

Objective Design Standards *File 21-3071* *Citywide*



Planning Commission Meeting

September 27, 2022

Purpose

- Expedited review process for R-2/R-3
- Prototype plans, design palette
- Provide clear/consistent direction to developers
- Meet state-mandated housing goals
- Comply with SB 478 (Housing Opportunity Act)

Background

- March 2019: HCD announced Planning Grants Program (PGP)
- November 2019: City Council authorized submission of grant application
- March 2020: City awarded \$160,000

New Review Process

- Optional expedited, non-discretionary, approval
- Must use architectural prototypes
- Zoning Clearance; no public hearing
- Planning Commission will review subdivisions
- Add process to **Section 9-1C-6** (Specific Procedures)

Prototype Designs



Prototype Designs

- Sample Plans for R-2/R-3 lots
- Based on development standards/design criteria
- Commonly-sized lots

Prototype Designs

- Site plan, floor plan, elevation plans
- Spanish Colonial Revival and Mid-Century Modern
- Variety of materials and colors
- Form a “design library” to expand over time

R-2 Concept Prototype



R-3 Concept- Narrow lot



R-3 Concept Wide Lot



Economic Analysis

- Interviewed local developers
- Consultant performed pro-forma analysis
- Considered market conditions
- Estimated costs
- Density requirements

- **Conclusion:** prototypes are feasible

Prototypes

- Many lot sizes and dimensions in City
- Modification of prototypes will be necessary
- Director will determine if modifications “substantially comply”
- Checklist will be provided to applicant prior to submittal

Zoning Code Amendments



Existing Process

- Applicants can choose to follow the existing site plan review process
- Existing R-2/R-3 development standards will remain
- Some minor changes will be made to ensure compliance with state law

SB 478

- R-2/R-3 codes updated to reflect SB 478 requirements
- Statewide limitations on Floor Area Ratio (FAR) and minimum lot size in multi-family zones
- Applies to projects of 3-10 units in multi-family or mixed-use zones

SB 478

- Cities may not:
 - Impose F.A.R. less than 1.0 for projects of 3-7 units
 - Impose F.A.R. less than 1.25 for projects of 8-10 units
 - Deny development because it does not meet minimum lot size
 - Use lot coverage requirements to prevent project from achieving allowed F.A.R.

Exterior Stairs and Balconies

- Stairs not allowed on exterior of building
- Balconies only on front/street-side elevation
- Exterior stairs could be an architectural enhancement

Exterior Stairs and Balconies



Exterior Stairs and Balconies

- **Recommended Change:** Exterior stairs will be integrated into building design, not appear tacked on
- **Recommended Change:** When facing courtyard, exterior walkways connecting exterior stairways not considered a balcony

Project Timeline

- Planning Commission Review
- City Council review/approval in November

Environmental Review

- Exempt from CEQA pursuant to Section 15305 (minor alterations to land use limitations) and Sections 15061(b)(3) and 15378

Recommendation

- Adopt attached Resolution recommending that City Council adopt proposed ordinance