

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (ZONING CODE), CHAPTER 61 (PERMIT APPROVAL OR DISAPPROVAL), SECTION 17.61.030 (DESIGN REVIEW) OF THE PASADENA MUNICIPAL CODE, AND ADDING SECTION 17.50.165 (OBJECTIVE DESIGN STANDARDS FOR HIGH-DENSITY HOUSING) TO CHAPTER 17.50 (STANDARDS FOR SPECIFIC LAND USES) TO THE PASADENA MUNICIPAL CODE TO ADOPT OBJECTIVE DESIGN STANDARDS FOR HIGH-DENSITY HOUSING AND MODIFY THE DESIGN REVIEW PROCESS FOR SUCH PROJECTS

SECTION 1. This ordinance, due to its length and corresponding cost of publication, will be published by title and summary as permitted in Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

“Summary

This proposed ordinance amends section 17.61.030 and adds a new section 17.50.165 to Title 17 (Zoning Code) of the Pasadena Municipal Code to adopt Objective Design Standards for High-Density Housing, and to allow Consolidated Concept and Final Design Review for such projects. The ordinance adopts two design types and associated standards that apply to street-facing façades and other visible elevations of residential and mixed-use development at densities greater than 48 dwelling units per acre outside of RM Zoning Districts.

Ordinance No. _____ shall take effect 30 days from its publication.”

SECTION 2. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, is amended to add a new Section 17.50.165, as shown in Exhibit A hereto.

SECTION 3. Pasadena Municipal Code, Title 17, Article 6, Chapter 17.61, Section 17.61.030, subdivision G.1, Consolidated Design Review, One-step procedure, is amended to read as follows:

“1. **One-step procedure.** ~~The Director may authorize c~~Consolidating Concept and Final Design Review applications into a one-step procedure shall be permitted for all housing projects when more than 50 percent of the total units are sold or rented to

very low, low, or moderate-income households or for projects consistent with Section 17.50.165, Objective Design Standards for High-Density Housing. Adaptive Reuse Projects that meet the applicability criteria in Section 17.50.030.A. shall be subject to Consolidated Design Review procedures. The Director may authorize Consolidated Design Review for any other project.

SECTION 4. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 5. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2026.

Victor M. Gordo
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this _____ day of _____ 2026, by the following vote:

AYES:

NOES:

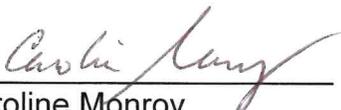
ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:



Caroline Monroy
Assistant City Attorney

17.50.165 - Objective Design Standards for High-Density Housing

A. Purpose.

1. Promote high-density residential and mixed-use development projects that are simple, orderly, and compatible with the traditional scale and character of neighborhoods in Pasadena where this type of development is permitted.
2. Create two sets of standards that reflect organizing principles of traditional buildings between four and eight stories in height seen historically in Pasadena.

B. Applicability.

1. **High-Density Housing.** These standards are applicable to street-facing façades of residential and mixed-use development at proposed densities greater than 48 dwelling units per acre outside of RM Zoning Districts. Interior, side, and rear elevations that are visible from a public street or alley may also be subject to these standards, where explicitly specified in this section.
2. **Development Standards.** The standards in this Section supplement, and are required in addition to, those in Articles 2 (Zoning Districts and Allowable Land Uses), 3 (Specific Plans), and 4 (Site Planning and General Development Standards), and Sections 17.50.160 (Mixed-Use Projects), and 17.50.350 (Urban Housing). In the event of any conflict between the requirements of this Section and those of Articles 2, 3, or 4, and Sections 17.50.160 or 17.50.350, the requirements of this Section shall control.
3. **Two Sets of Standards.** Subsections D and E of this Section establish two sets of standards (Design Type 1 and Design Type 2) and applicants shall comply with one of the two sets of standards unless otherwise exempted by this Section. Projects requiring a complete physical building separation pursuant to Subsection D.1.e of this Section may use either set of standards for each separate building. Design Types 1 and 2 shall not be combined on an individual building. Applicants shall state on their development plans which set of standards they are using for their project, and the review authority shall utilize those standards to review the project for compliance with this Section.
4. **Design Review Process.** Projects subject to these standards shall require Preliminary Consultation and Consolidated Design Review in accordance with Section 17.61.030. Projects on sites over two acres in size may choose not to comply with the standards in this Section and shall comply with all applicable Zoning Code requirements and require

EXHIBIT A

Preliminary Consultation, Concept Design Review and Final Design Review pursuant to the process outlined in Section 17.61.030.

5. **Administrative guidebook.** The City Manager, or designee, shall create an administrative guidebook to assist applicants in the implementation of these standards following adoption of this ordinance.

C. Definitions

1. Arches.

- a. Rounded – A curved arch with a constant radius.
- b. Parabolic – An arch that is narrow at the top and wide at the bottom, forming the shape of a parabola.
- c. Draped – An arch with two inverted circles or ogee profiles at the corners and a flat top.

2. **Articulated subvolume.** A distinct section or component of a building's overall mass that is defined by projecting or recessing from the primary building volume and/or having a different height than the main building volume.

3. Brick coursing.

- a. Rowlock – A row of bricks laid on their long, narrow side so that only the short, square end is exposed on the face of the wall.
- b. Soldier – A row of bricks laid vertically, with the narrow edge of the brick exposed.

4. **Canopies.** Rigid, horizontal roof-like structures attached to and projecting perpendicular from a building's exterior and placed at the top of openings.

5. **Chamfer.** Cut off at a 45-degree angle.

6. **Clavos.** Decorative metal nail-heads adorning doors or shutters.

7. **Cornice.** A decorative, projecting molding that crowns the top of a building, wall, or structural element.

8. **Dentils.** Repeating, rectangular blocks or projections arranged in a row, typically found under a building's cornice or as decorative trim on friezes.

9. **Engaged Pilasters.** Flat, rectangular vertical projections attached to a wall, creating the appearance of a supporting column.

10. **Entablature.** A horizontal band along a building façade that has a cornice at the top and a frieze below.

11. **Fenestration.** The pattern of window and door openings on a building façade.

EXHIBIT A

12. **Finials.** Vertically oriented ornamental features at the top of a building.
13. **Fins.** Rigid vertical structures attached to and projecting perpendicular from a building's exterior.
14. **Frieze.** The flat portion of an entablature located below the cornice.
15. **Materiality.** The exterior materials used on or applied to a building's façades.
16. **Muntin.** A bar or rigid supporting strip between adjacent panes of glass.
17. **Mullion.** A structural divider separating entire window units.
18. **Ogee.** A double curve, resembling the letter S, formed by the union of a concave and a convex line.
19. **Openings.** Gaps or voids in a building's exterior walls designed to allow the passage of people, air, or light including windows, doors and open-air passages. For the purposes of this section, openings separated by at least 12 inches of wall area shall be considered separate openings and those separated by less than 12 inches of wall area or by mullions shall be considered a single opening.
20. **Pillars.** Vertical structural members such as piers, columns, or posts, narrower than their height, and used to support a structure.
21. **Siding.** Exterior cladding material of overlapping or coplanar boards, or having the appearance of boards, either individually or panelized, in any material, including but not limited to wood, fiber-cement, metal or vinyl.

D. Design Type 1 (Simple Form) Standards

1. Massing & Articulation.

- a. The modulation requirements of Article 3 (Specific Plan Standards) shall not apply.
- b. All buildings shall have box massing without articulated subvolumes or projecting or recessed walls or features except as allowed or required in this section, including at building corners. Where plazas are required by the applicable Specific Plan, or where an open space area is proposed to adjoin the street, the building massing shall adjoin the edges of the plaza or open space area while retaining unarticulated massing.
- c. All roofs shall be flat except as necessary for drainage and as allowed in Subsection D.2.d.(3) of this Section.
- d. Any façade between 100 feet and 150 feet in width shall require a façade break from the ground to the top of the building that is between 8 feet and 16 feet in width and a minimum of 8 feet deep. No portion of

EXHIBIT A

a façade on either side of a façade break shall be less than 45 feet in width.

- e. Building façades over 150 feet in width shall require a complete physical building separation (i.e., a separate, detached building) in a manner that does not result in a total façade length that is less than 45 feet in width. The required separation between buildings shall be a minimum of 15 feet in width.
- f. Façades on either side of a required break shall be differentiated from each other in at least two of the following features:
 - (1) Fenestration patterning
 - (2) Materiality
 - (3) Color
 - (4) Building/Craftsmanship Elements or Projecting bands required in this section
 - (5) Balcony design
 - (6) Height by at least one floor
- g. If a project requires a physical separation based on Subsection D.1.e of this Section, height averaging, consistent with the methodology in Section 17.30.060 shall be required to achieve varied building heights between separated buildings along the streetscape. When using height averaging, the maximum height may be exceeded by 15 feet over the height allowed by the Zoning District of the property for a maximum of 30 percent of the total area of the proposed building footprints on the site, provided the average height over the entire combined footprints of the buildings on the site does not exceed the maximum allowable height for the property.

2. Base, Middle, Top Design.

- a. All façades of the building (including portions of interior, side, and rear elevations) that are visible from a public street or alley shall be organized with a consistent Base, Middle and Top, as further outlined in this section.
- b. The Base of the building shall comply with the following standards:
 - (1) The overall height of the Base shall be between 15' and 20' measured from the sidewalk elevation closest to the residential lobby entrance required in Subsection D.4.a of this Section to the top of the required banding required in Subsection D.2.b.(5) of this Section or the bottom of the second-floor windows.

EXHIBIT A

- (2) The Base of all buildings shall include a residential lobby entry as required in Subsection D.4.a of this Section and shall also include at least one of the following:

 - (a) Doors, entry structures such as porches or stoops, and windows for ground-floor residential units.
 - (b) Storefronts and entries for residential amenity spaces.
 - (c) An opening to a ground-level open space area.
 - (d) Commercial storefronts and entries.
 - (e) Entrances and/or ventilation openings for ground-level structured parking areas, which shall comply with Section 17.30.090.C.
 - (3) All ground-floor openings shall have clear glazing, and the top of the ground-floor openings shall align horizontally along the façade plane.
 - (4) Ground-floor commercial storefront or parking area openings shall be between 10 and 25 feet wide and shall be separated from each other and any other ground-floor openings by walls or pillars between one and three feet wide that are aligned with and no wider than solid wall areas of the Middle; residential amenity space openings shall be between six and 25 feet wide. Ground-level walls at building ends may be up to five feet wide. Doors within ground-level openings for commercial, amenity space and residential unit entries shall be recessed a minimum of 30 inches from the façade plane.
 - (5) The Base shall be separated from the middle by an entablature of consistent height above the ground-level openings, or by differentiated second-floor windows required by Subsection D.3 of this Section. If an entablature is used to define the base, it shall be between three and four feet in height, of which the top 14 to 19 inches shall be a cornice that shall project from the façade plane of the base between six and ten inches and shall not be higher than the bottom of the second-floor windows. If window sills are used at second-floor openings, a cornice shall not be used.
 - (6) Ground-floor courtyard openings may be taller than other ground-floor openings but shall not be taller than the top of the second-floor windows.
- c. The Middle of the building shall consist of solid walls and windows in compliance with Subsection D.3 Fenestration & Solid-to-Void, Subsection D.4. Building/Craftsmanship Elements, and Subsection D.5 Materials & Colors, of this Section.

EXHIBIT A

- d. The Top of the building shall comply with the following standards:
- (1) Except at required façade breaks and set-back top floors as allowed in Subsection D.2.d.(3) of this Section, the top edge of the building shall have either a projecting cornice or decorative panels in compliance with the following standards:
 - (a) The height of the cornice shall be a dimension equal to between 6% and 8% of the height of the building Middle. The building Middle shall be measured from the bottom of the second-story windows to the top of the top-floor windows or to the bottom of the cornice required in Subsections D.2.d.(2) of this Section. If the top floor is set back in accordance with Subsection D.2.d.(3), the floor below shall serve as the top for the purposes of measuring the building Middle. Cornices shall project from the façade plane a maximum dimension equal to between 50% and 133% of the height of the cornice and shall have an articulated design such that the maximum projection is at the top of the cornice and the remainder steps or angles back to the main façade.
 - (b) Decorative panels shall be at least two feet in height and no taller than the overall building height and shall have a projecting band in compliance with Subsection D.2.b.(5) of this Section below and above the panels.
 - (2) The fenestration pattern of the top floor may be differentiated from that of the middle. If differentiated, a projecting band in compliance with Subsection D.2.b.(5) of this Section shall be placed between the bottom of the top floor openings and the top of the openings of the floor below.
 - (3) The top floor may be set back from the rest of the building below. If set back, the floor below the top floor shall have a projecting cornice in compliance with Subsection D.2.d.(1) of this Section and the set-back top floor may have any roof form, fenestration pattern, wall material and color. If a sloping roof is proposed, it may be any color.
- e. If a building step-back is required in Article 3 (Specific Plan Standards), the portion of the building that is not stepped back shall have a projecting cornice at the top that complies with subsection D.2.d.(1) of this Section and the stepped back portion shall comply with the middle and top standards of subsections D.2.c, D.2.d.(1), and D.2.d.(2) of this Section. The top-floor setback in subsection D.2.d.(3) shall not be allowed.

3. Fenestration & Solid-to-Void.

- a. All buildings shall have a ratio of solid wall area to area of openings between 0.2 and 0.5 per street-facing façade. Interior, side, and rear façades that are visible from a public street or alley shall have a ratio of solid wall area to area of openings between 0.1 and 0.5. The ratio shall be calculated by dividing the total area of all street-visible openings on a façade by that façade's street-visible overall area. If allowed, façades that are set back more than 12 feet from the remainder of the façade shall count as a separate façade for purposes of this requirement.
- b. Openings above the base shall be aligned and stacked vertically and horizontally unless otherwise stated in this Section.
- c. Openings shall be distributed across all street-visible façades and shall be separated from each other and from building corners by solid wall area between 18 inches and eight feet horizontally and three and four feet vertically. Vertical solid wall area between the top of the ground-level openings and the bottom of the second-floor openings may be increased up to six feet. On corner lots, the corner side yard façade may have one vertical blank wall area that is a maximum of 15 feet wide to accommodate a stair or elevator. Window openings shall not extend vertically across multiple floors or horizontally across building corners, including at façade breaks.
- d. Individual openings shall be at least twelve inches taller than they are wide, except for openings connected to balconies, which may be a maximum of four feet wider than their height.
- e. Window jamb and header trim is prohibited. Projecting sills are permitted and may project between one-and-one-half and three inches from the façade plane.
- f. Ground-floor openings to access vehicular parking areas shall be divided into entrance and exit openings with a solid pillar between them, which shall be between one and three feet wide and placed to align with a solid wall area of the building façade above.
- g. Projecting vertical fins and/or horizontal canopies are permitted, subject to the following requirements:
 - (1) Projecting vertical fins shall be placed only within and at one side edge of openings. Fins shall project a maximum of one foot from the façade plane and shall be a maximum of one inch thick.
 - (2) Canopies shall be placed only at the top edge of openings. Canopies at openings above the ground floor shall project a maximum of three feet from the façade plane; canopies at ground-floor openings shall project a maximum of five feet from the façade

EXHIBIT A

plane. Canopies shall be a maximum of eight inches thick and may include tiebacks for structural stability.

- h. Windows shall be recessed by between two and four inches, measured from the outside wall plane to the frame of the window (mullion, muntin or similar element).
- i. All openings shall be rectangular with right angles.

4. Entries.

- a. All buildings shall have a separate entrance from the sidewalk to a ground-floor residential lobby space, the opening to which shall be narrower than the ground-floor commercial, amenity space or parking openings and between four and twelve feet in width.
- b. Ground-floor residential unit entries shall be accessed directly from the sidewalk by at-grade paths or patios or raised stoops or terraces, which may project from or be recessed within the building façade plane.
- c. The residential lobby entrance opening shall be differentiated from other ground-floor openings by at least one of the following methods:
 - (1) An awning or flat projecting canopy, which shall be placed above the entrance doors, below any transom, and span the width of the opening only.
 - (2) A surround that projects beyond the building wall a maximum of six inches and/or extends above the opening no higher than the base of the second-floor windows.
 - (3) Deeper recess by at least 12 inches than the other ground-floor entrances.
- d. No ground-floor entries or openings shall be lower than the grade of the existing sidewalk.

5. Building/Craftsmanship Elements.

- a. All buildings shall include at least two of the following traditional building elements:
 - (1) Cornices or banding
 - (2) Dentils, incorporated into a roofline cornice only
 - (3) Plaster relief panels or medallions
 - (4) Building corner profiles such as recessed panels, chamfers or ogee profiles
 - (5) Rooftop finials
 - (6) Engaged pilasters

(7) Balustrades at the roof edge only

(8) Balconies/railings that comply with the following standards:

(a) All balconies along a single façade shall have the same design, material, and color.

(b) All balcony railings shall be an opaque material other than stucco and shall either incorporate a gap between the railing and the balcony surface for sheet-flow of drainage or, if no drainage gap is provided, both primary and overflow drainage shall be concealed within the building and/or balcony structure with no scuppers.

(c) Balconies shall not extend beyond a façade break required by Subsection D.1.d of this Section.

(d) Balconies may project a maximum of four feet in depth from a façade.

(e) The fascia and soffit of all projecting balconies shall be clad in a matching material other than stucco.

6. Materials & Colors.

a. The exterior solid wall area of all buildings shall have no more than two materials, which shall be no more than two colors established in the Administrative Guidebook.

(1) A variegated color mix of brick or stone material shall be considered one color.

(2) If two materials are used on the building, slab stone, precast concrete, porcelain tile or brick shall be applied to the entire base and shall require at the top of the base a projecting band of the same material as the base and between six and ten inches in depth beyond the face of the ground-level material. Individual slab stones and porcelain tiles shall be at least 4 inches by 12 inches. Smooth or 20/30 sand-finish plaster/stucco shall be applied to the entire middle and top.

b. Wall areas surrounding recessed openings at the middle or top of a building may extend no more than six inches beyond the window and may have an additional color applied consistently to all such areas, but shall be clad in the same material as the surrounding wall areas. In addition, a precast concrete foundational material of any color extending from the ground to a maximum height of 24 inches, and projecting beyond the base material by one inch, may be used at the base of the building and a solid bulkhead consisting of four-inch by four-inch ceramic tiles of any color or precast concrete of any color

EXHIBIT A

may be used below storefront windows, extending from the ground to a maximum height of 24 inches.

- c. All storefront frames, window frames and doors shall each be of the same material and color throughout the building exterior and may contrast with the exterior façade colors. Doors with specific building code ratings are not subject to this requirement (e.g., required fire-rated exit or mechanical doors).
- d. Cornices, banding and decorative features shall be cast stone or precast concrete (which may have a high-density foam interior) if the building is clad entirely in stucco. Brick-clad buildings shall incorporate traditional brick details including projecting rowlock coursing at parapets, banding, and window sills; soldier courses at window headers; and corner bricks wrapping into openings and at building corners.
- e. Stone and brick façade materials shall not be painted.
- f. The same exterior materials used on the building façade shall wrap corners into recessed openings.
- g. The following materials are prohibited:
 - (1) Siding or shingles of any material
 - (2) CMU blocks, split-face blocks or slumpstone
 - (3) Glossy/reflective materials
 - (4) Panelized/rainscreen systems
 - (5) Faux materials (e.g., metal or composite materials with a faux wood appearance)
 - (6) Corrugated metal
- h. Façade lighting and venting shall comply with Section 17.30.070.F.

E. Design Type 2 (Articulated Form) Standards

1. Massing & Articulation.

- a. The Modulation standards of Article 3 (Specific Plan Standards) shall not be required.
- b. Buildings shall have box massing with articulated subvolumes or projecting or recessed walls or features as permitted herein. The buildings are required to incorporate at least two of the following features per street elevation:
 - (1) A tower at a street corner. If used, this feature satisfies an

articulation requirement for both street façades. Towers shall be between 15 and 25 feet higher than the building volumes that flank it, as measured from the immediately adjacent volume's eave fascia or top of parapet to the top of the tower's roof and shall be between 15 and 25 feet in width on each side. Corner towers shall also project at least six inches beyond the wall planes of the immediately flanking volumes.

(2) An uncovered outdoor staircase from the ground to a second-floor entrance, which shall have terra cotta treads and decorative tile risers.

(3) A covered or uncovered rooftop deck or terrace. Uncovered roof terraces shall terminate a building volume that is lower in height by at least one floor from the main building roofline. Coverings shall comply with Subsection E.2.c.(2) of this Section except that they may be as deep as the terrace and may also have hipped roofs if they project beyond the exterior wall of the building by more than 24 inches. If railings are solid, both primary and overflow drainage shall be concealed within the balcony structure and building walls with no scuppers.

(4) A change in height by at least one floor and at least 25 feet in width. Adjoining building volumes of different heights shall have wall planes offset from each other by at least two feet.

c. Roofs shall be flat, sloping (gabled, hipped, mansard) or a combination. Changes in roof form shall only occur at towers or a change in height allowed in subsection E.1.b of this Section.

2. Base, Middle, Top Design.

a. The base of the building shall comply with the standards in subsection D.2.b of this Section, except as follows:

(1) A minimum of 50% of ground-level openings shall be arched. Arches shall be rounded, parabolic or draped. Any ground-floor openings that are not arched shall be rectangular with right-angles.

(2) Ground-floor openings shall be separated from each other by solid wall area between five and ten feet wide.

(3) Ground-floor openings may have articulated cast stone or smooth plaster surrounds.

(4) Ground-floor unit entry doors shall be a standard 36-inch width and shall have vertical v-groove panels. Entry doors may include a small window near the top, with or without metal grillework and may also include black metal clavos.

- (5) Exterior stairs allowed in Section E.1.a may result in greater opening separation than the maximum allowed in subsection E.2.a.(2) of this Section to accommodate the stair, to a maximum of 40 feet.
- b. The middle of the building shall consist of solid walls and windows arranged in a pattern in compliance with subsection E.3. Fenestration & Solid-to-Void, Subsection E.4. Building/Craftsmanship Elements, and Subsection E.5 Materials & Colors, of this Section.
- c. The top of the building shall comply with the following standards:

 - (1) Flat roofs shall have clay barrel tile coping at the top of the parapet.
 - (2) Sloping roofs shall have a maximum slope of 4:12 and shall be covered in clay barrel tiles and shall have eaves between six and 32 inches in depth beyond the building wall. Six-inch-deep eaves shall have an articulated ogee-profile cast stone or precast concrete cornice (which may have a high-density foam interior) along the base of the eave. Eaves deeper than six inches shall have wood or smooth (without faux-wood grain) fiber-cement tongue-and-groove sheathing under the eave and 4x6 wood rafter tails set between 16 and 32 inches on center.

3. Fenestration & Solid-to-Void.

- a. All façades visible from a public street or alley shall have a ratio of solid wall area to area of openings between 0.2 and 0.3. The ratio shall be calculated by dividing the total area of all street-visible openings on a façade by that façade's street-visible area.
- b. Windows shall be distributed across all publicly visible façades and shall be separated by solid wall area between one and ten feet horizontally and three and five feet vertically. Windows shall not extend vertically across multiple floors or horizontally across building corners. Openings are not required to be aligned or stacked.
- c. Individual openings may be square or taller than they are wide, but may not be wider than their height.
- d. Fins and canopies are not permitted.
- e. All windows shall have square or rectangular divided lights with exterior, dimensional muntins.
- f. Windows shall be recessed by between three and six inches, measured from the outside wall plane to the frame of the window (mullion, muntin or similar element).

4. Entries.

- a. The standards in Subsection D.4 of this Section shall apply except that, in lieu of a residential lobby entry, buildings may have an opening providing access to a ground-level courtyard in compliance with Subsection D.2.b.(6) of this Section. In addition, if a lobby entry is provided, the differentiation method of an articulated surround in Subsection D.4.c.(2) of this Section shall not be allowed.

5. Building/Craftsmanship Elements.

- a. Each building shall incorporate at least two of the following building elements:

(1) Balconies, which shall comply with the following standards.

- (a) Balconies may be used on a maximum 5% of a building's openings.
- (b) All balconies shall project at least two feet, but no more than four feet, from the building façade and may also be recessed behind the façade.
- (c) If roofed, balcony roofs shall be shed-style, covered in clay barrel tiles over wood sheathing and rafters in compliance with Subsection E.2.c.(2) of this Section and the roof shall be supported by minimum 6x6 wood posts. Railings may be vertical wood or metal pickets with flat top and bottom rails. The fasciae and soffits of covered balconies shall be either plaster matching the building or wood and shall have wood corbels or purlins at the underside of the balcony.
- (d) Uncovered balconies shall be either:
- i. Entirely metal (including soffits and fascia) with railings having vertical metal pickets with flat top and bottom rails and with scrolled metal brackets below, one at each end; or
- ii. Entirely plaster matching the building (including fascia and soffits) with scalloped or bracketed soffits, also coated in matching plaster. Railings shall be either solid and coated in matching plaster, a combination of plaster with panels of stacked terra cotta barrel tiles, or vertical metal pickets with flat top and bottom rails. If railings are solid, both primary and overflow drainage shall be concealed within the balcony structure and building walls with no scuppers.
- (e) Multiple balcony designs in compliance with these

standards are permitted on a building.

(2) Half-round gutters and exposed round downspouts, both copper and only at sloping roof forms.

(3) Decorative metalwork.

(4) Decorative tilework other than at exterior stairs.

6. Materials & Colors.

- a. Building exterior walls shall be entirely coated in smooth or Santa Barbara finish stucco or Venetian plaster in a single white or beige color established in the Administrative Guidebook. Control joints, if required, shall be painted the same color as the stucco. Window frames shall be a contrasting color from the building walls and shall not be white or beige.
- b. All wood shall be solid dark walnut color, either painted or stained.
- c. All metal finishes shall be matte black.
- d. Façade lighting and venting shall comply with Section 17.30.070.F.
- e. Gable-ends shall have groupings of between three and six circular terra cotta pipe vents with a minimum four-inch diameter that project two inches from the façade.
- f. Rectangular inlays of decorative tile may be substituted for no more than 1% of the number of openings on a façade, shall be recessed at least two inches from the exterior wall, shall be square or no more than six inches taller than they are wide, and shall not be larger than the smallest windows on the façade.
- g. Gates shall be constructed of metal pickets and rails.
- h. No materials other than stucco, wood, metal, precast concrete, terra cotta or ceramic tile may be used.