Objective Design Standards

“How to Apply Objective Standards to Comply with State Law and Retain Local Control”

League of Cities
Planning Commissioners Academy
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Presented by:
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ODS Purpose

“A design standard that involve **no personal or subjective judgment** by a public official and are uniformly **verifiable** by reference to an **external and uniform benchmark or criterion** available and knowable by both the development applicant or proponent and the public official prior to submittal.” (California Government Code, Section 65913.4)

= Clear and measurable design requirements.
  
  • Predictable input/predictable output.
  • Consistent review outcome.
ODS Scoop

• SB35 – tool for streamlining residential development.
  • Other relevant legislation: SB330, AB2668, SB9, SB6, AB2011
• Applies to multi-family and mixed-use developments.
• Rooted in ‘place.’
• Prescriptive and flexible.
• Easy to understand, easy to apply, easy to administer.
Shall vs Should

**Objective Standards**
- Black & White
- Streamline Review
- Measurable, quantifiable, easily defined, and enforceable
  
  “Shall”

**Design Guidelines**
- Subjective
- Recommendation (not enforceable)
- Unmeasurable and up for interpretation

“Should”
ODS Elements

• Tailored to the City!
• Site Design
• Building Envelope
• Building Design & Articulation
• Open Space
• Landscape
• Architectural Style
ODS Methods

• True/False
• Counts & Measurements
• Ratios & Calculations
• Lists
• Scorecards
• Benchmarks & Performance Measures
ODS Methods

Ratio & Calculations
• Each home shall have private open space equal to 10% of the conditioned floor area.
• Ground floor commercial (mixed-use) exterior walls, facing plaza/street, shall include windows/doors for 75% of the wall area.

Lists
All residential entryways shall incorporate at least two of the following elements:
• The entry shall have a porch of at least 3 feet in depth.
• The entryway shall be designed with an overhead projection of at least 12 inches.
• The entryway shall be marked with a side lite window panel or door with a window.
## Scorecards

<table>
<thead>
<tr>
<th>Plant Type Size</th>
<th>Plant Container</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shrub</td>
<td>1-gallon container</td>
<td>1.0</td>
</tr>
<tr>
<td></td>
<td>1-gallon container</td>
<td>2.0</td>
</tr>
<tr>
<td></td>
<td>15-gallon container</td>
<td>10.0</td>
</tr>
<tr>
<td>Tree</td>
<td>5-gallon</td>
<td>5.0</td>
</tr>
<tr>
<td></td>
<td>15-gallon</td>
<td>10.0</td>
</tr>
<tr>
<td></td>
<td>24-inch box</td>
<td>20.0</td>
</tr>
<tr>
<td></td>
<td>36-inch box</td>
<td>50.0</td>
</tr>
</tbody>
</table>

## Benchmarks & Performance Measures

- Development must meet the California Green Building Standards Code (CALGreen) by achieving CALGreen Tier I or II as adopted by the State of CA.
Example: Massing and Articulation

Public view into green court

Private open space with front access opening to green court

Front doors connecting to sidewalks

Example: Site Design and Building Envelope
# ODS Examples

Example: Architectural Style

<table>
<thead>
<tr>
<th>Elements</th>
<th>Standards (5 minimum)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roof Components</strong></td>
<td>• Hip OR gable roofs OR flat roof with parapet walls</td>
</tr>
<tr>
<td></td>
<td>• Roof pitches 3:5:12 to 5:12</td>
</tr>
<tr>
<td></td>
<td>• Tight rake, where used</td>
</tr>
<tr>
<td><strong>Roof Materials</strong></td>
<td>• Concrete &quot;S&quot; tile</td>
</tr>
<tr>
<td><strong>Architectural Components</strong></td>
<td>• Round top OR arched primary window OR architectural feature</td>
</tr>
<tr>
<td></td>
<td>• Shed roof accent feature</td>
</tr>
<tr>
<td></td>
<td>• Recessed openings at front entry OR porch</td>
</tr>
<tr>
<td></td>
<td>• Balcony</td>
</tr>
<tr>
<td><strong>Wall Materials</strong></td>
<td>• Medium sand float stucco finish (16/20)</td>
</tr>
<tr>
<td></td>
<td>• Decorative ceramic tile OR material accents</td>
</tr>
<tr>
<td><strong>Trim &amp; Details</strong></td>
<td>• Decorative metal elements (pot shelf, gate, balcony, etc.)</td>
</tr>
<tr>
<td></td>
<td>• Wood beam accents, especially at porch</td>
</tr>
<tr>
<td></td>
<td>• Wall mounted light fixtures at garage door and front entry</td>
</tr>
<tr>
<td><strong>Windows</strong></td>
<td>• Vertically proportioned windows</td>
</tr>
<tr>
<td></td>
<td>• Recessed feature windows</td>
</tr>
<tr>
<td></td>
<td>• Divided lights</td>
</tr>
<tr>
<td></td>
<td>• Round top windows</td>
</tr>
<tr>
<td><strong>Doors</strong></td>
<td>• Panel or with Glazing</td>
</tr>
<tr>
<td></td>
<td>• Rectangular or Arched</td>
</tr>
</tbody>
</table>
THANK YOU

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