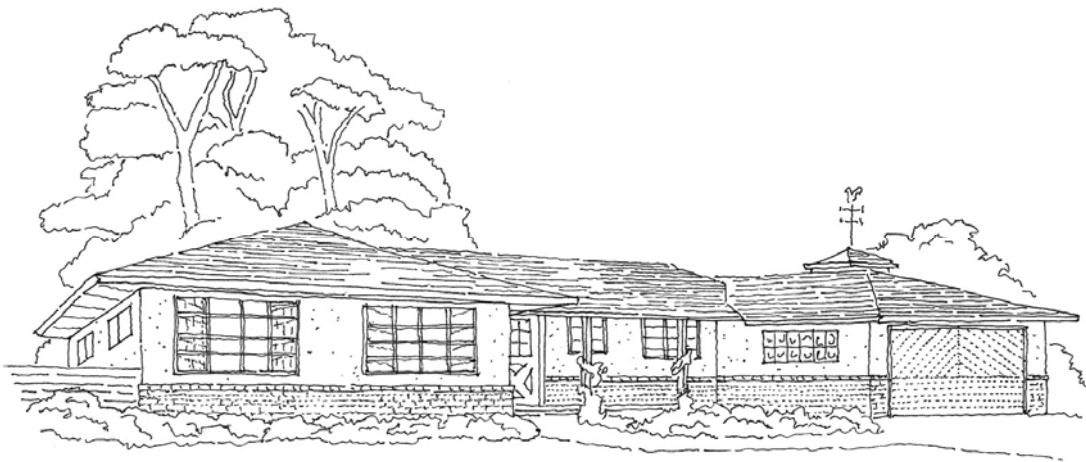


## A Ranch House Definition

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.”



### 3.0 CHARACTER-DEFINING FEATURES OF GLENMOOR GARDENS HOUSES

Every property in Glenmoor Gardens 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 Glenmoor Gardens 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.” The 1958 sales brochure for Glenmoor Gardens 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 Glenmoor Gardens 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 Glenmoor Gardens 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 Glenmoor Gardens.



The terrain of Glenmoor Gardens 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, and help to relate the scale of Glenmoor Gardens houses to more distant hills and taller trees.

### Landscape and Planting

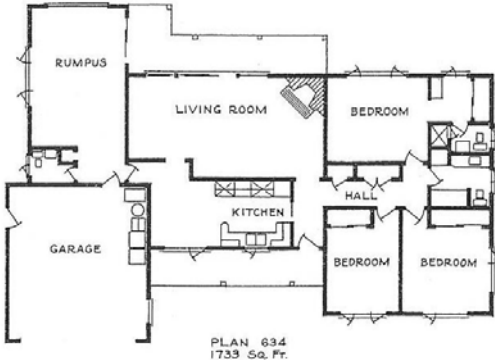
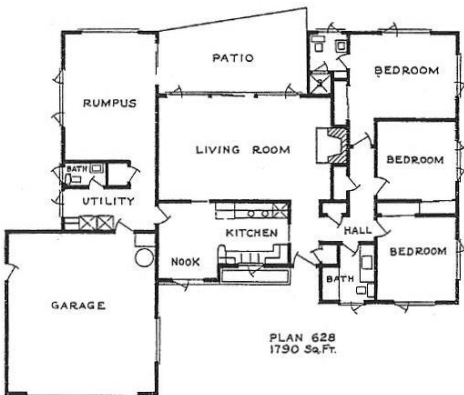
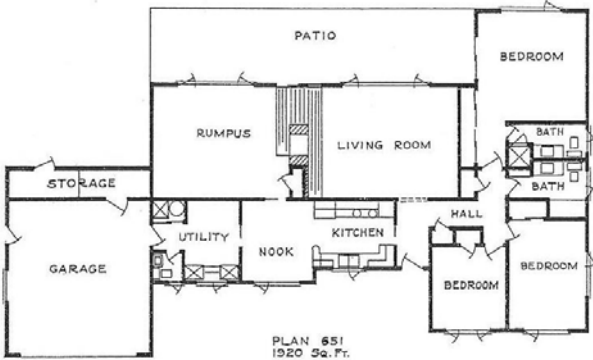
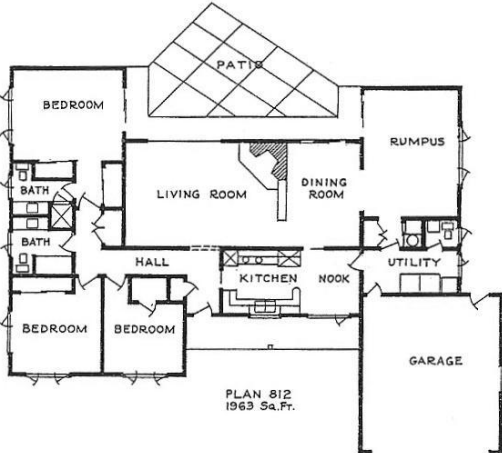
Glenmoor Gardens displays an impressive number of different tree species in a variety of sizes and shapes that are testament to the fertile soils and ideal horticultural environment of the neighborhood.

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.



## Roof and Roof Features

The roof is a significant character-defining features 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 Glenmoor Gardens 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)
- Metal awnings at front windows
- Lanterns
- Fancy trimmed fascia boards
- Bottle glass or obscure, textured glass sidelights at entry doors

#### Exterior Siding and Materials

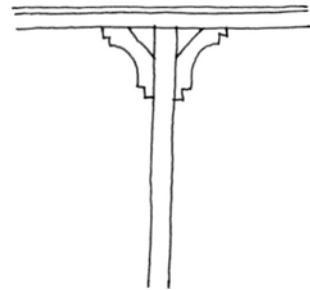
Exterior materials are perceived at a distance (e.g., siding), and at close range (e.g., smaller trim details). Most houses use a combination of two or more materials in various quantities and locations, to provide a more interesting

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 Glenmoor Gardens 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 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 arrangements, 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 Glenmoor Gardens, 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 Glenmoor Gardens from all others. Such features exist as primary contributors to the enhanced value and special standing of Glenmoor Gardens 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 Glenmoor Gardens, the Development Standards formulated for Glenmoor Gardens 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 Glenmoor Gardens. 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. Windows need to be located to minimize visual intrusion into adjacent properties. New construction should 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 Glenmoor Gardens 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, more discordant than they would be in a neighborhood with more diverse styles and ages of buildings. Construction projects in Glenmoor Gardens 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 Glenmoor Gardens. 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.
- Large mass blocks or obstructs views of the hills and within the neighborhood.
- Location of the window 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 Glenmoor Gardens, 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 in Glenmoor Gardens need to maintain the predominant horizontal character.

### **Privacy and Views**

A variety of views are available from Glenmoor Gardens. Some are views of the 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**

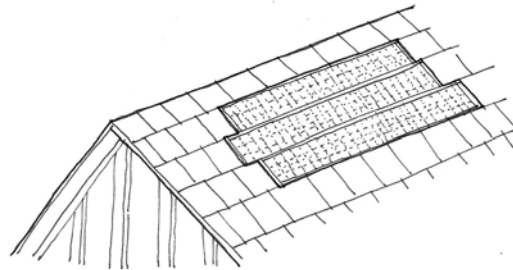
Roofs in Glenmoor Gardens are of low to medium pitch, and were originally of heavy wood shakes. This is the preferred roof covering material for construction projects, but other materials may be used provided they do not call undue attention to the roof through distinctive colors, shapes or textures. 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 Glenmoor Gardens. 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.

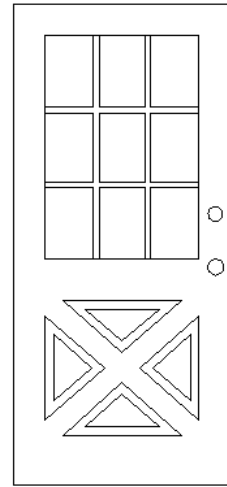
**ENCOURAGE** doors and doors systems that are compatible with ranch house design.

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

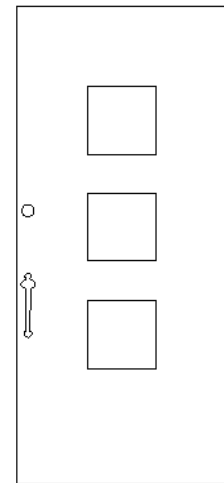
**AVOID** doors made of synthetic materials. Most doors are well protected under deep roof overhangs or porches. These doors will last for many years whereas dents and dings in synthetic materials are not readily repaired.

**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.



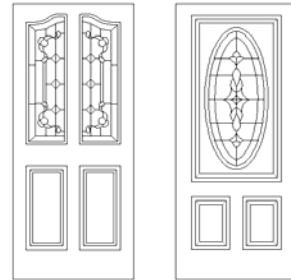
Original varieties of entry door include this solid slab painted wood door with three square lights.

<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.



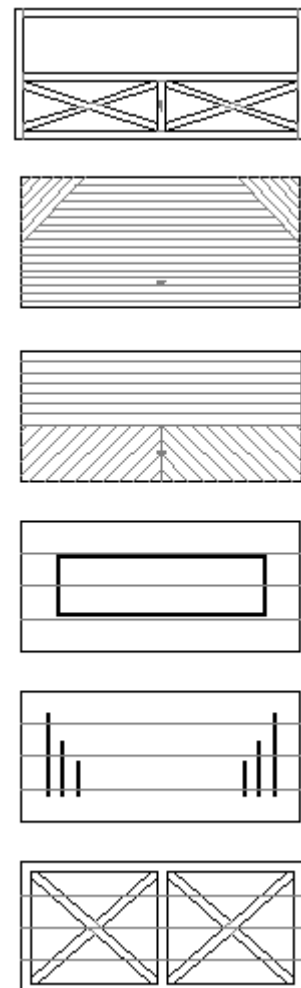
### Garage Doors

The original garage doors at Glenmoor Gardens 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.

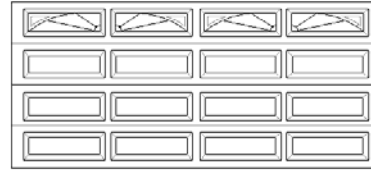
ENCOURAGE use of double-wide, single panel doors for two-car garages. Use single width, single panel doors for three-car garages, separating the doors with a narrow section of wall that matches the rest of the house's exterior walls.



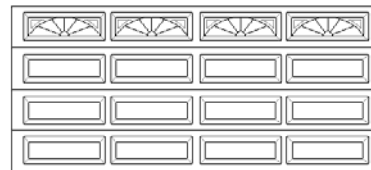
The doors above reflect the wide variety of possible patterns and details.



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 Glenmoor Gardens neighborhood. As with other design elements the established neighborhood character should provide both the context and the direction for choice of materials. Glenmoor Gardens 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 used on Glenmoor Gardens 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 GLENMOOR GARDENS

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 Glenmoor Gardens. 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 in the previous section provided direction regarding such changes or improvements 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 Glenmoor Gardens 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.

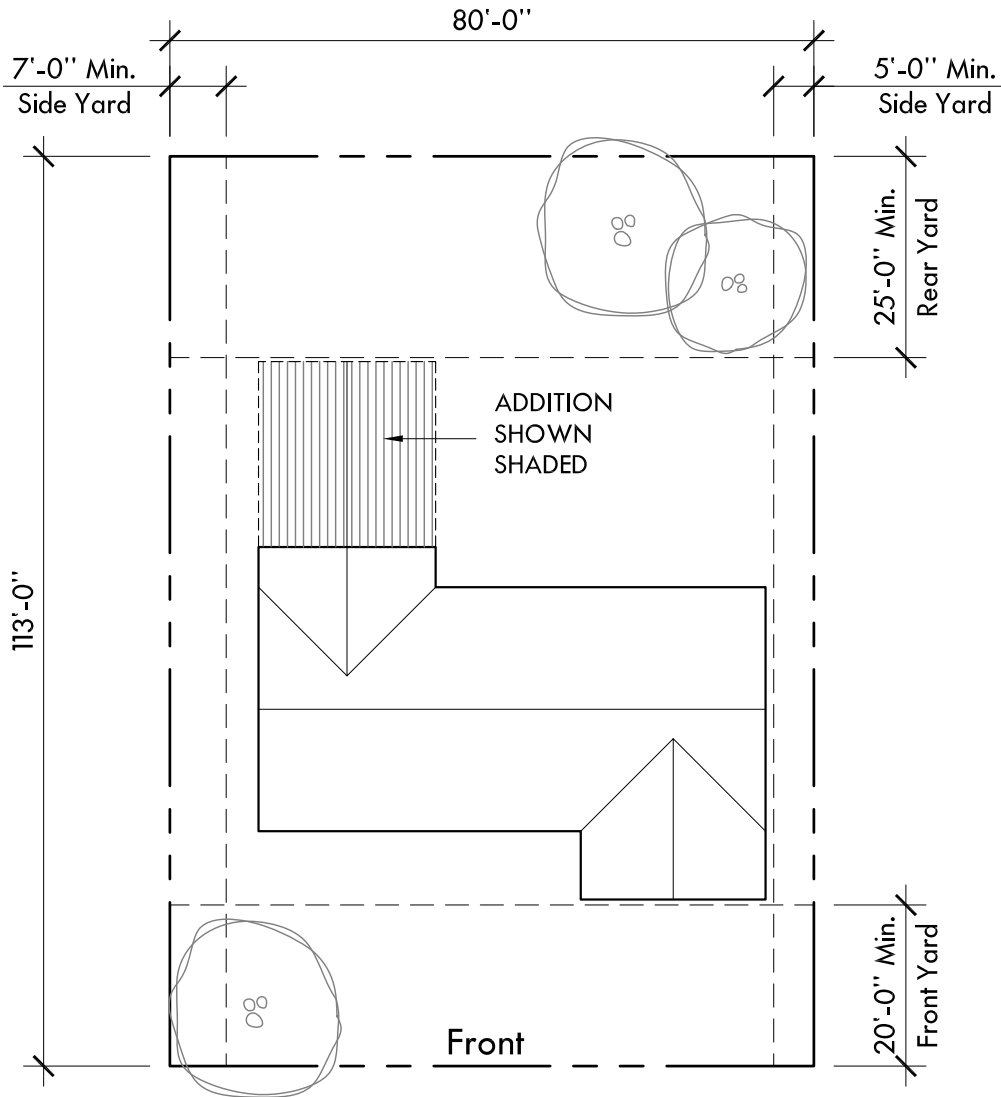
A complete listing of Development Standards for Glenmoor Gardens is provided in the accompanying chart. In addition, this section includes an illustrative application of the Development Standard regarding a horizontal addition to an existing single-story house.

## DEVELOPMENT STANDARDS

| Item  | Glenmoor Gardens<br>R-1-6 |
|---|---------------------------|
| Lot Area (min.)   | 6,000 SF                  |
| Lot Width (min.)  | 55'                       |
| Lot Depth (min.)  | 100'                      |
| Front Yard (min.)   | 20'                       |
| Side Yard 1-story<br>(all min.)   | 5' ; 12' total            |
| Street Side Yard (min.)   | 10'                       |
| Rear Yard 1-story (min.)  | 25'                       |
| Street Frontage (min.)  | 35'                       |
| Max. Roof Pitch   | 5 : 12                    |
| Min. Roof Pitch   | 3 : 12                    |
| <i>Maximum Floor Area<br/>(including garage)</i>                            | 40% *                     |
| Height (top of ridge)<br>1-story structure                                  | 17'-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:    | 9,068 SF |
| Floor Area Coverage: | 40%      |
| Floor Area:          | 3,627 SF |

### EXAMPLE:

|                              |                 |
|------------------------------|-----------------|
| Typical Lot Size:            | 9,068 SF        |
| Typical Existing Floor Area: | 2,218 SF        |
| Addition:                    | 1,409 SF        |
| <b>Total Floor Area:</b>     | <b>3,627 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

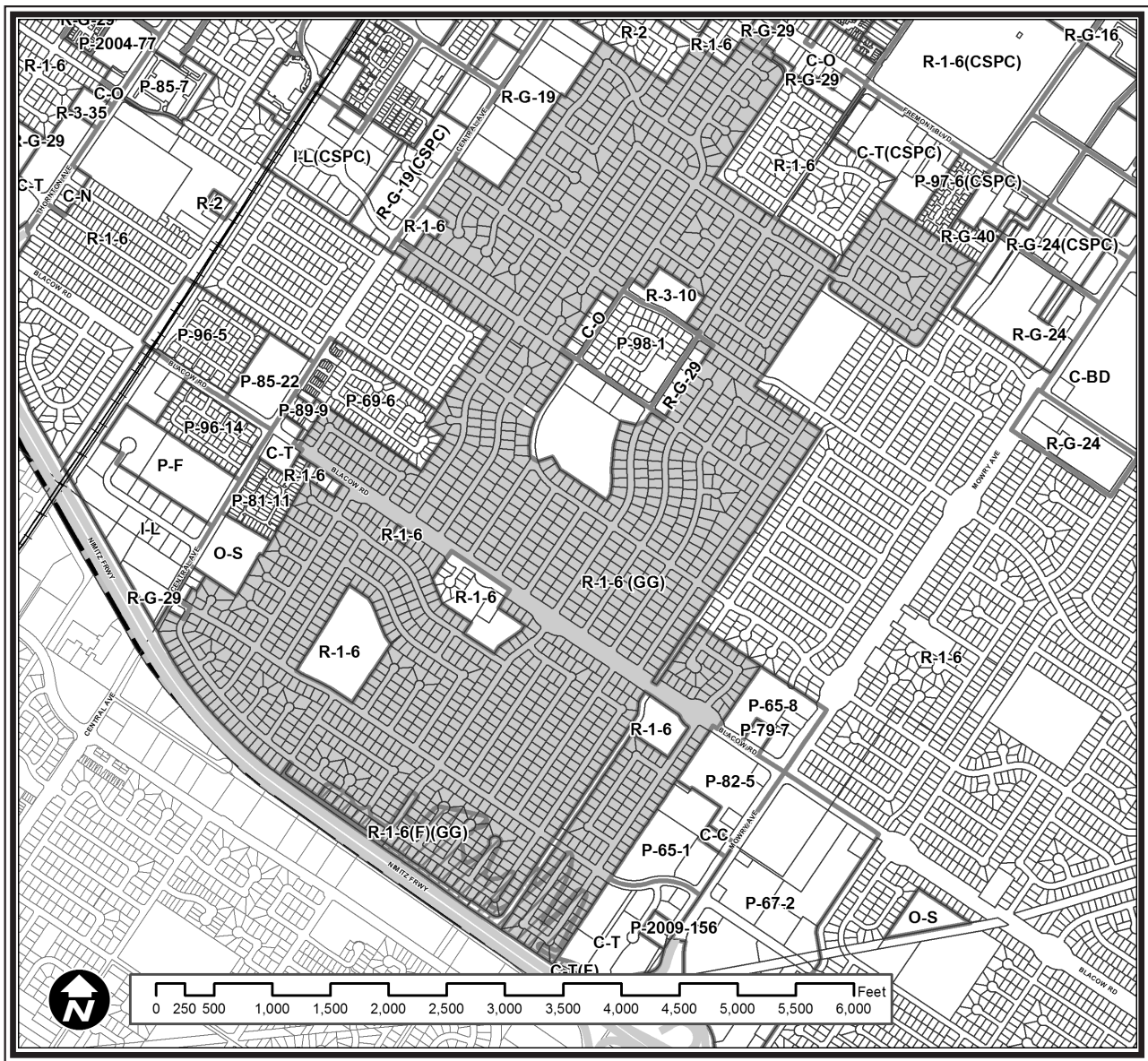
## Rezoning Exhibit "B"

Incorporated as Attachment No. 2

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 CENTERVILLE AREA



[Adopted by cc on 2010-09-07], [OI by cc on 2010-07-27] 60-376,380,384, 66-380,384

Project Name: PLN2010-00202 Design Standards for Mission Ranch and Glenmoor Gardens

Change From : R-1-6, R-1-6(F)

To: R-1-6 (GG), R-1-6(F)(GG)

