

# **OBJECTIVE DESIGN STANDARDS FOR RESIDENTIAL DEVELOPMENTS**

PLANNING COMMISSION  
SEPTEMBER 12, 2019



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## PROJECT PURPOSE

- ✓ Prepare and adopt clear and objective design standards for residential developments based on State Legislation
  - ✓ 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 streamlined ministerial process
- ✓ Goal to ensure neighborhood compatibility and retain attractive projects

## BACKGROUND

California Housing Legislation adopted to address housing shortage in the State

- Requires streamlined and ministerial process for specified residential developments
  - Senate Bill 35
  - Assembly Bill 2162

## 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

## BACKGROUND

- California Assembly Bill (AB2162)
  - Became law January 1, 2019
  - Addresses need for supportive housing
  - Streamlined ministerial approval process for supportive housing
  - Eligible project is streamlined and cannot be subject to discretionary review
    - Specified timeframes for processing; not subject to California Environmental Quality Act (CEQA)

## BACKGROUND

### AB2162 Eligibility Requirements:

- ✓ Units subject to a recorded affordability restriction for 55 years
- ✓ All units excluding managers' 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 in
- ✓ Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities

## 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
- ✓ 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

## 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

- ✓ 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

## PROPOSED 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
  - ✓ 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
- ✓ Hillside Development
- ✓ Creekside Development



## 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
    - ✓ +15,000 recipients (builders, non-profits, community members)
  - ✓ City's various social media accounts
- Noticing completed in compliance with Zoning Code requirements



## DESIGN REVIEW BOARD AND CULTURAL HERITAGE BOARD COMMENTS

- June 20, 2019 - Design Review Board and Cultural Heritage Board Meeting
- Board members expressed concerns regarding a 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

# 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

The Planning and Economic Development Department recommends that the Planning Commission recommend approval of the proposed Zoning Code Text Amendment to the City Council

## QUESTIONS/COMMENTS

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