



CITY OF GRAND TERRACE

City Council

AGENDA • August 25, 2026

AMENDED

Council Chambers

Special Meeting

5:30 PM

Grand Terrace Civic Center • 22795 Barton Road

COMMENTS FROM THE PUBLIC

The public is encouraged to address the City Council on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete a Request to Speak card located at the front entrance and provide it to the City Clerk. Speakers will be called upon by the Mayor at the appropriate time and each person is allowed three (3) minutes speaking time.

Members of the public who wish to participate in the meeting and speak on an agenda item may do so via Zoom or by telephone. Access the meeting using the [Zoom link](#) or dial the telephone number listed below. Participants will be placed in a virtual waiting room and remain muted until it is their turn to speak.

Meeting ID: 879 3340 3983

Passcode: 134177

+1 669 444 9171

The City wants you to know that you can also submit your comments by email to ccpubliccomment@grandterrace-ca.gov. To give the City Clerk adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 5:00 p.m.; or if you are unable to email, please call the City Clerk's Office at (909) 954-5207 by 5:00 p.m.

If you wish to have your comments read to the City Council during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want read to the City Council will be subject to the three (3) minute time limitation (approximately 350 words). Written public comments are available at the City Clerk's office.

Pursuant to the provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 1st Floor Lobby Area and 2nd Floor Reception Area during regular business hours and on the City's website www.grandterrace-ca.gov. For further information regarding agenda items, please contact the office of the City Clerk at (909) 954-5207, or via e-mail at dalcocer@grandterrace-ca.gov.

Any documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office at City Hall located at 22795 Barton Road during normal business hours. In addition, such documents will be posted on the City's website at www.grandterrace-ca.gov.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, (909) 954-5207 at least 48 hours prior to the advertised starting time of the meeting. This will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible [28 CFR 34.102.104 ADA Title II].

CALL TO ORDER

PLEDGE OF ALLEGIANCE

AB 2449 DISCLOSURES

Remote participation by a member of the legislative body for just cause or emergency circumstances.

ROLL CALL

A. NEW BUSINESS

- 1) AB 98 Truck Routes & Signage: City Council & Planning Commission Outreach and Engagement Workshop

RECOMMENDATION: RECEIVE AND FILE

DEPARTMENT: Public Works

- 2) Multifamily Objective Design Standards Update

RECOMMENDATION: RECEIVE AND FILE

DEPARTMENT: Planning & Development Services

B. ADJOURN

The next Regular City Council Meeting will be held on September 8, 2026, at 6:00 PM. Any request to have an item placed on a future agenda must be made in writing and submitted to the City Clerk's office.

Grand Terrace Truck Route and Signage Update



ABOUT THE PROJECT

To meet State requirements, the City of Grand Terrace is reviewing and updating its network of designated truck routes.

The project includes reviewing and update the network of truck route and restriction signs on City streets.

These updates will help balance the efficient movement of goods and the quality of life for the community.

WHAT IS A TRUCK ROUTE?

These are specific streets designated by law for trucks to travel within and through the City.

To learn more and stay up to date, visit:

grandterrace-ca.gov/residents/just_the_facts

Access the online mapping survey at:

tinyurl.com/GTab98



PROJECT TIMELINE

Existing Conditions Review

July 2026 – August 2026

Technical Analysis

September 2026 – January 2027

Final Update and Implementation

December 2026 – January 2027

Community Outreach

August 2026 – October 2026

Public Hearing and Adoption

December 2026 – January 2027



City of Grand Terrace **Truck Route and Signage Update**

**The survey is
LIVE!**

**Tell us your thoughts
on truck routes
and traffic in Grand
Terrace.**



**Access the survey at:
tinyurl.com/GTab98**



 Interstate Truck Routes
 Local Truck Route

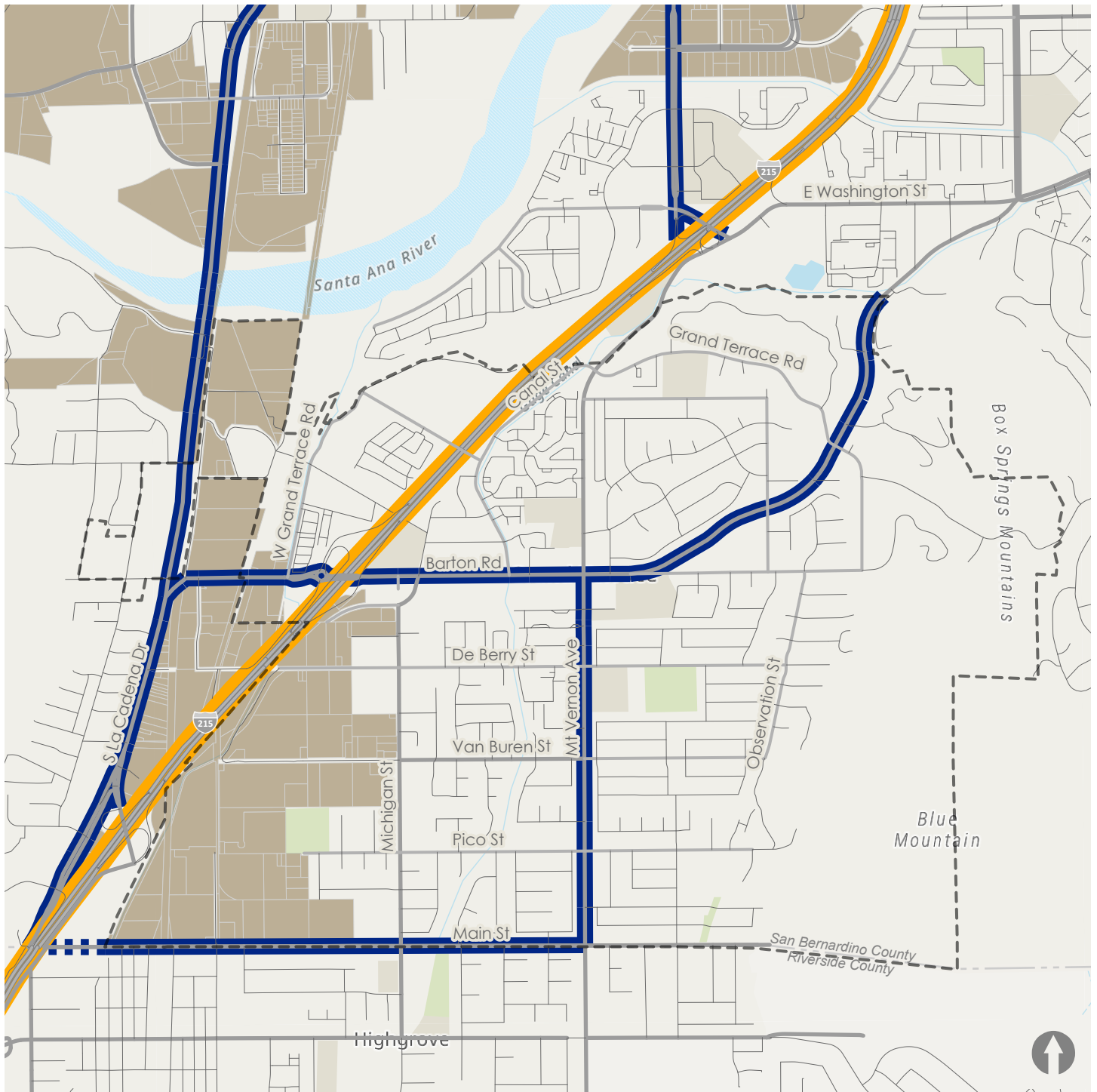
 Grand Terrace City Boundary

0 1 Miles



 **KITTELSON
& ASSOCIATES**

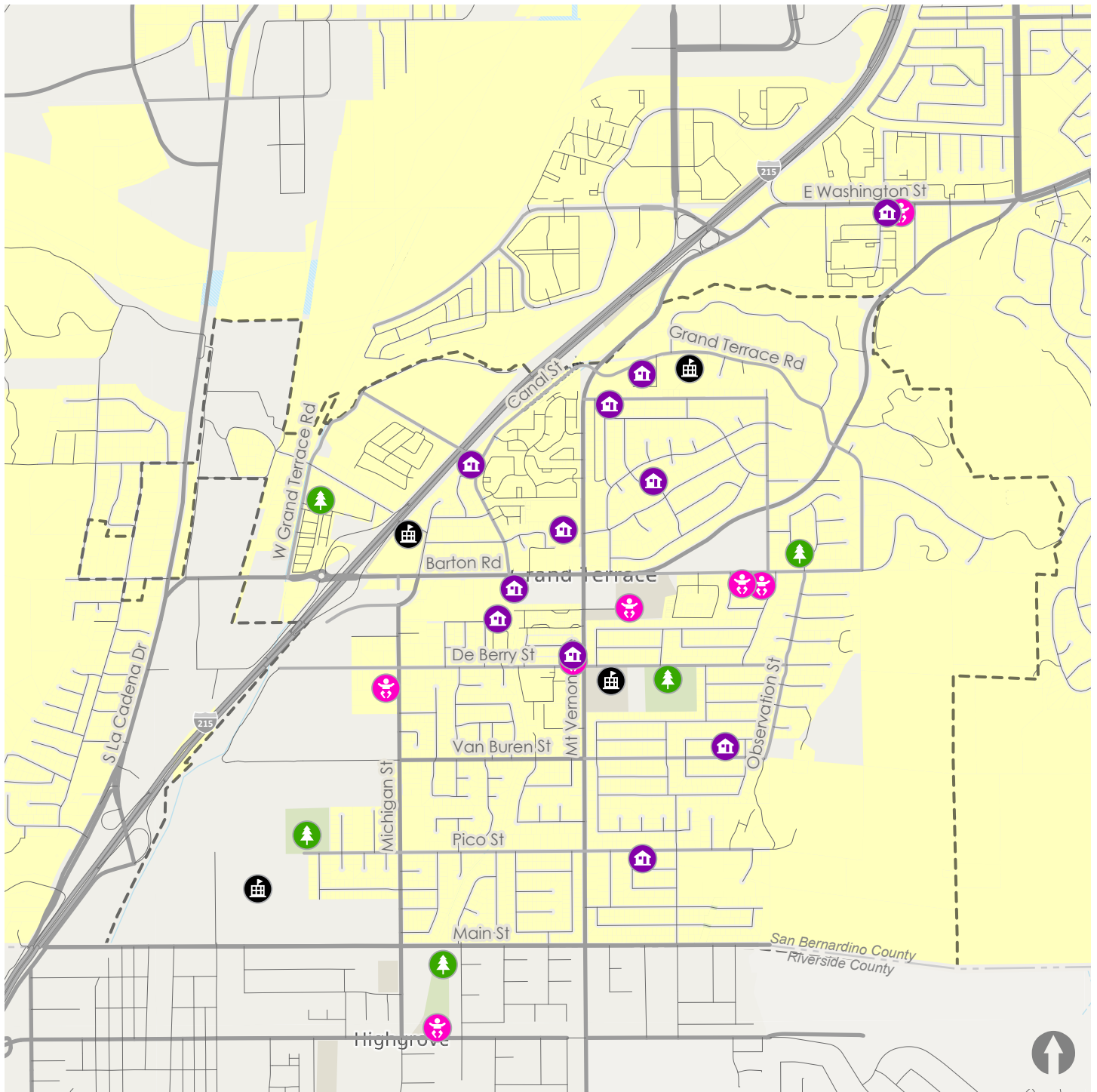
Truck Routes



- Interstate Truck Routes
- Local Truck Route
- Industrial Uses
- Grand Terrace City Boundary



Truck Routes and Industrial Uses



--- Grand Terrace City Boundary
 Yellow Residential Areas

Sensitive Uses

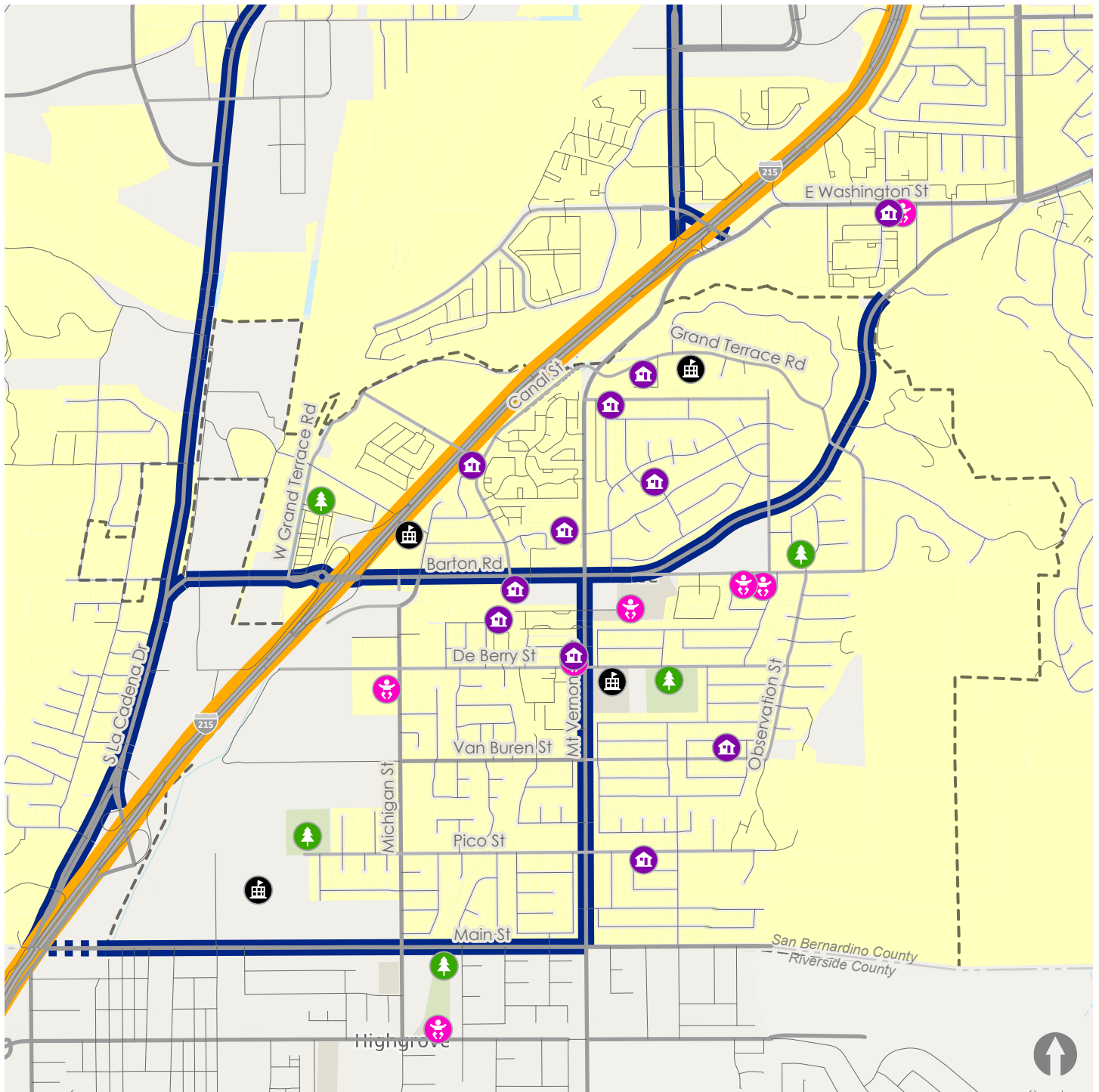
- Daycare / Childcare / Preschool
- Park
- K-12 School
- Nursing Home / Senior Living / Assisted Living

0 0.5 Miles



KITTELSON & ASSOCIATES

Residential Areas and Sensitive Uses



-  Interstate Truck Routes
-  Local Truck Route
-  Grand Terrace City Boundary
-  Residential Areas

Sensitive Uses

-  Daycare / Childcare / Preschool
-  Park
-  K-12 School
-  Nursing Home / Senior Living / Assisted Living



KITTELSON
& ASSOCIATES

Residential Areas, Sensitive Uses, and Truck Routes

Goal / Policy / Action		Goods Movement
Goal 3.1: Provide a comprehensive transportation system that provides for the current and long-term efficient movement of people		
3.1.1	Provide a transportation system which supports planned land uses and improves the quality of life.	
	<i>a. Based upon the size and intensity of proposed development projects, require Traffic Impact Analysis to determine whether the existing circulation system can support the project or if the project must provide mitigation.</i>	
3.1.2	An arterial street system shall be established that provides for the collection of local traffic and provide for the efficient movement of people and goods through the City.	
	<i>a. Periodically review the Circulation system to determine if it is adequate to meet current or projected needs of the community.</i>	
	<i>b. Evaluate traffic enhancement programs that will improve vehicular flow on arterial highways within the City.</i>	
	<i>c. Require new development projects to expand or improve the designated circulation system as needed to mitigate impacts resulting from the proposed project.</i>	
3.1.3	Commerce Way shall provide for the movement of traffic associated with commercial and business traffic.	✓
	<i>a. As part of project review for proposed developments near I-215, require that they provide access to Commerce Way to avoid moving commercial traffic through residential areas of the City.</i>	✓
3.1.4	Coordinate with transportation planning, programming and implementation agencies such as SCAG, Caltrans, SANBAG, and the cities of San Bernardino County, as well as neighboring jurisdictions in Riverside County on various studies relating to freeway, high occupancy vehicle/high occupancy toll lanes and transportation corridor planning, construction, and improvement in order to facilitate the planning and implementation of an integrated circulation system in accordance with regional planning goals.	~
	<i>a. The City shall cooperate with SANBAG and Caltrans for the implementation of the improvement and ultimate expansion of I-215 between SR91/I215/SR60 and I-10.</i>	
	<i>b. The City shall participate as a member of the Project Development Teams for the improvement of the Bi-County Segment of I-215 and the separate expansion of the Barton Road/I-215 interchange.</i>	
	<i>c. The City shall seek alternative funding sources to supplement Measure I funding for the expansion of the Barton Road interchange.</i>	
3.1.5	New development projects shall be analyzed in accordance with SANBAG congestion management Program (CMP) Traffic Impact Analysis (TIA) Guidelines.	
	<i>a. When appropriate, require proposed development projects to prepare a traffic impact analysis relative to their proposed project and condition it for appropriate traffic mitigation.</i>	
3.1.6	The City shall work with adjacent jurisdictions to assess future land development projects and their impact to the City circulation system and provide appropriate mitigation for identified impacts.	
	<i>a. Request participation in the development review process for projects located in Highgrove (Riverside County and the City of Colton). Request traffic mitigation, as appropriate.</i>	
3.1.7	The maximum acceptable Level of Service for streets identified in the City Master Plan of Streets and Highways during peak hours shall be LOS "D".	
	<i>a. Review all proposed development projects and their traffic impact analyses to identify projects that will result in an LOS "D" or worse and require adequate mitigation measures as part of the project review process.</i>	

Goal / Policy / Action		Goods Movement
3.1.8	The City shall use the Caltrans Design and traffic manuals as guidelines for street lighting, traffic signage, street markings and intersection signalization.	
	<i>a. Require that all traffic impact analyses are prepared using the Caltrans Design and Traffic Manuals, and that street improvements meet the standards.</i>	
Goal 3.2: Provide for a well-maintained roadway system.		
3.2.1	The City shall continue to require the dedication of street right-of-way, as identified in the Circulation Plan, from all proposed land development projects.	
	<i>a. As part of the development review process, condition projects to dedicate ultimate rights-of-way along all street frontages.</i>	
	<i>b. Review the Zoning and Subdivision Ordinance to require street dedications as part of development review.</i>	
3.2.2	The City shall require that street improvements be constructed at the time that development occurs on vacant or underutilized property.	
	<i>a. As part of the development review process, condition projects to dedicate ultimate rights-of-way along all street frontages.</i>	
	<i>b. Review the Zoning and Subdivision Ordinance to require street dedications as part of development review.</i>	
3.2.3	The extension, improvement and maintenance of City streets using City funds shall be based upon an adopted Capital Improvement Program.	
	<i>a. Review and update the CIP annually to identify priorities and available funding for city-sponsored street improvements.</i>	
Goal 3.3: Provide for a safe circulation system.		
3.3.1	Promote the safe and effective movement of all segments of the population and the efficient transport of goods.	✓
	<i>a. Review all new development projects to identify potential traffic impacts that may result in congestion. Condition projects to mitigate identified traffic impacts.</i>	
3.3.2	The City shall require that new developments provide adequate off street parking in order to minimize the need for on street parking.	
	<i>a. Review all new development projects for compliance with off-street parking standards of the Zoning Ordinance.</i>	
	<i>b. Periodically review Zoning Ordinance parking standards compared to other jurisdictions to assure that adequate off-street parking is available for specific land uses.</i>	
3.3.3	The City shall ensure that local street improvements are designed with proper attention to community appearance and aesthetics as well as the need to move traffic safely and efficiently.	~
	<i>a. Develop standards and guidelines for local streets relative to community appearance and identity with a focus on standards for arterial highways.</i>	
3.3.4	The City shall route truck traffic away from residential areas and work with regional agencies in order to mitigate potential impacts from regional traffic.	✓
	<i>a. Designate truck routes through the community based upon coordination with the County Sheriff and California Highway Patrol.</i>	✓
	<i>b. Review commercial and industrial projects to assure that truck traffic will not impact residential neighborhoods.</i>	✓

Goal / Policy / Action		Goods Movement
3.3.5	The City shall evaluate and, when appropriate, implement traffic calming measures on residential local residential streets.	~
	<i>a. Assess local streets to identify street segments requiring traffic calming measures. Identify specific measures for implementation and prioritize improvements based upon funding availability.</i>	~
3.3.6	The City shall ensure that the design of Commerce Way at the UPRR line is coordinated with the UPRR Company.	~
	<i>a. The City shall evaluate design options with the UPRR Company to ensure a safe intersection.</i>	
Goal 3.4: Provide for an efficient and safe bikeway system within the City.		
3.4.1	Develop a system of continuous and convenient bicycle routes designed to connect schools, residential areas, shopping centers, parks, and employment areas.	
	<i>a. Based upon the approved Master Plan of Bikeways, prioritize segment construction. Improvement prioritized segments based upon available funding.</i>	
3.4.2	The City shall promote and facilitate the use of bicycles as an alternative mode of transportation through the development of a City-wide network of bikeways.	
	<i>a. Provide public information regarding the existing bikeway system using public media including the Blue Mountain Outlook, public access television, and the City Website.</i>	
3.4.3	The City shall seek grants and other available funding sources to construct additional segments of the Bikeway Plan.	
	<i>a. Apply for grants including Safe Routes To School grants for bikeway improvement.</i>	
3.4.4	The City shall develop a public relations program, in concert with other local and regional agencies, to promote bicycle usages.	
	<i>a. Provide public information regarding the existing bikeway system using public media including the Blue Mountain Outlook, public access television, and the City Website. Promote the bikeway system at public events such as Grand Terrace Days.</i>	
3.4.5	The City shall work with the San Bernardino County Parks Department to provide connections within the City to the Santa Ana River Trail.	
	<i>a. Meet with the County Parks Department and stay current on activities associated with the Santa Ana River Trail.</i>	
3.4.6	The City shall require the provision of bike racks at all new commercial and industrial developments.	
	<i>a. Review the Zoning Ordinance regarding bike rack requirements at commercial, industrial, and institutional land uses. Amend Zoning Ordinance standards as appropriate.</i>	
Goal 3.5: Provide for efficient alternative modes of travel.		
3.5.1	Promote measures, which reduce reliance on single occupant vehicle usage by enforcement of the Traffic Control Measures (TCM) ordinance, which addresses development standards, land use patterns, employer based ride share programs and bicycle/pedestrian facilities.	
	<i>a. Review and condition commercial and industrial projects to implement rideshare programs and provide bike racks, bikeways, and bus stops, as appropriate.</i>	
3.5.2	The City shall participate in local and regional public transit programs.	
	<i>a. Appoint staff and City Council representatives to SANBAG, SCAG, and OmniTrans.</i>	

Goal / Policy / Action		Goods Movement
3.5.3	The City shall encourage and facilitate pedestrian movement by creating environments that are conducive to walking and maintaining a "human scale" of development.	
	<i>a. The Town Center and Freeway redevelopment projects shall be reviewed for implementation of a "pedestrian-oriented" design.</i>	
3.5.4	The City shall work closely with the regional transit agencies to ensure convenient and the affordable bus service continues to be available to local residents.	
	<i>a. Appoint a City Council representative to OmniTrans to represent the City's mass transit interests.</i>	
3.5.5	The City shall work with OmniTrans and SANBAG to implement a public transit system that meets the City's need for internal circulation as well as connections to regional activity centers and inter-urban transit routes.	
	<i>a. Appoint a City Council representative to OmniTrans to represent the City's mass transit interests.</i>	
3.5.6	The City shall encourage Transit Oriented Development (TOD) to provide housing that is in close proximity to designated public transit facilities and routes. All projects will be reviewed in relationship to their proximity to existing and future transit systems.	
	<i>a. Review projects near arterial highways and rail lines for their potential for the development of Transit Oriented Development.</i>	
	<i>b. Monitor ongoing modifications to transit systems including changes to bus routes, Metrolink, and the California High Speed Rail System to determine the potential for future transit oriented development.</i>	
3.5.7	The City shall provide amenities along the Barton Road corridor that promote pedestrian and bicyclist use, such as a continued system of pedestrian paths and bike lanes to connect the City Center with schools, parks, and residential areas.	
	<i>a. As part of the development review process, proposed development will be reviewed for consistency with the City's Bikeway Plan and will be required to improve portions within their project boundary or as necessary to mitigate project impacts to the Bikeway System.</i>	

- ✓ Goal, policy, or action directly related to goods movement.
- ~ Goal, policy, or action somewhat relevant to goods movement.



AGENDA REPORT

MEETING DATE: August 25, 2026

TITLE: Multifamily Objective Design Standards Update

PRESENTED BY: Gabriel Arguelles, Associate Planner, Cameron Savoie

RECOMMENDATION: **RECEIVE AND FILE AN UPDATE ON THE CITY'S OBJECTIVE DESIGN STANDARDS (ODS) PROJECT, INCLUDING WORK COMPLETED SINCE THE MARCH 26, 2026 JOINT PLANNING COMMISSION AND CITY COUNCIL STUDY SESSION; REVIEW THE FINDINGS FROM STAFF AND CONSULTANT'S EVALUATION OF THE EXISTING STANDARDS AND APPROVAL PROCESS; RECEIVE AN OVERVIEW OF THE REVISED DIRECTION FOR PREPARING A NEW OBJECTIVE DESIGN STANDARDS MANUAL; AND PROVIDE FEEDBACK TO STAFF AND THE CITY'S CONSULTANT, MICHAEL BAKER INTERNATIONAL (MBI). THIS WORKSHOP IS INFORMATIONAL. NO FORMAL ACTION OR ADOPTION IS REQUESTED AT THIS TIME**

2030 VISION STATEMENT:

This item supports the City Council's 2030 Vision, including Goal #3, "Promote Economic Development," and Goal #5, "Engage in Proactive Communication," by working toward a clearer, more predictable development review process while maintaining quality design standards for multifamily and mixed-use development.

BACKGROUND:

The City adopted its current Objective Design Standards (ODS) in March 2023 through Ordinance No. 348. The standards were developed in response to changes in State housing law that placed greater importance on objective standards and streamlined review for certain multifamily and mixed-use housing projects.

The goal of the 2023 effort was to maintain quality design and community character while providing applicants with a predictable approval process. Ordinance No. 348 reflected that balance by establishing objective standards intended to support ministerial review while preserving the City's expectations for high-quality multifamily and mixed-use development.

The ODS were also developed through an extensive public process. The Planning Commission first reviewed the proposed ODS in May 2022, followed by a Joint City Council and Planning Commission workshop in June 2022. The Planning Commission held a public hearing in January 2023. The City Council then held public hearings in February and March 2023 and directed staff to hold an additional community workshop before final adoption. Ordinance No. 348 was adopted on March 28, 2023.

The current effort is intended to build on that work and on the experience gained since adoption.

HOUSING ELEMENT PROGRAM 13 - OBJECTIVE STANDARDS

The City's Housing Element provides a clear policy direction for this effort. Program 13 states that the City is to adopt objective design standards so that development standards, design guidelines, and findings are objective and "promote certainty in the planning and approval process." The stated objective of the program is to "mitigate governmental constraints." The Housing Element also identifies Ordinance No. 348 as the City's original implementation of this program. (Attachment 1)

Staff believes promoting certainty and mitigating governmental constraints provide an appropriate framework for evaluating the City's existing ODS and considering how they should function going forward.

An applicant should be able to understand the City's requirements before spending significant time and money designing a project. Staff should also be able to review the project using clear standards and reach a consistent answer about whether those standards have been met.

For that reason, the current review is not limited to asking whether individual sections of Chapter 18.64 can be cleaned up or rewritten. Staff and MBI are also looking at whether the overall process is clear, workable, and consistent with the purpose of Program 13.

STATE HOUSING LAW AND THE PURPOSE OF OBJECTIVE STANDARDS

California housing law has increasingly relied on objective standards when reviewing certain housing development projects. State law provides streamlined and ministerial approval processes for qualifying projects and limits the use of subjective judgment in those processes.

An objective standard is intended to be knowable before an application is submitted and capable of being applied consistently. An objective standard should not depend on someone's personal opinion or judgment. It should be written clearly enough that an applicant can understand the requirement before submitting a project and City staff can later determine whether the project meets it. The City's existing ODS use the same basic definition. Chapter 18.64 states that objective design standards should not rely on personal or subjective judgment and should be based on a standard or measurement that is available and knowable to both the applicant and the City before an application is submitted.

This is important because the purpose of an objective process is not only to make a decision faster. It is also meant to reduce uncertainty.

DISCUSSION:

On March 26, 2026, staff and MBI presented an evaluation of the existing Objective Design Standards to the Planning Commission and City Council. The purpose of the study session was to introduce the review effort, explain how the existing standards were being evaluated, present preliminary recommendations, and receive feedback before moving forward (Attachment 3).

The evaluation found that there was a significant amount of existing material worth retaining, but it also identified several areas where the standards and overall framework could be improved.

Recommendations included reorganizing the standards into a clearer structure, eliminating duplicate requirements, relocating provisions better addressed elsewhere in the Municipal Code, simplifying language, using tables and graphics where helpful, separating objective standards from more subjective design preferences, and revising standards that could unintentionally create constraints on multifamily development.

The March evaluation also noted that the existing framework could be difficult to navigate and, in some cases, overly rigid. The number of detailed requirements and the need to comply with all applicable standards to remain within the ministerial process can create challenges, particularly when unusual site conditions are involved.

Following the March 26 Study Session, staff and MBI continued a detailed review of Chapter 18.64.

The initial goal was to preserve as much of the existing work as possible. Standards were reviewed individually, existing exhibits were evaluated, duplicate requirements were identified, and provisions were reorganized and rewritten in an effort to make the chapter easier to use.

As the work progressed, however, it became clear that the project required more than a simple cleanup or reorganization. Some standards needed substantial revision. Some appeared better suited for other sections of the Municipal Code. Others needed to be removed, and additional material was needed to address gaps or better explain how the standards should work. At the same time, staff and MBI continued trying to preserve many of the City's existing standards, concepts, and exhibits.

As these changes accumulated, it became increasingly difficult to organize everything within the existing chapter in a way that remained clear and easy to follow. Continuing to layer new language, relocated requirements, revisions, and additional explanation onto the existing structure was beginning to work against one of the goal of making the City's requirements easier to understand.

Staff therefore made the decision to change direction. Rather than continue with a line-by-line rewrite of Chapter 18.64, staff asked MBI to begin developing a new, cleanly organized Objective Design Standards Manual. This does not mean that the previous work has been discarded. The existing standards, exhibits, prior consultant work, proposed revisions, and comments received from the Planning Commission, City Council, and community are all being used to help shape the new document.

EXISTING REVIEW PROCESS

Under the existing Chapter 18.64, a multifamily or mixed-use residential project that complies with the applicable Objective Design Standards and zoning requirements is eligible for ministerial review. If an applicant proposes to deviate from the ODS, the chapter directs the project into the applicable discretionary Site and Architectural Review process. (Attachment 2)

As staff evaluated how the existing standards operate in practice, the relationship between these two review pathways was identified as an area that could be clearer.

Under the current structure, a relatively limited issue with one design standard can affect the review process for the project as a whole. When combined with a large number of detailed standards and different site conditions, this can create uncertainty for both applicants and staff.

The updated framework is intended to provide a clearer distinction between projects that are subject to a statutory streamlined or ministerial approval process and projects that may proceed through the City's traditional discretionary Site and Architectural Review process.

Projects entitled to streamlined or ministerial processing under applicable State law must be reviewed using the objective standards and procedures that apply to that process. At the same time, a separate discretionary Site and Architectural Review process may continue to be available for projects that are not using a statutory streamlined process, where discretionary review is otherwise permitted. The goal

is to provide greater certainty by clearly identifying the applicable review process, when that process applies, and the standards that will be used to evaluate the project. This directly supports the intent of Housing Element Program 13 to promote certainty in the planning and approval process.

Staff and MBI are also evaluating the overall effect of the standards when they are applied together. A standard can be measurable and objective on its own, but the overall set of requirements still needs to work as a practical system. The existing ODS contain a large number of detailed requirements. Some overlap with other sections of the Municipal Code, some address matters regulated elsewhere, and some may be difficult to apply to certain sites because of parcel configuration, access, topography, or other conditions. These were among the issues identified during the March 26 evaluation.

The purpose of this update is not to lower the City's expectations for quality development. Rather, the goal is to identify the design outcomes that are important to Grand Terrace and express those expectations through standards that are clear, objective, appropriately located, and practical to administer.

This approach also supports Housing Element Program 13. Standards that are clear and workable provide greater certainty while reducing requirements that may unnecessarily complicate otherwise viable housing development.

Clear standards also benefit the public. Residents, applicants, staff, and decision-makers should all be able to understand what the City expects from new development before a project is submitted.

OBJECTIVE DESIGN STANDARDS GUIDEBOOK

The primary change since the March Study Session is the decision to move the detailed Objective Design Standards into a separate manual rather than trying to maintain the entire document within Chapter 18.64.

Staff believes this format provides greater flexibility in how the City's design requirements can be communicated. A separate manual or guidebook can use diagrams, photographs, illustrations, tables, measurement examples, and other graphics much more effectively than a traditional Municipal Code chapter.

For design standards, these tools can make a significant difference. A written standard may explain a required building setback, façade treatment, or parking layout, but a clear diagram can often show the same requirement more quickly and with less room for misunderstanding.

The goal is therefore not simply to create a better-looking document.

The goal is to create standards that are easier to find, easier to understand, and easier to apply consistently.

The preliminary draft included with this report already reflects this general direction. It identifies the standards as a separately formatted policy document and emphasizes predictability and ease of interpretation for applicants, staff, property owners, and decision-makers.

The Objective Design Standards Manual included as Attachment 4 is a preliminary working draft. It is being provided at this stage so the Planning Commission and City Council can see the proposed format, organization, and overall direction of the project while there is still an opportunity to provide meaningful feedback.

The draft is not complete, and staff is not asking the Planning Commission or City Council to approve

or endorse each individual standard at this workshop. Additional chapters, standards, project types, graphics, illustrations, and other refinements will be added as the document continues to develop.

Staff and MBI will also continue reviewing the manual against applicable State law, the Municipal Code, the Housing Element, previous City discussions, and practical development considerations. The preliminary draft currently includes chapters addressing general provisions, sustainable design, site design, building design, and utilities and services.

The purpose of presenting the draft now is to show where the project is headed, not to suggest that the document is finished.

MUNICIPAL CODE AND THE ODS GUIDEBOOK

The Municipal Code and the ODS guidebook should complement one another rather than duplicate or conflict with each other. In general, the Municipal Code should establish the basic requirements that govern development, while the ODS Manual should focus on the objective design of buildings, sites, and related improvements.

There will naturally be some overlap between the two, and part of the work ahead will be determining where individual requirements are most appropriately located. For example, a requirement that establishes how much or how many of a particular feature a project must provide may be more appropriately located in the Municipal Code, while the ODS Guidebook can address how that feature should be designed or incorporated into the site. The existing Chapter 18.64 already recognizes this relationship by stating that the ODS supplement development standards contained elsewhere in the City's zoning regulations.

As work on the manual continues, staff will therefore also review the City's applicable multifamily and mixed-use development standards. This will provide an opportunity to identify outdated standards, gaps, duplicate requirements, inconsistencies, or provisions that may be better located elsewhere. The goal is to make the City's overall regulatory framework easier to understand and administer.

PRIOR INPUT

The City's Objective Design Standards have been discussed publicly since 2022 through Planning Commission meetings, City Council meetings, joint workshops, public hearings, and a community workshop.

The original ordinance reflects the City's desire to maintain quality design and protect community character while also responding to State housing requirements. (Attachment 2) Staff and MBI will continue reviewing those earlier discussions as the new manual is developed. Where an existing standard or design concept still addresses an important City or community concern, the intent is to carry that idea forward in a clearer and more workable form.

The new manual therefore provides an opportunity to preserve the work and public input that went into the original ODS while improving how those expectations are organized, explained, and applied.

NEXT STEPS

Following the Joint Study Session, staff and MBI will continue development of the Objective Design Standards Manual based on feedback received from the Planning Commission and City Council. The next phase of work will include completing the remaining portions of the manual, refining the standards, adding graphics and illustrations, addressing additional project types and development

conditions, and continuing to review the relationship between the manual and the Municipal Code.

Staff will also continue reviewing the City's underlying multifamily and mixed-use development standards to determine whether related Municipal Code amendments are needed to create a clear and coordinated framework.

Once this work is further developed, staff will return to the Planning Commission and City Council with a more complete ODS Manual and any related Municipal Code amendments through the appropriate public review and adoption process.

RECOMMENDATION

Receive the presentation and public comment and provide feedback to staff and Michael Baker International regarding the revised direction for the City's Objective Design Standards.

ATTACHMENTS

Attachment 1- Housing Element Program 13 – Objective Standards

Attachment 2 - Ordinance No. 348 and Existing Chapter 18.64

Attachment 3 - March 26, 2026 Joint City Council and Planning Commission ODS Study Session Staff Report and Recommendations

Attachment 4 - Preliminary Draft Multifamily Objective Design Standards Manual

Attachment 5 - Selected State Housing Law Reference Materials

ENVIRONMENTAL IMPACT:

This workshop is informational only. No project approval, ordinance amendment, or policy adoption is being considered at this meeting. Not a project.

FISCAL IMPACT:

The Objective Design Standards project is funded through the Southern California Association of Governments Subregional Partnership Program (SRP) 2.0. The program supports Housing Element implementation and efforts intended to facilitate housing production. There is no anticipated General Fund impact associated with this workshop.



- Revise site development standards to decrease the minimum living area to 675 square feet for one bedroom units, 850 square feet for two bedroom units, and 1,025 square feet for three bedroom units, with an 175 square feet required for each additional bedroom beyond three (scheduled for 2024 updates).

Responsible Agency: Community Development/Planning
 Objective: Amend the Development Code by October, 2025 unless otherwise noted for specific code amendment items. Then, annually monitor the effectiveness of the amended Development Code in addressing the following:
Emergency Shelters, Transitional Housing, and Supportive Housing
Single-Room Occupancy
Low Barrier Navigation Centers
 Timing: Code amendment in 2025
 Funding sources: General Fund

Program 12 Employee Housing

Pursuant to Health and Safety Code section 17021.5, define and permit employee housing in compliance with the Employee Housing Act. Revise zoning to allow farmworker housing in all agricultural zones throughout the City.

Pursuant to Health and Safety Code section 17021.6, employee housing for six or fewer employees is treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone. Revise zoning to allow employee.

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints
 Timing: Code Amendment 2024
 Funding sources: General Fund

Program 13 Objective Standards

Pursuant to SB 330, adopt objective design standards to ensure development standards, design guidelines, and findings are objective, promote certainty in the planning and approval process.

Responsible Agency: Community Development/Planning
 Objective: Mitigate governmental constraints
 Timing: This amendment was completed by Ordinance 348 in 2023.
 Funding sources: General Fund



AGENDA REPORT

MEETING DATE: March 28, 2023 *Council Item*

TITLE: Second Reading and Adoption of an Ordinance of the City Council of Grand Terrace, California, Amending Title 18 of the Grand Terrace Municipal Code, Establishing Objective Design Standards for Multi-Family Housing and Mixed Use Developments

PRESENTED BY: Haide Aguirre, Senior Planner

RECOMMENDATION: 1. Direct the City Attorney to Read the title of the Ordinance, waive further reading, and adopt **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, STATE OF CALIFORNIA, FINDING ZONING CODE AMENDMENT 22-03 IS EXEMPT FROM CEQA PURSUANT TO SECTION 15061(B)(3) AND AMENDING TITLE 18 OF THE GRAND TERRACE MUNICIPAL CODE BY ADDING CHAPTER 18.64 ESTABLISHING OBJECTIVE DESIGN STANDARD REQUIREMENTS**

2030 VISION STATEMENT:

This staff report supports our Mission Statement, to preserve and protect our community and its exceptional quality of life through thoughtful planning, within the constraints of fiscally responsible government; and

Goal No. 3, to promote economic development by updating zoning and development codes in preparation of future development.

BACKGROUND:

The City of Grand Terrace desires to establish Objective Design Standard requirements in accordance with Senate Bill 35 (SB 35) and Senate Bill 330 (SB 330).

These objective design standards intend to respond to State law by making changes to the zoning Ordinance (Title 18) establishing Chapter 18.64 Objective Design Standards (Attachment A).

The proposed Objective Design Standards (“ODS”) will supplement the City’s existing development standards as outlined in each zoning district. The regulations do not affect or change allowable land use types and do not replace individual zoning district development standards established for lot size, setbacks, lot coverage, building height, etc. The process to review and approve development projects relying upon implementation of these standards aligns with the State requirements that the City

adopt a ministerial review and approval process for multifamily residential development and mixed-use development with a residential component comprising at least two-thirds of the project.

In addition, the proposed ODS contain standards for sustainable design, building design, site design, and establishes the procedures for conducting ministerial design review, including provisions that allows for discretionary review of a project by the Planning Commission should an applicant choose to deviate from the established standards.

On May 19, 2022, the Planning Commission received a presentation introducing the proposed ODS requirements and on June 16, 2022, a joint Special Workshop Meeting was held by the City Council and Planning Commission/Site and Architecture Review Board to provide feedback to staff.

On January 19, 2023, the Planning Commission/Site and Architecture Review Board conducted a duly noticed public hearing and voted unanimously 5-0 adopting a Resolution recommending City Council adoption.

The Planning Commission recommendation included a couple of additional provisions:

1. Compliance with San Bernardino County Fire; and
2. Directed staff to include additional requirements to mitigate privacy issues. Multi-family residential units have limited privacy due to the type of development; however, a 10-foot landscaping setback has been included requiring vertical evergreen trees at a minimum height of 20-feet, and maximum spacing of 10-feet on-center at installation to provide landscape privacy screening to adjacent existing residential development.

On Tuesday, February 14, 2023, the City Council conducted a duly noticed public hearing and voted unanimously 4-0 to continue this item and directed staff to hold an additional ODS community workshop.

A community workshop was scheduled for Tuesday, March 14, 2023, from 4:00 p.m. to 6:00 p.m. in the Council Chamber. The ODS workshop flyer was posted in the city's kiosk, on the city's Website, Facebook, Twitter, and e-mail blast. In addition, the ODS workshop flyer was printed in the local adjudicated newspaper on March 2, 2023, and March 9, 2023.

On Tuesday, March 14, 2023, the City Council continued the duly noticed Public Hearing and voted unanimously 4-0 adopting an Ordinance amending Title 18 establishing Chapter 18.64 - Objective Design Standards.

No changes have been made to the proposed Ordinance since its introduction. The Ordinance is now ready for second reading and adoption by the City Council.

ENVIRONMENTAL:

The proposed zoning code amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15061(b)(3), which states the activity is covered by the general rule that CEQA applies only to projects [that] have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Amending the Grand Terrace Code to include Objective Design Standards (ODS) would not result in any environmental impacts. Future development projects subject to the proposed ordinance would be reviewed for potential environmental impacts.

FISCAL IMPACT:

There will be no expenditure on the part of the city to adopt this ordinance.

ATTACHMENTS:

- Ord No. 348 - Objective Design Standards (DOC)
- Exhibit_ Grand Terrace Draft ODS (DOCX)

APPROVALS:

Haide Aguirre	Completed	03/16/2023 10:36 AM
City Manager	Completed	03/23/2023 12:06 PM
City Council	Pending	03/28/2023 6:00 PM

ORDINANCE NO. 348**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND TERRACE, STATE OF CALIFORNIA, FINDING ZONING CODE AMENDMENT 22-03 IS EXEMPT FROM CEQA PURSUANT TO SECTION 15061(B)(3) AND AMENDING TITLE 18 OF THE GRAND TERRACE MUNICIPAL CODE BY ADDING CHAPTER 18.64 ESTABLISHING OBJECTIVE DESIGN STANDARD REQUIREMENTS**

WHEREAS, the City of Grand Terrace ("City") adopted a zoning code, which has been amended from time to time; and

WHEREAS, pursuant to Sections 65800 and 65850 of the California Government Code, the City may adopt ordinances to regulate the use of buildings in compliance with the California Government Code; and

WHEREAS, the proposed Zone Code Amendment 22-03 to the Municipal Code is consistent with the goals and policies of the City of Grand Terrace General Plan; and

WHEREAS, this Ordinance proposes to amend the Municipal Code, Title 18 (Zoning), Chapter 18.64 establishing Objective Design Standard requirements as provided in Zone Code Amendment 22-03, which is attached hereto and incorporated herein by this reference as Exhibit A; and

WHEREAS, the City Council has determined that Objective Design Standards meet the intent of Assembly Bill 35 to streamline the review process for multi-family residential projects while maintaining high development standards; and

WHEREAS, pursuant to Chapter 18.90 (Amendments) of the City of Grand Terrace Municipal Code, the City Council shall hold a public hearing on any proposed amendment to the Zoning Code; and

WHEREAS, Zoning Code Amendment 22-03 is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) which states the activity is covered by the general rule that CEQA applies only to projects [that] have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Amending the Grand Terrace Municipal Code to include objective design standards would not result in any significant environmental impacts due to the narrow scope of the project; and

WHEREAS, on May 19, 2022, the Planning Commission received a presentation introducing the proposed Objective Design Standard requirements and provided comments to staff; and

WHEREAS, on June 16, 2022, the Grand Terrace City Council and Planning Commission/Site and Architectural Review Board (“Planning Commission”) conducted a joint workshop discussing Objective Design Standard requirements providing comments to staff; and

WHEREAS, on January 19, 2023, the Grand Terrace Planning Commission conducted a duly noticed public hearing at a regular meeting of the Planning Commission on Zoning Code Amendment 22-03 at the Grand Terrace City Hall Council Chamber located at 22795 Barton Road, Grand Terrace, California and concluded the hearing by adopting a Resolution recommending 5-0 that the City Council determine that this Ordinance is exempt from CEQA pursuant to Section 15061(b)(3) and approve this Ordinance establishing Objective Design Standard requirements; and

WHEREAS, on February 14, 2023, the Grand Terrace City Council conducted a duly noticed public hearing on Zoning Code Amendment 22-03 at the Grand Terrace Council Chamber located at 22795 Barton Road, Grand Terrace, California 92313 and voted unanimously 4-0 to continue the hearing and directed staff to schedule a Community Workshop; and

WHEREAS, on March 14, 2023, a Community Workshop was held from 4:00 p.m. to 6:00 p.m. at the Council Chamber located at 22795 Barton Road, Grand Terrace, California on Zoning Code Amendment 22-03 proposing Objective Design Standards. The Objective Design Standards workshop flyer was posted in the city’s kiosk, on the city’s Website, Facebook, Twitter, and e-mail blast. In addition, the Objective Design Standards workshop flyer was printed in the local adjudicated newspaper on March 2, 2023, and March 9, 2023; and

WHEREAS, on March 14, 2023, the Grand Terrace City Council conducted a duly noticed public hearing at the regular meeting on Zoning Code Amendment 22-03 at the Grand Terrace City Hall Council Chamber located at 22795 Barton Road, Grand Terrace, California and concluded the hearing and voting unanimously 4-0 to adopt a Resolution on March 14, 2023, and to conduct a second reading on March 28, 2023; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY GRAND TERRACE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby specifically finds that all the facts set forth in the above Recitals, are true and correct and, further, incorporated such facts herein.

SECTION 2. Based upon the forgoing and all oral and written testimony by members of the public and City staff (including, but not limited to, staff reports and attachments) made at the public hearing, the City Council hereby finds that the Project is not subject to environmental review pursuant to Section 15061(b)(3) of Title 14 of the California Code of

Regulations because the revisions are regulatory in nature and will not in themselves create impacts to the environment.

SECTION 3. Based upon the forgoing and all oral and written testimony by members of the public and City staff (including, but not limited to, staff reports and attachments) made at the public hearing, the City Council specifically finds as follows:

1. Zoning Code Amendment 22-03 will not be detrimental to the health, safety, morals, comfort, or general welfare of the persons residing or working within the City because these amendments establish “Objective Design Standard” requirements that will support State requirements to provide ministerial review on multi-family projects and mixed-use development while preserving the architectural standards to create and promote visual character of the community and protecting the quality of life of residents and visitors.
2. Zoning Code Amendment 22-03 is consistent with the General Plan and the Municipal Code because these amendments establish “Objective Design Standard” requirements that support the goals and policies of the General Plan programs and policies that will preserve and enhance the quality and character of the city, encourage street oriented mixed-use and multi-family residential projects while maintaining the highest standards to provide development that will enhance the surrounding development.
3. Zoning Code Amendment 22-03 will not be injurious to property or improvements in the neighborhood or within the city. The establishment of “Objective Design Standards” create a set of requirements that maintain high quality of design and construction for multi-family and mixed-use development. The Objective Design Standard requirements will allow the construction of high-density development that will revitalize the city’s image and enhance the visual character of the community as well as curb the negative impacts of multi-family and mixed-use developments in general.

SECTION 4. Based upon the forgoing and all oral and written testimony by members of the public and City staff (including, but not limited to, staff reports and attachments) made at the public hearing, the City Council finds this Ordinance, adopting Objective Design Standards 22-03, is exempt from CEQA pursuant to section 15061(b)(3).

SECTION 5. Based upon the forgoing and all oral and written testimony by members of the public and City staff (including, but not limited to, staff reports and attachments) made at the public hearing, the City Council hereby amends Title 18 (Zoning) of the Grand Terrace Municipal Code as provided in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 6. Inconsistencies. Any provision of the Grand Terrace Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such

inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

SECTION 7. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable. The City Council of the City of Grand Terrace declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this Ordinance are declared invalid.

SECTION 8. Effective Date. This Ordinance shall become effective thirty (30) days from and after its adoption.

SECTION 9. First read at a regular meeting of the City Council held on the 14th day of March 2023, and adopted the Ordinance after the second reading at a regular meeting held on the 28th day of March 2023.

SECTION 10. Certification. The Mayor shall sign, and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in that regard and this Ordinance shall take effect 30 days after its final passage.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Grand Terrace at a regular meeting held on the 28th day of March 2023.

Bill Hussey, Mayor

ATTEST:

Debra L. Thomas
City Clerk

APPROVED AS TO FORM:

Adrian R. Guerra
City Attorney

Exhibit A

**Chapter 18.64
OBJECTIVE DESIGN
STANDARDS**

Sections:

18.64.010	Purpose, Intent and Applicability
18.64.020	Other Standards and Requirements
18.64.030	Definitions
18.64.040	Sustainable Design
18.64.050	Building Design
18.64.060	Site Design
18.64.070	Additional Standards
18.64.080	Additional Mixed Use Standards
18.64.090	Permits and Approvals

18.64.010 Purpose, Intent and Applicability

This chapter is intended to implement the provisions consistent with Senate Bill No. 35 and Senate Bill 330, Government Code Sections 65400

- A. Purpose. The purpose of this Chapter is to establish design standards that are objective for multifamily residential development and mixed-use development with a residential component to ensure that such development is attractively designed, maintains positive aesthetic characteristics, and to provide property owners and developers 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 the Municipal Code for 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 design standards that are objective while also ensuring that the City's requirements for quality design of multifamily residential development and mixed-use development with a residential component are satisfied. These design expectations are 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 a ministerial review process, as set forth in Section 18.64.080 (Permits and Approval). When an applicant elects to deviate from the objective design standards set forth in this Chapter, a ministerial review process shall not apply and the development application shall be subject to any required discretionary application types, review and approvals as set forth in Chapter 18.63 (Site and Architectural Review).

18.64.020 Other Standards and Requirements

- A. Zoning and Development Standards. A multifamily residential development 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 and other applicable provisions of Title 18 (Zoning).
- B. Subdivision Regulations. A multifamily residential development 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 17 (Subdivisions).
- C. Building/Fire Codes. A multifamily residential development 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, permit issuance and applicable fees. Projects must comply with San Bernardino County Fire submittal and review requirements.
- D. California Environmental Quality Act (CEQA). A multifamily residential development or mixed-use development project with a residential component that is designed in conformance with this Chapter, qualifying for a ministerial review process, 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, noise studies, parking studies, biological survey, historical survey) are required as part of the standard submittal checklist established by the Director, or as required through the imposition of standard conditions of approval. Any required technical reports shall conform to City requirements established for such reports. Projects that do not qualify for a ministerial review process shall be reviewed in compliance with the applicable CEQA guidelines for discretionary application types.

18.64.030 Definitions

For purpose of this chapter, the following terms shall be defined as follows:

- A. “Multifamily Residential Development” means a building(s) with two or more

attached residential units. It also includes a mixed-use development with a residential use as defined herein. This term does not apply to accessory dwelling units generally unless the application is for new construction of a single-family home with an attached accessory dwelling unit.

- B. “Mixed-Use Development” means a building(s) and site where at least two-thirds (2/3) of the square footage of the building(s) shall be designated for residential use. The two-thirds (2/3) calculation is based upon the ratio of gross square floor area (square feet) of residential units and related residential facilities to gross building(s) floor area (square feet) for the nonresidential use, such as commercial. Buildings that include both residential and nonresidential uses shall be credited proportionate to the intended use. The calculations of building(s) square footage shall not include non-conditioned building floor area or below-grade floor area, such as basements, or underground parking garages.
- C. “Ministerial Review Process” 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 ministerial review process simply ensures that the proposed development meets all the requirements of this Chapter.
- D. “Objective Design Standards” are defined in Government Code Sections 65913.4 and 66300 (a)(7) to mean that no personal or subjective judgment 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 City prior to submittal of a development application.

18.64.040 Sustainable Design

- A. LEED Platinum Requirement. For the purposes of this Chapter, all multifamily residential buildings and sites and mixed-use buildings and sites with a residential use shall demonstrate that the application qualifies for the “Platinum Level Certification,” or an equivalent standard as defined by the Leadership in Energy and Environmental Design (LEED) of the United States Green Building Council. Plans and/or supplemental specifications shall be provided at the time an application is submitted for preliminary or formal review as required by City application forms/checklists as established by the Director.
- B. Water Efficient Landscape Requirement. For the purposes of this Chapter, all multifamily residential development and mixed-use development with a residential use shall demonstrate that the application is in compliance with all applicable requirements by the Riverside Highland Water Company and compliance with the City’s Water Efficient Landscape regulations in Chapter 15.56. The landscaping application shall demonstrate conformance with the latest Model Water Efficient Landscape Ordinance (MWELo) guidelines by the California Department of Water Resources. Plans and/or supplemental specifications shall be provided at the time an

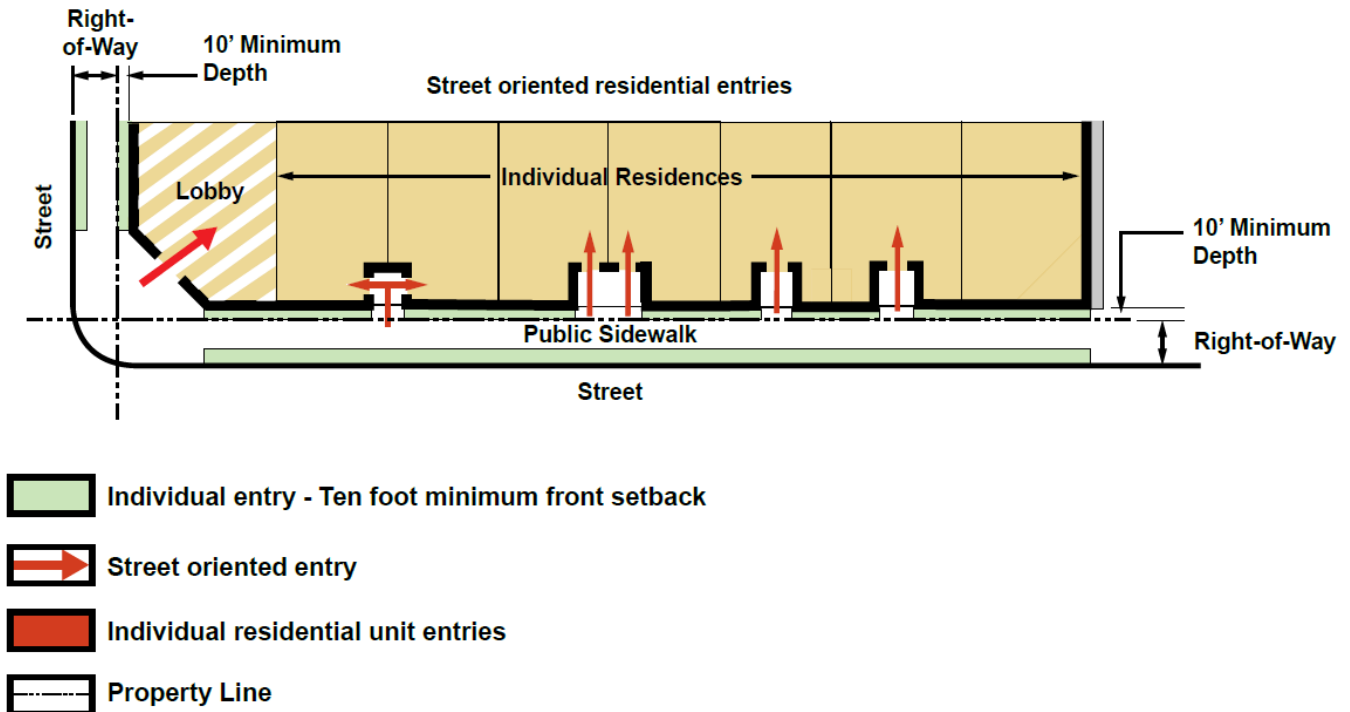
application is submitted for preliminary or formal review as required by City application forms/ checklists established by the Director.

18.64.050 Building Design

Unless otherwise noted, development shall comply with the Municipal Code design development standard requirements of the underlining zoned district in which they are located, including but not limited to front setback requirements, distance between buildings, required height, and lot coverage.

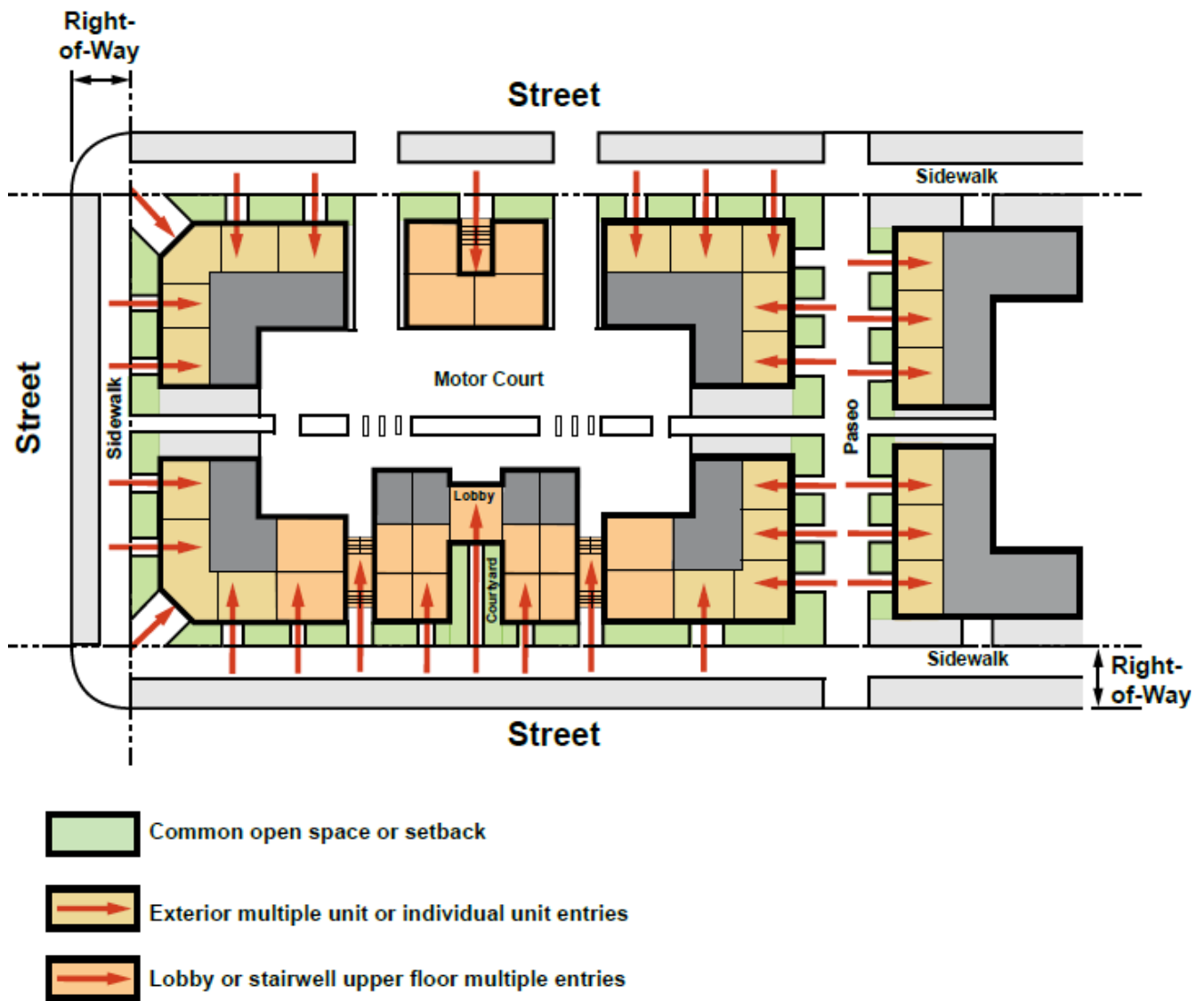
- A. Residential Entries. The following standards apply to first floor street or publicly accessible common open space-facing façades of residential or mixed-use buildings. The primary orientation of a building or unit entrance in multifamily residential site shall be designed in accordance with the following standards:
1. Street-oriented Entries. Buildings fronting a public street shall have a primary residential door entrance oriented to the public street or oriented to within 45 degrees of the line parallel to a public street intersection as illustrated in Figure 18.64.050A. Direct and unobstructed universal access shall be provided between the public sidewalk and the residential primary building entrance. Where a site is located on two or more public streets, the primary building first floor residential entry shall be oriented toward the street with the highest roadway classification as defined in the Circulation Element of the Grand Terrace General Plan. If a multi-family site fronts two public streets of equal roadway classification, either street frontage may be used to meet the entry standard.
 2. Individual Residential Unit Entries. Multi-family residential buildings with exterior residential unit entries shall front and be setback a minimum of ten (10) feet from the public sidewalk. Entries shall be linked to the public sidewalk with a ten (10) foot minimum width access walkway, ramp, and/or stairs as illustrated in Figure 18.64.050 A.

Figure 18.64.050 A



3. Common Open Space-oriented Entries. Multi-family residential building primary entries are permitted to be located at the first floor and directly accessible from publicly accessible common open space paseos, courtyards, plazas, or a street fronting residential setback as illustrated in Figure 18.64.050B. Common open space entries shall have direct sightlines and continuous and unobstructed universal access sidewalk routes between the entries and the street public sidewalk.
4. Exterior Multiple Unit Entries. Residential entrances serving multiple units shall be accessed from a first floor lobby or stairwell that is linked to a public sidewalk, publicly accessible open space, or residential front setback. Exterior entrances to individual units on upper floors utilizing an exterior access corridor visible and/or connecting to a public street shall serve a maximum of four units and shall be recessed with a minimum depth of ten (10) feet as illustrated in Figure 18.64.050 B.

Figure 18.64.050 B

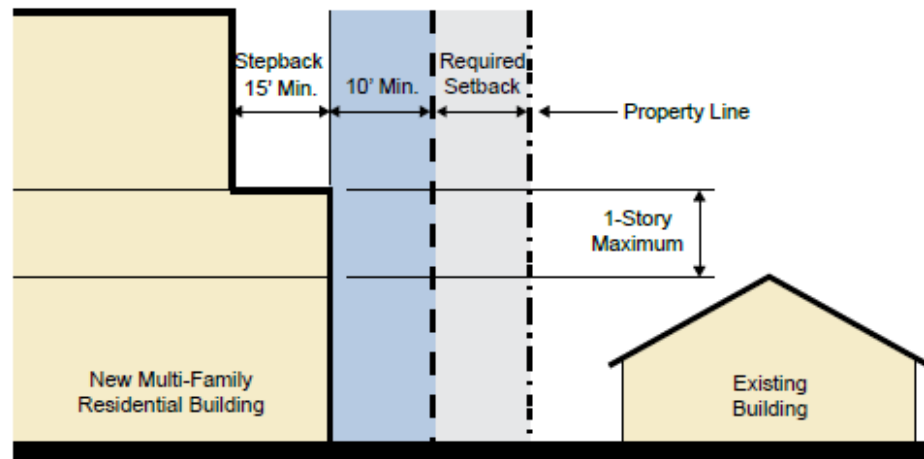


B. Modulation and Articulation. The massing and articulation of buildings in multifamily residential development shall be designed in accordance with the following standards:

1. Setbacks. Multifamily units that are anticipated to have impact adjacent development privacy. To mitigate the impacts, the following standards shall apply, as illustrated in Figure 18.64.050C.
 - a. Minimum requirements. When a multifamily residential building is constructed adjacent to any parcel that includes an existing structure, a fifteen (15) foot setback is required wherever the multifamily building is located within ten (10) feet of a required side or rear setback. The setback shall be for stories that are one (1) story greater than the highest roof line elevation of any existing residential structure.

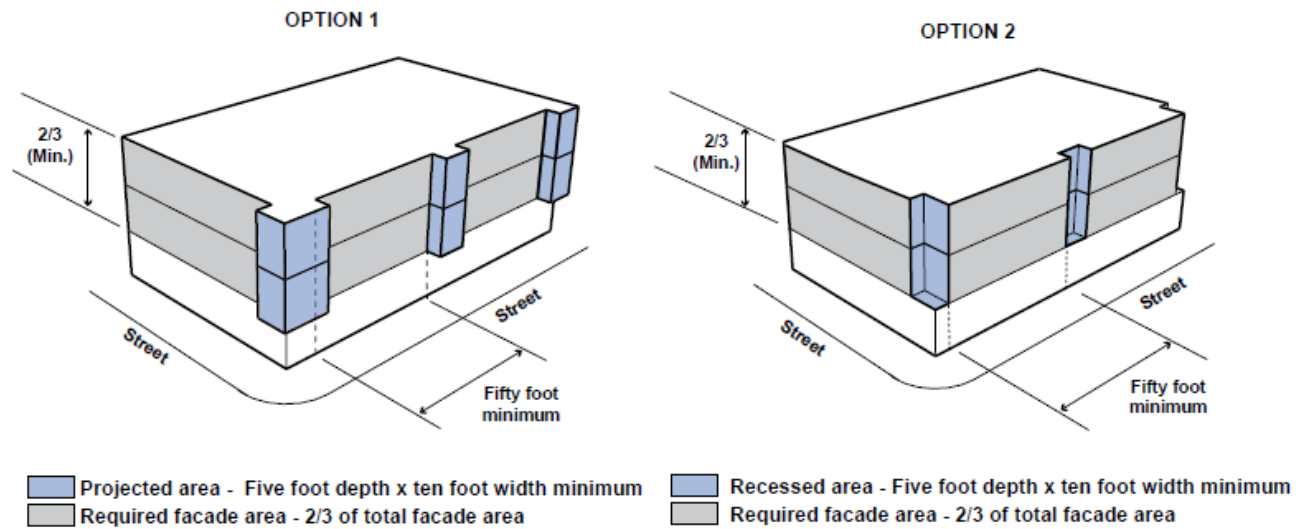
- b. Size and location of windows. To mitigate privacy impacts, residential units shall reduce the number and locate residential windows to minimize sightlines to existing development. All California Building Code egress window requirements for residential occupied units shall be met.
- c. Landscape privacy screening. When adjacent to existing residential development, a 10-foot landscaped setback shall include vertical evergreen trees, at a minimum height of 20 feet, and maximum spacing of 10 feet on-center at installation. All privacy screening trees shall be planted at a minimum of twenty-five (25) percent of full growth maturity. All trees shall be provided at a minimum size of 36-inch box.

Figure 18.64.050 C



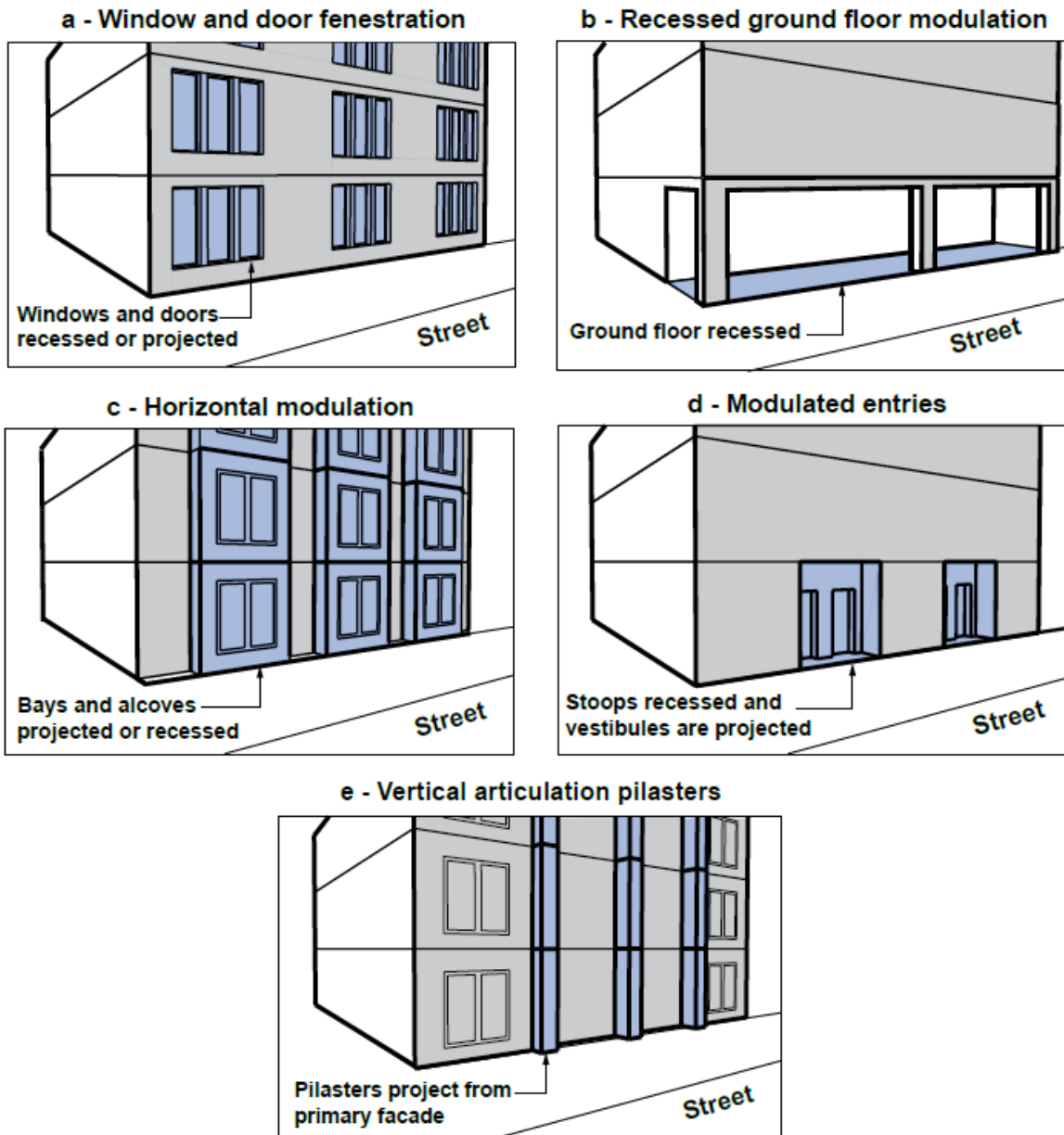
1. Facade Modulation. As illustrated in Figure 18.64.050D, all building facades shall be articulated horizontally a minimum of every fifty (50) feet along all sides, using facade projections, recesses, or step backs of upper floors. Façade area used to meet this standard shall be a minimum of five feet in depth and 10 feet in width and shall be articulated vertically a minimum of two-thirds ($\frac{2}{3}$) of the height of the structure.

Figure 18.64.050 D



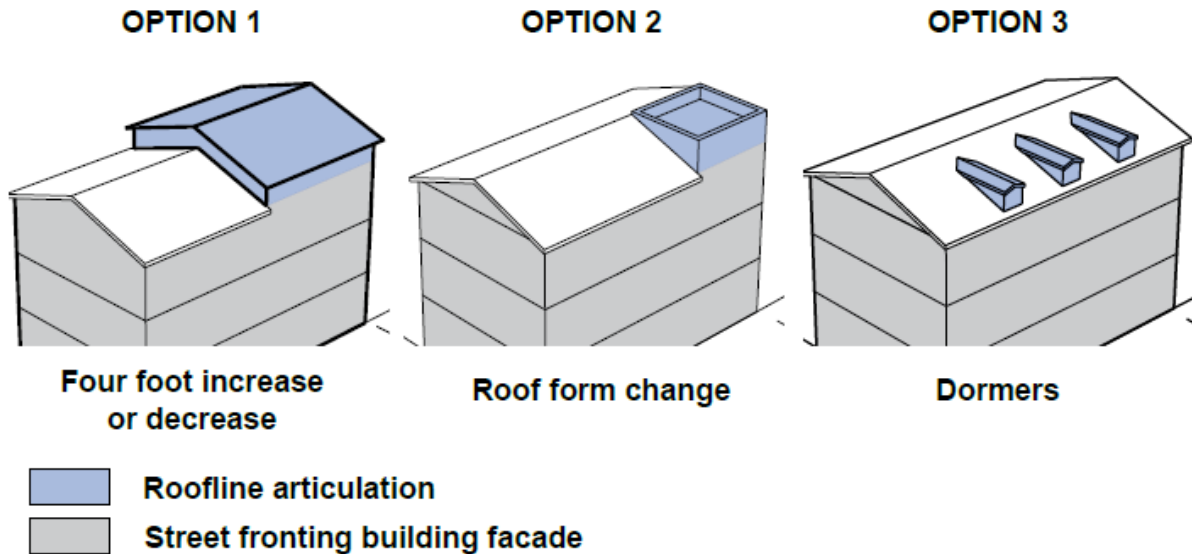
2. Façade Articulation. Articulation of any façade greater than 20 feet in length along any street- facing frontage, or 30 feet along any façade. These façades shall be articulated by incorporating at least three (3) of the following features each of which is illustrated in Figure 18.64.050E:
 - a. Window and door fenestration. All individual or window and door systems shall project a minimum of two (2) inches in depth from the primary wall plane or shall be recessed from the primary wall plane a minimum of three (3) inches;
 - b. Recessed ground floor modulation. Exterior arcades, porticos or cantilevered ground floor building recesses that provide sheltered walkways, patios, stoops or porches within the building footprint, having a minimum area of fifty (50) square feet;
 - c. Horizontal modulation. Projected or recessed bay, oriel, or alcove of a minimum two (2) foot depth variations from the primary wall plane for 30 percent of building frontage;
 - d. Modulated entries. A recessed stoop or porch or projected vestibule or foyer unit entry with a minimum area of fifty (50) square feet; or
 - e. Vertical articulation pilasters which project a minimum of six (6) inches in depth from the primary façade and extend the full height of the building from the first story finished floor elevation to the rooftop eave or top of parapet or cornice line.

Figure 18.64.050 E



3. Roofline Articulation. All building rooflines shall be vertically articulated at least every fifty (50) feet, through one of the following techniques as illustrated in Figure 18.64.050F:
 - a. Option 1- An increase or decrease in height of a minimum four (4) feet;
 - b. Option 2- A change in at least one (1) roof pitch or form; or
 - c. Option 3- Articulation of the roofline utilizing of one (1) of the following- dormers, gables, varying height cornices, and/or clerestory windows.

Figure 18.64.050F



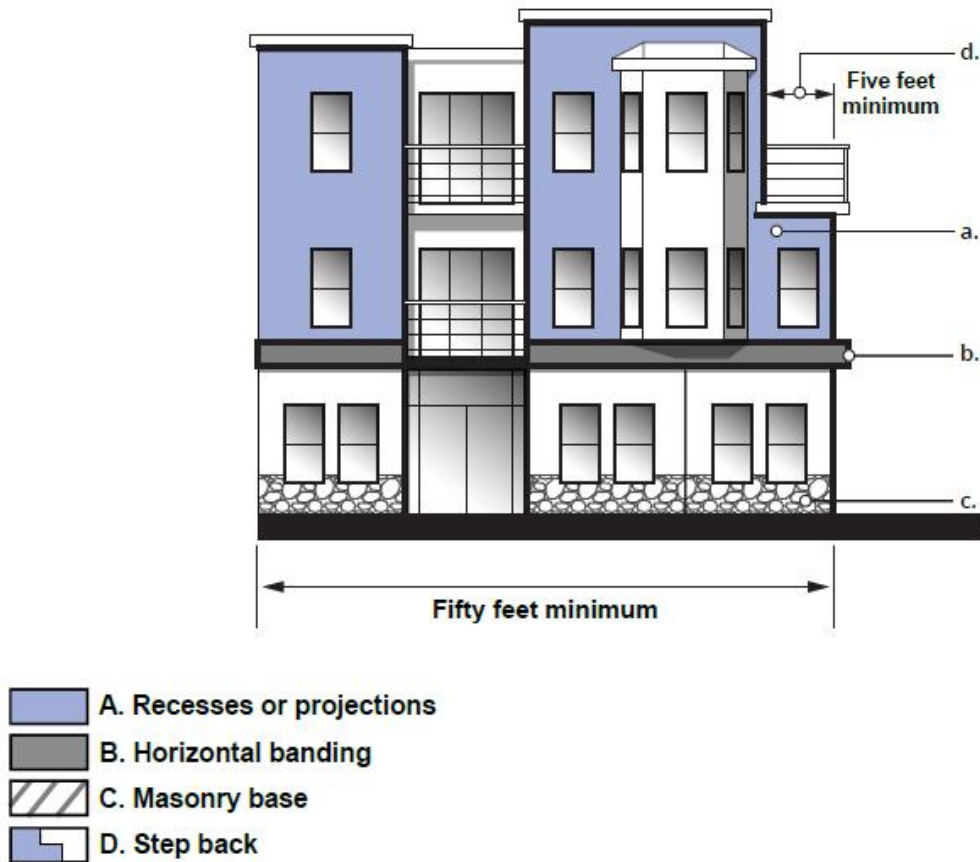
4. Horizontal Articulation. Buildings three (3) stories or greater in height shall be horizontally articulated a minimum of every one hundred (100) feet along all frontages through the use of either façade recesses or façade projections. Setbacks or projections shall be a minimum of five (5) feet in depth and ten (10) feet in width and shall extend the full height of the building from the first story finished floor elevation to the roof eave or top of parapet or cornice line.
5. Vertical Articulation. Buildings three stories or greater in height shall vertically differentiate the function and use of the first story from the upper story(s) by providing a façade cladding material change between the first story and upper stories for a minimum of 75 percent of all facades. Facades shall incorporate at least two of the following to achieve this differentiation as illustrated in Figure 18.64.050G:
 - a. Recesses or Projections. Variation in the primary façade plane projecting or recessing a minimum of four (4) inch in depth at the vertical transition line between the first story and upper story(s) façade materials.
 - b. Horizontal Banding. Horizontal articulation between the first story and upper story(s) primary façade planes utilizing a twelve (12) inch projecting ornamental or functional water table, belt course, molding or ledge.
 - c. Masonry Base. The first floor primary façade shall consist of a masonry material, including hand laid and mortared field stone, brick, split face, sand blasted, or burnished concrete masonry units (CMU), projecting a minimum depth of one inch from the primary façade of the building. Alternative masonry materials include tile, wood siding, shakes, or metal panels.

- d. Step Backs. Recessing the top story(s) of the façade a minimum of five (5) feet from the lower story(s) primary façade(s).

C. Architectural Elements. Buildings in multifamily residential development parcels shall be designed in accordance with the following standards:

1. Four (4) Sided Architecture. All buildings and structures within a multifamily development parcel shall utilize the same façade design elements, utilized the same materials and roof materials and articulation and modulation treatment on all building facades, including the use of paint colors.
2. Quality. Mixed income multi-family development parcels that include both affordable residential units and market rate residential units are required to be constructed using the same façade articulation and modulation treatment, façade colors, and materials such that the façades of affordable and market rate units are indistinguishable.
3. Private Open Space Amenity. All first (1) floor residential units shall include a private terrace or patio. All upper floor residential units shall include a private balcony or rooftop terrace.
4. Architectural Projections. All building façades and/or roofs shall include a minimum of two (2) of the following features above the first (1) floor of the building along all street frontages as illustrated in Figure 18.64.050 G. The horizontal distance between features shall be no greater than twenty-five (25) feet. The minimum width and depth of these features shall be as follows:
 - a. Greenhouse or garden windows- must be at least eight (8) inches in depth at the farthest point from the primary façade of the building, and five (5) feet in width.
 - b. Bay Windows- must be at least ten (10) inches in depth measured at the farthest point, and five feet in width.
 - c. Roof dormers- must be at least two (2) feet in depth measured at the farthest point from the roof surface of the building, and four (4) feet in width.
 - d. Balconies and Rooftop decks- must be at least five (5) feet in depth and ten (10) feet in width.

Figure 18.64.050 G



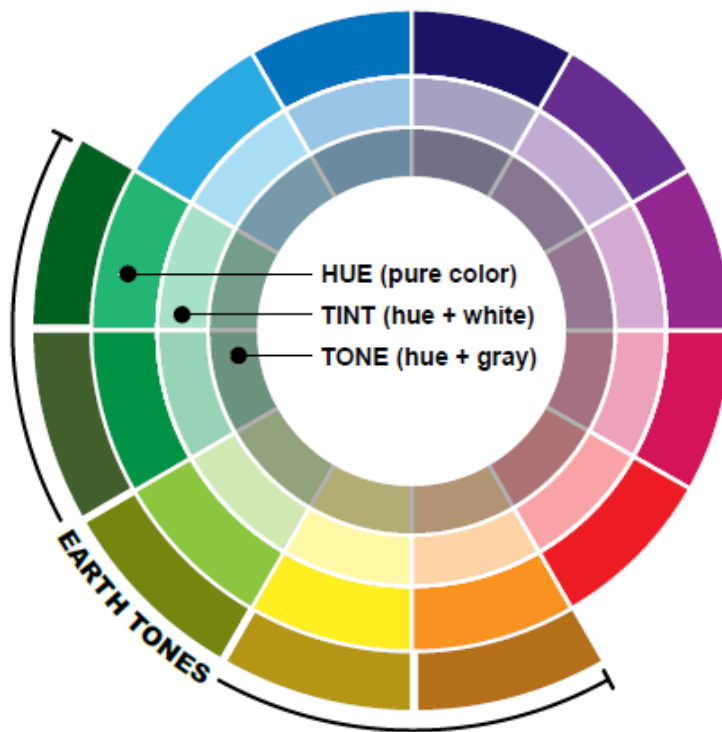
5. Blank Walls. First floor façade without doors or windows shall be no greater than two hundred (200) square feet where fronting sidewalks, multi-use paths, or publicly accessible outdoor common space areas. Blank wall frontages shall include front or side yard setback landscape screening foundation planting beds that must be a minimum of three (3) feet in width for the entire façade length.
6. Blank Wall Standards. Blank walls shall be mitigated where it is infeasible to provide openings, such as a parking garage, trash room, mechanical room, or electrical room. One of the following treatments shall be provided for any blank wall greater than twenty (20) feet in length:
 - a. Wall treatment. Wall treatment in the form of permitted graphic or sculptural art; decorative ceramic tile; or painted metal or treated wood latticework combined with living plant material shall be provided along the blank wall. A minimum of fifty (50) percent of the blank façade shall be treated.
 - b. Surface texture. Surface articulation that recesses or projects a minimum of two (2) inches from the face of the primary facade shall be provided. Stone, stone veneer, cast in place or precast concrete, and finished concrete block are permitted surface treatments. A minimum of fifty (50) percent of the blank facade shall be treated.

- c. Screen Landscaping. Planting in the form of any combination of climbing vines, perennials, annual flowers, decorative grasses or shrubs, shall be provided in planting beds, raised planting beds or planter boxes in front of the blank wall. Such planting bed or planter boxes shall extend to a depth of at least three (3) feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width and height of at least five (5) feet at time of landscape installation. A minimum of fifty (50) percent of the blank façade shall be screened by planted material.

D. Building Colors and Materials.

1. Primary Façade Material. Building primary façades shall be wood, stone, brick, stucco, fiber cement or other cementitious material, or composite wood or stone.
2. Secondary Façade Material. At least two (2) secondary façade materials shall be used on all building façades.
3. Building Color. Buildings shall have a minimum of one (1) primary façade color, one (1) secondary façade color, and two (2) accent window and door frame, or trim colors, and one (1) roof color.
4. Façade Color Standards. Facade colors shall be select that are appropriate for Grand Terrace's Inland Empire setting. Paint color and finish shall be muted and flat to imitate colors found naturally in nearby Blue Mountain soil, trees, rocks, and other organic materials.
 - a. The use of color and materials shall strengthen and complement building vertical and horizontal modulation.
 - b. All building facades shall be painted equally.
 - c. Facade Colors. The primary color and secondary colors shall be limited to warm white shades and rich, warm colors containing some brown (ranging from neutral tan to deep brown).
 - i. The outer ring of the color wheel illustrates the range of colors that are of an earth tone and are acceptable for use. Facade colors within the illustrated earth tone spectrum may vary in tint and tone but are not allowed to use the hue (pure color) as illustrated in Figure 18.64.050 H.

Figure 18.64.050 H



5. Fenestration Color Standards. Windows, doors, and trim shall be limited to a minimum of two (2) and a maximum of three (3) paint colors.
 - a. Window and door trim is permitted to utilize all the tints and tones of the full color spectrum.
 - b. Windows shall be limited to shades of black or warm colors containing deep brown.
 - c. Doors shall be permitted to utilize the tints and tones of the full color spectrum.
 - d. Prohibited Colors. Trim, Doors and Windows are prohibited from utilizing the hue of any color.
6. Color Sources. Building shall use the hex color palettes identified as earth tones in Hexcolorpedia <https://hexcolorpedia.com/?s=earth+tonespage%2F2page%2F2page%2F2> or equivalent on-line color tool that provides information about earth tone color. Buildings shall be limited to:
 - a. Primary Building Façade Colors. The primary hex color tints, tones and shades.
 - b. Primary Color Blending. Blending two hex color values to create a gradual transition.
 - c. Secondary Color Schemes. Complementary, analogous, triadic, tetradic, aesthetic, hue rotation and monochromatic hex colors schemes.
7. Prohibited Façade Materials. The following materials shall not be used for multi-

family residential building façade. Cladding shall include the following prohibited materials: vinyl siding, corrugated fiberglass siding, chain link fencing parapet or mechanical equipment screens, crushed colored rock veneer panel siding, corrugated metal, engineered oriented OSB sheathing panels, tongue and groove and T1-11 plywood siding. No more than five (5) percent of a façade may be of reflective vision and/ or spandrel glazing, tumbled glass tiles, ceramic tiles or architectural metal paneling. MDO or CDX grade or better weather protected painted or stained plywood panels used for board and batten cladding is permitted. No cladding shall have exposed or unfinished edges.

8. Windows. True divided lite window types are permitted. Simulated divided lite windows with decorative grilles embedded or applied to window glass glazing is prohibited. Window tinting is prohibited.
9. Doors. Fifty (50) percent minimum transparent glass doors for multiple unit lobby entrances shall be required but shall not be required for individual residential unit entries.

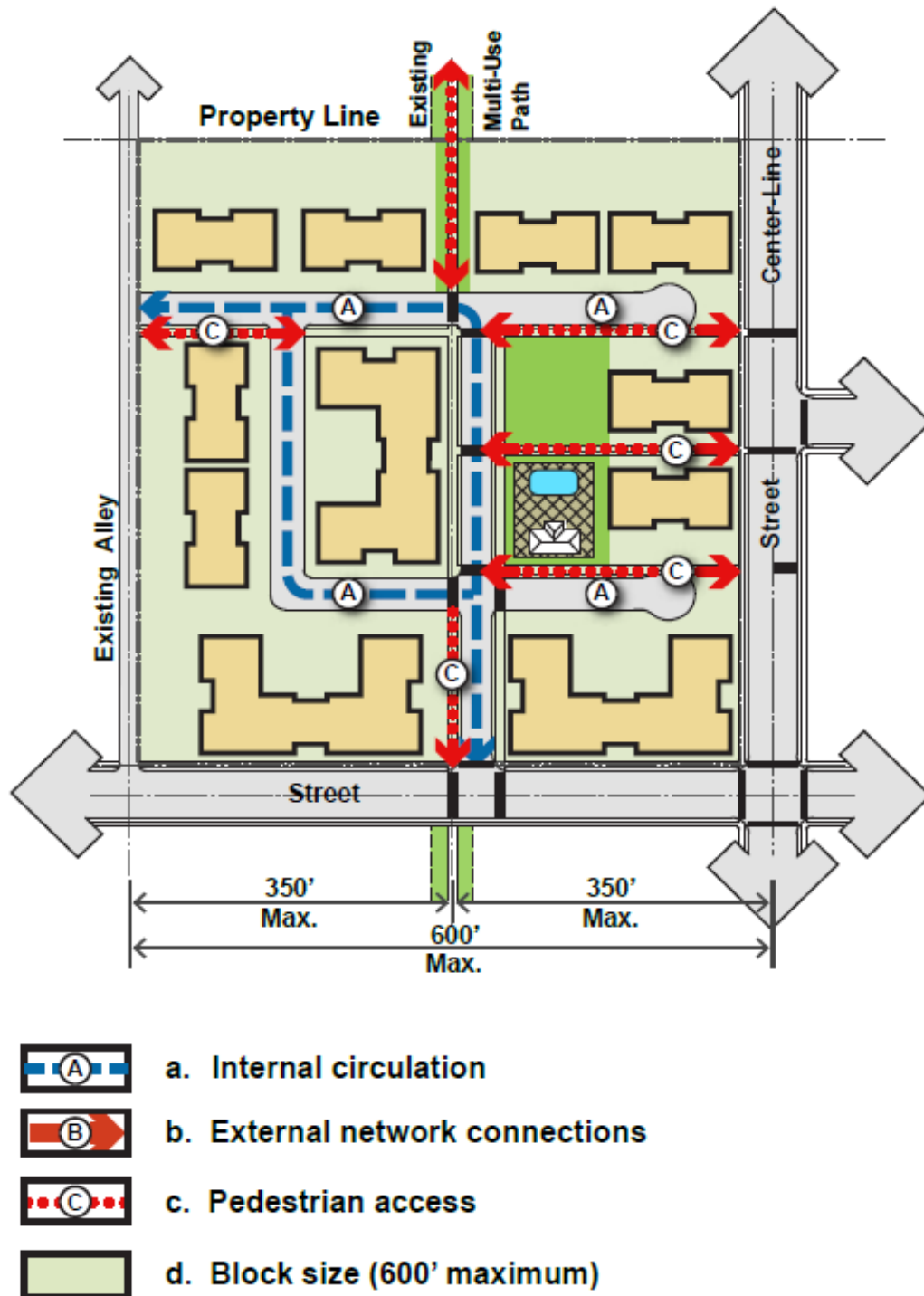
18.64.060 Site Design

- A. At-Grade Parking Lots and Individual Residential Unit Parking Garages/Carports. In addition to the requirements of Chapter 18.60 (Off-Street Parking), multifamily residential sites with at-grade parking lots, or where units are served by individual residential unit garages/carports, shall be designed in accordance with the following:
 1. Location. At-grade parking lots, parking spaces, or loading zones shall not be located between the building frontage and public streets. If a site consists of multiple buildings, this standard only applies to the building(s) fronting public streets. At-grade parking lots shall only be located behind street fronting buildings.
 2. Pedestrian Access. Publicly accessible six (6) foot minimum width sidewalks shall be provided through at-grade parking lots at a minimum of every four rows of parking or at a minimum of every one hundred thirty (130) feet, whichever is less. Publicly accessible sidewalks shall be designed to connect to buildings with consolidated entries and linked to other public sidewalks, and publicly accessible sidewalks within the site. All such pathways shall be clearly marked and differentiated from at-grade parking lot drive lanes areas by colored and or surface textured asphalt, unit pavers, or stamped concrete pavement treatment. Public accessible sidewalks shall meet the right-of-way established in the Grand Terrace, Circulation Element and shall include the required street landscape, per Municipal Code, Chapter 12.28-Street and Parkway Trees.
 3. Motor Vehicle Access. At-grade parking lot motor vehicle access shall be taken from an any existing alley. For sites without an alley, at-grade parking lot motor vehicle access shall be from a public street curb cut and driveway with the lowest roadway classification as identified in the Grand Terrace Circulation Element. Alleys shall be considered part of the multi-family site and shall be maintained by the property owner as a condition of use.
 4. Garage Door Setback. Individual residential unit parking garage doors that front the street shall be setback a minimum of five (5) feet behind the front primary façade of the multi-family building or the front façade of a covered porch or stoop that projects in front of the primary façade.

5. Garage/Carport Design. Individual residential unit parking garages and/or carports shall include equivalent façade design elements, fenestration, material and color application as those of the residential buildings within the site.
- B. Structured Parking. In addition to the requirements of Chapter 18.60 (Off-Street Parking), multifamily residential buildings that include structured parking shall be designed in accordance with the following standards:
1. Screening. Where multifamily building fronts public streets, structured parking shall not comprise more than fifty (50) percent of the first floor building width subject to the following:
 - a. Any two hundred (200) square feet or greater facade shall include required façade articulation, landscaping, and/or other requirements of C. Architectural Elements 5. Blank Walls.
 2. Ventilation. Façade natural exhaust ventilation openings shall be screened with wrought iron grilles and/or landscaping. Ventilation openings shall not exceed twenty (20) percent of any street fronting first floor façade.
 3. Control and Access. Mechanically or manually-controlled structured parking doors or gates shall be setback a minimum of forty (40) feet behind the back of a public sidewalk. For mixed use buildings or sites, the use of controlled entrances shall be limited to the portion of a structured parking reserved for resident parking spaces. At controlled structured parking driveway entrances, lanes shall be dimensioned to permit motor vehicle U-turns to allow a vehicle to exit without backing into the street. Parking spaces provided for multi-family building guest, service and delivery use shall be provided outside of any controlled entrance parking structure.
- C. Site Access and Connectivity. Multifamily residential site streets, sidewalks, and multi-use pathways shall include:
1. Internal Sidewalks. Sites shall provide unobstructed American with Disabilities Act (ADA) compliant five (5) foot minimum width surface separated by a minimum three (3) foot wide planting bed where fronting any building.
 2. Site Design. For multi-family sites, the following standards shall apply as illustrated in Figure 18.64.060A:
 - a. Internal Circulation. Multi-family sites that include internal streets or driveways shall provide uninterrupted continuous vehicle and walking connections through the site and a minimum of two (2) access points to fronting public streets or alleys and sidewalks.
 - b. All site internal streets, driveways, alleys, sidewalks, and multi-use pathways shall align with all existing and planned streets, alleys, sidewalks, and multi-use pathways external and fronting to the site.
 - c. Any internal site cul-de-sac or other dead-end street longer than three hundred (300) feet shall provide sidewalk or multi-use pathway connections between internal or external streets sidewalks or multi-use pathways.
 - d. Multi-family sites shall not be greater than six hundred (600) feet in length, measured from any fronting cross-street centerline, alley center line, or side property line. Walking and biking midblock access connections shall be

provided at distances no greater than three hundred fifty (350) feet measured from a cross-street center line, alley center line, or side property line to the mid-block sidewalk or multi-use pathway center line. All connecting midblock sidewalks or multi-use pathways shall have a ten (10) feet minimum width.

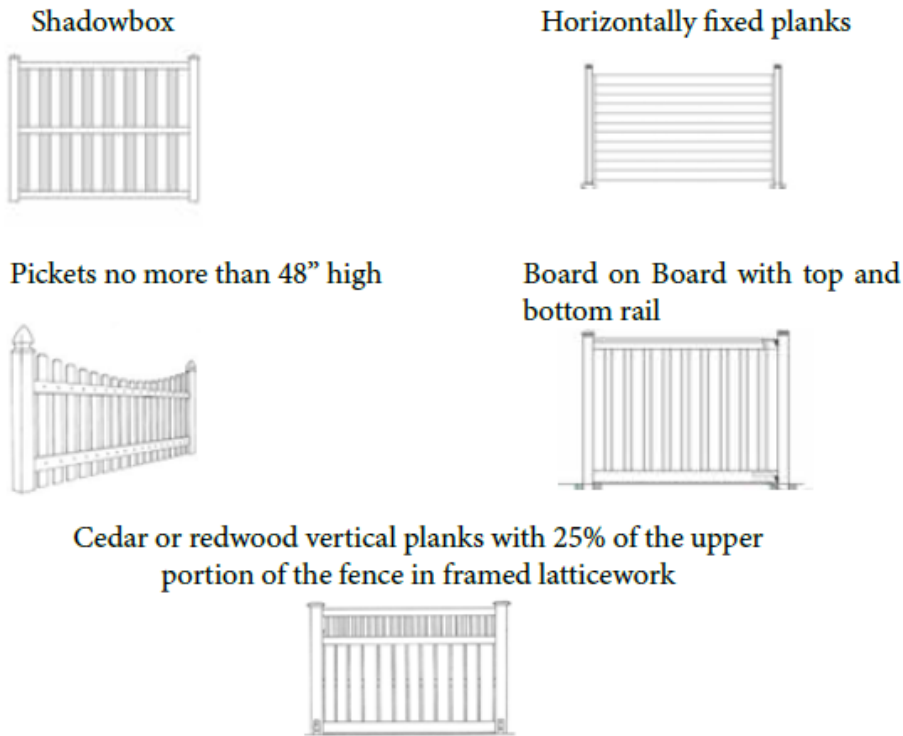
Figure 18.64.060 A



D. Landscaping and Common Open Space Amenities. Multi-family buildings and sites shall comply with all open space requirements of each zoning district and the following additional site design standards:

1. Minimum Requirements. Sites shall include live landscape plant and/or mulch materials throughout except where paved parking lots, streets, driveways, sidewalks, patios, service or utility structures/ pads, recreation facilities, or water elements occur. Live landscape planting will comprise a minimum of seventy-five (75) percent coverage and planted at fifty (50) percent (minimum) at installation.
2. Minimum Size. All site trees and shrubs shall be planted at a minimum of twenty-five (25) percent of full growth maturity. Trees within landscaped areas shall be provided at a minimum size of 36-inch box, or a minimum 48-inch box if tree specimen has a 20-foot canopy.
3. Concrete Surface Standards. Multi-use pathways adjacent to common open space areas that include flat work concrete surfaces greater than ninety-six (96) square feet shall be poured in place concrete. A minimum of fifty (50) percent shall be a stamped, salt, or exposed aggregate finish or utilize multiple colors of concrete with no individual section having more than ninety- six (96) square feet of one color. Stamped, or aggregate finish shall be used in high traffic areas.
4. Other Landscape Requirements. Landscape requirements not specifically stated on this Ordinance shall comply with the Municipal Code, Chapter 18.61- Landscape Requirements
5. Walls and Fences
 - a. Walls and fences within the front setback shall not exceed 3 feet in height.
 - b. Concrete or Concrete Masonry Unit (CMU) Will be constructed with split faced or shot blast CMU; or stone veneer over precision block; or monolithic poured concrete with surface resembling either stone veneer, or split face finish; or monolithic poured concrete with raised or depressed patterns of at least one half inch (1/2") covering 50% of the surface.
 - c. Fences must be constructed of cedar or vinyl materials. All posts must have caps. Acceptable type of wood fence are illustrated in Figure 18.64.060 B.

Figure 18.64.060 B



- d Other fences include:
- i. Wrought iron or decorative iron, must have twelve (12) inches by twelve (12) inches pilaster a minimum of every ten (10) feet
 - ii. Brick, stone, or brick or stone veneer over precision block.
 - iii. Glass fencing panels
 - iv. Columns of brick, stone, stone veneer or CMU as above no more than ten (10) feet apart with any of allowed fencing materials between the columns
6. Multi-family development sites shall comply with the parkway requirements included on Chapter 12.28 – Street and Parkway Trees.
 7. Common Open Space Standards (parkway requirements). Common open space resident amenities areas shall have a minimum dimension of 15 feet in depth and width and shall be contiguous to accommodate passive individual or group active recreational activity areas.
 8. Common Open Space Siting Criteria. Location of common open space amenity areas shall be determined by the following siting criteria:
 - a. Equal distance or less to no less than fifty (50) percent of all residential units within the multifamily building or site.
 - b. Solar orientation. Preferred Option- oriented no more than thirty (30) degrees off of a true south facing axis line. Alternative Option- oriented no more than thirty (30) degrees off of a true east or west facing axis line. Prohibited- oriented off a north facing axis line.

- c. Screening. Visually obstructed from first floor windows, streets, service areas and parking lots with a minimum five (5) wide landscaped planting bed and/or fencing excluding chain link materials. All fencing shall be subject to the height limitations of the zoning district and requirements of Chapter 18.73.070 (Fences and Wall Height).
9. Required Common Open Space Amenities. Common open space areas shall be designed to provide specific amenities as shown in Table 18.64.060A based upon the number of units within a multifamily residential development. The required amenities outlined in Table 18.64.060B are additive and require that the Base Amenity Type and Minimum Size of Amenity be satisfied for the applicable number of units threshold, plus all preceding Base Amenity Type and Minimum Size of Amenity Type, plus any additional increase in number or size of the amenity based upon the Additive Amenity Ratio. As an example, a multifamily residential development consisting of 16 units shall provide a business center with at least two work stations or a 250 square foot gym, plus an outdoor active use area or facility, plus 48 square feet of community garden area (32 sf + 16 sf), and two barbecue areas with seating.

Table 18.64.060A Multifamily Residential Development Amenity Standards		
# Of Units	Base Amenity Type And Minimum Size of Amenity	Additive Amenity Ratio
4	Barbecue with table seating	1/10 Units
8	32 sf Community Garden	8 sf/4 Units
12	1200 sf Outdoor Active Use Area	50 sf/1 Unit
16	Provide One of Two: • Business Center with 2 Work Stations • 250 sf of Gym	• 1 Workstation/8 Units • 5sf/I Unit
24	Provide Two of Three: • Business Center with 3 Work Stations • 290 sf Gym • Clubhouse with 400 sf Kitchen	• 1 Workstation/8 Units • 5sf/I Unit • 5sf/I Unit
32	Provide all of the following: • Business Center with 4 Work Stations • 290 sf Gym • Clubhouse with 440 sf Kitchen	• 1 Workstation/8 Units • 5sf/I Unit • 5sf/I Unit

Table 18.64.060B Multifamily Residential Development Amenity Standards		
Number of Units	Base Amenity Type And Minimum Size of Amenity	Additive Amenity Ratio
40	Provide all Amenities listed as the Base for 32 Units, and: Provide • One 36 SF In-Ground Outdoor Spa	Same rate as 32 Units 1.5 sf Increase/ 1 Unit > 100 Units
65	Provide all Amenities listed as the Base for 40 Units, and: Provide One of Two: • 800 sf Pool • 1000 sf Children's Play Area¹	Same rate as 40 Units • 10sf/1 Unit • 10sf/1 Unit
80	All Amenities Listed as the Base for 65 Units	Same Rate as 65 Units
100	All Amenities ² Listed for 80 Units and Provide one of two ³ : • One full sized Basketball Court • One full sized Tennis Court	• 1 Court + 75 Units • 1 Court + 100 Units
150	All Base Amenities ² Listed for 100 Units	Same Rates for All Apply
Notes: 1. Substitute 400 sf Wellness Facility 55+ Age Restricted Development, with an Additive Amenity Ratio calculated at 5 sf/1 Unit. 2. Allows Wellness Facility Substitution for 55+ Age Restricted Development 3. For 55+ Age Restricted Development May Substitute the Basketball Court with a Bocce Ball Court and/or replace the tennis Court with a Pickleball Court		

- E. Illumination. Multifamily residential sites and building façades shall comply with the following parking lot areas, pedestrian pathways, and building and structure exteriors illumination standards:
1. Common Area/Private Open Space. All publicly accessible common areas and private residential open space areas shall comply with the illumination foot-candle (fc) level standards as follows:
 - a. Service areas and vehicular traffic areas: minimum two tenths (0.2) fc, maximum four (4) fc.
 - b. Sidewalks and building entries: minimum one (1) fc, maximum five (5) fc, with an average of two (2) fc.
 - c. Parking lot and area: minimum one (1) fc, maximum four (4) fc.
 2. Sidewalks. Sidewalk lighting shall have a maximum light pole and fixture height of fifteen (15) feet.

3. **Parking Lots.** Parking lot and area light fixtures shall be fully shielded and dark sky rated. The light pole and fixture height shall be no greater than eighteen (18) feet above the parking lot finished grade.
 4. **Accent Lighting.** Glare-free direct accent light fixtures with an illumination ratio of less than thirty to one (30:1) shall be permitted to highlight façade articulation, artwork and landscape specimen plantings. The extent of light coverage of all site light installations shall not exceed two (2) foot candle maximum illuminance impact on any fronting residential or commercial sites.
- F. **Equipment and Service Areas.** Multifamily residential buildings and sites shall comply with the following equipment and service area standards:
1. **Underground.** All service connections and on-site utilities including wires, cable, and pipelines and equipment shall be installed underground.
 2. **Roof-top Screening.** All exterior mechanical and electrical equipment, which includes, but is not limited to roof-mounted, façade-mounted, or ground-mounted heating, venting, and cooling (HVAC) units, gas and electric utility meters, telecommunication equipment, backflow preventions, assemblies, irrigation control valves boxes, electrical transformers, pull boxes, and all HVAC ducting shall be screened. Roof-mounted equipment shall not be visible from eye level at five (5) feet above grade of fronting streets centerlines and/or first floors of buildings within twenty (20) feet of the multi-family site property lines. Screen façades shall utilize the same façade design elements, colors and materials of the building. All roof-mounted equipment shall be screened from public view by screening materials of the same nature as the building. Mechanical equipment shall be located below the highest vertical element of the building. Ground mechanical equipment units shall be screened in a manner consistent with the building façade.
 3. **Ground-mounted Screening.** All ground-mounted mechanical equipment, shall not be visible from eye level at five (5) feet above grade from any publicly accessible open space (rights-of- way, public trails, and parks). Screen façades shall utilize the same design elements, colors and materials of the building.
 4. **Refuse Standards.** Refuse collection and storage areas shall comply with the requirements of the City's service provider and the following standards:
 - a. Utilization of individual dwelling unit refuse containers shall be limited to buildings of four (4) units or less. The containers shall be stored within an unobstructed area of each resident's assigned parking garage space or within a common enclosed refuse container structure that utilizes the same façade design elements, materials, and colors of the residential building.
 - b. For multifamily residential buildings consisting of five (5) or more units, common container areas shall be provided and comply with the following standards:
 - i. An enclosed refuse container structure that utilizes the same façade design elements, materials, and colors of the residential building(s).
 - ii. Enclosed structure(s) shall be separated by a minimum of twenty (20) feet from any dwelling unit located within the multifamily residential site or from any property line.

- iii. The enclosed structures shall be located a maximum of one hundred (100) feet distance from the dwelling units served.
- iv. Trash enclosures shall be completely sheltered by a roof.
- v. No minimum distance from dwelling units is required if the containers are located within a fully enclosed refuse room of a residential building. The enclosed refuse room shall be located a maximum of seventy (75) feet from the dwelling units served.
- vi. Refuse container structures shall comply with Burrtec requirements.

18.64.070 Additional Standards

- A. Electric Vehicle Charging Stations (EVCS) Standards. A minimum of one (1) Electric Vehicle Supply Equipment (EVSE) per garage and one (1) EVSE per five parking spaces will be required on a multi-family building site. Parking spaces shall be exclusively dedicated for Electric Vehicle (EV) charging use.
 - 1. Minimum Space Requirements. A parking space served by EVSE shall count as one (1) parking space for the purpose of complying with any applicable minimum parking space requirements for multi-family development as established by the Municipal Code Chapter 18.60.030 Off-street Parking Regulations.
 - 2. Electric Vehicle Charging Space (EV Space) Locations. Where undedicated/guest parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents or guests. All EV spaces shall be located under a weather protected carport, within a parking structure, or private garage. Electrical equipment shall be located in areas that are well drained and shield from any landscape bed irrigation spray.
 - 3. Accessibility. EV parking spaces shall comply with at least one of the following options:
 - a. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
 - b. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.
 - 4. Electric Vehicle Charging Space (EV Space) Dimensions. The EV spaces shall be designed to comply with the following:
 - a. The minimum length of each EV space shall be nineteen (19) feet.
 - b. The minimum width of each EV space shall be nine (9) feet.
 - c. Surface slope for accessible EV space and the aisle shall not exceed one (1) inch vertical in forty-eight (48) inches horizontal (2.083 percent slope) in any direction.
 - d. Where vertical pole or pylon-mounted chargers are utilized, a minimum of thirty-six (36) inches of clearance shall be provided to ensure safe and easy movement around the charging station.
 - 5. Level 2 Electric Charging Requirements. A maximum of eighty (80) percent of

EVSEs shall have a minimum 40-ampere 208/240-volt dedicated EV branch circuit and shall be installed in close proximity to the proposed location of an EV charger, in accordance with the California Electrical Code.

6. Direct Current Fast Charging (DCFC) with Combo Connector Requirements. A minimum of twenty (20) percent of EVSEs shall have a minimum 40-ampere 208/240-volt dedicated EV branch circuit and shall be installed in close proximity to the proposed location of an EV charger, in accordance with the California Electrical Code.
 7. Smart Metering. Separate or sub-metering that allows electricity used to be isolated from the rest of the building's energy use shall be provided.
 8. Signage and Wayfinding. All EV parking spaces shall be identified as EV ONLY with a vertical pole or wall sign, and pavement shall be marked with a EV painted symbol as well. Manual on Uniform Traffic Control Devices (MUTCD) compliant signs shall be provided for reserved American Disabilities Act (ADA) accessible EV spaces. Additional information for tenant EVSE use including time limits for charging and enforcement; safety information; and host-operator information shall be provided.
 9. Host-Operator Agreements. The building owner/operator or Home Owner Association (HOA) shall be responsible for establishing any agreements and costs associated with EV charging for tenants.
 10. Equity. A minimum of ten (10) percent of electricity generated from solar panels installed on carports over EV spaces shall be credited to low income tenants for EVSE use. Host-Operator Agreements shall identify qualifications and process for low income tenants EV use.
- B. Public Art Standards. All multi-family development(s) shall comply with Ordinance 343, Chapter 18.81 Art in Public Places of Title 18 of the Municipal Code.
- C. Bicycle Parking Standards. These standards ensure that required bicycle parking is designed so people of all ages and abilities can access the bicycle parking and securely lock their bicycle. Bicycle parking shall be provided in areas that are safeguarded from theft and accidental damage. The standards allow for a variety of bicycle types, including but not limited to standard bicycles, tricycles, hand cycles, tandems, electric motor assisted cycles and cargo bicycles.
1. Minimum Bicycle Parking Requirements. Long-term bicycle parking shall be provided in secure, weather protected facilities for multi-family building residents who need bicycle parking for several hours or longer. Short-term bicycle parking shall be located in publicly accessible, highly visible locations that serve the main entrance of a multi-family building. Short-term bicycle parking shall be visible to bicyclists on the street and is intended for visitors. Amounts of required long-term and short-term bicycle parking shall be provided as follows:
 - a. Long term Requirement. Multi-family buildings with 5 or more units, shall provide one (1) space per unit.
 - i. In-unit allowance standards. For sites with 20 or fewer units, up to 100%

- of bicycle parking spaces are permitted to be in dwelling units.
 - ii. For sites with more than twenty (20) units, up to 20% of bicycle parking are permitted in dwelling units.
 - iii. Elderly or disabled multi-family uses shall provide 1 bicycle parking space per 10 units.
 - b. Long Term Additional Requirements. Multi-family buildings with more than twenty (20) units, shall include:
 - i. Cargo or long tail bicycle parking. A minimum of five (5) percent of bicycle spaces shall be provided for larger bicycles.
 - ii. Electrical bicycle charging. A minimum of five (5) percent of spaces shall have access to electrical outlets.
 - c. Short Term Requirement. Multi-family buildings with more than twenty (20) units shall provide a minimum of one (1) space per twenty units.
2. Uniform Standards for All Bicycle Parking. Where long-term and short-term bicycle parking must be provided in lockers or racks, the following standards shall be met:
- a. Bicycle parking area. The area devoted to bicycle parking must be hard surfaced.
 - b. Bicycle Racks. Racks must be designed so that the bicycle frame and one wheel can be locked to a rigid portion of the rack with a U-shaped shackle lock when both wheels are left on the bicycle.
 - c. Bicycle Parking Space, Maneuvering Area, and Clearance Dimensions. Bicycle parking spaces, aisles and clearances must meet the minimum dimensions of the following:
 - i. Standard Bicycle Parking Spaces Requirements. The standard required bicycle space is two (2) feet in width, six (6) feet in length and three (3) feet four (4) inches in height. There must be at least five (5) feet behind all bicycle parking spaces to allow room for bicycle maneuvering. Where short-term bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way; A wall clearance of two (2) feet six (6) inches must be provided. A minimum of one (1) foot five (5) inches shall be provided between spaces.
 - ii. Vertical Bicycle Parking Spaces Requirements. Vertical bicycle parking secures the parked bicycle perpendicular to the ground is permitted as an alternative to standard spaces. The vertical required bicycle space shall be two (2) feet in width, six (6) feet in height and two (2) feet in depth. There must be at least 5 feet behind all bicycle parking spaces to allow room for bicycle maneuvering. A minimum of one (1) foot five (5) inches shall be provided between spaces.
 - iii. Stacked Bicycle Parking Spaces Requirements. Stacked bicycle parking are racks that are stacked, one tier on top of another are permitted as an alternative to standard spaces. Bicycles shall be horizontal when in the final stored position. The rack must include a mechanically-assisted lifting mechanism to mount the bicycle on the top tier. There must be at least 5 feet behind all bicycle parking spaces to allow room for bicycle

- maneuvering. A minimum of one (1) foot five (5) inches shall be provided between spaces.
- iv. Larger Cargo or Long Tail Bicycle Parking Spaces Requirements. These standard space dimensions shall be ten (10) feet in depth by three (3) feet in width by three (3) feet four (4) inches in height. At least 5' feet behind the space shall be provided for maneuvering. A minimum of one (1) foot five (5) inches shall be provided between spaces.
 - d. Bicycle Lockers. Bicycle lockers that are fully enclosed and secured are permitted. The locker must be anchored to the ground, and an aisle a minimum width of five (5) feet in width behind all bicycle lockers to allow room for bicycle maneuvering shall be provided. The locker space shall have a minimum depth of 6 feet and an access door that is a minimum of 2 feet in width.
 - i. One (1) bicycle locker with one hundred and twenty (120) volt ac power per four (4) units and one (1) bicycle rack parking per every four (4) dwelling units no more than one hundred (100) feet from furthest unit served
3. Standards for Long-Term Bicycle Parking. Long-term bicycle parking must be provided in lockers or racks that meet the following standards:
- a. Security Standards. Long-term bicycle parking must be provided in one or more of the following:
 - i. A restricted access, lockable room or enclosure, designated exclusively for bicycle parking.
 - ii. A bicycle locker.
 - iii. In a residential dwelling unit.
 - b. In-unit Parking Standards. Long-term bicycle parking spaces may be provided in a dwelling unit if following conditions are met:
 - i. The residential unit shall include a dedicated bicycle parking area that meets the standard bicycle parking spacing dimensions above.
 - ii. For buildings with no elevators, long-term in-unit bicycle parking shall be permitted only for first floor units.
 - ii. Balconies, terraces, or patios are prohibited for in-unit parking.
 - iv. Signage Standard. If bicycle parking is not visible from the public realm, a sign must be permanently posted at the main building or site entrance indicating the location of the bicycle parking.
4. Standards for Short-term Bicycle Parking. Short-term bicycle parking must meet the following standards:
- a. Location. Bicycle parking must be on-site, outside the building, at the same grade as the sidewalk or at a location that can be reached by an accessible route.
 - b. Main Entrance Proximity. The bicycle parking must be within 50 feet of the main entrance to the building as measured along the most direct pedestrian access route.

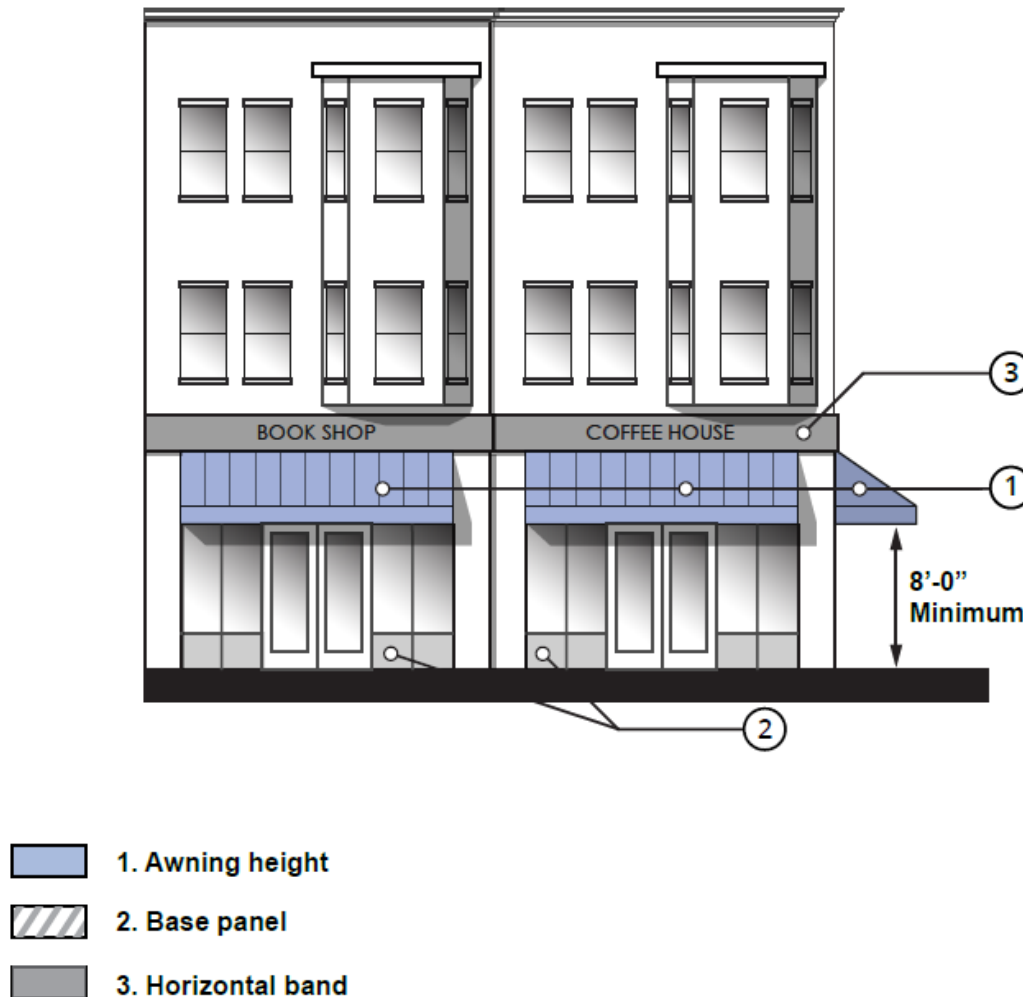
18.64.080 Additional Mixed Use Standards

- A. Conformance with Standards and Requirements. Mixed-use sites and buildings that include residential dwelling units shall comply with both development standards of the zoning district and all applicable multi-family design standards of this Chapter.
- B. Low Income Units. Developments proposing twenty (20) residential units or more are required to provide ten (10) percent low income units or five (5) percent very-low income units. No in-lieu fee shall be accepted.
- C. Off-street Parking. Mixed use sites shall comply with all requirements of the Municipal Code Chapter 18.60–Off-Street Parking
- D. Ground Floor Use and Height. First floor residential dwelling units shall be prohibited along street facing building frontages. The minimum first floor commercial building height shall be fourteen (14) feet, measured from the first finished floor elevation to the second floor finished floor or rooftop elevation. Upper floor to floor heights shall be no greater than the first floor height.
- E. First Floor Window and Door Transparency. All non-residential first floor street fronting uses shall comply with all applicable standards:
 - 1. Commercial or retail uses: exterior walls facing a street shall include window and door openings that comprise a minimum of seventy-five (75) percent of the first floor primary façade area, measured vertically between two and eight feet above the finished grade of fronting public sidewalks and horizontally only where first floor conditioned commercial tenant space occurs along the fronting façade.
 - 2. Office, hotel, and other non-residential uses: exterior walls facing a street shall include window and door openings that comprise a minimum of seventy-five (75) percent of the first floor primary façade area, measured vertically between two (2) and eight (8) feet above the finished grade of fronting public sidewalks and horizontally only where first floor conditioned office, hotel, and other non-residential use tenant space occurs along the fronting façade.
 - 3. First (1) floor conditioned tenant space shall include window and/or door openings spaced no greater than ten (10) feet apart measured horizontally along the street facing primary building façade. Reflective, tinted, or mirrored window glazing that prevents views of interior work areas, sales areas, lobbies, or storefront displays at a minimum five (5) foot depth from the face of the primary first façade is prohibited.
- F. Storefront Treatment. First (1) floor non-residential building façades shall comply with all applicable standards listed and illustrated in Figure 18.64.070A:
 - 1. Awnings and Canopies. Awnings or canopies shall not extend horizontally beyond first floor non-commercial use window and door openings. Awning and canopy structural hardware shall not be lower than eight (8) feet above the fronting sidewalk finished grade elevation. Signage or branding graphics of any type are prohibited on the exterior surface of the awning or canopy.
 - 2. Base Panels. A wood, metal, or masonry base panel shall be provided across the entire width of the storefront window system and between any vertically articulated primary façade projections or recesses. The base panels shall be no greater than twenty-four (24) inches in height, measured from the bottom of the sill of the window

system to the adjacent sidewalk finished grade.

3. Signage. A projecting or recessed tenant signage horizontal molding band or frieze shall be provided to articulate the top of only buildings with multiple storefronts. All tenant signage shall comply with all applicable requirements of Chapter 18.80 (Signs).

Figure 18.64.070 A



18.64.090 Permits and Approvals

- A. Ministerial Action. The review of and action on the design of multifamily residential development or mixed-use development with a residential component that complies with the provisions of this Chapter is a ministerial action not subject to further discretionary review or action. The Director has the authority to review applications for completeness and compliance with the provisions of this Chapter.

1. Ministerial design review shall be administered through the Precise Plan of Design requirements as outlined in Chapter 18.63 (Site and Architectural Review), unless modified herein by this Chapter; and shall not require public notice, public hearing or be subject to any required findings for approval.
 2. Ministerial design review approval by the Director shall determine that the proposed application and plans:
 - a. Complies with all applicable design standards of this Chapter.
 - b. Complies with all applicable development standards of Title 18 (Zoning) without requiring a Minor Deviation or Variance. If the Director is unable to make the above determination, review of the project design shall be subject to all application types, reviews and procedures as outlined in Chapter 18.63 (Site and Architectural Review).
 3. The Director may, from time to time, provide a summary report as an informational item, to the Planning Commission, of any ministerial design review action on a development proposal subject to the provisions of this Chapter. No action by the Planning Commission shall be required.
- B. Other Application Submittals and Types of Review. The following other types of application submittals and types of review may also apply, subject to the provisions outlined in this Section:
1. The SB 330 Preliminary Application review process is an additional review by the Director and provides early identification of all standards and requirements applicable to a project. A review under this procedure is subject to all requirements and information and materials listed on the City's SB 330 Preliminary Application. The availability of this type of review shall sunset on January 1, 2025, unless extended by the State legislature. The preliminary application review process is at the option of a project proponent and may only be implemented when all requirements of this Chapter are satisfied, including all timeframes required for submittal of a formal application.
 2. If a development qualifies under the Senate Bill 35 eligibility criteria as outlined in this Section, information and materials as listed on the City's SB 35 Application (Affordable Housing Streamlined Review) shall be submitted for review by the Director to determine eligibility.
 3. The provisions, including any requirement for review, hearing and action for Minor Deviation as provided in Chapter 18.89 (Minor Deviations), Variance as provided in Chapter 18.86 (Variance), or Conditional Use Permit as provided in Chapter 18.83 shall apply to any multifamily residential development or mixed-use development with a residential component that proposes to deviate from any standard of this Chapter and when it is a requirement established by the proposed commercial use. Such deviation shall null and void any ministerial design review action or eligibility for an affordable housing streamlined review process.
 4. All development shall be required to comply with San Bernardino County Fire (SBCF) standards and requirements. All infill development and tenant improvement projects subject to ODS standards shall be required to submit to SBCF to obtain conditions of approval for the project.
 5. For multifamily development with mixed uses that include restaurants, all

clearances with San Bernardino County Health Department shall be obtained.

- C. Building Permit. All development subject to the requirements of this Chapter shall require a Building Permit, subject to all the standard application, review and processing fees and procedures that apply to Building Permits generally.
- D. Fees. All development subject to the requirements of this Chapter shall be accompanied by the required application fee. Application fees are established by Council resolution.
- E. Preliminary Application. In compliance with Government Code Section 65941.1, a proponent of a multifamily residential development or mixed-use development with a residential component has the option of submitting a Preliminary Application subject to all the following requirements:
 1. All of the information listed in City's SB 330 Preliminary Application form and payment of the Preliminary Application processing fee shall be submitted to the City.
 2. If the City determines that the Preliminary Application for the development project is incomplete, the project proponent must submit the specific information needed to complete the application within 90 days of receiving the City's written identification of the necessary information. If the project proponent does not submit this information within the 90-day period, then the preliminary application shall expire and have no further force or effect, and if any portion of the ministerial design review was completed or approved, it shall be deemed null and void.
 3. After submittal of all of the information required, if the project proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.
 4. The project proponent shall submit a formal application for a development project within 180 calendar days of submitting a complete preliminary application. If the City determines that the formal application for the development project is incomplete, the project proponent shall submit the specific information needed to complete the application within 90 days of receiving the City's written identification of the necessary information. If the project proponent does not submit this information within the 90-day period, then the preliminary application shall expire and have no further force or effect, and any such ministerial design review approval shall be deemed null and void.
 5. If the applicant revises the project between the Preliminary Application phase and the formal application phase, such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, the project shall not be deemed to have submitted a Preliminary Application, in satisfaction of State and City requirements, until the project proponent resubmits the required information, and if any portion of the ministerial design review was completed or approved, it shall be deemed null and void.
 6. Compliance with all applicable provisions of this Chapter; specifically, the process

and timeframes outlined in this Section, shall constitute a ministerial design review approval in conjunction with the Preliminary Application review if the Director determines that the proposed application and plans:

- a. Complies with all applicable design standards of this Chapter.
 - b. Complies with all applicable development standards of Title 18 (Zoning Code) without requiring a Minor Deviation, Variance, or Conditional Use Permit. If the Director is unable to make the above determination, review of the project design shall be subject to all application types, reviews and procedures as outline in Chapter 18.63 – Site and Architectural Review. Additional review procedures may be required.
7. The Director may, from time to time, provide a summary report as an informational item, to the Planning Commission, of SB 330 Preliminary Application reviews and associated ministerial design review action on a development proposal subject to the provisions of this Chapter. No action by the Planning Commission shall be required.
- F. Affordable Housing Streamlined Review Eligibility Criteria. In compliance with Government Code Section 65913.4, also known as Senate Bill 35 (SB 35), a qualifying multifamily housing development project may submit to the Director a request for an affordable housing streamlined approval. The Director will determine if the project is eligible for streamlined approval within 60 days after application submittal for projects of 150 or fewer units, or within 90 days for larger projects. If the Director denies the application as incomplete or ineligible for SB 35, the applicant may revise the project to comply with SB 35 and resubmit the application, subject to the same timeline for review. Once the application is accepted for review under SB 35, the Director will approve or deny the project within 90 days after application submittal for projects of 150 or fewer units, or within 180 days for larger projects. To be eligible for streamlined processing under SB 35, the development project must satisfy all of the following criteria:
1. The project must be a multifamily housing development that contains at least two residential units and comply with the minimum and maximum residential density range permitted for the site, plus any applicable density bonus.
 2. If more than ten residential units are proposed, at least ten percent of the project's units must be dedicated as affordable to households making below 80 percent of the area median income. If the project will contain subsidized units, the applicant has recorded or is required by law to record, a land use restriction for either a minimum of 55 years for rental type units, or a minimum of 45 years for ownership type units.
 3. The project must be located on a legal parcel or parcels within the incorporated City limits. At least 75 percent of the perimeter of the site must adjoin parcels that are developed with urban uses; which means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. Parcels that are only separated by a street or highway shall be considered adjoined.
 4. The project must be located on a site that is either zoned or has a General Plan designation allowing for multifamily residential development or mixed-use development with a residential component.
 5. The project must meet all objective design standards in effect at the time the application

is submitted.

6. The project must provide at least one parking space per unit without regard to unit size, number of bedrooms, or guest parking spaces; however, no parking is required if the project meets any of the following criteria:
 - a. The project is located within one-half mile of public transit.
 - b. The project is located within an architecturally and historically significant historic district.
 - c. On-street parking permits are required but not offered to the occupants of the project.
 - d. There is a car share vehicle within one block of the development.
7. The project must be located on a property that is outside each of the following areas:
 - a. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by the City.
 - b. Wetlands, as defined in the United States Fish and Wildlife Service.
 - c. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code.
 - d. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed-uses.
 - e. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
 - f. A flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.
 - g. A floodway as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.
 - h. Lands identified for conservation in an adopted natural community

- conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the Federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.
- i. Habitat for protected species identified as candidate, sensitive, or species of special status by State or Federal agencies, fully protected species, or species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
 - j. Lands under conservation easement.
 - k. A site that would require demolition of housing that is subject to recorded restrictions or law that limits rent to levels affordable to moderate, low, or very-low-income households; subject to rent control; or currently occupied by tenants or that was occupied by tenants within the past ten years.
 - l. A site that previously contained housing occupied by tenants that was demolished within the past ten years.
 - m. A site that would require demolition of an historic structure that is on a local, State, or Federal register.
 - n. A parcel of land or site governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act
8. The project does not involve an application to create separately transferable parcels under the Subdivision Map Act.
 9. The project proponent must certify to at least one of the following:
 - a. The entirety of the project is a public work as defined in Government Code Section 65913.4(8)(A)(i).
 - b. The project is not in its entirety a public work and all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area.
 - c. The project includes ten or fewer units, is not a public work and does not require subdivision.
 10. If the project consists of 50 or more units that are not 100 percent subsidized affordable housing, the project proponent must certify that it will use a skilled and trained workforce, as defined in Government Code section 65913.4(8)(B)(ii).



AMENDED

**CITY OF GRAND TERRACE
CITY COUNCIL/PLANNING COMMISSION
WORKSHOP
AGENDA • March 26, 2026**

Council Chambers

Special Meeting

6:00 PM

Grand Terrace Civic Center • 22795 Barton Road

COMMENTS FROM THE PUBLIC

The public is encouraged to address the City Council on any matter posted on the agenda or on any other matter within its jurisdiction. If you wish to address the City Council, please complete a Request to Speak card located at the front entrance and provide it to the City Clerk. Speakers will be called upon by the Mayor at the appropriate time and each person is allowed three (3) minutes speaking time.

Members of the public who wish to participate in the meeting and speak on an agenda item may do so via Zoom or by telephone. Access the meeting using the Zoom link or dial the telephone number listed below. Participants will be placed in a virtual waiting room and remain muted until it is their turn to speak.

Meeting ID: 836 9705 4999

Passcode: 070091

(669) 900-9128

The City wants you to know that you can also submit your comments by email to ccpubliccomment@grandterrace-ca.gov. To give the City Clerk adequate time to print out your comments for consideration at the meeting, please submit your written comments prior to 5:00 p.m.; or if you are unable to email, please call the City Clerk's Office at (909) 954-5207 by 5:00 p.m.

If you wish to have your comments read to the City Council during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want read to the City Council will be subject to the three (3) minute time limitation (approximately 350 words).

Pursuant to the provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The City Council may direct staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.

PLEASE NOTE: Copies of staff reports and supporting documentation pertaining to each item on this agenda are available for public viewing and inspection at City Hall, 1st Floor Lobby Area and 2nd Floor Reception Area during regular business hours and on the City's website www.grandterrace-ca.gov. For further information regarding agenda items, please contact the office of the City Clerk at (909) 954-5207, or via e-mail at dalcocer@grandterrace-ca.gov.

Any documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office at City Hall located at 22795 Barton Road during normal business hours. In addition, such documents will be posted on the City's website at www.grandterrace-ca.gov.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office, (909) 954-5207 at least 48 hours prior to the advertised starting time of the meeting. This will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible [28 CFR 34.102.104 ADA Title II].

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

A. PUBLIC COMMENT

This is the opportunity for members of the public to comment on any items on the agenda only. At a special meeting of the City Council/Planning Commission, pursuant to California law, the City Council/Planning Commission will be taking public comment on items listed on the agenda

B. NEW BUSINESS

- 1) Joint City Council & Planning Commission/Site & Architectural Review Board Workshop for Objective Design Standards

RECOMMENDATION: THIS STUDY SESSION IS INTENDED TO INTRODUCE THE OBJECTIVE DESIGN STANDARDS (ODS) PROJECT; EXPLAIN THE ANALYSIS METHODOLOGY TO IMPROVE THE MULTIFAMILY ODS AND REVIEW PROCESS; SHARE ANALYSIS AND RECOMMENDATIONS, PROJECT SCHEDULE; AND RECEIVE FEEDBACK FROM PLANNING COMMISSION AND CITY COUNCIL ON THE APPROACH, ANALYSIS, AND RECOMMENDATIONS. THIS SESSION WILL BE INFORMATIONAL AND NO DETERMINATIONS OR ACTIONS WILL BE MADE. AFTER THIS STUDY SESSION, THE REVISED ODS WILL BE PREPARED AND PRESENTED FOR DISCUSSION AT THE PLANNING COMMISSION AND CITY COUNCIL PUBLIC HEARINGS FOR ADOPTION BY THE END OF OCTOBER 2026

DEPARTMENT: Planning & Development Services

C. ADJOURN

The next Regular City Council Meeting will be held on April 14, 2026, at 6:00 PM. Any request to have an item placed on a future agenda must be made in writing and submitted to the City Clerk's office.



AGENDA REPORT

MEETING DATE: March 26, 2026

TITLE: Joint City Council & Planning Commission/Site & Architectural Review Board Workshop for Objective Design Standards

PRESENTED BY: Cameron Savoio Michael Baker International, Hannah Kreitman Michael Baker International, Gabriel Arguelles, Assistant Planner

RECOMMENDATION: **THIS STUDY SESSION IS INTENDED TO INTRODUCE THE OBJECTIVE DESIGN STANDARDS (ODS) PROJECT; EXPLAIN THE ANALYSIS METHODOLOGY TO IMPROVE THE MULTIFAMILY ODS AND REVIEW PROCESS; SHARE ANALYSIS AND RECOMMENDATIONS, PROJECT SCHEDULE; AND RECEIVE FEEDBACK FROM PLANNING COMMISSION AND CITY COUNCIL ON THE APPROACH, ANALYSIS, AND RECOMMENDATIONS. THIS SESSION WILL BE INFORMATIONAL AND NO DETERMINATIONS OR ACTIONS WILL BE MADE. AFTER THIS STUDY SESSION, THE REVISED ODS WILL BE PREPARED AND PRESENTED FOR DISCUSSION AT THE PLANNING COMMISSION AND CITY COUNCIL PUBLIC HEARINGS FOR ADOPTION BY THE END OF OCTOBER 2026**

2030 VISION STATEMENT:

This staff report supports the City Council's 2030 Vision, including Goal #3, "Promote Economic Development," and Goal #5, "Engage in Proactive Communication," by refining the City's Objective Design Standards to provide clear, consistent, and predictable development requirements. The proposed updates streamline the review process, support high-quality multifamily housing, and improve transparency for applicants and the public, while ensuring the City remains aligned with State housing laws and long-term planning goals.

BACKGROUND:

The City previously adopted the ODS in 2023 to comply with California Housing Law. The intent of the ODS was to streamline the review process for multifamily residential projects by establishing a by-right ministerial approval, in order to increase housing production and assist with meeting the City's regional housing need allocation (RHNA). These standards have now been in practice for three years, and revisions are being made in an effort to further streamline the review process and clarify and simplify the existing standards to promote the development of multifamily housing.

Applicable California Housing Law

To address the housing shortage, recent State legislation, including Senate Bill (SB) 35 and SB 330, requires projects to be reviewed against objective standards. Objective standards include a broad set of standards used by an agency to regulate development, including "objective zoning standards," "objective subdivision standards," and "objective design review standards." Objective standards are the only basis a local agency may use to deny or reduce the density of certain eligible projects. The following provides a brief description of the applicable housing laws relating to ODS.

Housing Accountability Act (SB 167, 2017)

The Housing Accountability Act, first passed in 1982, prohibits a jurisdiction from denying or reducing the size of housing developments that are compliant with its zoning code and other objective standards. SB 167 prevents jurisdictions from not approving housing development projects for very low-, low-, or moderate-income households or emergency shelters without specific factual findings.

Affordable Housing Streamlined Approval Process (SB 35, 2017)

SB 35 requires jurisdictions to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under the California Environmental Quality Act (CEQA). Development projects are eligible for the streamlined, ministerial approval process under SB 35 if they meet certain criteria, including affordability and locational criteria.:

The streamlined, ministerial entitlement process created by SB35 relies on ODS.

Housing Crisis Act (SB 330, 2019)

SB 330 is intended to reduce the time it takes to approve housing developments by:

- Allowing a housing developer to “freeze” the applicable fees and development standards that apply to a project while the rest of the material necessary for a full application submittal is assembled,
- Prohibiting local agencies to “disapprove” an eligible housing development project or condition its approval at a “lower density,” if a project is consistent with objective standards after an application is deemed complete,
- Prohibiting downzoning or actions resulting in lesser intensification,
- Prohibiting imposing a moratorium on development, and
- Prohibiting imposing design standards that are not objective.

Objective Design Standards Intent

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 project and for the applicant to be able to design a project that meets those requirements before submittal. ODS are defined in Government Code Sections 65913.4 and 66300(a)(7) as:

“Standards that involve no personal or subjective judgement 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.”

DISCUSSION:

The City, in coordination with Michael Baker International, has completed an evaluation of the existing Objective Design Standards (ODS) and how they have functioned since their adoption in 2023. This effort was prompted by the limited number of qualifying multifamily projects and the challenges encountered when applying the current standards in practice.

Evaluation of Existing ODS

Through this review, staff and the consultant looked at how the standards are organized, how easy they are to use, and whether they are actually helping achieve the intended goal of streamlining housing development. While many of the standards are objective as required by State law, the overall framework has proven to be difficult to navigate and, in some cases, overly rigid.

The current ODS include a large number of detailed requirements, some of which overlap with other sections of the Municipal Code or go beyond what is necessary for objective review. In addition, the requirement for full compliance with all standards in order to qualify for ministerial approval has made it challenging for projects to move forward, particularly when site-specific conditions are involved.

Staff also recognizes that the ODS are a tool meant to work in practice. Based on how they have been used over the past few years, it's clear that some adjustments are needed. These standards should function as a living document, something that can be refined over time to better meet the City's goals. This update is essentially an opportunity to take what we've learned, make improvements, and create a framework that works better moving forward.

Recommended Direction

Based on the evaluation, the overall direction is to simplify and reorganize the ODS so they are easier to understand, more flexible, and more effective in facilitating housing development while still achieving quality design outcomes.

The proposed approach focuses on:

- Reorganizing the standards into a clearer, more logical structure;
- Reducing the total number of standards by removing redundancies and relocating items that are better addressed elsewhere in the Municipal Code;
- Simplifying the language and format by using lists, tables, and graphics to improve usability;
- Allowing some flexibility through deviations or alternative compliance options rather than requiring strict adherence to every standard;
- Separating objective standards from design preferences, with more subjective items shifted into guidelines where appropriate; and
- Removing or revising standards that may unintentionally act as constraints on multifamily development.

A detailed breakdown of these recommendations is included in *Attachment 1*, the Objective Design Standards Recommendations Matrix, which outlines each existing standard and identifies whether it is recommended to be retained, revised, relocated, or removed.

Next Steps and Public Input

This study session is intended to walk through the evaluation and proposed direction and to get feedback from the Planning Commission and City Council. Staff is specifically looking for input on whether the overall approach makes sense and whether there are any concerns or priorities that should be considered as we move forward.

Following this meeting, staff and the consultant will incorporate feedback and prepare a draft set of revised Objective Design Standards. That draft will be brought back for formal consideration at a future, properly noticed public hearing.

This item is informational only. No formal action will be taken at this time.

ENVIRONMENTAL IMPACT:

None

FISCAL IMPACT:

The project is funded by the Southern California Association of Governments Subregional Partnership Program (SRP) 2.0. The SRP 2.0 program focuses on implementing housing elements as a means for investing in early actions to accelerate infill development, thus facilitating housing supply, choice, and affordability; affirmatively furthering fair housing; and reducing vehicle miles traveled across the region. There is no anticipated fiscal impact to the City.

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
OTHER STANDARDS (6)		OTHER STANDARDS (NOT ZONING DEVELOPMENT STANDARDS, NOT OBJECTIVE DESIGN STANDARDS)	OTHER STANDARDS (NOT ZONING DEVELOPMENT STANDARDS, NOT OBJECTIVE DESIGN STANDARDS)					
1	Other standards and requirements	Zoning and Development Standards. A multifamily residential development 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 and other applicable provisions of Title 18 (Zoning).	Keep for general reference and compliance with the zoning development standards.	X				
2	Other standards and requirements	Subdivision Regulations. A multifamily residential development 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 17 (Subdivisions).	Keep, carry over	X				
3	Other standards and requirements	Building/Fire Codes. A multifamily residential development 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, permit issuance and applicable fees. Projects must comply with San Bernardino County Fire submittal and review requirements.	Keep, carry over	X				
4	Other standards and requirements	California Environmental Quality Act (CEQA). A multifamily residential development or mixed-use development project with a residential component that is designed in conformance with this Chapter, qualifying for a ministerial review process, 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, noise studies, parking studies, biological survey, historical survey) are required as part of the standard submittal checklist established by the Director, or as required through the imposition of standard conditions of approval. Any required technical reports shall conform to City requirements established for such reports. Projects that do not qualify for a ministerial review process shall be reviewed in compliance with the applicable CEQA guidelines for discretionary application types.	Keep, carry over	X				
5	Sustainable design	LEED Platinum Requirement. For the purposes of this Chapter, all multifamily residential buildings and sites and mixed-use buildings and sites with a residential use shall demonstrate that the application qualifies for the "Platinum Level Certification," or an equivalent standard as defined by the Leadership in Energy and Environmental Design (LEED) of the United States Green Building Council. Plans and/or supplemental specifications shall be provided at the time an application is submitted for preliminary or formal review as required by City application forms/checklists as established by the Director.	Not Recommended. Remove				X	
6	Sustainable design	Water Efficient Landscape Requirement. For the purposes of this Chapter, all multifamily residential development and mixed-use development with a residential use shall demonstrate that the application is in compliance with all applicable requirements by the Riverside Highland Water Company and compliance with the City's Water Efficient Landscape regulations in Chapter 15.56 . The landscaping application shall demonstrate conformance with the latest Model Water Efficient Landscape Ordinance (MWELO) guidelines by the California Department of Water Resources. Plans and/or supplemental specifications shall be provided at the time an application is submitted for preliminary or formal review as required by City application forms/ checklists established by the Director.	Keep reference, but don't incorporate MWELO into the ODS	X				

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
BUILDING DESIGN STANDARDS (22)	BUILDING DESIGN		BUILDING DESIGN					
	7	Residential Entries	Unless otherwise noted, development shall comply with the Municipal Code design development standard requirements of the underlining zoned district in which they are located, including but not limited to front setback requirements, distance between buildings, required height, and lot coverage. Residential Entries. The following standards apply to first floor street or publicly accessible common open space-facing façades of residential or mixed-use buildings. The primary orientation of a building or unit entrance in multifamily residential site shall be designed in accordance with the following standards: 1. Street-Oriented Entries. Buildings fronting a public street shall have a primary residential door entrance oriented to the public street or oriented to within 45 degrees of the line parallel to a public street intersection as illustrated in Figure 18.64.050A. Direct and unobstructed universal access shall be provided between the public sidewalk and the residential primary building entrance. Where a site is located on two or more public streets, the primary building first floor residential entry shall be oriented toward the street with the highest roadway classification as defined in the Circulation Element of the Grand Terrace General Plan. If a multi-family site fronts two public streets of equal roadway classification, either street frontage may be used to meet the entry standard. 2. Individual Residential Unit Entries. Multi-family residential buildings with exterior residential unit entries shall front and be setback a minimum of ten feet from the public sidewalk. Entries shall be linked to the public sidewalk with a ten-foot minimum width access walkway, ramp, and/or stairs as illustrated in Figure 18.64.050 A. 3. Common Open Space-oriented Entries. Multi-family residential building primary entries are permitted to be located at the first floor and directly accessible from publicly accessible common open space paseos, courtyards, plazas, or a street fronting residential setback as illustrated in Figure 18.64.050B. Common open space entries shall have direct sightlines and continuous and unobstructed universal access sidewalk routes between the entries and the street public sidewalk. 4. Exterior Multiple Unit Entries. Residential entrances serving multiple units shall be accessed from a first floor lobby or stairwell that is linked to a public sidewalk, publicly accessible open space, or residential front setback. Exterior	Keep, carry over	X			

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
8	Modulation and Articulation	The massing and articulation of buildings in multifamily residential development shall be designed in accordance with the following standards: Setbacks. Multifamily units that are anticipated to have impact adjacent development privacy. To mitigate the impacts, the following standards shall apply, as illustrated in Figure 18.64.050C. a. Minimum Requirements. When a multifamily residential building is constructed adjacent to any parcel that includes an existing structure, a 15-foot setback is required wherever the multifamily building is located within ten feet of a required side or rear setback. The setback shall be for stories that are one story greater than the highest roof line elevation of any existing residential structure. b. Size and Location of Windows. To mitigate privacy impacts, residential units shall reduce the number and locate residential windows to minimize sightlines to existing development. All California Building Code egress window requirements for residential occupied units shall be met. c. Landscape Privacy Screening. When adjacent to existing residential development, a ten-foot landscaped setback shall include vertical evergreen trees, at a minimum height of 20 feet, and maximum spacing of ten feet on-center at installation. All privacy screening trees shall be planted at a minimum of 25 percent of full growth maturity. All trees shall be provided at a minimum size of 36-inch box.	Stepbacks requirements (a.) addresssed in rezonings. Keep, carry over and rename as "Privacy". Include new diagram per update zoning requirement	X		X		
9	Modulation and Articulation	Facade Modulation. As illustrated in Figure 18.64.050D, all building facades shall be articulated horizontally a minimum of every 50 feet along all sides, using facade projections, recesses, or step backs of upper floors. Façade area used to meet this standard shall be a minimum of five feet in depth and ten feet in width and shall be articulated vertically a minimum of two-thirds of the height of the structure.	Keep, carry over Need to do a massing modeling exerciese to determine if all modulation and articulation standards are possible - may need to remove/consolidate.	X				
10	Modulation and Articulation	Façade Articulation. Articulation of any facade greater than 20 feet in length along any street-facing frontage, or 30 feet along any façade. These facades shall be articulated by incorporating at least three of the following features each of which is illustrated in Figure 18.64.050E: a. Window and Door Fenestration. All individual or window and door systems shall project a minimum of two inches in depth from the primary wall plane or shall be recessed from the primary wall plane a minimum of three inches; b. Recessed Ground Floor Modulation. Exterior arcades, porticos or cantilevered ground floor building recesses that provide sheltered walkways, patios, stoops or porches within the building footprint, having a minimum area of 50 square feet; c. Horizontal Modulation. Projected or recessed bay, oriel, or alcove of a minimum two-foot depth variations from the primary wall plane for 30 percent of building frontage; d. Modulated Entries. A recessed stoop or porch or projected vestibule or foyer unit entry with a minimum area of 50 square feet; or e. Vertical articulation pilasters which project a minimum of six inches in depth from the primary façade and extend the full height of the building from the first story finished floor elevation to the rooftop eave or top of parapet or cornice line.	Keep, carry over Need to do a massing modeling exerciese to determine if all modulation and articulation standards are possible - may need to remove/consolidate.					

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
11	Modulation and Articulation	Roofline Articulation. All building rooflines shall be vertically articulated at least every 50 feet, through one of the following techniques as illustrated in Figure 18.64.050F: a. Option 1—An increase or decrease in height of a minimum four feet; b. Option 2—A change in at least one roof pitch or form; or c. Option 3—Articulation of the roofline utilizing of one of the following- dormers, gables, varying height cornices, and/or clerestory windows.	Keep, carry over Need to do a massing modeling exerciese to determine if all modulation and articulation standards are possible - may need to remove/consolidate.	X				
12	Modulation and Articulation	Horizontal Articulation. Buildings three stories or greater in height shall be horizontally articulated a minimum of every 100 feet along all frontages through the use of either façade recesses or façade projections. Setbacks or projections shall be a minimum of five feet in depth and ten feet in width and shall extend the full height of the building from the first story finished floor elevation to the roof eave or top of parapet or cornice line.	Keep, carry over Need to do a massing modeling exerciese to determine if all modulation and articulation standards are possible - may need to remove/consolidate.	X				
13	Modulation and Articulation	Vertical Articulation. Buildings three stories or greater in height shall vertically differentiate the function and use of the first story from the upper story(s) by providing a façade cladding material change between the first story and upper stories for a minimum of 75 percent of all facades. Facades shall incorporate at least two of the following to achieve this differentiation as illustrated in Figure 18.64.050G: a. Recesses or Projections. Variation in the primary façade plane projecting or recessing a minimum of four inch in depth at the vertical transition line between the first story and upper story(s) façade materials. b. Horizontal Banding. Horizontal articulation between the first story and upper story(s) primary façade planes utilizing a 12-inch projecting ornamental or functional water table, belt course, molding or ledge. c. Masonry Base. The first floor primary façade shall consist of a masonry material, including hand laid and mortared field stone, brick, split face, sand blasted, or burnished concrete masonry units (CMU), projecting a minimum depth of one inch from the primary façade of the building. Alternative masonry materials include tile, wood siding, shakes, or metal panels. d. Step Backs. Recessing the top story(s) of the façade a minimum of five feet from the lower story(s) primary façade(s).	Keep, carry over Need to do a massing modeling exerciese to determine if all modulation and articulation standards are possible - may need to remove/consolidate.	X				

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
14	Architectural Elements	Four-Sided Architecture. All buildings and structures within a multifamily development parcel shall utilize the same façade design elements, utilized the same materials and roof materials and articulation and modulation treatment on all building facades, including the use of paint colors.	Keep, carry over Rewrite as a list	X				
15	Architectural Elements	Quality. Mixed income multi-family development parcels that include both affordable residential units and market rate residential units are required to be constructed using the same façade articulation and modulation treatment, façade colors, and materials such that the façades of affordable and market rate units are indistinguishable.	Keep, carry over	X				
16	Architectural Elements	Private Open Space Amenity. All first floor residential units shall include a private terrace or patio. All upper floor residential units shall include a private balcony or rooftop terrace.	Private Open Space requirement addressed in zoning. Include list of first floor open space options	X		X		
17	Architectural Elements	Architectural Projections. All building façades and/or roofs shall include a minimum of two of the following features above the first floor of the building along all street frontages as illustrated in Figure 18.64.050 G. The horizontal distance between features shall be no greater than 25 feet. The minimum width and depth of these features shall be as follows: a. Greenhouse or garden windows—Must be at least eight inches in depth at the farthest point from the primary façade of the building, and five feet in width. b. Bay windows—Must be at least ten inches in depth measured at the farthest point, and five feet in width. c. Roof dormers—Must be at least two feet in depth measured at the farthest point from the roof surface of the building, and four feet in width. d. Balconies and rooftop decks—Must be at least five feet in depth and ten feet in width.	Keep, carry over Need to do a massing modeling exercise to determine if all modulation and articulation standards are possible - may need to remove/consolidate.				X	
18	Architectural Elements	Blank Walls. First floor façade without doors or windows shall be no greater than 200 square feet where fronting sidewalks, multi-use paths, or publicly accessible outdoor common space areas. Blank wall frontages shall include front or side yard setback landscape screening foundation planting beds that must be a minimum of three feet in width for the entire façade length.	Combine with Blank Wall Standards				X	
19	Architectural Elements	Blank Wall Standards. Blank walls shall be mitigated where it is infeasible to provide openings, such as a parking garage, trash room, mechanical room, or electrical room. One of the following treatments shall be provided for any blank wall greater than 20 feet in length: a. Wall Treatment. Wall treatment in the form of permitted graphic or sculptural art; decorative ceramic tile; or painted metal or treated wood latticework combined with living plant material shall be provided along the blank wall. A minimum of 50 percent of the blank façade shall be treated. b. Surface Texture. Surface articulation that recesses or projects a minimum of two inches from the face of the primary facade shall be provided. Stone, stone veneer, cast in place or precast concrete, and finished concrete block are permitted surface treatments. A minimum of 50 percent of the blank facade shall be treated. c. Screen Landscaping. Planting in the form of any combination of climbing vines, perennials, annual flowers, decorative grasses or shrubs, shall be provided in planting beds, raised planting beds or planter boxes in front of the blank wall. Such planting bed or planter boxes shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width and height of at least five feet at time of landscape installation. A minimum of 50 percent of the blank façade shall be screened by planted material.	Revise to be more flexible: simplify and include example images	X				

DESIGN								Commissioner / Councilmember Feedback
#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	GUIDELINE	ZONING	REMOVE	
20	Building Colors and Materials	Primary Façade Material. Building primary façades shall be wood, stone, brick, stucco, fiber cement or other cementitious material, or composite wood or stone.	Recommend move to guidelines. Include a preference pallette		X			
21	Building Colors and Materials	Secondary Façade Material. At least two secondary façade materials shall be used on all building façades.	Recommend move to guidelines. Include a preference pallette		X			
22	Building Colors and Materials	Building Color. Buildings shall have a minimum of one primary façade color, one secondary façade color, and two accent window and door frame, or trim colors, and one roof color.	Recommend move to guidelines. Include a preference pallette		X			
23	Building Colors and Materials	Façade Color Standards. Facade colors shall be select that are appropriate for Grand Terrace's Inland Empire setting. Paint color and finish shall be muted and flat to imitate colors found naturally in nearby Blue Mountain soil, trees, rocks, and other organic materials. a. The use of color and materials shall strengthen and complement building vertical and horizontal modulation. b. All building facades shall be painted equally. c. Facade Colors. The primary color and secondary colors shall be limited to warm white shades and rich, warm colors containing some brown (ranging from neutral tan to deep brown). i. The outer ring of the color wheel illustrates the range of colors that are of an earth tone and are acceptable for use. Facade colors within the illustrated earth tone spectrum may vary in tint and tone but are not allowed to use the hue (pure color) as illustrated in Figure 18.64.050 H.	Recommend move to guidelines. Include a preference pallette		X			
24	Building Colors and Materials	Fenestration Color Standards. Windows, doors, and trim shall be limited to a minimum of two and a maximum of three paint colors. a. Window and door trim is permitted to utilize all the tints and tones of the full color spectrum. b. Windows shall be limited to shades of black or warm colors containing deep brown. c. Doors shall be permitted to utilize the tints and tones of the full color spectrum. d. Prohibited Colors. Trim, Doors and Windows are prohibited from utilizing the hue of any color.	Recommend move to guidelines. Include a preference pallette		X			
25	Building Colors and Materials	Color Sources. Building shall use the hex color palettes identified as earth tones in Hexcolorpedia https://hexcolorpedia.com/?s=earth+tonespage%2F2page%2F2page%2F2 or equivalent on-line color tool that provides information about earth tone color. Buildings shall be limited to: a. Primary Building Façade Colors. The primary hex color tints, tones and shades. b. Primary Color Blending. Blending two hex color values to create a gradual transition. c. Secondary Color Schemes. Complementary, analogous, triadic, tetradic, aesthetic, hue rotation and monochromatic hex colors schemes.	Recommend move to guidelines. Include a preference pallette		X			

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
26	Building Colors and Materials	Prohibited Façade Materials. The following materials shall not be used for multi-family residential building façade. Cladding shall include the following prohibited materials: vinyl siding, corrugated fiberglass siding, chain link fencing parapet or mechanical equipment screens, crushed colored rock veneer panel siding, corrugated metal, engineered oriented OSB sheathing panels, tongue and groove and T1-11 plywood siding. No more than five percent of a façade may be of reflective vision and/or spandrel glazing, tumbled glass tiles, ceramic tiles or architectural metal paneling. MDO or CDX grade or better weather protected painted or stained plywood panels used for board and batten cladding is permitted. No cladding shall have exposed or unfinished edges.	Keep, carry over	X				
27	Building Colors and Materials	Windows. True divided lite window types are permitted. Simulated divided lite windows with decorative grilles embedded or applied to window glass glazing is prohibited. Window tinting is prohibited.	Recommend move to guidelines. If desired, create new standard for allowed glass type and transparency percentage requirement.		X			
28	Building Colors and Materials	Doors. Fifty percent minimum transparent glass doors for multiple unit lobby entrances shall be required but shall not be required for individual residential unit entries.	Recommend move to guidelines or could be covered in new transparency standard per above (#27).		X			

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
SITE DESIGN STANDARDS (25)		SITE DESIGN	SITE DESIGN					
29	At-Grade Parking Lots and Individual Residential Unit Parking Garages/Carports.	In addition to the requirements of Chapter 18.60 (Off-Street Parking), multifamily residential sites with at-grade parking lots, or where units are served by individual residential unit garages/carports, shall be designed in accordance with the following: Location. At-grade parking lots, parking spaces, or loading zones shall not be located between the building frontage and public streets. If a site consists of multiple buildings, this standard only applies to the building(s) fronting public streets. At-grade parking lots shall only be located behind street fronting buildings.	Keep, carry over.	X				
30	At-Grade Parking Lots and Individual Residential Unit Parking Garages/Carports.	Pedestrian Access. Publicly accessible six-foot minimum width sidewalks shall be provided through at-grade parking lots at a minimum of every four rows of parking or at a minimum of every 130 feet, whichever is less. Publicly accessible sidewalks shall be designed to connect to buildings with consolidated entries and linked to other public sidewalks, and publicly accessible sidewalks within the site. All such pathways shall be clearly marked and differentiated from at-grade parking lot drive lanes areas by colored and or surface textured asphalt, unit pavers, or stamped concrete pavement treatment. Public accessible sidewalks shall meet the right-of-way established in the Grand Terrace Circulation Element and shall include the required street landscape, per Municipal Code Chapter 12.28, Street and Parkway Trees.	Rewrite as a list. Provide more flexibility by removing type of surface requirement.	X				
31	At-Grade Parking Lots and Individual Residential Unit Parking Garages/Carports.	Motor Vehicle Access. At-grade parking lot motor vehicle access shall be taken from an any existing alley. For sites without an alley, at-grade parking lot motor vehicle access shall be from a public street curb cut and driveway with the lowest roadway classification as identified in the Grand Terrace Circulation Element. Alleys shall be considered part of the multi-family site and shall be maintained by the property owner as a condition of use.	Keep, carry over	X				
32	At-Grade Parking Lots and Individual Residential Unit Parking Garages/Carports.	Garage Door Setback. Individual residential unit parking garage doors that front the street shall be setback a minimum of five feet behind the front primary façade of the multi-family building or the front façade of a covered porch or stoop that projects in front of the primary façade.	Keep, carry over	X				
33	At-Grade Parking Lots and Individual Residential Unit Parking Garages/Carports.	Garage/Carport Design. Individual residential unit parking garages and/or carports shall include equivalent façade design elements, fenestration, material and color application as those of the residential buildings within the site.	Keep, carry over	X				

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
34	Structured Parking	In addition to the requirements of Chapter 18.60 (Off-Street Parking), multifamily residential buildings that include structured parking shall be designed in accordance with the following standards: 1. Screening. Where multifamily building fronts public streets, structured parking shall not comprise more than 50 percent of the first floor building width subject to the following: a. Any 200 square feet or greater facade shall include required façade articulation, landscaping, and/or other requirements of C. Architectural Elements 5. Blank Walls. 2. Ventilation. Façade natural exhaust ventilation openings shall be screened with wrought iron grilles and/or landscaping. Ventilation openings shall not exceed 20 percent of any street fronting first floor façade. 3. Control and Access. Mechanically or manually-controlled structured parking doors or gates shall be setback a minimum of 40 feet behind the back of a public sidewalk. For mixed use buildings or sites, the use of controlled entrances shall be limited to the portion of a structured parking reserved for resident parking spaces. At controlled structured parking driveway entrances, lanes shall be dimensioned to permit motor vehicle U-turns to allow a vehicle to exit without backing into the street. Parking spaces provided for multi-family building guest, service and delivery use shall be provided outside of any controlled entrance parking structure.	Keep, carry over Include "do this, not that" example images Remove language about mixed use buildings, does not apply	X				
35	Site Access and Connectivity	Internal Sidewalks. Sites shall provide unobstructed American with Disabilities Act (ADA) compliant five-foot minimum width surface separated by a minimum three-foot wide planting bed where fronting any building.	Keep, carry over	X				
36	Site Access and Connectivity	Site Design. For multi-family sites, the following standards shall apply as illustrated in Figure 18.64.060A: a. Internal Circulation. Multi-family sites that include internal streets or driveways shall provide uninterrupted continuous vehicle and walking connections through the site and a minimum of two access points to fronting public streets or alleys and sidewalks. b. All site internal streets, driveways, alleys, sidewalks, and multi-use pathways shall align with all existing and planned streets, alleys, sidewalks, and multi-use pathways external and fronting to the site. c. Any internal site cul-de-sac or other dead-end street longer than 300 feet shall provide sidewalk or multi-use pathway connections between internal or external streets sidewalks or multi-use pathways. d. Multi-family sites shall not be greater than 600 feet in length, measured from any fronting cross-street centerline, alley center line, or side property line. Walking and biking midblock access connections shall be provided at distances no greater than 350 feet measured from a cross-street center line, alley center line, or side property line to the mid-block sidewalk or multi-use pathway center line. All connecting midblock sidewalks or multi-use pathways shall have a ten feet minimum width.	Keep, carry over.	X				

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
37	Landscaping and Common Open Space Amenities	Minimum Requirements. Sites shall include live landscape plant and/or mulch materials throughout except where paved parking lots, streets, driveways, sidewalks, patios, service or utility structures / pads, recreation facilities, or water elements occur. Live landscape planting will comprise a minimum of 75 percent coverage and planted at 50 percent (minimum) at installation.	Keep, carry over	X				
38	Landscaping and Common Open Space Amenities	Minimum Size. All site trees and shrubs shall be planted at a minimum of 25 percent of full growth maturity. Trees within landscaped areas shall be provided at a minimum size of 36-inch box, or a minimum 48-inch box if tree specimen has a 20-foot canopy.	Keep, carry over. Reference approved trees Chapter 12.28.08			X		
39	Landscaping and Common Open Space Amenities	Concrete Surface Standards. Multi-use pathways adjacent to common open space areas that include flat work concrete surfaces greater than 96 square feet shall be poured in place concrete. A minimum of 50 percent shall be a stamped, salt, or exposed aggregate finish or utilize multiple colors of concrete with no individual section having more than 96 square feet of one color. Stamped, or aggregate finish shall be used in high traffic areas.	Allow flexibility. Remove or move to guidelines		X		X	
40	Landscaping and Common Open Space Amenities	Other Landscape Requirements. Landscape requirements not specifically stated on this Chapter shall comply with the Municipal Code Chapter 18.61, Landscape Requirements.	Update with correct Chapter, 18.60.40.E	X				
41	Landscaping and Common Open Space Amenities	Walls and Fences. a. Walls and fences within the front setback shall not exceed three feet in height. b. Concrete or Concrete Masonry Unit (CMU) will be constructed with split faced or shot blast CMU; or stone veneer over precision block; or monolithic poured concrete with surface resembling either stone veneer, or split face finish; or monolithic poured concrete with raised or depressed patterns of at least one-half inch covering 50 percent of the surface. c. Fences must be constructed of cedar or vinyl materials. All posts must have caps. Acceptable type of wood fence are illustrated in Figure 18.64.060 B. d. Other fences include: <i>i.</i> Wrought iron or decorative iron, must have 12 inches by 12 inches pilaster a minimum of every ten feet. <i>ii.</i> Brick, stone, or brick or stone veneer over precision block. <i>iii.</i> Glass fencing panels. <i>iv.</i> Columns of brick, stone, stone veneer or CMU as above no more than ten feet apart with any of allowed fencing materials between the columns.	Keep, carry over standard (a.) Rewrite standard (d.) to be objective Recommend including example images of types of permitted fencing in addition to Figure 18.64.060B	X				
42	Landscaping and Common Open Space Amenities	Multi-family development sites shall comply with the parkway requirements included on Chapter 12.28, Street and Parkway Trees.	Reference parkway standards recommend do not include in ODS			X		
43	Landscaping and Common Open Space Amenities	Common Open Space Standards (parkway requirements). Common open space resident amenities areas shall have a minimum dimension of 15 feet in depth and width and shall be contiguous to accommodate passive individual or group active recreational activity areas.	Recommend combine common open space standards, see below				X	
44	Landscaping and Common Open Space Amenities	Common Open Space Siting Criteria. Location of common open space amenity areas shall be determined by the following siting criteria: a. Equal distance or less to no less than 50 percent of all residential units within the multifamily building or site. b. Solar orientation. Preferred option—Oriented no more than 30 degrees off of a true south facing axis line. Alternative Option- oriented no more than 30 degrees off of a true east or west facing axis line. Prohibited—Oriented off a north facing axis line. c. Screening. Visually obstructed from first floor windows, streets, service areas and parking lots with a minimum five wide landscaped planting bed and/or fencing excluding chain link materials. All fencing shall be subject to the height limitations of the zoning district and requirements of Chapter 18.73.070 (Fences and Wall Height).	Rewrite to allow flexibility. Include diagrams	X				

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
45	Landscaping and Common Open Space Amenities	Required Common Open Space Amenities. Common open space areas shall be designed to provide specific amenities as shown in Table 18.64.060A based upon the number of units within a multifamily residential development. The required amenities outlined in Table 18.64.060B are additive and require that the base amenity type and minimum size of amenity be satisfied for the applicable number of units threshold, plus all preceding base amenity type and minimum size of amenity type, plus any additional increase in number or size of the amenity based upon the additive amenity ratio. As an example, a multifamily residential development consisting of 16 units shall provide a business center with at least two work stations or a 250 square foot gym, plus an outdoor active use area or facility, plus 48 square feet of community garden area (32 sf + 16 sf), and two barbecue areas with seating.	Allow flexibility - current table is too prescriptive. Rewrite as list of allowable open space amenities. Include example images	X				
46	Illumination	Multifamily residential sites and building façades shall comply with the following parking lot areas, pedestrian pathways, and building and structure exteriors illumination standards: Common Area/Private Open Space. All publicly accessible common areas and private residential open space areas shall comply with the illumination foot-candle (fc) level standards as follows: a. Service areas and vehicular traffic areas: Minimum two-tenths fc, maximum four fc. b. Sidewalks and building entries: Minimum one fc, maximum five fc, with an average of two fc. c. Parking lot and area: Minimum one fc, maximum four fc.	Keep, carry over	X				
47	Illumination	Sidewalks. Sidewalk lighting shall have a maximum light pole and fixture height of 15 feet.	Keep, carry over	X				
48	Illumination	Parking Lots. Parking lot and area light fixtures shall be fully shielded and dark sky rated. The light pole and fixture height shall be no greater than 18 feet above the parking lot finished grade.	Redudant with Chapter 18.60.40c. Off-Street Parking			X		
49	Illumination	Accent Lighting. Glare-free direct accent light fixtures with an illumination ratio of less than thirty to one (30:1) shall be permitted to highlight façade articulation, artwork and landscape specimen plantings. The extent of light coverage of all site light installations shall not exceed two foot candle maximum illuminance impact on any fronting residential or commercial sites.	Keep, carry over	X				

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
50	Equipment and Service Areas	Underground. All service connections and on-site utilities including wires, cable, and pipelines and equipment shall be installed underground.	Keep, carry over	X				
51	Equipment and Service Areas	Roof-Top Screening. All exterior mechanical and electrical equipment, which includes, but is not limited to roof-mounted, façade-mounted, or ground-mounted heating, venting, and cooling (HVAC) units, gas and electric utility meters, telecommunication equipment, backflow preventions, assemblies, irrigation control valves boxes, electrical transformers, pull boxes, and all HVAC ducting shall be screened. Roof-mounted equipment shall not be visible from eye level at five feet above grade of fronting streets centerlines and/or first floors of buildings within 20 feet of the multi-family site property lines. Screen façades shall utilize the same façade design elements, colors and materials of the building. All roof-mounted equipment shall be screened from public view by screening materials of the same nature as the building. Mechanical equipment shall be located below the highest vertical element of the building. Ground mechanical equipment units shall be screened in a manner consistent with the building façade.	Keep, carry over. Rewrite as list and include diagram	X				
52	Equipment and Service Areas	Ground-Mounted Screening. All ground-mounted mechanical equipment, shall not be visible from eye level at five feet above grade from any publicly accessible open space (rights-of-way, public trails, and parks). Screen façades shall utilize the same design elements, colors and materials of the building.	Keep, carry over	X				
53	Equipment and Service Areas	Refuse Standards. Refuse collection and storage areas shall comply with the requirements of the City's service provider and the following standards: a. Utilization of individual dwelling unit refuse containers shall be limited to buildings of four units or less. The containers shall be stored within an unobstructed area of each resident's assigned parking garage space or within a common enclosed refuse container structure that utilizes the same façade design elements, materials, and colors of the residential building. b. For multifamily residential buildings consisting of five or more units, common container areas shall be provided and comply with the following standards: i. An enclosed refuse container structure that utilizes the same façade design elements, materials, and colors of the residential building(s). ii. Enclosed structure(s) shall be separated by a minimum of 20 feet from any dwelling unit located within the multifamily residential site or from any property line. iii. The enclosed structures shall be located a maximum of 100 feet distance from the dwelling units served. iv. Trash enclosures shall be completely sheltered by a roof. v. No minimum distance from dwelling units is required if the containers are located within a fully enclosed refuse room of a residential building. The enclosed refuse room shall be located a maximum of 75 feet from the dwelling units served. vi. Refuse container structures shall comply with Burrtec requirements.	Keep, carry over Split into 2 standards. Include diagram or example images	X				

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
ADDITIONAL STANDARDS (17)		ADDITIONAL STANDARDS	ADDITIONAL STANDARDS					
54	Electric Vehicle Charging Stations (EVCS) Standards	A minimum of one Electric Vehicle Supply Equipment (EVSE) per garage and one EVSE per five parking spaces will be required on a multi-family building site. Parking spaces shall be exclusively dedicated for Electric Vehicle (EV) charging use.	Recommend remove. Reference CALGreen Building Standards Code and CBC Chapter 11A and 11B				X	
55	Electric Vehicle Charging Stations (EVCS) Standards	Minimum Space Requirements. A parking space served by EVSE shall count as one parking space for the purpose of complying with any applicable minimum parking space requirements for multi-family development as established by the Municipal Code Section 18.60.030, Off-Street Parking Regulations.	Recommend remove. Reference CALGreen Building Standards Code and CBC Chapter 11A and 11B				X	
56	Electric Vehicle Charging Stations (EVCS) Standards	Electric Vehicle Charging Space (EV Space) Locations. Where undedicated/guest parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents or guests. All EV spaces shall be located under a weather protected carport, within a parking structure, or private garage. Electrical equipment shall be located in areas that are well drained and shield from any landscape bed irrigation spray.	Recommend remove. Reference CALGreen Building Standards Code and CBC Chapter 11A and 11B				X	
57	Electric Vehicle Charging Stations (EVCS) Standards	Accessibility. EV parking spaces shall comply with at least one of the following options: a. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. b. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.	Recommend remove. Reference CALGreen Building Standards Code and CBC Chapter 11A and 11B				X	
58	Electric Vehicle Charging Stations (EVCS) Standards	Electric Vehicle Charging Space (EV Space) Dimensions. The EV spaces shall be designed to comply with the following: a. The minimum length of each EV space shall be 19 feet. b. The minimum width of each EV space shall be nine feet. c. Surface slope for accessible EV space and the aisle shall not exceed one inch vertical in 48 inches horizontal (2.083 percent slope) in any direction. d. Where vertical pole or pylon-mounted chargers are utilized, a minimum of 36 inches of clearance shall be provided to ensure safe and easy movement around the charging station.	Recommend remove. Reference CALGreen Building Standards Code and CBC Chapter 11A and 11B				X	
59	Electric Vehicle Charging Stations (EVCS) Standards	Level 2 Electric Charging Requirements. A maximum of 80 percent of EVSEs shall have a minimum 40-ampere 208/240-volt dedicated EV branch circuit and shall be installed in close proximity to the proposed location of an EV charger, in accordance with the California Electrical Code.	Recommend remove. Reference CALGreen Building Standards Code and CBC Chapter 11A and 11B				X	
60	Electric Vehicle Charging Stations (EVCS) Standards	Direct Current Fast Charging (DCFC) with Combo Connector Requirements. A minimum of 20 percent of EVSEs shall have a minimum 40-ampere 208/240-volt dedicated EV branch circuit and shall be installed in close proximity to the proposed location of an EV charger, in accordance with the California Electrical Code.	Recommend remove. Reference CALGreen Building Standards Code and CBC Chapter 11A and 11B				X	
61	Electric Vehicle Charging Stations (EVCS) Standards	Smart Metering. Separate or sub-metering that allows electricity used to be isolated from the rest of the building's energy use shall be provided.	Recommend remove. Reference standards in the CA Electrical Code				X	
62	Electric Vehicle Charging Stations (EVCS) Standards	Signage and Wayfinding. All EV parking spaces shall be identified as EV ONLY with a vertical pole or wall sign, and pavement shall be marked with a EV painted symbol as well. Manual on Uniform Traffic Control Devices (MUTCD) compliant signs shall be provided for reserved American Disabilities Act (ADA) accessible EV spaces. Additional information for tenant EVSE use including time limits for charging and enforcement; safety information; and host-operator information shall be provided.	Recommend remove. Reference MUTCD				X	
63	Electric Vehicle Charging Stations (EVCS) Standards	Host-Operator Agreements. The building owner/operator or Home Owner Association (HOA) shall be responsible for establishing any agreements and costs associated with EV charging for tenants.	More appropriate as a guideline		X			
64	Electric Vehicle Charging Stations (EVCS) Standards	Equity. A minimum of ten percent of electricity generated from solar panels installed on carports over EV spaces shall be credited to low income tenants for EVSE use. Host-operator agreements shall identify qualifications and process for low income tenants EV use.	More appropriate as a guideline		X			

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
65	Public Art Standards	All multi-family development(s) shall comply with Ordinance 343, Chapter 18.81, Art in Public Places of Title 18 of the Municipal Code.	Keep reference, but don't incorporate Public Art into the ODS.			X		
66	Bicycle Parking Standards	Minimum Bicycle Parking Requirements. Long-term bicycle parking shall be provided in secure, weather protected facilities for multi-family building residents who need bicycle parking for several hours or longer. Short-term bicycle parking shall be located in publicly accessible, highly visible locations that serve the main entrance of a multi-family building. Short-term bicycle parking shall be visible to bicyclists on the street and is intended for visitors. Amounts of required long-term and short-term bicycle parking shall be provided as follows: a. Long Term Requirement. Multi-family buildings with five or more units, shall provide one space per unit. i. In-unit allowance standards. For sites with 20 or fewer units, up to 100 percent of bicycle parking spaces are permitted to be in dwelling units. ii. For sites with more than 20 units, up to 20 percent of bicycle parking are permitted in dwelling units. iii. Elderly or disabled multi-family uses shall provide one bicycle parking space per ten units. b. Long Term Additional Requirements. Multi-family buildings with more than 20 units, shall include: i. Cargo or long tail bicycle parking. A minimum of five percent of bicycle spaces shall be provided for larger bicycles. ii. Electrical bicycle charging. A minimum of five percent of spaces shall have access to electrical outlets. c. Short Term Requirement. Multi-family buildings with more than 20 units shall provide a minimum of one space per 20 units.	Keep, move to guidelines		X			
67	Bicycle Parking Standards	Uniform Standards for All Bicycle Parking. Where long-term and short-term bicycle parking must be provided in lockers or racks, the following standards shall be met: a. Bicycle Parking Area. The area devoted to bicycle parking must be hard surfaced. b. Bicycle Racks. Racks must be designed so that the bicycle frame and one wheel can be locked to a rigid portion of the rack with a U-shaped shackle lock when both wheels are left on the bicycle. c. Bicycle Parking Space, Maneuvering Area, and Clearance Dimensions. Bicycle parking spaces, aisles and clearances must meet the minimum dimensions of the following: i. Standard Bicycle Parking Spaces Requirements. The standard required bicycle space is two feet in width, six feet in length and three feet four inches in height. There must be at least five feet behind all bicycle parking spaces to allow room for bicycle maneuvering. Where short-term bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way; A wall clearance of two feet six inches must be provided. A minimum of one foot five inches shall be provided between spaces. ii. Vertical Bicycle Parking Spaces Requirements. Vertical bicycle parking secures the parked bicycle perpendicular to the ground is permitted as an alternative to standard spaces. The vertical required bicycle space shall be two feet in width, six feet in height and two feet in depth. There must be at least five feet behind all bicycle parking spaces to allow room for bicycle maneuvering. A minimum of one foot five inches shall be provided between spaces. iii. Stacked Bicycle Parking Spaces Requirements. Stacked bicycle parking are racks that are stacked, one tier on top of another are permitted as an alternative to standard spaces. Bicycles shall be horizontal when in the final stored position. The rack must include a mechanically-assisted lifting mechanism to mount the bicycle on the top tier. There must be at least five feet behind all bicycle parking spaces to allow room for bicycle maneuvering. A minimum of one foot five inches shall be provided between spaces. iv. Larger Cargo or Long Tail Bicycle Parking Spaces Requirements. These standard space dimensions shall be ten feet in depth by three feet in width by three feet four inches in height. At least five feet behind the pace shall be provided for	Keep, move to guidelines		X			

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
68	Bicycle Parking Standards	Standards for Long-Term Bicycle Parking. Long-term bicycle parking must be provided in lockers or racks that meet the following standards: a. Security Standards. Long-term bicycle parking must be provided in one or more of the following: <i>i.</i> A restricted access, lockable room or enclosure, designated exclusively for bicycle parking. <i>ii.</i> A bicycle locker. <i>iii.</i> In a residential dwelling unit. b. In-unit Parking Standards. Long-term bicycle parking spaces may be provided in a dwelling unit if following conditions are met: <i>i.</i> The residential unit shall include a dedicated bicycle parking area that meets the standard bicycle parking spacing dimensions above. <i>ii.</i> For buildings with no elevators, long-term in-unit bicycle parking shall be permitted only for first floor units. <i>ii.</i> Balconies, terraces, or patios are prohibited for in-unit parking. <i>iv.</i> Signage Standard. If bicycle parking is not visible from the public realm, a sign must be permanently posted at the main building or site entrance indicating the location of the bicycle parking.	Keep, move to guidelines		X			
69	Bicycle Parking Standards	Standards for Short-term Bicycle Parking. Short-term bicycle parking must meet the following standards: a. Location. Bicycle parking must be on-site, outside the building, at the same grade as the sidewalk or at a location that can be reached by an accessible route. b. Main Entrance Proximity. The bicycle parking must be within 50 feet of the main entrance to the building as measured along the most direct pedestrian access route.	Keep, move to guidelines		X			

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
ADDITIONAL MIXED USE STANDARDS (6)		ADDITIONAL MIXED USE STANDARDS	ADDITIONAL MIXED USE STANDARDS					
70	Additional mixed use standards - Conformance with Standards and Requirements	Mixed-use sites and buildings that include residential dwelling units shall comply with both development standards of the zoning district and all applicable multi-family design standards of this Chapter.	Recommend remove. Redundant with Other General References above				X	
71	Additional mixed use standards - Low Income Units	Developments proposing 20 residential units or more are required to provide ten percent low income units or five percent very-low income units. No in-lieu fee shall be accepted.	This is an inclusionary zoning standard. It does not belong in the ODS. Confirm if City wants to keep.			X	X	
72	Additional mixed use standards - Off-street Parking	Mixed use sites shall comply with all requirements of the Municipal Code Chapter 18.60, Off-Street Parking.	Keep reference, but don't incorporate Off-Street Parking into the ODS.			X		
73	Additional mixed use standards - Ground Floor Use and Height	First floor residential dwelling units shall be prohibited along street facing building frontages. The minimum first floor commercial building height shall be 14 feet, measured from the first finished floor elevation to the second floor finished floor or rooftop elevation. Upper floor to floor heights shall be no greater than the first floor height.	Recommend remove - no mixed use zone applicability				X	
74	Additional mixed use standards - First Floor Window and Door Transparency	All non-residential first floor street fronting uses shall comply with all applicable standards: 1. Commercial or retail uses: exterior walls facing a street shall include window and door openings that comprise a minimum of 75 percent of the first floor primary façade area, measured vertically between two and eight feet above the finished grade of fronting public sidewalks and horizontally only where first floor conditioned commercial tenant space occurs along the fronting façade. 2. Office, hotel, and other non-residential uses: exterior walls facing a street shall include window and door openings that comprise a minimum of 75 percent of the first floor primary façade area, measured vertically between two and eight feet above the finished grade of fronting public sidewalks and horizontally only where first floor conditioned office, hotel, and other non- residential use tenant space occurs along the fronting façade. 3. First floor conditioned tenant space shall include window and/or door openings spaced no greater than ten feet apart measured horizontally along the street facing primary building façade. Reflective, tinted, or mirrored window glazing that prevents views of interior work areas, sales areas, lobbies, or storefront displays at a minimum five-foot depth from the face of the primary first façade is prohibited.	Recommend remove - no mixed use zone applicability				X	
75	Additional mixed use standards - Storefront Treatment	First floor non-residential building façades shall comply with all applicable standards listed and illustrated in Figure 18.64.070A: 1. Awnings and Canopies. Awnings or canopies shall not extend horizontally beyond first floor non-commercial use window and door openings. Awning and canopy structural hardware shall not be lower than eight feet above the fronting sidewalk finished grade elevation. Signage or branding graphics of any type are prohibited on the exterior surface of the awning or canopy. 2. Base Panels. A wood, metal, or masonry base panel shall be provided across the entire width of the storefront window system and between any vertically articulated primary façade projections or recesses. The base panels shall be no greater than 24 inches in height, measured from the bottom of the sill of the window system to the adjacent sidewalk finished grade. 3. Signage. A projecting or recessed tenant signage horizontal molding band or frieze shall be provided to articulate the top of only buildings with multiple storefronts. All tenant signage shall comply with all applicable requirements of Chapter 18.80 (Signs).	Recommend remove. Redundant with Articulation and Modulation requirements and no mixed use zone applicability				X	
TOTAL AFTER RELOCATING				34	16	8	19	

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NOTE: The following objective design standards content will be located in a separately formatted and numbered policy document adopted by resolution outside of the Grand Terrace Municipal Code.

DRAFT

Chapter 1. General Provisions

Introduction

The City of Grand Terrace’s Multifamily Objective Design Standards have been created with the intent of integrating multifamily and mixed-use housing development into the City’s community character, enhancing the quality of design and development throughout the City, and considering the interests of neighboring property owners. These standards shall be referred to hereinafter as “Objective Design Standards.”

The Objective Design Standards establish regulations for multifamily residential development consistent with State law related to objective design standards as defined by Government Code Section 66300(a)(7).

The Objective Design Standards are intended to ensure the requirements that apply to applicable multifamily residential projects are predictable and easy to interpret for all stakeholders, including decision-makers, staff, applicants, and members of the public.

Purpose

The State of California continues to experience a housing crisis, and the availability and affordability of housing remains a key issue. This document provides the required, objective standards for housing development, streamlining review, and increasing transparency. Senate Bill (SB) 35 and SB 330 requires jurisdictions to conduct a ministerial or streamlined review of new multifamily and mixed-use residential developments using objective design and development standards. These new laws prevent cities from denying approvals or requiring conditions of approval for certain multifamily housing projects that make the project infeasible where the project complies with objective design standards.

This document provides a clear and useful guide and standards for the design, review, and approval of multifamily residential and mixed-use development in Grand Terrace. With this document applicants, developers, and City staff have a clear and concise reference for the City’s minimum design expectations.

Relationship to Other City Documents

Together with the Grand Terrace Municipal Code (GTMC), the Objective Design Standards are intended to safeguard and implement the City’s vision as stated in the Land Use Element:

“...Preserve and enhance the quality and character of the City’s residential neighborhoods”

The Objective Design Standards are intended to align and implement the goals, objectives, and policies of the City of Grand Terrace’s General Plan, Land Use and Housing Elements, and Zoning.

Who is this Document For?

Developers

This document will reduce uncertainty by providing clear guidance for new construction projects. The objective design standards checklist (ODS Checklist) will act as a tool for property owners, developers/designers, and staff throughout the review process, ensuring that key aspects of quality design are addressed.

Property Owners

This document will provide property owners with a clear understanding of the design elements required for development projects in Grand Terrace.

City Staff

City staff will utilize these standards to assist applicants and their representatives in the project review and approval process. The document and checklist will serve as the basis for evaluating design quality in submitted proposals.

Review Bodies and Decision Makers

This document will provide a framework for the City of Grand Terrace Design Review Board, City Council, Planning and Development Services Director, and other review bodies to assess the quality of design in development applications.

How to Use this Document

Step 1: Identify the base zone for where the eligible project is located and what the development standards are – including building height, setbacks, density, and all other applicable Zoning regulations.

Step 2: Review and apply objective design standards to project designs and complete the applicant ODS Checklist.

Step 3: Submit application and ODS Checklist to the City Planning Department for streamlined review.

Applicability

The Multifamily Objective Design Standards apply to multifamily residential and mixed-use developments with a residential component, as defined herein, within the City's multifamily residential zoning districts, including the R2-10, R3-12, R3-20, and R3-40. For developments spanning multiple lots, these standards apply to all lots proposed for multi-family housing, mixed-use developments, and any associated amenities, open space, or utilities that would serve multi-family or mixed-use units.

These standards do not apply to the new construction of single-family dwellings, or to single-family dwellings within a development containing more than one housing type.

These design standards are in addition to the development standards of the underlying base zone. In the event of conflicting standards between these standards and the base zone, the more restrictive standard shall apply. For projects located in a Specific Plan, and there is a conflict between these standards and the Specific Plan's standards, the Specific Plan's standards shall prevail.

In addition to the standards herein, all multifamily and mixed-use development with a residential component shall comply with all other applicable standards and requirements including but not limited to GTMC Title 15 Buildings and Construction, Title 17 Subdivisions, Title 18 Zoning, and any other applicable regulations.

Administration

The Planning Department shall be responsible for the administration and ministerial review processing of these Objective Design Standards.

California Environmental Quality Act (CEQA) Exemption of Certain Projects

A multifamily residential development or mixed-use development project with a residential component that is designed in conformance with the objective design standards in this document, qualifies for the ministerial review process described herein and is not subject to CEQA (Government Code Section 65913.4). Eligibility requirements for ministerial review for multifamily housing are set forth in Section 18.03.080 of the GTMC. Only technical studies required by an objective standard may be required of a project eligible for CEQA streamlining under Government Code Section 65913.4. Any required technical reports shall conform to City requirements established for such reports. Projects that do not qualify for a ministerial review shall be reviewed in compliance with the applicable CEQA guidelines for discretionary review pursuant to Chapter 18.63 – Site and Architectural Review.

Limited Deviations, Streamlined Approvals, and Density Bonuses

Ministerial Action

The review of and action on the Objective Design Standards of multifamily residential development or mixed-use development with a multifamily residential component that complies with the provisions of this Chapter is a ministerial action not subject to further discretionary review or action. The Planning Department has the authority to review applications for completeness and compliance with the provisions of this document.

Ministerial design review shall be conducted administratively, unless modified herein by this document, and shall not require public notice or public hearing, or be subject to any required findings for approval.

Ministerial design review approval by the Director shall determine that the proposed application and plans:

- (a) Comply with all applicable design standards herein.

- (b) Comply with all applicable development standards of Title 18 (Zoning) without requiring a minor deviation or variance.

Discretionary Site and Architectural Review Board Deviation Approval

Projects may deviate from up to eight dimensional-design standards herein (e.g. height, length, width, depth) by no more than 20% for each standard. A request for a deviation(s) must be made in writing as part of the application for the proposed project. The written justification for a deviation(s) must identify each standard for which a deviation is requested. Any request from deviation from full compliance of the standards herein shall require discretionary approval from the Site and Architectural Review Board subject to the following:

- (a) The Site and Architectural Review Board review shall only consider the requested deviations to the objective design standards.
- (b) No condition of approval shall individually or collectively require or result in a reduction of dwelling units or have the effect of making a housing project infeasible or unviable.
- (c) The total number of exceptions or deviations shall not exceed eight standards.
- (d) The Site and Architectural Review Board cannot require an applicant to adhere to stricter standards than what is proposed in the Objective Design Standards.
- (e) Deviation(s) shall be granted if the Site and Architectural Review Board finds:
 - (1) The project meets the minimum required density.
 - (2) The strict compliance with the Objective Design Standards is not necessary to achieve the purpose and intent of this section.
 - (3) The project meets the purpose and intent statement of the design standard(s) under consideration to be waived, or a similar design standard is implemented in substitution.
 - (4) The project possesses compensating design and development features that offset impacts associated with the modification, waiver, or substitution of the Objective Design Standards.

Discretionary Site and Architectural Review

Applicants may elect to pursue a discretionary review path that voluntarily removes the project from the ministerial requirements and processes, including mandated review timelines and limit on number of meetings for projects that are seeking ministerial approval through State law. Projects under discretionary review are subject to the Site and Architectural Review process pursuant to Chapter 18.63 – Site and Architectural Review. Conformance with the Objective Design Standards is not required as part of discretionary review but is encouraged.

Density Bonus

An exception, approved through the process outlined in this section, shall be separate from and in addition to any concession/incentive or waiver granted pursuant to Density Bonus Law (Government Code Section 65915 - 65918) and/or other applicable State laws.

Definitions

The following definitions apply to the Objective Design Standards in this section. Where there is a conflict between other definitions in the GTMC and the definitions in this section, the definitions in this section shall apply.

Building Massing. Massing refers to the general shape and form as well as size of a building.

Façade. The entire exterior side of a building; especially the architectural front, sometimes distinguished from the other sides by elaboration of architectural or ornamental details.

Fenestration. The stylistic arrangement of windows in a building.

Frontage or Fronting. The portion of a parcel which abuts a street right-of-way.

Mixed-use, Horizontal development. A project allowing for a combination of residential and nonresidential uses on separate portions of a single Building Site.

Mixed-use, Vertical development. A project allowing for a combination of residential and nonresidential uses in the same building, typically with Commercial Uses on the ground floor, and residential dwellings above.

Ministerial review process. A process for development approval without requiring the use of personal judgment by the City as to the wisdom or manner of carrying out the project. The ministerial review process simply ensures that the proposed development meets all the requirements of this document and or Section 18.03.080 of the GTMC.

Modulation. The process of projecting and recessing external walls of a building in plan and in section, creating more corners and edges to a building reducing large expanses of blank walls.

Multifamily development. A residential structure containing two or more residential dwelling units, each of which is for the occupancy by one or more persons, including duplexes, triplexes, fourplexes, apartments, condominiums, and townhouses.

Primary Façade. The largest percentage of surface area of any building face or elevation.

Stepback. The recessing of the upper part of the façade due to the smaller area of the upper floors.

Chapter 2. Sustainable Design

Intent: Improve the public and environmental health of the community whilst minimizing environmental footprint and prioritizing community longevity.

LEED Certification Requirement

For the purposes of this Chapter, all multifamily residential buildings and sites and mixed-use buildings and sites with a residential use shall demonstrate that the application qualifies for the most current version of certification of one of the four levels of LEED certification—Platinum, Gold, Silver, and Certified—or an equivalent standard as defined by the Leadership in Energy and Environmental Design (LEED) of the United States Green Building Council. Plans and/or supplemental specifications shall be provided at the time an application is submitted for preliminary or formal review as required by City application forms/checklists as established by the Director. All applicable projects shall be required to prepare a LEED scorecard prepared by a licensed architect or LEED consultant. Projects with twenty (20) or more units shall be required to obtain LEED certification as a condition of approval.

Chapter 3. Site Design Standards

Intent: The building placement, arrangement of units and amenities, and design of the site maintain the character and scale of the community and maximize site potential.

Site Layout

Intent: Buildings should be placed and oriented to reinforce a pedestrian-oriented public realm and to establish a strong visual and physical relationship with adjacent streets, sidewalks, and open spaces.

- (a) Building massing shall be oriented to the street.
- (b) Buildings shall occupy a minimum of 70 percent of the street frontage, measured at the front and street side-yard setback line. The remaining 30 percent may be used for parking, landscaping, and driveways.
- (c) The minimum distance between buildings on the same site shall be 15 feet. The distance shall be increased by 5 feet for every story exceeding three.

Parking, Access, and Circulation

Intent: Limit the visual, environmental and safety impacts of vehicle circulation, access, and parking.

Surface Parking and Individual Residential Unit Parking Garages/Carports

In addition to the requirements of Chapter 18.60 (Off-Street Parking), multifamily residential sites with at-grade parking lots, or where units are served by individual residential unit garages/carports, shall be designed in accordance with the following:

- (a) Parking shall not be located between the building frontage and a public right of way.

- (b) Uncovered parking areas shall include a landscape planter at a maximum interval of every 12 parking spaces that contains a minimum of 75 square feet of landscape area and a tree.
- (c) The total width of parking areas visible from the street, including surface parking and carports, but excluding individual unit garages and underground parking and parking located behind buildings, shall not exceed thirty percent (30%) of any street frontage.
 - (1) Any such parking area or driveway shall have a minimum 4-foot-wide landscaped buffer between parking areas and any public rights-of-way including either a berm or low wall or fence a maximum of 3 feet in height
- (d) Parking areas shall be separated from a building with both a minimum 5-foot-wide raised pedestrian sidewalk and a minimum 5-foot-wide landscaped strip.

Carports

- (a) Carport structures shall utilize the same colors, architectural finishes, and roofing materials as the main building(s) in the project.
- (b) Flat aluminum carport structures are prohibited.
- (c) Carports shall meet setback and building separation requirements set forth in Title 18.

Individual Unit Garages

- (a) Dividers shall be provided between garage doors between adjacent units shall be planted with a tree, shrub or other perennial plant of at least three feet in height.
- (b) Garage doors shall be recessed back from the face of the garage, by a minimum of 6 inches to add shadow and visual interest.

Structured Parking

In addition to the requirements of Chapter 18.60 (Off-Street Parking), structured parking shall be designed in accordance with the following standards:

- (a) Parking structures shall be located in one of the following:
 - (1) Below-grade
 - (2) On the downhill side of a site, tucked under the main building level, with entrance(s) located behind active building uses and away from the primary and/or secondary street frontages.
 - (3) On the interior of the site screened from public view using at least one of the methods described below (Structured Parking (b)).

- (b) Where parking structures are exposed to the public right of way, ground-floor parking structures shall be sited behind residential, office, or commercial spaces using one of the following techniques:
 - (1) Screened with landscaped screening or ornamental metal screens.
 - (2) Continue architectural details and materials from the adjacent floors into the visible exterior faces of the parking structure.
 - (3) Not comprise more than 50 percent of the first-floor building width.

Site Access and Connectivity:

Vehicular Access

- (a) Vehicular access points to parking areas shall be taken from the side street or alley when present. Where access is not possible from the side or rear of the lot, access from the lot frontage shall be limited to a single driveway for lots with less than 200 feet of frontage, and a maximum two driveways for lots with more than 200 feet of frontage.
- (b) Where garage parking is proposed, private drive aisles used to access the garage shall be located along the sides and/or at the rear of the property.

Pedestrian Access

- (a) All structures, entries, facilities, amenities, and parking areas shall be internally connected with pedestrian pathways.
- (b) Pedestrian pathways shall connect to the public sidewalk along each street frontage.
- (c) Pedestrian pathways shall be separated from roads and parking areas by a physical barrier, such as a grade-separation, of six inches or more or a raised planting strip.

Open Space

Intent: Projects should provide access to natural light, fresh air, and usable exterior spaces with a mix of active and passive programs that offer comprehensive lifestyle offerings to building users.

Common Open Space

- (a) Common outdoor space shall be located to meet the following requirements:
 - (1) Shall have a minimum horizontal dimension of 25 feet and shall be contiguous to accommodate passive individual or group active recreational activity areas.
 - (2) Not be located directly next to arterial streets, service areas, or adjacent commercial development. If that is not feasible, then a minimum of 5-foot-wide landscaping planting shall be provided as screening.

- (3) Common open space shall be directly accessible from the public right-of-way with an internal walkway, paseo, or sidewalk.
- (4) A minimum of 10 percent of the open space area shall be planted with live planting, trees, ground cover, and/or shrubs.

Private Open Space

- (a) Private open space shall be no less than 5 feet in any direction.
- (b) Private usable open space located on the ground level shall have no horizontal dimension less than 10 feet. Private open space located above ground level shall have no horizontal dimension less than 5 feet.
- (c) Private open space shall consist of one or more of the following:
 - (1) Balconies
 - (2) Patios
 - (3) Private yards
 - (4) Porches/stoops
 - (5) Private rooftop decks

Chapter 4. Building Design

Intent: Multi-family residential building design standards are intended to enhance neighborhood character, ensure quality of building design, and result in buildings designed with appropriate bulk and mass for the neighborhood character.

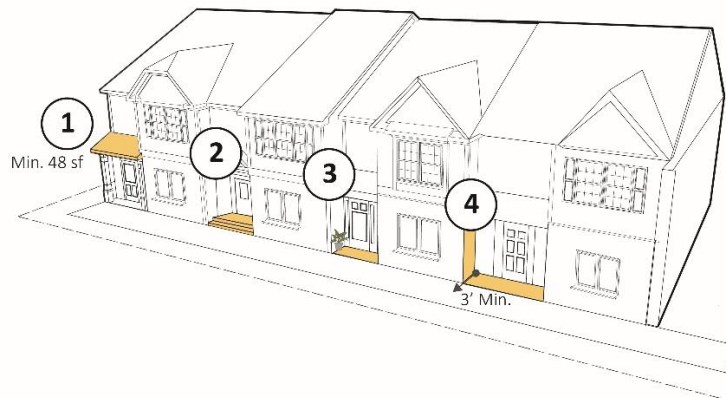
Entrances

Intent: To create an attractive, welcoming, safe, and active interface between private development and the public realm, buildings and site design.

Individual Unit Entries

- (a) Any residential unit on the ground floor shall have an individually recognizable entry by using two or more of the following techniques:
 - (1) Weather protection element, such as an awning, canopy, or a recessed entry with a minimum recess or projection of 48 square feet in area.
 - (2) Individual stoop or elevated entry.
 - (3) Entry patio, terrace, or forecourt.
 - (4) A minimum 3-foot change in facade depth from adjacent unit entries.

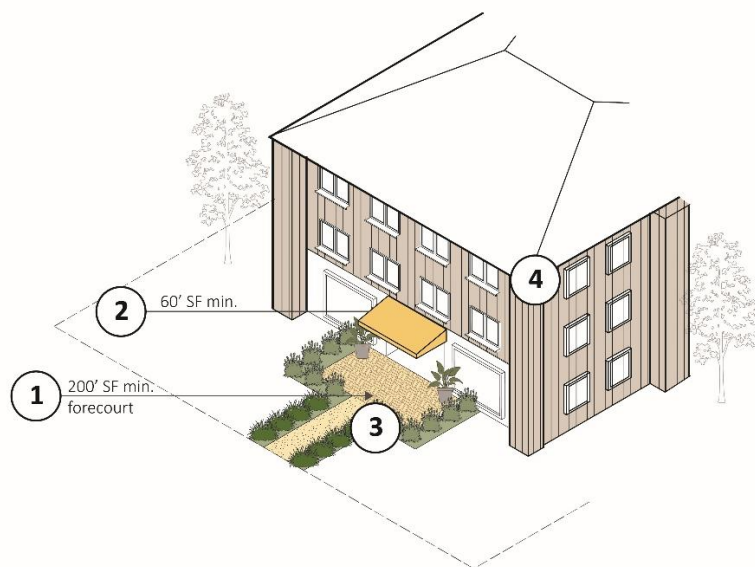
Figure 4-1 Individual Unit Entries



Shared Entrance

- (a) In residential buildings with a shared entrance, a single distinct entry shall be provided by incorporating two or more of the following techniques:
- (1) Forecourt or small entry plaza adjoining the lobby space.
 - (2) A recessed entry or a weather protection device such as a canopy, awning, or overhang with a minimum recess or projection of sixty (60) square feet in area.
 - (3) A change in paving or landscaping leading to the entry.
 - (4) A change of building material at the entry.

Figure 4-2 Shared Entrance



- (a) The primary entrance to all buildings with shared entrances adjacent to a public street shall be visible from the sidewalk and directly connected via a pedestrian pathway.

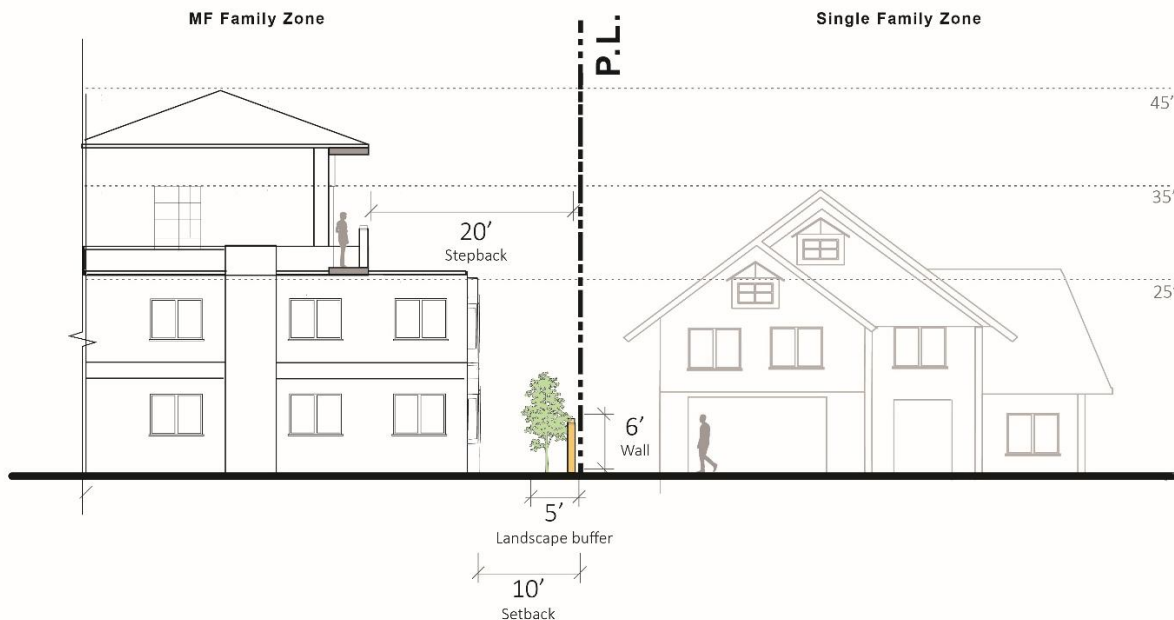
Privacy and Articulation

Intent: To create a transition between new development and existing neighborhoods, privacy should be provided for current and future residents, and potential shading on neighboring residents should be minimized.

Transitional Massing

- (a) All windows shall be offset at least 5 feet in any direction from any windows in the adjacent building within 15 linear feet to avoid direct line-of-sight.
- (b) An additional 5-foot side-yard setback including a 5-foot-wide landscaped area shall be provided along the full length of the shared property line between multifamily and single-family zoned parcels. The landscaped area shall include the following:
- (1) Vertical trees, at a minimum height of 10 feet, and maximum spacing of 20 feet on-center at installation.
 - (2) All trees shall be provided at a minimum size of 24-inch box.
 - (3) A solid fence or wall at maximum 6 feet in height.

Figure 4-3 Transitional Massing



- (c) No outdoor decks, balconies, or other covered or uncovered private or common open space above the ground floor shall be permitted in the required stepback or setback when adjacent to a single-family residential zone.

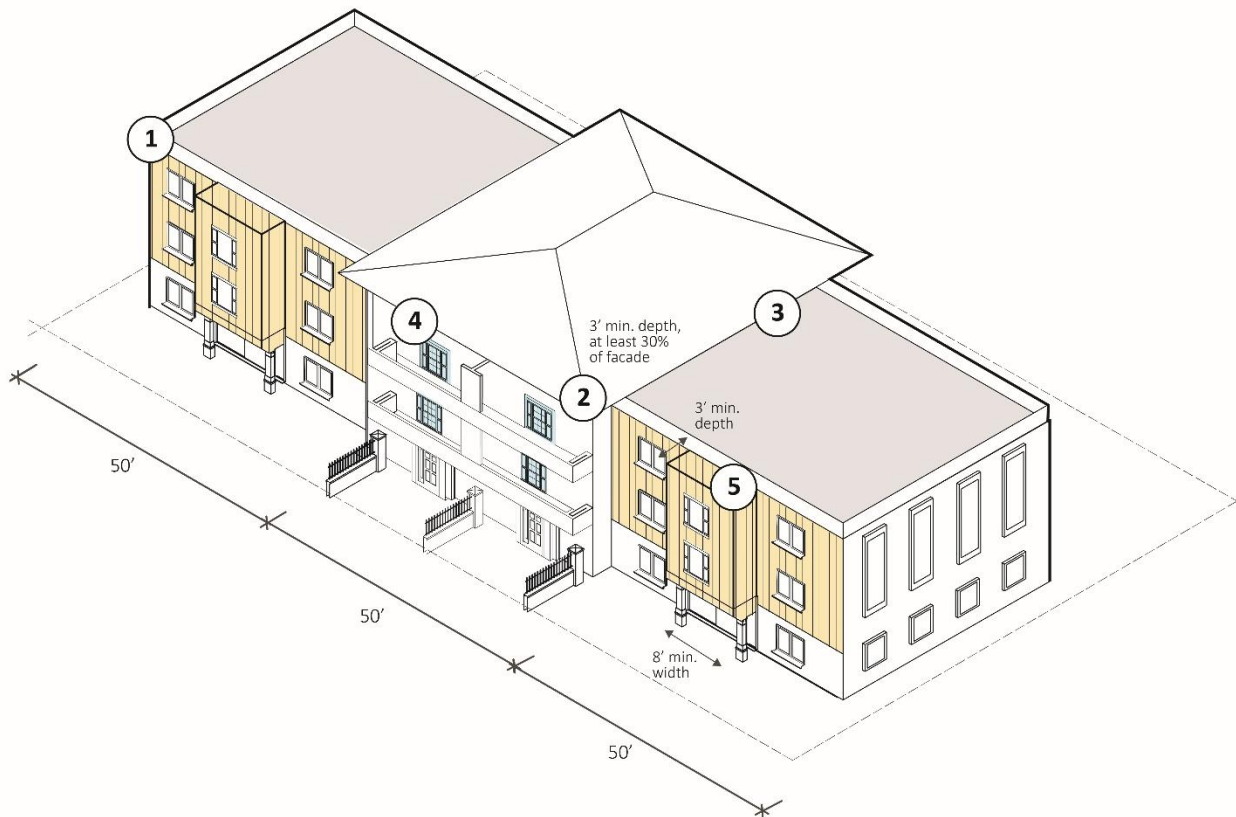
Massing and Modulation

Intent: Building design shall avoid large monotonous façades, long straight line building fronts, plain box shapes, and barren exterior treatment through the methods listed below.

Horizontal Modulation

- (a) Multifamily developments shall use at least two of the horizontal modulation methods listed below at an interval of not less than 50 feet.
 - (1) Change in material texture, patterning, or color. A change in material texture, patterning, or color that extends the full height of the primary façade, excluding the ground level.
 - (2) Offset or projection. A horizontal wall plane offset at least 3 feet extending for at least 50 percent of the area of each façade.
 - (3) Change in roof height or form. A variation in parapet height of at least 3 feet or a change in roof form.
 - (4) Change in fenestration pattern. A change in window size, style, or placement.
 - (5) Wall notch combination. A combination using at least one option from above, plus a wall notch (offset or projection that does not extend the entire dimension of façade). Wall notches shall be a minimum of 3 feet deep and 8 feet wide and not less than two stories in height.

Figure 4-4 Horizontal Modulation



Building Length

- (a) The length of any building along the primary street shall not exceed 80 feet. If the ground floor is broken by an opening of at least 10 feet wide and 10 feet high, leading to a visible interior courtyard or other common open space on the ground level, the building may continue above one such opening.
- (b) The length of any building along a secondary street shall not exceed 150 feet.
- (c) Developments with at least 150 feet of frontage along the primary street shall include at least one of the following open spaces along the primary street:
 - (1) A community plaza, commons, forecourt, or publicly accessible neighborhood park.
 - (2) A terrace of a minimum 50 feet deep and 15 percent of the primary frontage width above the first level.
 - (3) A paseo provided from the primary street and connecting to a courtyard in the interior of the site.

Grade Separation

- (a) Ground floor residential fronting an arterial roadway shall be elevated at least 21 inches above the finished grade of the sidewalk.

Architectural Elements

Intent: To create a sense of place with buildings that are cohesive, well-crafted, and enhance the public's experience.

Four-Sided Architecture

- (a) Buildings shall be designed with the same materials, colors, and finishes on all exterior elevations.

Same Unit Design Standard

- (a) Both affordable residential units and market-rate residential units shall be constructed using the same architectural treatments, materials, colors, and finishes.

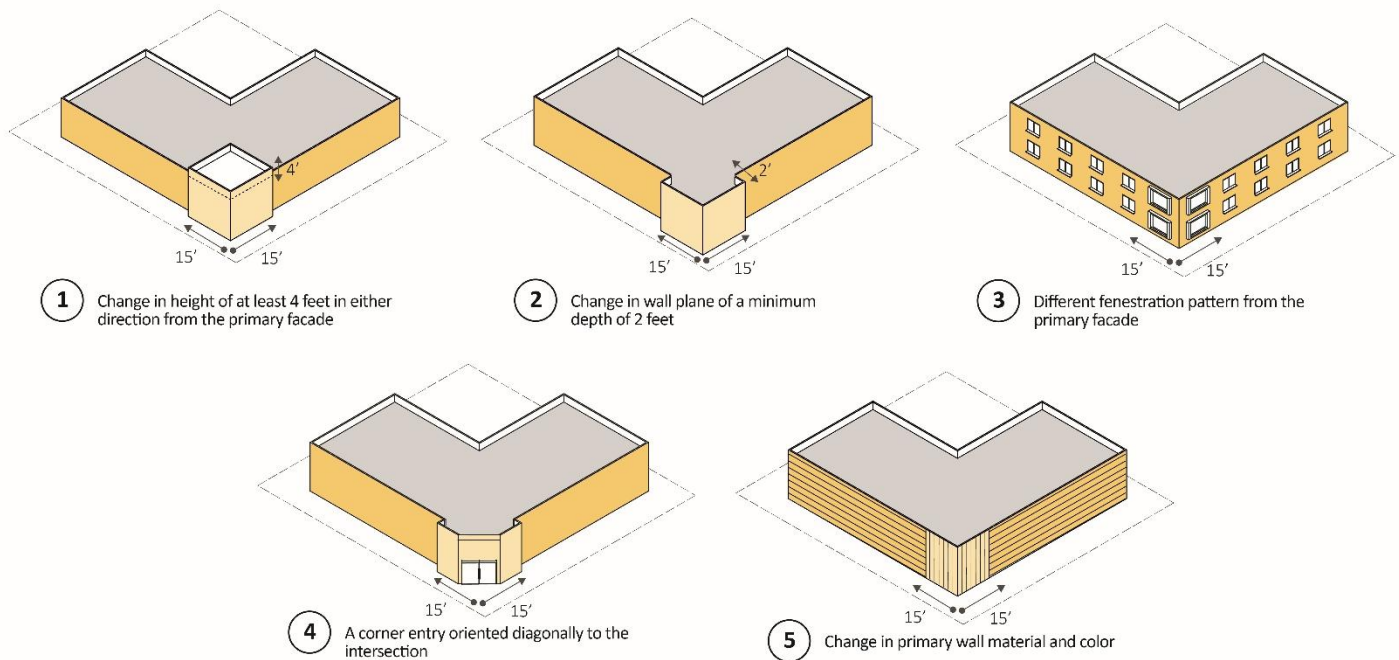
Blank Walls

- (a) Along sidewalks, multiuse paths, or publicly accessible outdoor common space areas, blank walls shall be less than 30 feet in length
- (a) Where a blank wall is unavoidable, one of the following architectural treatments is required and shall cover at least 50 percent of the blank wall surface using one of the following:
 - (1) Changes in materials, textures, or color
 - (2) Landscape screening of at least 4-foot-tall shrubs
 - (3) Trellises, screens, or art

Corner Treatments

- (a) Buildings located at street corners shall incorporate the following elements within 15 feet horizontally from the edge of the building corner and vertically along the entire height of the building. For buildings two stories in height, incorporate at least one of the following features; for buildings that are three or more stories in height, a minimum of two of the following features are required.
 - (1) Change in height of at least 4 feet in either direction from the primary facade.
 - (2) Change in wall plane of a minimum depth of 2 feet.
 - (3) Different fenestration pattern from the primary façade.
 - (4) A corner entry oriented diagonally to the intersection.
 - (5) Change in primary wall material and color.

Figure 4-5 Corner Treatments



Building Colors and Materials

Intent: To ensure that buildings include a variety of color palettes and textures with durable and attractive materials that contribute to the aesthetic quality of the development and the neighborhood, buildings shall be designed to meet the following objective criteria

Façade Materials

- The primary façade finish material shall be wood, stone, brick, stucco, fiber cement or other cementitious material, or stone.
- T1-11 plywood siding is prohibited.
- Structures shall incorporate a minimum of two building materials on each building elevation. Trim does not count as the second material.

Façade Colors

- Structures shall have a color palette that consists of at least two body colors and two accent colors (not including roof color).
- Projects with two or more residential structures shall include a minimum of two color palettes and shall not use a single palette on more than 70 percent of the residential structures. Stone materials shall not be painted.

Façade Transparency

- (a) 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.
- (b) Mirrored and deeply tinted glass or applied films that create mirrored windows and curtain walls are prohibited.
- (c) To add privacy and aesthetic variety to glass, fritted glass, spandrel glass, and other decorative treatments are appropriate.

Chapter 5. Utilities, Services, Lighting, and Fences

Intent: Minimize visual and noise impacts on the community, maintain visibility of the night skies, enhance the pedestrian environment, and promote high-quality lighting fixtures consistent with local design principles.

Lighting Design

Intent: Maintain visibility of the night skies, minimize light pollution, skyglow, and glare, enhance the pedestrian environment, and promote high-quality lighting fixtures consistent with local design principles and Title 24 of the California Building Code.

- (a) Exterior light fixtures shall be fully shielded and downward facing and limited to minimize glare and light trespass within and beyond the project site and shall comply with Title 24 of the California Building Code.
- (b) Light levels at a property line shall not exceed .05 foot-candles for all properties with residential uses.
- (c) Lighting for overhead walkway or parking areas shall not exceed 15 feet in height and at the minimum distance intervals necessary to comply with the California Building Code.

Fences and Walls

Intent: Preserve the character of the City while acknowledging that residents have the right to fence their properties in order to protect their children, contain their animals, and maintain privacy. All fences, walls, gates, and columns shall follow the requirements set forth in Section 18.73.070 of the GTMC.

- (a) Fences, walls, and gates shall be architecturally treated on both sides and constructed using materials in accordance with Chapter XXX of the GTMC.
- (b) The design of walls shall match at least one of the materials and colors used on the primary building.

Utility and Mechanical Storage

Intent: Mechanical equipment should be designed and maintained to minimize visual, noise, and other impacts on the surrounding community and should be planned, designed, located, and erected in accordance with the design and development standards in this section.

Utility Screening/Location

- (a) All electrical and utility services for new construction shall be undergrounded. Where mechanical and electrical equipment is ground-mounted, such equipment shall:
 - (1) Not be located within any minimum building setback.
 - (2) Not obstruct any common open space, sidewalk, or path.
 - (3) Be screened using one or more of the following elements and located within the building envelope and be at least the same height as the item being screened:
 - (i) A wall utilizing the same color, texture, or material as the primary building
 - (ii) A fence
 - (iii) Landscaping using a combination of trees, shrubs, and groundcovers

Rooftop Screening

- (a) Where mechanical and electrical equipment is located on the roof, it shall be located so that it is not visible from any angle from the public right-of-way, and enclosed or screened using the following techniques:
 - (1) Located at least 10 feet from the edge of the roof so as not to be visible from any portion of the nearest public right-of-way;
 - (2) Constructed with one or more of the architectural materials used on the primary building; and
 - (3) Screening or enclosures shall be at least the same height as the item being screened.

Refuse Standards

- (a) Refuse collection and storage areas shall comply with the following standards in addition to the requirements of the City's service provider (Burrtec) and Section 18.56.080 of the GTMC:
 - (1) Trash enclosures shall not be located within 25 feet of a required front or street-side setback.
 - (2) The enclosure shall be constructed with one or more of the materials used on the primary building facade.

- (3) All outdoor trash receptacles shall be fully screened by walls, landscaping and/or fencing.

DRAFT

Applicable California Housing Law

To address the housing shortage, recent State legislation, including Senate Bill (SB) 35 and SB 330, requires projects to be reviewed against objective standards. Objective standards include a broad set of standards used by an agency to regulate development, including “objective zoning standards,” “objective subdivision standards,” and “objective design review standards.” Objective standards are the only basis a local agency may use to deny or reduce the density of certain eligible projects. The following provides a brief description of the applicable housing laws relating to ODS.

Housing Accountability Act (SB 167, 2017)

The Housing Accountability Act, first passed in 1982, prohibits a jurisdiction from denying or reducing the size of housing developments that are compliant with its zoning code and other objective standards. SB 167 prevents jurisdictions from not approving housing development projects for very low-, low-, or moderate-income households or emergency shelters without specific factual findings.

Affordable Housing Streamlined Approval Process (SB 35, 2017)

SB 35 requires jurisdictions to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under the California Environmental Quality Act (CEQA). Development projects are eligible for the streamlined, ministerial approval process under SB 35 if they meet certain criteria, including affordability and locational criteria.:

The streamlined, ministerial entitlement process created by SB35 relies on ODS.

Housing Crisis Act (SB 330, 2019)

Streamlines housing development processes by imposing timelines on the approval of housing projects, limits the number of public hearings to 5, and limits denial of projects to non-compliance with objectively written design standards.

SB 423 (2023)

Requires cities to streamline review and approval of eligible affordable housing projects through a ministerial process. As part of the ministerial process, design review may be undertaken by the City if only objective standards are evaluated.

Objective Design Standards Intent

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 project and for the applicant to be able to design a project that meets those requirements before submittal. ODS are defined in Government Code Sections 65913.4 and 66300(a)(7) as:

“Standards that involve no personal or subjective judgement 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.”