

OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL DEVELOPMENTS

CITY COUNCIL
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PROJECT DESCRIPTION

- ✓ Zoning Code Text Amendment - Objective Design Standards for Streamlined and Ministerial Residential Developments
- ✓ Design Guidelines are subjective in nature to demonstrate preferences while allowing discretion and flexibility
 - ✓ Cannot be enforced through the streamlined ministerial process
- ✓ Goal to address neighborhood compatibility and ensure attractive residential developments

BACKGROUND

California Legislation adopted to address housing shortage

- Requires streamlined and ministerial process for specified residential developments
 - Senate Bill 35
 - Assembly Bill 2162
- Streamlined – Processed within specified timeframe
- Ministerial – No use of discretion or judgement
- Additional legislation to expedite housing development anticipated

BACKGROUND

- California State Senate Bill 35 (SB 35)
 - Became law January 1, 2018
 - Part of comprehensive package to address housing shortage and high costs
 - Streamlined ministerial approval process for specified residential projects
 - Specific to jurisdictions that have not made sufficient progress towards regional housing need
 - Eligible project cannot be subject to discretionary review
 - Specified timeframes for processing; not subject to California Environmental Quality Act (CEQA)

BACKGROUND

SB 35 Eligibility Requirements:

- ✓ A primarily residential project, with a least two units, with a specified level of affordability;
- ✓ Located on an infill site and void of specified environmental issues;
- ✓ Comply with wage requirements;
- ✓ Comply with General Plan or Zoning provisions; and
- ✓ Comply with other City objective standards

BACKGROUND

- California Assembly Bill 2162 (AB 2162)
 - Became law January 1, 2019
 - Addresses need for supportive and emergency housing
 - Streamlined ministerial approval process for supportive housing
 - Eligible project cannot be subject to discretionary review
 - Specified timeframes for processing; not subject to California Environmental Quality Act (CEQA)

BACKGROUND

AB 2162 Eligibility Requirements:

- ✓ Units subject to a recorded affordability restriction for 55 years
- ✓ All units dedicated to lower-income households and are receiving public funding
- ✓ Specified number of units designated as supportive housing
- ✓ Nonresidential floor areas used for onsite supportive services
- ✓ Units within the development include at least one bathroom and a kitchen or other cooking facilities

DESIGN STANDARDS

- ✓ Neighborhood Compatibility
- ✓ Building Design
- ✓ Massing/Articulation
- ✓ Outdoor/Common Space
- ✓ Site Design
- ✓ Accessory Elements



DESIGN STANDARDS - NEIGHBORHOOD COMPATIBILITY

- ✓ Street oriented building including individual entries and patios fronting SFD neighborhoods - no parking lot areas along SFD neighborhood frontages
- ✓ Duplexes, triplexes, and fourplexes developed within single-family neighborhoods with individual front doors and interior stairs
- ✓ Sound walls screened with an earth berm and landscaping; walls between buildings extended to create pockets of protected common space

DESIGN STANDARDS – BUILDING DESIGN

- ✓ Affordable units have same level of details and materials as market rate units
- ✓ Blank walls shall be less than 30 feet in length
- ✓ Buildings over three stories with distinctive ground floor material
- ✓ At least two materials shall be used on any building frontage, in addition to glazing and railings

DESIGN STANDARDS – MASSING/ARCHITECTURE

- ✓ At least two architectural features incorporated into design
- ✓ Minimum three-foot offset for any wall plane that exceeds 30 feet
- ✓ Buildings over three stories tall require major massing breaks at least every 100 feet, minor massing breaks every 50 feet
- ✓ Vertically articulated rooflines at least every 50 feet along the street frontage

DESIGN STANDARDS – COMMON/OPEN SPACE

- ✓ A minimum of 40 sq. ft. of semi-private space adjacent to each unit
- ✓ Common useable open space required for projects with 10 or more units
- ✓ A minimum of 70% of the open space as landscaped green area or garden
- ✓ Outdoor seating at common areas
- ✓ Two open space areas (one adult and one child) required for developments with 22 or more units, three for 100 or more units

DESIGN STANDARDS – SITE DESIGN

- ✓ Dwellings and windows of kitchen, living, or dining rooms oriented to overlook common open space
- ✓ Primary building entrances and associated paths of travel shall be visible from adjacent street
- ✓ Garages and carports shall be designed to with detail of main buildings
- ✓ Parking Areas screened from public streets
- ✓ Directional signage for bicycle parking included at the main building entrance

DESIGN STANDARDS – ACCESSORY ELEMENTS

- ✓ Perimeter fencing constructed of decorative iron, pre-painted welded steel, or wood picket material
- ✓ Roof top equipment screened from visibility
- ✓ All exterior trash, recycling, and additional equipment screened
- ✓ Refuse containers enclosed in garage or structure; lighting at trash enclosures for night time security and use

EXISTING OBJECTIVE STANDARDS



- ✓ Development Standards by Zoning District
- ✓ Landscaping
- ✓ Water Efficiency
- ✓ Outdoor Lighting
- ✓ Parking
- ✓ Hillside Development
- ✓ Creekside Development
- ✓ Street Standards

PUBLIC PROCESS

- Online survey covering the major topical areas addressed by the proposed design standards was released to the public on June 10, 2019
 - ✓ Community Advisory Board
 - ✓ Planning and Economic Development email distribution list
 - ✓ +15,000 recipients (builders, non-profits, community members)
 - ✓ City's various social media accounts
- Noticing completed in compliance with Zoning Code requirements

REVIEW AUTHORITIES

- June 20, 2019 – Joint Meeting
- Board members expressed concerns regarding ministerial design review process
- Specific comments which resulted in modifications to draft standards:
 - Utilizing caution about constraining development
 - Open space minimums within the downtown were eliminated
 - Flexibility was added into the standard regarding parking area location and screening
 - Location of on-site amenities
 - Removal of inset window requirement
- September 12, 2019 – Planning Commission Meeting

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Proposed amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3)

- ✓ Amendments do not have the potential to cause a significant effect on the environment, and are not subject to CEQA review
- ✓ Amendments proposed will preserve and enhance aesthetic resources and each of the proposed amendments is necessary to conform the Code to state law
- ✓ Any conceivable impact of the proposed amendments would be speculative in the absence of specific development proposals

RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance adding City Code Chapter 20-39, related to objective design standards for streamlined and ministerial residential developments.

QUESTIONS/COMMENTS

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