Objective Design Standards

“The What and The How”

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ORANGE COUNTY
LOS ANGELES
SACRAMENTO
BAY AREA
The WHAT

What are ODS?

What do ODS look like?

What information do they contain?

“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.
What are ODS?

What do ODS look like?

What information do they contain?

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

**Design Guidelines**
- Subjective
- Recommendations (not enforceable)
- Unmeasurable and up for interpretation
  - “Should”
The WHAT

What are ODS?

What do ODS look like?

What information do they contain?

- True/False
- Counts and Measurements
- Ratios and Calculations
- Lists
- Scorecards
- Benchmarks and Performance Measures
**True/False**

- All homes have front door facing the street.
- The second story is stepped back a minimum of 5 feet from the first story.

**Counts & Measurements**

- Any development that includes 10 or more units shall provide 2 common open spaces of at least 400 s.f. each.
- When wall planes are greater than 30 feet in length, a plane break of 18 inches (minimum) shall occur.
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 area/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 light window panel or a 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>5-gallon container</td>
<td>2.0</td>
</tr>
<tr>
<td></td>
<td>15-gallon container or larger</td>
<td>10.0</td>
</tr>
<tr>
<td>Tree</td>
<td>5-gallon container</td>
<td>5.0</td>
</tr>
<tr>
<td></td>
<td>15-gallon container</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>
<tr>
<td></td>
<td>48-inch box or larger</td>
<td>100.0</td>
</tr>
</tbody>
</table>

*Source Table: Approaches and Considerations for Objective Design Standards, HCD*

### 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 California; Tier II is a higher level of performance than Tier I.
The WHAT and The HOW

What are ODS?
What do ODS look like?
What information do they contain?
How does it look?

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

Example: Site Design and Building Envelope
The HOW

How does it look?

Example: Design and Articulation

- Roofline Articulation.
  - Rooflines shall be vertically articulated at least every 48-feet along the street frontage through one (1) of the following techniques:
    - A change in wall or roof height of a minimum four (4) feet;
    - A change in roof pitch or form; or
    - The inclusion of dormers, gables, parapets, and/or varying cornices.

- Building Variation.
  - Buildings three (3) stories or taller and wider than 30 feet shall be designed to differentiate the ground floor, middle body, and top floor or cornice/parapet cap. Each of these elements shall be distinguished from one another through use of one (1) of the following techniques:
    - Variation in building modulation for a minimum 70% of the length of the façade, through changes in wall planes that protrude and/or recess with a minimum dimension of four (4) feet;
    - Balconies or habitable projections with a minimum two (2) feet in depth for a minimum 25% of the length of the façade;
    - Variation in façade articulation, through horizontal and/or vertical recesses or projections; (minimum four (4) inches in depth) such as shading and weather protection devices, decorative architectural details, or a pattern or grouping of windows, panels, or bay windows;
    - Variation in fenestration, through at least two (2) of the following: size, proportion, or pattern; or
    - Variation in façade material, through at least two (2) of the following: size, texture, pattern, or color.

- Façade Transparency.
  - At least 60 percent of the ground floor, street facing walls of non-residential units shall include transparent window or door glazing between two and 10 feet in height from grade, providing unobstructed views into the non-residential space. Where it is infeasible to provide glazing, such as a parking garage, trash room, mechanical room, or electrical room, landscaping with a minimum dimension of 18-inches in depth and a width equivalent to 70 percent of the wall shall be provided to soften the appearance of a blank wall on the ground floor.

Example: Design and Articulation
## The HOW

### How does it look?

*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 “S” 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>