



*City of Hesperia*

**Planning Division**  
9700 Seventh Avenue  
Hesperia, CA 92345  
760-947-1224

## CITY OF HESPERIA OBJECTIVE DESIGN STANDARDS CHECKLIST AND USER GUIDE

This User Guide complements the City of Hesperia Objective Design Standards. This guide forms a checklist for applicants and City staff to analyze if a proposed project complies with the minimum design standards. A brief description of each standard is listed in the two columns to the left of the table. The full standards are contained in the City's adopted Objective Design Standards. It is an applicant's responsibility to check their project against the City's standards, and to provide a response to each standard on how a proposed project meets or exceeds the standards. It is also the applicant's responsibility to provide the page numbers of the project plans wherein City staff can check if the standard has been met. Once the completed checklist is submitted, the Planning Division will review the responses and determine whether the project does or does not conform to each applicable standard.

Standard		Conforms? (City)			Response (Applicant)	Page # (Applicant)
		Yes	No	N/A		
2.0 Site Planning						
2.1Site Layout						
2.1. a and b	Buildings have public entrances facing the street, with access drives appropriately located; at least 60 percent of frontage is devoted to buildings; up to 40 percent of frontage is devoted to parking, landscaping, and driveways					
2.1. c	Minimum distance of 10 feet for single story buildings, 15 feet for multi- story buildings					
2.1. d	On sites with four or more residential buildings, buildings are clustered					
2.1. f	Setbacks are utilized for landscaping					
2.1. g	If adjacent to commercial or industrial uses, parking is located adjacent to these uses and features a landscaped buffer					
2.2 Building Orientation						
2.2. a, b, and c	Entrances are oriented towards non-arterial streets, front doors are oriented toward the street, and elevations emphasize entries, porches, and other living areas					



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2.2. d	Buildings along an arterial provide at least 2 of the following:					
	• Pedestrian level articulation					
	• Ground floor activation					
	• Enhanced landscaping					
2.2. e	Buildings within 15 feet of an adjacent building avoid direct line-of-sight into other units by:					
	• Offset windows					
	• Clerestory windows					
	• Opaque glass					
	• Glass block					
2.2. f	New development protects residents from the sun by at least 1 of the following:					
	• Use of overhangs					
	• Planting trees in front of windows					
	• Covered porches/patios					
2.3 Pedestrian Circulation						
2.3. a	Pedestrian walkways connect throughout the site					
2.3. b	Walkways are separated from vehicular traffic and utilize appropriate materials					
2.3. c	Pedestrian walkways meet width requirement of 4 feet					
2.4 Vehicular Circulation						
2.4.1. a, b, c, and d	Vehicular entrances are marked, lead into an entry drive, are limited in number, and utilize appropriate materials					



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		Yes	No	N/A		
2.4.1. e	On lots with more than 150 feet of frontage, landscaped islands are provided					
2.4.1. f	Alley improvements coincide with site planning					
2.4. 2	Vehicular circulation standards are met					
2.4.3	Minimum auto court/common court standards are met:					
	• Length					
	• Unit Count & Unit Entrances					
	• Paving/Elevation					
	• Landscaping					
2.5 Parking						
General	Surface parking requirements are met, and these standards are in addition to the parking and loading standards found in Chapter 16.20, Article 4 of the Hesperia Development Code					
2.5.1	If provided, parking courts meet design standards					
2.5.2	If provided, carports meet design standards					



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2.5.3	If provided, tuck-under parking meets design standards					
2.5.4	Individual garages do not occupy more than 40 percent of a building's street frontage and are appropriately recessed					
	In addition, garage doors feature at least 2 of the following:					
	• Enhanced materials					
	• Decorative features					
	• Garage door windows or architectural detailing					
	• Arbors or other projecting features					
<b>3.0 Open Space</b>						
<b>3.1 General</b>						
3.1. a, b and c	Open space areas shall be provided in large, meaningful and usable areas, pursuant to the requirements of Article VII of the Hesperia Development Code and meets locational and dimensional requirements					
3.1. d	All recreation areas or facilities required by this section shall be maintained by private homeowners' associations, property owners, or private assessment districts subject to the reviewing authority's approval					
3.1. e	Open space areas are properly separated and buffered from arterial streets, service areas and commercial or industrial zones					
3.1. f	A minimum of one common open space includes seating					
3.1. g	Site furniture uses graffiti-resistant materials and/or coatings and skateboard deterrents					



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3.1. h	Pedestrian walkways connect common open space to public right of way and building entrances					
3.2 Common Amenities						
3.2. c	The following major amenities are provided at ratios based on a project’s size (See Table 3.1):					
	• Park					
	• Clubhouse					
	• Rooftop Terrace					
	• Swimming Pool					
	• Spa/hot tub					
	• Gymnasium					
	• An alternative amenity as deemed adequate by the Director					
3.2. d	The following minor amenities are provided at ratios based on a project’s size (See Table 3.1):					
	• Barbecue area					
	• Sports court					
	• Tot lot with commercial playground equipment					
	• Gazebo or covered seating					
	• Community garden					
	• Courtyard					
	• Dog run					
	• Spa/hot tub					
	• Community room					
	• Other amenities as deemed adequate by the Director					
3.3 Private Open Space						
3.3. a, b, and c	Private open space is contiguous to unit it serves and features opaque fencing of at least 42 inches					
3.3. d	Units feature at least 100 square feet of usable open space with dimensions no less than 8 feet and provides 100 cubic feet of lockable, private storage space if a garage is not provided for the unit					



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3.3.1	Balconies meet locational, dimensional, and material requirements					
4.0 Mass and Scale						
4.1 Modulation						
4.1. b	Vertical façade modulation is provided for buildings 2 or more stories in height with at least 2 of the following:					
	• Change in materials, textures, and colors above ground floor					
	• Functional/decorative projections and recesses					
	• Changes in floor height					
	• Change in materials, textures, and colors below the uppermost floor (3+ stories only)					
4.1. c	Horizontal façade modulation is provided for buildings as follows:					
	• Minor modulation provided every 60 feet of street-facing façade					
	• Major modulation provided every 120 feet of street-facing façade					
4.2 Height and Rooflines						
4.2. a	Rooflines are vertically articulated at a minimum of 3 feet every 50 feet					
4.2. b	Buildings 3+ stories feature massing breaks at least every 100 feet					



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4.2. c	Rooflines greater than 50 linear feet shall be articulated with at least one of the following:					
	• Change in height of roof ridge/parapet					
	• Change in roof form					
	• Change in angle of roof slope					
4.3 Transitional Massing						
4.3	If adjacent to a single-family zone, a 6-foot wall and at least 2 of the following are provided:					
	• Increased setback					
	• Stepbacks					
	• Offset windows					
	• Transitional height					
4.4 Corner Elements						
4.4. a	All multifamily residential sites located on a corner shall incorporate at least one of the following corner elements:					
	• Decorative features such as monument signage or public art					
	• Pedestrian entrance into site					
4.4. b	A structure located on a corner lot shall incorporate at least two of the following corner elements:					
	• Corner feature with a minimum 10 feet height increase					
	• Corner feature with a minimum of 5 feet recess or projection					
	• A corner entry oriented diagonal to the intersection					
	• Unique corner features, wraparound balconies, or terraces above the ground floor;					
	• Diagonal or curved walls at the intersection					
	• Color and material variation from the primary façade					



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5.0 Materials and Details						
5.1 Materials and Finishes						
5.1	All buildings feature at least 2 materials on façades fronting a public right-of-way, and all buildings are constructed with durable materials, and all material variation standards are met to produce four-sided architecture					
5.2 Façade Details						
5.2. a	Façade articulation must be provided through at least 4 of the following:					
	• At least 2 window or door types					
	• Window details					
	• Balconies and/or porches					
	• Decorative light fixtures					
	• Decorative attic/gable vent					
	• Decorative moldings and/or cornices					
	• Trellis and/or arbor structures					
	• Decorative veneer					
5.2. b	Accessory structures and buildings feature the same materials and colors as the primary building					
5.2. c, d, and e	Standards for expansion joints, architectural treatments to blank façades exterior stairways, columns, gutters, and other exterior architectural details are followed					
5.3 Color and Texture						
5.3. a, b, and c	Structures meet primary, accent, and roof color requirements; developments with multiple buildings feature a variety of color schemes					





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5.4 Unit Entrances						
5.4. a	Transitional spaces in the form of stoops, overhangs and porches are provided					
5.4. b	Primary entrances shall incorporate at least 3 of the following:					
	• Façade projection or recess					
	• Projecting element above entrance					
	• Window detailing					
	• Decorative veneer or siding					
	• Porches or stoops					
	• Material/color variation					
5.5 Doors and Windows						
5.5. a	Windows are offset at least 1 foot from any windows in adjacent buildings within 15 linear feet					
5.5. b	Windows and doors are recessed or include trim or a windowsill as applicable					
5.5. c	Windows feature at least 2 of the following:					
	• Variation in window types and/or sizes					
	• Mullion patterning					
	• Moldings					
	• Wood frames					
	• Decorative trim					
	• Shutters					



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5.5. d	Windows are double glazed and include screens					
5.5. e	Doors include doorbells and viewers					
<b>6.0 Utilities, Services, Lighting, and Fences</b>						
<b>6.1 Fence, Walls, and Gates</b>						
6.1. a, b, and c	Walls are treated on both sides with materials that are durable and consistent with development design					
6.1. d	Walls and fences are of appropriate height with pillars spaced appropriately where applicable					
6.1. e	Wall/fence sections greater than 50 feet in length fronting a street shall incorporate at least 2 of the following design features:					
	• A minimum 2-foot change in horizontal plane for at least 10 feet					
	• A minimum 18-inch change in height for at least 10 feet					
	• A minimum 18-inch-high raised planter for at least half the length of the wall					
	• Pilasters at 25-foot maximum intervals and at changes in wall planes					
6.1. f, g, and h	Basin, internal fencing, and access gates are appropriate					



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6.1. i	Walls are curved or angled at corner and vehicle entry locations					
<b>6.2 Exterior Lighting</b>						
6.2. a and b	Lighting is adequate and a minimum of 0.1 foot- candles but shall not exceed 0.5 foot-candle at residential property lines and the right-of-way					
6.2. c	Fixtures are hooded and compatible with the building architecture					
6.2.d, e, and f	Pedestrian scale lighting is provided along walkways and a maximum of 15 feet					
6.2. g and h	Adequate lighting of open space and buildings throughout the development					
<b>6.3 Utility and Mechanical Storage</b>						
6.3	All utility equipment is appropriately screened as outlined					
<b>6.4 Refuse Areas</b>						
6.4. a	Enclosures meet waste management standards HMC Ch. 8.04					



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<b>6.4. b</b>	Enclosure is per City detail					
<b>6.4. c</b>	Enclosure includes the following:					
	• 3 sides of split faced masonry or treated finish					
	• Self-latching opaque metal gate					
	• Decorative trellis/screen gates on top					
<b>7.0 Mixed-Use</b>						
<b>7.1 Vertical Mix of Uses</b>						
<b>7.1.1</b>	Building siting, orientation, and setback standards are met					
<b>7.1.2</b>	Vehicle circulation, access, and parking standards are met					
<b>7.1.3</b>	Pedestrian circulation standards are met					
<b>7.1.4</b>	Building organization standards are met					



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7.1.5	Architectural style standards are met					
7.1.6	Modulation, articulation, and detailing standards are met					
7.1.7	Site and building entrance standards are met					
7.1.8	Privacy for residential units is provided					
<b>7.2 Horizontal Mix of Uses</b>						
7.2.1	Building siting, orientation, and setback standards are met					
7.2.2	Circulation, access, and parking standards are met					
7.2.3	Open space standards are met					



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<b>7.2.4</b>	Building organization standards are met					
<b>7.3 Structured Parking</b>						
<b>7.3. a</b>	Ramps are screened by spandrels					
<b>7.3. b</b>	Pedestrian and vehicular entrances are distinctly marked					
<b>7.3. c</b>	Design details for exposed parking structures (must select at least 2):					
	• Alternating façades					
	• Vertical landscaping treatments					
	• Projected elevator shafts and stairwells					
	• Ground floor active uses					
	• Setting back primary mass of structure, if ground floor is activated					