



Western Riverside Council of Governments Planning Directors Committee

AGENDA

**Thursday, June 9, 2022
9:30 AM**

**Western Riverside Council of Governments
3390 University Avenue, Suite 200
Riverside, CA 92501**

[Join Zoom Meeting](#)

Meeting ID: 813 9962 9141

Password: 060922

Dial in: (669) 900 9128 U.S.

SPECIAL NOTICE – COVID-19 RELATED PROCEDURES IN EFFECT

Due to the State or local recommendations for social distancing resulting from the threat of Novel Coronavirus (COVID-19), this meeting is being held via Zoom under Assembly Bill 361 (Government Code Section 54953) (AB 361). Pursuant to AB 361, WRCOG does not need to make a physical location available for members of the public to observe a public meeting and offer public comment. AB 361 allows WRCOG to hold Committee meetings via teleconferencing or other electronic means and allows for members of the public to observe and address the committee telephonically or electronically.

In addition to commenting at the Committee meeting, members of the public may also submit written comments before or during the meeting, prior to the close of public comment to snelson@wrcog.us.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Suzy Nelson 72 hours prior to the meeting at (951) 405-6703 or snelson@wrcog.us. Later requests accommodated to the extent feasible.

The Committee may take any action on any item listed on the agenda, regardless of the Requested Action.

- 1. CALL TO ORDER (John Hildebrand, Chair)**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**

4. PUBLIC COMMENTS

At this time members of the public can address the Committee regarding any items within the subject matter jurisdiction of the Committee that are not separately listed on this agenda. Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion. No action may be taken on items not listed on the agenda unless authorized by law. Whenever possible, lengthy testimony should be presented to the Committee in writing and only pertinent points presented orally.

5. CONSENT CALENDAR

All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Committee, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Committee request specific items be removed from the Consent Calendar.

A. Summary Minutes from the April 14, 2022, Planning Directors Committee Meeting

Requested Action(s):

1. Approve the Summary Minutes from the April 14, 2022, Planning Directors Committee meeting.

6. REPORTS / DISCUSSION

Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion.

A. Presentation on the Housing Accountability Act by the City of Murrieta

Requested Action(s):

1. Receive and file.

B. Effects of SB 9 on TUMF Calculations

Requested Action(s):

1. Receive and file.

C. Applicability of SB 330 to TUMF

Requested Action(s):

1. Receive and file.

D. Draft Objective Design Standards Toolkit

Requested Action(s):

1. Receive and file.

E. Legislative Activities Update

Requested Action(s):

1. Receive and file.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray

8. ITEMS FOR FUTURE AGENDAS ~ Members

Members are invited to suggest additional items to be brought forward for discussion at future Committee meetings.

9. GENERAL ANNOUNCEMENTS ~ Members

Members are invited to announce items / activities which may be of general interest to the Committee.

10. NEXT MEETING

The next Planning Directors Committee meeting is scheduled for Thursday, July 14, 2022, at 9:30 a.m., on the Zoom platform **with the option for Committee members to attend in-person.**

11. ADJOURNMENT

Planning Directors Committee

Minutes

1. CALL TO ORDER

The meeting of the WRCOG Planning Directors Committee was called to order by Chair John Hildebrand at 9:31 a.m. on April 14, 2022, on the Zoom platform.

2. PLEDGE OF ALLEGIANCE

Chair Hildebrand led members and guests in the Pledge of Allegiance.

3. ROLL CALL

- City of Calimesa - Kelly Lucia
- City of Eastvale - Gustavo Gonzalez
- City of Hemet - H.P. Kang
- City of Jurupa Valley - Diane Guevara
- City of Lake Elsinore - Richard MacHott
- City of Menifee - Cheryl Kitzerow
- City of Moreno Valley - Sean Kelleher*
- City of Murrieta - Jarrett Ramaiya
- City of Norco - Joshua Altopp
- City of Perris - Kenneth Phung
- City of Riverside - David Murray
- City of San Jacinto - Travis Randel
- City of Temecula - Matt Peters
- City of Wildomar - Matt Bassi
- County of Riverside - John Hildebrand (Chair)
- March JPA - Dan Fairbanks
- Riverside Transit Agency - Jennifer Nguyen*

*Arrived after Roll Call

4. PUBLIC COMMENTS

There were no public comments.

5. CONSENT CALENDAR – (Lake Elsinore / San Jacinto) 14 yes; 0 no; 1 abstention. Item 5.A and 5.B were approved. The City of Norco abstained.

A. Summary Minutes from the March 10, 2022, Planning Directors Committee Meeting

Action:

1. Approved the Summary Minutes from the March 10, 2022, Planning Directors Committee meeting.

B. Revisions to the Grant Writing Assistance Program Guidelines

Action:

1. Received and filed.

6. REPORTS / DISCUSSION

A. WRCOG Assistance with Housing Grant Programs

Chris Tzeng, WRCOG Program Manager, reported that WRCOG is offering assistance in developing housing-related grant applications at a no-cost to jurisdictions, funded through the Regional Early Action Planning (REAP) grant funds. Examples of eligible grant programs include Infill Infrastructure, Permanent Local Housing Allocations, Transformative Climate Communities Programs, and any grant program which a nexus may be created to housing planning, housing production or increase a jurisdiction's ability to produce housing.

WRCOG will also be providing a document that forecasts when housing-related programs will become available. An initial document was provided to Committee members through email at the beginning of March. The assistance with housing grant programs will be available through June 2023, when REAP funding expires.

If any member agency is interested, please reach out directly to Chris Tzeng at ctzeng@wrcog.us.

Action:

1. Received and filed.

B. WRCOG Assistance with SCAG Socio-Economic Data Review

Chris Tzeng, WRCOG Program Manager, provided an update surrounding the development of the 2024 Connect SoCal Plan (RTP/SCS) and the socio-economic data (SED) review. SCAG has commenced development of its long range transportation plan and will develop the growth forecasts for population, employment, and household for each jurisdiction in the next few months that will be utilized in the Plan. SED is important because it will be included in the travel demand model, RIVCOM. It is vital that the RIVCOM data stays consistent with SCAG's data for CEQA purposes and compliance. WRCOG member agencies utilize RIVCOM for General Plan updates, specific plans, infrastructure projects, traffic studies, etc. WRCOG has made a commitment to its member agencies to update the RIVCOM SED on the same cycle as SCAG's update to its SED.

SCAG has granted WRCOG's request that SCAG develop the SED for Riverside County for compatible use in RIVCOM. This should provide the opportunity for one-singular review of the SED, and member agencies will not have to review both the Connect SoCal Plan SED and RIVCOM SED.

WRCOG will also be point-of-contact to schedule meetings with each member agency and its staff to review the SED. It is expected that these forecasts will be ready in July or August 2022.

Action:

1. Received and filed.

C. SB 9 Local Implementation

Suzanne Peterson, WRCOG Senior Analyst, provided an overview of SB 9 and allowed representatives from the City of Riverside and the County of Riverside to share how their jurisdictions are implementing SB 9. Chair Hildebrand, Planning Director with the County of Riverside, shared how the County is handling this legislative implementation at a local level. Chair Hildebrand shared the challenges the County is facing with SB 9 as well as the challenges surrounding the accessory dwelling units.

Committee member David Murray, Principal Planner with the City of Riverside, provided an update on the City's implementation of SB 9 and shared some handouts that the City had been working to help residents. The City has created an application checklist and pre-clearance forms for SB 9 two dwelling units and urban lot splits. Along with the checklist, some visual illustrations were shared and their hopes are to help residents understand SB 9 requirement and various lot configurations.

Action:

1. Received and filed.

D. Legislative Activities Update

Bill Blankenship, WRCOG On-Call Legislative Consultant, provided a legislative update noting deadlines for the 2022 legislative session and reviewed several proposed bills. Of those, the following were highlighted:

- SB 1369 (Wieckowski) would require adaptive reuse projects to be an allowed use by right in all zones.
- AB 1695 (Santiago) would establish a housing construction subsidy program for adaptive reuse projects.
- AB 2179 (Grayson) would allow the deferral of proposed development fees and charges.
- AB 2485 (Choi) would provide a CEQA exemption for emergency shelters and supportive housing projects.
- AB 2705 (Quirk-Silva) would limit or discourage housing development in the very high fire hazard severity zone.

Additionally, information was provided on the Communities for Choice Campaign, which is a proposed November 2022 Ballot Measure for local control of housing and growth.

Action:

1. Received and filed.

E. Southern California Edison Charge Ready New Construction Rebate Program

Mr. Naveed Ahmad from SCE provided a presentation on SCE's Charge Ready New Construction Rate (NCR) which is a rebate program targeting multi-family residential developers to install electric vehicle (EV) chargers to allow tenants to charge their EVs. The Program offers a rebate to eligible participants in order to offset some or all of the cost of buying and installing approved EV charging stations. In

addition, the Program also provides technical planning, technical execution, and funding for customers to install EV chargers on their property. For more information, please contact Mr. Ahmad directly at naveed.h.ahmad@sce.com.

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray, WRCOG Deputy Executive Director, provided a look ahead for the next few Committee meetings and shared that the May Planning Directors Committee meeting is canceled. In lieu of the meeting, a virtual listening session on the REAP 2021 Program will be held at the normal meeting time.

8. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

9. GENERAL ANNOUNCEMENTS

Chair Hildebrand shared that the 2022 American Planning Associations Awards Dinner will be held on Wednesday, May 4, 2022, at 5:00 p.m., at Avila's Historic 1929. For more information please visit www.ies_apa.org.

Committee member Travis Randel shared that he had recently attended a conference that was provided by Webb & Associates. The session included topics surrounding the City of Beaumont's mitigation that didn't go as planned and how to learn from someone else's mistakes.

10. NEXT MEETING

The May Planning Directors Committee meeting is canceled. The next Planning Directors Committee meeting is scheduled for Thursday, June 9, 2022, at 9:30 a.m., on the Zoom platform with an option to attend in-person at the WRCOG office.

11. ADJOURNMENT

The meeting of the Planning Directors Committee adjourned at 10:46 a.m.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Presentation on the Housing Accountability Act by the City of Murrieta
Contact: David Chantarangsu, AICP, City of Murrieta Development Services Director,
DChantarangsu@MurrietaCA.gov, (951) 461-6002
Date: June 9, 2022

Requested Action(s):

1. Receive and file.
-

Purpose:

The purpose of this item is for a presentation by the City of Murrieta on its activities to comply with the Housing Accountability Act.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #1 - Serve as an advocate at the regional, state, and federal level for the Western Riverside subregion.

Background:

This item is reserved for presentation by staff from the City of Murrieta on its Housing Accountability Act activities.

Prior Action(s):

None.

Fiscal Impact:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Effects of SB 9 on TUMF Calculations
Contact: Suzanne Peterson, Senior Analyst, speterson@wrcog.us, (951)405-6706
Date: June 9, 2022

Requested Action(s):

1. Receive and file.

Purpose:

The purpose of this item is to provide a summary of the effects of Senate Bill (SB) 9 to the Transportation Uniform Mitigation Fee (TUMF) and provide a graphical demonstration of such effects.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #5 - Develop projects and programs that improve infrastructure and sustainable development in our subregion.

Background:

SB 9 requires ministerial approval of a housing development with no more than two primary units and the subdivision of a parcel into two parcels, in single-family-zoned areas. Combined, these allowances provide for the creation of up to four housing units in an area typically planned for one single-family home. Limitations to these allowances are provided in eligibility criteria which address items such as anti-displacement measures, historic preservation, and environmental constraints, especially related to health and safety. Additional information and guidance on SB 9 can be found on the California Department of Housing and Community Development website at <https://www.hcd.ca.gov/>.

The Transportation Uniform Mitigation Fee (TUMF) Program funds the mitigation of cumulative regional transportation impacts resulting from future development. The fees collected through the TUMF Program are utilized to complete transportation system capital improvements necessary to meet the increased travel demand and to sustain current traffic levels of service. Fees associated with new residential development are calculated based on the prescribed TUMF rate and the total number of dwelling units associated with a new development as listed in the TUMF Fee Calculation Handbook.

While the allowances granted through SB 9 do not change how the TUMF is calculated, it does add a layer of complexity to how the fee is calculated based on the type of and amount of units developed. Examples of typical lot configurations are included as Attachment 1. These examples provide a visual demonstration of both familiar and new lot configurations for a single-family residentially-zoned property. TUMF will be applied as normally for all new construction. The fee will be based on the type of housing project built depending on new construction of single-family units, multi-family units, Accessory Dwelling

Units (ADUs) or Junior Accessory Dwelling Units (JADUs). For all rehabilitation of existing structures, a credit towards TUMF will be given up to, but not exceeding, the fee for new construction.

Currently, all ADUs and JADUs are exempt from the payment of TUMF. Staff will be bringing an item forward at future meetings to establish a standard definition of an ADU that is consistent throughout the region as it applies to the TUMF Program.

Prior Action(s):

None.

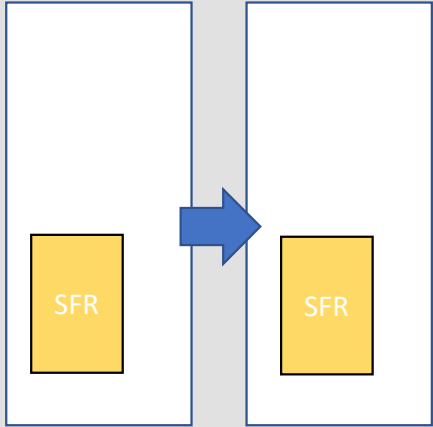
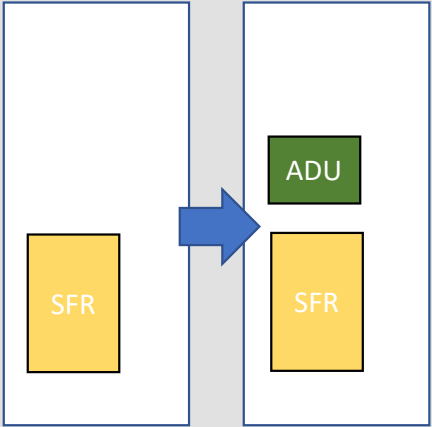
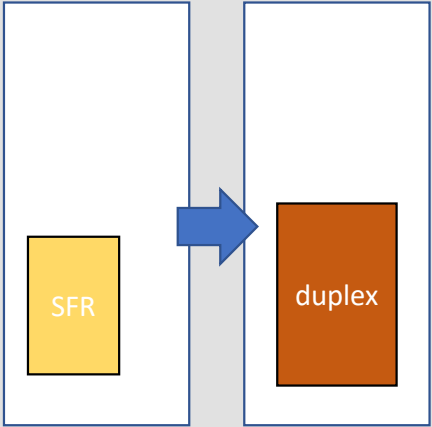
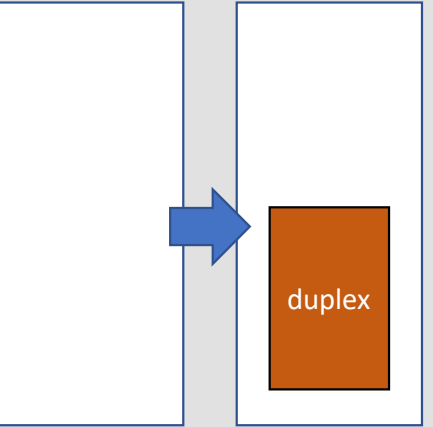
Fiscal Impact:

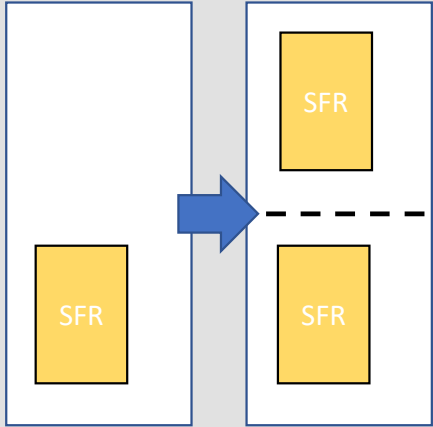
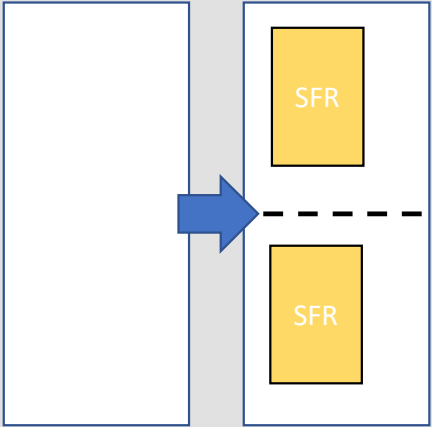
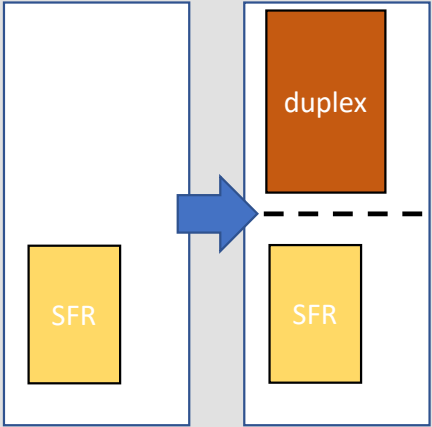
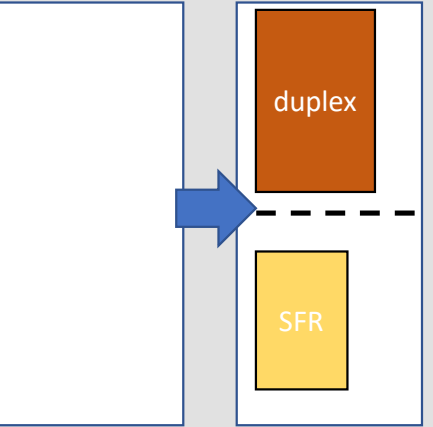
This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment(s):

[Attachment 1 - Draft Sample Lot Configurations](#)

Sample lot configurations

Scenario 1	Scenario 2	Scenario 3	Scenario 4
Existing lot configuration: SFR	Existing lot configuration: SFR	Existing lot configuration: SFR	Existing lot configuration: vacant
Proposed lot configuration: New SFR	Proposed lot configuration: SFR & ADU	Proposed lot configuration: Duplex	Proposed lot configuration: Duplex
			
Total # of units resulting: 1	Total # of units resulting: 2	Total # of units resulting: 2	Total # of units resulting: 2
TUMF Due: no Amount: n/a (SFR fee – SFR fee = 0)	TUMF Due: no Amount: n/a (ADUs exempt from TUMF)	TUMF Due: yes Amount: 2 Multi-Family unit fee – 1 SFR fee = delta	TUMF Due: yes Amount: 2 Multi-Family unit fee

Scenario 5	Scenario 6	Scenario 7	Scenario 8
Existing lot configuration: SFR	Existing lot configuration: Vacant	Existing lot configuration: SFR	Existing lot configuration: Vacant
Proposed lot configuration: Split w/ 1 SFR on each lot	Proposed lot configuration: Split w/ 1 SFR on each lot	Proposed lot configuration: Split w/ 1 SFR & 1 duplex	Proposed lot configuration: Split w/ 1 SFR & 1 duplex
			
Total # of units resulting: 2	Total # of units resulting: 2	Total # of units resulting: 3	Total # of units resulting: 3
TUMF Due: yes Amount: 1 SFR fee	TUMF Due: yes Amount: 2 SFR fee	TUMF Due: yes Amount: 2 Multi-Family unit fee	TUMF Due: yes Amount: 1 SFR fee & 2 Multi-Family unit fee



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Applicability of SB 330 to TUMF
Contact: Suzanne Peterson, Senior Analyst, speterson@wrcog.us, (951) 405-6706
Date: June 9, 2022

Requested Action(s):

1. Receive and file.

Purpose:

The purpose of this item is to provide a detailed review of one aspect of Senate Bill (SB) 330 as it relates to Transportation Uniform Mitigation Fee (TUMF) and other impact fees.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #5 - Develop projects and programs that improve infrastructure and sustainable development in our subregion.

Background:

SB 330 (the Housing Crisis Act of 2019) amended legislation with the intention of facilitating housing development, increasing production of new housing, and preserving existing housing. SB 330 is a complex bill that touches on a variety of sections of government code limiting the ordinances, policies, and fees that affected cities and counties may apply to housing developments. The bill was originally set to expire in 2025 but, after the passage of SB 8 in 2021, it will remain in effect until January 1, 2030. This Staff Report will focus on the provisions of SB 330 that limit the application of impact fees, specifically the TUMF.

SB 330 & TUMF

Based on Government Code section 65589.5(o)(4), SB 330 would apply to TUMF. Government Code section 65589.5(o)(4) specifically includes “ordinances, policies, and standards” that relate to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions. Essentially, SB 330 creates a “freeze” that precludes jurisdictions from requiring applicants to comply with subsequently adopted local regulations and fees once the pre-application is deemed complete.

While some impact fees are exempt, TUMF is not subject to the exemption listed in Government Code section 65589.5(o)(2)(A) due to the TUMF not being increased as a result of an automatic adjustment. Below are items related specifically to the TUMF Program that member agencies should be aware of.

TUMF Schedule

The fee schedule utilized would be the one in effect at the time a preliminary application was submitted that contained all of the information required by Government Code Section 65941.1(a). Essentially, the “preliminary application” process effectively gives housing developers vested rights to develop housing projects in accordance with local rules (including fees) in place at the time they submit a preliminary application.

There is a possibility that a preliminary application can expire and the process would need to start over. Pursuant to Government Code section 65941.1(d)(1), after submitting the preliminary application, the developer then has 180-days to submit a full application for the project that includes all of the information required to process the development application consistent with Government Code Sections 65940, 65941, and 65941.5. If a jurisdiction determines that the application for the development project is not complete, the applicant has an additional 90-days from receiving the agency’s written determination to resubmit. If the applicant fails to submit the necessary information, then the preliminary application expires and has no further force or effect (Government Code Section 65941.1(d)(2)).

Fee Schedule Verification

The jurisdiction should verify the date that a preliminary application (with all the required information) was submitted. As part of the application process, each jurisdiction must compile a Preliminary Application Checklist and forms necessary to complete a preliminary application or the agency will be required to use a standardized form created by the California Department of Housing and Community Development (Government Code section 65941.1(b)(1)-(2)). Best practices would be to require a date of submittal on this checklist / form.

TUMF Collection

SB 330 will require a policy change for how TUMF is collected. Going forward, WRCOG will be implementing the fee schedule under effect at the time the complete Preliminary Application is submitted to the jurisdiction. This means that any increases in TUMF due to a Construction Cost Index update will not change a project's obligation. The TUMF will remain fixed at the date a complete application was submitted to the jurisdiction. In order to ensure that the appropriate fee schedule is used on each application, WRCOG will be amending the TUMF payment collection system's online form to include an application complete date as part of the application process. This detail will need to be verified by the local agency on these applications as part of its regular review.

For jurisdictions that do not use the online TUMF payment system and collects payments from developers, the application date of the permit will need to be verified to determine which fee schedule to use. WRCOG will review the remittance payments reports to ensure this is done.

Prior Action(s):

April 14, 2022: The Public Works Committee received and filed.

Fiscal Impact:

This item is for informational purposed only; therefore, there is no fiscal impact.

Attachment(s):

None.



Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Draft Objective Design Standards Toolkit
Contact: Suzanne Peterson, Senior Analyst, speterson@wrcog.us, (951) 405-6706
Date: June 9, 2022

Requested Action(s):

1. Receive and file.

Purpose:

The purpose of this item is to present a draft version of the Objective Design Standards (ODS) Toolkit for use by WRCOG member agencies.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #2 - Identify and help secure grants and other potential funding opportunities for projects and programs that benefit member agencies.

Background:

This Toolkit provides a range of ODS for multi-family and mixed-use residential development designed to address new and amended California State laws authored to increase housing production. These laws require the review or streamlining of eligible projects through the use of “objective” design standards.

Unlike design guidelines, which are open to interpretation and discussion, ODS facilitate ministerial, staff-level project review and increased approval times.

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

This Toolkit contains a variety of “model” ODS gathered from jurisdictions across Riverside County and elsewhere. Standards related to specific design and development topics are presented as stand-alone modules that can be edited, modified and combined in any number of configurations. The intent of this module format is to provide local jurisdictions within Western Riverside County a template for customizing ODS to their local needs.

The draft Toolkit (attached to this staff report) organizes these topics into the following broad categories:

- Site Planning Standards
- Landscape Design Standards
- Building Design Standards
- Architectural Style Standards

Request for Input / Comments

WRCOG is requesting input from Committee members on the draft Toolkit so that the final Toolkit may meet the needs of WRCOG member agencies. Specifically, we are requesting comments on the overall structure of the Toolkit, approach and specific topics that are addressed. Please provide any comments to Suzanne Peterson at speterson@wrcog.us **by Thursday, July 7, 2022.**

Prior Action(s):

March 10, 2022: The Planning Directors Committee received and filed.

December 9, 2021: The Planning Directors Committee received and filed.

March 1, 2021: The Executive Committee authorized the Executive Director to execute an MOU, substantially as to form, with SCAG for the REAP Subregional Partnership Program.

Fiscal Impact:

The Transportation & Planning Department activities are included in the Agency's adopted Fiscal Year 2021/2022 Budget under the Transportation Department. In addition, the development of the Objective Design Standards Toolkit is covered by REAP funding that has already been approved by SCAG.

Attachment(s):

[Attachment 1 - WRCOG ODS Toolkit DRAFT](#)



WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS

OBJECTIVE DESIGN STANDARDS TOOLKIT

Draft
June 2022



ACKNOWLEDGMENTS

Prepared for:



City of Banning
City of Beaumont
City of Calimesa
City of Canyon Lake
City of Corona
City of Eastvale
City of Hemet
City of Jurupa Valley
City of Lake Elsinore

City of Menifee
City of Moreno Valley
City of Murrieta
City of Norco
City of Perris
City of Riverside
City of San Jacinto
City of Temecula
City of Wildomar

Prepared by:



PLACEWORKS



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INTRODUCTION

This Toolkit provides a range of Objective Design Standards (ODS) for multifamily and mixed-use residential development designed to address new and amended California State laws authored to increase housing production. These laws require the review or streamlining of eligible projects through the use of “objective” design standards. Unlike design guidelines, which are open to interpretation and discussion objective design standards facilitate ministerial, staff-level project review and increased approval times.

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

This Toolkit contains a variety of “model” Objective Design Standards gathered from jurisdictions across Riverside County and elsewhere. Standards related to specific design and development topics are presented herein as stand-alone modules that can be edited, modified and combined in any number of configurations. The intent of this module format is to provide local jurisdictions within Western Riverside County a template for customizing Objective Design Standards to their local needs.

The Toolkit organizes these topics into the following broad categories:

- Site Planning Standards
- Landscape Design Standards
- Building Design Standards
- Architectural Style Standards



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1

RECENT HOUSING LAW





The legislation introduced below limit the ability of local jurisdictions to deny or reduce the density of housing developments using subjective, discretionary design review. These laws do not require cities and counties to adopt objective design standards. Rather, they restrict cities' authority to approve, deny or manage the streamlining of, housing projects without them.



1.1 SENATE BILL (“SB”) 35

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects through a ministerial 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 requires 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).

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.”* Like quantitative development or zoning standards, objective design standards provide a clear and straight forward application and approval process for multifamily housing construction.

Projects eligible for SB 35 streamlining include multifamily infill developments with a portion of affordable units. They must be consistent with underlying zoning and be evidenced to have no human health impacts or impacts to natural or historical resources.

SB 35

- A streamlined approval process for housing projects with a specified amount of affordable housing
- Applies to jurisdictions that haven’t made enough progress in meeting their RHNA
- Applications must be for infill sites and comply with existing GP or zoning provisions
- Can only apply objective zoning, subdivision, or design review standards to determine consistency
- Sunsets in January 2026, but...
- <https://www.hcd.ca.gov/policy-research/docs/sb-35-guidelines-update-final.pdf>



1.2 HHA (HOUSING ACCOUNTABILITY ACT) CODE SECTION 65589.5

According to the Housing Accountability Act, no “housing development project” can be denied or reduced in density if it complies with objective general plan, zoning and design standards, unless it is shown to have a “specific adverse impact” to public health that cannot mitigated. The amended law states that cities and counties must identify any inconsistencies with any applicable “plan, program, policy, ordinance, standard, requirement, or similar provision” within 30 days after an application for 150 units or less has been deemed complete, or within 60 days for projects with more than 150 units. If the local agency does not identify an inconsistency within the required period, the project will be “deemed consistent.” (§§ 65589.5(j)(2).)

HAA also states that If the zoning for a project site is inconsistent with the general plan, but the housing project is consistent with ‘objective’ general plan standards, the project is considered consistent, and no rezoning or zoning variance is required.

Unlike SB 35 streamlining legislation, the provisions of the HAA apply to all market rate and affordable housing projects. These include projects with residential units only, mixed-use developments with at least 2/3 the square footage dedicated to housing and transitional or supportive housing projects.

1.3 SB 330

Senate Bill 330 Housing Accountability Crisis Act of 2019 provides for a faster housing project review process. It states that all A local governments must provide a preliminary application for housing development projects seeking vesting rights. The application allows applicants to provide a limited subset of information on the proposed project. After submitting the preliminary application to the local agency, applicants have 180 days to submit a full application or the preliminary application will expire.

SB 330 also established time limits for final application review. The law states that “Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete.” SB 330 provides for an applicant appeal process, and limits review of the appeal by the jurisdiction to 60 days



1.4 APPLICABILITY

Objective Design Standards adopted in response to SB35 apply to new multifamily development proposals, except those areas located within the boundary of a Specific Plan. According to the parameters set forth by Senate Bill 35, the Streamlined Ministerial Process shall be available to proposed communities having at least 10% of units priced to be affordable to households making at or below 80% of the Average Median Income level (AMI), prior to calculating any density bonus.

The site must meet the “infill” requirements (SB 35 definition) and be zoned for residential or mixed-use development. The applicant must also demonstrate that the site is not within Prime Farmland, or farmland within statewide importance, wetlands, a very high fire hazard zone, an earthquake fault zone, special flood hazard area, protected habitat area, or a conservation easement.

1.5 GUIDELINE VS STANDARD

Many jurisdictions use design guidelines as a tool to shape the design of sites and buildings. Design guidelines provide direction to applicants and staff when reviewing projects but are often vague and open to interpretation, which adds uncertainty to the development process. Guidelines and standards are distinguished by their level of enforceability. In general, objective standards are requirements (e.g., “shall” or “must”), and guidelines are recommendations (e.g., “should” or “may”)

Typical Characteristics of Guidelines Versus Standards

Design Guidelines	Design Standards
Subjective	Objective
Recommendations, which may not be enforceable or have the “teeth” of regulations	Requirements, which are enforceable as regulations
Open to interpretation, difficult to measure or verify	Measurable and verifiable
Use words such as “should” or “may”	Use language such as “shall,” “must,” or “is required to”
Adopted by resolution	Adopted by ordinance



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2 INCLUSION IN THE ZONING CODE







The typical means of implementing Objective Design Standards is a stand-alone illustrated document, empowered by appropriate reference within the local jurisdiction's Municipal Code.

This chapter (TBD) will discuss typical means of enacting ODS through strategic amendments to the Municipal Code, providing boilerplate language and identifying common Code sections for such amendments.



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3

SITE PLANNING STANDARDS







3.1 BUILDING ORIENTATION

- a. 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.
- b. A minimum of 60% of the street frontage shall be devoted to buildings located between the minimum and maximum front setback lines. The remaining 40% may be devoted to parking.
- c. Parking areas, covered and uncovered, shall be screened from public street frontages. Screening may be accomplished through building placement, landscaping, fencing, or some combination thereof. Landscaping for screening purposes shall be no less than four feet tall.
- d. For multifamily projects located across the street from a single-family residential zone, parking lot areas and carports shall not be located along the single-family neighborhood street frontages.
- e. A minimum of one window from each residential unit shall be located to overlook a landscaped private or common open space area.
- f. If adjacent to a single-family residential zone, windows, balconies or similar openings shall be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through: stepbacks of upper stories; window placement; use of clerestory windows, glass block or opaque glass; or mature landscaping within the rear or side setback areas.



Building facing the open space



Building facing the street.



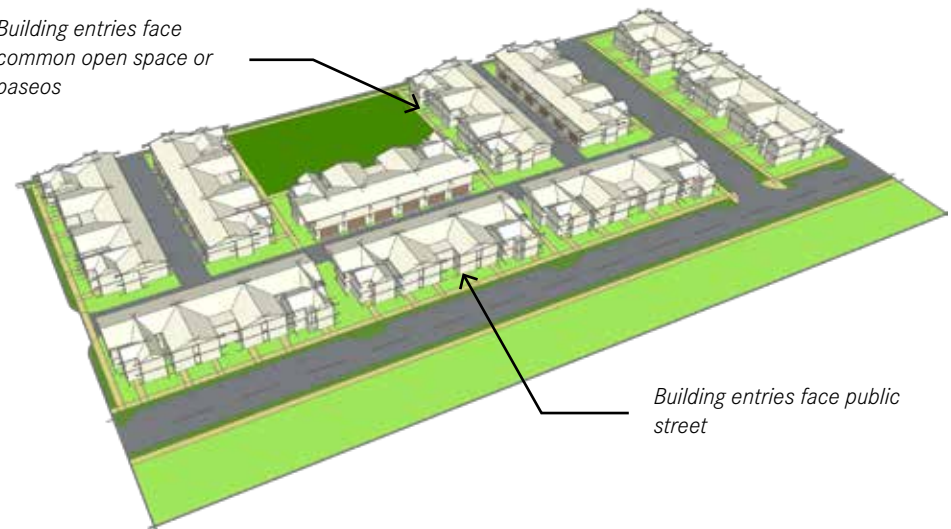
3.2 SITE LAYOUT

Infill projects are typically located in areas mostly urban in character with surrounding high-density residential uses (more than 15 units per acre) as well as commercial, mixed use or industrial uses. Sidewalks are usually present, in some cases buildings are built to property lines. These projects may have three or more stories closer to the street. The most intensely projects may provide structured or podium-style parking. Infill projects may also be mixed use projects, with commercial uses on the first floor, and residential units above.

Greenfield infill projects usually happen in the areas with mostly very low- and low-density residential uses, rural residential areas, and large single-family estate lots with adjacent agricultural lands (five units per acre or less). This category of multifamily projects would likely occur along or next to major transportation corridors where multifamily residential and commercial uses are typically found.

- a. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum of 18 feet from the back of sidewalk, in order to accommodate a minimum of one vehicle entering the facility.
- b. Ground floor residential fronting or siding onto an arterial roadway shall be elevated at least 21 inches above the finished grade of the sidewalk.
- c. Arrange multifamily residential buildings to provide functional and accessible outdoors spaces to all residents.
- d. Design building orientation to access and use solar energy and maximize wind direction for natural ventilation.
- e. Locate surface parking lots to the sides and rear of the lot with building massing oriented to the street, to the greatest extent possible. Provide parking lots with adequate auto and pedestrian-scale lighting and security as a safety feature.

*Building entries face
common open space or
paseos*



*Building entries face public
street*



3.3 SITE ACCESS

- a. Face entries so they are visible from the street and connect to the public sidewalk. These buildings also have rear parking and entries.
- b. Alley access, when available, shall be utilized when garage parking is proposed. This arrangement is intended to provide maximum landscaping at the street edge, as well as front facades dominated by porches and entries instead of garage doors.
- c. Allow pedestrian movement to and along sidewalks to be clear and unobstructed. Use of separated sidewalks is encouraged.
- d. Provide connections between new projects and adjacent neighborhood streets and pedestrian and bicycle paths. Connecting streets should be designed with appropriate widths to discourage overloading traffic on existing streets.
- e. Ground-floor dwelling units shall be accessed via internal corridors or from individual exterior porches or stoops served by a sidewalk or other designated walkway.
- f. Pedestrian access should be provided to the building entries and parking areas connecting to the sidewalk at the street frontage, pedestrian connections should be provided to adjacent amenities, paths or trails, or other connections to adjacent properties.



3.4 ON-SITE STREETS

- a. Promote access to new development by providing multiple points of entry and exit. Separate entry/exit access should be provided for pedestrians to promote safety and avoid auto/pedestrian conflicts. Sidewalks, if present, shall have landscaped parkways between the curb and sidewalk.
- b. Circulation in parking areas should be designed to allow for connections to existing parking areas on adjacent properties, internal circulation should be designed to allow for the convenient and efficient shared use of parking between properties.
- c. The street frontage(s) should integrate a thoughtful landscape that is appropriate to the context of the building and surrounding streetscape. Public and private investments should be integrated to provide consistent street trees and design.

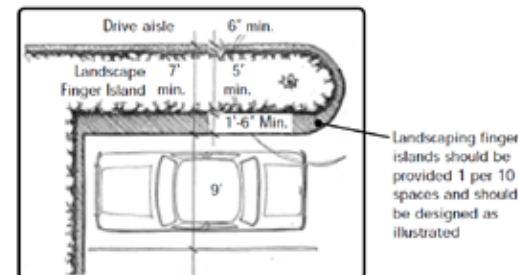


3.5 PARKING LOTS & COURTS

- a. One landscaped finger island shall be provided per every 10 spaces. Islands shall be a minimum of 5 feet (inside dimension).
- b. All end parking stalls shall be adjacent to landscape planters. The landscape planter shall contain a 12-inch strip of concrete inside the 6-inch curb of the planter, to create an 18-inch concrete strip for a person to step on when getting into or out of a vehicle. This step-out area shall not reduce the minimum inside dimension of the 5-foot wide landscape planter.
- c. Parking shall be screened from the street by landscaping, berming, low walls or fences, or buildings.
- d. No more than 25% of public right of way frontage shall be used for parking.
- e. Below-grade or structured parking must be screened from the street, and is encouraged for new mixed use development that includes a large apartment building.



Parking shall be screened from public street frontages.



Landscape islands shall be provided 1 per every 10 parking spaces.



3.6 EV CHARGING STATIONS

- a. The station installation and equipment shall be consistent with the rules and regulations in CALGreen Building Standards Code and CBC Chapter 11A and 11B as applicable.
- b. Required designated parking spaces for carpool/vanpool vehicles, electric vehicles, and zero emissions vehicles shall be conveniently located close to building entrances.
- c. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operation shall be included if it has time limits.
- d. Charging station equipment mounted on pedestals, light posts, bollards or other devices shall be a minimum of 24 inches clear from the face of curb.
- e. Charging station outlets and connector devices shall be no less than 36 inches or no higher than 48 inches from the top of surface where mounted, and shall contain a retraction device and/or a place to hang permanent cords and connectors sufficiently above the ground or paved surface.
- f. When the electric vehicle charging station space is perpendicular or at an angle to curb face and charging equipment, adequate equipment protection, such as wheel stops or concrete-filled steel bollards shall be used.
- g. Charging station shall not be placed within any portion of the required parking space area (i.e. 9' x 18').



3.7 TRASH ENCLOSURES

- a. Trash containers shall be stored within designated storage areas.
- b. Locate recycling and trash enclosures away from building fronts and major entries, and/or screen such receptacles from view in fixed enclosures.
- c. Trash receptacles shall be accessible for trash collection but shall not block circulation drives near loading areas or conflict with parking.
- d. Place vines on three sides of trash enclosure to deter graffiti and blend structure into the landscape. Provide vines on two sides of trash enclosure if enclosure is attached to a building.
- e. Enclosures shall be separated from adjacent parking stalls with a minimum 5' wide planter area.
- f. Provide a separate side pedestrian access to all trash enclosures.



3.8 UTILITIES

- a. All utility equipment shall be located out of the pedestrian path of travel. All utility equipment shall be purposefully and aesthetically placed adjacent to alleyways, within parking areas, rear or side yards, or within building “notch outs” and screened from public view.
- b. Double detector check valves (DDCs) shall be installed in a location that is internal to the project site at locations not visible from the public right-of-way, or placed in a manner that is architecturally integrated into the building design.
- c. DDCs and other water related utilities shall not be placed adjacent to the sidewalk along the building facades that face the street.
- d. Compact, vertical DDC’s shall be used whenever feasible.
- e. All electrical utility equipment, electrical meters, and junction boxes shall be placed within a utility room. If a utility room is not feasible, then all utility equipment shall be purposefully designed as an integral part of the building development, placed adjacent to alleyways, within parking areas, or within rear or side yards, and screened from public view.
- f. Gas meters shall be painted to blend into the built environment.
- g. Trees and shrubs shall be placed a minimum of 5’ away from water meter, gas meter, or sewer laterals; a minimum of 10’ away from utility poles; and a minimum of 8’ away from fire hydrants and fire department sprinkler and standpipe connections.



3.9 WATER HEATERS & AC UNITS

- a. Air conditioning or other mechanical equipment shall be placed in the back of the unit and not visible from public view.
- b. If the mechanical equipment cannot be placed in the back, it shall be either placed on the ground and screened with landscape, or placed on the roof and screened with architectural materials such as roof or parapet consistent with the overall architectural style.
- c. Each dwelling unit shall have a separate hot water heater or may be provided with a centralized circulation water heater system sufficient to serve all dwelling units on the property.
- d. The location of the water heater shall be incorporated into the design of each unit. No exterior water heater enclosures shall be permitted. Water heaters must not be visible.
- e. Water heaters may be substituted with tankless water heaters. Tankless water heaters shall be listed by an approved testing agency (UL, UPC, etc.) and be installed in accordance with the manufacturer's requirements.



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4

LANDSCAPE STANDARDS





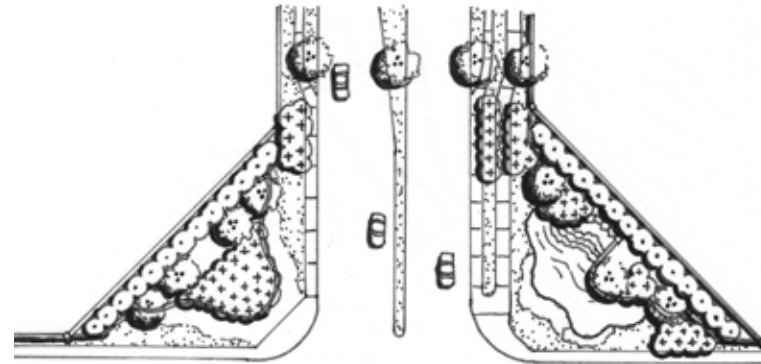


4.1 MONUMENTS

Monuments play a key role in the establishment of placemaking and the creation of community identity. Community monuments integrate the site with the surroundings and provide an entry and exit experience that creates an aesthetic and functional transition with adjacent areas.

Neighborhood monuments shall be similar in style (but smaller in scale) to either the existing community entry monument or the architectural style of the area they denote. The following standards pertain to both neighborhood and community monuments:

- a. Community and neighborhood entry statements shall be provided that create a distinctive image.
- b. The entry of new projects shall feature entry monuments, street signs, and/or special street trees, landscaping, and lighting.
- c. Monuments shall be placed within setbacks, landscaped entries, or open spaces at primary entries.
- d. The design and placement of monuments shall maintain required sight line distances as required per (need reference spec or measurable criteria).
- e. Landscaping is required at the base of all monument signs and shall be no less in area than the square footage of the sign area.
- f. Neighborhood identification monuments shall be designed in the same or similar architectural themes of the primary structures of the neighborhood.
- g. Entry monuments shall be constructed of stone, brick, stucco, beams, planks, or similar materials.

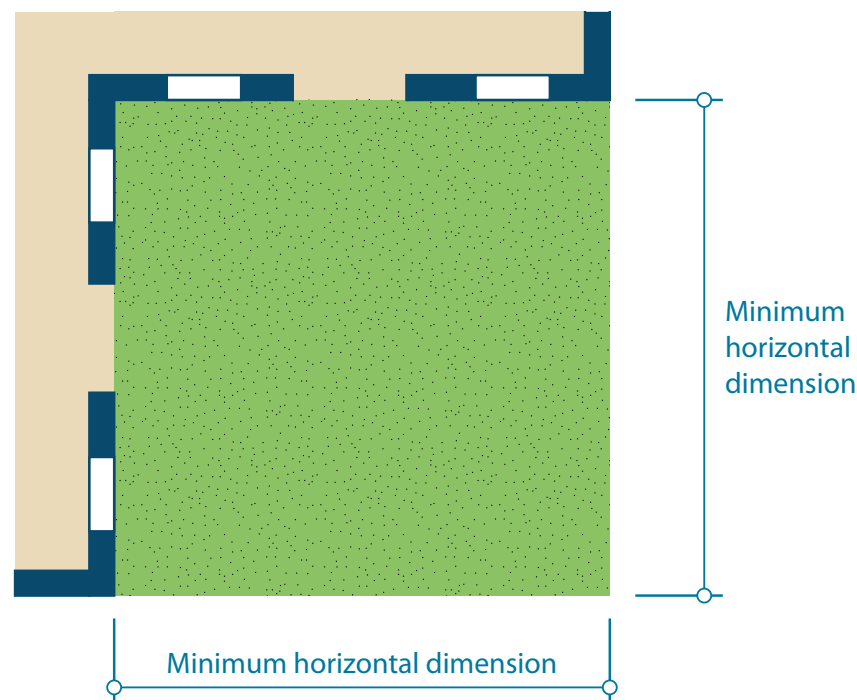


Community entry monument example - Plan View



4.2 OPEN SPACE

- a. Minimum and Type of Open Space: All multifamily residential developments shall provide a total of 200 square feet of usable open space per unit with a minimum of 50% as common open space and the remaining 50% as either private or common open space. Every development that includes five or more residential units shall provide at least one common open space area. Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space.
- b. Alternate: Minimum 400 square feet per dwelling unit
- c. Siting: Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of 10 feet of dense landscaping shall be provided as screening between the open space area and arterial street, service area, or commercial development.
- d. Usability: Open space surfaces shall include a combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. The slope shall not exceed 10%.





4.3 COMMON OPEN SPACE

a. Minimum Dimensions:

- Common usable open space located on the ground level shall have no horizontal dimension less than 15 feet. Common upper-story decks shall have no horizontal dimension less than 10 feet. Rooftop open space (also known as roof decks) shall have no horizontal dimension less than 15 feet, and no more than 20 percent of the total area counted as common open space for the project may be provided on a roof.
- Minimum dimension in either direction: 20 feet
- Pedestrian walkway width: 6 feet
- Courtyard internal to a project, or enclosed on at least three sides: 40 feet

b. Minimum Quantity: Depending on the number of dwelling units, the common open space shall be provided in a project per the following minimums:

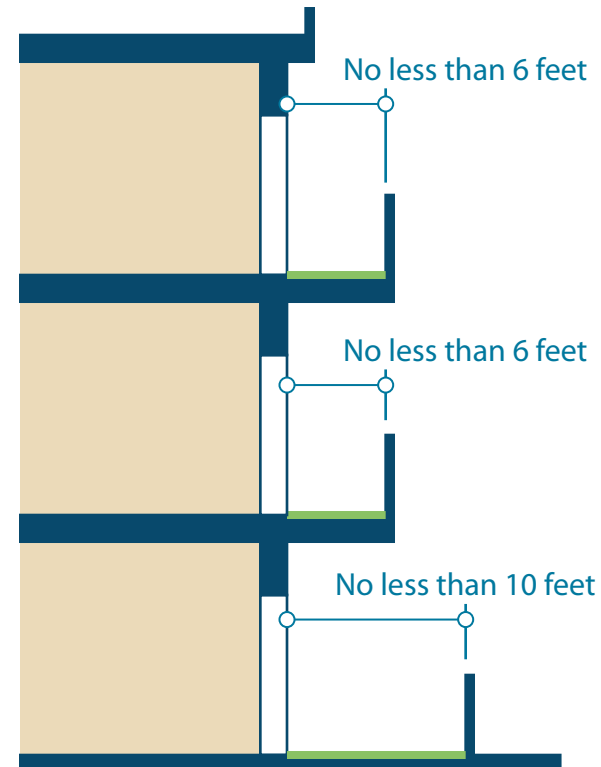
- 10 to 50 dwelling units: One space minimum with 20 feet minimum dimension in both directions (400 square feet minimum area)
- 51 to 100 dwelling units: One space minimum with thirty (30) feet minimum dimension in both directions (900 square feet minimum area)
- 101 or more dwelling units: Two spaces minimum, each with forty feet minimum dimension in both directions (1,600 square feet minimum area each)

- c. Placement: Common spaces shall be provided adjacent to private areas, common areas, or a combination of both. All common open spaces shall interface with adjacent buildings via direct connections through doors, windows, and entryways.
- d. Visibility: At least one side of the common open space shall border residential buildings with transparent windows and/or entryways.
- e. Pedestrian Walkways: Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.
- f. Seating: All common open spaces shall include seating. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture's attractiveness.
- g. Amenity Features: At least one amenity feature such as a play structure, plaza, sitting area, water feature, gas fireplace, or community garden shall be included in each open space area.
- h. Play Areas: Developments that include 15 or more units of at least one bedroom or more must include children's play areas and play structures. This requirement does not apply to senior housing developments.
- i. Openness and Buildings: There shall be no obstructions above the open space except for devices to enhance the usability of the space. Buildings and roofed structures with recreational functions (e.g., pool houses, recreation centers, gazebos) may occupy up to 20% of the area counted as common open space.
- j. Material Type: No more than 25 percent of common recreational-leisure area can be in hardscape.



4.4 PRIVATE OPEN SPACE

- a. Accessibility: Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.
- b. Minimum Dimensions: Private usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than ten feet. Private open space located above ground level (e.g., porches, balconies) shall have no horizontal dimension less than six feet.
- c. Minimum Dimensions (in either direction): 7 feet
- d. Openness: Above ground-level space shall have at least one exterior side open and unobstructed for at least eight feet above floor level, except for incidental railings and balustrades.





4.5 PLANTING

- a. Buffers Between Dissimilar Uses. Buffers between residential and nonresidential, or dissimilar and incompatible uses shall have buffers or separation to the extent feasible. Options include:
 - Require open space and recreation buffers, which may include increased setbacks, to the minimum of a 5-foot-wide continuous landscape barrier
 - Landscape screening or fencing a minimum of six feet high. Limit or prohibit chain link fencing where possible.
 - A minimum 5-foot-wide planted parkway shall be provided on arterial corridors between the street and sidewalk. Parkway shall be planted with shade trees to provide a more pleasant pedestrian environment and to contribute to streetscape continuity.
 - Landscaping with trees or shrubs is required where side-lot spacing between buildings is 6' or more.
- b. Landscape Softening. Where setbacks and lot coverage allow, landscaping at a minimum of 1-foot-width shall be incorporated around the base of buildings to separate between parking, drive aisles, and sidewalks.
- c. Plants shall be grouped in high and low maintenance zones and shall coordinate with irrigation plans to minimize the use of water and the placement of irrigation tubing.
- d. Inorganic ground cover (gravel, river rock, etc.) shall not be used as a substitute for plant material, the required mulch under shrubs and trees, or the mulch under groundcover from flats. It shall only be used as an accent material in combination with plants and cover no more than 15 percent of the total landscape area.
- e. Turf areas shall be placed in areas for recreational use only and must have a 10' minimum diameter.
- f. Street trees shall be in a 24-inch box with 30- to 40-foot maximum spacing in between. Trees shall be selected following local plans, ordinances, approved planting lists, and other guidance that provide direction on tree selection based on specific issues, e.g., fire-resistance.
- g. Provide root barrier when trees are located 5' or closer to any hardscape element or building.
- h. Palm trees shall only be used in community pool areas and as main entry focal points.
- i. Ensure project meets storm water retention requirements established in the area and prepare project documents that can be reviewed with the local engineering departments.
- j. Drip irrigation shall be used wherever possible. No overhead irrigation is allowed within 24 inches of a non-permeable surface.
- k. Landscaping and irrigation shall comply with the State of Selection of trees, plants, shrubs, and other plantings shall follow local and regional requirements and guidance for approved plant lists to meet the needs of local conditions, where available. For plants and planting materials addressing water retention areas, recommended resources include the Low Impact Development Manual for Southern California prepared by the Southern California Stormwater Monitoring Coalition, State of California Model Water Efficient Landscape Ordinance (MWELO) or local Water Efficient Landscape Ordinance (WELO).



4.6 SITE LIGHTING

Lighting is an important consideration for multifamily homes to encourage nighttime activity and ensure safety. However, excess light can have negative environmental impacts. The following standards can be applied for site lighting requirements:

- a. Building entrances and street numbers shall be well-lit and illuminated to be visible from the street.
- b. Walkways and paseos and parking lots and access shall be illuminated with a minimum of 1 footcandle to ensure safe nighttime conditions.
- c. Building mounted security lighting fixtures shall not project above the fascia or roof of the building.
- d. Light sources for wall washing and tree lighting should be hidden and, to the extent feasible, shall meet the standards established by the International Dark Sky Association or meet more stringent, local standards for mitigating light pollution.
- e. Incorporate timers and sensors to avoid unnecessary lighting and avoid unnecessary energy use.
- f. The style of lighting fixtures shall be the same or similar to the building's design and architectural style.
- g. Street lighting within development shall be a maximum of 15 feet high.



4.7 WALLS AND FENCES

Walls and fencing play an important role in the establishment of the overall level of quality of a community. The following standards apply to wall and fencing requirements:

- a. Community perimeter or theme walls shall be solid decorative block walls located where they do not conflict with existing viewsheds.
- b. Wall materials shall be brick, slump stone, tile, textured concrete, stucco on masonry, or steel framing, or other material walls which require little or no maintenance are required. Plain concrete block walls (i.e. precision block) nor chain link fencing with inserts shall not be used as wall materials.
- c. Wall caps are to be incorporated as a horizontal design element at the top of walls and should not exceed 4 inches vertical.
- d. Wrought iron or tubular steel fencing, or other transparent type of fencing shall be included within projects where there is a viewshed from the project site.
- e. The style of the wall shall be the same or similar to the architectural style of the project.
- f. All exterior perimeter walls located along public streets shall have an offset a minimum of 5 feet deep for every 50 linear feet to 75 linear feet of the wall length.
- g. All non-transparent perimeter walls shall incorporate standards to provide for wall inserts and/or decorative columns or pilasters every 20 feet to provide relief.
- h. All non-transparent perimeter walls and/or fences shall be architecturally treated on both sides and shall incorporate landscaping whenever possible.



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5

BUILDING DESIGN STANDARDS







5.1 GENERAL BUILDING FORM

- a. Multi-family development adjacent to single-family neighborhoods shall provide a buffer of single story and/ or detached units along the adjoining property line.
- b. The maximum length of any individual building containing townhouse dwelling units or multifamily dwelling units shall be 200 linear feet, regardless of the number of units.
- a. Corner buildings at street intersections shall incorporate architectural elements including prominent towers, cornice features, roof shapes and roof line variation.
- b. At least two different architectural styles, as defined in Chapter 6, shall be included in projects with more than ten buildings. However, different styles may not be mixed within a single building.
- c. For residential projects three stories or taller, development shall use one or more of the following strategies: utilize roof forms and pitches that are similar to those of other structures in the neighborhood; integrate the upper floor units into the roof form; step back upper floors above the third story; use a different material on the top floor walls to visually make the building seem lower.
- d. Buildings over three stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.



Break development into separate vertical planes to reduce the appearance of bulk.



Creating variation in mass and building height is encouraged.



5.2 BUILDING HEIGHT & MASSING

- a. The massing of upper stories, particularly those over a garage, shall be modulated by stepping back elements a minimum of two feet from the ground floor setback, and/or through the use of projecting bays.
- b. Combinations of one, one and-one-half, and two-story units are encouraged to create variation in mass and building height.
- c. For row-type townhouses, each unit shall be varied in height and setback.
- d. Where new residential development is three stories or less, the vertical massing of buildings shall be articulated to express each individual unit. An exception to this standard is made for duplex, triplex or quadplex buildings intended to look like large residences.
- e. Structures three stories or more should emphasize horizontal planes through the use of trim, awnings, eaves, other ornamentation, or a combination of complementary colors.
- f. The upper story of buildings over two stories shall be stepped back to reduce the scale of façades facing streets, courtyards, or open space areas.
- g. Facades shall be subdivided divided into 30- to 50-foot wide units similar to the width of nearby homes. These widths shall be expressed by using one or more of the following repeated at intervals: entry porches; projecting wall planes; fenestration patterns; and/or bay windows.



The upper story shall be stepped back to reduce the scale of façades.





5.3 FACADE ARTICULATION

- a. For every 100 feet of building length, there shall be a plane-break along the facade 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.
- b. Buildings shall have minor massing breaks at least every 50 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of 12 inches deep and four feet wide and extend the full height of the building.
- c. The street-facing front façades of buildings shall be articulated with wall offsets (e.g., projections or recesses in the façade plane) that are at least two feet deep and spaced no more than 30 feet apart. In addition to wall offsets, street-facing front façades shall provide at least three of the following articulation elements:
 - A covered porch;
 - A recessed entrance;
 - One or more dormer windows or cupolas;
 - Pillars, posts, or pilasters;
 - One or more bay windows projecting at least 12 inches from the façade plane;
 - Eaves projecting at least four inches from the façade plane;
 - Raised corniced parapets over the entrance door;
 - Multiple windows with a trim at least four inches wide; or
 - Integral planters that incorporate landscaped areas or places for sitting.
- d. Walls that are blank, i.e. without doors, windows, landscaping treatments; shall span no more than 30 feet in length.



Balconies, trellises, and porches add visual interest to the structure.



Stairways shall be designed as an integral part of the overall architecture



5.4 3-STORY & HIGHER BUILDINGS

- a. Buildings of three stories or higher shall have a clearly defined base and roof edge so that the façade has a distinct base, middle, and top. Elements to articulate a building's façade shall include:
- The ground floor shall be taller than upper floors.
 - The base of the building shall have one or more of the following: recessed ground floor; a continuous horizontal element at the top of the ground floor; and enhanced window or entry elements such as awnings or canopies. Where pedestrians have access to the base of the building, high quality, durable, and easy to clean materials and finishes shall be used, such as stone, brick, cementitious board, glass, metal panels, and troweled plaster finishes.
 - The middle or body of the building shall have a façade made up of regular components including one or more of the following: consistent window pattern; repeating bay windows; regularly spaced pilasters; recesses; or other vertical elements.
 - The top of the building shall have one or more of the following: a cornice line with minimum 6-inch overhang; a parapet with minimum 6-inch cap; eaves with brackets or other detailing; upper floor setbacks; and/or sloped roof forms.
 - The elements comprising the base, middle, and top to the building may be interrupted by a protruding vertical element such as a tower, or a recessed vertical element such as a massing break, an entry, or a courtyard.
 - Architectural features marking main entries to buildings may extend above the ground floor.
 - A clear separation between the ground floor and floors
- b. A clear separation between the ground floor and floors above shall be provided, which may consist of any of the following: a line of awnings or canopies over ground floor storefronts or windows; a change in material; a change in the scale of openings; and/or a change in building plane, with the middle of the building either recessed from or projecting over the ground floor.
- c. Structures three stories or more shall should emphasize horizontal planes through the use of horizontal trim, awnings, eaves, other ornamentation, or a combination of complementary colors to visually separate the floors.
- d. 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.



5.5 ROOF FORMS

- a. Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or stepbacks. Rooflines shall be segmented and varied in the horizontal direction every 100 feet or less by changing the roof height, offsets, direction of slope, or by incorporating architectural elements such as dormers.
- b. Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.
- c. When employed, hipped or gable roofs shall cover the entire building. Mansard roofs or segments of pitched roofs applied at the building edge shall not be used unless permitted by the architectural style.
- d. Roof forms, if provided, shall be included on all elevations. An exception to this standard can be made if a roof form is used for a specific use such as to cap a tower element or to express an entrance to a building.
- e. Roof levels, pitch directions and forms on large buildings shall be varied to decrease the apparent scale of the building.
- f. False and metal mansard roofs are prohibited.
- g. Cornice details shall be at least eighteen (18) inches in height and six (inches) deep.
- h. The cornice detail shall extend the entire width of the front façade.
- i. Along street frontages, the appearance of exterior roof drains and rain water leaders shall be minimized. An exception is made for architecture in the Spanish Revival style, which uses drains and rain water leaders as a decorative element.
- j. Multi-family buildings shall be designed using at least two different roof forms to visually break up the massing of the building. Options for varying roof forms include;
 - Gabled
 - Hipped
 - Shed
- k. Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or stepbacks.



5.6 DOORS & ENTRYWAYS

- a. Entries to individual units shall be easily identifiable, distinguishable, and oriented to the street whenever possible.
- b. Main entries and lobbies shall be oriented toward primary street frontages or open space areas that connect directly to the primary street. Where there are multiple buildings in a project, entries may also be oriented to internal circulation streets or pathways that connect directly to a street.
- c. Primary building entries, including courtyard doors or gates used at multifamily buildings or residential lobbies for mixed use buildings, shall be recessed into entry bays and accented with treatments that add three-dimensional interest to the façades and enhance the sense of entry into the building through one or more of the following treatments:
 - Marked by a taller mass above, such as a modest tower or within a volume that protrudes from the rest of the building surface.
 - Accented by special architectural elements which may include canopies, overhanging roofs, awnings, and trellises.
 - Indicated by a recessed entry or recessed bay in the façade.
- d. When nonresidential and residential uses are located in a vertical mixed-use structure, separate pedestrian entrances shall be provided for each use.
- e. Upper floor entries shall have a distinct design that complements the main building frontage.
- f. Duplexes, triplexes, and fourplexes abutting single-family neighborhoods shall use individual entry doors and/or interior stairs instead of common doors or stairs.
- g. Individual ground-floor residential entries shall be located on quieter frontages where possible. Where they need to be located on larger streets, entries shall be set back from the sidewalk a minimum of 5 feet and provided with landscaping and/or low fencing to provide a transition space.
- h. Long, monotonous balconies and corridors that provide access to multiple units shall be avoided. Instead, access points shall be clustered.
- i. Main building entries shall be defined by use of architecturally-compatible elements including one or more of the following: canopies, arches, arcades, porticos, posts, awnings, decorative lights, small entry plazas and vertical massing.
- j. Project icons, thematic pilasters, special paving treatment, and specialty landscaping shall be used at building and common space entryways to unify a project.



5.7 WINDOWS

- a. Building walls along all street frontages shall have windows at all floors above ground level.
- b. Buildings shall include vertically oriented and proportioned façade openings with windows that have a greater height than width (an appropriate vertical/horizontal ratio ranges from 1.5:1 to 2:1). Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows. Smaller windows in utility areas or bathrooms may be horizontally proportioned.
- c. Along primary and secondary street frontages, window frames shall be recessed and not flush against the walls. In these locations, shaped frames and sills, detailed with architectural elements such as projecting sills, molded surrounds, or lintels, shall be used to enhance window openings and add additional relief.
- d. Windows shall be articulated with sills, trim, kickers, shutters, or awnings authentic to the architectural style of the building.
- e. Faux shutters, if used, shall be two shutters to each window opening.
- f. Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from the wall plane. As defined by the architectural style, windows shall be generously inset from building walls to create shade and shadow detail. The minimum inset shall be 3" inches for wood siding, 3"-6" for stucco, and 6"-12" for masonry.
- g. Windows shall be articulated with sills, trim, kickers, shutters, or awnings authentic to the architectural style of the building.
- h. Glass shall be clear with a minimum of 88 percent light transmission. Mirrored and deeply tinted glass or applied films that create mirrored windows and curtain walls are prohibited. To add privacy and aesthetic variety to glass, fritted glass, spandrel glass, and other decorative treatments are appropriate.
- i. Snap-in muntins shall not be used.



The minimum inset shall be three inches.



5.8 GARAGES

- a. Parking garages and garage doors shall not be visible from the primary street.
- b. Garages and garage doors shall be located on secondary facades and designed to minimize their visual impact and minimize the dominance of garage doors on the street.
- c. Garage entries, loading and service entries, utility rooms, stairs, elevators, and other similar inactive elements shall occupy no more than 20% of the width of a public street facing building façade.
- d. No garages shall be forward of architecture and no more than 50 percent of front facing garages shall be located within 20 feet of the property line.
- e. Garage doors shall be designed consistent with the overall style of the building. Material, pattern, and color to be coordinated with architectural style.
- f. Where visible by the public or by other residents, garage entrances shall be recessed and/or accompanied by projecting elements like porches, bay windows, trellises, architectural ornament, and/or landscaping.



Garage entrances shall be recessed.



5.9 ARCHITECTURAL ELEMENTS

- a. Building walls along the street frontage shall have architectural detail (e.g., brackets, rafter tails, or dentils) at the cornice or roof eave.
- b. Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, verandas, and porches, are required.
- c. Architectural design features such as window treatments, awnings, moldings, projecting eaves, dormers, and balconies, shall be continued or repeated upon all elevations of a building facing a primary or secondary street, or a common open space.
- d. Corner buildings at street intersections shall incorporate architectural elements including prominent towers, cornice features, roof shapes and roof line variation.
- e. Stairways shall be designed as an integral part of the overall architecture of the building, complementing the building's mass and form. Exterior stairwells shall be solid; prefabricated metal stairs are prohibited.
- f. At least two different architectural styles shall be included in projects with more than ten buildings. However, different styles may not be mixed within a single building.
- g. For balconies and decks facing public streets or open spaces, solid rail walls of 3 feet to 4 feet in height shall be provided to hide the contents of the balconies. Juliet balconies, which are shallow rails no more than 6 inches in depth, are exempted from this standard.
- h. Special architectural treatments (i.e., feature entry location, feature window detail, tower, etc.) shall be provided at street corners and other important focal points.



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6 ARCHITECTURAL STYLE STANDARDS





In the context of compliance with SB35, architectural styles are not necessary. However, many communities desire the inclusion of architectural style within their Design Standards. To accommodate this desire, the following cut-sheets identify key attributes of each style with example imagery appropriate to Western Riverside County. These cut-sheets and associated design standards are optional “add-ons” to the overall ODS Toolkit.



6.1 SPANISH REVIVAL

Derived from Spanish/Mediterranean and early Californian influences, these styles emerged in the late 19th and early 20th centuries. Projects a visually rich environment with allusions to regional history. Generally, Spanish Colonial Revival style buildings are asymmetrically arranged. The style features low-pitched roofs with little or no overhang covered with S Type Clay red roofing tiles. These houses were almost always wood frame with stucco siding. The use of the arch was common, especially above doors, porch entries, and main windows.



6.1.1 FORM & MASSING

Required Elements

- a. Asymmetrical façade/elevations
- b. Multiple roof planes
- c. Balconies or small porches
- d. Entrances recessed at least 12"

Optional Elements

- e. Arcades supported by columns
- f. Articulated facades with massing breaks every 50'
- g. Stucco finish chimney with round or rectangular openings





6.1.2 ROOF

Required Elements

- a. Low pitched roof (4:12 maximum)
- b. Red, fired, clay tile roofs. Common shapes include both Spanish (S-shaped) and Mission (halfcylinder) types
- c. Shallow eaves
- d. Overhanging eaves (minimum 24 inches on elevation that face a public street) with exposed rafter tails or beams
- e. Small 1'-0" or less decorative exposed rafter tails

Optional Elements

- f. Gabled and shed roofs, gabled roofs are on the side and front facing
- g. Shaped parapet with coping
- h. Brackets or knee braces at gabled ends





6.1.3 MATERIALS & COLORS

Required Elements

- a. White or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles)
- b. Wood window frames
- c. Wooden beams and brackets

Optional Elements

- d. Decorative metal hardware (typically iron)





6.1.4 DOORS & WINDOWS

Required Elements

- a. Arched (flat arch or semi circle arch) windows
- b. Recessed windows with sill and/or headers surrounds
- c. Simple divisions of window muntins

Optional Elements

- d. Casement windows, typically arranged in pairs
- e. Tall, double-hung windows
- f. Small sparse windows
- g. Window Grilles
- h. Wooden shutters





6.1.5 DECORATIVE DETAILS

Optional Elements

- a. Small porches
- b. Decorative tiles
- c. Clay tile vents
- d. Wrought iron railing
- e. Courtyards
- f. Recessed niches
- g. Dark metal or wrought iron light fixture with curving brackets
- h. Paired wood garage doors with iron hardware
- i. Fabric awnings with metal spear supports



a



b



c



d



e



f



g



h



i



6.2 CRAFTSMAN

The Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. This style is deployed to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation, and earth-toned colors. Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.





6.2.1 FORM & MASSING

Required Elements

- a. Multiple roof planes
- b. Porches or balconies
- c. Design elements that emphasize horizontal orientation; such as long window groupings, fencing, rails, siding, balconies
- d. Articulated facades with massing breaks every 25 feet minimum





6.2.2 ROOF

Required Elements

- a. Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12)
- b. Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams
- c. Brackets or knee braces at gabled ends
- d. Use of wood or asphalt shingle (or fiber cement imitation or imitation synthetic asphalt shingles)

Optional Elements

- e. Chimneys visible at the exterior and located on the side façade are acceptable





6.2.3 MATERIALS & COLORS

Required Elements

- a. Use of wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks
- b. Use of dark, neutral, earth-toned color palette, such as browns and greens
- c. However, lighter paint palettes may also be appropriate, particularly for details (columns, rafter tails)
- d. Commonly feature three (and sometimes four) paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details





6.2.4 DOORS & WINDOWS

Required Elements

- a. Windows shall have mullion and divided lites
- b. Utilize wood trim around windows and doors
- c. Extended lintels above doors and windows
- d. Window and door trim color shall contrast with color of walls
- e. Door is typically stained, rather than painted
- f. Window combinations in group of two or three





6.2.5 DECORATIVE DETAILS

Required Elements

- a. Stone pier and battered wood support
- b. Exposed rafter tails and knee-brace brackets
- c. Dormers are often located on the front façade
- d. Second-story balcony
- e. Decorative attic/gable vent
- f. Light fixtures are typically box-shaped, with metal frame and geometric pattern.
- g. Chimneys are visible at the exterior and arranged on a side elevation.





6.3 TUSCAN

An interpretation of traditional Mediterranean architectural style based on precedents found in the Spanish Revival style joined by rural Italian elements. This style harkens to the Mediterranean variants found throughout California. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the use of stone and stucco, light earth tones, and red-tiled roofs. Classical elements such as columns and arches and decorative ironwork add visual complexity. Squared towers and projections speak to Italianate references. Porches and porticoes are common, as are vertically-oriented recessed windows.





6.3.1 FORM & MASSING

Required Elements

- a. Asymmetrical arrangement of windows and design elements along primary elevation
- b. Porches, porticoes and/or Juliet balconies
- c. Recessed entries





6.3.2 ROOF

Required Elements

- a. Flat or low to moderate-pitched roof (maximum 6:12 slope)
- b. Red-toned clay tiles
- c. Variation of roof planes
- d. Large overhanging eaves (minimum 12 inches) along primary elevation
- e. Shaped timber tiles at eaves





6.3.3 MATERIALS & COLORS

Required Elements

- a. Incorporate rough-hewn stone as accent feature
- b. Flat stucco walls in light earth tones





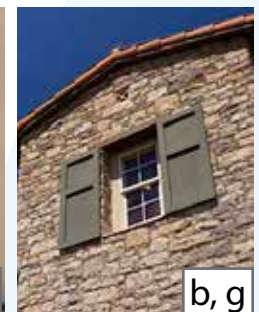
6.3.4 DOORS & WINDOWS

Required Elements

- a. Vertically oriented rectangular or arched windows arranged in asymmetrical patterns
- b. Casement or double-hung sash with flat or arched lintels
- c. Walls shall be composed of predominantly flat surfaces
- d. Windows shall be recessed 3 to 12 inches from outer wall
- e. Divided lite windows

Optional Elements

- f. Pedimented or framed windows
- g. Paired decorative wood shutters

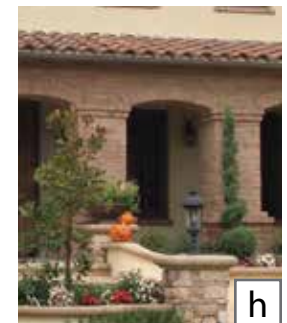




6.3.5 DECORATIVE DETAILS

Required Elements

- a. Shallow juliet balconies
- b. Rafter extensions and brackets
- c. Stone or stucco window /door trim
- d. Rectangular or arched wooden door
- e. Stucco or stone chimneys
- f. Deep overhangs
- g. Arcade or porch at entry
- h. Use of brick, stone or wood columns
- i. Decorative ironwork (window grilles, railings, light fixtures, decorative planters)





6.4 EAST COAST TRADITIONAL

The East Coast Traditional styles of multi-family housing incorporate elements of American domestic architecture dating back to the early English and Dutch houses built in the first century of colonial settlement. These precedents have been interpreted and re-interpreted during successive waves of residential design and development over the past 140 years, and presently incorporate an eclectic mixture of elements. Common characteristics of new East Coast Traditional buildings include materials such as wood and brick; front entrances accentuated with pediments and pilasters; windows with double-hung sashes and articulated lintels and sills; and porches supported by thin columns.





6.4.1 FORM & MASSING

Required Elements

- a. Accentuated front entrance
- b. Flat facades
- c. Porches and shallow projections allowed
- d. Side-gabled and front-gabled roof forms





6.4.2 ROOF

Required Elements

- a. Medium to High-pitched roof (minimum 6:12 slope)
- b. Asphalt shingles or synthetic slate shingles





6.4.3 MATERIALS & COLORS

Required Elements

- a. Brick cladding, wood, engineer wood, or vinyl siding cladding
- b. Attached townhomes shall alternate color and cladding from one unit to the next
- c. Off-white and earth tones, muted colors
- d. Asphalt shingles
- e. Stucco prohibited

Optional Elements

- f. When shutters are utilized, their color shall contrast with the body of the building





6.4.4 DOORS & WINDOWS

Required Elements

- a. Rectangular windows oriented vertically
- b. Windows detailed with arched or flat lintels and sills
- c. Double-hung sashes with muntins

Optional Elements

- d. Dormer Windows
- e. Shutters (sized to match adjoining window openings)
- f. Bay or pop-out window assemblies





6.4.5 DECORATIVE DETAILS

Required Elements

- a. Porch with slender columns
- b. Paneled shutters
- c. Arched window with a keystone detail
- d. Cornice returns on the gable ends
- e. Pedimented entry porch
- f. Decorative attic vents
- g. Entry door may have pilasters or a crown
- h. Front door with sidelights and arched transom
- i. Dental moldings along the eaves





6.5 FARMHOUSE

Farmhouse is an interpretation of traditional rural residential forms and materials. This style reflects Riverside County'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.





6.5.1 FORM & MASSING

Required Elements

- a. The façades emphasize verticality
- b. Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers
- c. Multiple gable and shed roof planes
- d. Covered porches and awnings to break up volumes between lower and upper floors





6.5.2 ROOF

Required Elements

- a. Medium to high-pitched (minimum 6:12 slope)
- b. Front and/or side facing gables
- c. Variation in heights and/or planes
- d. Asphalt shingle, metal roofs or synthetic slate shingles





6.5.3 MATERIALS & COLORS

Required Elements

- a. Unadorned materials: metal, wood, masonry
- b. Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- c. Neutral or muted colors shall be predominant
- d. Monochrome accents of doors, windows or architectural features
- e. Combine contemporary design with rustic materials
- f. Stucco prohibited





6.5.4 DOORS & WINDOWS

Required Elements

- a. Minimal molding around window and door openings
- b. Double hung or casement windows with muntins
- c. Contrast color of window sash with color of the body of the building

Optional Elements

- d. Wooden rustic front door, shutters and garage doors
- e. Large doors and windows to maximize natural light
- f. Doors with glass panes in the top
- g. Metal classic style awning





6.5.5 DECORATIVE DETAILS

Optional Elements

- a. Wide front porch or balcony with simple columns
- b. Iron-inspired barn-style lighting
- c. Carriage-style garage doors
- d. Metal awning without sides
- e. Porches with architecturally compatible ceiling fans
- f. Dark shutters and window sashes
- g. Shed dormers
- h. Simple gable brackets, vents and trim





6.6 MODERN

Modern is a contemporary style derived from utilitarian precedents, utilizing block forms, contrasting colors and eclectic combinations of materials in modern compositions. This style projects a minimalist, clean aesthetic. Simple rectangular shapes and forms are combined within horizontal and vertical planes to create dynamic lines. Flat roofs reinforce the rectangular shapes and provide an opportunity for outdoor deck areas. Accents are simple and modest, usually taking the form of trellis elements.





6.6.1 FORM & MASSING

Required Elements

- a. Asymmetrical composition
- b. Emphasis of rectangular forms
- c. Horizontal massing
- d. Lack of ornament or mouldings
- e. Geometric shapes





6.6.2 ROOF

Required Element

- a. Flat or low-pitched roofs (4:12 slope max)





6.6.3 MATERIALS & COLORS

Required Elements

- a. Traditional materials such as stucco, wood, brick and stone reflect a contemporary aesthetic
- b. Color blocking to emphasize geometric forms and break down massing elements





6.6.4 DOORS & WINDOWS

Required Elements

- a. Large windows set in horizontal or vertical bands
- b. Narrow window frame





6.6.5 DECORATIVE DETAILS

Optional Elements

- a. Metal balcony railings
- b. Eclectic mix of materials including steel, concrete block, brick, iron, and / or glass
- c. Broad roof overhangs
- d. Useable outdoor roof decks
- e. Trellis shade structures
- f. Playful use of color to provide contrasting elements





6.7 WESTERN

Derived from the American vernacular architecture that sprang from the passing of the Homestead Act of 1862, Western Architecture evolved to encompass the Victorian style during the later 19th century when milled wood became widely available. This style combines simple, rustic, forms with Victorian embellishments to create a relaxed, informal feel compatible with the spirit of the American West. Qualities that reflect the Western theme can be described as rural, informal, traditional, rustic, low profile and equestrian oriented. Conversely, qualities that are inconsistent with the Western theme are urban, formal, contemporary, sophisticated, and massive.





6.7.1 FORM & MASSING

Required Elements

- a. The basic building form shall be square or rectilinear, accentuated with a covered porch or walk;
- b. Buildings with facades greater than 100' in length shall be divided into smaller, distinct masses by horizontally staggering walls, changing the roof line, inserting windows and doors, and applying wood siding in different directions;
- c. Flat silhouettes shall be avoided. Buildings and building complexes shall be of variable heights to add visual interest;
- d. Right angles shall predominate over curved walls or arches;
- e. Expression of floor levels through ornamentation is required with such features as second floor balconies, upper level windows and exterior staircases.





6.7.2 ROOF

Required Elements

- a. Principal roof forms shall be gable, gambrel, hip or shed;
- b. Flat roofs are permitted where screened by a decorative parapet;
- c. Exposed rafter tails shall have a minimum thickness of 2 inches where a fascia board is used, and 4 inches where no fascia is used or where exposed on the underside of a porch or covered walk;
- d. Tower elements, chimneys, cupolas, exposed wood beams, roof overhangs, and trellises are acceptable roof features;
- e. Skylights are permitted but shall be integral with the roof slope and design of the building;





6.7.3 MATERIALS & COLORS

Required Elements

- a. The primary exterior material of the building shall appear to be wood siding or adobe/plaster/stucco. River rock, flag stone, wrought iron, and brick may be used for architectural accent material but may not exceed 25 percent of the total building facade;
- b. Stains, paints, or materials that simulate the appearance of weathered wood, such as cement fiber siding, are acceptable;
- c. Roofs shall be constructed of metal, concrete or asphalt tiles that simulate wood shingle. Spanish tile and standing seam metal roofing may also be used;
- d. Primary building colors shall be earth tones of hues such as brown, beige, and gray; accent colors shall also be in earthen hues, but may include colors such as sky blue, forest or sage green, barn red, white, black and other colors which compliment natural wood and do not detract from the western appearance of the buildings;
- e. Darker and lighter shades of the same color used on the building walls may be used to enhance building ornamentation and trim;
- f. Exposed gutters, downspouts, flashing, sheet metal, vent stacks and pipes shall be painted to match adjacent roofs or walls to minimize their visibility.





6.7.4 DOORS & WINDOWS

Required Elements

- a. Building entries shall be accented architecturally through color, framing, and roof variations;
- b. Doors with windows shall have the appearance of divided sash, with the appearance of small individual panes (preferably not exceeding 168 square inches, and not more than 13 inches on a side), the width of rectangular panes shall be shorter than their length;
- c. Doors shall be trimmed with wood;

Optional Elements

- d. Building entries that are recessed or which project outward with roof overhangs are encouraged;
- e. Doors shall be constructed of wood or have the appearance of wood construction;





6.7.5 DECORATIVE DETAILS

Required Elements

- a. Wood posts shall be a minimum of 6x6 inches;
- b. Knee bracing at posts shall be used for balconies and overhangs;
- c. Balconies, boardwalks, and covered porches shall have wood railings;

Optional Elements

- d. The use of wood ornamentation at building cornices, the tops and bottoms of wood posts, eaves, balconies, and building corners is encouraged;
- e. The use of decorative elements on buildings such as weather vanes and wood ornamentation is encouraged;
- f. The use of trellis structures, windmills and other site amenities is encouraged;



a



b



c



d



e



f



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Western Riverside Council of Governments Planning Directors Committee

Staff Report

Subject: Legislative Activities Update
Contact: Bill Blankenship, On-Call Legislative Consultant, billblankenship63@gmail.com, (951) 206-9020
Date: June 9, 2022

Requested Action(s):

1. Receive and file.
-

Purpose:

The purpose of this item is to provide an update on key legislative items.

WRCOG 2022-2027 Strategic Plan Goal:

Goal #1 - Serve as an advocate at the regional, state, and federal level for the Western Riverside subregion.

Background:

This item is reserved for an update on key legislative proposals, dates, and deadlines. The updates are summarized as an attachment to this Staff Report.

Prior Action(s):

June 6, 2022: The Executive Committee received and filed.

Fiscal Impact:

Transportation and Planning Department activities are included in the Agency's adopted Fiscal Year 2021/2022 Budget under the Transportation Department. In addition, this project is covered by REAP funding that has already been approved by SCAG.

Attachment(s):

[Attachment 1 - Legislative Update June 2022](#)

Key Legislative Deadlines – 2022 Legislative Session

- **February 18th** - Last day for new bills to be introduced.
- **May 27th** - Last day for bills to be passed out of the house of origin.
- **June 15th** - State Budget must be passed.
- **June 30th** - Last day for legislative measures to be placed on the November 8th Ballot.
- **August 25th** - Last Day to amend bills.
- **August 31st** - Last day for each house to pass bills.

2021 Bills that are active 2-year bills

SB 490, as amended, Caballero. Housing acquisition and rehabilitation: technical assistance

The bill would, upon appropriation by the Legislature, establish the Housing Acquisition and Rehabilitation Technical Assistance Program, with the purpose of providing technical assistance to qualified entities engaged in acquisition-rehabilitation projects. The bill would define “acquisition-rehabilitation project” as a project to acquire and preserve unsubsidized housing units and attaching long-term affordability restrictions on the housing units. The bill would define “qualified entity” to include an eligible nonprofit corporation, community land trust, public housing authority, a nonprofit, limited-equity, or workforce housing cooperative, a resident association or organization, and a local or a regional government agency administering an acquisition-rehabilitation project funding program. The Bill would create the Housing Acquisition and Rehabilitation Technical Assistance Fund within the State Treasury and would, upon appropriation by the Legislature, allocate the moneys in the fund to the department for the purposes of developing, implementing and administering the program. **February 25, 2021 - the Bill was referred to the Senate Committee on Housing. June 2, 2021 the Bill was ordered to the inactive file at the request of the author. The Bill became a 2-year Bill. January 24, 2022 the Bill was read for a third time and passed out of the Senate on a vote 36-0. The Bill has been ordered to the Assembly and on May 5, 2022 the Bill was referred to the Assembly Committee on Housing and Community Development.**

AB 411, as amended, Irwin. Veterans Housing and Homeless Prevention Bond Act of 2022. Under current law, the Veterans Housing and Homeless Prevention Bond Act of 2014 authorizes the issuance of bonds in the amount of \$600,000,000. The bond is to provide housing for veterans and their families. The bill would enact the Veterans Housing and Homeless Prevention Bond Act of 2022 which will authorize the issuance of bonds in an amount, not to exceed \$600,000,000. The bill also stipulates that the handling and disposition of the funds would occur in the same manner as the 2014 bond act. **The bill requires a 2/3rds vote. May 20, 2021 - the Bill was located in the Assembly Committee on Appropriations and the hearing was postponed by the Committee. The Bill became a 2-year Bill. January 31, 2022 the Bill was read for a third time and passed out of the Assembly on a vote of 76-0. The Bill has been ordered to the Senate and on May 5, 2022 the Bill was referred to the Senate Committee on Military and Veterans Affairs.**

AB 682, as amended, Bloom. Planning and zoning: density bonuses: cohousing buildings.

The current Density Bonus Law, stipulates a city or county must provide a developer that proposes a housing development project within their jurisdiction a density bonus and other incentives, if the developer agrees to construct a project with specified percentages of units for moderate-income, lower income, or very low-income households. This bill would require that a density bonus be granted to a developer who agrees to construct a housing development that is a cohousing building, as defined by state law. The bill further stipulates that a project would meet specific requirements and contain either 10% of the total square footage for lower income households, as defined, or 5% of the total square footage for very low-income households. **March 15, 2021 - the Bill was located in the Assembly Committee on Housing and Community Development and Local Government and the hearing was postponed by the Committee. The Bill became a 2-year Bill. January 27, 2022 the Bill was read for a third time and passed out of the Assembly on a vote of 52-8. The Bill has been ordered to the Senate and on May 4, 2022 the Bill was referred to the Senate Committees on Housing and Governance and Finance.**

AB 916, as amended, Salas. Zoning: accessory dwelling units: bedroom addition.

Under current Planning and Zoning Law, a city or a county is authorized to adopt ordinances that regulate the use of structures, buildings, and land for residential, commercial, industrial, and open space uses. The proposed bill would prohibit a county or a city from adopting or enforcing an ordinance that would require a public hearing as a condition of adding space for additional bedrooms or reconfiguring existing space to increase the number of bedrooms in an existing residential unit. The bill would also include findings that ensuring adequate housing is a matter of statewide concern and is not a municipal affair. ***April 6, 2021 - the Bill was located in the Assembly Committee on Housing and Community Development and was amended by the author. The Bill became a 2-year Bill. January 27, 2022 the Bill was read for a third time and passed out of the Assembly on a vote of 61-0. The Bill has been ordered to the Senate and on May 4, 2022 the Bill was referred to the Senate Committees on Housing and Governance and Finance.***

AB 1445, as amended, Levine. Planning and zoning: regional housing need allocation: climate change impacts.

Under current Planning and Zoning Law, each city and county are required to adopt a comprehensive general plan for development of land inside, and specified land outside of, its boundaries. The general plan includes mandatory elements, such as a housing element. The law further stipulates that the council of governments or the planning department for cities and counties, without a council of governments adopt a final regional housing need plan that allocates a share of the regional housing need for each city and county. The proposed bill would stipulate, as of January 1, 2025, that a council of governments, or the Department of Housing and Community Development also consider the following: An emergency evacuation route, wildfire risk, rise in sea level risk and other impacts caused by climate change. ***March 11, 2021 - the Bill was referred to the Assembly Committee on Housing and Community Development and Local Government. The Bill became a 2-year Bill. January 31, 2022 the Bill was read for a third time and passed out of the Assembly on a vote of 57-16. The Bill has been ordered to the Senate and on May 4, 2022 the Bill was referred to the Senate Committee on Housing.***

AB 1551, as amended, Santiago. Planning and zoning: development bonuses: mixed-use projects.

Under current Density Bonus Law, a city or county must grant a developer that proposes a housing development with a density bonus, additional incentives or concessions. The incentives are provided if the developer agrees to construct a percentage of units for lower income, very low income, or senior citizen housing, among other things, subject to certain requirements. The current law was in place until January 1, 2022. The bill would reenact the above-described provisions regarding the granting of development bonuses for certain projects. The bill would also require a city or county to submit to the Department of Housing and Community Development information describing the approved commercial development bonus. The bill would repeal these provisions on January 1, 2028 and add these duties to a local planning official. ***March 11, 2021 - the Bill was referred to the Assembly Committee on Housing and Community Development and Local Government. The Bill became a 2-year Bill. January 27, 2022 the Bill was read for a third time and passed out of the Assembly on a vote 61-0. The Bill has been ordered to the Senate and on May 4, 2022 the Bill was referred to the Senate Committees on Housing and Governance and Finance.***

New Bills Introduced in the 2021–2022 Legislative Session

SB 922, as amended, Wiener. California Environmental Quality Act: exemptions for transportation-related projects.

Current CEQA Law, exempts requirements for bicycle transportation plans in an urbanized area. The plans include projects for restriping of streets, bicycle parking, signal timing with the purpose of improving street and highway intersection operations, related signage for bicycles, pedestrians, and vehicles. The bill would extend the current exemption from January 1, 2023 to January 1, 2030. The bill would also repeal the current requirement that a bicycle transportation plan is for urbanized areas and would further extend the exemption to an active transportation plan or pedestrian plan, or for a feasibility and planning study for active transportation, bicycle facilities and pedestrian facilities. ***March 16, 2022 - the Bill received author's amendments and was Re-referred to the Senate Committee on Environmental Quality. March 31, 2022 the Bill was re-referred to Committee on Appropriations and on April 18, 200 the Bill was set for a hearing. May 16, 2022 the Bill passed off the Senate Floor by a vote of 24-1. The Bill has been ordered to the Assembly and is for waiting committee assignment.***

SB 930, as amended, Wiener. Housing Accountability Act.

Existing law prohibits a local agency from disapproving a housing development project for very low, low or moderate-income households or from conditioning approval in a manner that renders the housing development infeasible for very low, low, or moderate income households, unless it makes specified written findings that either (1) the jurisdiction has met its share of the regional housing need or (2) the project would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. The bill would clarify that the above-described prohibitions also apply to a housing development project for extremely low-income households. ***April 18, 2022 - the Bill received author's amendments and was Re-referred to the Senate Committee on Housing. May 9, 2022 the Bill was read for a third time and passed out of the Senate on a vote 30-0. The Bill has been ordered to the Assembly and is for waiting for committee assignment.***

SB 1067, as amended, Portantino. Housing development projects: automobile parking requirements.

The bill would prohibit a city or county from imposing any minimum automobile parking requirement on a housing development project, as defined, that is located within ½ mile of a public transit, as defined. The bill, would authorize a City and County to impose or enforce minimum automobile parking requirements on a housing development project if the local government demonstrates to the developer, within 30 days of the receipt of a completed application, that the development would have a negative impact, supported by the preponderance of the evidence that the city's or the county's ability to meet its share of specified housing needs or existing or existing residential or commercial parking is within ½ mile of the housing development. The bill would create an exception from the above-described provision if the development either dedicates a minimum of 20% of the total number of housing units to very low, low- or moderate-income households. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. ***February 23, 2022 - the Bill was referred to the Senate Committees on Governance and Finance and Housing. March 31, 2022 the Bill was amended and was re-referred to the Senate Committee on Housing. April 27, 2022 the Bill passed the Senate Committee on Housing by a vote 6-2 and was re-referred to the Senate Committee on Appropriations. May 24, 2022 the Bill passed off the senate Floor by a vote of 23-8. The Bill has been ordered to the Assembly and is waiting for committee assignment.***

SB 1292, as amended, Stern. Land use: development restriction: fire hazard severity zones.

Existing law, the Planning and Zoning Law, requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law requires the housing element to include, among other things, an inventory of land suitable and available for residential development. Existing law imposes various requirements on a city, county, or city and county upon receiving an application for a housing development project meeting certain standards. This bill would authorize a city, county, or city and county to restrict the development of residential housing in moderate, high, and very high fire hazard severity zones, as defined, if the city, county, or city and county adopts a plan, as specified, ensuring the production of at least double the number of residential units not developed as a result of the restriction. ***March 16, 2022 - the Bill received author's amendments and was Re-referred to the Senate Committee on Housing. The Bill is set for a hearing on March 24, 2022. The Bill's hearing was canceled at the request of the author.***

SB 1369, as introduced, Wieckowski. Adaptive reuse projects: by-right: funding.

This bill would make an adaptive reuse project a use by right in all areas, regardless of zoning. The bill defines "adaptive reuse project" as any commercial, industrial, public or office building that has 25% occupancy or less which will be converted into a residential development project. The bill would define "use by right" to mean that the city or the County's review of the adaptive reuse project may not require a conditional use permit, planned unit development permit, or other discretionary city or county review or approval that would constitute a "project" for purposes of CEQA, as specified. Therefore, adaptive reuse projects would not be subject to CEQA. ***March 9, 2022 - the Bill was referred to the Senate Committees Government and Finance, Housing and Environmental Quality. March 22, 2022 the Bill is set for a hearing for March 31, 2022. The Bill's hearing was canceled at the request of the author.***

SB 1466, as introduced, Stern. Affordable Housing and Community Development Investment Program.

The bill would establish the ***Affordable Housing and Community Investment Program***, which would be administered by the Affordable Housing and Community Development Investment Committee. The bill would authorize a city, county, affordable housing authority, community revitalization and investment authority or a city, joint power agency, or a combination of these entities to apply to the Affordable Housing and Community Development Investment Committee for participation in the program. The bill would authorize the Committee to approve or deny plans for projects meeting specific criteria. The bill would also authorize certain local agencies to establish an affordable housing and community development investment agency and authorize an agency to apply for funding under the program and issue bonds, as provided, to carry out a project under the program. ***March 9, 2022 - the Bill was referred to the Senate Committees on Government and Finance and Housing.***

AB 1674, as introduced, Voepel. Building Standards: photovoltaic requirements: accessory dwelling units.

The bill would prohibit an accessory dwelling unit from being considered a newly constructed building for the purposes of the California Energy Code relating to the photovoltaic requirements for newly constructed buildings that are classified as a low-rise residential building. This bill would also require the Energy Commission, to study exempting accessory dwelling units from the specified photovoltaic requirements and make their recommendations to the California Building Standards Commission in time for the consideration and adoption for the next California Building Standards Code adoption cycle. ***January 27, 2022 - the Bill was referred to the Assembly Committees on Housing and Community Development and Natural Resources.***

AB 1695, as amended, Santiago. Affordable housing loan and grant programs: adaptive reuse projects. Current law establishes various programs and funding sources administered by the Department of Housing and Community Development to enable the development of affordable housing. This bill would provide that any notice of funding availability issued by the department for an affordable housing loan and grant program shall state that adaptive reuse of a property for affordable housing purposes is an eligible activity. The bill would define “adaptive reuse” to mean the repurposing and rehabilitation of an existing building for use as permanent or long-term residences. ***March 17, 2022 - the Bill received author’s amendments and on March 21, 2022 the Bill was Re-referred to the Assembly Committee on Housing and Community Development. April 18, 2022 the Bill received additional author’s amendments and was re-referred to committee. May 18, 2022 the Bill passed the Assembly Committee on Housing and Community Development by a vote of 11-3. May 19, 2022 the Bill was ordered to a 3rd reading.***

AB 1910, as introduced, Garcia. Publicly owned golf courses: conversion: affordable housing. The bill would require the Department of Housing Community Development to administer a grant program for local agencies that would enter into a development agreement for the conversion of golf courses owned by the local agency for the purposes of housing and publicly accessible open space. The bill would require the Department to award grants based on the number of affordable units that the local agency proposes to construct as part of the conversion project. ***February 18, 2022 - the Bill was referred to the Assembly Committees on Housing and Community Development and Local Government. April 6, 2022 the bill was set for its first hearing. The hearing was canceled at the request of the author. May 11, 2022 the Bill was referred to the Suspense File.***

AB 1976, as amended, Santiago. Planning and zoning: housing element compliance: very low and lower-income households.

Existing law requires the Department of Housing and Community Development (HCD), in consultation with each council of governments, to each region’s existing and projected housing need, and requires each council of governments, or the department for cities and counties without a council of governments to adopt a final regional housing need plan that allocates a share of the regional housing need to each city and county. The bill would authorize HCD, after notifying the City or County of the violation of the housing element provision and before notifying the Attorney General, either to complete the rezoning to accommodate 100% of the allocated need for housing for very low and lower income households on behalf of local government within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino or Ventura that failed to complete that rezoning by the required deadline, or to impose administrative civil penalties upon the local government of up to \$10,000 per day until the local government is no longer in violation of state law or HCD decides to refer the violation to the Attorney General. The bill would also authorize the court to order the appointment of an agent

of the court to bring the jurisdiction's housing element into substantial compliance, if the jurisdiction has not brought its housing element into substantial compliance after 3 months following the imposition of the initial fine. **March 17, 2022 – the Bill was referred to the Assembly Committees on Housing and Community Development and Local Government. March 21, 2022 the Bill received authors amendments and was re-referred to the Assembly Committees on Housing and Community Development and Local Government.**

AB 2053, as amended, Lee Carrillo and Kalra. The Social Housing Act.

The bill would enact the Social Housing Act and would create the California Housing Authority, as an independent state body, the mission of which would be to produce and acquire social housing developments for the purposes of eliminating the gap between housing production and regional housing needs assessment targets. The bill would prescribe the composition of the California Housing Authority Board, which will govern the authority. The Bill would proscribe the powers and duties of the authority and the board. **April 24, 2022 – the Bill was referred to the Assembly Committee on Housing and Community Development. April 21, 2022 the Bill was referred to the Assembly Committee on Appropriations and on May 19, 2022 the Bill was amended and received a second reading. May 23, 2022 the Bill was ordered to a 3rd reading.**

AB 2186, as amended, Grayson. Housing Cost Reduction Incentive Program.

The bill would establish the Housing Cost Reduction Incentive Program which would be administered by the Department of Housing and Community Development. The program would be established for the purposes of reimbursing cities and counties for the development impact fee waivers or reductions that are provided to qualified rental housing developments. Upon budget appropriation, the bill would require the Department to provide grants to applicants in an amount which is equal to 50% of the amount of the development impact fee waived or reduced for a qualified rental housing development. The bill would further require an applicant that receives a grant under the program to use the funds solely for the purposes of which the development impact fee that was waived or reduced would have been used for. **March 23, 2022 – the Bill received author's amendments and on March 24, 2022 the Bill was re-referred to the Assembly Committee on Housing and Community Development. April 6, 2022 the Bill was re-referred to the Committee on Local Government. April 18, 2022 the Bill received additional author's amendments and was re-referred to committee. May 19, 2022 the Bill passed out of the Assembly Committee by a vote of 16-0. May 23, 2022 the Bill passed off the Assembly Floor by a vote of 74-0. The bill was ordered to the Senate and is waiting for committee assignment.**

AB 2218, as amended, Quirk-Silva. California Environmental Quality Act: Standing: Proposed infill housing projects.

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. The bill would provide that a person does not have standing to bring an action or proceeding to attack, review, set aside, void or annul acts or decisions of a public agency undertaken to implement a project involving the development of housing at an infill site, unless the person resides within 20 miles of the project. **February 24, 2022 - the Bill was referred to the Assembly Committees of Banking and Finance and Privacy & Consumer Protection. March 9, 2022 the author amended the Bill and the Bill was re-referred to the Assembly Committee on Banking and Finance. March 17, 2022 the Bill was re-referred to the Assembly Committee on Rules – pursuant to Rule 96.**

AB 2295, as amended, Bloom. Local educational agencies: housing development projects.

The bill would deem a housing development project an allowable use on any real property owned by a local educational agency, as defined, if the housing development satisfies certain conditions, including other local objective zoning standards, objective subdivision standards, and objective design review standards. The bill would deem a housing development that meets these requirements consistent, compliant, and in conformity with local development standards, zoning codes or maps and the general plan. The bill would authorize the land used for the development of the housing development to be jointly used or occupied by the local educational agency and any other party, subject to the specified requirements. **March 29, 2022 - the author amended the Bill and was re-referred to the Assembly Committee on Housing and Community**

Development. May 11, 2022 the Bill passed the Assembly Appropriations Committee by a vote 12-4. May 12, 2022 the Bill has been ordered to a third reading.

AB 2339, as amended, Bloom. Housing element: emergency shelters: regional housing need.

Existing law requires that the housing element identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and make adequate provisions for the existing and the projected needs of all economic segments of the community. The bill would revise the requirements of the housing element, as described above, in connection with zoning designations that allow residential use, including mixed use, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The bill would delete language regarding emergency shelter standards structured in relation to residential and commercial developments and instead require that emergency shelters only be subject to specified written, objective standards. The bill would require that identified zoning designations where emergency shelters are allowed to include sites that meet at least one of certain prescribed standards. The bill would require those sites to be either (1) vacant and zoned for residential use; (2) vacant and zoned for non-residential use if the local government can demonstrate how the sites are connected to amenities and services that serve people experiencing homelessness; or (3) nonvacant if the site is adequate and available for use as a shelter in the current planning period. ***March 3, 2022 – the Bill was referred to the Assembly Committee on Housing and Community Development and Local Government. April 28, 2022 the author amended the bill and was referred to the Assembly Committee on Appropriations. May 18, 2022 the Bill passed the Assembly Appropriations Committee by a vote of 11-4. May 19, 2022 the Bill was ordered to a third reading.***

AB 2428, as introduced, Ramos. Mitigation Fee Act: fees for improvements: timeline for expenditures.

The Mitigation Fee Act requires a local agency, that establishes, increases or imposes a fee as a condition of approval of a development project to determine a reasonable relationship between the fee's use and the type of development project for which the fee is imposed. The Act imposes additional requirements for fees imposed that provide for the improvement to be constructed and that the fees are deposited in a separate capital facilities account or fund. The bill would require a local agency to impose that a project applicant to deposit fees in an escrow account for specified project improvements. The requirement will be imposed as a condition to receiving a conditional use permit or equivalent development permit. The fees must be expended within 5 years of the deposit. The bill would require any fees not expended within this period to be returned to the qualified applicant. ***March 3, 2022 - the Bill was referred to the Assembly Committees on Local Government and Housing and Community Development.***

AB 2485, as introduced, Choi. California Environmental Quality Act: exemption: emergency shelters and supportive housing.

CEQA Law, currently exempts from its environmental review numerous categories of projects. The bill would exempt from the requirements of CEQA, emergency shelters and supportive housing for the homeless population. ***March 10, 2022 - the Bill was referred to the Assembly Committees on Natural Resources and Housing and Community Development.***

AB 2668, as amended, Grayson. Planning and Zoning: housing: streamlined ministerial approval.

The bill would prohibit a local government agency from determining that a proposed development, including an application for a modification, is in conflict with the objective planning standards, on the basis that the application materials are not included and as long as the application contains sufficient information that would allow a reasonable person to conclude that the proposed development is consistent with the objective planning standards. ***March 10, 2022 - the Bill was referred to the Assembly Committees on Local Government and Housing and Community Development. March 31, 2022 the Bill received Author's Amendments and on April 4, 2022 the Bill was re-referred to the Assembly Committee on Local Government. May 16, 2022 the Bill passed on the Assembly Floor by a vote of 68-0. The Bill has been referred to the Senate and is waiting for committee assignment.***

AB 2705, as amended, Quirk-Silva. Housing: fire safety standards.

Under current law, the State Fire Marshall is required to prepare, adopt and submit building standards, as well as other fire and life safety regulations to the California Buildings Standards Commission for approval. This bill would prohibit a legislative body of a county or city from approving a discretionary entitlement, that would result in a new residential development project located within a very high fire hazard severity zone, unless the county

or city finds that the residential development project will meet specified standards that would address wildfire risks. **March 17, 2022 - the Bill was referred to the Assembly Committees on Local Government and Natural Resources. April 7, 2022 the Bill received Author's amendments and on April 18, 2022 the Bill was re-referred to the Assembly Committee on Local Government and on May 19, 2022 the Bill passed out of Committee by a vote of 16-0. May 23, 2022 the Bill has been ordered to a 3rd reading.**

AB 2719, as introduced, Fong. California Environmental Quality Act: exemptions and highway safety. CEQA Law, currently exempts from its environmental review numerous categories of projects, including emergency projects undertaken, carried out or approved by a public agency which will repair, maintain, or restore an existing road. The bill would exempt from the requirements of CEQA highway safety improvement projects, as defined by the bill and undertaken by the Department of Transportation or a local agency. **March 10, 2022 - the Bill was referred to the Assembly Committee on Natural Resources. April 5, 2022 the Bill was set for its first hearing. The hearing was canceled at the request of the author.**

AB 2762, as introduced, Bloom. Housing: parking lots.

Under current State Planning and Zoning Law, each county and city are required to adopt a comprehensive, long-term general plan for the physical development of the county or city and specified land outside its boundaries. The general plan must include mandatory elements, including a housing element. This bill would allow local agencies to build affordable housing on parking lots that serve public parks and recreational facilities. **February 18, 2022 - the Bill was introduced and a hearing has not been set for the Bill.**

Bills Introduced in the 2021-2022 Legislative Session, signed into law.

AB 2179, as amended, Grayson. Development Fees: deferral.

Under current law, a local agency is prohibited from imposing fees on a residential development for the construction of public improvements or facilities and requiring the payment fees until the date of the final inspection or the date the certificate of occupancy is issued or whichever comes first. The bill would prohibit a noncompliant municipality, as defined, that imposes any fees or charges on a qualified development project, from requiring the payment of fees until 20 years from the date of the final inspection or the date of the certificate of occupancy is issued or whichever comes first. **February 24, 2022 - the Bill was referred to the Assembly Committees on Local Government and Housing and Community Development. March 24, 2022 the Bill was re-referred to the Assembly Committee on the Judiciary. March 24, 2022 The Bill received author's amendments and became the Covid-19 relief: Tenancy Bill. March 28, 2022 the Bill passed the Assembly by a vote of 62-1 and on March 31, 2022 the Bill passed the Senate 31-5. The Bill was enrolled and presented to the Governor for signature and on March 31, 2022 the Bill was signed by the Governor and Chaptered by the Secretary of State.**

The new bill extends, through June 30, 2022, two key components of California's answer to the economic hardship that the Covid -19 pandemic brought upon residential landlords and tenants: **1.** Protections against eviction for nonpayment of rent, but only in cases where an applicant for emergency rental assistance to cover the unpaid rent was pending as of March 31, 2022; and **2.** Preemption of additional local protections against eviction for nonpayment of rent that were not in place on August 19, 2020.