



CITY COUNCIL AGENDA REPORT

Meeting Date: July 15, 2021

From: John Swiecki, Community Development Director

Subject: Objective Design and Development Standards for Residential Development Project Update

Community Goal/Result

Community Building - Brisbane will honor the rich diversity of our city (residents, organizations, businesses) through community engagement and participation

Economic Development - Brisbane will work with the businesses and residents to provide for economic vitality/diversity

Purpose

To update the City's design and development zoning standards applicable to new residential and residential mixed-use development to frontload the City's discretionary authority and to comply with State law.

Recommendation

That the Council hear the presentation and provide feedback to staff.

Background

Since 2017, a handful of new or updated State laws- specifically Senate Bill 35 and the Housing Accountability Act- mandate California cities to streamline the process for reviewing certain housing development proposals. In general, these laws preclude the application of subjective design standards and instead limit City review to verifying compliance with objective design rules, regulations, planning documents and guidelines, otherwise known as Objective Design and Development Standards (ODDS). ODDS provide predictability to the community and developers upfront in the development process, and require no interpretation or personal judgment, as opposed to subjective standards that are subject to interpretation and which may cause different people to disagree based on their personal perspectives and opinions.

The City obtained state grant funds in 2020 to update its development standards in compliance with these requirements. Consultants Good City Co. were hired in August 2020 for the ODDS project, with a work program emphasizing community outreach, evaluating opportunities and constraints to residential development in zoning districts with subjective development standards, and drafting updated zoning ordinance language that will be subject to Planning Commission review and City Council adoption later this year. These will be zoning text amendments only, and no properties will be rezoned through this project.

Community Engagement to Date

Due to the COVID-19 pandemic, much of the community engagement efforts on the ODDS project to date have been virtual and include:

- January 2021: A visual design preference survey released in January (125 responses)
- February 11, 2021: A project introduction and overview at the Planning Commission
- April 6, 2021: Introductory community workshop
- July 1, 2021: New survey on residential design preferences (open through July)
- July 1, 2021: Virtual walking tour of objective standards in neighboring Peninsula cities (video and map released)
- July 15, 2021: Update and presentation to the City Council

Projected engagement opportunities include:

- August 2021: Community workshop
- September 2021: Release draft zoning updates for public review
- October 2021: Planning Commission public hearings
- November 2021-January 2022: City Council public hearings and adoption of updated zoning text amendments

Discussion

Tonight's presentation will focus on discussing how subjective design goals and priorities can be translated into objective design and development standards, and ultimately into the built environment. Subjective design objectives of new residential and residential mixed-use developments are captured in the City's Design Review findings in Chapter 17.42 of the Municipal Code, and include:

- Minimizing a project's massing and visual impact
- Maintaining compatibility with smaller scale developments in the neighborhood
- Providing parking that meets residents' needs and is compatible with the neighborhood
- Controlling building form (setbacks and height, articulation of wall planes and rooflines, fenestration)
- Designing the ground floor of multi-story buildings to enhance the pedestrian environment at street level
- Ensuring overall high quality design in new developments

Fiscal Impact

The City received an SB2 planning grant from the State Department of Housing and Community Development to cover the costs associated with the ODDS project, which are estimated to amount to approximately \$94,000.

Measure of Success

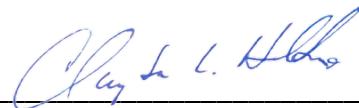
Adoption of objective design and development standards that comply with State law and ensure new residential and residential mixed-use development are appropriate for Brisbane.

Attachments

1. [February 2, 2021 Planning Commission meeting agenda report](#) (hyperlink)
2. [July residential design preference survey](#) (hyperlink) <https://www.surveymonkey.com/r/Z65RRCN>
3. [July virtual walking tour](#) (hyperlink) <https://www.youtube.com/watch?v=Zm1p5YhoI9Y>



John Swiecki, Community Development Director



Clay Holstine, City Manager