

**AMENDED**



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

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**Council Chambers**

**Special Meeting**

**6:00 PM**

Grand Terrace Civic Center • 22795 Barton Road

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**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](mailto: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](http://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](mailto: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](http://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**

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## **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
<b>OTHER STANDARDS (6)</b>		<b>OTHER STANDARDS (NOT ZONING DEVELOPMENT STANDARDS, NOT OBJECTIVE DESIGN STANDARDS)</b>		<b>OTHER STANDARDS (NOT ZONING DEVELOPMENT STANDARDS, NOT OBJECTIVE DESIGN STANDARDS)</b>				
1	Other standards and requirements	<b>Zoning and Development Standards.</b> 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	<b>Subdivision Regulations.</b> 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	<b>Building/Fire Codes.</b> 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	<b>California Environmental Quality Act (CEQA).</b> 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	<b>LEED Platinum Requirement.</b> 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	<b>Water Efficient Landscape Requirement.</b> 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
<b>BUILDING DESIGN STANDARDS (22)</b>		<b>BUILDING DESIGN</b>	<b>BUILDING DESIGN</b>					
7	Residential Entries	<p>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.</p> <p><b>Residential Entries.</b> 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:</p> <p><b>1. Street-Oriented Entries.</b> 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.</p> <p><b>2. Individual Residential Unit Entries.</b> 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.</p> <p><b>3. Common Open Space-oriented Entries.</b> 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.</p> <p><b>4. Exterior Multiple Unit Entries.</b> 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</p>	Keep, carry over	X				

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN			Commissioner / Councilmember Feedback
					GUIDELINE	ZONING	REMOVE	
8	Modulation and Articulation	<p>The massing and articulation of buildings in multifamily residential development shall be designed in accordance with the following standards:</p> <p><b>Setbacks.</b> 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.</p> <p><b>a. Minimum Requirements.</b> When a multifamily residential building is constructed adjacent to any parcel that includes an existing structure, <b>a 15-foot setback is required wherever the multifamily building is located within ten feet of a required side or rear setback.</b> The setback shall be for stories that are one story greater than the highest roof line elevation of any existing residential structure.</p> <p><b>b. Size and Location of Windows.</b> 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.</p> <p><b>c. Landscape Privacy Screening.</b> 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.</p>	<p>Stepbacks requirements (a.) addressed in rezonings.</p> <p>Keep, carry over and rename as "Privacy". Include new diagram per update zoning requirement</p>	X		X		
9	Modulation and Articulation	<p><b>Facade Modulation.</b> 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.</p>	<p>Keep, carry over</p> <p>Need to do a massing modeling exercise to determine if all modulation and articulation standards are possible - may need to remove/consolidate.</p>	X				
10	Modulation and Articulation	<p><b>Façade Articulation.</b> 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:</p> <p><b>a. Window and Door Fenestration.</b> 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;</p> <p><b>b. Recessed Ground Floor Modulation.</b> 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;</p> <p><b>c. Horizontal Modulation.</b> 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;</p> <p><b>d. Modulated Entries.</b> A recessed stoop or porch or projected vestibule or foyer unit entry with a minimum area of 50 square feet; or</p> <p><b>e. Vertical articulation pilasters</b> 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.</p>	<p>Keep, carry over</p> <p>Need to do a massing modeling exercise to determine if all modulation and articulation standards are possible - may need to remove/consolidate.</p>					

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN			Commissioner / Councilmember Feedback
					GUIDELINE	ZONING	REMOVE	
11	Modulation and Articulation	<p><b>Roofline Articulation.</b> 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:</p> <p><b>a.</b> Option 1—An increase or decrease in height of a minimum four feet;</p> <p><b>b.</b> Option 2—A change in at least one roof pitch or form; or</p> <p><b>c.</b> Option 3—Articulation of the roofline utilizing one of the following- dormers, gables, varying height cornices, and/or clerestory windows.</p>	<p>Keep, carry over</p> <p>Need to do a massing modeling exercise to determine if all modulation and articulation standards are possible - may need to remove/consolidate.</p>	X				
12	Modulation and Articulation	<p><b>Horizontal Articulation.</b> 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.</p>	<p>Keep, carry over</p> <p>Need to do a massing modeling exercise to determine if all modulation and articulation standards are possible - may need to remove/consolidate.</p>	X				
13	Modulation and Articulation	<p><b>Vertical Articulation.</b> 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:</p> <p><b>a.</b> 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.</p> <p><b>b.</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.</p> <p><b>c.</b> 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.</p> <p><b>d.</b> Step Backs. Recessing the top story(s) of the façade a minimum of five feet from the lower story(s) primary façade(s).</p>	<p>Keep, carry over</p> <p>Need to do a massing modeling exercise to determine if all modulation and articulation standards are possible - may need to remove/consolidate.</p>	X				

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN			Commissioner / Councilmember Feedback
					GUIDELINE	ZONING	REMOVE	
14	Architectural Elements	<b>Four-Sided Architecture.</b> 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	<b>Quality.</b> 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	<b>Private Open Space Amenity.</b> 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	<b>Architectural Projections.</b> 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	<b>Blank Walls.</b> 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	<b>Blank Wall Standards.</b> 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				

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN			Commissioner / Councilmember Feedback
					GUIDELINE	ZONING	REMOVE	
20	Building Colors and Materials	<b>Primary Façade Material.</b> 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	<b>Secondary Façade Material.</b> 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	<b>Building Color.</b> 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	<b>Façade Color Standards.</b> Façade 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. Façade 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. Façade 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	<b>Fenestration Color Standards.</b> 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	<b>Color Sources.</b> Building shall use the hex color palettes identified as earth tones in Hexcolorpedia <a href="https://hexcolorpedia.com/?s=earth+tonespage%2F2page%2F2page%2F2">https://hexcolorpedia.com/?s=earth+tonespage%2F2page%2F2page%2F2</a> 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			Commissioner / Councilmember Feedback
					GUIDELINE	ZONING	REMOVE	
26	Building Colors and Materials	<b>Prohibited Façade Materials.</b> 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	<b>Windows.</b> 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	<b>Doors.</b> 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
<b>SITE DESIGN STANDARDS (25)</b>		<b>SITE DESIGN</b>	<b>SITE DESIGN</b>					
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:  <b>Location.</b> 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.	<b>Pedestrian Access.</b> 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.	<b>Motor Vehicle Access.</b> 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.	<b>Garage Door Setback.</b> 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.	<b>Garage/Carport Design.</b> 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			Commissioner / Councilmember Feedback
					GUIDELINE	ZONING	REMOVE	
34	Structured Parking	<p>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:</p> <p><b>1. Screening.</b> 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:</p> <p><b>a.</b> Any 200 square feet or greater facade shall include required façade articulation, landscaping, and/or other requirements of C. Architectural Elements 5. Blank Walls.</p> <p><b>2. Ventilation.</b> 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.</p> <p><b>3. Control and Access.</b> 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.</p>	<p>Keep, carry over</p> <p>Include "do this, not that" example images</p> <p>Remove language about mixed use buildings, does not apply</p>	X				
35	Site Access and Connectivity	<p><b>Internal Sidewalks.</b> 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.</p>	<p>Keep, carry over</p>	X				
36	Site Access and Connectivity	<p><b>Site Design.</b> For multi-family sites, the following standards shall apply as illustrated in Figure 18.64.060A:</p> <p><b>a.</b> 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.</p> <p><b>b.</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.</p> <p><b>c.</b> 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.</p> <p><b>d.</b> 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.</p>	<p>Keep, carry over.</p>	X				

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN			Commissioner / Councilmember Feedback
					GUIDELINE	ZONING	REMOVE	
37	Landscaping and Common Open Space Amenities	<b>Minimum Requirements.</b> 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	<b>Minimum Size.</b> 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	<b>Concrete Surface Standards.</b> 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	<b>Other Landscape Requirements.</b> 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	<b>Walls and Fences.</b> <b>a.</b> Walls and fences within the front setback shall not exceed three feet in height. <b>b.</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. <b>c.</b> 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. <b>d.</b> 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	<b>Common Open Space Standards (parkway requirements).</b> 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	<b>Common Open Space Siting Criteria.</b> Location of common open space amenity areas shall be determined by the following siting criteria: <b>a.</b> Equal distance or less to no less than 50 percent of all residential units within the multifamily building or site. <b>b.</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. <b>c.</b> 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			Commissioner / Councilmember Feedback
					GUIDELINE	ZONING	REMOVE	
45	Landscaping and Common Open Space Amenities	<b>Required Common Open Space Amenities.</b> 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:  <b>Common Area/Private Open Space.</b> All publicly accessible common areas and private residential open space areas shall comply with the illumination foot-candle (fc) level standards as follows:  <b>a.</b> Service areas and vehicular traffic areas: Minimum two-tenths fc, maximum four fc.  <b>b.</b> Sidewalks and building entries: Minimum one fc, maximum five fc, with an average of two fc.  <b>c.</b> Parking lot and area: Minimum one fc, maximum four fc.	Keep, carry over	X				
47	Illumination	<b>Sidewalks.</b> Sidewalk lighting shall have a maximum light pole and fixture height of 15 feet.	Keep, carry over	X				
48	Illumination	<b>Parking Lots.</b> 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.	Redundant with Chapter 18.60.40c. Off-Street Parking			X		
49	Illumination	<b>Accent Lighting.</b> 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			Commissioner / Councilmember Feedback
					GUIDELINE	ZONING	REMOVE	
50	Equipment and Service Areas	<b>Underground.</b> 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	<b>Roof-Top Screening.</b> 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	<b>Ground-Mounted Screening.</b> 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	<b>Refuse Standards.</b> Refuse collection and storage areas shall comply with the requirements of the City's service provider and the following standards:  <b>a.</b> 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>b.</b> For multifamily residential buildings consisting of five or more units, common container areas shall be provided and comply with the following standards: <i>i.</i> An enclosed refuse container structure that utilizes the same façade design elements, materials, and colors of the residential building(s). <i>ii.</i> 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. <i>iii.</i> The enclosed structures shall be located a maximum of 100 feet distance from the dwelling units served. <i>iv.</i> Trash enclosures shall be completely sheltered by a roof. <i>v.</i> 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. <i>vi.</i> 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
<b>ADDITIONAL STANDARDS (17)</b>		<b>ADDITIONAL STANDARDS</b>		<b>ADDITIONAL STANDARDS</b>				
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	<b>Minimum Space Requirements.</b> 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	<b>Electric Vehicle Charging Space (EV Space) Locations.</b> 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	<b>Accessibility.</b> EV parking spaces shall comply with at least one of the following options: <b>a.</b> 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>b.</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	<b>Electric Vehicle Charging Space (EV Space) Dimensions.</b> The EV spaces shall be designed to comply with the following: <b>a.</b> The minimum length of each EV space shall be 19 feet. <b>b.</b> The minimum width of each EV space shall be nine feet. <b>c.</b> 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. <b>d.</b> 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	<b>Level 2 Electric Charging Requirements.</b> 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	<b>Direct Current Fast Charging (DCFC) with Combo Connector Requirements.</b> 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	<b>Smart Metering.</b> 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	<b>Signage and Wayfinding.</b> 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	<b>Host-Operator Agreements.</b> 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	<b>Equity.</b> 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			Commissioner / Councilmember Feedback
					GUIDELINE	ZONING	REMOVE	
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	<p><b>Minimum Bicycle Parking Requirements.</b> 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:</p> <p><b>a. Long Term Requirement.</b> Multi-family buildings with five or more units, shall provide one space per unit.</p> <p><b>i. In-unit allowance standards.</b> For sites with 20 or fewer units, up to 100 percent of bicycle parking spaces are permitted to be in dwelling units.</p> <p><b>ii. For sites with more than 20 units, up to 20 percent of bicycle parking are permitted in dwelling units.</b></p> <p><b>iii. Elderly or disabled multi-family uses shall provide one bicycle parking space per ten units.</b></p> <p><b>b. Long Term Additional Requirements.</b> Multi-family buildings with more than 20 units, shall include:</p> <p><b>i. Cargo or long tail bicycle parking.</b> A minimum of five percent of bicycle spaces shall be provided for larger bicycles.</p> <p><b>ii. Electrical bicycle charging.</b> A minimum of five percent of spaces shall have access to electrical outlets.</p> <p><b>c. Short Term Requirement.</b> Multi-family buildings with more than 20 units shall provide a minimum of one space per 20 units.</p>	Keep, move to guidelines		X			
67	Bicycle Parking Standards	<p><b>Uniform Standards for All Bicycle Parking.</b> Where long-term and short-term bicycle parking must be provided in lockers or racks, the following standards shall be met:</p> <p><b>a. Bicycle Parking Area.</b> The area devoted to bicycle parking must be hard surfaced.</p> <p><b>b. Bicycle Racks.</b> 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.</p> <p><b>c. Bicycle Parking Space, Maneuvering Area, and Clearance Dimensions.</b> Bicycle parking spaces, aisles and clearances must meet the minimum dimensions of the following:</p> <p><b>i. Standard Bicycle Parking Spaces Requirements.</b> 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.</p> <p><b>ii. Vertical Bicycle Parking Spaces Requirements.</b> 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.</p> <p><b>iii. Stacked Bicycle Parking Spaces Requirements.</b> 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.</p> <p><b>iv. Larger Cargo or Long Tail Bicycle Parking Spaces Requirements.</b> 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</p>	Keep, move to guidelines		X			

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
68	Bicycle Parking Standards	<p><b>Standards for Long-Term Bicycle Parking.</b> Long-term bicycle parking must be provided in lockers or racks that meet the following standards:</p> <p><b>a. Security Standards.</b> Long-term bicycle parking must be provided in one or more of the following:</p> <ul style="list-style-type: none"> <li><i>i.</i> A restricted access, lockable room or enclosure, designated exclusively for bicycle parking.</li> <li><i>ii.</i> A bicycle locker.</li> <li><i>iii.</i> In a residential dwelling unit.</li> </ul> <p><b>b. In-unit Parking Standards.</b> Long-term bicycle parking spaces may be provided in a dwelling unit if following conditions are met:</p> <ul style="list-style-type: none"> <li><i>i.</i> The residential unit shall include a dedicated bicycle parking area that meets the standard bicycle parking spacing dimensions above.</li> <li><i>ii.</i> For buildings with no elevators, long-term in-unit bicycle parking shall be permitted only for first floor units.</li> <li><i>iii.</i> Balconies, terraces, or patios are prohibited for in-unit parking.</li> <li><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.</li> </ul>	Keep, move to guidelines		X			
69	Bicycle Parking Standards	<p><b>Standards for Short-term Bicycle Parking.</b> Short-term bicycle parking must meet the following standards:</p> <p><b>a. Location.</b> 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.</p> <p><b>b. Main Entrance Proximity.</b> The bicycle parking must be within 50 feet of the main entrance to the building as measured along the most direct pedestrian access route.</p>	Keep, move to guidelines		X			

#	CATEGORY	EXISTING STANDARD	RECOMMENDATION / REVISED STANDARD	ODS	DESIGN GUIDELINE	ZONING	REMOVE	Commissioner / Councilmember Feedback
<b>ADDITIONAL MIXED USE STANDARDS (6)</b>		<b>ADDITIONAL MIXED USE STANDARDS</b>		<b>ADDITIONAL MIXED USE STANDARDS</b>				
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:  <b>1.</b> 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.  <b>2.</b> 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.  <b>3.</b> 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:  <b>1.</b> 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.  <b>2.</b> 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.  <b>3.</b> 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	
<b>TOTAL AFTER RELOCATING</b>				<b>34</b>	<b>16</b>	<b>8</b>	<b>19</b>	