

URGENCY ORDINANCE NO. XXXX**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRENTWOOD EXTENDING, FOR AN ADDITIONAL PERIOD OF ONE YEAR, THE INTERIM ORDINANCE ADOPTING APPENDIX B TO THE CITY OF BRENTWOOD RESIDENTIAL DESIGN GUIDELINES TO IMPLEMENT INTERIM RESIDENTIAL OBJECTIVE DESIGN STANDARDS, AND FINDING THE ACTION EXEMPT FROM CEQA**

WHEREAS, on October 9, 2019, California Governor Gavin Newsom signed into law Senate Bill (SB) 330, establishing the Housing Crisis Act of 2019, which took effect on January 1, 2020; and

WHEREAS, SB 330 prevents jurisdictions from imposing or enforcing new design standards on housing projects that are not "objective" in accordance with Government Code § 66300(b)(1)(C); and

WHEREAS, on September 29, 2022, California Governor Gavin Newsom signed into law Senate Bill (SB) 6 and Assembly Bill (AB) 2011, allowing residential development on sites currently zoned and designated for commercial or retail uses if specified criteria are met, which will take effect on July 1, 2023; and

WHEREAS, the City of Brentwood requires new development to take place in a regulated, orderly manner (see, for example, Brentwood General Plan Land Use Policy LU 1-4, which provides "require new development to occur in a logical and orderly manner, focusing growth on infill locations and areas designated for urbanization on the Land Use Map (Figure LU-1), and be subject to the ability to provide urban services, including paying for any needed extension of services"); and

WHEREAS, the City of Brentwood likewise requires new development to conform to high standards governing architectural and site design (see, for example, Brentwood General Plan Land Use Goal 6, which provides "maintain and enhance the visual quality of Brentwood by promoting the highest standards of architecture and site design for all development projects, both public and private," as well as Brentwood General Plan Land Use Policy LU 6-4, which provides "apply design standards regulating setbacks, landscaping, screening, and architectural style to new residential development and rehabilitation projects"); and

WHEREAS, in order to implement the requirements of SB 330, SB 6, and AB 2011 in a regulated, orderly manner and ensure the application of objective standards by the statutes' July 1, 2023 effective date, staff prepared an Urgency Ordinance No. 1059; and

WHEREAS, on June 27, 2023, the City Council adopted Urgency Ordinance No. 1059, pursuant to California Government Code section 65858, which authorized interim objective design standards while permanent objective design standards are created and reviewed by the Planning Commission; and

WHEREAS, Government Code section 65858(a) provides that ordinances

adopted pursuant to its provisions shall expire and be of no further force and effect 45 days after the date of adoption; and

WHEREAS, Government Code section 65858(a) further provides that, prior to the expiration of such urgency ordinances, the City may extend the moratorium for an additional 10 months and 15 days after giving notice of such action pursuant to Government Code section 65090 and conducting a public hearing; and

WHEREAS, on August 8, 2023, the City Council held a duly noticed public hearing and adopted Urgency Ordinance No. 1060, pursuant to Government Code section 65858, which authorized the first extension of the moratorium for a period of 10 months and 15 days; and

WHEREAS, Government Code section 65858(a) further provides that, prior to the expiration of the first extension of the urgency ordinance, the City may extend the moratorium for a second and final time, for a period of one year, after giving notice of such action pursuant to Government Code section 65090 and conducting a public hearing; and

WHEREAS, the City desires to extend the Urgency Ordinance for the final one-year period while permanent objective design standards are completed and reviewed by the Planning Commission and City Council; and

WHEREAS, the City has determined that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section §15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposed interim objective design standards would have a significant effect on the environment, in that no new policies adopted modify the density of housing and so do not have the potential for causing a reasonably foreseeable direct or indirect change in the physical environment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BRENTWOOD DOES ORDAIN AS FOLLOWS:

SECTION 1. That the above recitals and those recitals and findings in the Urgency Ordinance No. 1059, and first extended by Urgency Ordinance 1060, remain true and correct, and are incorporated herein by this reference.

SECTION 2. This Urgency Ordinance was noticed pursuant to Government Code Section 65090 and the City Council conducted a public hearing pursuant to Government Code Section 65858, subdivision (a).

SECTION 3. The interim ordinance adopted by Urgency Ordinance No. 1059, and first extended by Urgency Ordinance 1060, is further extended by this urgency ordinance for a period of one year until April 22, 2025.

SECTION 4. The City Council hereby finds that the ordinance (also referred to as the project):

A. is consistent with the existing General Plan, insomuch as it will subject new

housing projects to high standards that are objective in nature and which govern architectural and site design per Brentwood General Plan Land Use Goal 6 (“Maintain and enhance the visual quality of Brentwood by promoting the highest standards of architecture and site design for all development projects, both public and private”), as well as Brentwood General Plan Land Use Policy LU 6-4 (“Apply design standards regulating setbacks, landscaping, screening, and architectural style to new residential development and rehabilitation projects”). In addition, the project expresses the housing design features the City desires to encourage and thus implements the General Plan Housing Element Action Program H.1.g (“Continue implementation of the City’s approved Residential Design Guidelines and encourage a variety of housing types to continue to provide safe, sound, and attractive for units all residents. The intent of these guidelines is to express the housing design features the City would like to encourage in order to improve certainty and to minimize the processing time for design review applications. The City will also review the Residential Design Guidelines for subjective language and adopt modifications to promote objectivity – as of January 24, 2023, the City Council has approved to create objective standards for all residential uses by the end of 2023”); and

- B. will require new housing projects to take place in a regulated, orderly manner per Brentwood General Plan Land Use Policy LU 1-4 (“Require new development to occur in a logical and orderly manner, focusing growth on infill locations and areas designated for urbanization on the Land Use Map (Figure LU-1), and be subject to the ability to provide urban services, including paying for any needed extension of services”); and
- C. will create objective standards for high-quality residential design, as it sets out specific objective architectural and project design standards for superior residential development; and
- D. will create objective standards to help the City continue to provide safe, sound, and attractive housing.

Adoption of this Urgency Ordinance extension is thus both appropriate and in the public interest as it implements the direction of the 2014 City of Brentwood General Plan. It is likewise necessary for the immediate preservation of the public peace, health or safety.

SECTION 5. The Appendix B to the Residential Design Guidelines set forth in the attached Exhibit A, which is incorporated herein by reference, is hereby adopted.

SECTION 6. The City Council hereby finds that there is a current and immediate threat to the public health, safety and/or welfare and a need for immediate preservation of the public peace, health, or safety that warrants the adoption of this Urgency Ordinance, given that:

- A. SB 330 prevents jurisdictions from imposing or enforcing new design

standards on housing projects that are not “objective”. The Brentwood Municipal Code and adopted Residential Design Guidelines currently contain very few standards that are “objective” as defined in Government Code Section 66300(b)(1)(C). In order to confirm that new such housing projects will adhere to the General Plan goals and policies set forth above, among other things, it is necessary for the City to adopt objective design standards explicitly guiding such developments prior to the submission of any development applications brought pursuant to new legislation.

B. SB 330 specifically authorizes local agencies to adopt objective zoning, subdivision, and design standards that are objective and consistent with the bill’s provisions and state law, and to adopt an ordinance to implement its provisions. The City seeks to ensure that it has put in place the objective design standards that will apply to any housing project by July 1, 2023 in order to allow for clarity and certainty.

C. The objective design standards contained in this Urgency Ordinance protect the public health, safety, and/or welfare by, among other things:

1. establishing objective criteria for the minimum number of ingress and egress points for subdivisions of varying size, thus assuring emergency vehicle access commensurate with the size of the subdivision (see Objective Design Standard 1.1.A);
2. ensuring adequate distance between dwelling units and accessory buildings on the same parcel, thus facilitating fire access (see Objective Design Standard 2.J);
3. requiring the replacement of any tree 22” or larger in diameter at breast height removed in the course of residential construction, thus safeguarding the preservation of the City’s urban forest, which aids in reducing soil erosion, providing shade, affording wildlife habitat, and increasing property values (see Objective Design Standard 2.G);
4. explicitly permitting the use of durable and fire-resistant alternatives for traditional building materials, thus allowing for the use of materials that offer greater protection against threats such as wildfire.

D. Without Urgency Ordinance No. 1059, and first extended by Urgency Ordinance 1060, and now further extended by this urgency ordinance, the public health, safety, and/or welfare of the city would be endangered, inasmuch as the objective standards temporarily put in place through the adoption of the urgency ordinance would terminate, and the permanent objective design standards ordinance currently being drafted by staff is not yet ready for City Council review and approval. The City Council thus finds that an extension of Urgency Ordinance No. 1059 and 1060 is necessary to allow staff time to complete a permanent ordinance governing objective design standards.

This Urgency Ordinance is thus declared by the City Council to be an urgency measure necessary for the immediate preservation of the public peace, health and safety, adopted per Government Code Section 65858. The facts constituting such urgency are all of those certain facts set forth and referenced in this Urgency

Ordinance and the entirety of the record before the City Council.

SECTION 7. This Urgency Ordinance will be published in accordance with Government Code Section 36933 by either posting or publishing the Urgency Ordinance in accordance with that law.

SECTION 8. This Urgency Ordinance is adopted by a four-fifths vote of the Brentwood City Council. It shall take effect immediately upon its adoption and remain in effect for one year as provided by Government Code section 65858(a).

THE FOREGOING URGENCY ORDINANCE EXTENSION was adopted at the regular meeting of the Brentwood City Council on the 23rd day of April, 2024, by the following vote:

AYES:
NOES:
ABSENT:
RECUSE:

APPROVED:

Joel Bryant, Mayor

ATTEST:

Margaret Wimberly, MMC
City Clerk

Interim Residential Objective Design Standards – Appendix B

APPLICABILITY

This checklist is a user-friendly compilation of all Brentwood Objective Design Standards applicable to projects with residential units. Objective Design Standards are mandatory for housing development projects, defined as projects which use consists of:

- Single family and Multi-Family homes if the units require Design Review pursuant to BMC Section 17.820;
- Two-Unit Housing Developments and Urban Lot Splits;
- Mixed-use projects with 2/3 of the square footage dedicated to residential units; and
- Transitional or supportive housing projects.

Applicants may seek exceptions or modifications to these standards by electing to process the development application through a discretionary review process. Generally, these standards will apply to all new residential development within the City, as well as qualifying modifications to existing developments. Objective Design Standards are applicable to projects requesting approval pursuant to any provision of state law that references objective design standards (including, but not limited to, the Housing Accountability Act or other provisions of Planning and Zoning Law).

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These standards establish the priority criteria for how a site, building, landscaping, and other improvements shall be designed. These Standards are intended to provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the City's expectations for the planning, design and review of development proposals in Brentwood. These standards are pulled from a variety of sources. Where there is a discrepancy between standards amongst the various documents, the stricter requirement applies.

OTHER REQUIREMENTS

Building Standards, the City's Public Works/Engineering Division Standard Plans and Specification, and other requirements included in the Municipal Code also apply, though not all are included herein, such as Stormwater Quality requirements.

1. Single Family Subdivisions	
Objective Design Standard	
1.1 Subdivision Layout	
A	Subdivisions, subdivision phases, streets, and blocks of single-family lots shall be arranged and staged such that no more than twenty-five (25) lots are developed with access from a single public roadway. Development of any additional lots will require construction of additional connecting roadway providing secondary ingress and egress. Twenty-six (26) to seventy-five (75) lots require two (2) access roads; seventy-six (76) to one hundred seventy-five (175) lots require three (3) access roads, and one hundred seventy-six (176) or more lots require four (4) access points.
B	The maximum length of cul-de-sacs shall be six hundred feet (600') and no more than twenty-five (25) single-family residential units shall have access off any individual cul-de-sac.
C	Utility distribution facilities as defined in the BMC are required to be undergrounded within all areas of the City as identified in the Brentwood Municipal Code Section 16.120.120.
D	Provide a minimum setback of 30 feet between sound walls and bordering arterial and collector streets.
1.2 Subdivision Landscaping	
A	All street trees or parking lot trees must be a minimum of 24-inch box size. In other areas, proposed trees must meet the following standards: <ol style="list-style-type: none"> 1. 1-14 trees proposed: 50 percent must be 24-inch box size minimum, remainder must be 15 gallon size minimum. 2. More than 14 trees proposed: Of the first 14 trees, seven trees must be 24-inch box size minimum, and the remaining seven trees must be 15 gallon minimum size. Thirty percent of the remaining trees proposed must be 24-inch box size minimum, and the remainder must be 15 gallon size minimum.
B	All proposed shrubs except accent, color, or ground cover planting, must be a minimum of 5 gallon size.
C	For detached residential projects, the front setback must maintain a minimum of 50 percent of its surface area as general planting (lawns, shrubs, trees and ground cover). A minimum of one tree must be provided per lot within the front setback, plus 2 additional trees on the side of corner lots
D	Landscaping plans must show all obstructions (including street lights, meters, backflow devices, utility covers, and transformers) that affect plant placement and installation limitations.

1. Single Family Subdivisions

Objective Design Standard

E	All street trees must be planted and installed per the City’s Public Works/Engineering Division Standard Plans and Specification.
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1.3 Subdivision Architectural Diversity

A	Residential projects must provide a minimum of one distinct plan with four distinctive elevations for every 25 units.
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B	Within single-family developments, at least 50 percent of corner lots must be single-story units.
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C	Within single-family developments, at least 50 percent of lots backing up to a Major Arterial street, as identified in the General Plan, must be single-story.
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D	Within single-family developments, at least 25 percent of all units must be single-story.
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E	Within single-family developments, at least 10 percent of all units must have side-loaded or an alternative to a front-facing garage configuration.
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F	Within single-family developments, no more than 50 percent of the front elevation of a house may consist of garage area.
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2. Single-Family, Two-Unit Housing Developments, and Urban Lot Splits

Objective Design Standard

2.1 Two-Unit Housing Developments and Urban Lot Splits Development Standards

A	If all applicable development standards contained in the single-family residential zone in which the primary dwelling unit is located cannot be met, then the maximum size of a primary dwelling unit is 800 square feet.
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B	If all applicable development standards contained in the single-family residential zone in which the primary dwelling unit is located cannot be met, then the maximum height permitted of a primary dwelling unit is one story, not to exceed 15 feet to the highest ridge or top of the structure, including parapet.
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2. Single-Family, Two-Unit Housing Developments, and Urban Lot Splits	
	Objective Design Standard
C	No setback shall be required for an existing primary dwelling unit, or a primary dwelling unit constructed in the same location and to the same dimensions as an existing primary dwelling unit.
D	All primary dwelling units must comply with the minimum front setback standards established for the single-family residential zone in which the unit is located.
E	Each primary dwelling unit constructed as part of a two-unit housing development not within an existing structure or constructed in the same location and to the same dimensions as an existing structure must maintain a minimum of four feet to interior side and rear property lines.
F	All low-rise residential buildings must have a photovoltaic (PV) system meeting the minimum qualification requirements as specified in 2019 California Energy Code Section 150.1(c)(14) Joint Appendix JA11, with annual electrical output equal to or greater than the dwelling's annual electrical usage as determined by Equation 150.1-C: $ANNUAL\ PHOTOVOLTAIC\ ELECTRICAL\ OUTPUT\ kW_{pv} = (CF_{Ax}A)/1000+(ND_{well}xB)$, and Exceptions 1-5 to Section 150.1(c)(14).
G	If a primary dwelling unit is located in the side or rear yard otherwise established for the zoning district by BMC Chapter 17.100, the maximum height of the portion of a primary dwelling unit located between the four-foot setback line established in BMC Chapter 17.797 and the limit of the rear, side, or street side yard area established by BMC Chapter 17.100 is 15 feet, as measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure, including parapet. If the primary dwelling unit is proposed entirely outside of the rear, side, or street side yard area as established by the zoning district in BMC Chapter 17.100, the maximum height of the unit will be the same as that established by the zoning district, and measured as specified in BMC Chapter 17.100 for primary structures.
H	<p>The upper stories of primary dwelling units must be separated from any structure on adjacent parcels by the following standards:</p> <ol style="list-style-type: none"> 1. Where both the primary dwelling unit and the structure on the adjacent property are two or more stories, a minimum separation of 10 feet must be provided between the upper stories of the primary dwelling unit and the upper stories of the structure on the adjacent property. 2. Where only the primary dwelling unit is two or more stories and the structure on the adjacent parcel is one-story, a minimum separation of 10 feet must be provided between the upper stories of the primary dwelling unit and the structure on the adjacent property. 3. For the purposes of this section, separation will be measured from the wall of one structure to the wall of the other structure, excluding architectural projections.

2. Single-Family, Two-Unit Housing Developments, and Urban Lot Splits

Objective Design Standard	
I	<p>For the purpose of this section, accessory buildings do not include accessory dwelling units. Dwelling units must be separated from accessory buildings on the same parcel, parcels resulting from an urban lot split, or adjacent parcels by a minimum of four feet, except that the distance between a main building or home and an accessory building shall be allowed to be closer than four feet if all of the following conditions are met:</p> <ol style="list-style-type: none"> 1. These separation requirements would cause the primary dwelling unit to conflict with the minimum setbacks or unit size otherwise allowed by BMC Chapter 17.797. 2. All of the requirements of the Building and Fire Codes are met. 3. If accessory buildings are not located closer than five feet to any side or rear property line.
J	<p>One off-street, covered parking space must be provided per unit, except if the parcel is located: (1) within one-half mile walking distance of either a high-quality transit corridor or a major transit stop; or (2) within one block of a car share vehicle. Transit frequency will be based on the schedule posted by Tri Delta Transit at the time of the issuance of the first “completeness” letter issued by the city following submittal of the application. Vehicle parking spaces may not: (1) be located within a front, side, or street side yard setback; (2) be a tandem space; or (3) be provided in a driveway. Vehicle parking spaces must meet the minimum dimensions set forth in BMC Chapter 17.620 (‘Off-Street Parking’).</p>
K	<p>Development standards set forth in a planned unit development apply to any two-unit housing development or urban lot split except that any such planned unit development standard cannot be applied if it would either: (1) result in a conflict with standards set forth by state law for a two-unit housing development; or (2) preclude a two-unit housing development that meets the applicable requirements of state law or this chapter.</p>

2.2 Single-Family, Two-Unit Housing Developments, and Urban Lot Splits Architecture

A	<p>Primary dwelling units must meet the following standards for roof forms and detailing:</p> <ol style="list-style-type: none"> 1. A sloped roof are defined as a gable, hip, cross gable roof, or any combination thereof. Mansard roofs are prohibited. 2. Floor areas under sloped roofs are allowed to be designed for habitable use, provided that they comply with floor area maximums. 3. Roofs for primary dwelling units that result from alteration or addition to an existing main structure must match the existing slope, form, and materials of the main structure. 4. Roof material and color must be consistent throughout the entirety of the roof within each new or modified building that is part of the primary dwelling unit. Metal roll and standing seam roofing shall be prohibited, except where their use is documented on existing adjacent structures.
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2. Single-Family, Two-Unit Housing Developments, and Urban Lot Splits	
	Objective Design Standard
	<ul style="list-style-type: none"> 5. A minimum of 25 percent of the roof area must include any combination of hip, gable, and/or shed dormers. 6. The roof styles and materials of garages and carports must match the materials and detailing of main and accessory structures. 7. Roofs must include projecting eaves and gable rakes. All roofs must have a minimum twelve-inch eave overhang and shall have a pitch of not less than a four-inch vertical rise for each twelve-inch horizontal run.
B	If a unit has stairs leading to an upper story, the staircase must be fully enclosed within the interior of the primary dwelling unit. A staircase on the exterior of a primary dwelling unit is not permitted.
C	<p>Upper story windows located closer than 25 feet from and facing an existing primary residence on an existing adjacent property must be located to maximize privacy for adjacent properties by using at least one of the following techniques:</p> <ul style="list-style-type: none"> 1. The sill height must be located a minimum of 60 inches above the finished floor. 2. The location of the window is such that the centerline of the glazing is offset greater than 15 lateral feet from the centerline of any glazing on an existing adjacent primary structure. 3. Any window sash located partially or entirely below 60 inches from the finished floor must consist of frosted or obscured glazing. <ul style="list-style-type: none"> a) As used in this section, frosted or obscure glazing is glass that is patterned or textured such that objects, shapes, and patterns beyond the glass are not easily distinguishable. b) As used in this section, the 25-foot measurement shall be measured from the wall of one structure to the wall of the other structure, excluding architectural projections.
D	Fences, walls, and hedges must meet the requirements identified in BMC Chapter 17.630.009, except that chain link, barbed wire, and razor wire fencing are prohibited.
E	<p>Housing units positioned along any street frontage must meet the following requirements:</p> <ul style="list-style-type: none"> 1. A minimum of one unit on each lot must have the front entry door facing the street. 2. Where the housing development comprises two side-by-side detached units positioned along the street frontage, each unit must have the front entry door facing the street. Corner lots with two or more street frontages must orient the primary dwelling units so that each unit faces a different street.

2. Single-Family, Two-Unit Housing Developments, and Urban Lot Splits

Objective Design Standard

- 3. Where two units are proposed to be attached and are located on an interior lot, one of the two units must have its front entry door facing the street, and the other unit must have its front entry door on the building side or rear. On a corner lot, it is encouraged, but not required, for the two front entry doors to respectively face the front and street side. In no case, whether on an interior or a corner lot, may the front entry doors to two attached units be located on the same façade.
- 4. The floor elevation of the housing unit must be a maximum of twenty-four inches above the finish grade of the lot.
- 5. Street-facing front entries must be clearly identifiable and connected to the public street by a pedestrian path with a minimum width of four feet.
- 6. Street-facing entries must provide either a projecting entry with a minimum clear depth of six feet or a porch or patio that is a minimum of seven feet wide and six feet deep. Unroofed porches or patios, with three open sides, may be located no closer than 12 feet from a front property line, may not extend more than eight feet into a required front yard or side yard on the street side of a corner lot, and may not be closer than three feet to an interior side or rear property line, provided that the height, including railings, shall not exceed six feet above the grade of the ground at the property line.
- 7. Street-facing doors must provide six square feet of glazing through any combination of door glazing, sidelights, or transoms.
- 8. Provide at least one architectural projection per unit with a minimum size of two feet, six inches deep by fifteen feet wide.

F Mechanical and utility equipment must be concealed from view of the public right-of-way and must be placed behind a solid side or rear yard fence. Roof mounted equipment is prohibited.

G Any tree that is twenty-two inches in diameter at breast height or larger removed for construction of a dwelling unit must be replaced on-site with a twenty-four inch box tree.

H Front yards and unfenced side yards adjacent to a street shall be landscaped in conformance with the standards set forth in Sections 17.630.008(H) through (N). Landscaping shall be installed within eighteen months of occupancy of that housing unit.

I Refuse containers shall not be located within private driveways or be visible from the public right-of-way.

J Windows and glazing areas of units must comply with the following:

- 1. Windows must conform to the following:

2. Single-Family, Two-Unit Housing Developments, and Urban Lot Splits	
	Objective Design Standard
	<ul style="list-style-type: none"> a) Tinted windows and colored glazing are prohibited. b) Plastic glazing is prohibited for windows and skylights. c) Simulated mullions are allowed only when mullions are located on both the inside and outside faces of the glazing. d) Windows located in stucco walls must be recessed a minimum of two inches. e) All windows must provide exterior trim with a minimum dimension of ¾-inch deep by 3 inches wide. f) Windows located in wood clad masonry walls must provide surrounding wood trim with a minimum ¾-inch depth and width of 3 inches. <p>2. Exterior wall planes exceeding 250 square feet in area must provide glazing for 30 percent of the total wall area.</p>
K	<p>Building facades and materials:</p> <ul style="list-style-type: none"> 1. 100% of all elevations must contain features to provide visual interest through a combination of at least two of the following: <ul style="list-style-type: none"> a) Volumetric elements with a minimum projection of 24 inches beyond the plane of the façade with use of window bays, building recesses, or porches with columns. b) Façade elements with a minimum depth of four inches with the use of window boxes or by offsetting a change in façade material with use of wainscot or water table. c) 50% of all two-story houses must have a minimum three-foot horizontal plan offset. 2. Primary dwelling units must be composed of durable, quality materials as hereby identified: <ul style="list-style-type: none"> a) The following façade materials are prohibited: T-111 and similar plywood siding; corrugated and standing seam metal; and vinyl and plastic siding. b) All roofing materials must be tile. c) When stucco is used, it must be used in combination with at least one other wall material, which must comprise at least 20% of the building frontage, excluding windows and railings.

2. Single-Family, Two-Unit Housing Developments, and Urban Lot Splits	
	Objective Design Standard
	<p>d) Durable and fire-resistant alternatives for traditional materials are allowed as follows: fiber cement siding is permitted as a substitution for wood shake, horizontal siding, or board and batten paneling; and cement S-tile roofing is permitted as a substitute for clay tile.</p> <p>3. Transitions for both material and color must be located at interior corners.</p> <p>4. All siding material must extend to a maximum of ten inches from the finish grade of the lot.</p> <p>5. A minimum of two exterior building colors must be used on each unit at the street-facing façade. Primary dwelling units with no street-facing façade must designate a front façade to meet this standard.</p>
L	<p>Primary dwelling units must comply with the following landscaping requirements:</p> <ol style="list-style-type: none"> 1. Lots with aggregate landscaped area equal to or greater to 2,500 square feet must comply with BMC Section 17.630.010 ('Adoption of the Model Water Efficient Landscape Ordinance'). 2. Landscaping used to screen views of storage areas, trash enclosures, mechanical or HVAC equipment, irrigation and plumbing equipment, and transformers must be no more than a maximum of 42 inches in height.
M	<p>Primary dwelling units must comply with the following lighting requirements:</p> <ol style="list-style-type: none"> 1. Applicants must provide the following information for proposed exterior lighting fixtures: <ol style="list-style-type: none"> a) Manufacturer cut sheets with Backlight/Uplight/Glare (B.U.G.) rating b) Lighting locations indicated on building or site plans c) Mounting heights for all proposed exterior fixtures. d) Exterior lighting fixtures must provide a maximum B.U.G. rating of B3 U0 G1. 2. Lighting must be recessed or hooded, downward directed, and located to illuminate only the intended area. 3. Lighting must not extend across a property line, including any property lines that result from a proposed urban lot split.
N	<p>Garages constructed for units must meet the following standards:</p>

2. Single-Family, Two-Unit Housing Developments, and Urban Lot Splits	
	Objective Design Standard
	<ol style="list-style-type: none"> 1. Front or side-entry attached garages are permitted but must comply with the standards identified in BMC Section 17.100.004 ('Design criteria – Single-family residence'). An attached, front-entry garage shall be set back at least 4 feet behind the front plane of the structure to which it is attached. 2. Garage doors located in stucco walls must be recessed a minimum of four inches from the surrounding building wall. 3. Garage doors located in wood clad (or similar) siding, or masonry walls must provide surrounding wood trim with a minimum of three inches.
O	Sites containing a septic tank system must provide evidence of a percolation test within the last five years, or if the percolation test has been recertified, within the last ten years.
p	Housing units must comply with applicable Building and Fire Code safety standards such that each structure is sufficient to allow for its separate conveyance.

3. Multi-Family Site Development	
	Objective Design Standard
3.1 Multi-Family Site Parking, Access and Circulation	
A	Where pedestrian circulation crosses vehicular routes, a change in grade materials, textures or colors must be provided to emphasize the conflict point and improve its visibility and safety.
B	Enhanced paving treatment using patterned and/or colored pavers, brick, or decorative colored and scored concrete must be used as follows: <ol style="list-style-type: none"> 1. Entry Drives - Minimum 12 feet deep across the width of each entry drive. 2. Pedestrian Crossings - Minimum one foot wider than connecting walkways across the length of the intersecting primary and side streets.
C	Pedestrian pathways must be separated from automobile circulation routes.

3. Multi-Family Site Development	
	Objective Design Standard
D	<p>For multi-family and mixed use developments, the ratio of bicycle parking to auto parking spaces shall be 5% (BMC 17.620.013) and must be located as follows:</p> <ol style="list-style-type: none"> 1. For mixed-use developments, bicycle parking spaces must be provided within the commercial development in convenient and secure locations within 50-feet of the entrance to the commercial use. 2. Within multi-family developments, bicycle parking spaces must be located within 20’ of a common area, such as laundry facility, lobby, management office, or rec-room.
E	Continuous Portland cement concrete curbing and vehicle stall striping must be provided for all parking areas.
F	Driveway entrances must provide 10-foot clear behind sidewalk prior to starting the first parking space.
G	Controlled entrances to parking facilities (including gates and doors) must be located a minimum of 20 feet from the back of sidewalk, in order to accommodate one vehicle entering the facility.
H	Except for garage entrances, structured parking must not be visible from the street, or any adjacent public park, publicly accessible outdoor space or designated open space area. The public right-of-way must be lined with residential uses on all levels, except that commercial may be used on the ground floor when allowed by zoning.
I	Structured parking must be designed such that interior lighting shall be fully shielded and automobile headlamps must not be visible from adjacent buildings, parcels, streets, public parks, publicly accessible outdoor space or designated open space area.
J	For multi-family developments, parking shall be provided consistent with BMC Section 17.620. All required guest parking spaces must be located outside of any security gates or other access limitation devices, unless provisions are made to allow a resident to remotely communicate with and provide access to the visiting guest (such as through an intercom and remote control gate, or other similar devices).
K	Parking must not be located between the structure frontage and a public sidewalk.
3.2 Multi-Family Site Design	
A	Utility distribution facilities as defined in the BMC are required to be undergrounded within all areas of the City as identified in the Brentwood Municipal Code Section 16.120.120.

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B	Electrical transformers and similar Utility distribution facilities as defined in the BMC must be undergrounded or placed in the rear of the site. If undergrounding is infeasible due to preexisting site conditions such as high water table, the facility must be enclosed within the building or fully screened from view. Screening must use solid materials, such as berming or enclosures rather than reliance on solely on plant materials.
C	Rooftop mechanical and electrical equipment, microwave antennae, or building elements to screen rooftop mechanical and electrical equipment, microwave antennae must be designed as an integral part of the building architecture using the same colors and materials of the main building.
D	Parapets must be provided around the perimeter of a flat roof and must be high enough to screen all rooftop mechanical equipment from visibility from a public area or along the public right-of-way. Parapets must be at least six inches above the tallest rooftop equipment.
E	Chain link, barbed wire, and razor wire fencing are prohibited.
F	Trash enclosures must be constructed of sturdy, durable, opaque materials, with trash receptacles screened from view. All enclosures must be consistent with the City’s Solid Waste Plan Guide & Enclosure Standards. Trash enclosures must include adequate, accessible and convenient areas for collecting and loading recyclable materials. Dimensions of the recycling area must accommodate receptacles to meet the recycling needs of the project.
G	Areas for collecting and loading recyclable materials must be adjacent to the solid waste collection areas.
H	Exterior light of the building and site must be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing.
3.3 Landscape Design	
A	Dense landscaping and/or architectural treatments must be provided to screen views and features of storage areas, trash enclosures, freeway structures, transformers, generators, and other similar elements.
B	Electrical transformers that are installed as part of a new project must be located to the rear of the site or undergrounded. Existing transformers located at the front of the site must be fully screened by landscaping and/or an architectural barrier.
C	Required stormwater treatment facilities can be located in publicly accessible outdoor spaces, but must not be located in private outdoor spaces (shared or private), public rights-of-way, or public access easements. Exceptions include:

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	<ol style="list-style-type: none"> 1. Permeable paving (as defined by applicable stormwater management standards), which can be used in shared or private open space. 2. Landscaped required stormwater treatment planters, which may occupy up to 15% of the shared open space.
D	Landscaping must permit sight distance for motorists and pedestrians entering and exiting a site consistent with the Visibility Requirements within the City’s Public Works/Engineering Division Standard Plans and Specification and may not interfere with circulation patterns.
E	Landscape planting areas must be provided an average of every of thirty feet apart within a surface parking lot to provide visual relief and summer shade. (BMC 17.630)
F	Reinforced Portland cement concrete curbing must be used at the edges of all planters and paving surfaces adjacent to auto circulation or parking areas.
G	Planters and tree wells must have a width of not less than five feet and shall be protected from automobile overhang through the provision of tire stops or other barriers approved by the city. (BMC 17.630)
H	Trees must be planted and maintained throughout all surface parking areas to ensure that, within 15 years after establishment of the parking facility, at least 50% of the parking facility will be shaded. All planting, soil volumes, and maintenance must comply with the parking facility tree shading design and maintenance guidelines.
I	<p>All street trees and parking lot trees must be a minimum of 24-inch box size. In other areas proposed trees must meet the following standards:</p> <ol style="list-style-type: none"> 1. 1-14 trees proposed: 50 percent must be 24-inch box size minimum, remainder must be 15 gallon size minimum. 2. More than 14 trees proposed: Of the first 14 trees, seven trees must be 24-inch box size minimum, and the remaining seven trees must be 15 gallon minimum size. Thirty percent of the remaining trees proposed must be 24-inch box size minimum, and the remainder must be 15 gallon size minimum.
J	All proposed shrubs except accent, color, or ground cover planting, must be a minimum of 5 gallon size.
K	Landscaping plans must show all obstructions (including street lights, meters, backflow devices, utility covers, and transformers) that affect plant placement and installation limitations.
L	All street trees must be planted and installed per the City’s Public Works/Engineering Division Standard Plans and Specification.

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3.4 Multi-Family Architecture	
A	The primary wall material (the material covering the largest percentage of surface area of any building face or elevation) must be wood, stone, brick, stucco, fiber cement or other cementitious material, or composite wood or stone. T1-11 siding and other siding that use plywood (with the exception of board and batten) are prohibited. Thin layer synthetic stucco products may not be used within 8 feet of ground level unless specially reinforced or located away from pedestrian accessible areas.
B	Developments must incorporate a minimum of two building materials on each structure elevation.
C	All vents, gutters, downspouts, flashing, electrical conduits, etc., must be painted to match the color of the adjacent surface, unless being used expressly as a trim or accent element.
D	Soffits and other architectural elements visible to the public but not detailed on the plans must be finished in the same material as other exterior materials used on the building.
E	Approved address numbers must be provided so that they are legible to the public from the street fronting the property.
F	Garage doors must be recessed into the garage wall, with a minimum of four inches provided between the face of the garage door and the adjacent primary wall plane, to accentuate shadow patterns and relief.
G	Building facades visible from any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, may not extend more than 40 feet in length without a five-foot variation in depth in the wall plane utilizing varying setbacks, building entries and recesses, courtyards or structural bays. Major breaks shall be a minimum of 5 feet deep and 10 feet wide, and must extend at least two-thirds of the height of the building. Exceptions include: <ul style="list-style-type: none"> 1. For buildings with upper stories (above first floor) stepped back at least five feet, the major break need only extend two-thirds of the height of the portion of the front façade that is not stepped back.
H	Buildings greater than two stories must be designed to differentiate a defined base, a middle or body, and a top, cornice, or parapet cap. Buildings less than two stories must include a defined base and top.
I	Rooflines must be vertically articulated at 30-foot minimum intervals along the street frontage through one of the following techniques:

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	<ol style="list-style-type: none"> 1. A change in height of a minimum four feet; 2. A change in roof pitch or form; or 3. The inclusion of dormers, gables, parapets, varying cornices, and/or clerestory windows.
J	When a pitched roof is used, all roofing material must be of tile materials.
K	Primary building entrances and associated paths of travel must be visible from the adjacent street with a minimum recess or projection of 48 square feet in area.
L	Within any mixed-use project, any mixed-use building street frontage greater than 150 feet in length must have multiple pedestrian entrances to access the businesses or residences in the building. The maximum distance between building entrances along the same frontage will be no more than 75 feet.
M	Blank walls (facades without doors, windows, or landscaping treatments) must be less than 30 feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas.
N	Storefronts in new mixed-use developments must contain clear openings and windows or a minimum of 60% of the total area of the first floor facades facing sidewalks, pedestrian walks, or publicly accessible outdoor space areas.
O	Structure Height (adjacent to existing residential). The side and rear walls of any structure within 10 feet of a required setback must not be more than two stories higher or lower than the directly adjacent existing residential structure. Structures that exceed this height requirement shall stepback upper floors so that the wall plane does not fall within 10 feet of a required setback adjacent to existing residential.
P	<p>Publicly visible walls more than 20 feet in length along any street frontage or front elevation, or 30 feet along an interior rear or side elevation, must be articulated by at least three of the following features:</p> <ol style="list-style-type: none"> 1. doors and windows recessed by a minimum of two inches; 2. exterior arcades or other ground floor building recessions that provide sheltered walkways within the building footprint. These features must have a minimum area of 48 square feet; 3. variations in wall plane (projection or recess) by a minimum of two feet in depth; 4. a recessed or projected entry with a minimum area of 24 square feet; or

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	5. vertical elements, such as pilasters, that protrude a minimum of six inches from the wall surface and extend the full height of the structure.
Q	Exterior stairwells may not be oriented to the street. For safety and security, exterior stairwells must be oriented to interior spaces, such as plazas and gathering areas, parking areas, and pedestrian pathways and not be separated from these areas by landscaping, fences, or walls taller than three feet.
R	If the elevation facing a public or private street is longer than 50 feet, no more than 50 percent of a building façade must be on a single plane. An average of a five-foot offset, with a minimum of one foot offset, is required for the remaining 50 percent of the building façade.
S	Elevations not facing a public or private street must have no more than 75 percent of a building façade on a single plane. An average of a five-foot offset, with a minimum of one foot offset, is required for the remaining 25 percent of the building façade.
T	Buildings over three stories must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a public or private street, adjacent public park or public open space.

3.5 Useable Open Space – Private and Shared

A	<p>Residential projects must provide and maintain private and shared open space as follows:</p> <ol style="list-style-type: none"> 1. A minimum of five hundred square feet of usable open space must be provided for each dwelling unit on a lot. 2. A minimum of seventy-five percent of the dwelling units on a lot must be provided with private usable open space as follows: <ol style="list-style-type: none"> a. Private usable open space must be directly accessible from the unit served and available only to that unit. b. Ground level private usable open space must have a minimum area of one hundred square feet and a minimum dimension of eight feet, furthermore, no more than fifty percent of that area may be covered by a roof or second story balcony or deck. c. Private usable open space above the ground level must have a minimum area of sixty square feet and a minimum dimension of six feet, furthermore, no more than fifty percent of that area may be covered by a roof, balcony or deck.
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- 3. Shared usable open space must be available and accessible to all occupants of the residential project for purposes of active and/or passive outdoor recreation, exclusive of driveways, areas for off-street parking and services, and exclusive of the required front yard setback as follows:
 - a. A minimum of seventy-five percent of the shared usable open space must be at ground level, the remainder may be located above ground on a balcony or roof deck.
 - b. Ground level shared usable open space must have a minimum dimension of twelve feet and shall not be covered by any roof, balcony or other such covering.
 - c. Shared usable open space above ground level must have a minimum dimension of ten feet and minimum area of two hundred square feet, which must be unobstructed and shall not serve as access to any residential unit. A maximum of twenty-five percent of the aboveground level shared open space may be covered.

Usable open space may be provided as a combination of "private" and "shared" outdoor spaces, defined as follows:

- "shared" outdoor space is provided with shared access for all building tenants. This includes courtyards, gardens, play areas, outdoor dining areas, Recreation amenities, rooftop amenities.
- "private" outdoor space is provided with direct access from the dwelling unit which it serves. This includes balconies, private gardens, private yards, terraces, decks, porches.

Within the required shared outdoor spaces areas as required in Standard 3.5.A, amenities are required to be provided as follows:

B	Number of Units in Development	Passive Recreation Amenities	Active Recreation Amenities
	11-30	2 with a minimum area of 300 sq. ft. total	1 with a minimum area of 500 sq. ft. total
	31-60	2 with a minimum area of 400 sq. ft. total	2 with a minimum area of 800 sq. ft. total

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	61-100	2 with a minimum area of 500 sq. ft. total	2 with a minimum area of 1,200 sq. ft. total
	101+	2 with a minimum area of 600 sq. ft. total	2 with a minimum area of 2,000 sq. ft. total
	<p>Amenity types are defined as follows:</p> <p>Passive Recreation Amenities. Passive recreation amenities include community gardens, outdoor gathering/seating area, picnic/barbeque area, pet area/dog park, or courtyard/ plaza. Each passive recreation area shall include a minimum seating capacity of one for each 10 units and at least one of the following: trellis, gas fire pit, BBQ, or picnic table</p> <p>Active Outdoor Amenities. Active recreation amenities include playground/tot lots, sport court/field, outdoor fitness area, swimming pool, exercise structure or complex, clubhouse w/kitchen, recreation hall.</p>		
C	Unless located on the rooftop, shared outdoor spaces must be designed to be visible from inside the building, such as windows located at building entrances and/or dwelling unit windows.		
D	Up to 15% of the shared outdoor space may be landscaped using required stormwater treatment planters that are contiguous with the common outdoor space.		