



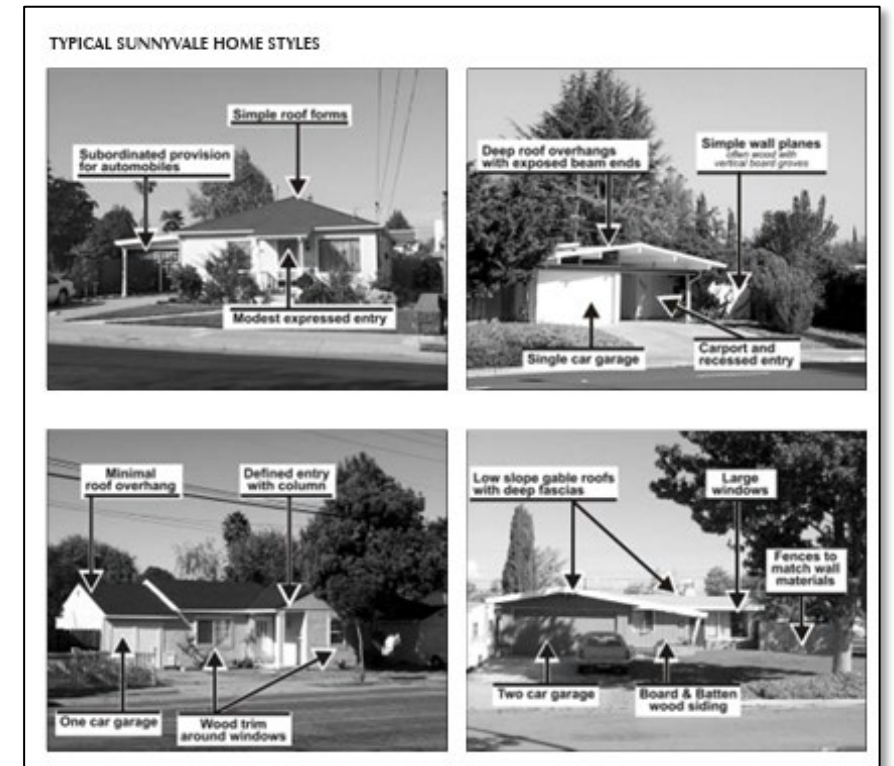
Lower Density Residential (LDR) Objective Design Standards

Aastha Vashist, Senior Planner
Planning Commission Hearing, April 27, 2026

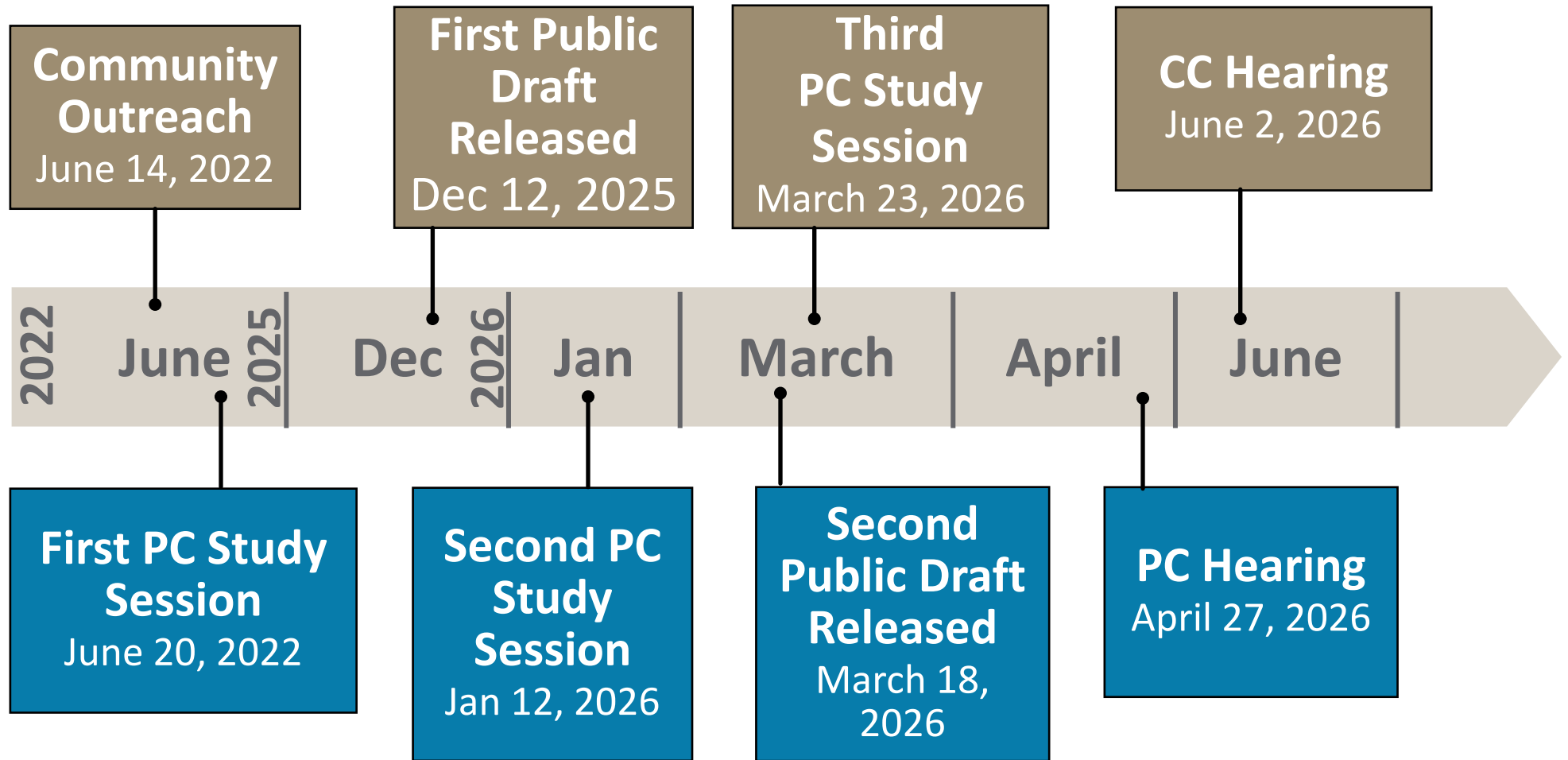
Background

Single Family Home Design Techniques

- Existing guidelines for single-family and two-family home projects
- Adopted in January 2003
- Included creation of FAR thresholds
- Update sponsored in 2020:
 - ◆ City Council Study Issue Paper CDD 20-01
- Dahlin Group as project consultant in 2022



Process and Timeline



Goals

LDR Objective Design Standards



Objective and measurable design standards

Streamline permit process

Promote architectural variation

Modernize document to address current trends

Sustainable design goals

Balance property owner's and neighbor's goals

Organization

Chapter 1. Introduction

- Applicability
- Exceptions
- Design Principles
- Organization

Chapter 2. Design Standards

- Architectural Style Standards
- Neighborhood Scale & Pattern Standards

Chapter 3. Glossary

Appendix A- Architectural Style

Appendix B- Applicability Tables



Key Features

Exceptions

- Max 25% from most numerical standards (refer Appendix B)
- Max. 2 for staff level permits
- Max 3 for PC level permits

e.g. Entry porch height
Max. 2' height from first floor
With exception: 2'-3" max.

Alternative Compliance

- Address projects with unique neighborhood context
- e.g. Side entry allowed for neighborhoods with 25% or more with same pattern.

Zoning Code Updates

Lot Coverage

Design Review Thresholds

Accessory Dwelling Units Updates

Green Building Program

City Council Policy 1.1.12

Lot Coverage (SMC 19.32)

R-0, R-1, R-1.5, R-1.7/PD & R-2 zoning districts

| | Lot Coverage |
|-----------------|--|
| Existing | 45% for one-story 40% for two-story |
| Proposed | 50% |

Design Review Thresholds (SMC 19.32 & 19.80)

| PERMIT REQUIRED | EXISTING | PROPOSED |
|--|--|--|
| Building Permit Only | One story additions up to 20% of existing floor area | <ul style="list-style-type: none"> One story additions up to 50% of existing floor area Exterior modifications that are not significant Second story exterior modifications not requiring a design review |
| Staff Level Design Review | <ul style="list-style-type: none"> New one-story homes One story additions >20% of existing floor area Any exterior modification facing a street | <ul style="list-style-type: none"> New one-story homes One story additions > 50% of existing floor area Significant exterior modifications |
| Staff Level Design Review with noticing | <ul style="list-style-type: none"> New two-story homes Second floor additions Any second-floor exterior modifications | <ul style="list-style-type: none"> New two-story homes Second floor additions Certain second-floor exterior modifications |
| Planning Commission Design Review (with hearing) | New homes and additions > 45% FAR or 3,600 s.f. floor area | New homes and additions > 60% FAR |

ADUs (SMC 19.79)

Compliance with state laws

- AB 543
- SB 1154

Changes

- Owner occupancy for JADUs sharing sanitation facility with main unit
- No short-term rental for JADUs
- Timeline and requirements for determining completeness of application

Green Building Program

Single Family & Duplex Project

- Incentives for exceeding min. required green building standards
- Can earn incentives by:
 - achieving 120 points with Build It Green certification or
 - all-electric appliances

Incentive

EXISTING

Increase lot coverage by 5% or qualify for staff-level Design Review **with up to 50% FAR or 4,000 s.f. floor area**

PROPOSED

Increase lot coverage by 5% or qualify for staff-level Design Review **with up to 65% FAR**

City Council Policy 1.1.12

Flexibility for new single-family homes on small lots

Consistent w/ R-1.5 & R-1.7/PD requirements,
recommends:

- Max 50% FAR
- Maintain setbacks along the periphery
- Min. 500 s.f. usable open space

Recommend repeal as:

- Redundant with updated thresholds
- Subjective in nature

Revisions

Based on March 23rd PC Study Session Feedback



- Requested corrections
- Updated pictures in Appendix A
- Min. roof slope for Prairie style architecture for new dwelling units & two stories

Recommendation

Recommend to the City Council:

- Find that the Proposed Actions are Exempt from CEQA;
- Adopt a Resolution to Establish LDR Objective Design Standards, and Repeal the Single-Family Home Design Techniques;
- Introduce an Ordinance to Amend Chapter 19.32 and Repeal and Replace Chapter 19.80 and to Amend Chapter 19.79;
- Adopt a Resolution to Update and Adopt the Green Building Tables; and
- Repeal City Council Policy 1.1.12.

Next Steps

City Council hearing on June 2nd