

CRAFTING RESIDENTIAL

# Objective Development Standards

MARCH 16, 2023



& PDAOC

# Hello & Welcome

**MODERATOR:** Chris Chung  
Senior Planner  
City of Garden Grove

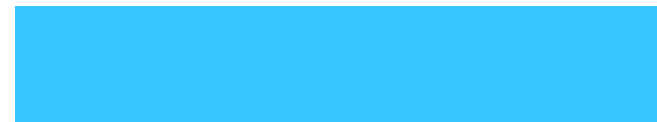
## AGENDA

**PRESENTATIONS**

**QUESTION & ANSWER SESSION**



# Panelists



**Christine Babla**  
Ascent Environmental  
Urban Design & Planning  
Practice Leader



**Ricardo Soto**  
City of Santa Ana  
Planning Division  
Principal Planner



**Alan Loomis**  
Placeworks  
Principal, Urban Design

# The HCD Objective Design Standards Toolkit

1. **Client:** HCD, as a sub to Placeworks.
2. **Timeframe:** Initiated in 2020, published in 2021.
3. **Goal:** not a one-size fits all or pattern book.
4. **Contents**
  - Overview of Legislation
  - Guidelines vs Standards
  - Approaches to Implementation
  - Best Practice Examples
  - Key Design Topics to address
  - Other Considerations

January 2021
Approaches and Considerations for

OBJECTIVE DESIGN STANDARDS

### INTRODUCTION

To address the housing shortage, recent State legislation, including Senate Bill (SB) 35 and SB 330, requires projects to be reviewed against objective standards. Objective standards include a **broad set of standards used by an agency to regulate development**, including “objective zoning standards,” “objective subdivision standards,” and “objective design review standards.” Objective standards are the only basis a local agency may use to deny or reduce the density of certain eligible projects.

This toolkit focuses on how to regulate design objectively and presents approaches and considerations for adopting objective design standards. There is no one-size-fits-all approach to objective design standards, and each community should consider different options for implementing such standards. Although there are a range of approaches, it is important to balance flexibility and predictability while minimizing constraints on the development of new housing.

### WHAT ARE OBJECTIVE DESIGN STANDARDS?

Objective design standards are intended to make the requirements that apply to certain eligible residential projects more predictable and easier to interpret for all stakeholders, including decision makers, staff, applicants, and members of the public. The purpose of objective design standards is for applicants to know beforehand what requirements apply to a proposed development and for the applicant to be able to design a project that meets those requirements before submittal. Objective design standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that:

*involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.*

Objective design standards may include portions of general plans, specific plans, zoning codes, overlay zones, subdivision requirements, and landscaping and other land development regulations.

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## What are “objective” design standards anyway?

Objective design standards means a design standard that **involves no personal or subjective judgement** by a public official and is **uniformly verifiable** by reference to an external and uniform **benchmark or criterion available and knowable** by both the development applicant or proponent and the public official before submittal of an application (Section 66300).

## What are “objective” design standards anyway?

Objective design standards means a design standard that **involves no personal or subjective judgement** by a public official and is **uniformly verifiable** by reference to an external and uniform **benchmark or criterion available and knowable** by both the development applicant or proponent and the public official before submittal of an application (Section 66300, updated 1/1/2020).

### Key court case findings.

1. 2021 CaRLA v City of San Mateo: First major court case interpreting meaning of “objective” provision of HAA (§ 65589.5, subd. (f)(4)).
2. Beyond substantial evidence to reasonable person standard, means that the City bears the burden of proof that decision conforms to HAA.
3. **Standard cannot be “objective” if reasonable people can reach different conclusions about compliance.** (Note: does not defer to City to determine this.)

## 5 Best Practice Techniques

### 1. Use Simple, Clear Language

- Avoid “terms of art”, planner jargon, and design speak.

### 2. Group Similar Topics Together

- Use topical headers and wayfinding.
- Go from big picture to detail, so there is a logic in the organization.

### 3. Avoid long narratives, instead using bullets, tables, and lists.

### 4. Use annotated graphics, diagrams, or photos to illustrate application.

### 5. Test your standards.

- Use “on the ground” testing w/ real parcels to confirm your standards yield the desired intent. And don’t be afraid to refine.

# I. Use Simple, Clear Language

Avoid “design speak”, planner jargon, or terms of art. Examples:

- *Respond to adjacent residential uses with a **sensitive** transition in scale and massing.*
- *Design buildings to **fit with context** of their surroundings.*
- *Use street trees to **delineate** a public street.*



# The Importance of Language: Suggestions vs. Requirements

Design Guidelines	Design Standards
<i>Subjective</i>	<i>Objective</i>
Recommendations may not be enforceable, and do not have the “teeth” of regulations.	Requirements, enforceable as regulations.
Open to interpretation, may be difficult to measure or verify.	Measurable, and verifiable.
Uses words such as “should” or “may”.	Uses language such as “shall”, “must” or “required to”.
Provide articulation to reduce the apparent mass and scale of the building, and to be sensitive to the neighborhood.	For every 100 feet of building length, there shall be a plane- break along the façade comprised of an offset of at least five feet in depth, by 25 feet in length. The offset shall extend from grade to the highest story.
Rooftop mechanical equipment should be screened from public view by a parapet wall, decorative equipment screen, or other architectural treatment.	Rooftop mechanical equipment shall be screened from public view by a parapet wall, decorative equipment screen, or other architectural treatment.
Provide ample width and design for universal access along pathways and walks.	The paved section of sidewalks shall be at least eight feet in width.

## Creating Objectivity without Rigidity

ODSs don't require everything to be quantifiable and numeric. Mix and match to create a balance of predictability and flexibility:

- *True/False*
- *Counts and Measurements*
- *Ratios and Calculations*
- *Lists*
- *Scorecards*
- *Benchmarks and Performance Measures*

# Creating Objectivity without Rigidity

## *True/False*

- Use when criteria can't be measured or counted.

Example
Street-facing building facades shall include building entrances that front the street.
Automobile and pedestrian access points shall not be gated or otherwise closed off to the public.

## *Ratios, Counts, and Measurements*

- Use when there is a minimum value, maximum value, percent, or range.

Example
Any development that includes 10 or more units shall provide a minimum of 10% of the total number of units as three-bedroom dwelling units.
Walls adjacent to streets shall not run in a continuous plane for more than 48 feet without incorporating at least two of the following design features: <ol style="list-style-type: none"><li>1. Option 1</li><li>2. Option 2</li><li>3. Option 3</li><li>4. Option 4</li><li>5. Option 5</li></ol>

# Creating Objectivity without Rigidity

## Lists

- Use when flexibility is desired.
- Can be helpful for design element where detail is desired, but there are a pre-determined range of acceptable solutions, materials, components, etc.

Example
Any of the following...
At least one of the following...
No more than three of the following...
All primary entryways shall incorporate at least four of the following elements:
<input type="checkbox"/> Option 1 <input type="checkbox"/> Option 5 <input type="checkbox"/> Option 2 <input type="checkbox"/> Option 6 <input type="checkbox"/> Option 3 <input type="checkbox"/> Option 7 <input type="checkbox"/> Option 4

## Scorecards

- Can be helpful for landscape design
- Consider where there is a minimum compliance, and additional “bonuses” available for going above and beyond.

*The required landscape area must provide the types of plants necessary to achieve a total of at least 35 points per square foot of landscape area according to the table shown below.*

Plan Type	Plant Container Size	Points
Shrub	1-gallon container	1.0
	5-gallon container	2.0
	15-gallon container or larger	10.0
Tree	5-gallon container	5.0
	15-gallon container	10.0
	24-inch box	20.0
	36-inch box	50.0
	48-inch box or larger	100.0

## 2. Group Similar Topics Together

Group similar topics together under “topical headers.”

Limit to 4-6 items under each header.

Have more to say? Add another header, subheader, bullets...or revise and simplify.

Organize starting w/ big picture, then go into detail.

Limit each standard to one topic or idea.

If you need to elaborate, use bullets and numbering to simplify and aid in verification.

### Examples of Standards Grouped under Topical Headers

#### Residential Frontages

1. Multifamily building frontages shall include a terrace or porch.
2. Terraces or porches shall measure at least 6 feet in depth and 8 feet in width.
3. Terraces or porches shall be raised up 2–3 feet from the adjacent grade.
4. Fences or walls defining and/or retaining the front yard shall not exceed 3 feet in height from the adjacent sidewalk.

#### Parking

1. Parking lots shall include shade elements, such as trees, vine-covered trellises, and overhead solar panels.
  - a. Parking lots shall be located at the rear or interior of the block and shall not be located between the sidewalk and the building frontage fronting the street.
  - b. Access to parking lots or structures shall be located along side streets or alleys.
2. Parking lots shall include shade elements, such as trees, vine-covered trellises, and overhead solar panels.

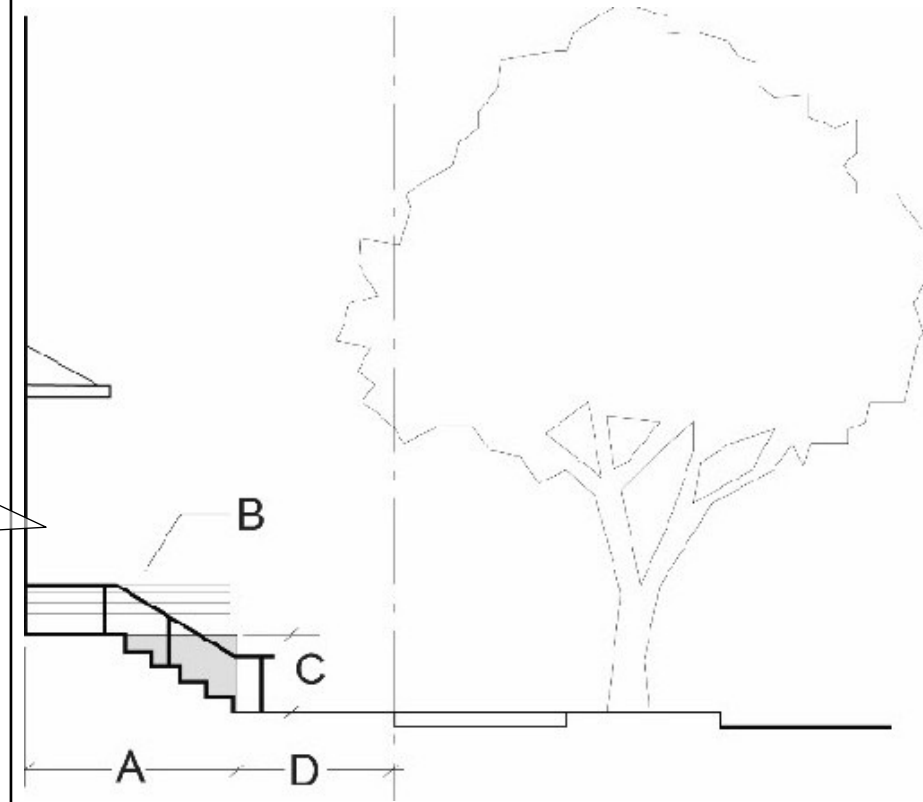
## Example of Complex Standards Organized as a List

### 3. Avoid Long Narratives

Consider integrating graphics into tables like in FBCs, or pair photos and graphics to clarify intent.

Intro statement clarifies intent w/ word "shall".  
Narrative is brief.

List of criteria is concise and numeric, and tied to graphic.  
It is clear these are "requirements".



#### Standards for Porches and Terraces

The main frontage of a multifamily residential building shall have an elevated porch or terrace. This frontage type creates a neighborhood character and street-facing orientation while providing a buffer from the sidewalk and space for landscaping. The depth of the porch or terrace will allow for a usable outdoor open space large enough to accommodate seating for at least two people.

#### Requirements:

- A. Depth: 6-foot minimum
- B. Area of Porch or Terrace: 48-square-foot minimum
- C. Finished Level above Sidewalk: 3 foot maximum
- D. Garden Wall Setback from Right-of-Way: 5-foot minimum

# Best Practice Examples: Open Space and Amenities

Clear headers help with wayfinding.

Purpose statement, but avoid lengthy intros.

Clear numeric requirements.

Flexibility is provided w/ a list of appropriate solutions.

*Approaches and Considerations for Objective Design Standards* 13

**EXAMPLE #3**

**Design of Private Open Space**

**Purpose**  
Courtyards, roof terraces, and other common areas within individual residential developments provide needed amenities to improve livability and public health.

**Example Objective Design Standards**

**Sizing and Scale**

- Common open space shall be provided for all residential development, consistent with the following requirements:
  - At least 15% of the total gross development area shall be common open space.
  - Setback areas shall not be used to satisfy common open space requirements.
- Private open space shall be provided for all residential projects, consistent with the following requirements:
  - 80 square feet for ground-floor units in the form of a covered or uncovered patio;
  - 40 square feet for upper-story multifamily units in the form of a terrace, balcony, or rooftop patio; and
  - 120 square feet for stand-alone, multistory residential units.
- Common open spaces, such as courtyards and gardens, shall have a minimum dimension of 40 feet in any direction, building face to building face.

**Character**

- A minimum of 50% of the open space area shall be landscaped with live plant material.
- Open spaces shall be planted with a minimum of two trees, each of which shall have a minimum container size of a 36-inch box at installation.
- A minimum of three of the following activating features shall be incorporated into open spaces:
  - Fixed or movable seating
  - Picnic style tables
  - Shade trees or shaded canopy
  - Outdoor kitchen equipment
  - Children's play equipment
  - Public art or interactive art, such as a life-size chess game
  - Water feature (in conformance with sustainability standards)



*DO: Design common open spaces with a minimum dimension of 40 feet in any direction.*



*DO: Design common open spaces with live plant materials and shade trees.*



*DO: Design common open spaces with active components, such as play equipment.*

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PLACEWORKS | ARGENT | PROVOST & PRITCHARD

Open space provision in a table of numeric requirements.

Real-world photos coordinated with criteria. Can include some "don'ts", but use sparingly.

List of standards within the table provide more detailed numeric criteria.

**TABLE 3-10 OPEN SPACE STANDARDS**

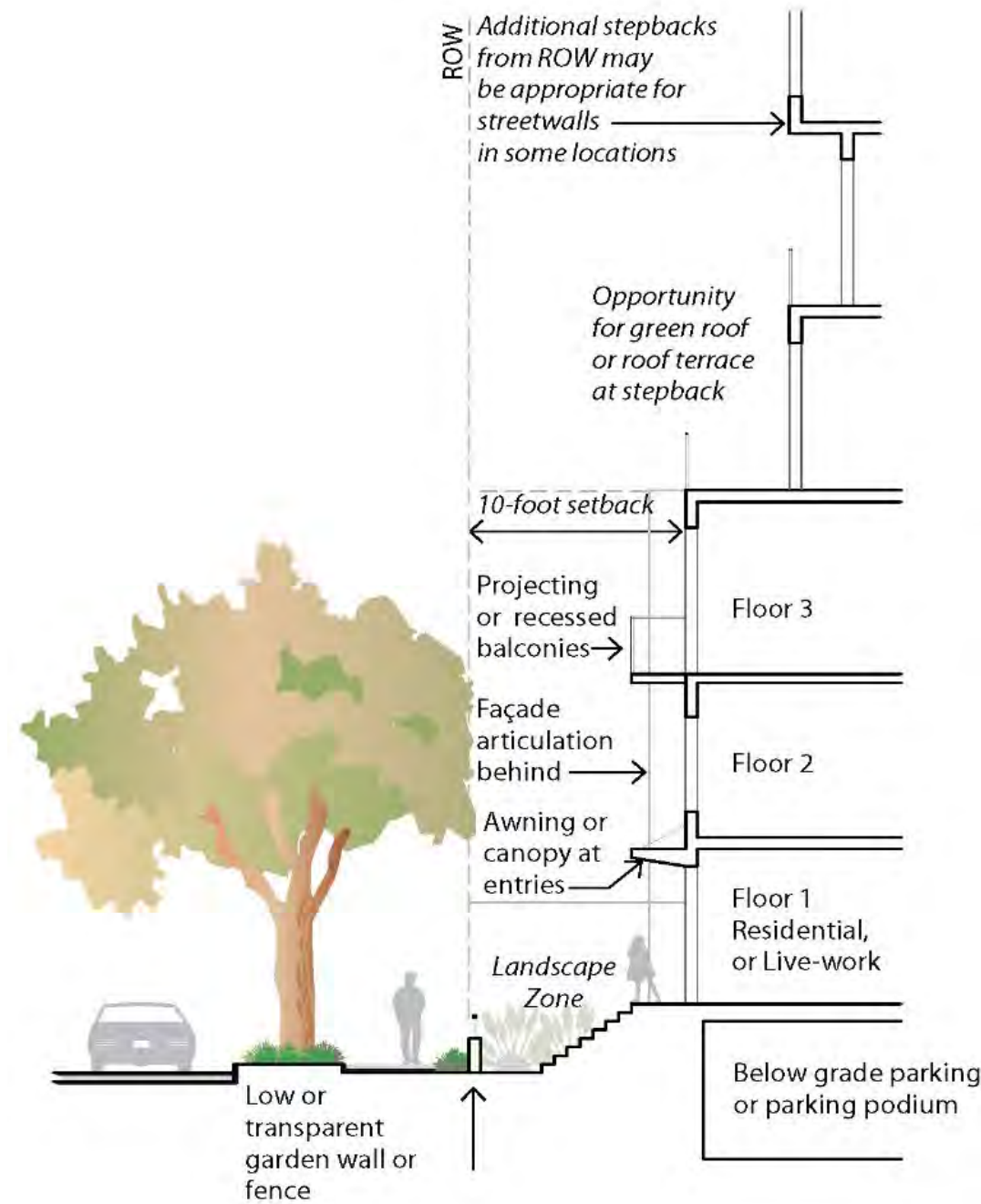
Type of Open Space	Requirements			Notes
	Lot Size	Projects with 21+ residential units	All other development projects	
Common Outdoor Open Space – as a percentage of the lot area	≤10,000 sf	10	Exempt	1. Each project shall provide common outdoor space at grade, podium, or roof level. 2. Public open spaces directly accessible and visible from the public right-of-way are encouraged. 3. Minimum area for common outdoor open space is 1,000 sf for projects of 21 or more new residential units and 500 feet for all other projects. Minimum dimensions of at least one portion of the open space shall measure 40 feet x 12 feet or greater. 4. All common outdoor open space areas shall be well designed. Common open space may include rooftop decks, court game areas, tot lots, swimming pools, landscaped areas, community gardens, and courtyards. At least 10% of the open space area shall be planting.
	10,001 - 30,000 sf	15	5	
	>30,000 sf	20	10	
<b>Additional Standards for Projects of 21 or More New Residential Units <sup>(1)</sup></b>				
Common Indoor Open Space	Each project shall provide at least one community room of at least 500 sf.			1. The area shall be located adjacent to, and accessible from the common outdoor open space. 2. Area may contain active or passive recreational facilities, meeting space, exercise rooms, computer terminals or other activity space but must be accessible through a common corridor.
Private Open Space	At least 50% of all residential dwelling units shall provide private open space on a balcony, patio, or roof terrace.			1. Minimum area of private open space is 36 sf with a minimum width of 6 feet.

(1) Refer also to Tower Spacing requirements in Section 4, Standards by Building Types - Towers

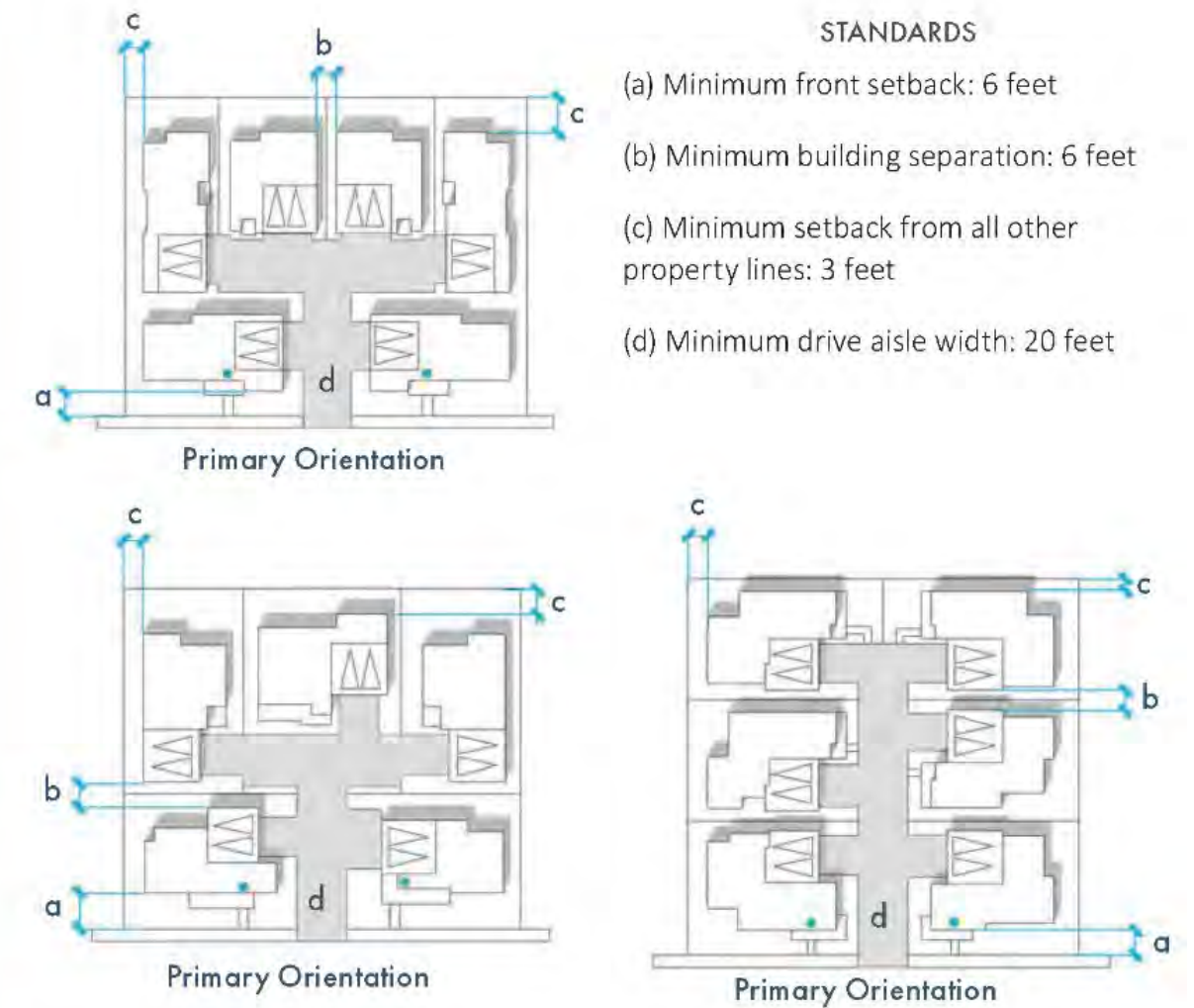
DOWNTOWN PLAN  
CITY OF LONG BEACH JANUARY 2012 55

## 4. Use Graphics

- Graphics, photos, axonometric drawings, sections, maps, and concept plan diagrams may be used *to illustrate application* of the standards.
- Annotations and callouts should further clarify the *relationship between* the standards and the graphics.



Example graphic illustrating front yard setback and building articulation standards.



Example graphic illustrating acceptable forms of single-family cluster development.



## 4. Use Graphics

- Graphics, photos, axonometric drawings, sections, maps, and concept plan diagrams may be used to illustrate application of the standards.
- Use of annotations and callouts should be used to further clarify the relationship between the standards and the graphics.



## 5. Test Your Standards

- a. Test your standards against built projects considered desirable for your community. Do they comply?
- b. Consider application “on the ground” on different parcels to ensure standards meet the intent are feasible.
- c. Talk w/ your development community and have different reviewers assess.
- d. Don’t be afraid to refine, during the process, and with subsequent amendments.



*Townhomes, Stacked Townhomes, and Townhomes w/ ADUs*



*Mixed-Use Multifamily with Common Open Space*



*Mixed-Use Multifamily with Entry Court*

# Implementation Options

## 1 Rely on Existing Regulations

Such as:

- Minimum lot size
- Building height
- Setbacks
- Floor area ratio
- Other standards that define a maximum building envelope

## 2 Revise Existing Design Guidelines

Strategic updates to:

- Remove or rephrase subjective language
- Incorporate objective requirements
- Revise administrative intents, i.e. make requirements instead of recommendations
- Adopt as regulations

*Note: not just a find and replace.*

## 3 Expand Existing Regulations

Expand regulations:

- W/ new objective design standards
- Codify informal requirements

# HCD Feedback and other Lessons Learned

## **I. Focus on what matters.**

- Keep it simple and concise.
- Avoid restricting or regulating things that are overly nuanced, overly stylized, or won't make a big difference. ...*Unless you have a very specific (historical) reason for doing so.*

## **2. Regardless of nuance in legislation, avoid design “guidelines” in projects.**

- Make all design criteria objective.
- If you must add design guidelines, they are not enforceable, so separate them out and label as such.

## What are your priorities?

- Minimizing bulk.
- Transitions between “dense” mixed-use areas and existing lower-scale residential neighborhoods.
- High quality development.
- Façade articulation.
- Active Main Street environment and vibrant public realm.
- Walkability and pedestrian-friendly.
- Private open spaces, courtyards, or public plazas.
- Flexibility for design innovation.

## What do you want to avoid?

- Bulky, boxy, unarticulated buildings.
- Incompatibility.
- Lack of human/pedestrian scale.
- Blank walls and dead spaces.
- Lack of connectivity and walkability.
- No or sub-optimal open spaces.

# And what do you want to avoid?



# What are your community's priorities?

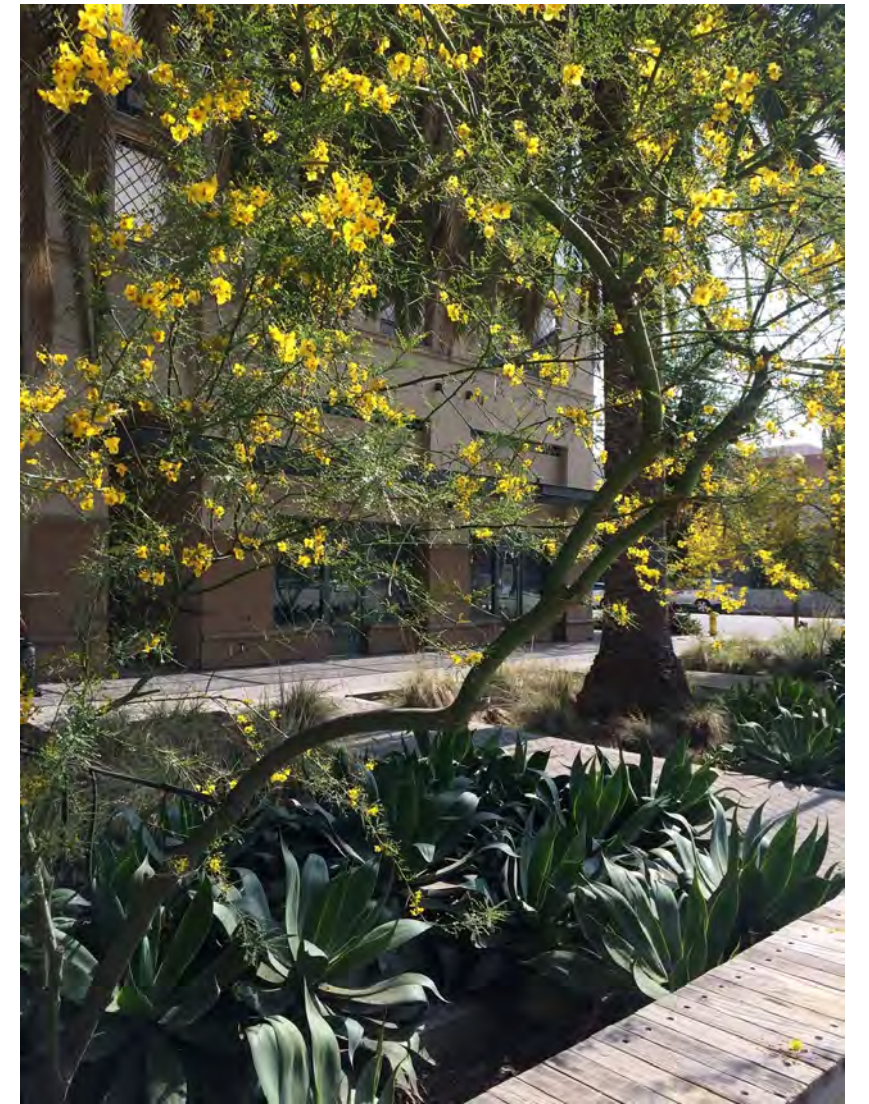


# What are your community's priorities?





# What are your community's priorities?



**Thank you!**

**Christine Babla, AIA AICP**

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# General Plan Update

## Interim Development Standards

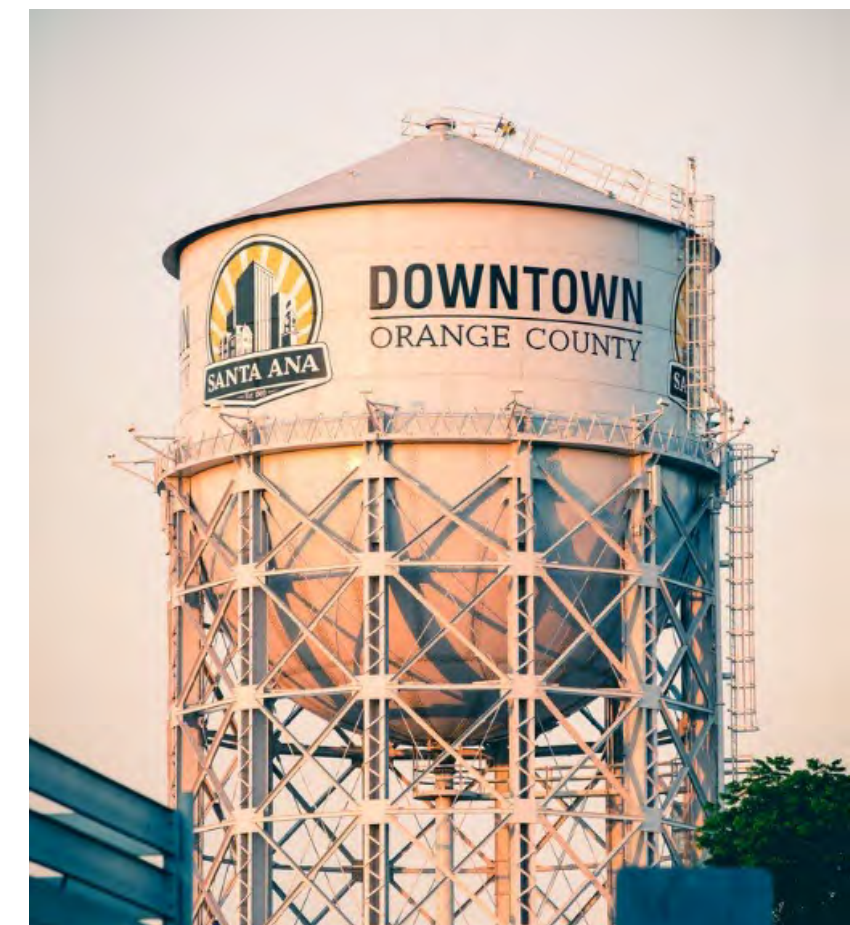


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Slide 27

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Santa Ana General Plan Update  
Interim Development Standards  
March 16, 2023



The General Plan (2022) establishes a vision to remain a world-class city.





## Community Driven

- Over 100 community meetings and workshops
- Individual community workshops within each neighborhood where land use changes were being explored, with over 300 residents, business leaders, and community stakeholders participating in the workshops.
- Community Survey: Over 650 Responses
- Meetings with Environmental Justice groups and roundtables
- Over 100 CARES events within EJ areas
- Approximately 44,000 direct mailers sent to property owners and tenant in Focus Areas





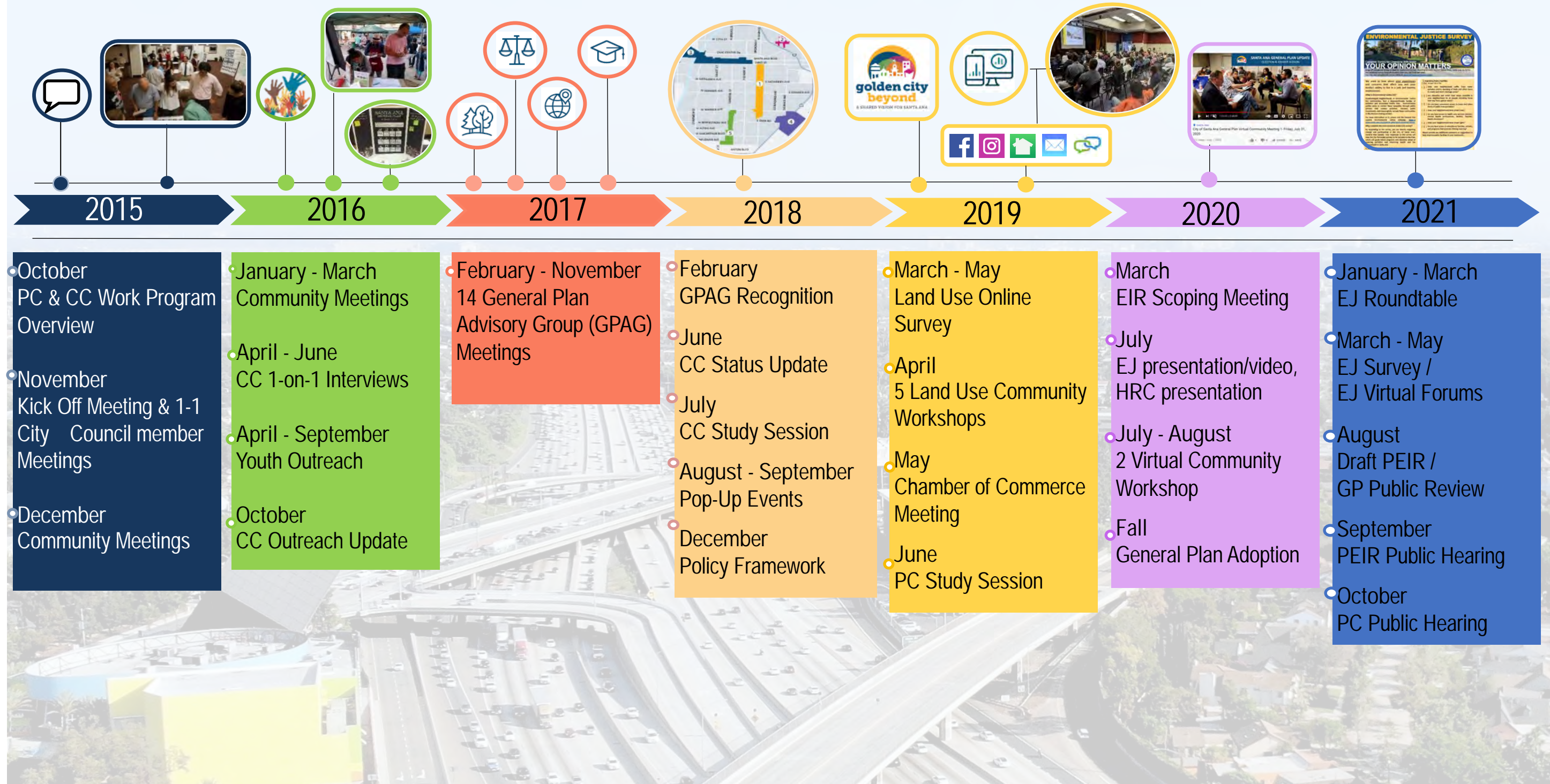
# Focus Areas

Developed with input and feedback from the City Council, Residents and Community Stakeholders, General Plan Advisory Committee & Interagency Team

1. South Main Street
2. Grand Avenue/17<sup>th</sup> Street
3. West Santa Ana Boulevard
4. 55 Freeway/Dyer Road
5. South Bristol Street



Timeline of Events





Products constructed in the form-based code areas.



**TABLE LU-3. DENSITY AND INTENSITY STANDARDS**

Land Use Designation	Maximum Density/Intensity <sup>1</sup>	Typical Max. Height <sup>2</sup>
Low Density Residential (LR-7)	7 du/ac	2 stories <sup>3</sup>
Low-Medium Density Residential (LMR-11)	11 du/ac	3 stories <sup>3</sup>
Medium Density Residential (MR-15)	15 du/ac	3 stories <sup>3</sup>
Corridor Residential (CR-30)	30 du/ac	3 stories <sup>3</sup>
Institutional (INS)	n/a	n/a
Open Space (OS)	n/a	n/a
Professional and Administrative Office (PAO)	0.5 FAR	35 feet or 3 stories <sup>3</sup>
Professional and Administrative Office-Medium (PAO-1)	1.0 FAR	35 feet or 3 stories <sup>3</sup>
Professional and Administrative Office-Medium High (PAO-1.5)	1.5 FAR	35 feet or 3 stories <sup>3</sup>
Professional and Administrative Office-High (PAO-2)	2.0 FAR	35 feet or 3 stories <sup>3</sup>
General Commercial (GC)	0.5	35 feet <sup>3</sup>
General Commercial-Medium (GC-1)	1.0 FAR	35 feet <sup>3</sup>
General Commercial-Medium High (GC-1.5)	1.5 FAR	35 feet <sup>3</sup>
Industrial (IND)	0.45 FAR <sup>4</sup>	35 feet <sup>3</sup>
Industrial/Flex-Low (FLEX-1.5)	1.5 FAR and/or 30 du/ac	3 stories <sup>2</sup>
Industrial/Flex-Medium (FLEX-3)	3.0 FAR	10 stories <sup>2</sup>
Urban Neighborhood-Low (UN-20)	1.0 FAR and/or 20 du/ac	3 stories <sup>2</sup>
Urban Neighborhood-Medium Low (UN-30)	1.5 FAR and/or 30 du/ac <sup>4</sup>	4 stories <sup>2</sup>
Urban Neighborhood-Medium (UN-40)	1.5 FAR and/or 40 du/ac <sup>4</sup>	5 stories <sup>2</sup>
Urban Neighborhood-Medium High (UN-50)	1.5 FAR and/or 50 du/ac <sup>4</sup>	6 stories <sup>2</sup>
One Broadway Plaza District Center (CBPDC)	2.9 FAR	37 stories <sup>2</sup>
District Center-Low (DC-1)	1.0 FAR and/or 90 du/ac	6 stories <sup>2</sup>
District Center-Medium Low (DC-1.5)	1.5 FAR and/or 90 du/ac	10 stories <sup>2</sup>
District Center-Medium (DC-2)	2.0 FAR and/or 90 du/ac	10 stories <sup>2</sup>
District Center-Medium (DC-2.1)	2.1 FAR	20 stories
District Center-Medium (DC-2.34)	2.34 FAR	5 stories
District Center-Medium High (DC-3)	3.0 FAR and/or 90 du/ac	10 stories <sup>2</sup>
District Center-High (DC-5)	5.0 FAR and/or 125 du/ac <sup>4</sup>	25 stories <sup>2</sup>

**Notes:**

- Maximum Density/Intensity:** The maximum density/intensity identifies the upper limit of density and intensity allowed within each category. All development is also subject to the zoning standards in Chapter 41 of the Santa Ana Municipal Code, which may further restrict the allowable density or intensity. Zoning standards shall not exceed the maximum density/intensity standards herein unless listed as an exception area in the notes below. FAR calculations exclude structured parking square footage.
- Typical Maximum Height:** The typical maximum heights identify the upper limit of a typical building height within each density and intensity category, but the actual maximum standard allowed on each site may be different than listed in this table. The allowable height of development on any parcel is subject to the zoning standards in Chapter 41 of the Santa Ana Municipal Code and, if within a focus area, the focus area maximum height (starting on page LU-6 of this element), both of which may further restrict the allowable height. Some properties within a higher district, as defined in Section 41.602 of the municipal code, within an adopted or existing special planning area shown on Figure LU-2, or subject to Specific Development (SD) standards allow heights above the typical maximum height depicted here. The general plan height standard shall equal the zoning height standard where the allowable height in the zoning standards differs from the typical maximum height shown in this table. This includes, but is not limited to the following: Metro East Mixed-Use Overlay - Subzone Village Center - 6 story max, subzone Active Urban - no limit; Harbor Mixed-Use Transit Corridor Specific Plan - Subzone Transit Node - 10 story max, subzone Neighborhood Transit Node - 3 story max, subzone Corridor - 4 story max; Transit Zoning Code - Subzone Corridor - 3 story max.
- Maximum Heights in Focus Areas:** Properties inside focus areas with MQ-1, PAO-2, GC-1, GC-1.5, UN-30, DC-1, and DC-5 designations may have a lower maximum height than shown here (see focus areas starting on page LU-6 for the maximum heights allowed in each focus area), where the maximum height allowed in a focus area is lower than the typical maximum height shown in this table, the focus area maximum height shall prevail.
- Exception Areas:** The Lane Center Development, near Lane Center Drive and Susan Street, defined by Specific Development Plan Number 58 (SD-58), allows intensities up to 0.77 FAR. The property located at 4040 W. Carnegie Avenue and approved by GR No. 2000-08 allows intensities up to 0.47 FAR. Select properties designated TR-30 may also permit Hybrid Court building types with higher residential densities per the transit zoning code. The 4th and Mormon project in SD-94 designated UN-30 allows densities up to 50 du/ac. The Sunflower Energy project in SD-94 designated UN-30 allows densities up to 65 units per acre. The Harbor Corridor Specific Plan for Centers are limited to a max of 90 units per acre. The Westview Housing project (SD-97) designated as UN-40 allows density up to 47.5 du/acre.

**APPENDIX A**

**TABLE LU-A-1. INTERIM DEVELOPMENT STANDARDS**

Flexibility is allowed for the developer to select one of respective Interim Development Standard options for designing the development, which may be the least restrictive of the multiple allowable options referenced in this table for the respective general plan land use designation. The Santa Ana Municipal Code Section 41.66B regarding Development Project Plan Approval and applications required pursuant to SB 330, as amended from time to time, apply to development projects applying the Interim Development Standards.

General Plan Desig.	Max Intensity and Height	Interim Devt Standards	Additional Clarification
<b>SOUTH MAIN STREET FOCUS AREA</b>			
UN-20	20 du/ac 3 stories	SD-84 UN-2, SP2 NT	1. The Courtyard Housing building type maximum intensity shall be 20 du/ac and maximum height shall be 3 stories. 2. SD-40 shall remain the regulatory zoning for areas currently zoned SD-40.
Flex 1.5	30 du/ac 3 stories	M1	1. Adaptive reuse of buildings to accommodate live-work units is encouraged. 2. Single-family residential is not permitted. 3. Uses per Table 2 Interim Industrial Flex Uses.
<b>GRAND AVENUE AND 17TH STREET FOCUS AREA</b>			
UN-20	20 du/ac 3 stories	SD-84 UN-2, SP2 NT	1. The Courtyard Housing building type maximum intensity shall be 20 du/ac and maximum height shall be 3 stories.
UN-30	30 du/ac 4 stories	SD-84 UN-2, CR SP2 NT	1. The Flex Block building type maximum intensity shall be 30 du/ac.
UN-40	40 du/ac 5 stories	SD-84 CR MEMJ NT	1. The SD-84 and MEMJ maximum stories may be exceeded, but shall be a maximum height of 5 stories.
DC-2	90 du/ac 6 stories	SD-84 DT SP2 TN-S	1. The Flex Block, Lineo Block, and Stacked Dwelling building type maximum height shall be 6 stories.
Flex 1.5	30 du/ac 3 stories	M1	1. Adaptive reuse of buildings to accommodate live-work units is encouraged. 2. Single-family residential is not permitted. 3. Uses per Table 2 Interim Industrial Flex Uses.
<b>WEST SANTA ANA BOULEVARD FOCUS AREA</b>			
CR-30	30 du/ac 3 stories	R2 SD-84 CR SP2 NT	N/A
UN-20	20 du/ac 3 stories	SD-84 UN-2 SP2 NT	1. The Courtyard Housing building type maximum intensity shall be 20 du/ac and maximum height shall be 3 stories.
UN-30	30 du/ac 4 stories	SD-84 UN-2, CR SP2 NT	1. The Flex Block building type maximum intensity shall be 30 du/ac.
FLEX 1.5	30 du/ac 3 stories	M1	1. Adaptive reuse of buildings to accommodate live-work units is encouraged. 2. Single-family residential is not permitted. 3. Uses per Table 2 Interim Industrial Flex Uses.
<b>55 FREEWAY AND DYER ROAD FOCUS AREA</b>			
DC-2	90 du/ac 6 stories	SD-84 DT SP2 TN-S	1. The Flex Block, Lineo Block and Stacked Dwellings building type maximum height shall be 6 stories.
Flex 3.0	zero du/ac 10 stories	M1	1. Live-work units are not permitted. 2. Uses in Table 2 Interim Industrial Flex Uses.
<b>General Plan Designations:</b>		<b>Interim Development Standards:</b>	
CR-30 Corridor Residential		SD-40 Specific Development No. 40	
UN-20 Urban Neighborhood-Low		SD-84 Specific Development No. 84 - Transit Zoning Code; UN-2: Urban Neighborhood 2; CR: Corridor; DT: Downtown; TN: Transit Village	
UN-30 Urban Neighborhood-Medium Low		SP2: Harbor Mixed-Use Transit Corridor Specific Plan; MS: Neighborhood Transition; TN-S: Transit Node South; TN-N: Transit Node North	
UN-40 Urban Neighborhood-Medium		MEMJ: Metro East Mixed-Use Overlay Zone; NT: Neighborhood Transition; AU: Active Urban	
Flex 1.5 Industrial Flex-Low		M1: Light Industrial	
Flex 3.0 Industrial Flex-Medium		R2: Two-Family Residence	
DC-2 District Center-Medium			
DC-5 District Center-High			

Interim development standards included in the Land Use Element.





# Harbor Mixed Use Transit Corridor Plan

## Permitted Uses

Table 3-2 shall regulate land uses within the Harbor Corridor Plan area. The table provides uses by district. The uses are indicated by abbreviation: permitted (P), not permitted (N), permitted by Conditional Use Permit (CUP), permitted by Land Use Certificate (LUC), and permitted through Site Plan Review (SPR). The Transit Node District is divided into two areas based on their proximity to the transit stops.

Transit Node | North: Permitted uses shall apply to properties in the Transit Node District adjacent to the North Transit Stop as depicted in Figure 3-1.

Transit Node | South: Permitted uses shall apply to properties in the Transit Node District adjacent to the South Transit Stops as depicted in Figure 3-1.

**Table 3-2. Permitted Uses**

LAND USE TYPE	TRANSIT NODE		CORRIDOR	NEIGH TRANSITIONAL	OPEN SPACE
	NORTH	SOUTH			
<b>RESIDENTIAL</b>					
Joint living-working quarters	P (1)	P	P (2)	CUP	N
Care homes	N	N	CUP	CUP	N
Single family dwelling	N	N	P	P	N
Multi-family dwellings (in building types other than a House or Live-Work)	P (1)	P (1)	P	P	N
<b>RECREATION, EDUCATION, AND ASSEMBLY</b>					
Community assembly or religious facility	P (1)	P (1)	P	CUP	N
Library, museum	P	P	P	P	SPR
Park or recreation facility (outdoor)	P	P	P	P	P
Commercial recreation/health/fitness (indoor)	CUP	CUP	N	N	P
School	P (1)	P (1)	P	CUP	N
Studio	P (3)	P	P	CUP	N
Theater, cinema or performing arts	P	P	P	N	N
<b>RETAIL</b>					
General retail	P (3)	P	P	P (2)	N
Grocery, food market	P (3)	P	P (3)	P (2)	N
Eating establishment	P (3)	P	P	P (2)	N
Auto or motor vehicle sales	N	N	CUP	N	N
<b>SERVICE: GENERAL</b>					
Auto or motor vehicle service	N	N	CUP	N	N
Banquet facility/catering - subject to 41.199.1 of the SAMC	CUP (1)	CUP (1)	CUP (1)	N	N

**Table 3-3. Building Type and Form**

BUILDING TYPE	TYPICAL DENSITY RANGE (du/ac)	LOT SIZE (feet)		HEIGHT (stories)							
		DEPTH	WIDTH	Transit Node North		Transit Node South		Corridor		Neighborhood Transitional	
				MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
House	5-12	70' min	25'-100'	Not Allowed		Not Allowed		2	3	-	2
2-/3-/4-plex	10-15	100' min	50'-125'	Not Allowed		Not Allowed		2	3	--	2
Bungalow Court	10-15	130' min	100'-180'	Not Allowed		Not Allowed		2	3	--	3
Live-Work	12-15	100'-200'	75'-125'	Not Allowed		3	3	2	3	2	3
Rowhouse	7-18	100'-200'	75'-150'	Not Allowed		3	3	2	3	2	3
Tuck-Under	12-18	75' min	95'-250'	Not Allowed		3	3	2	3	2	3
Courtyard Housing	20-30	130'-250'	125'-200'	Not Allowed		4	5	2	4	2	3
Flex Block	30-40	130' min	75'-200'	4	10	4	10	2	4	Not Allowed	
Stacked Dwellings	40-50	130' min	125'-200'	4	10	4	10	2	4	Not Allowed	
Lined Block	45-50	170' min	125'-130'	4	10	4	10	2	4	Not Allowed	

Notes: The Open Space District is exempt from building type requirements. Building type and form will be subject to approval of Site Plan Review. Density ranges shown are typical, however, actual project density may vary from these ranges.



### Building Frontage Types and Floor Heights

The frontage types and floor heights work in combination with the underlying land use district to ensure that proposed development is consistent with the City's goals for building form, character, and quality. Subject to the requirements of the applicable land use district, a proposed building shall be designed with one or more of the following frontage types: arcade, gallery, shopfront, forecourt, stoop, and frontyard/porch.

Traditionally, commercial storefronts are characterized by tall storefront windows designed to display merchandise to pedestrian passersby and entice them inside, while enhancing interior daylighting. New buildings in the Transit Node and Corridor districts shall construct taller ground floors to maintain an attractive and consistent space, while also maximizing flexibility for current and future uses. Table 3-4 indicates minimum floor heights for each district.

**Table 3-4. Frontage Floor Height Minimums and Districts**

Frontage	Ground Floor	Upper Floor	Permitted Districts
Arcade (A)	15 feet	9 feet	TN, C
Gallery (B)	15 feet	9 feet	TN, C
Shop Front (C)	15 feet	9 feet	TN, C
Forecourt (D)	15 feet	9 feet	TN, C
Stoop (E)	10 feet	9 feet	TN-S, C, NT
Frontyard/Porch (F)	10 feet	9 feet	TN-S, C, NT

Note: Floor height refers to livable space and excludes space needed for mechanical equipment and other structural requirements.

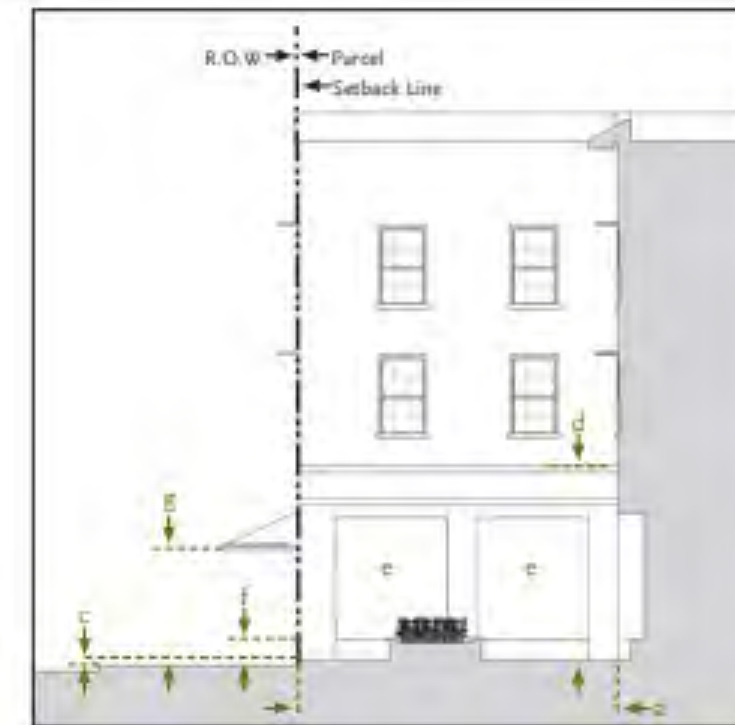
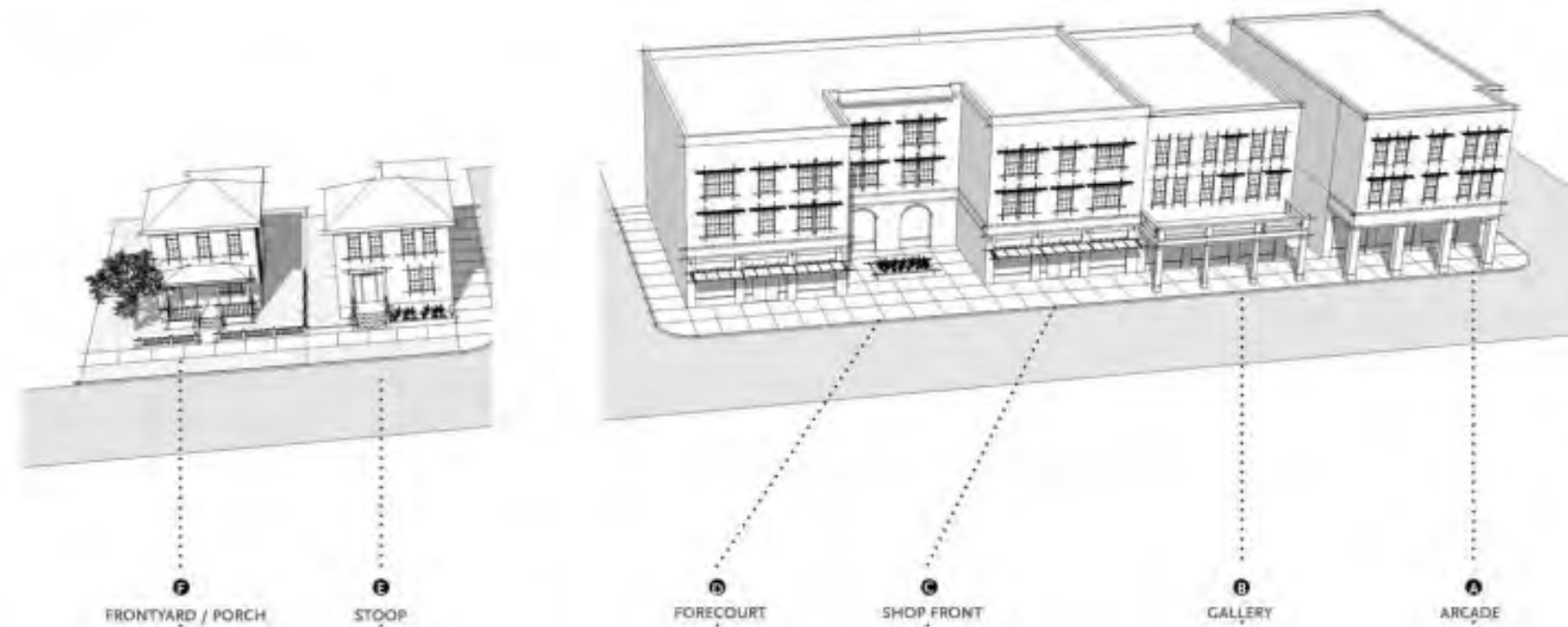
### Standards for All Frontage Types

1. A physical transition shall be provided between the glazing of the storefront and the adjacent sidewalk unless the glazing itself terminates directly at the grade. Where a bulkhead is applied to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 18 inches and 36 inches tall per frontage type (aluminum storefront or spandrel panel may not substitute for a bulkhead).
2. All storefronts shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.
3. Awnings, signs, balconies, and other architectural projections shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk to a maximum encroachment within 8 feet of the curb.
4. Awnings shall only cover storefronts and openings so as to not cover the entire facade.
5. The term "clear" means that the identified area is free of encroachments other than signs and light fixtures.
6. Encroachments in the public right-of-way require the approval of the Public Works Agency.
7. Parking garages are required to employ a frontage type that is the same or complementary to the attached or adjacent buildings.

Additional photographs, diagrams, and standards for building frontages are provided in the following pages.



Axonometric Diagram: Forecourt



Section Diagram: Forecourt



## Warmington Residential



## Grand and Grovemont





Slide 37

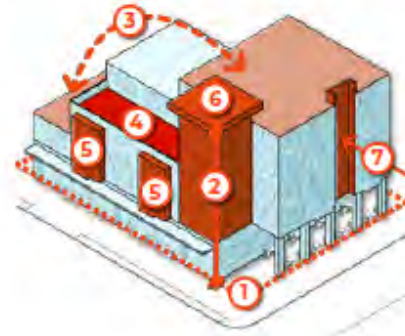
Santa Ana General Plan Update  
Interim Development Standards  
March 16, 2023

# OBJECTIVE DESIGN STANDARDS



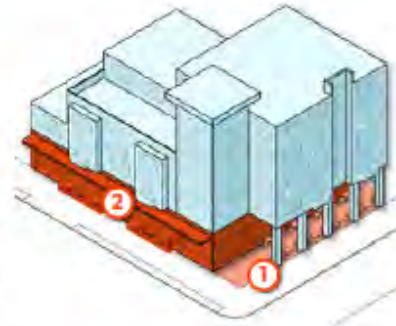
# Our Experience

- *Anaheim*
- *San Bernardino*
- *Murrieta*
- *Sunnyvale*
- *OCCOG*
- *Westminster*
- *WRCOG*
- *Antioch*
- *Norco*
- *Menifee*
- *Temecula*
- *Wildomar*



#### Site Design & Building Form

- ① Parcel Size
- ② Building Heights
- ③ Height Averaging
- ④ Stepbacks
- ⑤ Facade Articulation
- ⑥ Prominent Corners
- ⑦ Terminating Vistas

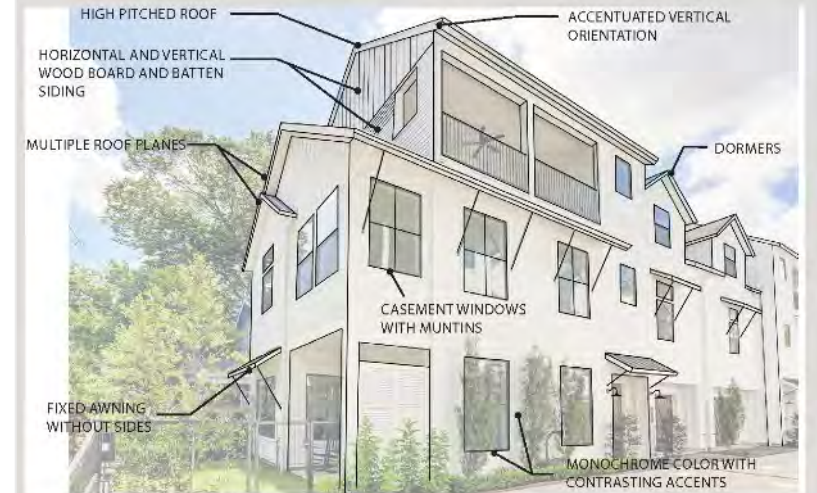


#### Setbacks & Frontages

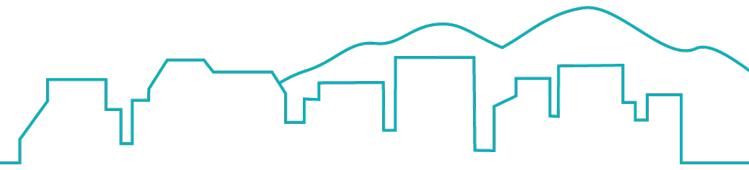
- ① Setbacks
- ② Frontage Types

#### STYLE DESCRIPTION

Farm Chic, or Modern Farmhouse, is a contemporary interpretation of traditional rural residential forms and materials. This style reflects Wildomar's agricultural and ranching history and regional context. As indicated in the accompanying precedent images and illustrative diagram, the style utilizes elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents and sparse or simple ornamentation. Roofs are typically medium to high-pitched. Minimal detailing often includes awnings, porches and wall-mounted gooseneck lights.

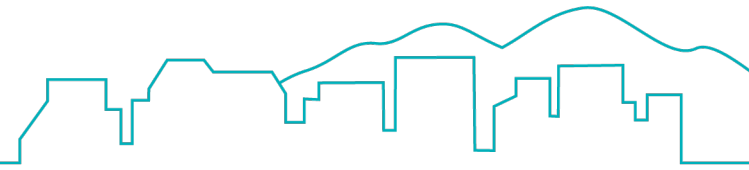


# Built Out vs Expanding Cities





# Code Section vs New Document

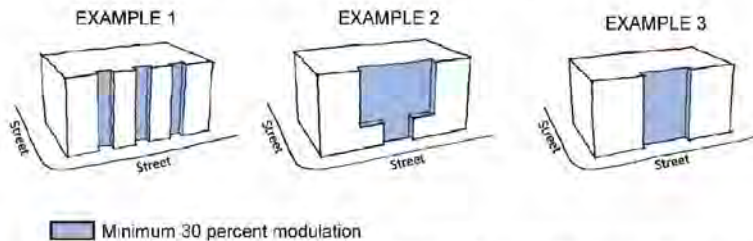


2. **Horizontal Modulation.** Articulation across a building façade helps to break up the massing horizontally. The following standards relate to required horizontal modulation for both street-facing and interior elevations.

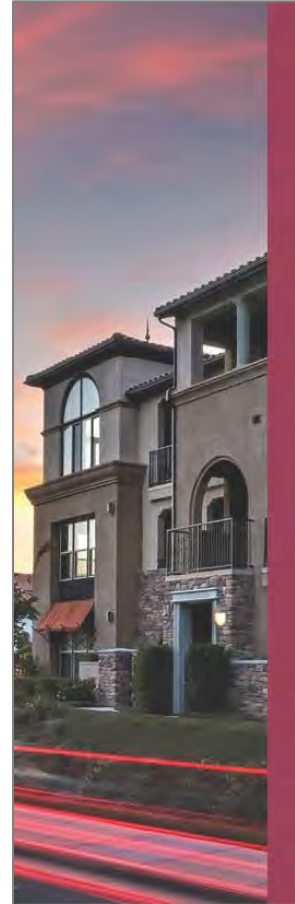
a. **Street-facing Horizontal Modulation.**

- i. **Applicability.** Each street facing or publicly accessible open space façade for building elevations greater than 60 feet in length shall comply with the horizontal modulation standards below. Horizontal modulation standards apply to all portions of street-facing facades except for upper floor step-backs. Horizontal modulation is not required for street-facing facades less than 60 feet in length.
- ii. At least 30 percent of the area of a street-facing facade shall be divided into façade planes that are offset by at least a minimum average depth of 24 inches from the rest of the façade. Façade area used to meet this standard may be recessed behind, or project out from, the primary façade plane and may be in one continuous section or a combination of sections across the façade.

**FIGURE 30.16.050-D  
STREET FACING HORIZONTAL MODULATION**



DRAFT Tropic TOD District Site Planning | 30

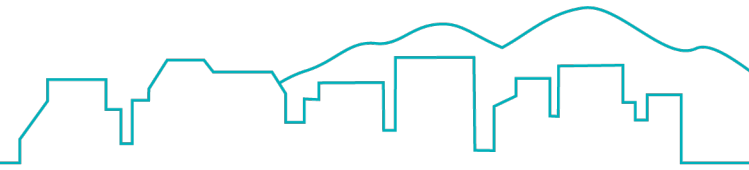


## Objective Design Standards for Multi-Family and Mixed-Use Development



Staff Admin Draft, May 2021

# Architectural Styles?



1

SPANISH COLONIAL



2

CRAFTSMAN



3

TUSCAN



4

AMERICAN RURAL



5

MODERN



6

EAST COAST



7

FRENCH



8

NEOCLASSICAL



9

PRAIRIE



10

ITALIANATE



11

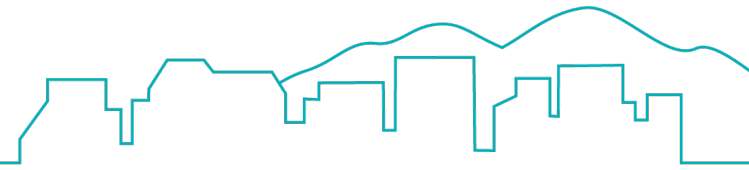
VICTORIAN



12

MERCANTILE

# All Projects or Just SB35?



## 1.1 PURPOSE

The Multi-Family Residential Objective Design Standards provide a clear set of requirements for new multi-family and mixed-use residential development in Temecula, while ensuring development maintains the area's unique character and quality of design within the City.

These Design Standards were prepared by the City of Temecula to comply with the following State laws:

### **Housing Accountability Act ("HAA") Government Code Section 65589.5**

The HAA requires that when a proposed housing development project meets all "applicable, objective general plan and zoning standards and criteria, including [objective] design review standards," the local agency cannot "disapprove the project" or "approve it upon the condition that the project be developed at a lower density" unless the agency makes two specific findings:

1. The project would have a specific adverse impact on the public health or safety unless the project were disapproved or developed at a lower density; and
2. There is no feasible method of mitigating or avoiding the impact other than disapproval or reduction in density.

### **Senate Bill ("SB") 35 Government Code Section 65913.4**

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects through a ministerial approval process, exempting such projects from environmental review under the California Environmental Quality Act ("CEQA"). This process

does not allow public hearings to consider the merits of the project; rather only design review or public oversight of the development is allowed, which must be objective and strictly focused on assessing compliance with criteria required for streamlined projects as well as objective design review of the project (Section 65913.4(c)(1)). SB 35 required the availability of a streamlined ministerial approval process for multifamily residential developments in jurisdictions that have not yet made sufficient progress toward meeting their regional housing need allocation (RHNA) goal for construction of above-moderate income housing and/or housing for units below 80% area median income (AMI).

Included in the streamlining process, cities are required to establish objective design standards for multifamily residential development. SB 35 defines an objective design standard as one that involves "no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant...and the public official prior to submittal."

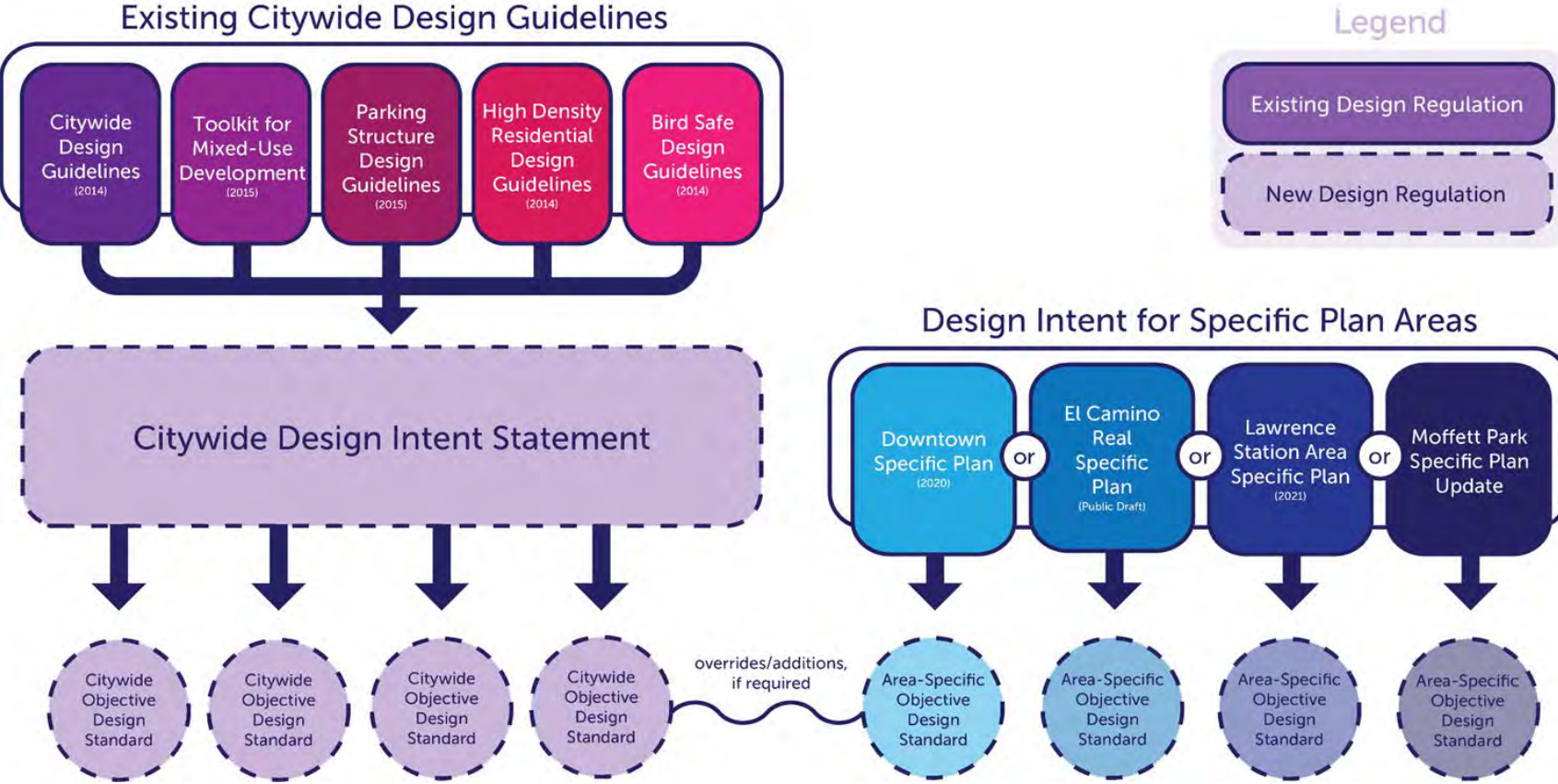
### **Assembly Bill ("AB") 2162 Government Code Section 65583 and adds Code Section 65650**

California State Assembly Bill ("AB") 2162 (Government Code Section 65651), which went into effect on January 1, 2019, applies statewide and requires that supportive housing be a use that is permitted by right in zones where multifamily and mixed-use development is permitted. AB 2162 amends Government Code Section 65583 and adds Code Section 65650 to require local entities to streamline the approval of housing projects containing a minimum amount of Supportive Housing by providing a ministerial approval process, removing the requirement for CEQA analysis

# Best Practices



- Audit existing design policies



# Best Practices

- Draw language from existing guidelines, especially “shall” statements
- Carefully consider what “should” statements can become “shalls”

## 2.3 Building Orientation

During the site design process, adjacencies shall be considered and treated appropriately to maintain the visual cohesiveness of the area. The following standards shall apply:

- **Preserve Natural Features.** Site plan strategies are to be utilized to preserve natural landforms, boulders, and rock outcroppings. (OCS-3.3)
- **Site Design.** Building and site layouts shall conform to City standards regarding minimum setbacks, minimum open space requirements, maximum height requirements, and other city standards, unless specific variances are granted.
- **Varied Setbacks.** Long unarticulated building facades shall be avoided by incorporating varying setbacks of the building footprint in a varied fashion along the residential street.
- **Site Entry Location.** Project entries are to be located to minimize conflicts with adjacent residential neighborhoods (CD 3.6).
- **Parking Location.** Parking lots and structures are to be functionally and visually integrated and connected; off-street parking lots should not dominate the streetscene (CD-3.5).
- **Maximize Open Space.** Buildings are to be oriented to maximize common open space with pedestrian connections throughout. Five acres of open space are to be provided for every 1,000 residents. (OCS-1.2).
- **Observe Buffers.** Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway, commercial, agricultural, and industrial uses (CD-3.18).

- **Preserve Corridors.** Recognize, preserve, and enhance the aesthetic value of the city's enhanced landscape corridors and scenic corridors (CD-4).

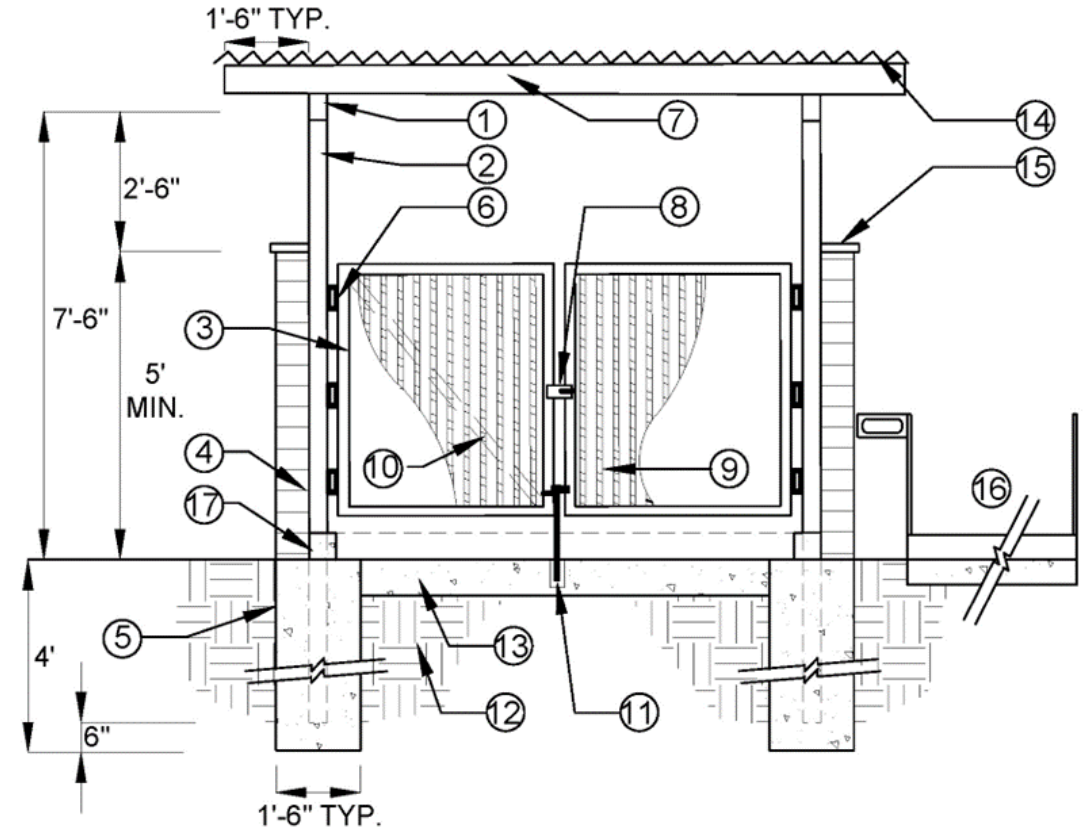
## 2.4 Service Areas, Utilities

- **Service Areas.** Minimize visual impacts of public and private facilities and support structures through sensitive site design and construction (CD 3.3).
- **Visual Buffers.** Incorporate visual buffers, including landscaping, equipment and storage area screening, and roof treatments, on properties abutting either Interstate 215 or residentially designated property (CD-3.22).



# Best Practices

- Do not duplicate Zoning Code standards
- Incorporate other standards by reference



# Best Practices

- Ask staff to identify typical design topics, and incorporate those issues



# Best Practices

- Ask all staff, especially current planners, to review interim drafts
- Don't forget Public Works, Fire, City Attorney and Utility Providers!

The screenshot shows a slide from a presentation titled "Objective Design Standards" for the City of Menifee, California. The slide is divided into two main sections: "Assembly Bill ('AB') 2162" and "Senate Bill ('SB') 330".

**Assembly Bill ('AB') 2162 Government Code Section 65583 and Section 65650 (California State Assembly Bill ('AB') 2162 (Government Code Section 65651))**

As a part of this streamlining process, cities are required to establish objective design standards for multifamily residential development. SB 35 defines an objective design standard as one that involves "no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant...and the public official prior to submittal."

These laws went into effect on January 1, 2019, require supportive housing be a use that is permitted by right in zones where multifamily and mixed-use development is permitted. AB 2162 amends Government Code Section 65583 and adds Code Section 65650 to require local entities to streamline the approval of housing projects containing a minimum amount of Supportive Housing by providing a ministerial approval process, removing the requirement for CEQA analysis and removing the requirement for Conditional Use Permit or other similar discretionary entitlements granted by the Planning Commission.

**Senate Bill ('SB') 330 (Government Code Section 65920 et. seq.)**

The intent of the act is to create certainty in the processing of housing project applications, speeding up review and creating restrictions on new local regulations. SB 330 prohibits cities and counties (including the electorate) from using local initiative or referendum power to establish rules that would effectively:

- Change the land use designation or zoning of parcels to a less intensive use or reducing the intensity of the land allowed under the specific or general plan as in effect on January 1, 2018.

**1.2 Applicability**

These Design Standards apply to multifamily neighborhoods within the following City of Menifee Zoning Districts:

- **Medium Density Residential (MDR).** Single-family attached residences including townhouses, stacked patio homes, and zero lot line homes with a density range of 8 to 14 dwelling units per acre.
- **Medium High Density Residential (MHDR).** Single-family attached residences and multifamily dwellings such as triplexes, fourplexes, motorcourt clusters, and row townhomes with a density range of 4 to 20 dwelling units per acre.
- **High Density Residential (HDR).** Multifamily dwellings; includes apartments and condominiums with a density range of 20 to 24 dwelling units per acre.

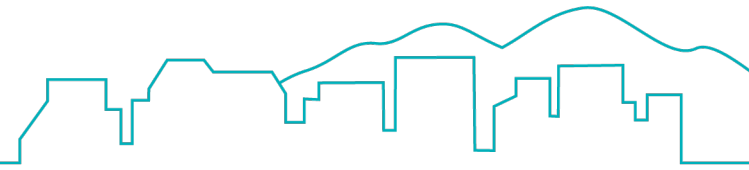
The Director of Community Development may allow deviations from these design standards on a case by case basis, as approved by the Planning Commission (refer to Chapter 6, Administration) *Staff may want to define what qualifies for deviations.*

**Handwritten Annotations:**

- A blue box at the top right contains the text: "Is the key part here that subjective standards can't be added, only objective? Are we not allowed to use our adopted design guidelines since they were adopted in April 2020? How are these standards different? From my reading, the standards look identical to our existing design guidelines."
- A purple cloud-shaped box contains the text: "Impose or enforce new design standards established on or after January 1, 2020, that are not objective standards".
- A blue box at the top right of the list contains the text: "Impose or enforce a moratorium on housing development within all or a selection of the local agency's jurisdictions."
- A blue box at the bottom right of the list contains the text: "Establish or implement limits on permit numbers issue by the city or county unless the limit was approved before January 1, 2005, in a 'predominantly agricultural County.'"
- A red box next to "1.2 Applicability" contains the text: "Will apply to all zones.?"
- A blue box next to the MDR description contains the text: "Apply to new multifamily - what about existing developments that add additional buildings or do renovations. Where would the cutoff be for when these standards apply and when they don't?"
- A blue box next to the MHDR description contains the text: "Have I heard correctly that projects will be required to consult with tribes prior to submitting to the city for processing? Has this amendment been approved yet?"
- A red box at the bottom contains the text: "maybe this should say the Dir may allow applications for deviations since it seems as if the PC will be the approval authority and not the Dir"



# Best Practices



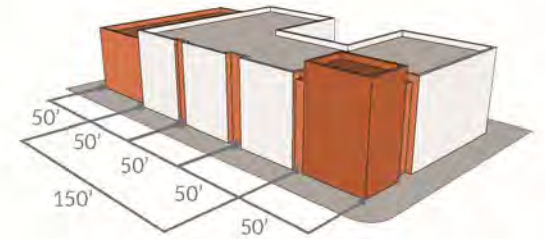
- Provide a menu of options

**E. DECORATIVE ACCENTS & DETAILS (CHOOSE 4 OR MORE)**

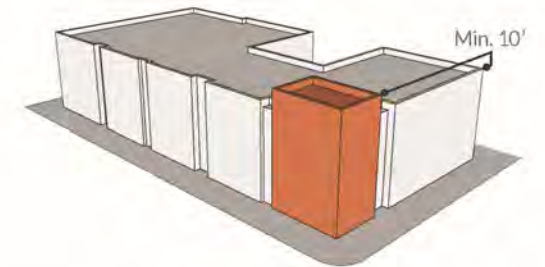
<p>SMALL PORCHES</p>	<p>DECORATIVE TILES</p>	<p>CLAY TILE VENTS</p>	<p>WOOD BRACKETS</p>
<p>WROUGHT IRON RAILING</p>	<p>COURTYARDS</p>	<p>RECESSED NICHES</p>	<p>WINDOW GRILLES</p>
<p>DARK METAL OR WROUGHT IRON LIGHT FIXTURE WITH CURVING BRACKETS</p>	<p>STUCCO FINISH CHIMNEY WITH ROUND OR RECTANGULAR OPENINGS</p>	<p>PAIRED WOOD GARAGE DOORS WITH IRON HARDWARE</p>	<p>FABRIC AWNINGS WITH METAL SPEAR SUPPORTS</p>

## STANDARDS

- A. A design proposal shall incorporate at least one of the following:
1. Modulation: A major modulation of the facade at a minimum of every 150 linear feet that is at least 24 inches deep and 4 feet in width, and a minor modulation in facade at a minimum of every 50 linear feet that is at least 12 inches deep and 2 feet in width.
  2. A clearly delineated base, middle, and top that can be differentiated by:
    - a. Change in materials (see Section 4.2.8); or
    - b. Distinct design that creates visual separation; or
    - c. Upper level stepback of 15 feet minimum of all floors above 40 feet in elevation height.



ABOVE: A.1. Major and minor facade modulation.



ABOVE: A.2. Upper level stepback above 40' in elevation.

# Best Practices



- Empower by Reference in the Code

Glendale Municipal Code								
<a href="#">Up</a>	<a href="#">Previous</a>	<a href="#">Next</a>	<a href="#">Main</a>		<a href="#">Search</a>	<a href="#">Print</a>	<a href="#">No Frames</a>	
<a href="#">Title 30 ZONING</a> <a href="#">Chapter 30.47 DESIGN REVIEW</a>								

**30.47.040 Standards.**

In consideration of applications for design review, the review authority shall be guided by the intent and purpose of Section 30.47.010 and the standards set forth in this section. The design review board shall adopt written guidelines consistent with such intent, purposes, and standards, as it may deem necessary to properly exercise its powers and duties. Such guidelines shall be approved by the city council and shall be kept on file in the office of the director of community development, and a copy thereof shall be furnished to any person upon request. Within the DSP zone, all design review shall be subject to the guidelines and standards established by the downtown specific plan.

For the purposes of this section, the term "review authority" shall mean the design review board, the city council, the director of community development, the historic preservation commission, or the arts and culture commission, as applicable.

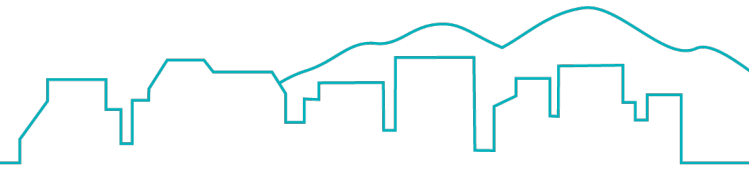
- A. The review authority shall ensure that all projects are consistent with adopted community plans.
- B. The following standards and criteria may be utilized by the review authority which may require changes in materials, color, general design and layout, projections in the vertical or horizontal plane or such other design changes as may be necessary.
  - 1. In addition to the height and minimum setback requirements set forth for the zone in which the property is located, changes in material, height, projections in the vertical or horizontal plane or similar façade changes should be encouraged on visible exterior building walls. Primary attention shall be given to those sides visible from the public right-of-way.
  - 2. The appropriateness of a new or remodeled building to the zoning and area within which it is located, surrounding architectural design, scale and streetscape

# Implementation

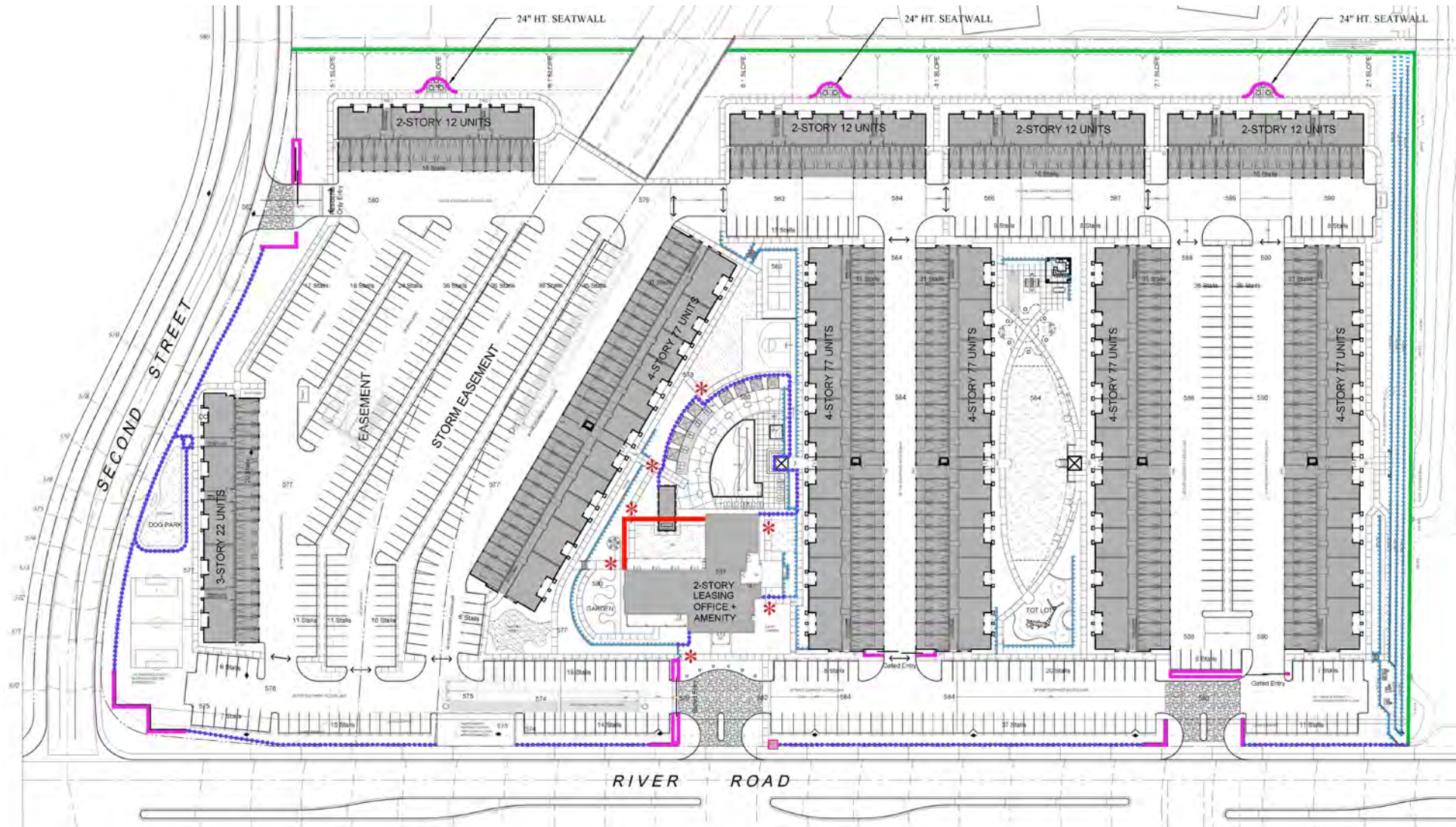
- Checklists
- Clear expectations for applicants
  - Property Owners
  - Professional developers
- Useful review tool for city staff

Building	Design Standards			
	Applicant		City Use Only	
	Complete	N/A	Complete	N/A
A building shall carry the same architectural theme for all elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Blank walls (façades without doors, windows, landscaping treatments) shall be less than 15 feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Buildings over three stories must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from wall plane by a minimum of three inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20% of the building frontage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All buildings and retail spaces must include one or more frontage types as selected from those identified in the Section 5.2.10, Frontage Types.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
When dwelling units are abutting open space areas, a minimum of one window from each dwelling shall be located to overlook common area. A clear glass window of not less than 8 square feet shall be used to allow visibility into the common area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building entries shall face the primary public street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces. For larger sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos, and recreation amenities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For development fronting onto public and private streets (as identified in Chapter 6.4, Street Classifications and Street Sections), a minimum of 70% of the street frontage shall be devoted to buildings located between the minimum and maximum front setback lines; where 70% of building is to reside within the Frontage Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

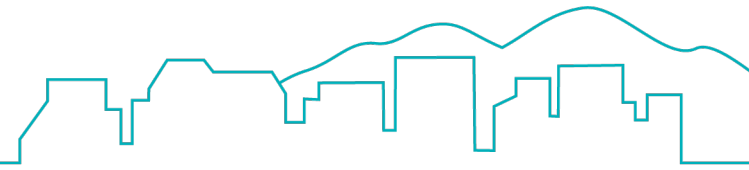
# Implementation



# Implementation



# Plan for Amendments



**11.07.2006**

Adopted by City Council (Resolution 06-253)

**03.24.2009**

Amended by City Council (Resolution 09-37)

**04.13.2010**

Amended by City Council (Ordinance 5293)

**12.14.2010**

Amended by City Council (Ordinance 5720)

**03.15.2011**

Amended by City Council (Ordinance 5726 and 5727)

**06.07.2011**

Amended by City Council (Ordinance 5738)

**08.16.2011**

Amended by City Council (Ordinance 5746)

**07.24.2012**

Amended by City Council (Ordinance 5776 and 5777)

**11.19.2013**

Amended by City Council (Ordinance 5815)

**12.10.2013**

Amended by City Council (Ordinance 5819)

**10.27.2015**

Amended by City Council (Ordinance 5865)

**02.02.2016**

Amended by City Council (Ordinance 5869)

# THANK YOU



# Q&A Session







CRAFTING RESIDENTIAL OBJECTIVE DEVELOPMENT STANDARDS

**thanks for  
attending!**



**& PDAOC**

