



City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☐ (909) 799-2830 ☐ (909) 799-2894

From the Department of Community Development

**CITY OF LOMA LINDA
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MAY 5, 2021 – 7:00 PM**

CORONAVIRUS (COVID-19) ADVISORY

THE CITY COUNCIL CHAMBERS WILL BE OPEN TO THE PUBLIC.

PHYSICAL DISTANCING AND MASKS REQUIRED; SEATING WILL BE LIMITED.

PARTICIPATION WILL BE AVAILABLE VIA ZOOM'S VIRTUAL MEETING PLATFORM FOR THE PURPOSE OF PUBLIC COMMENT.

Members of the public may participate in person, but are encouraged to view this meeting by joining the ZOOM virtual meeting platform:

- **Join from a PC, Mac, iPad, iPhone or Android device:**

Please click this URL to join Zoom Meeting: <https://us02web.zoom.us/j/8616208259>

For all members of the public, if you do not wish for your name to appear on the screen, you may "rename" yourself to be anonymous. Right click your display square and click "rename." If you want to provide public comments and are using a computer without a microphone, you will also need to call in by telephone using the information below and dial your Meeting ID (listed below) on the phone when prompted.

Please use the "Raise Hand" button to request to speak. If you're unable to locate this button, use the meeting's "chat" function to inform the city moderator that you wish to speak.

- **Join by phone:**

Dial 1-669-900-6833 and follow prompts. Input the Meeting ID into the dial pad: **861 620 8259**

NOTE: Your phone number will appear on screen if you plan to speak at the meeting.

If you are not going to be requesting to speak and do not want your phone number to appear on the screen, dial *67 first, followed immediately by the Zoom meeting phone number, 1-669-900-6833.

Verbal participation over the phone:

Dial *6 to mute and unmute yourself. You will be muted by default upon entering the meeting. The meeting host will unmute those who wish to speak at the appropriate time. Please keep yourself on mute when not speaking.

Dial *9 to "raise your hand" to request to speak.

Raised hands will only be acknowledged during the Public Hearing and Public Comment sections of the agenda, and when the meeting's presiding officer requests comments from the public.

In addition to the above, Public Comments may be submitted via email to Imatarrita@lomalinda-ca.gov and may be submitted no later than 5:00 p.m. on the date of the hearing.

Disclaimer: If you decide to connect to the City's Zoom meeting, the phone number you dial in with and/or the information you provide on your Zoom account may be unintentionally recorded and broadcasted by the city.

**CITY OF LOMA LINDA
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MAY 5, 2021 – 7:00 PM**

- A. CALL TO ORDER** - 7:00 PM. Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.
- B. ROLL CALL**
- C. PLEDGE OF ALLEGIANCE**
- D. ITEMS TO BE DELETED OR ADDED**
- E. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.
- F. APPROVAL OF MINUTES** - Meeting of February 3, 2021
- G. NEW BUSINESS** – Objective Design Standards Study Session Follow-Up and Draft Review
- H. PLANNING COMMISSIONER’S REPORT OR COMMENTS**
- I. COMMUNITY DEVELOPMENT DIRECTOR’S REPORT**
- J. ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community Development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Library can also provide an agenda packet for your convenience.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

Dated: April 27, 2021

Planning Commission

Regular Meeting of February 3, 2021

A regular meeting of the Planning Commission was called to order by Chair Nichols at 7:00PM, Wednesday, February 3, 2021 via the ZOOM virtual meeting platform.

Commissioners Present: John Nichols (Chairman)
Ryan Gallant (Vice Chairman)
Doree Morgan
Larry Karpenko

Commissioners Absent: Jay Nelson

Staff Present: Konrad Bolowich, Assistant City Manager (ACM)
Lorena Matarrita, Associate Planner
Nataly Alvizar, Administrative Specialist II
Angela Rubalcava, Administrative Specialist I
Richard Holdaway, City Attorney

Consultants: Laura Stetson, MIG Inc
Anne Fox, MIG Inc

Chairman Nichols led the Pledge of Allegiance. No items were added.

ITEMS TO BE DELETED OR ADDED

No items added or deleted.

PUBLIC HEARING ITEMS

F. DEVELOPMENT CODE AMENDMENT Project No. P20-183 An Amendment to the Municipal Code to establish regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units in accordance with State law.

Consultant Anne Fox presented staff report into evidence.

Chairman Nichols opened the public hearing.

Commissioner Morgan expressed her concern with the limited parking spaces in many neighborhoods, in particular the Bryn Mawr neighborhood. The construction of accessory dwelling units (ADU's) would only create more overcrowding. She asked if ADU's were allowed in all zones.

ACM Bolowich acknowledged the commissioners concerns. He explained the ordinance is in compliance with what the state allows. Additional parking cannot be forced, per state law. By drafting the ordinance the city will provide guidelines on the size of the ADU's. He added that ADU's and Junior Accessory Dwelling Units (JADU) are allowed in the R-1, R-2, and R-3 zones as well as every parcel where a residence is permitted to be built, including mixed-use zones.

Commissioner Gallant inquired is an ADU's application would be presented to the Planning Commission for review. He suggested the need to establish permit parking in overcrowded neighborhoods.

ACM Bolowich responded that the ADU application must be a ministerial action with minimal review and would not be presented to the planning commission for review or approval. He went on to add that the city has explored avenues to address the parking concerns. These include permit parking and meter parking.

Planner Matarrita explained that the ordinance limits that height of ADU construction at 16 feet, additionally the design must be consistent with the primary home, and it must constructed behind the primary home.

Commissioner Morgan asked staff about the state requirement of having the property owner live in the home for minimum five years. She asked about enforcement.

ACM Bolowich replied that this would be a challenge to enforce. The Code Enforcement Department would be responsible of enforcing.

Discussion ensued regarding the following:

- ADU's and JADU's and which must be being owner occupied
- Restrictions on construction of ADU's when there is a health and safety concern
- Restrictions on construction of ADU's in neighborhoods with limited emergency vehicle access
- Requirement of fire sprinklers

Consultant Anne Fox explained that the provisions of ordinance made it clear that the building and fire methods of constructions and all code must be followed.

City attorney advised that the city should strictly apply the building and fire codes to an ADU construction as they would apply to any other structure.

Chairman Nichols closed the public hearing.

Motion by Commissioner Morgan seconded by Commissioner Gallant to make the following recommendation to City Council:

1. **DETERMINE** the subject Amendment to the Municipal Code exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15282 (h) Other Statutory Exemptions, which provides an exemption for the adoption of an ordinance regarding accessory dwelling units and junior accessory dwelling units by a city or county to implement the provisions of Sections 65852.1 and 6582.2 of the Government Code as set for in Section 21080.17 of the Public Resources Code; and,
2. **INTRODUCE ON FIRST READING, SET SECOND READING, AND ADOPT** Council Bill O-2021-05, an Ordinance to amend the Municipal Code to establish regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units.

All were in favor, confirmed by roll call. Commissioner Nelson absent.

G. APPROVAL OF MINUTES - Meeting of November 4 and December 2, 2020

Motion by Commissioner Gallant seconded by Commissioner Morgan to approve the meeting minutes for November 4, 2021, as corrected, and approved the meeting minutes for December 2 as presented.

All were in favor, confirmed by roll call. Commissioner Nelson absent.

NEW BUSINESS - Informational presentation on Objective Design and Development Standards for residential and mixed-use zones.

Consultant Laura Stetson presented the information on the Objective Design Standards. Additionally she shared images of multi-family residential architectural styles and mixed-use construction designs provided by the commissioners. Images showed various architectural styles, unique construction features, and a variety of materials.

Commissioners shared their thoughts and provided suggestions on establishing Objective Design Standards. Discussion ensued regarding:

- Establishing a cost per square foot standard, with design quality being based on budget
- Establishing an Ad Hoc committee to be part of the ministerial review
- Best way to keep the objective design standards current over time

PLANNING COMMISSIONERS' REPORTS/COMMENTS

Chair Nichols requested the commission to tour the hospital before opening.

REPORTS BY COMMUNITY DEVELOPMENT DIRECTOR

ACM Bolowich informed the commission about the comment letter sent to the City of Colton. The response was sent because Loma Linda received a Notice of Intent for the Environmental Impact Report for the Rancho del Prado development.

ADJOURNMENT – Chair Nichols adjourned meeting at 9:07 PM.

Approved in the meeting of _____

Nataly Alvizar
Administrative Specialist II



City of Loma Linda

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Community Development Department

PLANNING COMMISSION STAFF REPORT MEETING OF MAY 5, 2021

Approved/Continued/Denied

By Planning Commission

Date: _____

TO: Planning Commission

FROM: Konrad Bolowich, Assistant City Manager/Community Development Director

SUBJECT: Objective Design Standards Study Session Follow-Up and Draft Review

RECOMMENDATION

Staff recommends the Planning Commission review and comment on the proposed draft language that would regulate the application of Objective Design Standards within the City.

SUMMARY

The Planning Division periodically proposes updates to the Municipal Code to bring regulations into alignment with current standards, best practices, and State law. The primary impetus for the current effort is to establish regulations to ensure that the City is in compliance with the requirements of the Housing Accountability Act (HAA) and Senate Bill No. 35 (SB 35) as it relates to approving projects for multifamily residential development and mixed-use development with a two-thirds residential component. The State directives require that the City have a ministerial approval process for such development projects, and limits the City's discretion particularly related to design review. Attachment A contains the draft language being proposed for a new chapter to the Development Code establishing Objective Design Standards.

An initial study session was held with the Commission at its February 3, 2021 meeting. A sample of various desired design concepts and elements were shared by some of the Commissioners. Staff received direction on the types of standards that should be included. Overall, the Commission was in agreement that it was not desirable to dictate a specific architectural style, but rather ensure that any standards established remained relevant, regardless of style trends. It was agreed that this approach would allow for flexibility while still communicating expectations for quality design.

The attached draft of Chapter 17.115 (Objective Design Standards for Multifamily Residential and Mixed-Use Development) represents the direction and comments that were received from the Commission specific to design. The format is similar to other chapters of the Development Code and separates design elements as they relate to the overall project site and buildings, with additional regulations for mixed-use projects. The proposed Objective Design Standards supplement the City's existing development standards as outlined in each zoning district. The regulations do not affect allowable land use types and do not replace individual zoning district standards established for lot size, setbacks, lot coverage, building height, etc.

CONCLUSION

Attachment A does not include any graphics or exhibits at this time in order for the Commission to focus and reach consensus on the regulatory language impacting a project's design. Exhibits will be incorporated into the final version which will be presented formally for the Commission's consideration at a future publicly noticed hearing. Additionally, the "Permits and Approval" Section will also be completed. The main purpose of the second study session with the Commission is to review the design regulations of Attachment A and receive any additional direction prior to finalizing the new Chapter.

Report prepared by: Anne Fox, Senior Planner with MIG, Inc.

Reviewed/Approved by: Lorena Matarrita, Associate Planner, City of Loma Linda

ATTACHMENTS

- A. Draft Chapter 17.115 (Objective Design Standards for Multifamily Residential and Mixed-Use Development)

Chapter 17.115
OBJECTIVE DESIGN STANDARDS
FOR MULTIFAMILY RESIDENTIAL AND MIXED-USE DEVELOPMENT

Sections:

17.115.010	Purpose, Intent and Applicability
17.115.020	Other Standards and Requirements
17.115.030	Terms
17.115.040	Site Elements
17.115.050	Building Design
17.115.060	Additional Standards for Mixed-Use
17.115.070	Permits and Approval

17.115.010 Purpose, Intent and Applicability

- A. Purpose. The purpose of this Chapter is to establish objective design standards for multifamily residential development and mixed-use development with a residential component to ensure that such development is attractively designed, any potential aesthetic impacts are mitigated, and property owners and developers are provided with predictable design approval standards for such development. The standards established in this Chapter are supplemental to the development standards applicable to multifamily residential development and mixed-use development as established within each zoning district allowing such use. This Chapter also establishes conditions and procedures for processing streamlined housing projects consistent with Government Code Section 65913.4.
- B. Intent. It is the intent of this Chapter to provide objective design standards that represent the City's requirements for quality design of multifamily residential development and mixed-use development with a residential component types of projects. The intent is for this Chapter to establish the baseline of design expectations to be applied uniformly, and without discretion, to enhance the built environment within the City for both affordable and market-rate multifamily residential development.
- C. Applicability. The provisions of this Chapter apply to all multifamily residential developments and mixed-use development with a residential component as defined herein. Regarding the permitting process in particular, any application that complies with all provisions of this Chapter and regulations of the applicable zoning district shall be eligible for ministerial review, as set forth in Section 17.115.060 (Permits and Approval). When an applicant elects to deviate from the objective design standards set forth in this Chapter, a ministerial approval process shall not apply and the development application shall be subject to any required discretionary applications types, review and approvals as set forth in Chapter 17.30 (Administration).

17.115.020 Other Standards and Requirements

- A. Zoning and Development Standards. A multifamily residential or mixed-use development with a residential component that is designed in conformance with this Chapter shall also comply with all development standards and regulations of the designated zoning district.
- B. Subdivision Regulations. A multifamily residential or mixed-use development with a residential component that is designed in conformance with this Chapter that requires the approval of a subdivision action in order to establish a legal building site for such development, shall comply with all applicable requirements of Title 16 (Subdivisions).
- C. Building/Fire Codes. A multifamily residential or mixed-use development project with a residential component that is designed in conformance with this Chapter shall also comply with all applicable regulations of Title 15 (Buildings and Construction), including but not limited to plan check review and permit issuance.
- D. California Environmental Quality Act (CEQA). A multifamily residential or mixed-use development project with a residential component that is designed in conformance with this Chapter, qualifying for ministerial approval, shall be considered exempt from CEQA pursuant to Government Code Section 65913.4. This exemption does not preclude a determination by the City that certain technical reports (e.g., stormwater quality management plan, water and sewer studies, traffic studies, biological survey, historical survey) are required to provide substantial evidence that there are no environmental circumstances that must be addressed as conditions of approval. Any required technical reports shall conform to City standards and requirements established for such reports.

17.115.030 Terms

- A. Multifamily Residential Development. For the purposes of this Chapter, multifamily residential development means a housing development with two or more attached residential units. It also includes a mixed-use development with a residential component as defined herein. This term does not apply to accessory dwelling units generally, unless the development being proposed is for new construction of a single-family home with an attached accessory dwelling unit.
- B. Mixed-Use Development with a Residential Component. For the purposes of this Chapter, mixed-use development with a residential component means a development where at least two-thirds of the square footage of the development shall be designated for residential use. The two-thirds calculation is based proportion of gross square footage of residential space and related facilities to gross development building square footage for the nonresidential use, such as commercial. Structures utilized by both residential and nonresidential uses shall be credited proportionate to the intended use. The calculations of square footage of development shall not include non-habitable space or underground space, such as basements, or underground parking garages.

C. Ministerial Processing or Approval. For the purposes of this Chapter, ministerial processing or approval means a process for development approval involving little or no personal judgment by the City as to the wisdom or manner of carrying out the project. The City process simply ensures that the proposed development meets all the requirements of this Chapter.

D. Objective Design Standards. For the purposes of this Chapter, objective design standards are those standards defined in Government Code Sections 65913.4 and 66300 (a)(7) to mean that no personal or subjective judgement is used by the City. The standards are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant/proponent of the project and the City prior to submittal of a development application.

17.115.040 Site Elements

A. Site Element – Project Frontage. Multifamily residential development shall provide individual unit entries or consolidated entries at ground level (accessible from outside) open onto the street, a courtyard or opens space that is directly accessible from such areas in conformance with the following standards:

1. Buildings shall be setback from the public right-of-way in accordance with the requirements of the zoning district or a minimum of ten feet, whichever distance is greater, or the ground floor living space shall be a minimum of three feet above the grade of the sidewalk.
2. Individual or consolidated entries from an enclosed rear yard that backs up to a street are prohibited.
3. An individual unit frontage/entry shall be provided with the following:
 - a. A covered porch a minimum of 24 square feet in size.
 - b. Planter area that totals to a minimum of 20 square feet with a minimum inside depth of three feet.
4. Buildings utilizing consolidated entries shall be provided with at least two of the following on the development's frontage:
 - a. Pergolas or arbors.
 - b. Outdoor area that includes benches or other permanently installed weather-proof pedestrian furniture.
 - c. Accent paving material the full width plus an additional one foot of paving flanking both sides of the building entrance. For the purposes of this Section, accent paving shall consist of skid-resistant tile/stone material.

- d. Balconies facing the street subject to minimum depths required by this Chapter.
 5. Buildings utilizing consolidated entry points shall provide directional signage for bicycle parking, when such parking is not visible from the public right-of-way.
- B. Site Element – Surface Level Parking and Individual Garages/Carports. In addition to the requirements of Chapter 17.24 (Parking Regulations), multifamily residential development with surface parking, or where units are served by individual garages/carports, shall be designed in accordance with the following:
1. Surface parking shall not be located between the building and the street. If a development is comprised of multiple buildings, this only applies to the building(s) abutting the street.
 2. Surface parking shall be located to the rear of street-adjacent buildings.
 3. Should any portion of parking areas have visibility from the street, including surface parking, carports, and garages, but excluding underground parking and parking located behind buildings, such visibility shall not exceed 25 percent of any street frontage. This limitation does not apply to frontages along alleys.
 4. Designated pedestrian pathways shall be provided through surface parking areas at least every four rows of parking or at least every 130 feet, whichever is less. Pathways shall be aligned to connect to buildings with consolidated entries and with other sidewalks, and pedestrian pathways within the development.
 5. Curb cuts and driveways providing access to surface parking shall first be taken from an alley (if one exists); or second, from a street with a secondary or lesser classification; and lastly, from a street considered primary or arterial in classification.
 6. Individual garage doors that face the street shall be setback a minimum of five feet beyond the front façade of the dwelling unit or the front of a covered porch.
 7. Individual garages and/or carports shall use the same architectural details, materials and colors of the residential buildings/units within the development.
- C. Site Element – Structured Parking. In addition to the requirements of Chapter 17.24 (Parking Regulations), multifamily residential development with structured parking shall be designed in accordance with the following:
1. Structured parking shall not occupy more than 50 percent of the building width of a development frontage subject to the following:

- a. Any wall surface 25 feet or greater in length shall include design features such as articulation, landscaping, and/or textured surface treatment over a minimum of 50% of the wall surface area.
 - b. For purposes of this subsection, articulation is defined to include faux windows, arches, and/or projecting bays and textured surface treatments (artwork, grillwork, or stone/tile building material) shall have a minimum depth of three inches.
 - c. Landscape recesses shall have an inside minimum depth of 18 inches and width of two feet.
2. Ventilation openings shall be screened with wrought iron grilles and/or landscaping.
 3. Mechanically or manned controlled entrances to structured parking shall be located a minimum of 20 feet from the back of sidewalk and the use of controlled entrances is limited to the portion of structured parking that provides resident-only parking spaces. Access to guest and delivery parking spaces shall not be restricted, and shall be located in an area outside of any controlled entrance point.
- D. Site Element – Connectivity. Multifamily residential development shall include the following in the design of streets, sidewalks and pedestrian pathways providing connectivity:
1. Internal sidewalks and pedestrian pathways shall provide:
 - a. An unobstructed walking surface a minimum of five feet in width and American with Disabilities Act (ADA) compliant.
 - b. A minimum three-foot inside depth planter area where adjacent to a residential building/unit.
 2. Internal streets shall comply with the following:
 - a. A continuous vehicular and pedestrian network shall be required within the development.
 - b. All internal streets, alleys, sidewalks, and pedestrian pathways in a development shall connect directly with existing and planned streets, alleys, sidewalks, and pedestrian pathways external and adjacent to the development.
 - c. Any cul-de-sac or other dead-end street within the development longer than 300 feet shall be connected to other internal or external streets by a pedestrian pathway.
 - d. Blocks shall not exceed 600 feet in length, measured from street centerline to street centerline, unless mid-block pedestrian connections are provided at intervals of no

more than 350 feet apart. Such pedestrian connections shall include a ten-foot minimum wide sidewalk or pedestrian pathway.

- E. Site Element – Useable Common Open Space. In addition to the open space requirements of each zoning district, a multifamily residential development shall design common open space areas to be useable areas subject to the following standards:
1. For the purposes of this Chapter, useable common open space includes landscaped courtyards, shared decks, gardens with pedestrian pathways, children’s play areas, pools, water features, sport courts, and multipurpose recreational green spaces to which all residents have access.
 2. A minimum of 60 percent of the useable common open space of a development shall be provided as a landscaped green area, with the remaining area in hardscape.
 3. Useable common open space shall have a minimum dimension of 15 feet in any direction to provide functional leisure or recreational activity.
 4. Useable common open space areas within a development shall prioritize location based upon the following:
 - a. Central to the majority of residents within the development.
 - b. Oriented to receive sunlight, preferably facing south; or secondly, facing east or west, but not north.
 - c. Be separated from ground level windows, streets, service areas and parking lots with landscaping and/or fencing (no chain link), subject to the height limitations of the zoning district and requirements of Chapter 17.14 (Fences, Hedges and Walls).
 6. Outdoor seating shall be provided at all useable common open space areas within a development.
 7. Development containing 25 or more dwelling units, except development exclusively restricted to Senior Housing, shall provide a minimum of two useable common open space areas, one of which shall be designed as a children’s play area. For the purpose of this standard, a children’s play area shall include a range of age-appropriate equipment including those rated for use by children younger than five.
 8. Development containing 100 or more dwelling units, except development exclusively restricted to Senior Housing, shall provide a minimum of three useable common open space areas; one for adults, one for teenagers, and one for younger children. For the purpose of this standard, a children’s play area shall include a range of age-appropriate equipment including those rated for use by children younger than five; and teenage outdoor areas shall include sports fields or courts, or other age and skill appropriate recreational equipment.

9. Up to 50 percent of useable common open space can be satisfied by providing rooftop decks and/or terraces within the development accessible to all dwelling units. Rooftop decks and/or terraces shall provide seating areas, barbeques, fireplaces, recreational space/activity area and landscaping.
 10. Up to 25 percent of useable common space can be satisfied by providing climate-controlled indoor recreational areas within the development accessible to all dwelling units and providing recreational equipment and/or surfaces for active use by a range of ages.
- F. Site Element - Illumination. Multifamily residential development shall incorporate the following into the design of illumination of parking lot areas, pedestrian pathways, and building and structure exteriors:
1. The design of illumination of parking and vehicular traffic areas shall:
 - a. Direct light fixtures (luminaire) away from adjacent property lines.
 - b. Prohibit the use of fixtures with an adjustable aiming angle.
 - c. Limit lamps to a maximum color temperature of 3000 Kelvin per fixture.
 - d. Provide horizontal cut-off fixtures.
 2. The design of illumination of landscape and hardscape areas shall:
 - a. Require that landscape lighting be fully shielded.
 - b. Prohibit the use of up-lighting of landscaping.
 - c. Limit hardscape lighting to a maximum of 1200 lumens per fixture.
 - d. Prohibit the use of colored lamps and filters, and floodlights aimed towards adjacent properties or streets.
 - e. Prohibit the use of lamps exceeding a color temperature of 3000 Kelvin per fixture.
 3. The design of illumination for the exterior of buildings and structures shall:
 - a. Require the use of fixtures that are recessed and downlit.
 - b. Prohibit the use of up-lighting of the exterior surfaces.
 - c. Limit decorative building light fixtures to types that use refractors, louvers, patterned, or translucent glass to obscure view of the lamp (light source).

- d. Limit exterior building light fixtures on private patios, porches, entrances, and other similar private spaces to those that are either fully shielded metal type fixtures or recessed soffit light fixtures.

G. Site Element – Equipment and Service Areas. Multifamily residential development shall incorporate the following in the design of equipment and service areas:

1. All service connections and on-site utilities including wires and pipes shall be located underground.
2. All exterior mechanical and electrical equipment, which includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems shall be incorporated into the design of buildings or screened so as not to be visible from the street. The point of view for determining visibility shall be five feet above grade at a distance of 200 feet. Screening materials shall be consistent with the exterior colors and materials of the building or structure.
3. All ground-mounted mechanical equipment, storage utility boxes, and electric and gas meters shall be screened from visibility from the surrounding public vantage points (right-of-way, public trails, open space and parks). Said screening shall incorporate the same architectural design, colors, and materials as the building.
4. Refuse collection and storage areas shall be designed in accordance with the following standards:
 - a. Individual refuse and recycling containers serving a dwelling unit is limited to multifamily residential development of four units or less and shall have designated storage space within the assigned garage area serving the dwelling unit without obstructing the enclosed parking area.
 - b. For multifamily residential development consisting of five or more units, common refuse and recycling areas shall be provided subject to the following:
 - i. A structural enclosure shall be constructed using the same architectural design, colors, and materials as the building(s).
 - ii. The enclosures shall be separated a minimum of 20 feet from any dwelling unit located within the multifamily residential development or from an adjacent parcel.
 - iii. The enclosures shall be located a maximum of 100 feet distance from the dwelling unit(s) served.

- iv. No minimum distance from dwellings is required if refuse and recycle containers are located within a fully enclosed room.

17.115.50 Building Design

A. Building Design – Entries. The primary entrances of all multifamily residential buildings shall be designed as follows:

1. The orientation of the primary building entrance shall be designed to satisfy one of the following:
 - a. Facing the street or be oriented to within 45 degrees of parallel to the street. Direct pedestrian access shall be provided between the public sidewalk and such primary building entry. Where a site is located on two or more public streets, the primary building entry shall be oriented toward the street with the highest classification. If a parcel fronts two public streets of equal classification, the project applicant/proponent may determine on which frontage to meet the standard.
 - b. Located in the interior of a block in courtyard-style developments in which residential buildings face interior courtyards, sidewalks and/or pedestrian pathways. However, those buildings or portions of buildings adjacent to the public street within such a multifamily residential development shall include a primary entry facing the street, with direct pedestrian access between the entry and the public sidewalk.
2. Access and configuration of exterior entrances to residential units shall be at the ground floor of the building. Exterior entrances to individual units on upper floors utilizing an exterior access corridor visible and/or connecting to the street is limited to serving a maximum of four units.
3. Exterior entrances serving multiple units must have a roofed projection or shall be recessed with a minimum depth of five feet and a minimum horizontal area of 60 square feet.
4. Transparent glass doors and/or windows or glazing (window area) near the entrance shall be provided for consolidated building entrances, but shall not be required for entries leading directly to an individual unit.

B. Building Design – Massing and Articulation. Multifamily residential development shall include the following in the design of buildings to control massing and provide articulation:

1. Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage through the use of varying setbacks and/or building entries. For the purposes of this Section, major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building to the roofline.

2. All buildings shall have minor massing breaks at least every 25 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. For the purposes of this Section, minor breaks shall be a minimum of 12 inches deep and four feet wide and extend the full height of the building to the roofline.
 3. All building 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. Roofline design shall be consistent with the following as applicable to the type of roof:
 - a. For flat roofs or façades with a horizontal fascia (the board at the end of a roof eave or cornice) or parapet, change the roofline a minimum of every 50 feet. Minimum vertical dimension of roof line modulation is two feet.
 - b. For gable, hipped or shed roofs, a slope of at least three feet vertical to 12 feet horizontal shall be provided.
 - c. Other roof forms such as arched, vaulted, dormer or saw-toothed may satisfy this design standard if the individual segments of the roof with no change in slope or discontinuity are less than 50 feet in width (measured horizontally).
 4. Buildings three stories or taller shall 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 percent of the building façade with frontage upon a street or adjacent to public open space and shall incorporate at least two of the following to achieve this distinction:
 - a. A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials.
 - b. A horizontal design feature such as a water table, belt course, or bellyband.
 - c. A base treatment at the ground floor consisting of a material such as stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building.
 - d. Setting back the top floor(s) of the building at least five feet from the remainder of the façade.
- C. Building Design – Other Architectural Details. Multifamily residential development shall include other specific architectural detailing in building design as follows:
1. All Buildings shall include one or more features above the ground floor of the building for at least 50 percent of the primary frontage and corner street side frontage. The

distance between features shall be no greater than 25 feet. When used, the minimum length and depth of these features shall be as follows:

- a. Projection of bow, greenhouse or garden windows must be at least eight inches in depth at the farthest point from the exterior walls of the building, and five feet in width.
 - b. Projection of bay windows must be at least ten inches in depth measured at the farthest point, and five feet in width.
 - c. Projection of dormers must be at least two feet in depth measured at the farthest point from the exterior walls or roof surface of the building, and four feet in width.
 - d. Balconies and decks must be at least four feet in depth and if the balcony is intended for private open space exclusive to an individual unit, the width shall be sufficient measurement if required to meet the minimum square footage of the zoning district.
2. Blank walls on the ground floor (facades without doors, or windows) shall be no greater than 25 feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas. Such blank wall areas shall include landscape screening (trees, shrubs, or green wall) for the entire length of the wall area at a minimum of 50 percent of the height of the wall.
 3. Trim surrounds at all window and door openings shall be provided a minimum of two inches in depth or the exterior door and window shall be recessed from the wall plane a minimum of three inches.
 4. Where divided lite window types are proposed, such windows shall consist of a true divided glaze area in accordance with the following:
 - a. Muntins or grids shall project at least three-eighths of an inch from the glass surface.
 - b. Muntins or grids shall be used on both the exterior and interior of the glass.
 - c. For simulated divided lites, spacers shall be used between panes.
 - d. Sandwich muntins, where muntin material is located between two panes of glass, but not on the exterior or interior of the window, are prohibited.
 - e. Roll-on or tape muntins are prohibited.
- D. Building Design – Materials. Multifamily residential development shall comply with specific color and materials standards in building design as follows:

1. Color of Exterior Materials. Exterior building facades, roofing materials, fences, walls, and other structures shall be muted or earth-tone colors. Extreme colors and unpainted or untreated metallic surfaces shall be prohibited. For the purposes of this section, extreme color shall be defined as unmuted primary colors, neon colors, and metallic colors.
2. A minimum of two different materials shall be used on building exteriors. Glazing and railings shall not constitute a material for purposes of this Section. Any material used shall comprise at least 20 percent of the building frontage.
3. The following materials shall be prohibited from use within multifamily development:
 - a. Mirrored glass.
 - b. Vinyl siding.
 - c. Corrugated fiberglass.
 - d. Chain link fencing.
 - e. Crushed colored rock or tumbled glass.
 - f. Any sheet materials, such as wood or metal siding, with exposed edges or unfinished edges.
4. All building and structures within a multifamily development shall carry the same theme on all elevations. For the purposes of this standard, a theme includes primary (non-accent) materials and colors.
5. Affordable units and market rate units within the same multifamily development shall be constructed of the same exterior colors, materials and details such that the units are not distinguishable.

17.115.060 Additional Standards for Mixed-Use

- A. Conformance with Standards and Requirements. Mixed-use development that includes a residential component shall meet the development standards of the zoning district and the objective design standards for multifamily dwellings.
- B. Ground Floor Height. If the building has the majority of the non-residential component on the ground floor, the ground floor shall be taller than the floors above, with a minimum plate height of 14 feet.
- C. Ground Floor Transparency. The following transparency standards shall apply dependent upon the type of the non-residential component located on the ground-floor of the building:

1. Commercial or retail uses: exterior walls facing a street shall include windows, doors, or other openings for at least 75 percent of the building wall area between two and eight feet above the level of the sidewalk.
 2. Office, hotel, and other non-residential uses: exterior walls facing a street shall include windows, doors, or other openings for at least 50 percent of the building wall area between two and eight feet above the level of the sidewalk.
 3. No wall may run in a continuous plane for more than 10 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, sales areas, lobbies, or similar active spaces, or into window displays at least five feet deep.
- D. Storefront Treatment. Storefronts and associated outdoor spaces shall have diverse styles distinguishing them from the primary street facing façade of the building. Individual non-residential tenant storefronts shall not span vertically beyond the ground floor height of the building, and shall be designed with the following unifying elements:
1. When used, awnings shall be located within the building elements framing storefront openings, and shall be of the same height above the adjacent sidewalk. The rigid framework for awnings, shall be no lower than eight feet above the sidewalk under it. Signage of any type is prohibited on the exterior surface of the awning.
 2. A base panel shall be provided across the entire width of the storefront bay and between the vertical elements framing the bay for all of the storefronts within the building. The base panels shall be 24" or lower, measured above the sidewalk.
 3. A horizontal band or frieze shall be incorporated at the top of all of the storefronts within a multiple storefront building for the purpose of locating non-residential tenant signage and in accordance with requirements of Chapter 17.18 (Signs).

17.115.070 Permits and Approval

- A. Application Submittal Requirements - General.
- B. Ministerial Design Review Approval Process.
- C. Affordable Housing Streamlined Approval.
- D. Deviations from Requirements of this Chapter.