

SENATE BILL 35 – DESIGN STANDARDS FOR MULTIFAMILY HOUSING

DESIGN REVIEW BOARD – CULTURAL HERITAGE BOARD
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BACKGROUND

- California State Senate Bill 35 (SB35)
 - Became law January 1, 2018
 - Part of comprehensive package to address housing shortage and high costs
 - Streamlined ministerial approval process for multifamily residential
 - Specific to jurisdictions that have not made sufficient progress towards regional housing need
 - Eligible project is streamlined and cannot be subject to discretionary review
 - Specified timeframes for processing; not subject to California Environmental Quality Act (CEQA)



BACKGROUND



- SB35 Eligibility Requirements:
 - ✓ A primarily residential project, with a least two units, with a specified level of affordability;
 - ✓ Located on an infill site and be void specified environmental issues;
 - ✓ Comply with wage requirements;
 - ✓ Comply with General Plan or Zoning provisions; and
 - ✓ Comply with other City objective standards

PROJECT PURPOSE

- ✓ Prepare and adopt clear and objective multifamily design standards that respond to SB35 - sourced from City's Design Guidelines
- ✓ Design Guidelines are subjective in nature to demonstrate preferences while allowing discretion and flexibility
 - ✓ Cannot be enforced through the SB35 streamlined ministerial process
- ✓ Goal to ensure neighborhood compatibility and retain attractive qualities

PROPOSED 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
- ✓ Projects abutting Preservation Districts designed to be compatible in height with adjacent structures
- ✓ 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

- ✓ Materials consistent on all sides of buildings
- ✓ 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
- ✓ Window frames must be recessed a minimum of two; trim provided around windows and door openings
- ✓ At least two materials shall be used on any building frontage, in addition to glazing and railings

PROPOSED 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 50 feet along
- ✓ Vertically articulated rooflines at least every 50 feet along the street frontage

PROPOSED 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

PROPOSED DESIGN STANDARDS – SITE DESIGN

- ✓ Common facilities located to the interior or rear of project site
- ✓ Dwellings and windows of kitchen/living/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
- ✓ Garages and carports located behind the main buildings on the major public street
- ✓ Directional signage for bicycle parking included at the main building entrance.
- ✓ Screen parked cars from public street frontage through landscaping

PROPOSED DESIGN STANDARDS – ACCESSORY ELEMENTS

- ✓ Perimeter fencing constructed of decorative iron, pre-painted welded steel, or wood picket material
- ✓ Height of solid fencing between private yards and common open spaces shall be limited to 4.5 ft in height; over 6 ft - top 18 inches should allow for vision in and out
- ✓ 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
- ✓ Dumpster enclosures located so that no dwelling is more than 100 feet or closer than 20 feet

EXISTING OBJECTIVE STANDARDS

- ✓ Development Standards by Zoning District
 - ✓ Setbacks, maximum height, lot coverage
- ✓ Landscaping
 - ✓ One tree per five parking spaces
 - ✓ Setbacks maintained with landscaping
- ✓ Outdoor Lighting
 - ✓ Down-shielded lighting
- ✓ Parking
 - ✓ Design and dimensions of spaces

PUBLIC PROCESS

- Online survey covering the major topical areas addressed by the proposed design standards was released to the public released on June 10, 2019
 - ✓ Community Advisory Board
 - ✓ Planning and Economic Development email distribution list
 - ✓ City's various social media accounts
- Noticing will be completed in compliance with Zoning Code requirements prior to Planning Commission and City Council meetings

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 and 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

The Planning and Economic Development Department recommends that the Cultural Heritage Board and the Design Review Board provide comments regarding the proposed SB35 - Multifamily Design Standards for incorporation into the City's Zoning Code.

QUESTIONS/COMMENTS

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