



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 4, 2025

TO: Mayor and Councilmembers

FROM: Community Development Department

SUBJECT: Title 25 Objective Design and Development Standards, and Amendments to the Title 30 Zoning Ordinance [Ordinance Introduction]

RECOMMENDATION: That Council:

- A. Introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Amending the Santa Barbara Municipal Code by Adding Title 25 Objective Design and Development Standards;
- B. Introduce and subsequently adopt, by reading of title only, an Ordinance of the Council of the City of Santa Barbara Amending the Santa Barbara Municipal Code by Amending Chapters 30.15, 30.140, 30.145, 30.205, 30.220, 30.250, 30.295 and 30.300 Pertaining to Regulations for Objective Design and Development Standards and Miscellaneous Clean-Ups;
- C. Repeal Resolution No. 21-031 adopting the Objective Design and Development Standards for Streamlined Housing Projects in its entirety; and
- D. Determine that the Title 25 and Title 30 Amendments are consistent with the General Plan.

EXECUTIVE SUMMARY:

Increasingly, State laws mandate a streamlined, ministerial approval process for eligible multi-unit housing projects that comply with objective design and development standards. Projects that qualify for streamlined approval are only subject to objective zoning and design review standards, as defined in the legislation. The Title 25 Objective Design and Development Standards respond to the State's requirements for objective standards while maintaining the City's standard aesthetics and sensitivity to historic and neighborhood context. The purpose of the ODDS is to provide clear, objective, and

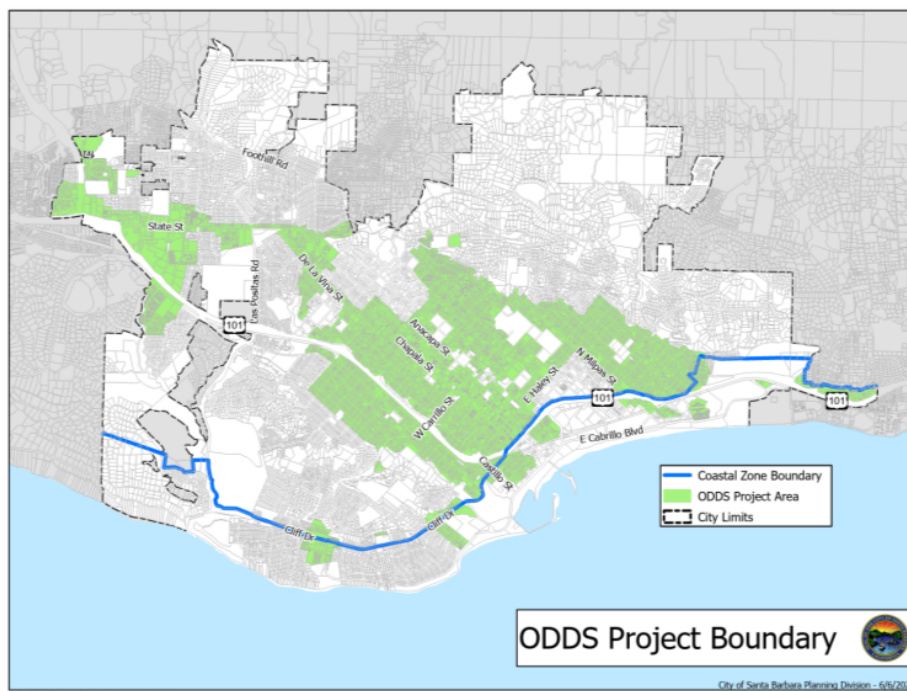
measurable standards to make the requirements for housing projects more predictable and easier to interpret for everyone—decision-makers, staff, applicants, and the public.

The related Title 30 Zoning Ordinance amendments include regulations for implementation of the objective design review process and other minor corrections and clarifications that reflect recent changes to State law, implement Housing Element programs, or simply make the ordinance more readable and easier to interpret.

DISCUSSION:

The Title 25 Objective Design and Development Standards (ODDS) implement 2023–2031 Housing Element Program HE-7: Objective Design Standards. They are proposed as a new Title 25 of the Municipal Code to provide detailed objective design and development review standards and a process for developers seeking streamlined design review in accordance with State law. The ODDS will apply to all areas of the City currently zoned for two or more residential units (about 21 percent of all city parcels, Figure 1). The project also includes related amendments to the Title 30 Zoning Ordinance to regulate the new design review process and provide objective findings for projects using the ODDS.

Figure 1: ODDS Project Area



Project Background

In 2021, the City was awarded a \$300,000 Local Early Action Planning (LEAP) grant from the State Department of Housing and Community Development (HCD) to prepare the Objective Design and Development Standards. The City hired Opticos Design, Inc., a leader in the field of objective design standards that promote walkable urban places¹, to prepare the design standards and work on related tasks. A work group composed of representatives from the Architectural Board of Review (ABR), Historic Landmarks Commission (HLC), Planning Commission, and American Institute of Architects (AIA) was formed to advise staff, serve as subject matter experts, and comment on draft materials.

Opticos Design's approach included incorporating Santa Barbara's existing and intended physical character into the new standards. Preparation and research included a staff-led site tour and group interviews with developers, affordable housing advocates, and community members to inform the process with ideas and observations of the existing design review process, zoning, and built results. The outcome was an Existing Conditions report that analyzed elements and characteristics that shape the city's physical qualities and prevalent architectural styles by neighborhood to inform which physical characteristics should become objective design standards.

The ODDS building location, form, and style regulations were carefully calibrated to ensure new residential and mixed-use buildings would fit seamlessly into neighborhoods and encourage pedestrian-friendly design. The ODDS include multiple standards to ensure that the ground floor of each building along the public realm supports walkable places that are active and visually engaging. The elements that work together to make the public realm appealing are building location and height, depth of ground floor occupiable space, and the building frontage that provides the transition and interface between the public and private realms (setback is it at/near the sidewalk).

The work program included considerable public input via surveys and meetings, and drafts of the ODDS were posted for public input and presented to the HLC, ABR, and Planning Commission. Throughout the process, public review drafts of the ODDS and related maps, fact sheets, and other project-related information was noticed and posted on the Santa Barbara Design Standards webpage.

In August 2024, the Planning Commission held two hearings to review and make a recommendation to City Council on the ODDS and Title 30 amendments. Both hearings included a robust discussion and recommendations for text and map changes to Title 25 and Title 30, which were incorporated into both documents. At the final hearing, the Planning Commission unanimously recommended that City Council add Title 25 Objective Design and Development Standards to the Municipal Code and amend Title 30

¹Opticos received a 2024 American Planning Association of California Award of Excellence in recognition of City of Campbell's [Multi-Family Design & Development Standards](#) and prepared [Association of Bay Area Government's Objective Design Standards Handbook](#), among other achievements.

pertaining to process and other regulations for the ODDS with the changes presented by staff.

The City Council Ordinance Committee held a hearing in October 2024 to make a recommendation to City Council. The Ordinance Committee had multiple questions and continued the hearing to December 2024. Staff returned with responses to the initial broad questions on the ODDS, and Ordinance Committee made a motion to forward the ODDS to Council for discussion and consideration with amendments and comments described on pages 7 and 8 of this report.

Overview of Title 25 Objective Design and Development Standards

For decades, the City has used discretionary design review to assert significant oversight and discretion in new development, consistent with the City’s charter direction to ensure protection and preservation of the community’s natural beauty and charm. To address California’s housing crisis, the state has increasingly passed legislation that prohibits review and approval per subjective guidelines for certain multi-unit housing projects. An example of a guideline vs. a standard is shown in Table A.

Table A: Guideline vs. Standard

El Pueblo Viejo Guideline	ODDS Requirement
Doors and windows should be recessed away from outer wall surfaces.	Door Frame Recess 4" min. from face of door to face of surround. Window Frame Recess Depth 2" min. from face of surround to face of sash.

This transition from using subjective design guidelines to objective design standards for specific types of housing projects is a significant shift for the City, but it provides an opportunity to advance housing production while maintaining the City’s design priorities. The City benefits from ODDS by having a standard of review for projects using objective standards and more complete applications that necessitate fewer changes and resubmittals. Applicants benefit by having clear and predictable design expectations, fewer design review hearings (due to combining Project Design and Final Approvals), and limits on appeals. The community benefits by enjoying new compatible housing projects that preserve local character and enhance neighborhoods.

Applicability

The ODDS will be available in areas of the City that are zoned to allow two or more residential units (e.g., Two-Unit Residential [R-2], Residential Multi-Unit [RM], and other multi-unit and mixed-use zones). The ODDS work in conjunction with the entire Santa Barbara Municipal Code to implement state law that requires “...objective general plan, zoning, and subdivision standards and criteria, including design review standards...” per

the Housing Crisis Act of 2019 (Senate Bill 330) and similar legislation. The ODDS will apply in the Coastal Zone, but ODDS projects will also require a Coastal Development Permit and consistency with Coastal Land Use Plan policies.

Objective Design Review Process

The State-mandated processes that limit the City's ability to deny, make infeasible, or reduce the density of objective housing development projects do not entirely eliminate the requirement for public hearings or design review approval. The City's Charter requires review of all multi-unit housing projects by either the ABR or HLC. This means that projects using the ODDS will still undergo design review, and any other applicable land use entitlement procedures (e.g., tentative map, development plan, etc.), but the design review and zoning portion will be limited to the objective design and development standards found in the ODDS. ODDS projects would be streamlined and approved in one hearing by combining project design approval and final approval. The findings for approval are limited by State law to the following:

- The project, as conditioned, complies with all objective design and development standards.
- The project will not result in a specific adverse impact to public health and safety that cannot be mitigated without rendering the project infeasible.

Applicants not seeking project approval under the provision of such State laws can opt out of using ODDS and proceed using the City's existing subjective design review process.

ODDS Concepts

Form-Based Approach

The ODDS follow strategies established by form-based codes for building placement, design, and other site design requirements, some of which do not currently exist in the City's Zoning Ordinances. This is why the ODDS include both development (e.g., building form) and design (e.g., architectural style and materials) standards. This integrated approach fosters predictable built results and a high-quality public realm (street and sidewalks), by prioritizing physical form, character, and walkable neighborhoods. The form-based approach addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and, for larger sites, the scale and types of streets and blocks. The ODDS fill the gaps between what is regulated by zoning (e.g., building setbacks and height) and what is often achieved through design review (e.g., building articulation, pedestrian-friendly frontages, landscape, materials, and neighborhood context).

ODDS Zones

Similar to Title 30, the ODDS categorize parcels into “zones.” The ODDS zones are based on underlying land use designations/residential densities and existing conditions that generate and support the variety and physical character of existing and new pedestrian-oriented, walkable environments. The ODDS zones also provide building standards that ease the transition from the lower-density, two-unit neighborhoods to the higher-density, multi-unit and commercial areas. Each ODDS zone has height, setback, and similar building standards that correlate with the underlying base zone standards in the Title 30 Zoning Ordinance. ODDS zones also regulate allowed building types (ten choices ranging from duplexes to large courtyards), frontages (ten choices ranging from porches to shopfronts), and parking setbacks.

For example, the ODDS Neighborhood Medium (NM) Zone (covering 36 percent of ODDS parcels) is intended to support low-to-moderate intensity housing choices and approximately correlates to the Two-Unit Residential (R-2) zone. Building types allowed in this zone include duplexes and medium multiplexes (three to four units). Neighborhood Large (NL) and Mixed-Use Corridor (MUC) Zones (covering 53 percent of ODDS parcels) are transition areas supporting moderate-to-high intensity housing choices (such as courtyards and large multiplexes) that correlate to both residential and nonresidential base zones. Downtown Edge (DE) and Downtown Core (DC) Zones (about 11 percent of ODDS parcels) promote higher-intensity housing choices (large courtyard and downtown buildings) correlated to nonresidential zones that allow multi-unit housing. Because parcel sizes vary in each zone, the higher-intensity ODDS zones also allow the low-to-moderate intensity housing choices (e.g., duplexes).

Density

The ODDS relies on residential densities established in the Land Use Element (dwelling units per acre) as explained in Section 25.01.040 (*Relationship to Santa Barbara General Plan*). ODDS projects are required to conform with the General Plan land use designation densities ranging from Low Density Residential (maximum two to three dwelling units per acre) to Priority Housing Overlay (maximum 63 dwelling units per acre). Applicants are responsible for achieving their desired residential densities through choice of unit sizes, building footprint/massing, and building types.

Additionally, ODDS-related Title 30 amendments (Section 30.15.025 *Calculating Density*) include a change to regulations for rounding fractions when calculating units per acre, which will allow more projects to achieve maximum densities as identified in the General Plan. Title 30 currently rounds down fractions when calculating maximum residential units. For example, a 7,000 square foot lot in R-M, with a land use designation of 15-27 dwelling units an acre, results in fractions of 2.41-4.34 as the maximum number of units. Current **rounding down** of fractions means two to four residential units are possible on the site. The proposed change to **round up** for density calculations will allow more units. Using the same R-M example, 2.41 and 4.34 will now be able to round up to three to five

residential units. In essence, this proposed change would allow most multi-unit residential projects to achieve one additional unit compared to current rounding rules.

Architectural Styles

Santa Barbara is somewhat unique in that the ODDS regulate architectural style to further refine intended building form and physical character, comply with existing style regulations, and produce new buildings that harmonize with the existing character. Three style groups are allowed with two sub-styles each: 1) Mediterranean, 2) Craftsman, and 3) Contemporary. The ODDS Architectural Styles Map further refines this concept by regulating which areas of the City allow Mediterranean only; Mediterranean and Craftsman; or Mediterranean, Craftsman, and Contemporary.

State Agency Review

The State of California does not have a mandatory review and certification or approval process for Objective Design and Development Standards. Nevertheless, staff proactively consulted with California Coastal Commission (CCC) and Housing and Community Development (HCD) for informal review and questions prior to adoption. CCC staff confirmed that because the ODDS includes language protective of coastal resources and ODDS projects require a Coastal Development Permit, the ODDS would not require a Local Coastal Program amendment to be effective in the Coastal Zone.

After the Ordinance Committee hearing in December 2024, staff reached out to HCD with specific questions and to hear their overall impression. In general, HCD is supportive of the City's effort. HCD noted that objective design standards are being prepared throughout California and it will take some time after implementation to determine their best use and effectiveness statewide. HCD was encouraged to hear that within a few years of adoption, the City has committed to reviewing the ODDS and making changes as needed. HCD's input on specific questions is described below.

Amendments to ODDS

Based on Ordinance Committee's comments and follow-up conversation with HCD, four sections of the ODDS were amended as described below.

1. Applicability

Based on HCD's input, ODDS Section 25.01.070 (*Applicability*) C.1 was amended for clarification. This section explains that applicants may opt out of using ODDS for a project, including those projects that qualify under State law for objective review; however, the project will then proceed under the City's discretionary review process, *which voluntarily takes a project outside of the Housing Accountability Act provisions*. The italicized portion of this standard was deleted to clarify that all housing projects are still subject to Housing Accountability Act regarding the number of hearings, findings for denial, and similar provisions, regardless of whether the project is being reviewed in a discretionary or objective design review process. For reference, Attachment 1 includes page 5 of the

ODDS as amended and the previous version showing what was changed in strikethrough. Additional HCD input on a specific zone standard question is provided below.

2. Architectural Styles Map

Ordinance Committee recommended City Council consider changes to the ODDS Architectural Styles Map, included in ODDS Section 25.01.120. This map designates where each architectural style group is allowed: Mediterranean is designated yellow; Mediterranean and Craftsman are designated green; and Mediterranean, Craftsman, and Contemporary are designated blue. The blue areas where the Contemporary style group is allowed were discussed in detail by the Ordinance Committee members, with a recommendation to remove the Contemporary style group from the Upper State Street area and from an area around Vera Cruz Park (i.e., change the designation color from blue to green). The Architectural Styles map was amended to reflect this discussion. For reference, Attachment 2 includes the map as amended and the previous version showing what was changed.

3. Mixed-Use Corridor Standards

At the Ordinance Committee hearing in December 2024, staff recommended that Ordinance Committee consider changes to the building interior setback and stepback² standards in the Mixed-Use Corridor (MUC) Zone. Ordinance Committee recommended that City Council consider retaining the standards as presented to Ordinance Committee on October 17, 2024. With concurrence from HCD, the MUC Zone standards were amended to better align with existing building setback and stepback standards available for multi-unit residential projects using Title 30 AUD Incentive standards. For reference, Attachment 3 includes page 31 of the ODDS as amended and the previous version highlighting what was changed.

Following is an explanation of why this amendment was included in the ODDS.

The Mixed-Use Corridor (MUC) zone is intended to promote walkable neighborhoods of moderate-to-high intensity housing choices. This zone is a neighborhood-serving commercial corridor that supports high-density residential units connected to transit. The MUC Zone includes parcels along the travel corridors of upper and mid-State Street, De la Vina Street, Mission Street, E. Haley Street, Funk Zone, Milpas Street, Cliff Drive, and Coast Village Road. About 9.5 percent of all ODDS parcels are in the MUC zone.

Parcels in MUC have base zones that range from residential to commercial and manufacturing, but the majority have a commercial or manufacturing base zone (e.g., Commercial General (C-G) or Manufacturing Commercial (M-C)). The C-G and M-C zones also allow Average Unit-Size Density (AUD) program incentives. This means that

² A stepback is a design element typically applied to the upper-story portion of a building that pushes it farther away from the property line. Stepbacks can reduce the scale of buildings and increase light and air.

projects developed in accordance with the AUD program are allowed and are provided additional incentives such as increased height and reduced setback standards.

The ODDS were intended to provide the same density and incentives as those available to residential projects using the Title 30 Zoning Ordinance standards. At the time of the Ordinance Committee hearings, staff realized that AUD setback incentives, available for projects on or adjacent to most nonresidential base zones, were not available for projects in the ODDS MUC zone; therefore, the MUC setback and stepback standards were amended to better align with the AUD Program incentives. Note that although the requirement for building stepbacks was removed, projects using the ODDS may still be subject to adjacency standards or other provisions that would result in a partial building recess from the property line. Table B shows the difference between the residential base zone standards and the AUD incentive standards.

Table B: MUC Zone Amendment

Standard	ODDS for Adoption 10/17/24 (Residential Base Zone standard)	ODDS for Adoption 2/4/25 (AUD Incentive Standard)
Interior Setback (side and rear)	6 feet minimum	0 feet minimum if adjacent to a nonresidential base zone 6 feet minimum if adjacent to a residential base zone
Front Stepback	+5 feet minimum	No Front Stepback Required
Interior Stepback	+4 feet minimum	No Interior Stepback Required

4. Mixed-Use Corridor Rezones

Based on the MUC amendment above, the ODDS Zone Map (ODDS-ZM, referenced in Section 25.01.110) was amended to change five parcels from MUC to the Neighborhood Large (NL) zone. These five parcels have residential base zones or split zones (i.e., commercial and residential), and the rezone to NL would better align them with existing Title 30 residential base zone standards, which require interior setbacks and front and interior stepbacks. For reference, Attachment 4 includes the map as amended and the previous version showing what was changed.

Ordinance Committee Comments

Appeals

As currently proposed, the design review bodies' entitlement decision or review authority's decision on an exemption for an ODDS project may only be appealed by the applicant to City Council. Interested parties do not have standing to appeal, however, this does not preclude a member of the public from challenging approval of an ODDS project in Court through a Writ of Mandate proceeding. Ordinance Committee recommended that City Council consider adding an appeal for interested parties for ODDS projects, possibly to Planning Commission. Staff, with concurrence from HCD, does not recommend this

change because State law says that projects that are consistent with the ODDS cannot be denied except for specific adverse impacts³ to public health and safety that cannot be mitigated without rendering the project infeasible. Allowing an appeal by an interested party would give the false impression that ODDS project approval could be appealed for neighborhood compatibility or similar reasons.

Elevation Massing

The Ordinance Committee recommended that Council consider changing Section 25.04.160 (*Massing and Façade Composition*) E. Architectural Massing Features standard for block-scale buildings (typically over 80 feet in length). Currently, buildings at least two stories in height and greater than 80 feet in length must include up to three additional massing features (e.g., a tower, recessed volume, or additional stepback) depending on the length of the building. Ordinance Committee recommended Council consider reducing the threshold for this standard to a shorter length (e.g., 60 feet). After consulting with Opticos, staff does not recommend changing the threshold for the following reasons: 1) the current threshold of over 80 feet intentionally eliminates smaller house-scale buildings; applying additional massing features to the smaller house-scale buildings results in visually busy building facades; 2) the building footprint maximums, stepbacks, and other required massing features (e.g., bays) already produce simple and attractive, well-massed buildings.

Additional Style Choices

Ordinance Committee recommended Council consider including new architectural styles, such as indigenous, fire-safe, and environmental styles, in future ODDS amendments. This recommendation does not change anything in the ODDS proposed for adoption. In the Planning Commission hearings, staff committed to gathering feedback from architects and developers on the ODDS and returning with a report after 10 projects or two years, whichever occurs first. At that time, expanded architectural style choices could be considered, particularly if funds are identified for preparing additional style group standards.

Title 30 Amendments

The Title 25 ODDS reference the City's Zoning Ordinance (Title 30) for certain topics common to all projects, such as rules for measurements, design review, and noticing; however, Title 30 amendments are necessary to reflect the new objective design review process for ODDS projects. In addition, for the chapters already being altered by ODDS, staff incorporated minor corrections and clarifications to reflect recent changes to state law, implement Housing Element programs, or make the ordinance more readable and easier to interpret. The Title 30 amendments fall into one or more of these categories: 1) ODDS-related cross references and process improvements; 2) clarifying and corrective

³ Specific, adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete (Gov. Code, § 65589.5). The Housing Accountability Act considers that such impacts would be rare.

amendments with no significant change; 3) clarifying amendments that streamline processes; 4) clarifying amendments required by State law. Attachment 5 describes the disposition of the Title 30 amendments by chapter and section.

BUDGET/FINANCIAL IMPACT:

This action does not have a budget/financial impact on the City.

GENERAL PLAN CONSISTENCY ANALYSIS:

Section 30.235.100 (*General Plan Consistency Required for Zoning Amendments*) requires approval of a Zoning Ordinance or Map Amendment to be found consistent with the General Plan. The analysis of policy consistency is included in Attachment 6 General Plan Policy Consistency Analysis.

Title 25 Objective Design and Development Standards

Staff has determined that the Title 25 ODDS is consistent with General Plan policies and programs that support the development of objective design standards, protection for historic resources, and pedestrian-friendly design for multi-unit and mixed-use residential development projects. In particular, ODDS implements Housing Element Program HE-7: Objective Design Standards.

Title 30 Zoning Ordinance

Staff has determined that the amendments to the Title 30 Zoning Ordinance, which implement provisions of State law and Housing Element programs and provide consistency and clarity with Title 25, are consistent with General Plan policies and programs.

ENVIRONMENTAL REVIEW:

Staff has determined that this action qualifies for a categorical exemption from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305. The exemption is based on the City's adopted CEQA implementation ordinance, per SBMC Section 22.100.070 List of Ministerial Projects and Categorical Exemptions, subsection C.5. Class 5: Minor Alternations in Land Use Limitations, subsection c. Adoption or amendment of land use or development ordinance, regulations, standards, or guidelines that substantially maintain existing land use intensity or density.

The ODDS do not change the density allowed under the General Plan Land Use designation or intensity of use. The related amendments to Title 30 are either administrative in nature and outline permitting procedures for ODDS projects, correct and clarify zoning standards, or add ODDS-related definitions. Although there is a proposed

change to how density is calculated in Titles 25 and 30, that amendment does not change the underlying land use designation and density, as analyzed in the General Plan and the associated 2011 Program Environmental Impact Report for the Plan Santa Barbara General Plan Update. Based on review of the project, there would be no significant project-specific or cumulative impacts on the environment due to unusual circumstances, and the project does not have the potential to damage scenic highways or historic resources. Future development of individual project sites would still be reviewed for compliance with CEQA, including review of biological resources and hazardous waste sites. Accordingly, the action is consistent with the description of a Class 5 categorical exemption under CEQA Guidelines Section 15305, and none of the exceptions under Section 15300.2 apply.

ATTACHMENTS:

1. Title 25 Applicability Amendment Pages
2. Title 25 Architectural Styles Map Amendment Pages
3. Title 25 Mixed-Use Corridor Standards Amendment Pages
4. Title 25 Zone Map Amendment Pages
5. Title 30 Amendments Summary
6. General Plan Consistency Analysis

PREPARED BY: Rosie Dyste, Project Planner

SUBMITTED BY: Elias Isaacson, Community Development Director

APPROVED BY: Kelly McAdoo, City Administrator

Base Zones ¹	ODDS Zones				
	Neighborhood Medium	Neighborhood Large	Mixed-Use Corridor	Downtown Edge	Downtown Core
Residential					
R-2 (Two-Unit Residential)	X				
R-M (Residential Multi-Unit)		X	X		
R-MH (Residential Multi-Unit and Hotel)		X			
Nonresidential					
O-R (Office Restricted)		X	X	X	
C-R (Commercial Restricted)		X	X		
C-G (Commercial General)		X	X	X	X
M-C (Manufacturing Commercial)		X	X	X	X
CO-HV (Coastal-Oriented Hotel and Visitor-Serving)		X	X		
CO-CAR (Coastal-Oriented Commercial, Arts, and Recreation)			X		

Lots with more than one Base Zone: Apply the applicable ODDS Zone following the Base Zone boundaries.

¹ All Base Zones listed are Inland Zones. See *Section 30.05.010 (Zones Established)* for Coastal Zone equivalencies.

25.01.070 Applicability

- A. **Rules for Construction of Language.** The rules for construction of language in *Chapter 30.10 (Rules for Construction of Language)* apply to the text of the ODDS.
- B. **Standards.** The applicable standards of the ODDS apply so as to not require stating the phrase "and all applicable standards" throughout the ODDS.
- C. **Applicability.** ODDS applies to qualifying residential projects for which the State requires review for compliance using only objective standards, including Housing Development Projects meeting the definition of *Government Code § 65589.5(h)(2)*.
 1. Applicants may opt out of using ODDS for a project, including those projects that qualify under State law for objective review, however, the project will then proceed under the City's discretionary review process as outlined in *Chapter 30.205 (Common Procedures)*.
 2. Development standard waivers, concessions, or incentives granted pursuant to State Density Bonus Law (*Government Code § 65915*) and administrative exceptions allowed in Chapter 25.07 (Exceptions) of this code are allowed. No other exception to ODDS through a discretionary variance, modification, exception, waiver, or other discretionary approval is allowed.

Table 25.01.060.A: Base Zones Correlated to ODDS Zones

Base Zones ¹	ODDS Zones				
	Neighborhood Medium	Neighborhood Large	Mixed-Use Corridor	Downtown Edge	Downtown Core
Residential					
R-2 (Two-Unit Residential)	X				
R-M (Residential Multi-Unit)		X	X		
R-MH (Residential Multi-Unit and Hotel)		X			
Nonresidential					
O-R (Office Restricted)		X	X	X	
C-R (Commercial Restricted)		X	X		
C-G (Commercial General)		X	X	X	X
M-C (Manufacturing Commercial)		X	X	X	X
CO-HV (Coastal-Oriented Hotel and Visitor-Serving)		X	X		
CO-CAR (Coastal-Oriented Commercial, Arts, and Recreation)			X		

Lots with more than one Base Zone: Apply the applicable ODDS Zone following the Base Zone boundaries.

¹ All Base Zones listed are Inland Zones. See Section 30.05.010 (Zones Established) for Coastal Zone equivalencies.

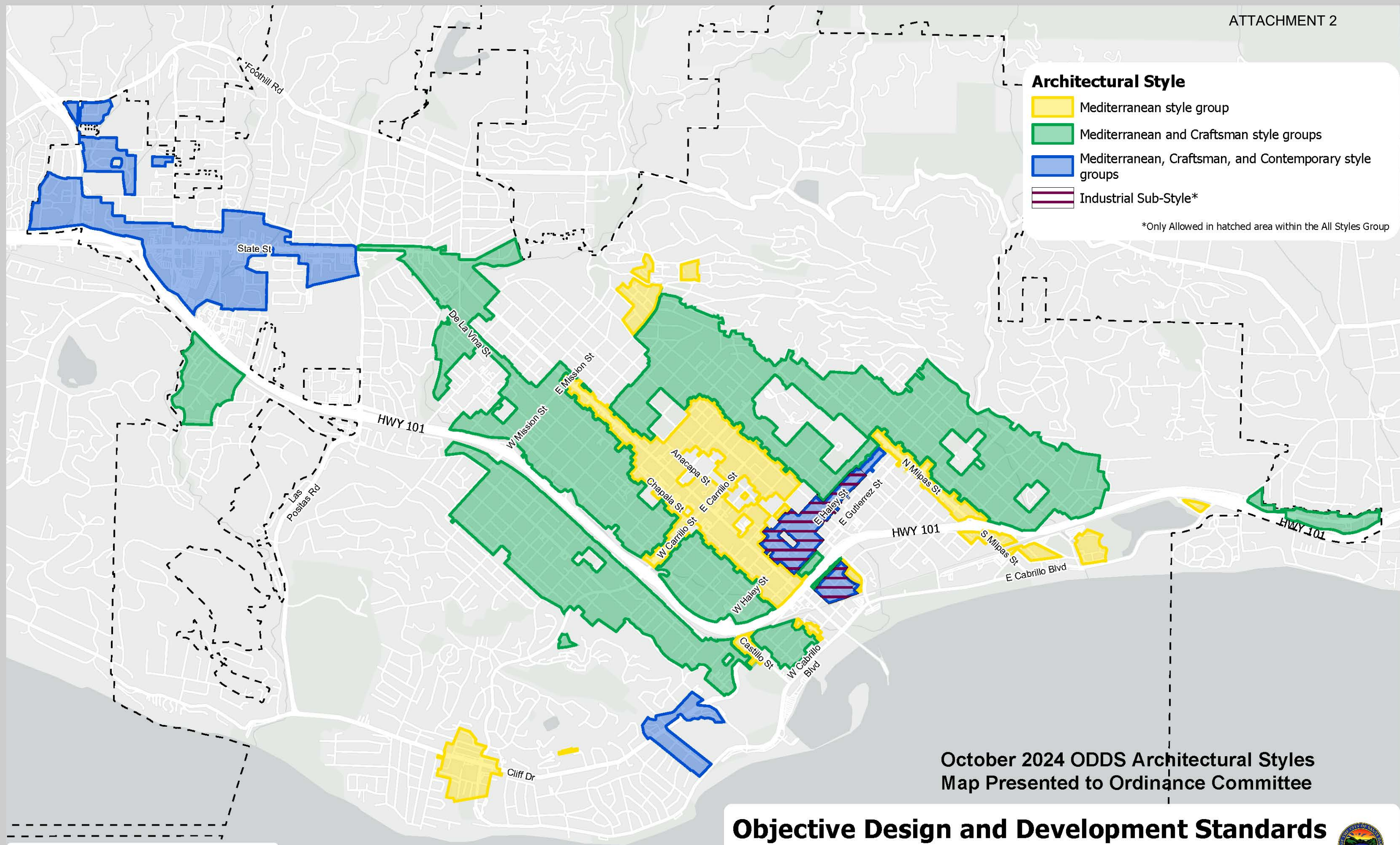
25.01.070 Applicability

- A. **Rules for Construction of Language.** The rules for construction of language in Chapter 30.10 (Rules for Construction of Language) apply to the text of the ODDS.
- B. **Standards.** The applicable standards of the ODDS apply so as to not require stating the phrase "and all applicable standards" throughout the ODDS.
- C. **Applicability.** ODDS applies to qualifying residential projects for which the State requires review for compliance using only objective standards, including Housing Development Projects meeting the definition of Government Code § 65589.5(h)(2).
 - 1. Applicants may opt out of using ODDS for a project, including those projects that qualify under State law for objective review, however, the project will then proceed under the City's discretionary review process as outlined in Chapter 30.205 (Common Procedures) ~~which voluntarily takes a project outside of the Housing Accountability Act provisions.~~
 - 2. Development standard waivers, concessions, or incentives granted pursuant to State Density Bonus Law (Government Code § 65915) and administrative exceptions allowed in Chapter 25.07 (Exceptions) of this code are allowed. No other exception to ODDS through a discretionary variance, modification, exception, waiver, or other discretionary approval is allowed.

Architectural Style

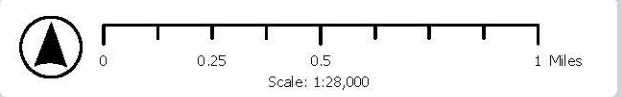
- Mediterranean style group
- Mediterranean and Craftsman style groups
- Mediterranean, Craftsman, and Contemporary style groups
- Industrial Sub-Style*

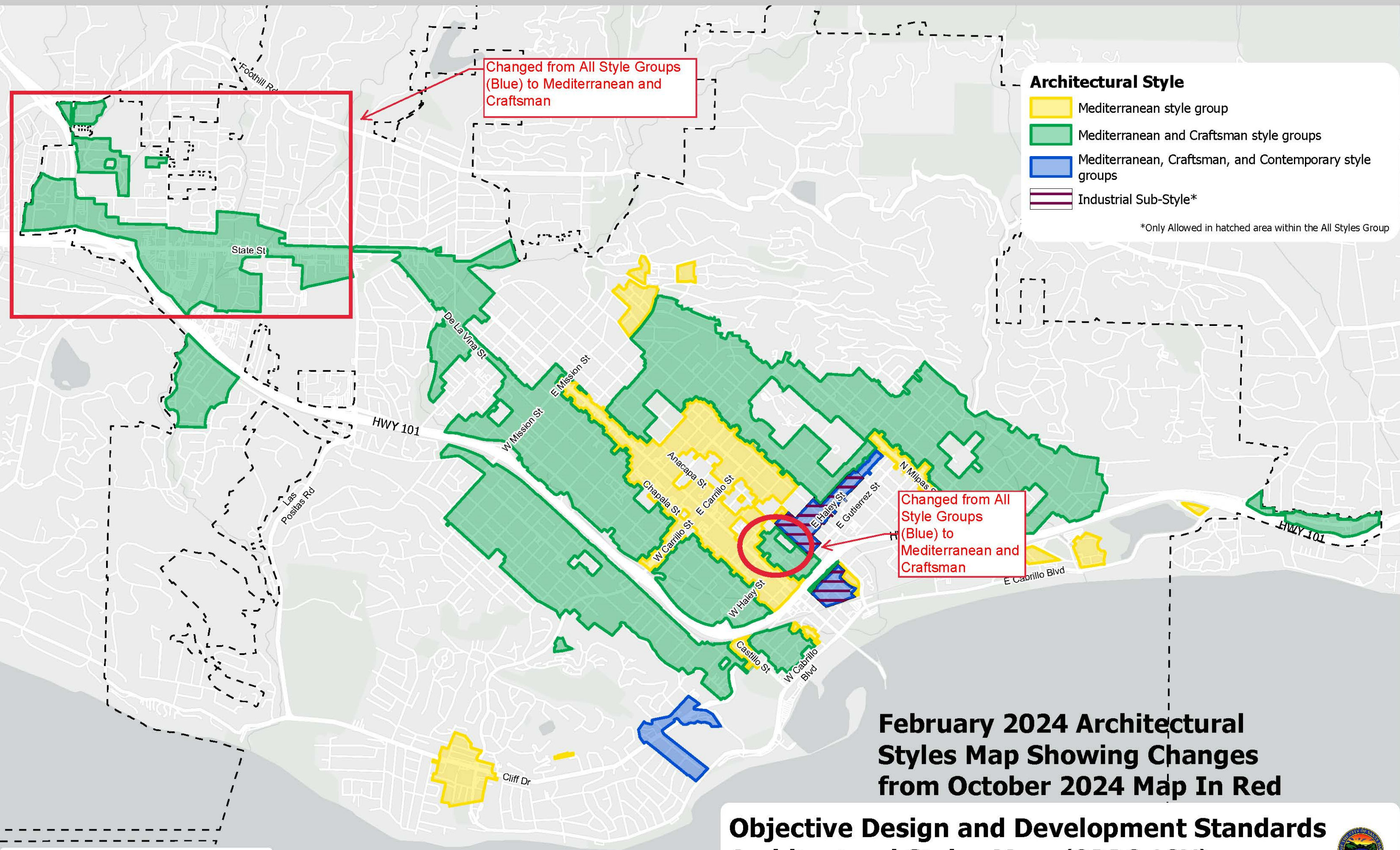
*Only Allowed in hatched area within the All Styles Group



October 2024 ODDS Architectural Styles Map Presented to Ordinance Committee

Objective Design and Development Standards Architectural Styles Map (ODDS-ASM)





Architectural Style

- Mediterranean style group
- Mediterranean and Craftsman style groups
- Mediterranean, Craftsman, and Contemporary style groups
- Industrial Sub-Style*

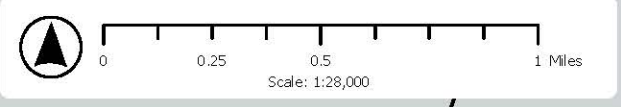
*Only Allowed in hatched area within the All Styles Group

Changed from All Style Groups (Blue) to Mediterranean and Craftsman

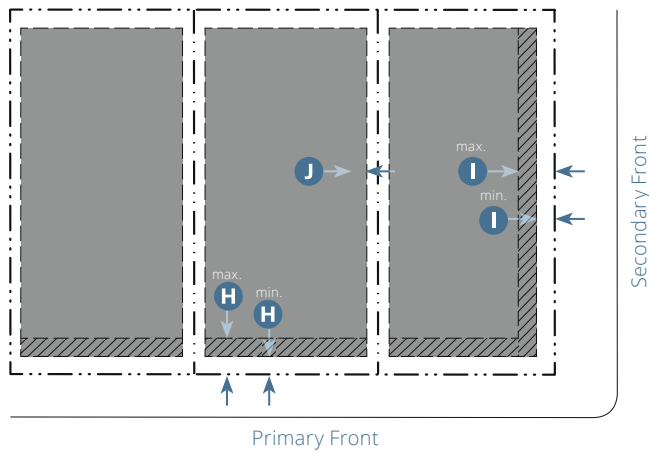
Changed from All Style Groups (Blue) to Mediterranean and Craftsman

February 2024 Architectural Styles Map Showing Changes from October 2024 Map In Red

Objective Design and Development Standards Architectural Styles Map (ODDS-ASM)



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Key

- - - Lot/Design Site Line
- - - Building Setback Line
- Buildable Area
- ▨ Façade Zone

D. Building Placement

Setback		
Primary Front (Façade Zone)	10' min.; 15' max.	H
Secondary Front (Façade Zone)	10' min.; 15' max.	I
Interior	0' min. ³	J

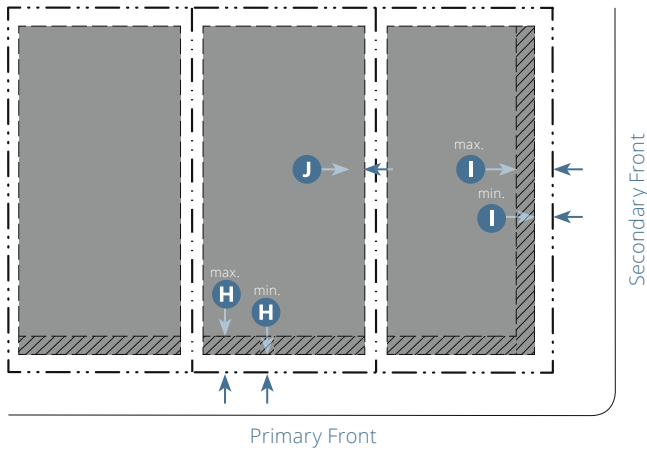
Building Façade

Façade Zone Defined By Main Building/Frontage Type	Primary Front	Secondary Front
Total length of façade required within or abutting façade zone	70% min.	60% min.

Façade Design

All building façades shall be designed in compliance with Chapter 25.06 (Architectural Design).

³A 6' interior building setback is required when adjacent to a residential base zone.



Key

- - - Lot/Design Site Line
- - - Building Setback Line
- Buildable Area
- ▨ Façade Zone

D. Building Placement

Setback

Primary Front (Façade Zone)	10' min.; 15' max.	H
Secondary Front (Façade Zone)	10' min.; 15' max.	I
Interior	6' min.	J
Front Stepback (portions of structures more than 30' in height)	+5' min.	
Interior Stepback (portions of structures more than 30' in height)	+4' min.	

Building Façade

Façade Zone Defined By Main Building/Frontage Type	Primary Front	Secondary Front
Total length of façade required within or abutting façade zone	70% min.	60% min.

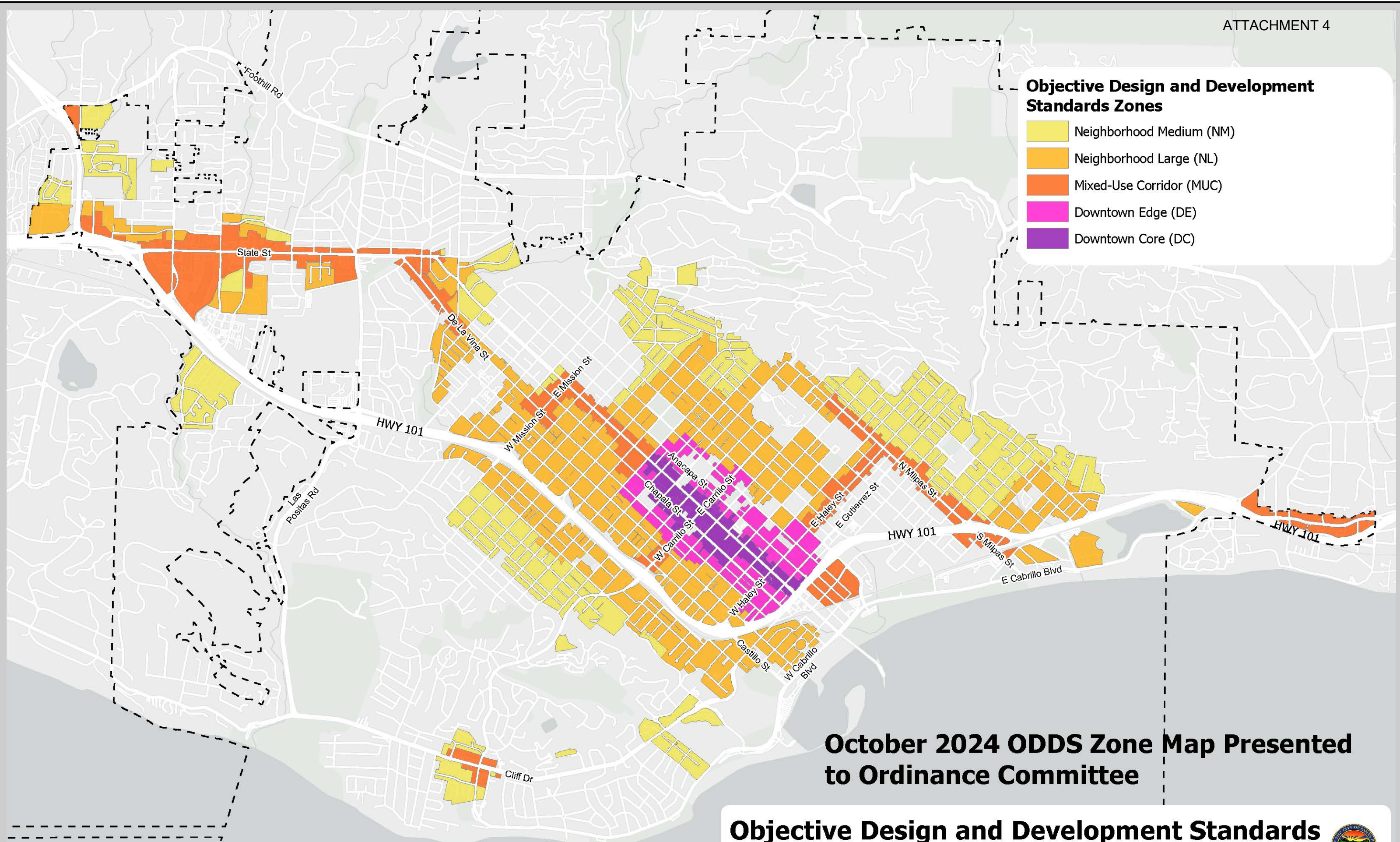
Façade Design

All building façades shall be designed in compliance with Chapter 25.06 (Architectural Design).



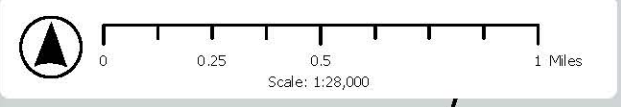
Objective Design and Development Standards Zones

- Neighborhood Medium (NM)
- Neighborhood Large (NL)
- Mixed-Use Corridor (MUC)
- Downtown Edge (DE)
- Downtown Core (DC)



October 2024 ODDS Zone Map Presented to Ordinance Committee

Objective Design and Development Standards Zone Map (ODDS-ZM)



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Objective Design and Development Standards Zones

-  Downtown Core (DC)
-  Downtown Edge (DE)
-  Mixed-Use Corridor (MUC)
-  Neighborhood Large (NL)
-  Neighborhood Medium (NM)

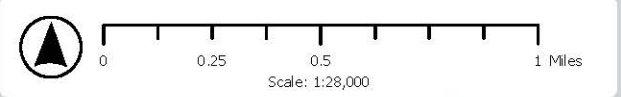
3. and 4. Rezones to Neighborhood Large

5. Rezone to Neighborhood Large

2. Rezone to Neighborhood Large

1. Rezone to Neighborhood Large

Objective Design and Development Standards Zone Map (ODDS-ZM)



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Attachment 5
Objective Design and Development Standards (ODDS)
Description of Title 30 Amendments

Chapter/Section	Amendment Description
Chapter 30.15 Rules of Measurement	
30.15.025 Calculating Density	ODDS-related and Citywide new section to describe what is meant by “base density”, how to calculate dwelling units per acre, and clarify how density is calculated for mixed-use projects, other uses, and accessory dwelling units (ADUs). These amendments are consistent with the definition of base density in Gov't Code 65915 and responding to SB 478 (2021) Gov't Code § 65913.11. <i>Result: Clarifications, change to density standards as required by State law (i.e., General Plan du/ac instead of lot area).</i>
30.15.030 Determining Slope	The ODDS refers to this section for calculating slope in Section 25.03.110. The formula and figure amended to fix incorrect formula. <i>Result: Clarification, no significant change.</i>
30.15.040 Determining Creek Top of Bank	The ODDS refers to this section for calculating creek top of bank in Section 25.03.030. Amended because the former methodology (specific to Mission Creek) was not objective and did not have a figure. Also partially implements Housing Element Program HE-9: Resource Protection and Development Certainty by providing an objective creek top of bank methodology. <i>Result: Clarification, no significant change.</i>
30.15.050 Fractions	ODDS-related and Citywide amendment to change residential projects' density calculations from rounding fractions down to rounding up. This change is in response to findings of the AUD Program Progress Report (2023) that revealed that the Title 30 zoning regulations for rounding fractions down affected density calculations and only 32% of lots in the Program could achieve the maximum densities allowed under the General Plan Land Use Designations. This also makes our rounding procedures for density consistent with State Density Bonus Law. <i>Result: ODDS-related process improvement and minor change to density formula may allow for one additional unit in some projects. No changes proposed to parking calculations or inclusionary requirements.</i>
35.15.070 Measuring Floor Area	Minor clean up to clarify how floor area is measured for unenclosed structures. <i>Result: Clarification, no significant change.</i>

Attachment 5
Objective Design and Development Standards (ODDS)
Description of Title 30 Amendments

Chapter/Section	Amendment Description
35.15.080 Measuring Front Yards	New diagram to fix error in Figure 30.15.080: Measuring Front Yards related to Cul De Sac Lot. <i>Result: Clarification, no significant change.</i>
35.15.090 Measuring Height and Stories	Amendment and reorganization to move Height Exclusions (Exceptions to Height Limitations) to this section. ODDS building types regulate number of stories and this amendment adds a description of an attic half-story for the purpose of building types with half story maximums. <i>Result: Clarification, no significant change.</i>
35.15.100 Measuring Setback and Stepbacks	ODDS-related amendment to clarify how upper story stepbacks are measured. <i>Result: Clarification, no significant change.</i>
30.15.120 Screening	Citywide and ODDS-related amendments to provide objective standards for screening. Amendments clarify that solar energy panels and electric vehicle charging stations are not subject to screening requirements. Provides objective standards for screening uncovered parking in the front yard. Eliminates unintentional automatic design review trigger for minor mechanical equipment. <i>Result: ODDS-related cross reference; clarification and streamlining.</i>
Chapter 30.140 General Site Regulations	
30.140.050 Development Along Mission Creek	Minor edits to reference updated title of Section 30.15.040 Determining Creek Top of Bank. <i>Result: Clarification, no significant change.</i>
30.140.100 Exceptions to Height Limitations	Reorganization and minor edit to move Architectural Elements code section to Section 35.15.090 Measuring Height and Stories. <i>Result: Clarification, no significant change.</i>
Chapter 30.145 Affordable Housing and Density Bonus Incentives	
30.145.010 Intent	Amendment to update references to state law. <i>Result: Clarification, no significant change.</i>
30.145.020 Density Bonus Under State Law	Amendment to clarify review procedures for density bonus projects. <i>Result: Clarification, no significant change.</i>
30.145.030 Density Bonus Under City Program	Amendment to update review procedures and clarify relationship with state density bonus law. <i>Result: Clarification, no significant change.</i>
30.145.035 Affordable Housing Streamlined Approval	This section implements the procedures for Senate Bill 35 projects. Amended, per recent updates to Government Code 65913.4, to reference the ODDS for objective design and

Attachment 5
Objective Design and Development Standards (ODDS)
Description of Title 30 Amendments

Chapter/Section	Amendment Description
	development standards, and to replace ministerial design review with a reference to new Section 30.220.050 (Objective Design Review). <i>Result: ODDS-related process improvements.</i>
30.145.040 By-Right Approval	New section to implement Housing Element Program HE-4: Use-By-Right Permitting and other state laws that require by right processing for qualified housing projects. <i>Result: Clarification, required by state law.</i>
30.145.050 Denial of Affordable Housing or Emergency Shelters	Moved from Section 30.145.040 to Section 30.145.050. Moved to end of Chapter with new section number and updated references to state law. Simplified and shortened text. <i>Result: Clarification, no significant change.</i>
Chapter 30.175 Parking Regulations	
30.175.020 Applicability	Minor wording changes to clarify parking standards for additions, alterations, and change of use to existing buildings. Consolidated references to bicycle parking. Clarified change of use for manufacturing and industrial uses. New section for Community Development Director to decide on number of spaces when permit history is unclear. <i>Result: Clarification and streamlining.</i>
30.175.030 General Provisions	Update references to City Access and Parking Design Standards. Clarification for situations where no parking is required (AB-2097), and when voluntary parking is provided, related to parking maximums, bicycle parking, accessible parking, and EV parking, consistent with state law. Flexibility for ADA parking and clarified assigned parking for tandem and lifts. <i>Result: Clarification, required by state law and streamlining.</i>
30.175.040 Required Automobile and Bicycle Parking Spaces	Minor clean up and amendment to Emergency Shelter standards to implement Housing Element Program HE-3: Amend the Zoning Ordinance for Special Needs Housing, consistent with state law. <i>Result: Clarification, required by state law.</i>
30.175.050 Parking Exceptions and Reductions	Minor clarifications to reference affordable ownership units. Clarify zone of benefit calculation. More flexibility to allow bike parking, motorcycle parking, and EV parking in existing lots. Amendments for consistency with AB 2097, which prohibits the City from imposing minimum automobile parking requirements on projects located within 1/2 mile of public transit, as defined. <i>Result: Clarification, required by state law and streamlining.</i>

Attachment 5
Objective Design and Development Standards (ODDS)
Description of Title 30 Amendments

Chapter/Section	Amendment Description
30.175.060 Location of Required Automobile and Bicycle Parking	Clarified reference to “other vehicles”. Consolidated the interior setback standards for uncovered parking. <i>Result: ODDS-related cross reference; clarification and streamlining.</i>
30.175.070 Bicycle Parking	Updated reference to City Access and Parking Design Standards. <i>Result: Clarification, no significant change.</i>
30.175.080 Parking Area Landscape and Fence Standards	Amendment to move the landscape standards into table format (new Table 30.175.080.A: Parking Area Landscape), for ease of use. Corrected the visibility triangle on a diagram. <i>Result: ODDS-related cross reference; clarification and streamlining.</i>
30.175.090 Parking Area Design and Development Standards.	Updated reference to City Access and Parking Design Standards. Minor changes to make standards objective for loading, tandem, lifts, materials, and gates. Clarified when a waiver to standards is required by the Public Works Director. <i>Result: ODDS-related cross reference; clarification and streamlining.</i>
Chapter 30.205 Common Procedures	
30.205.030 Pre-Application Review	Amendment to remove mandatory pre-application review for some project types in conformance with Permit Streamlining Act and Novak Report recommendations. Exempts ODDS projects from mandatory pre-application review and Planning Commission concept review. Updated list of Pre-Application Review Team members. <i>Result: ODDS-related changes and some streamlining for larger projects. (Pre-application review will still be available and highly recommended as an option for complicated projects.)</i>
30.205.035 Preliminary Housing Application	Added to clarify the process for projects submitted under the Housing Accountability Act. <i>Result: Clarification, required by state law.</i>
30.205.040 Concept Review	Amendment to clarify that projects using the ODDS are exempt from mandatory concept review. Clarified to note that Concept Review may also include design review or Staff Hearing Officer, identify expiration date, and other minor administrative clarifications. <i>Result: Clarifications and ODDS-related process improvements.</i>
30.205.050 Review of Discretionary Applications	Minor clean up and clarifying amendments to Subsection B. (Concurrent Processing) and Subsection C. (Incomplete Application). Subsection E. (Review and Consideration) amended to add procedures for approval of a development proposed on the Housing Element’s suitable sites inventory at a lower density and for denial of an objective housing

Attachment 5
Objective Design and Development Standards (ODDS)
Description of Title 30 Amendments

Chapter/Section	Amendment Description
	development project consistent with state law. <i>Result: Clarifications, ODDS-related process improvements, and changes required by state law.</i>
30.205.060 Environmental Review	Minor clean up to fix reference. <i>Result: Clarification, no significant change.</i>
30.205.070 Public Notice	Clean up to clarify noticing for design review hearings. <i>Result: Clarification, no significant change.</i>
30.205.080 Conduct of Public Hearings	Amendment to clarify limit on number of public hearings for objective housing development projects after the full application is deemed complete, consistent with state law. <i>Result: Clarification, required by state law.</i>
30.205.090 Decision	Amendment to clarify final decisions on project applications, consistent with state law. <i>Result: Clarification, required by state law.</i>
30.205.110 Effective and Approval Dates	Amendment to clarify approval dates, including ministerial decisions. <i>Result: Clarification, no significant change.</i>
30.205.120 Expiration of Permits	Minor clean ups for consistency with Section 30.205.110. <i>Result: Clarification, no significant change.</i>
30.205.150 Appeals	Clean ups as follows: 1) clarify that the Staff Hearing Officer no longer approves minor zoning exceptions; 2) clarify process for appeals of accessory dwelling units (ADUs) – adopted with the ADU ordinance but not updated in Title 30; 3) add Single Family Design Board appeals decisions – already adopted in Title 22 but not included in Title 30; and 4) confirm that ministerial actions are final and not subject to appeal. <i>Result: Clarification and streamlining.</i>
30.205.160 Enforcement and Penalty	Amendment regarding indemnification added at the request of the City Attorney. <i>Result: Clarification and streamlining.</i>
Chapter 30.220 Design Review	
30.220.050 Objective Design Review	This is a new section to describe the objective design review process for projects using the ODDS, including applicability, review authority, procedures, and appeals. <i>Result: ODDS-related process improvement.</i>
Chapter 30.250 Modifications	
30.250.020 Applicability	Amendment to clarify a Density Modification is allowed (AKA Lot Area Modification) and minor clean-ups. <i>Result: Clarification and streamlining.</i>

Attachment 5
Objective Design and Development Standards (ODDS)
Description of Title 30 Amendments

Chapter/Section	Amendment Description
Chapter 30.295 Use Classifications	
Section 30.295.020 Residential Use Classifications	Minor clean-ups related to implementation of Housing Element Program HE-3: Amend the Zoning Ordinance for Special Needs Housing – clarifies that single-unit residential includes employee housing units for six or fewer residents consistent with state law. Updates Group Residential definition consistent with state law. <i>Result: Clarification, required by state law.</i>
Section 30.295.030 Public and Semi-Public Use Classifications	Minor clean-up for consistency with state law definitions of emergency shelter and social service facilities per Gov’t Code 65583 and 65660. <i>Result: Clarification, required by state law.</i>
Section 30.295.040 Commercial Use Classification	Housing Element related amendment to clarify that agriculture is not a primary use of land and therefore the Health and Safety Code provisions for agricultural employee housing on agricultural land does not apply within the City. <i>Result: Clarification, required by state law.</i>
Chapter 30.300 Definitions	The ODDS (Title 25) initially included a Definitions chapter with specialized terms and phrases used in Title 25. The amendments to this chapter include adding specialized terms related to ODDS to keep all zoning-related definitions together, and clean-ups to existing Title 30 definitions. <i>Result: Clarification and ODDS-related process improvements.</i>
Appendix Sectional Maps	Sectional maps were updated to reflect current zoning boundaries due to annexations and to show changes since the last update in 2017, such as the mobile home park overlay. <i>Result: Clarification, no significant change.</i>

General Plan Policy Consistency Analysis

Title 25: Objective Design and Development Standards

2031-2023 Housing Element (December 12, 2023)

Policy 1.5: Objective Design Standards. Establish citywide objective design and development standards for multi-unit housing, coupled with alternatives to conventional zoning regulations, to accommodate infill development in existing neighborhoods.

Program HE-7: Objective Design Standards

In 2021, the City adopted Objective Design Standards for Streamlined Housing Projects specifically for projects that qualify for streamlined review under SB 35 (2017). Unless extended by the State legislature, SB 35 (2017) will expire on January 1, 2026. As a follow up to the SB 35 (2017) Design Standards, the City is currently developing citywide objective design and development standards for multi-unit housing development projects. These standards include a new section of the Municipal Code that provides alternatives to conventional zoning regulations to accommodate infill development in existing neighborhoods and are intended to apply to all areas of the City that are zoned for two or more units. This program is envisioned as an opt-in alternative for developers who are seeking a streamlined alternative to the City's design review process.

Funding Source: Local Early Action Planning (LEAP) Grant (consultant), General Fund (staff)

Responsibility: Planning Division

Time Frame: Start Date Q3 2021. End Date Q4 2024

Corresponding Goal/Policy: Goal 1; Policy 1.5

Consistency Analysis: The Title 25 Objective Design and Development Standards (ODDS) are consistent with the Housing Element by fully implementing this policy and program.

Land Use Element (2011)

Goal

Design: Protect and enhance the community's character with appropriately sized and scaled buildings, a walkable town, useable and well-located open space, and abundant, sustainable landscaping.

Community Design Policy

LG12. Community Character. Strengthen and enhance design and development review standards and process to enhance community character, promote affordable housing, and further community sustainability principles.

Possible Implementation Actions to be Considered

LG12.1 Design Overlays. Create Design Overlay areas for selected non-residential and residential areas of the city through Floor Area Ratios (FARs), building setbacks, landscaping and open space requirements, and design guidelines. Commercial areas, historic districts, streets, or a single block with unique qualities can be evaluated for improved guidance to ensure compatibility in scale, bulk, and size. Specific areas to receive priority evaluation for a Design Overlay area include:

1. Downtown
2. Coast Village Road
3. Upper State Street
4. Milpas Street
5. Haley/Gutierrez Streets
6. The "Funk Zone" (i.e., Yanonali and Helena Streets)

LG12.2 Building Size, Bulk and Scale. Ensure that proposed buildings are compatible in scale with the surrounding built environment.

Standards and Findings. Strengthen and expand building size, bulk and scale standards and findings for development projects of 10,000 square feet or more in the commercial zones to ensure compatibility with surrounding uses, particularly historic resources and residential neighborhoods.

Consistency Analysis: The ODDS standards implement the Land Use Element goal to enhance community character with appropriately scaled buildings through the calibration of allowed building types in the ODDS zones. ODDS projects emphasize walkability through standards that require the parking to be located behind the occupiable space of the building and appealing frontages. Open space and landscaping are required elements for projects using the ODDS.

The ODDS are not design overlays but they do include standards for setbacks, landscaping and open space, and design (note: the Land Use Element was adopted prior to current state laws that require design standards rather than guidelines for residential development). The ODDS zones were calibrated to ensure that proposed buildings are compatible in scale with the surrounding built environment. Standards that regulate the number of stories and require building setbacks were included to address compatibility.

The ODDS will apply to residential projects in commercial zones, addressing size, bulk, and scale through articulation standards, building setbacks and stepbacks, and limits on the number of stories. Section 25.04.170 (Adjacency and Height Standards) of the ODDS requires new projects to lower height and bulk within transition areas next to smaller residential structures and historic resources.

Community Design Policy

LG13. Multi-Family Design Guidelines. Develop multi-family residential design guidelines and standards to address unit sizes, setbacks, open space, landscaping, building size, bulk and scale, and site planning (e.g., pedestrian-friendly design, front porches facing the street or courtyard, and parking located out of sight).

Consistency Analysis: The ODDS implement LG13 through standards rather than guidelines (note: the Land Use Element was adopted prior to current state laws that require design standards rather than guidelines for residential development). They include residential multi-unit standards for setbacks, open yard, building massing, and landscaping. In all zones, pedestrian-friendly design is achieved through façade zone requirements, frontages facing the street, courtyard, or community open space, and parking behind the occupiable space of a building.

Historic Resources Element (2012)

Protection of Buildings, Structures, Sites and Features Policy

HR1. Protect Historic and Archaeological Resources. Protect the heritage of the City by preserving, protecting and enhancing historic resources and archaeological resources. Apply available governmental resources, devices and approaches, such as the measures enumerated in the Land Use Element of this Plan, to facilitate their preservation and protection.

Possible Implementation Action to be Considered

HR1.1 Use all available tools. Consider specific preservation strategies and land use regulation mechanisms, including those listed in the Land Use Element, such as revised development standards, buffer protection, overlay zones, Design and Historic Districts, Landmark, and Structure of Merit designations.

Protection of Buildings, Structures, Sites and Features Policy

HR2. Ensure respectful and compatible development. Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the city. Assure compatibility of development, respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible.

Possible Implementation Action to be Considered

HR2.5 Use appropriate measures. Measures to be implemented shall include assurances that such development is appropriately scaled, designed and sited, and provided with well-located open space and landscaping. Proportionately scale construction (addressing height, size, bulk, volume, etc.) adjacent to historic resources.

Consistency Analysis: Section 25.04.170 (Adjacency and Height Standards) of the ODDS includes building height, massing, and expression line considerations to ensure sensitivity to adjacent historic resources, consistent with the Historic Resources Element implementation actions listed above. Landscaping is addressed with Section 25.03.050 (Landscape), including minimum percentage of a site to be landscaped and minimum dimension of landscape area.

Environmental Resources Element (2011)

Air Quality Policy

ER10. **Development Mitigation.** Establish ordinance requirements to apply standard air-quality mitigation measures for new development and construction projects. These include measures to minimize construction dust and vehicle emissions; provide landscaping; conserve energy and reduce vehicle trips.

Biological Resources Policy

ER11. **Native and Other Trees and Landscaping.** Protect and maintain native and other urban trees, and landscaped spaces, and promote the use of native or Mediterranean drought-tolerant species in landscaping to save energy and water, incorporate habitat, and provide shade.

Consistency Analysis: Section 25.03.050 (Landscape) provides standards for required landscape areas, including a minimum percent of a site and minimum dimensions. The ODDS landscape standards are consistent with ER11 direction to promote the use of drought-tolerant species as plant species must be selected in compliance with the City's Water Efficient Landscape Standards.

Circulation Element (1997)

Goal 13 APPLY LAND USE PLANNING TOOLS AND STRATEGIES THAT SUPPORT THE CITY'S MOBILITY GOALS.

Enhance the historic pattern of compact development. The City can facilitate this development pattern in a number of ways, including:

Objective Design and Development Standards
General Plan Policy Consistency Analysis

1. Allowing more compact development along major transit corridors (without increasing the City-wide development potential as provided for in the existing Zoning Ordinance and General Plan);
2. Providing incentives for mixed use development;
3. Establishing provisions that allow for creative site development and urban design standards

Design Standards Policy

13.4 Establish provisions to allow for creative site development and urban design standards that support the City's mobility goals.

Implementation Strategy

13.4.2 Ensure that all City design guidelines orient buildings toward pedestrian activities through such methods as:

Commercial Areas:

- creating attractive, interesting, and pleasing building facades that are oriented toward paseos, streets and sidewalks,
- reducing or eliminating setbacks for non-residential or mixed use buildings,
- placing parking lots behind buildings or underground, if feasible
- encouraging shared parking facilities,
- incorporating paths and paseos between adjacent properties as new development, redevelopment and infill development occurs,
- screening equipment and materials storage from public view,
- incorporating lighting, seating, landscaping, newsracks, shade structures, etc., and
- creating landscaped open spaces.

Residential Areas:

- encouraging front porches,
- encouraging garages to be placed behind residences to the rear of lots,
- encouraging minimal use of new cul-de-sacs. Cul-de-sacs may be allowed where justified based on geologic or other significant features. Where allowed, provide access between cul-de-sacs and streets,
- incorporating pedestrian and bicycle paths and connections between adjacent properties,
- minimizing fences, walls, and private entry gates to separate large scale residential developments from the street (or use of private entry gates),
- minimizing fences, walls, hedges and private entry gates along frontages of single family residential lots, and
- allowing flexibility in design standards for residential development adjacent to transit corridors to ensure adequate buffering of noise and traffic.

Consistency Analysis: The ODDS continue the City’s pattern of compact development and include standards that orient buildings toward pedestrian activities in Chapter 25.02 (Frontages), parking (surface and structures) behind the occupiable space of the building, and standards that minimize the height of fences and walls. Large sites (i.e., four or more acres) are prohibited from including new cul de sacs and require pedestrian and bicyclist connections to surrounding streets. Community open space requirements for sites of two or more acres includes paseos that are lined with building facades and frontages. Sites large enough to accommodate multiple design sites are encouraged to include shared parking facilities and pedestrian pathways. Mechanical equipment is required to be screened from public view.

Title 30 Zoning Ordinance Amendments

2031-2023 Housing Element (December 12, 2023)

Program

HE-3: Amend the Zoning Ordinance for Special Needs Housing

The 2023 Housing Element identified potential governmental constraints to housing, including Zoning Ordinance amendments necessary to comply with changes in state law. Persons and households with special needs, particularly extremely low-income households and persons experiencing homelessness or at risk of becoming homeless, have limited housing options. Housing types appropriate for these groups include emergency shelters, low barrier navigation centers, transitional housing, supportive housing, and single-room occupancy units. Special needs persons may also find housing opportunities in residential care facilities and group homes.

As part of the Governmental Constraints analysis, amendments were identified to the City’s Zoning Ordinances to better facilitate a variety of special needs housing types, as required by state law.

The City will draft and adopt the following Zoning Ordinance amendments in compliance with state law :

Residential Facilities/Group Homes: Amend the permit requirements for Community Care Facilities, Residential Facilities for the Elderly, and Hospices and clarify that only projects that include a housing type not allowed by right in the base zone (e.g., multiple units in a single-unit zone) or includes nonresidential accessory uses, will trigger the Use Permit requirements. The required findings for facilities serving seven or more individuals in a residential zone will be revised to ensure they are objective with approval certainty similar to other residential uses.

Low Barrier Navigation Centers: Amend to allow Low-Barrier Navigation Centers (as defined in Government Code § 65660 (a)) in mixed-use and nonresidential zones permitting multi-unit uses.

Employee and Farmworker Housing: Amend to categorize agriculture as an accessory use where allowed by zoning; thus clarifying that California Health and Safety Code § 17021.8 does not apply and to allow agricultural employee housing as “employee housing” (as defined in Health and Safety Code § 17008) for six or fewer persons to be permitted without a Conditional Use Permit in all zones where single-unit residences are allowed.

Emergency Shelters: Amend parking standards to comply with new state law parking provisions for emergency shelters.

Funding Source: General Fund (staff)

Responsibility: Planning Division

Time Frame: Start Date Q4 2025. End Date Q4 2026.

Corresponding Goal/Policy: Goals 1, 2, and 3; Policy 1.4

Consistency Analysis. The Title 30 zoning amendments are consistent with the Housing Element Program HE-3 by implementing State law parking requirements for emergency shelters; findings for special needs housing; and clarifications for employee housing units in single-unit residential.

Program

HE-4: Use-By-Right Permitting

Use-by-right approval of housing projects with at least 20 percent of units affordable to lower-income households is required on 1) nonvacant sites previously identified in the 5th cycle housing element, and 2) vacant sites previously identified for both the 5th and 4th cycle housing elements pursuant to AB 1397 (2017). The City’s sites subject to this provision are already zoned at the specific density set forth in the statute (i.e., default density of at least 20 units per acre) and rezoning of these sites is not required.

Upon adoption of the Housing Element and in compliance with state law, the City shall ensure sites identified for housing in the Suitable Sites Inventory in the 4th and 5th cycles but not yet developed for housing allow use-by-right approval for housing developments pursuant to Government Code § 65583.2(i) when 20 percent or more of the units are affordable to very low- and low-income households.

“Use-by-right” means that the City review is ministerial and therefore the project must not require a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a “project” as defined in CEQA. A local ordinance can provide that “use-by-right” does not exempt the use from design review, consistent with the City Charter mandate for design review, but the design review must be objective in accordance with Government Code § 65589.5 (f).

Funding Source: General Fund (staff)

Responsibility: Planning Division

Time Frame: In effect immediately upon adoption of Housing Element.

Corresponding Goal/Policy: Goals 1, 2, and 3; Policy 1.4

Consistency Analysis. The Title 30 zoning amendments are consistent with the Housing Element Program HE-4 by implementing the use-by-right permitting procedures.

Environmental Resources Element (2011)

Energy Conservation Policies

Possible Implementation Action to be Considered

ER6.5 Facilitate Renewable Energy Technologies. Promote flexible design review standards and facilitate use of renewable energy technologies through streamlined planning and development rules, codes, processing, and other incentives.

Consistency Analysis. The Title 30 zoning amendments are consistent with ER 6.5 to facilitate renewable energy technologies by clarifying that solar energy panels and electric vehicle charging stations are not subject to the screening standards.
