

Objective Development Standards

OVERVIEW

Housing Element Rezone Program Components

Background: Housing Element implementation requires several key programs by October, 2024

Four new Zoning Code sections

- Mixed-Use District
- Workforce Housing Overlay
- **Objective Development Standards**
- Housing Development Project Special Regulations

Additions and revisions to other Zoning Code sections include:

- Definitions
- Administration – add findings for no net loss
- Update to objective standards: fences, walls, landscape, lighting, solid waste facilities, and screening

Objective Development Standards - Purpose

- Per State law, cities can only require housing development projects to comply with objective, quantifiable, written development standards
- Some housing development projects must be reviewed/approved ministerially

According to the Housing Accountability Act (GC 65589.5), no housing development project can be denied or reduced in density if it complies with objective general plan, zoning, and design standards unless it is shown to have a specific adverse impact on public health that cannot be mitigated. The streamlining provisions applicable to housing, such as SB 35 and SB 330, also require the application of objective standards

Objective development standards: involve no personal or subjective judgement independently and uniformly verifiable make regulations more predictable and easier to interpret and implement

Objective Development Standards - Scope

- **Proposed new chapter in the Zoning Code (9.13)**
- **Topics covered:**
 - Site Design: parking, circulation, private and common open space
 - Building Design: massing, articulation, entrances, materials, colors, storage
 - Architectural Style: Spanish, Mission or Mediterranean, list of specific features provided
 - El Paseo Corridor treatment: vision for walkable town center area

Subjective examples:

- Consistent with community character
- ... or similar feature
- ...or equivalent
- Decorative
- Prominent

Objective examples:

- 45' maximum building height
- 20' setback
- 6' wide landscape
- Specific materials: stucco, wrought iron, pavers
- Specific features: balcony, arch, exposed wood beam

Site Design Proposed Standards

Pedestrian Circulation and Access

- Walkways required to connect all areas onsite
- Walkways minimum 4' width, flanked on both sides with landscape
- Materials specified

Vehicular Parking and Access

- Separation from residential units (visual)
- EV ready spaces
- Enhanced driveway paving

Common Open Space

- Minimum 300 square feet, minimum dimensions 10'
- Number of common open spaces – scale by number of DUs
- Types of common open space – specific amenity types

Private Outdoor Space

- Required for every unit
- Minimum size (100 sf) and dimensions (6')

Minimum Number of Common Open Space Amenities:

3-25 DU: 1

26-50 DU: 2

51-75 DU: 3

76 or more DU: 4

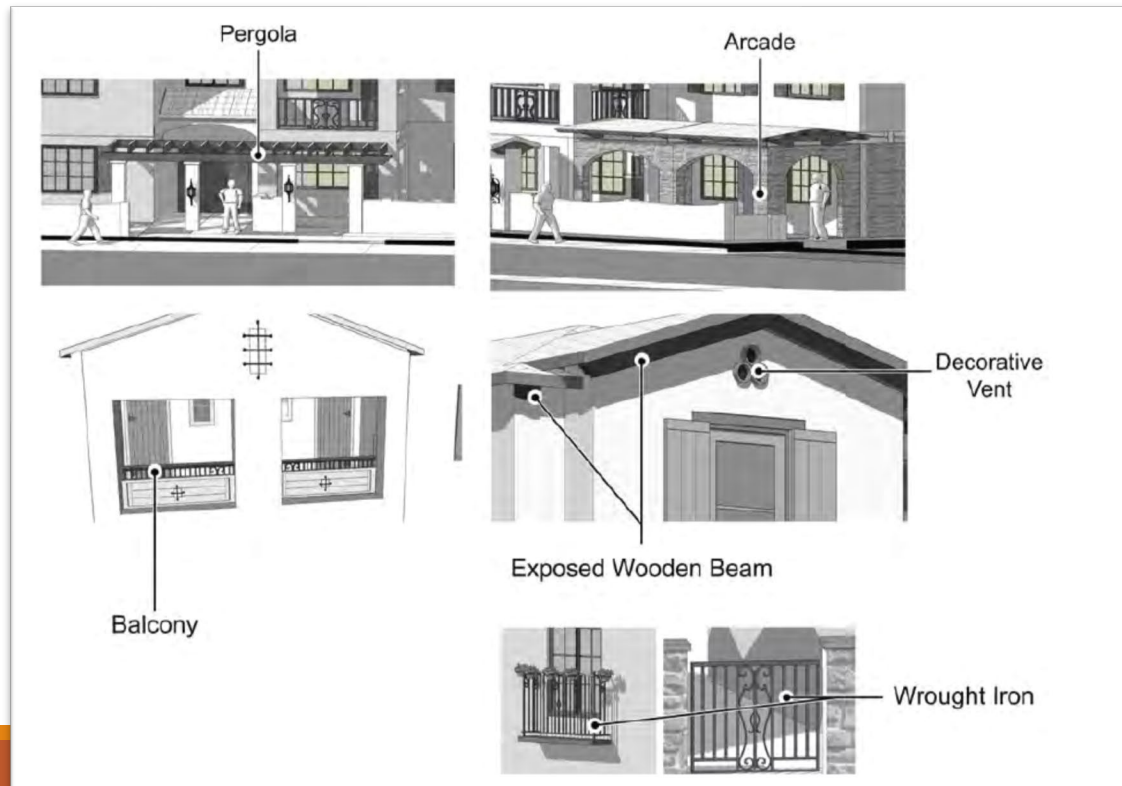
Types of Common Open Space Amenities:

- Tot lot
- Picnic area
- Courtyard
- Sports/recreation area
- Dog park
- Swimming pool
- Community garden

Proposed Architectural Style Standards

Spanish, Mission, Mediterranean styles

- Seven specific features listed
- All projects must incorporate a minimum of three features
- Honor the intent of the Master Plan



- Rounded arches for primary building and unit entries
- Arcades along ground-floor facades, upper-floor facades, interior courtyards, or in exterior walkways
- Pergolas located in exterior walkways between buildings, in outdoor common open spaces, or private outdoor spaces
- Exposed wooden beams in a dark color
- Accents, balconies, and deck railings in iron or wrought iron materials
- Decorative vents, canopies, or shutters.
- Recessed windows and precast window trim

Proposed Building Design Standards

Building form, massing and articulation

- To ensure buildings are not just flat boxes
- Accomplished through articulation, roofline variation, material.

Building and individual DU entrances

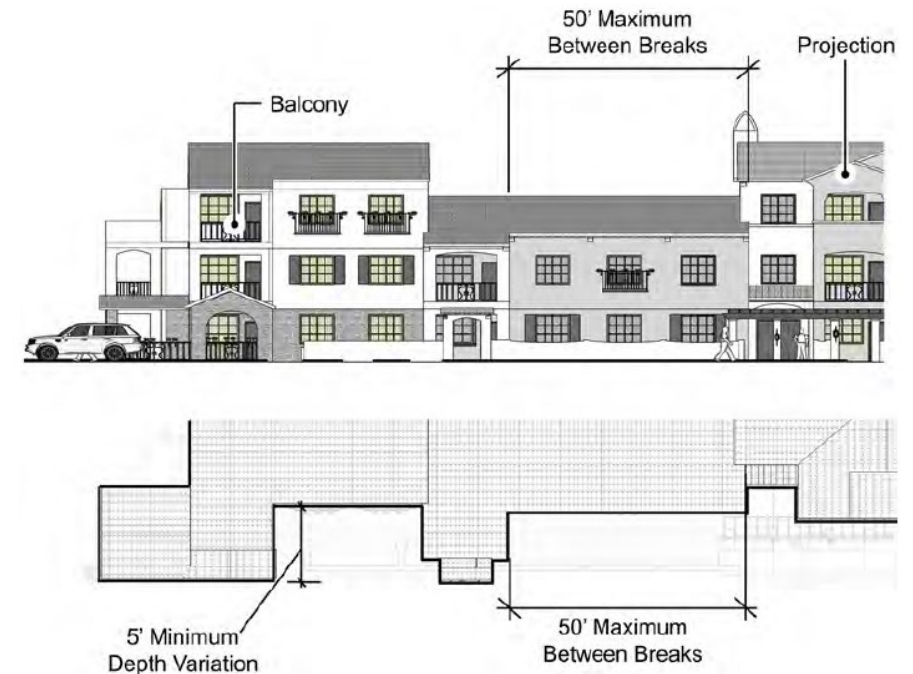
- Styles and features defined by type and location of entrance

Windows and openings

- Spacing, privacy, articulation

Materials and colors

- Consistency between market rate and affordable units
- Specific requirements for materials, roofs, accent materials



Proposed Building Design Standards

Parking structures

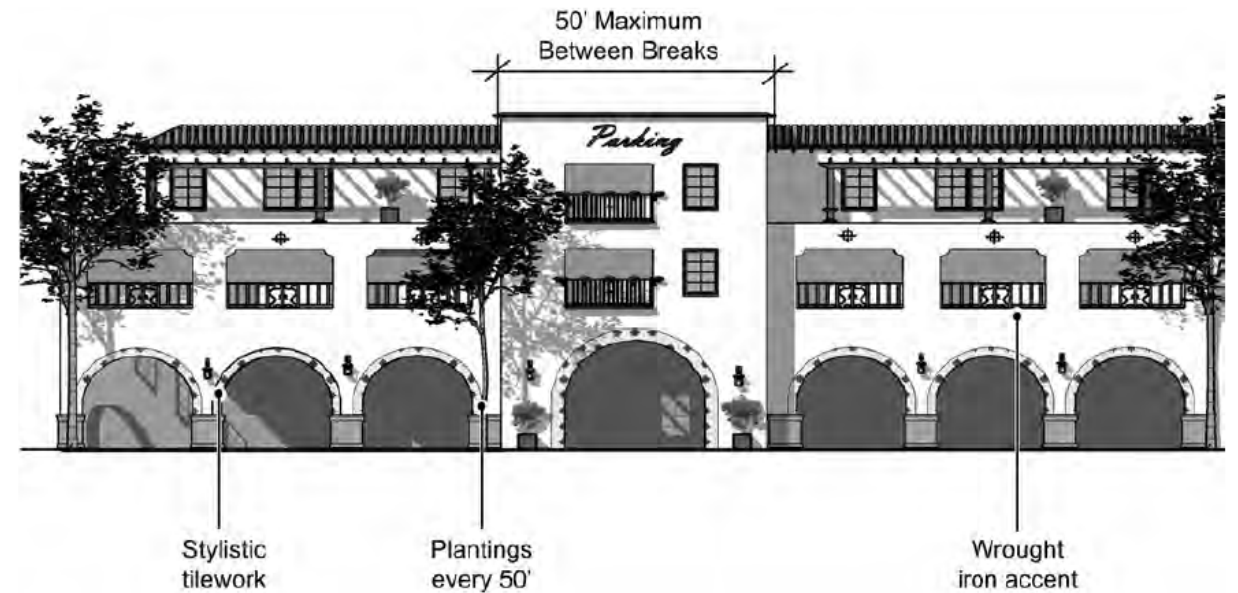
- Articulation and materials for attractiveness

Garages

- Treatment for individual residential garages

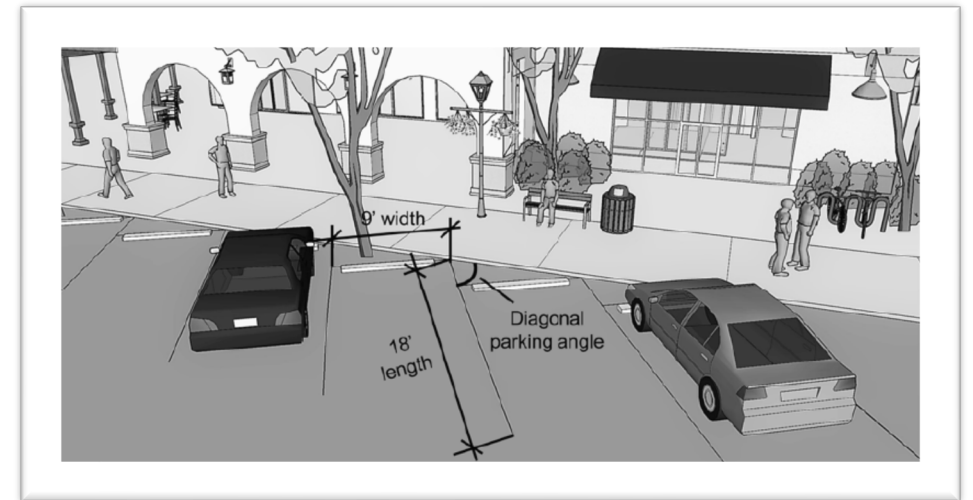
Utilitarian Elements

- Private storage
- Bicycle parking
- Trash/recycling/green waste enclosures
- Digital Infrastructure
- Solar ready
- Vents/exhaust/mechanical equipment



Proposed El Paseo Corridor Standards

- Applies to any residential or mixed-use development along El Paseo between Richard Reese Way and Alma Aldea
- Intended to create an inviting “Main Street” environment
- Pedestrian oriented: enhanced sidewalk, street trees, street furniture, lighting and crosswalks
- Publicly accessible amenities
- Ground floor character
- Diagonal parking



Next Steps

Next Steps:

- Public review drafts
- Public outreach
- Property owner notification (related to rezoning)
- Public hearings before Planning Commission and City Council for adoption (Expected August 2024)