



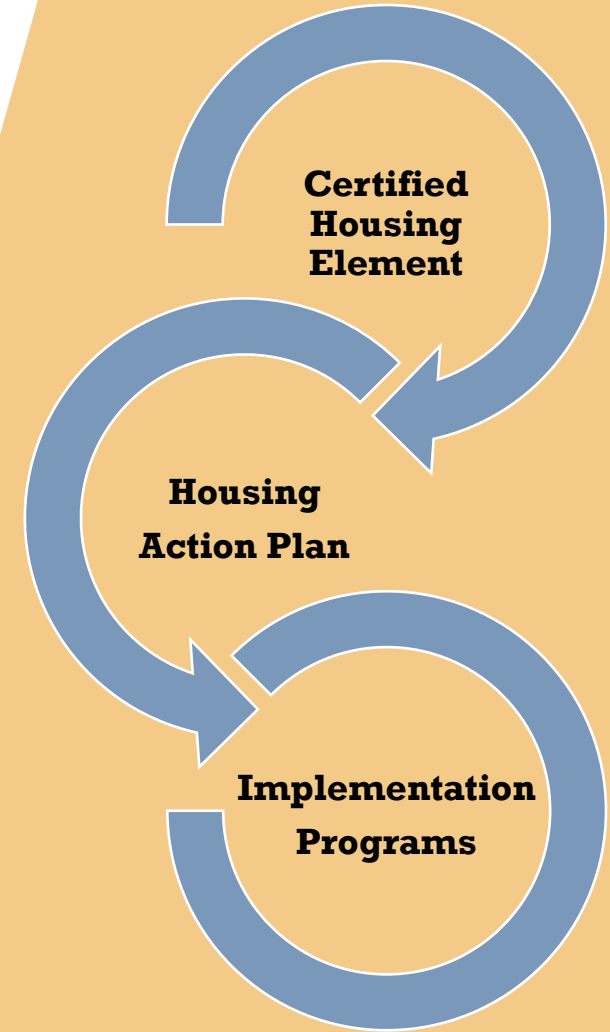
Planning Commission Study Session

Housing Element Implementation Program – Objective Design Standards

March 6, 2024

Background: 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:

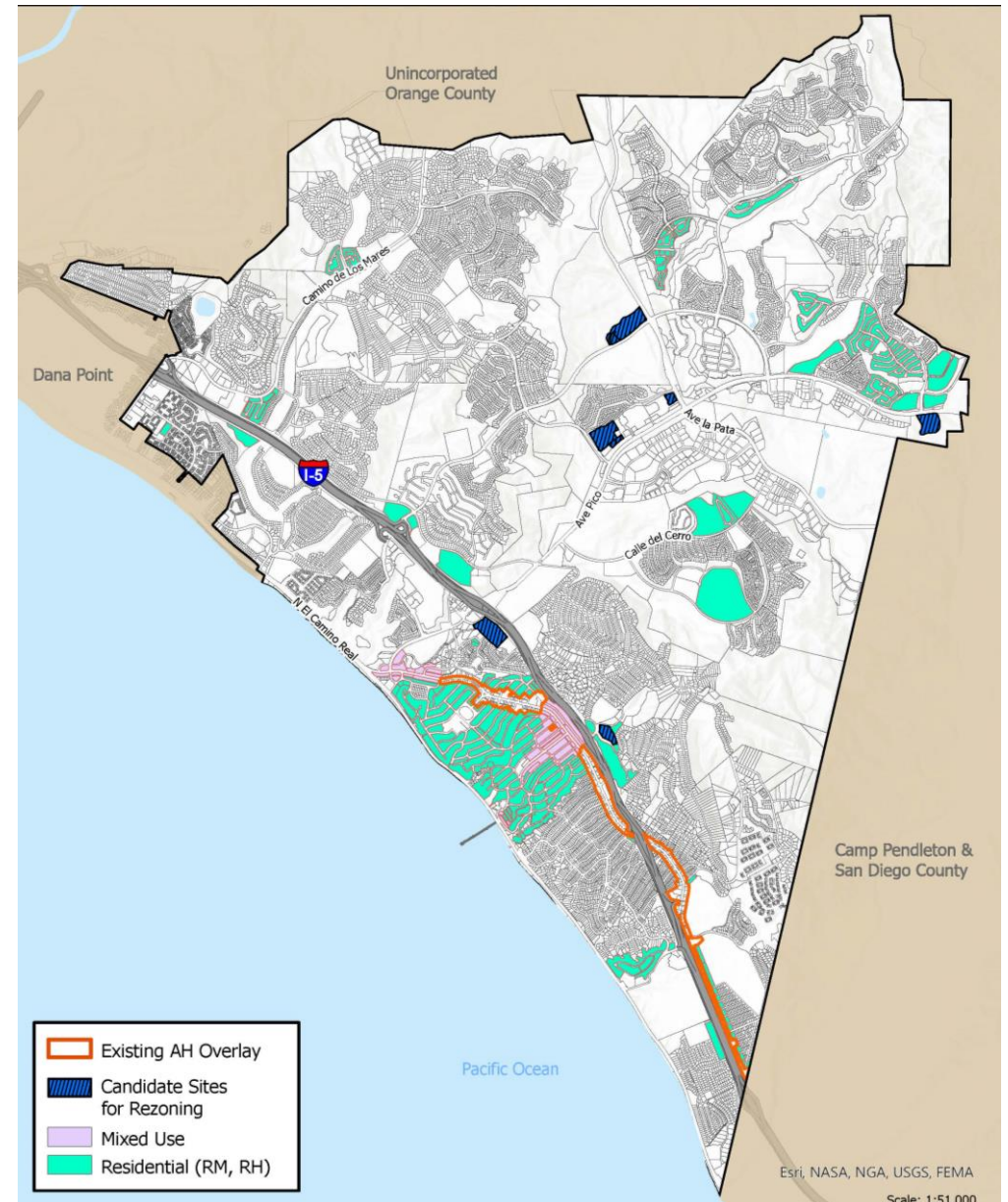
Develop and Codify
Objective Design Standards for
Housing Overlay Sites



Housing 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)



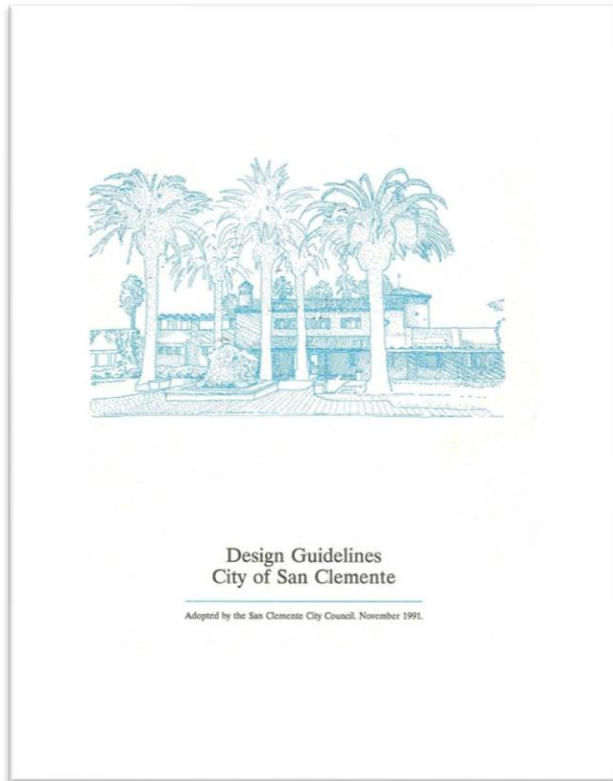
WHAT ARE OBJECTIVE DESIGN STANDARDS?

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"



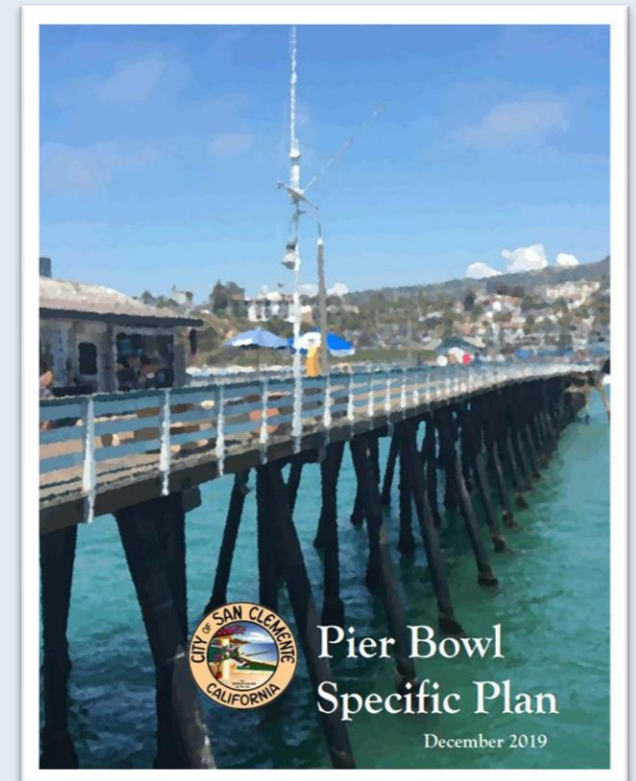
Design Guidelines



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

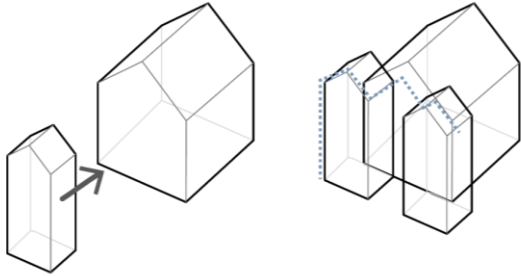
Site Elements

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.



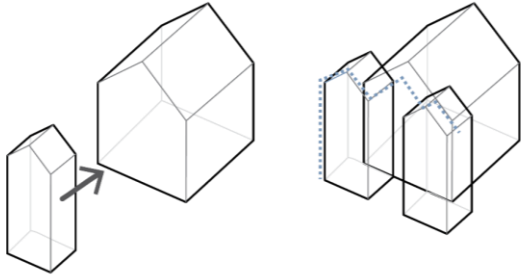
Roof Design

- 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

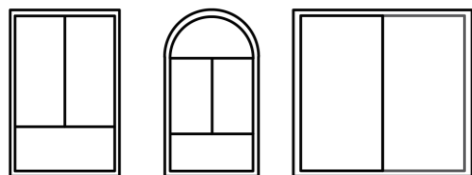
- Courtyards / Paseo / Patio / Plaza



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



ODS revised following community participation and two DRSC reviews



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

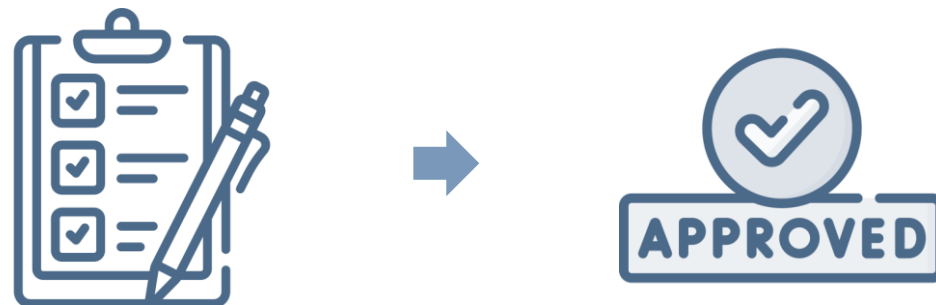
Survey Open from 2/10/23 - 3/10/23

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



How will the ODS be implemented?

- Through the normal planning review process
 - Applicant completes checklist on objective design standards and qualifying housing components and submits pre-application or regular application
 - Iterative review with planning staff, generally applications must be acted upon within 60 days if they meet objective design standards and include a qualifying number of affordability housing units or are within Housing Overlay



Next Steps

- Planning Commission review of objective Design Standards at future meeting
- Planning Commission/City Council review of zoning ordinance to change Affordable Housing Overlay to Housing Overlay consistent with Housing Action Plan
- Potential Planning Commission/City Council re-zoning of specific “candidate sites” where housing development was anticipated in Housing Element

comments /
questions

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