



Community Workshop

Housing Element Rezoning Program

City Hall, Council Chambers

February 23, 2023

5:30PM - 6:30PM

TEAM INTRODUCTIONS

**City of
San Clemente**

**Cecilia
Gallardo-Daly
Community
Development
Director**

**Sara Toma
Senior Planner**

**Precision
Civil
Engineering**

**Bonique
Emerson
Project
Manager**



WORKSHOP OUTLINE

SECTION 1. WORKSHOP OVERVIEW

SECTION 2. HOUSING OVERLAY & OBJECTIVE DESIGN STANDARDS

SECTION 3. COMMUNITY INPUT

SECTION 4. Q&A





SECTION 1. WORKSHOP OVERVIEW

- Workshop Purpose & Goals
- Housing Element Implementation
- Project Timeline



WORKSHOP PURPOSE & OBJECTIVES

The purpose of the workshop is to **introduce** and **receive input** on the City's efforts to implement the Housing Element Update.

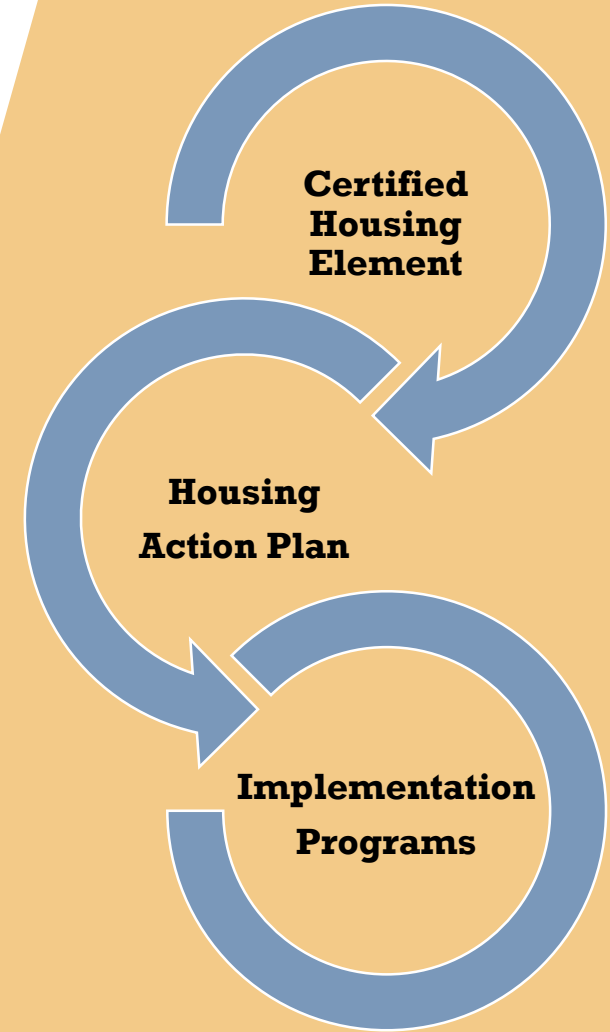
Workshop Objectives

- Understand how the City is implementing the Housing Element Update.
- Learn what a Housing Overlay is and how it works.
- Learn what Objective Design Standards are and how they are implemented.
- Identify ways to participate and provide input.



Certified Housing Element

- 6th Cycle Housing Element (2021-2029) certified by the State in October 2022
- Provides policies and programs to maintain, improve, and accommodate housing needs in the City
- Includes **Housing Action Plan** with identified implementation strategies



IMPLEMENTING THE HOUSING ACTION PLAN

Goal

Provide adequate sites that are properly planned, zoned, and available for residential and mixed-use development.

Action 1:

Create and Apply a
Housing Overlay

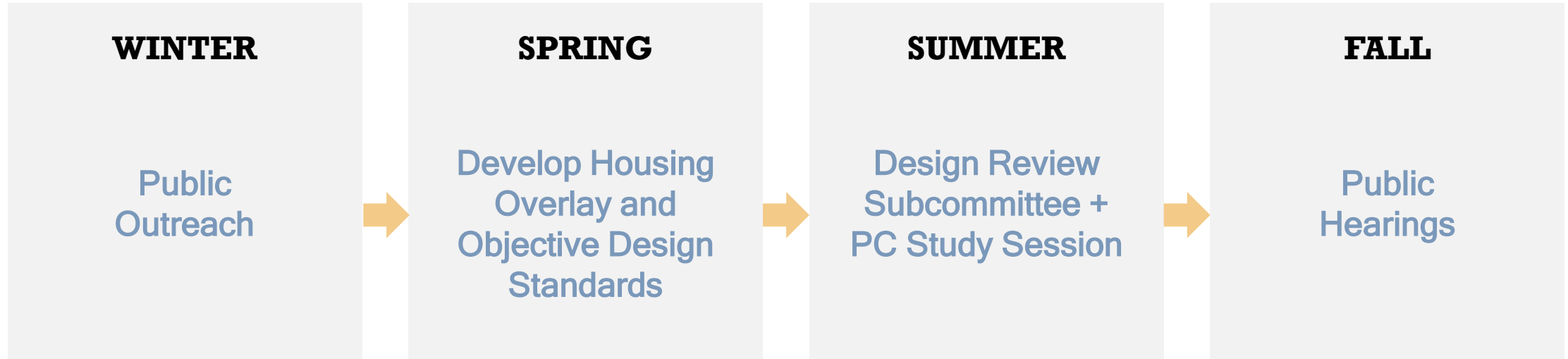
Action 2:

Develop and Codify
Objective Design Standards for
Housing Overlay Sites



Housing Element Rezoning Program

Timeline 2023



WINTER

Public Outreach

- Workshop
- Survey
- Stakeholder Interviews
- Property Owner Interviews

SPRING

Develop Housing Overlay and Objective Design Standards

- Draft Zoning Amendments
- Draft Objective Design Standards

SUMMER

Design Review Subcommittee + PC Study Session

- 2 DRSC Meetings
- 2 PC SS Meetings

FALL

Public Hearings

- PC Hearing
- CC Hearing



DRSC: Design Review Subcommittee
PC SS: Planning Commission Study Session
PC/CC: Planning Commission/City Council



SECTION 2. HOUSING OVERLAY & OBJECTIVE DESIGN STANDARDS

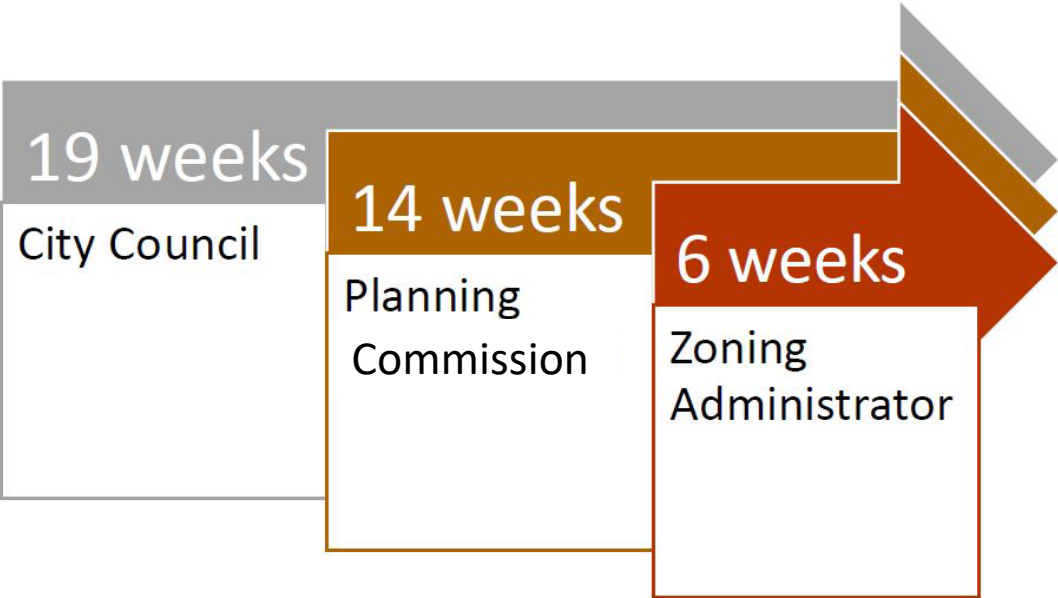
- Current City Process
- Existing Housing Overlay
- Developing Objective Design Standards



CURRENT CITY PROCESS

Discretionary Process Times

❖ Target review time for complete applications:



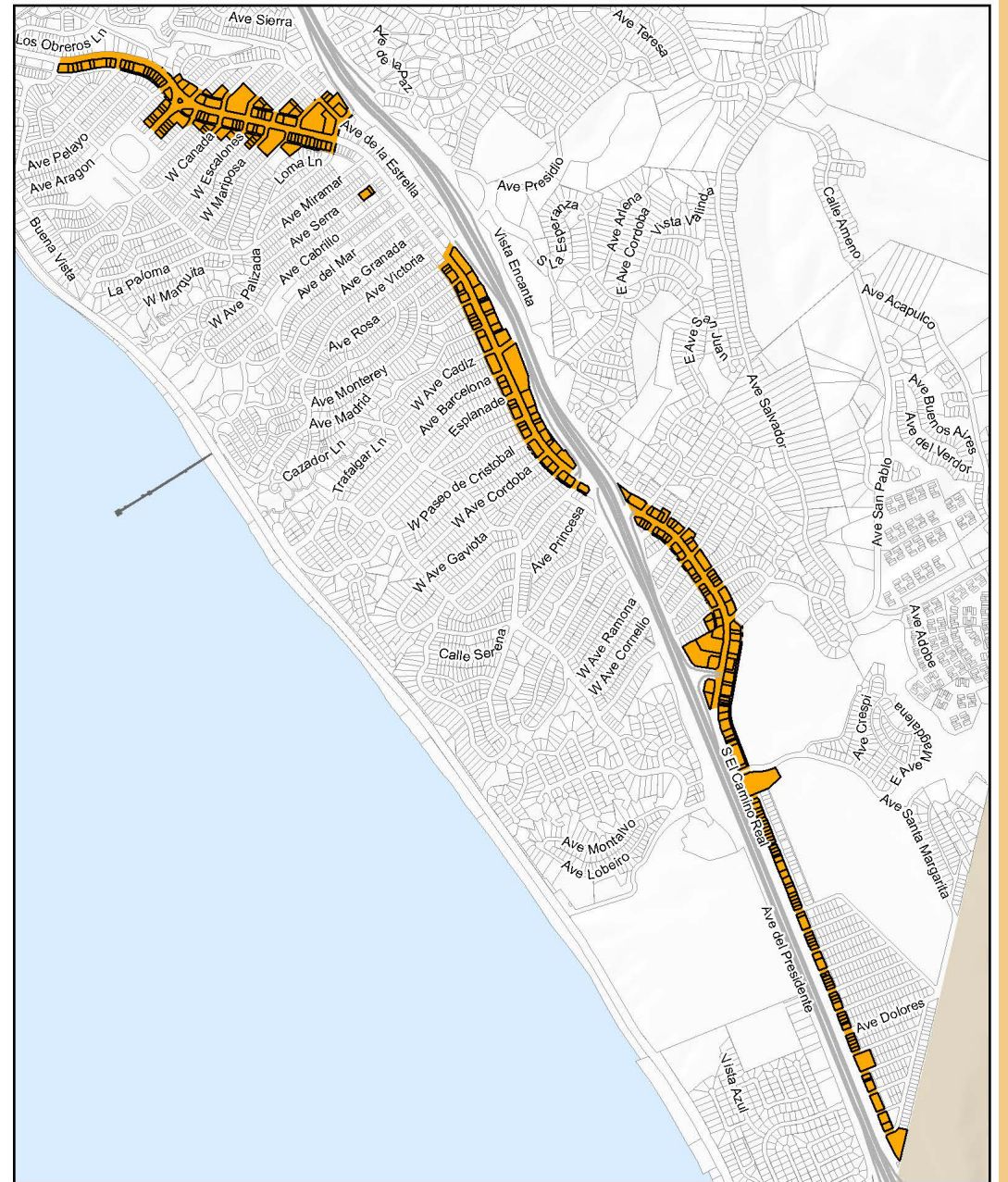
+ 10 day appeal period (except for City Council)



Affordable Housing Overlay

- EXISTING

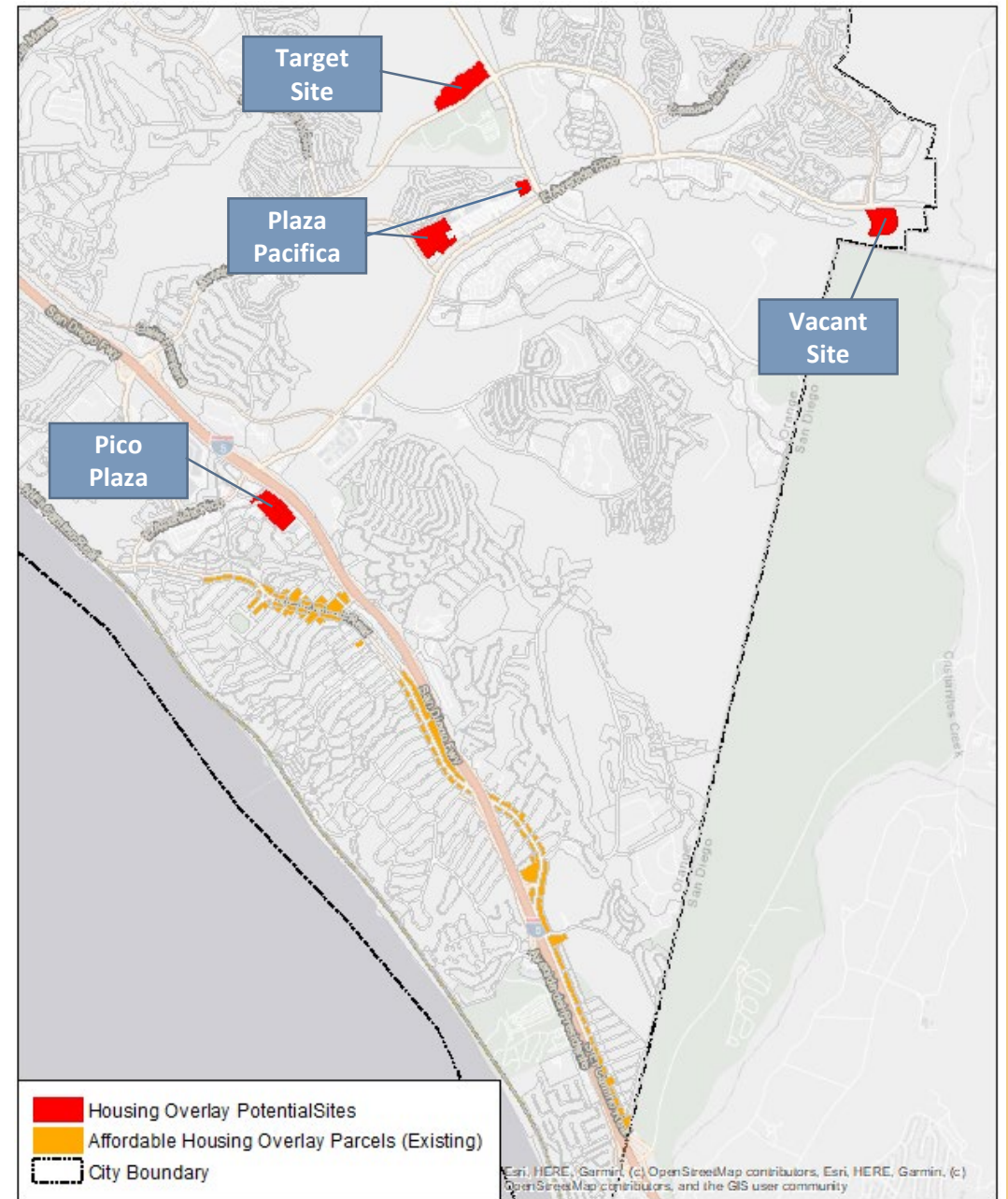
- Adopted in 2006 (mod. 2011, 2018)
- Applies to Mixed-Use & Neighborhood Commercial zoned properties located along El Camino Real
- Purpose is to encourage affordable housing in the commercial corridor
- Allows housing, subject to special requirements in the Zoning Ordinance



Housing Overlay

- PROPOSED

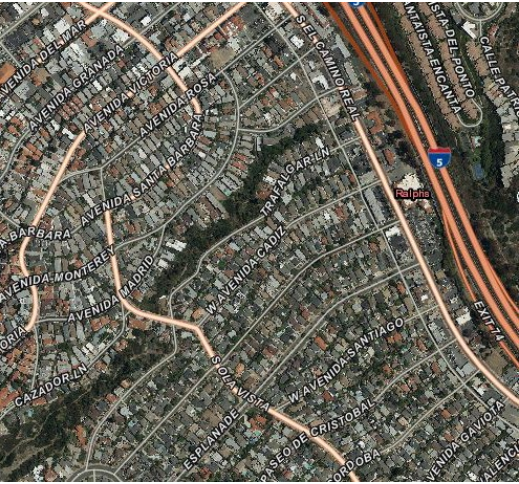
- Modifications proposed to Affordable Housing Overlay
- Will change the name of the overlay
- Will add sites to the overlay
- Continue to allow residential uses in non-residential districts within overlay
- Will allow a streamlined process if project complies with certain standards (Objective Design Standards)



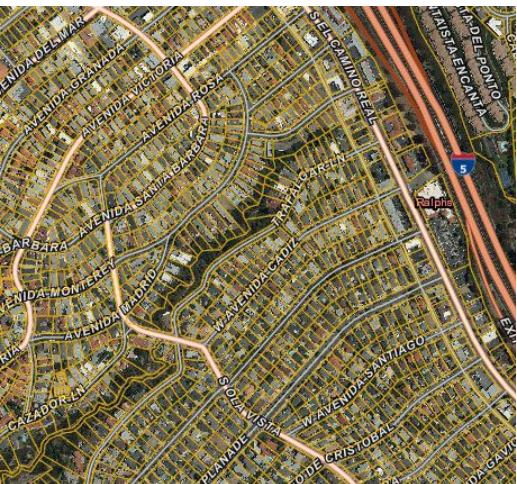
What is an Overlay Zone?

An Overlay Zone is a zone district that is layered on top of another existing zone district that implements additional regulations.

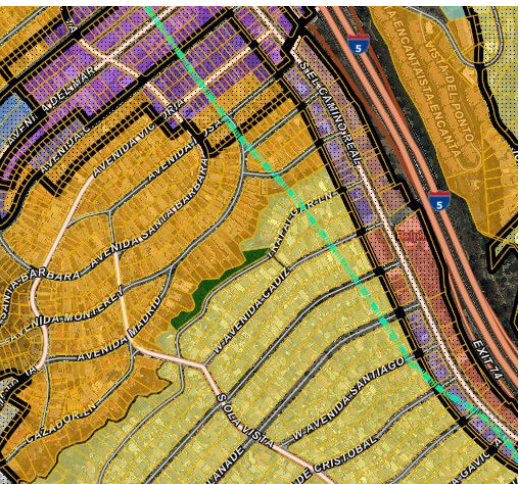
Land



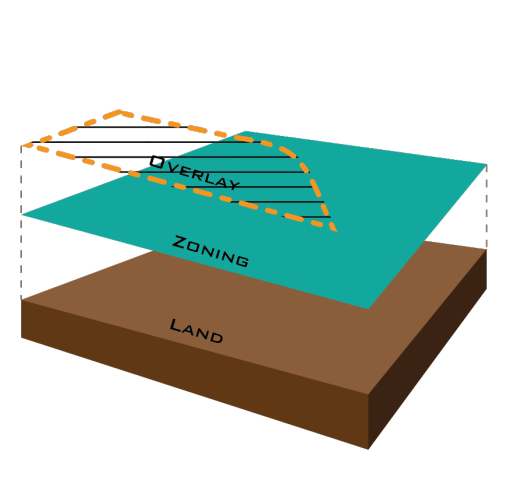
Parcels



Zone Districts



Overlay Districts



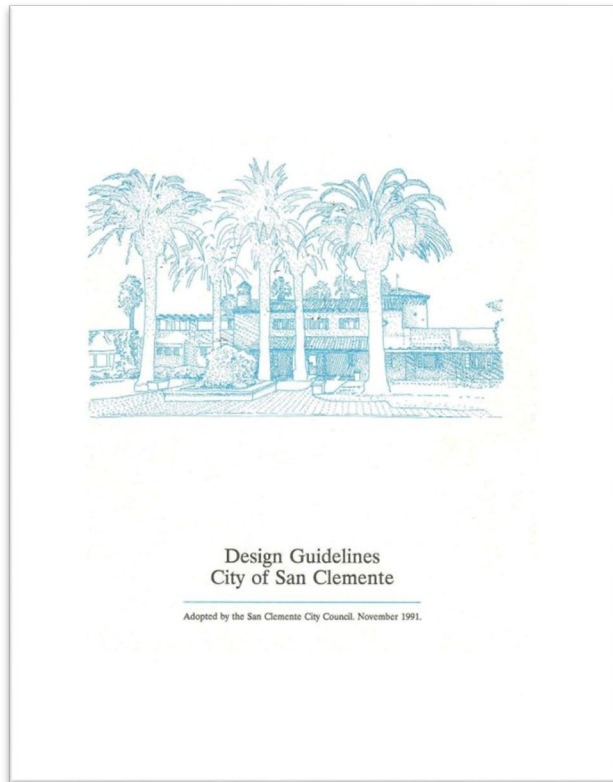
WHAT ARE OBJECTIVE DESIGN STANDARDS?

Objective Design Standards (ODS) provide a clear set of design requirements for new development that are measurable and definitive as opposed to subjective guidelines that require interpretation.

Guidelines	Standards
Subjective - preferences, opinions, interpretations	Objective - facts, verified, decisions
Recommendations (not enforceable)	Requirements (enforceable)
Open to interpretation, difficult to measure or verify	Measurable and verifiable, take the guesswork out
Use words like “should” or “may”	Use language like “shall,” “must,” or “is required to”



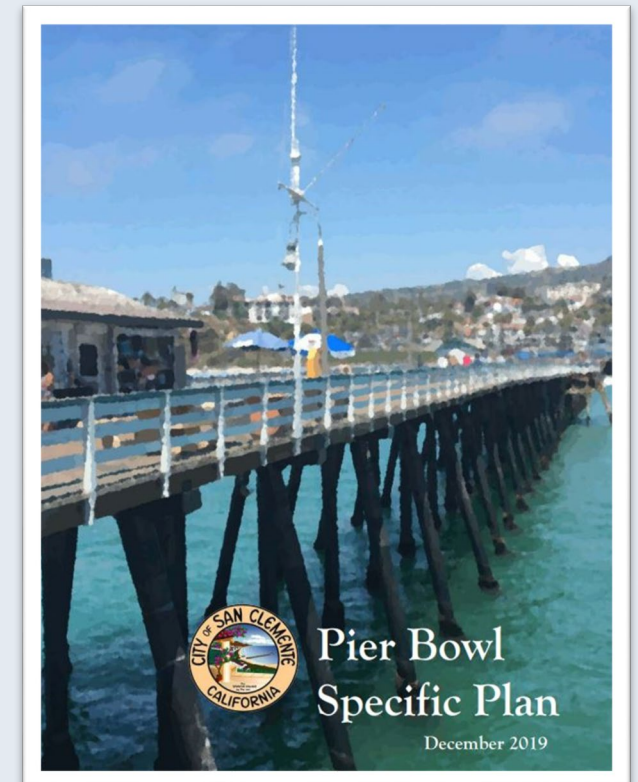
Design Guidelines



Architectural Design Guidelines



Specific Plan Design Guidelines (Various)



ELEMENTS OF OBJECTIVE DESIGN STANDARDS

Building Design

1. Massing and Articulation
2. Roof Design
3. Character Defining Features
4. Building Details
5. Optional Architectural Elements

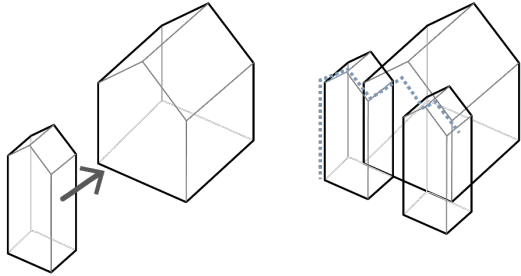
Site Elements

1. Landscaping
2. Parking Location and Design
3. Outdoor Lighting
4. Building Equipment and Service Areas



Elements of ODS – Building Design

Massing and Articulation: feeling and logic of shape and space.



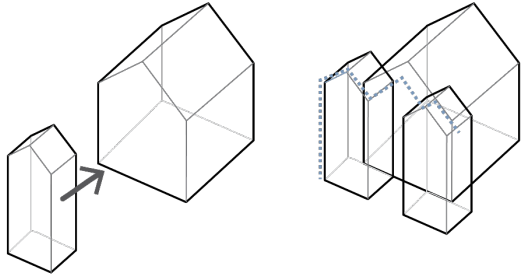
Roof Design

- Pitched or Flat / Color / Material



Elements of ODS – Building Design

Massing and Articulation: feeling and logic of shape and space.



Roof Design

- Pitched or Flat / Color / Material

Character Defining Features: public spaces

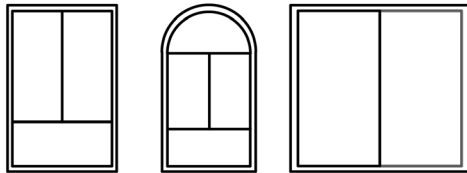
- Courtyards / Paseo / Patio / Plaza



Elements of ODS – Building Design

Building Details

- Doors
- Windows
- Wall Surfaces
- Ground Paving
- Colors



Optional Architectural Elements

- Awnings / Balconies
- Decorative Elements
- Pedestrian Walkways





Elements of ODS – Site Elements

Landscaping: greenery

Parking Location and Design

- Covered / Uncovered
- Publicly Visible / Nonvisible

Outdoor Lighting

Building Equipment and Service Areas

- Mechanical equipment: meters / wires
- Solar energy systems



Design Guidelines VS. Objective Standards

Example of Existing Design Guideline:

Each dwelling **should** have a "**sense of address**," either toward the street or directly to an interior open space on the site. Hidden units to the rear of buildings, or units opening to parking lots, are **discouraged**.

<input checked="" type="checkbox"/>	Subjective
<input type="checkbox"/>	Objective

Example of Proposed Objective Standard:

Each dwelling **shall** be oriented toward the street or directly to an interior open space on the site. Hidden units to the rear of buildings, or units opening to parking lots, are **prohibited**.

<input type="checkbox"/>	Subjective
<input checked="" type="checkbox"/>	Objective



Subjective

Objective

SAME RESULT

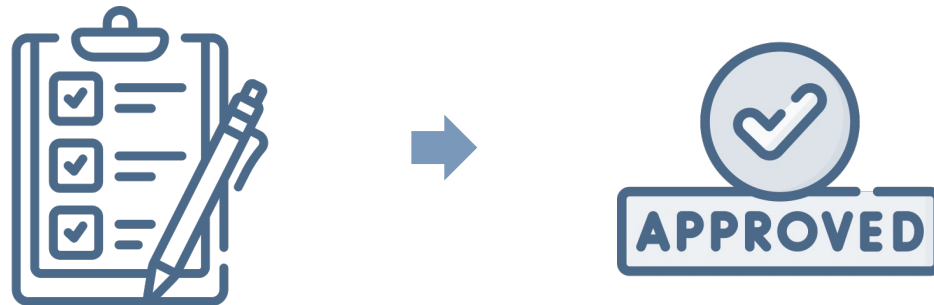
Objective Standards will codify the language in the design guidelines to make them enforceable.

Both the subjective and objective language results in the same design; the benefit of the Objective Standard is that it's enforceable and predictable, but it achieves the same high-quality outcome.



How will the ODS be implemented?

- During the normal planning review process
 - verified through a checklist
 - process quicker than the normal design review process.
- Projects considered ministerial and approved at the staff level.





SECTION 3. COMMUNITY INPUT

- Interactive Poll
- Community Survey Preview



Interactive Poll

Q1. What is your favorite building in San Clemente?

Scan QR Code or Search URL:

<https://www.menti.com/alpeg5c7mv6h>

Voting Code:
23318107



Interactive Poll

Q2. Which design features do you like most about that building?

Scan QR Code or Search URL:

<https://www.menti.com/alpeg5c7mv6h>

Voting Code:
23318107





ONLINE **COMMUNITY SURVEY**

The City of San Clemente is seeking feedback on the community's design preferences to help the City develop **Objective Design and Development Standards ("ODDS")** that guide the design of future multi-family and mixed-use development. Thank you for helping us maintain the unique character of our community!

TAKE THE SURVEY

Survey Open from 2/10/23 - 3/10/23

<https://tinyurl.com/san-clemente-odds>





SECTION 4. Q&A



Questions?

Thank You!

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