



Staff Report

TO: City Council
FROM: Christina Taylor, Community Development Director
DATE: May 18, 2021
SUBJECT: **First Amendment to the Professional Services Agreement with Lisa Wise Consulting for the Housing Element Update to include Standard Accessory Dwelling Unit (ADU) Plans and Objective Design Guidelines**

Background and Analysis:

On October 20, 2020, City Council approved a professional services agreement with Lisa Wise Consulting for the City's Housing Element Update. This project is included in the City's capital improvement program and is fully funded by SB 2 grant funding in the amount of \$160,000 and LEAP grant funding in the amount of \$150,000. At the time of the contract award, City staff eliminated some of the optional items in the original proposal in an effort to ensure enough funding was retained to accommodate any changes that may occur as a result of legislative mandates, new legislation or policy changes.

The current Housing Element Update includes all of the required components to address the City's Regional Housing Needs Assessment (RHNA) as well as an Accessory Dwelling Unit (ADU) Ordinance, required zoning code amendments, Hazard Mitigation Plan and Safety Element update, and applicable environmental documents. City staff requests this amendment to add two items that the State of California Department of Housing and Community Development (HCD) is encouraging cities to include in their housing and zoning codes:

- Standard accessory dwelling unit (ADU) plans, and
- Objective design criteria.

Standard ADU plans were originally included in the cost proposal as an optional item. At the time of award, City staff did not include that item in the recommended scope of services so that a balance of grant funds was retained for possible changes in scope or unexpected expenses. However, as stated above, this is one of the items the State is encouraging cities to implement. The Standard ADU plans will provide complete

drawing sets suitable for plan review by the City of Beaumont's Department of Building and Safety and the Planning Department. The intent of the plans would be to provide residents with construction ready, free-standing ADU prototypes that could be adapted and augmented to conform to their specific site conditions. The designs would be developed to be suitable in size and character to the most common local site conditions, context, and configurations. The City will be provided with two revisable prototype designs for free-standing ADUs: one studio and one 1-bedroom unit. Each will have elevations in at least two different architectural styles. This also includes presentation plans and elevations and simple 3D views of the free-standing ADUs for review and public distribution.

The permit-ready drawing sets will be on standard 24x36 title blocks suitable for being readily incorporated into a permit-submittal drawing set. The designs will be code-compliant and will identify typical materials and assemblies. The construction level documents shall be designed to comply with applicable laws, including the 2019 California Building Standards Code as amended by local ordinance, and will include structural engineering and T-24 energy reports. The drawings sets will not include site plans, geotechnical reports, and other site-specific information that would be required to be owner-provided before permits could be issued. The cost for this additional scope of work is \$25,625.

The objective design criteria will recommend objective design standards for single-family, multi-family, and residential mixed-use development. Recommended standards will supplement and not conflict with existing zoning code standards. Recommended standards may include objective standards for:

- Façade articulation,
- Compatibility with adjacent shorter buildings with a height difference of one story or more,
- Building entries,
- Building materials, and
- Parking design/access.

Design standards will not address or alter basic development standards (e.g., density, setbacks, overall building height, lot coverage, parking ratios, etc.). Recommended design standards will comply with requirements in applicable laws, including SB 35 and SB 330. The cost for this addition is \$39,845.

Housing Element Update		
Original Contract		\$209,995
Amendment 1 - May 18, 2021	Add ADU Standard Plans and Objective Design Standards	\$65,470
Revised Contract Amount		\$275,465.00

Fiscal Impact:

Cost to prepare this staff report and changes to the contract are covered by SB2 grant funding in the amount of \$160,000 and LEAP grant funding in the amount of \$150,000 for a total of \$310,000.

Recommended Action:

Approve the First Amendment to the Professional Services Agreement with Lisa Wise Consulting for an increase of \$65,470 for the development of Standard ADU Plans and Objective Design Guidelines for a total revised contract amount of \$275,465 to be entirely paid through grant funding.

Attachments:

- A. Revised Scope of Work and Cost Proposal
- B. Amended Professional Service Agreement
- C. Original Proposal & Budget
- D. Original Professional Services Agreement