



STAFF REPORT

MEETING DATE: July 12, 2023

PRESENTER: Jesus R. Orozco, Community Development Director

SUBJECT: Pre-Approved Multi-Family Conceptual Site Design Program (JRO)

RECOMMENDATION: Council by motion approve resolution adopting Pre-Approved Multi-Family Conceptual Design Program.

EXECUTIVE SUMMARY:

The City of Kerman was awarded Local Early Action Planning (LEAP) grant funding from the State Department of Housing and Community Development (HCD) to help address housing needs and streamline housing production throughout California. A share of the City's awarded LEAP grant has been allocated towards the design and adoption of a pre-approved Multi-Family Conceptual Design Program. An infill site inventory analysis was completed and four sites were selected due to their feasible access to existing infrastructure. The pre-approved Multi-Family Conceptual Design Program includes two duplex design floor plans in two distinct architectural elevations.

DISCUSSION:

Staff in collaboration with Precision Civil Engineering, consulting City Planner, developed pre-approved site plans and multi-family duplex floor plans that can be used in undeveloped or underdeveloped R2 and R3 Multi-family zoned lots. After completing an infill site inventory analysis, four sites were selected due to their feasible access to existing infrastructure as shown in **Table 1** below.

Table 1. Infill Sites for Conceptual Site Layout Drafting

#	APN	Zoning	Square feet	Frontage width (sf)	Site Description
1	023-213-07S	R2	7,000	50	This is a corner lot abutting an alley to the west.
2	023-218-02S	R2	7,000	70	The west side of the lot abuts an alley.
3	023-100-24S	R3	14,000	140	This is a corner lot. Side property line abuts an alley or future ROW.
4	023-405-02S	R3	31,397	153/210.5	The west side of the lot abuts an alley.

Said sites are accompanied by zone compliant pre-approved site plans, attached as Exhibit 'B'. Sites identified may be developed with one of two or both duplex design floor plan layouts and their respective optional elevations included as Exhibit 'A'. Both floor plan layouts include two units; a 742 sq.ft. and a 918 sq.ft. unit. Both floor plans come two optional elevations.

The program intends to “provide concept illustrations and exhibits for multi-family development. With pre-approved design concepts, the design/approval/permit process at the City will take less time, thereby lowering the costs for developers and creating dwelling units at an accelerated pace.” Program tasks include 1) street frontage evaluation, 2) circulation evaluation, 3) environmental design and sustainability, 4) program intentions and social connectivity, and 5) the graphic product. The graphic product resulting from Program implementation is one (1) duplex design with a standard floor plan and two (2) exterior elevation themes. Special considerations were given to environmental design and sustainability of the conceptual designs, street frontage and circulation evaluation according to conceptual site layouts, as well as program intentions and social connectivity.

Environmental Design and Sustainability

The environmental design and sustainability of this Program are integrated into the development of the duplex designs, including elements such as:

- Code Compliance: The designs are compliant with the California Building Code, including Title 24 Building Energy Efficient Standards (CalGreen) to ensure efficient energy use, building envelope, and energy conservation.
- Conventional Designs: The elevations are designed using standard materials and the floor plans are designed to the size of appliances that can be obtained at local hardware stores and would not require customization. This also increases affordability of construction and living within the duplex.
- Orientation: The designs minimize east-west exposure and maximize north-south exposure to increase sunlight and fresh air, which in turn decreases energy use.
- Pavement: The site layouts are drafted to increase permeable paving and open space to reduce heat islands. Adequate space is dedicated to trees and landscaping.
- ADA Compliance: All units are designed to meet accessibility standards, including the size of all spaces and pathways. Grab bars can be installed in all areas of the unit.

Street Frontage and Circulation Evaluation

All four (4) infill sites are adjacent to an alley, giving additional access to the sites. Vehicle circulation of Sites 1, 2, and 3 access carports from the alley. Site 4 has access to the parking lot from the alley and includes a 25-foot driveway that has carports on either side. Pedestrian walkways connect the sidewalks on the frontage, the carport, to the duplexes. **Table 2** gives an overview of each site’s layout density, parking, and pedestrian access.

Table 2. Conceptual Site Layout Overview

#	Number of Duplex Proposed	Density (du/ac)	Proposed Parking Stalls	Pedestrian Access	Notes
1	1	12.5	4	1 access point to South 8 th Street and 2 access points to West B Street.	-
2	1	12.5	4	1 access point to West B Street and 3 access points to the alley.	10% minor deviation is applied to setbacks.

3	3	21.8	10	1 access point to Golden Way and 2 access points to the alley.	10% minor deviation is applied to setbacks, parking, and density. However, the site is 1 parking stall short.
4	6	20.0	23	2 access points to the alley.	10% minor deviation is applied to setbacks, parking, and lot coverage.

As shown in **Table 2**, Site 3 is not compliant with the existing Kerman Municipal Code (KMC) parking requirements. However, the site is less than 0.5 mile in distance to the nearest public transit stop, which is eligible for an automatic reduction in parking requirements.

Program Intentions and Social Connectivity

This Program aims to develop pre-approved design concepts to decrease the design and approval process of multi-family development, consequently, lowering costs for developers to create more dwelling units. The conceptual site layouts demonstrate that the duplex designs are feasible on different sized lots, including lots that are located within an area with predominantly single-family residences, such as Sites 1 and 2. This Program increases the possibility for the development of more housing units, thus helping to address the housing shortage within the city of Kerman. The increased density of residential development also encourages social connectivity while ensuring improved quality of life.

Program Expiration

There is no expiration date for the pre-approved Multi-Family Conceptual Design Program. However, should development standards change in the future, the pre-approved site plans will need to be revised to meet development standards at such time development occurs on the aforementioned four sites.

FISCAL IMPACT:

Design and adoption of the pre-approved multi-family conceptual design program has been funded by Local Early Action Planning (LEAP) grant funding from the State Department of Housing and Community Development (HCD). No General Fund monies have been used on this program thus far.

ATTACHMENTS:

- A. Resolution w/Exhibits