



Administrative Report

L.1., File # 23-6477

Meeting Date: 8/15/2023

To: MAYOR AND CITY COUNCIL

From: BRANDY FORBES, COMMUNITY DEVELOPMENT DIRECTOR

TITLE

PUBLIC HEARING FOR INTRODUCTION AND FIRST READING OF ORDINANCES TO AMEND THE REDONDO BEACH MUNICIPAL CODE (RBMC) TITLE 10 CHAPTER 2 ZONING AND LAND USE AND TITLE 10 CHAPTER 5 COASTAL LAND USE PLAN IMPLEMENTING ORDINANCES PERTAINING TO ADMINISTRATIVE DESIGN REVIEW AND PLANNING COMMISSION DESIGN REVIEW IN COMPLIANCE WITH OBJECTIVE RESIDENTIAL STANDARDS AND CONSIDERATION OF A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION FOR THE PROPOSED AMENDMENTS IN ACCORDANCE WITH THE CEQA GUIDELINES

PROCEDURES:

1. Open public hearing and take testimony;
2. Close the public hearing and deliberate;
3. Introduce the following two ordinances by title only;
4. Adopt by title only the resolution adopting the Objective Residential Standards; and
5. Adopt by title only the resolution submitting ordinance to the Coastal Commission.

INTRODUCE BY TITLE ONLY ORDINANCE NO. 3259-23 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING AN ORDINANCE AMENDING TITLE 10, CHAPTER 2, ZONING AND LAND USE PERTAINING TO ADMINISTRATIVE DESIGN REVIEW AND PLANNING COMMISSION DESIGN REVIEW COMPLIANCE WITH OBJECTIVE RESIDENTIAL STANDARDS AND DETERMINING SUCH AMENDMENTS AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

INTRODUCE BY TITLE ONLY ORDINANCE NO. 3260-23 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING AN ORDINANCE AMENDING TITLE 10, CHAPTER 5, COASTAL LAND USE IMPLEMENTING ORDINANCE PERTAINING TO ADMINISTRATIVE DESIGN REVIEW AND PLANNING COMMISSION DESIGN REVIEW COMPLIANCE WITH OBJECTIVE RESIDENTIAL STANDARDS AND DETERMINING SUCH AMENDMENTS AS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

ADOPT RESOLUTION NO. CC-2308-081 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADOPTING OBJECTIVE RESIDENTIAL STANDARDS

ADOPT RESOLUTION NO. CC-2308-082 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA REQUESTING CERTIFICATION BY THE CALIFORNIA

COASTAL COMMISSION OF AMENDMENTS TO THE COASTAL LAND USE PLAN IMPLEMENTATION ORDINANCE (TITLE 10, CHAPTER 5 OF THE MUNICIPAL CODE) PERTAINING TO ADMINISTRATIVE DESIGN REVIEW AND PLANNING COMMISSION DESIGN REVIEW COMPLIANCE WITH OBJECTIVE RESIDENTIAL STANDARDS CONSISTENT WITH STATE LAW, WHICH IS INTENDED TO BE CARRIED OUT IN A MANNER FULLY IN CONFORMITY WITH THE COASTAL ACT; AND PROVIDING THAT THE AMENDMENTS TO THE CITY'S LOCAL COASTAL PROGRAM WILL TAKE EFFECT AUTOMATICALLY UPON COASTAL COMMISSION APPROVAL PURSUANT TO PUBLIC RESOURCES CODE SECTION 30514 AND TITLE 14, SECTION 13551 OF THE CALIFORNIA CODE OF REGULATIONS

EXECUTIVE SUMMARY

As part of the City Council's Strategic Planning efforts, the Community Development Department was directed to update the City's Residential Design Guidelines to Objective Residential Standards. The current Residential Design Guidelines were adopted in 2003.

In June 2021, the City retained Lisa Padilla (dba Cityworks Design) to assist in the update effort. Initial community feedback was obtained in late 2021 and early 2022 to help guide the development of objective standards. The Draft Objective Residential Standards were released for public comment in January 2023. Staff and the consultant received significant input on the draft document from the Planning Commission Objective Residential Standards Subcommittee, and members of the public who attended the Designer Focus Group meeting on March 15, 2023 and the joint Planning Commission meeting and Community Workshop held on March 29, 2023. The Draft Objective Residential Standards were updated to incorporate the input provided at the above meetings (May 2023 version) and were presented and discussed at the May 18, 2023 Planning Commission meeting.

Later, at a public hearing held on June 15, 2023, the Planning Commission adopted a resolution recommending revisions to the Redondo Beach Municipal Code to implement the Objective Residential Standards and suggestions for the Draft Objective Residential Standards document to be considered by the City Council. The Resolution also included findings that the proposed amendments are exempt from the California Environmental Quality Act (CEQA). It should be noted that some of the Commission's recommendations may be in conflict with current housing law and would require additional analysis/study before implementing.

The Planning Commission recommendations were presented by staff at the July 18, 2023 City Council meeting. City Council reviewed the Draft Objective Residential Standards and the Planning Commission recommendations at that meeting, and provided direction on preferred modifications.

The revisions to the Objective Residential Standards document directed by the City Council in July have been included in the prepared Ordinances, which are now ready for City Council consideration of introduction and first reading following the public hearing.

BACKGROUND

In 2019-2020, the City Council set a Strategic Planning goal to update the Residential Design Guidelines, which were adopted almost 20 years ago. This update was driven by various residents expressing concerns about residential developments throughout the City. As the Mayor and City Councilmembers started learning about the issues, they realized that the guidelines needed to be updated.

In June 2021, the City was awarded an SB2 grant from the California Department of Housing and Community Development (HCD) to fund the update to the Residential Design Guidelines. The scope of needed work was as follows:

- Create objective standards instead of guidelines open to subjective interpretation. This was also driven by the adoption of SB 330 in 2019 which restricts any development requirements adopted after January 1, 2020 to be objective, quantifiable and written development standards
- Add standards for R1A zones
- Clean-up ambiguous, outdated guidelines
- To give better direction on Accessory Dwelling Units (ADUs)

The Objective Residential Standards, similar to the 2003 Residential Design Guidelines that they will replace, are in addition to the zoning provisions of the Redondo Beach Municipal Code. The Objective Residential Standards will be to clarify the details of what is required of the zoning code. The main goal is to provide straight-forward criteria that reflect the community's interest in maintaining neighborhood character, so new or renovated residential buildings are compatible with established development. By establishing clear and objective direction on what is required of a project, the planning review process is streamlined for residential projects.

One of the biggest challenges of the existing 2003 Residential Design Guidelines has been differing interpretations of their meaning due to the Guidelines' subjective description. Ultimately, the Community Development Director or Planning Commission is required to make a determination to resolve ambiguity. This has led to process delay and/or disappointment and has been a major concern of both staff and applicants.

One measure of success for the new Objective Residential Standards will be the reduced time for residential project review from concept to completion, due to more direct requirements and a streamlined planning process. The State of California defines objective standards as those 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 before submittal." A standard is distinguished from a guideline by the terminology that is used. Standards are identifiable by the words "shall" or "must" whereas guidelines use should or may. The intent of going from subjective guidelines to objective standards is to be straight-forward and clear, and to eliminate application interpretation on a case-by-case basis.

On June 8, 2021, the City Council approved a contract with Cityworks Design to prepare Objective Residential Design Standards. The original contract term ran through June 30, 2022. On June 14, 2022, the City Council approved an amendment to the Agreement, extending the term through December 31, 2022. The original contract deadlines were aligned with the SB2 Grant Funding from the California Department of HCD.

In December 2022, HCD granted extensions to the SB2 Grant Agreements to allow additional time for completion, due to many of these grants being utilized for Housing Elements that are not finalized or delayed work on other contracts due to focus on Housing Element preparation. Following the extension, adoption of the Objective Residential Standards needs to be completed by September 30,

2023, per the Grant Agreement.

With the extended deadline, the City Council authorized a contract amendment with Cityworks Design in February 2023 to adjust the term of the Agreement to correspond with the Grant Agreement extension and to also accommodate additional community feedback opportunities. This allowed for supplemental input from the Planning Commission Objective Residential Standards Subcommittee, additional Planning Commission meetings and more feedback from the community. The Planning Commission held their public hearing on the Objective Residential Standards on June 15, 2023 and adopted a resolution recommending amendments to the implementing Ordinance and revisions to the Objective Residential Standards document at that meeting.

The community outreach began in December 2021. The key work completed to date includes:

July - Nov 2021	Background/Existing Conditions Research, Content Development for Initial Engagement Events
December 13, 2021	Designer Focus Group Workshop #1
December 16, 2021	Planning Commission Meeting #1 to discuss the purpose of the updates and to gain initial feedback on the current Residential Design Guidelines
January 10, 2022	Community Workshop #1 to discuss the project and explain the topics to be included in the updated Objective Residential Standards
January 2022	Community Survey to gain feedback on the main topics of focus to be included in the updated Objective Residential Standards
September 2022	Planning Commission established a subcommittee to for this project
Fall 2022	Planning Commission subcommittee provided input and feedback on internal draft language for document
January 2023	Draft Objective Residential Standards document was released, with request for public comment
February-March 2023	Received feedback from Planning Commission Objective Residential Standards Subcommittee, design community, and public on the Draft Objective Residential Standards document
March 15, 2023	Designer Focus Group Workshop #2
March 29, 2023	Community Workshop #2 and Planning Commission Meeting #2 to discuss draft document and get further direction on some of the standards.
May 11, 2023	Revised Draft Objective Residential Standards document was released
May 18, 2023	Planning Commission Meeting #3 to discuss revisions
June 15, 2023	Planning Commission Meeting #4 with public hearing and resolution recommending to City Council implementing regulations and revisions to the Draft Objective Residential Standards

The March 29, 2023 special meeting of the Planning Commission was a combination of Planning Commission Meeting #2 and Community Workshop #2. The meeting included a presentation to the Planning Commission and public on the Draft Objective Residential Standards and the key changes, as well as the comments heard to date. There was a robust community input session following the presentation. There were topics in the Objective Residential Standards document where direction was needed, and after the community presentation and discussion, the Planning Commission discussed the remaining topics and provided direction to staff and Cityworks Design in order to finalize the document.

Based on the feedback through these efforts, staff and Cityworks Design revised the Draft Objective Residential Standards document. The revised Draft Objective Residential Standards, incorporating the input provided from the public and Planning Commission, was released on May 11, 2023 and presented and discussed at the May 18, 2023 Planning Commission meeting.

In an effort to arrange standards in the most useful way to support clear information for project applicants, the organization of the Draft Objective Residential Standards differs somewhat from the existing 2003 Residential Design Guidelines. Additionally, many of the subjective guidelines could not be translated directly into standards, so a standard was created to address the issue. For example, the existing guideline for roof deck location says it “should be stepped back from the building edge above the second floor,” and “should be oriented away from neighbors’ yards as much as possible.” This leaves the guideline open to interpretation without measurable results. The proposed standard to address this is, “A roof deck shall be set back at least 10 feet from the required first story setbacks on all sides.”

The document format, along with all illustrations and examples, incorporated City Council direction and public input from the outreach phase of the project.

Section I: Introduction

The Introduction has a considerable amount of basic information as to what the document is, how it is laid out and a guide to reading the document. It provides background information, goals and the fundamental purpose of the new standards.

Section II: Standards Applicable to All Residential Districts

This section is new. It includes standards that would be applied to all residential properties-mainly regarding basements. This includes key zoning code definitions and regulations, and clarifies their intent relative to the Objective Residential Standards.

Section III: R-1 Single Family Zoning District Standards

The 2003 Residential Design Guidelines discuss recommendations for front yard lot coverage and entries, broad suggestions about massing, guidelines (not standards) (or should vs shall) about mezzanines and roof decks being setback and oriented being compatible, unmeasurable suggestions regarding scale and mass, roof articulations and architecture, but does not specify expectations and requirements. As well, there were conflicting garage placement recommendations that were only enforceable in specific areas (the Avenues and Beryl Heights).

The Objective Residential Standards call out precise setbacks and distances for these various features, such as mezzanines, roof decks, balconies, privacy/neighborhood compatibility, second story setbacks and garage placement. The guidelines on parkways and driveway guidelines are items that are very typical for construction, whereas the proposed Objective Residential Standards have very specific standards for front yard permeability and landscaping, curb cuts/driveways/parking requirements and modular construction standards.

Section IV: R-1A Single Family Zoning District Standards

The Objective Residential Standards have been expanded to include R-1A in addition to R-1 for single-family. These are similar to R-1, but there are many distinct standards since this area is what

is often referred to as the “tall and skinny” district. The lots in R-1A are incredibly narrow compared to the regular R-1 zones, and the setbacks and such are specific to these conditions to create buildability in these areas.

Subsections under the R-1 and R-1A residential zones are essentially categorized the same and include:

- Key Zoning Code Development Standards
- Additional Second Story Setbacks (R1)
- Garages on Sloping Lots
- Mezzanines
- Balconies, Decks and Roof Decks
- Other Privacy and Neighborhood Compatibility Standards
- Garage Location and Design (R1)
- Front Yard Permeability and Landscaping
- Parking, Curb Cuts, Parkways and Street-Adjacent Elements
- Modular Construction

Section V: R-2 and R-3 Multi-Family Zoning District Standards.

The lower density multi-family of R-2 and R-3 zones have been separated out from the medium and higher density multi-family, whereas currently in the 2003 Residential Design Guidelines those are all grouped together.

Section VI: RMD and RH Multi-Family Zoning District Standards.

This section calls out the standards for medium and higher density multi-family developments. By distinguishing these from the lower density multi-family zones, more specific details can be applied to each, since the needs for the requirements are a bit different.

Subsections under both of the multi-family sections go into detail regarding the following:

- Site Planning
- Parking and Access
- Architecture
- Mezzanines/Roof Decks/Balconies
- Single Family Structures in Multi-family Zones
- Lighting
- Permeability and Landscaping

These standards are detailed and measurable when compared to the existing Residential Design Guidelines. For example, common open spaces requirements in the current 2003 Residential Design Guidelines contain broad “should” statements for being visible, whereas the Objective Residential Standards will require pathways to connect all units to common open spaces. The standards for building height, mezzanines and roof decks proposed in the Draft Objective Residential Standards are now measurable, whereas the Residential Design Guidelines contained vague descriptions of what those should be.

Section VII: R-1 Character Area Design Guidelines

The current 2003 Residential Design Guidelines have neighborhood-specific design guidelines for

“the Avenues” and “Beryl Heights” neighborhoods. Where there are actual requirements (shall) in that document, those have been carried over into the Draft Objective Residential Standards for R-1 Single Family Zoning. The guidelines (should) are included in this “Character Area Design Guidelines” section. This was also expanded to include additional neighborhoods and gives guidance to property owners on how they might have new additions or construction be reflective of the way those areas were originally developed. These are not requirements, but rather helpful tools for those wanting to construct in line with that neighborhood.

Section VIII: Accessory Dwelling Units (ADUs)

This section makes the ADU regulations more user-friendly and easier to understand and act upon. HCD has recently provided the City with direction for updating zoning ordinances to comply with the latest State adopted regulations. Staff received that direction from HCD after the May 2023 Draft Objective Residential Standards were prepared, so we will make sure that any changes made to the Ordinance, per HCD direction, are reflected in the final version of the Objective Residential Standards.

At a public hearing on June 15, 2023, the Planning Commission adopted a resolution recommending revisions to the Redondo Beach Municipal Code to implement the Objective Residential Standards, and recommendations to the City Council regarding the Draft Standards’ document. A copy of that Resolution is included in the agenda packet.

The Planning Commission recommendations were presented by staff at the July 18, 2023 City Council meeting. The City Council reviewed the Draft Objective Residential Standards and the Planning Commission recommendations at the meeting, and provided direction on preferred modifications. The City Council motion, which was approved 3-1 at the July 18, 2023 City Council meeting, included the following:

To approve the May 2023 Objective Residential Standards subject to the following changes and continued study:

- Modular construction no limitation on materials, must comply with the zoning where it is located.
- No setback changes, keep the FAR bonuses for setbacks as they exist.
- Study ways to encourage front doors at the front, and locating garages on the side where feasible; mandatory front facing front doors in R2 and R3 and sideloading garages.
- Remove the following from the Objective Residential Standards for now to be considered in future for further study:

R-1 Standards

- Page 338 of agenda packet items B.1. and B.2 regarding second story rear and front setbacks and side setbacks to be removed.
[Page 14 of May 2023 ORS document
Under R-1 Additional Second Story Setbacks:
B.1. *Second story rear and front setbacks* remove completely
B.2. *Second story side setbacks* remove completely]
- Page 341 of agenda packet mezzanines item D.2 keep first paragraph but remove second paragraph and remove item D.3.
[Page 17 of May 2023 ORS document

Under R-1 Mezzanines:

D.2. *Location* remove "A mezzanine open to the second floor shall be set back 15 feet from the primary second story front façade and 5 feet from the second story side and rear facades."

D.3. *Balcony Access* remove completely]

- Page 342 of agenda packet balconies, decks, and roof decks remove E.2. and E.3.

[Page 18 of May 2023 ORS document

Under R-1 Balconies, Decks and Roof Decks:

E.2. *Balcony Location* remove completely

E.3. *Roof Deck Location* remove completely]

- Page 343 of agenda packet regarding roof decks remove second sentence of item E.6.

[Page 19 of May 2023 ORS document

Under R-1 Balconies, Decks and Roof Decks:

E.6. *No Permanent Covered Structures* remove, "Stairs or elevators providing roof access shall be enclosed within the second story building envelope or shall be set back 20 feet from the edge of building on the front elevation, 15 feet from the edge of building on the rear elevation, and 7 feet from the edge of building on the front elevation.]

- Page 344 of agenda packet items F.1 and F.2. remove completely not to be further studied.

[Page 20 of May 2023 ORS document

Under R-1 Other Privacy and Neighborhood Compatibility Standards:

F.1. *Second-Story Windows* remove completely and not add to list for further study

F.2. *Comparison Drawing* remove completely and not add to list for further study]

R-1A Standards

- Page 356 of agenda packet mezzanines removing second paragraph of item C.2. and removing C.3.

[Page 32 of May 2023 ORS document

Under R-1A Mezzanines:

C.2. *Location* remove, "A mezzanine open to the second floor shall be set back 15 feet from the primary second story front façade and 5 feet from the second story side and rear facades."

C.3. *Balcony Access* remove completely.]

- Page 357 of agenda packet item D.2 remove first paragraph.

[Page 33 of May 2023 ORS document

Under R-1A Balconies and Roof Decks:

D.2. *Balcony Location* remove, "A balcony shall not face an interior side property line shared with another residentially zoned property."]

- Page 358 of agenda packet item D.6. remove second sentence.

[Page 34 of May 2023 ORS document

Under R-1A Balconies, Decks and Roof Decks:

- D.6. *No Permanent Covered Structures* remove, “Stairs or elevators providing roof access shall be enclosed within the second story building envelope or shall be set back 20 feet from the edge of building on the front elevation, 15 feet from the edge of building on the rear elevation, and 7 feet from the edge of building on the front elevation.”]
- Page 358 of agenda packet item D.3. remove.
[Page 34 of May 2023 ORS document
Under R-1A Balconies, Decks and Roof Decks:
D.3. *Roof Deck Location* remove completely.]
 - Page 359 of agenda packet items E.1 and E.2. remove completely not to be further studied.
[Page 35 of May 2023 ORS document
Under R-1A Other Privacy and Neighborhood Compatibility Standards:
E.1. *Second-Story Windows* remove completely and not add to list for further study
E.2. *Comparison Drawing* remove completely and not add to list for further study]

R-2 and R-3 Standards

- Page 364 of agenda packet remove A.1. setbacks for neighborhood compatibility and default to the current standard, which for R-2 is a 20’ average setback from the front but no less than 15’ and for R-3 is an 18’ average but no less than 14’ and is objective already.
[Page 40 of May 2023 ORS document
Under R-2 and R-3 Site Planning:
A.1. *Setbacks for Neighborhood Compatibility* remove completely.]
- Page 364 of agenda packet item A.4. Private Open Space remove and bring back with Outdoor Living Space discussion that is scheduled to come back to Council.
[Page 40 of May 2023 ORS document
Under R-2 and R-3 Site Planning:
A.4. *Private Open Space* remove completely.]
- Page 366 of agenda packet architecture item C.3. remove, instead keep for medium density and higher density portions of the code later where there is more room to do something like that.
[Page 42 of May 2023 ORS document
Under R-2 and R-3 Architecture
C.3. *Variation and Upper Story Setbacks* remove completely.]
- Page 368 of agenda packet mezzanines and balconies removing the second and third paragraph of D.2.
[Page 44 of May 2023 ORS document
Under R-2 and R-3 Mezzanines, Roof Decks, and Balconies
D.2. *Mezzanines* remove, “A mezzanine open to the second floor shall be set back 15 feet from the primary second story front façade and 5 feet from the second story side and rear facades.” And remove, “No balcony shall be accessed from a mezzanine.”]
- Page 368 of agenda packet item D.3. setback for the roof deck of a minimum of

10' from the building setback language remove.

[Page 44 of May 2023 ORS document

Under R-2 and R-3 Mezzanines, Roof Decks, and Balconies

D.3. *Roof Decks* remove from second bullet, "...and set back a minimum of 10 feet from building setback."]

- Page 368 of agenda packet item D.4. remove the "must be open to the sky" portion.

[Page 44 of May 2023 ORS document

Under R-2 and R-3 Mezzanines, Roof Decks, and Balconies

D.4. *Balconies* remove from first sentence, "...must be open to the sky and..."]

- Page 369 of agenda packet rejecting E.1 and E.2. completely not to be further studied.

[Page 45 of May 2023 ORS document

Under R-2 and R-3 Other Privacy and Compatibility Standards

E.1. *Upper-Story Windows* remove completely and not add to list for further study

E.2. *Comparison Drawing* remove completely and not add to list for further study]

RMD and RH Standards

- Page 383 [of agenda packet] remove F.1 and F.2 completely not to be further studied.

[Page 59 of May 2023 ORS document

Under RMD and RH Other Privacy and Compatibility Standards

F.1. *Upper-Story Windows* remove completely and not add to list for further study

F.2. *Comparison Drawing* remove completely and not add to list for further study]

- Page 382 of agenda packet remove E.1. second and third paragraphs.

[Page 58 of May 2023 ORS document

Under RMD and RH Mezzanines, Roof Decks and Balconies

E.1. *Mezzanines* remove, "A mezzanine open to the second floor shall be set back 15 feet from the primary second story front façade and 5 feet from the second story side and rear facades." And remove, "No balcony shall be accessed from a mezzanine."]

- Page 382 of agenda packet item E.3. remove "must be open to the sky" language.

[Page 58 of May 2023 ORS document

Under RMD and RH Mezzanines, Roof Decks, and Balconies

E.3. *Balconies* remove from the first sentence, "...must be open to the sky and..."]

- Page 382 of agenda packet item E.2. remove setback of 10' language.

[Page 58 of May 2023 ORS document

Under RMD and RH Mezzanines, Roof Decks, and Balconies

E.2. *Roof Decks* remove from second bullet, "...and set back a minimum of 10 feet from building setback."]

Other items to make RMD and RH changes consistent with R-2 and R-3 changes:

- Page 377 of agenda packet remove second paragraph of B.2. and discuss with Outdoor Living Space review later.
[Page 53 of May 2023 ORS document
Under RMD and RH Open Space and Pedestrian Circulation
B.2. *Private Open Space* remove second paragraph.]
- Page 376 of agenda packet item A.1. remove completely and revert to existing standard in the code.
[Page 52 of May 2023 ORS document
Under RMD and RH Site Planning
A.1. *Setbacks and Design for Neighborhood Compatibility* remove completely.]
- Remove TRW Tract as a character area.
- Study the Planning Commission recommendation on basement and story definitions.
- Add the Planning Commission recommendations related to permeability and landscaping to the ORS document.
- Friendly amendment by Kaluderovic accepted by motion makers to remove Firmona South as a character area.
- Study the Planning Commission recommendation on pool setbacks.
- Friendly amendment by Kaluderovic accepted by motion makers to study the Planning Commission recommendation related to the Faye & Susana character area standards.

The revised final Objective Residential Standards document incorporating these changes is before the City Council at this public hearing. For City Council consideration is introduction and first reading of the ordinances (inland and coastal) to adopt the implementation measures for the Objective Residential Standards, as well as a resolution to adopt the final Objective Residential Standards document and a resolution to forward the coastal ordinance to the California Coastal Commission for their consideration for certification.

COORDINATION

The Community Development Department coordinated the preparation of the Draft Objective Residential Standards with Cityworks Design and the preparation of the associated ordinances and resolutions with the City Attorney's Office.

FISCAL IMPACT

The costs associated with the preparation of the Objective Residential Standards are included in the contract with Cityworks Design approved by the City Council. The original contract cost was \$138,955 and was fully funded by SB2 Grant Funds provided by HCD through a Grant Agreement executed with the City on June 12, 2020. The additional contract amount of \$72,080, approved with the third amendment, is funded by the City's General Plan Maintenance Fund. The total not-to-exceed amount of the agreement is \$212,035.

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Draft Objective Residential Standards Dated August 2023 (incorporating City Council 7/18/23 direction)
- Ord -Objective Residential Standards Inland 1st reading 081523
- Ord -Objective Residential Standards Coastal 1st reading 081523
- Reso - Objective Residential Standards Adoption 081523
- Reso - Objective Residential Standards Forward to Coastal Commission 081523
- Public Comments Received Between June 15-July 13, 2023 for Council agenda packet
- City Council Administrative Report 2023-07-18
- ORS Presentation City Council 2023-07-18 Final
- N.2- Blue Folder from July 18, 2023
- N.2- Supp Blue Folder from July 18, 2023
- Councilmember Obagi's Document from July 18, 2023
- Planning Commission Resolution Objective Residential Standards Implementing Ordinances - AS ADOPTED 2023-06-15
- Draft Objective Residential Standards (ORS) dated May 11, 2023
- Current Residential Design Guidelines Booklet Adopted October 7, 2003
- Public Comments Received Between June 15-July 13, 2023 for Council agenda packet
- Planning Commission Administrative Report, June 15, 2023
- Planning Commission Presentation, June 15, 2023
- Planning Commission Blue Folder from PC Objective Residential Standards Subcommittee, June 15, 2023
- Public Comments Received Between May 18 - June 15, 2023 Meetings
- Planning Commission Presentation, May 18, 2023
- Commissioner Hinsley's Researched Items as Discussed May 18, 2023
- Public Comments Received Between March 29-May 18, 2023 Meetings (1 of 2)
- Public Comments Received Between March 29-May 18, 2023 Meetings (2 of 2)
- Planning Commission Presentation, March 29, 2023
- Frequently Asked Questions (FAQs) on Draft Objective Residential Standards
- Combined Designer Focus Group Comments, March 19, 2023
- Combined Community Comments, March 22, 2023
- PC Objective Residential Standards Subcommittee Comments - Sheila Lamb, March 22, 2023
- PC Objective Residential Standards Subcommittee Comments - Matthew Hinsley, March 22, 2023
- February 2022 Survey Results Summary
- Community Workshop Presentation, January 10, 2022
- Planning Commission Presentation, December 16, 2021
- Proof of Notice of Publication ORS 2023-08-15