

REPORT TO PLANNING COMMISSION

SUBJECT

Potential Study Issue for 2020: Updates to the Single Family Home Design Techniques Document

1. What are the key elements of the issue? What precipitated it?

The existing Single-family Home Design Techniques (Design Guidelines) document was adopted in 2003. Although useful for staff when working with applicants on design review projects, the Planning Commission has requested more specificity, or additional guidelines, would result in applications that better meet the quality standards of the City.

This study to update the single-family design techniques would be a significant effort, and would include:

- Evaluation of the existing document and style expectations;
- Working with a consultant to develop new guidelines or criteria, or to expand existing guidelines;
- Consider how to include sustainable concepts into design review;
- Multiple outreach meetings with the community and single-family home architects and designers; and
- Surveying other cities to compare design techniques.

2. Origin of issue. Commissioner Rheume (May 13, 2019)

3. Would this be a multiple year project? Yes

4. Staff comment. Staff would need to hire a consultant to develop and expand these guidelines. Staff supports any study issue that creates clear criteria for applicants. Staff is currently experiencing high workload and would not be able to pursue a study issue of this magnitude now.