



ARCHITECTURAL REVIEW BOARD

SB 9 Development Standards Revisions

SB 9 DEVELOPMENT STANDARDS - BACKGROUND

- ARB reviewed standards A-D on 11/23/23 and 12/7/23
- Today ARB will focus on the E standards, for Eichler neighborhoods

SB 9 DEVELOPMENT STANDARDS - REVISIONS

- Staff will present **Attachment B** in this study session. These draft revisions are still based on IR guidelines and are re-ordered in relation to project components.
- ARB members may ask staff to explain the changes using Attachment A (crosswalk) which shows a side-by-side comparison of existing and proposed standards
- Table A in the staff report shows items for deletion based on the focus group feedback process; the second column explains why each deletion is suggested
- Staff requested a review of the standards by the City's consulting architect and invited him to attend the ARB hearing.
- Following any additional modifications, Attachment B standards would go to the City Council with a Resolution

ATTACHMENT B – EICHLER TRACTS (12-21)

Section E: Eichler Neighborhoods

The following ODS apply only in mapped Eichler Tracts

E1: EICHLER TRACT GARAGES: In mapped Eichler Tracts, a garage or carport may be located forward of the front facade plane of the house so long as the garage or carport is: (a) no more than 21 feet wide, (b) has a roof pitch of 3:12 (slope of 3 vertical feet for every 12 horizontal feet) or less, and (c) has a maximum height of no more than 12 feet above existing grade.

E2: EICHLER TRACT SECOND FLOOR SIZE: Where a property is in a mapped Eichler Tract, and not in a single-story overlay zone, the maximum floor area of the second floor shall not exceed 35 percent of the total gross floor area on the lot.

E3: EICHLER TRACT SIDE DAYLIGHT PLANE CLEARANCE: In mapped Eichler Tracts the side daylight plane shall be measured from 6 ft above average grade instead of 10 ft. In the case of an Urban Lot Split, the daylight plane only applies to the original property lines.

E4: EICHLER TRACT ROOF HEIGHTS: In mapped Eichler Tracts the maximum roof height shall not exceed 22 feet, as measured from existing grade to the roof surface for a pitched roof, or 20 feet for a flat roof surface or parapet. Properties in flood zones shall be permitted to increase building height by one-half foot for each foot that the base flood elevation exceeds existing grade.

E5: Within mapped Eichler Tracts, garages may serve as the one-story form in Standard 2.5A.

E6: ROOFLINES IN EICHLER TRACTS: In mapped Eichler Tracts rooflines shall meet the following: (a) roof pitches no more than 3:12, (b) gable, shed, butterfly or flat roof forms (note: hip roofs with flat roofs at eaves permitted; see Illustration 1D of the IR guidelines for example), and (c) 2-foot minimum overhangs at eave and rake sides of roof forms for at least 50 percent of roof edges.

E7: EXTERIOR MATERIALS IN EICHLER TRACTS: In mapped Eichler Tracts, exterior wall cladding shall be vertical board channel or flush siding, wood tongue and groove board siding, wood nickel-gap siding, smooth fiber cement panels, or metal panels. Board-form concrete, concrete block, or stucco may be used as a secondary material but collectively these materials shall not account for more than 30 percent of all non-glazed wall surfaces.

E8: ENTRIES IN EICHLER TRACTS: In mapped Eichler Tracts, a projecting entry porch shall not be used. A covered trellis used as a colonnade or a side porch that does not project forward of the facade at the entry would not be considered an entry porch.

ATTACHMENT B

ALL SB 9 PROJECTS

The following ODS apply to all SB 9 projects

A1: FRONT SETBACK Where the contextual front yard setback does not apply, the front setback shall be no less than the average front setback of the homes on lots to either side of the subject lot, up to a maximum of 30 feet. Otherwise, the zoning minimum front setback or special setback would still apply.

A2: STUCCO TEXTURE: When stucco is used it shall be steel-troweled 'Smooth' or 'Santa Barbara' texture as described in the Technical Services Information Bureau, Chapter 5 - Plaster Textures & Acrylic Finishes (2011). For additions, stucco texture on the addition shall be allowed to match the stucco texture of the existing house.

A3: CONTEXTUAL PORCH ENTRIES: If porches (i.e. roofed, street-facing porches with posts/column(s) and more than 3 feet deep), occur on at least 50 percent of homes on the block of the subject lot (counting only homes on the subject lot side of the street), the proposed house(s) with street frontage shall include a street-facing porch no less than 6 feet deep and 8 feet wide.

A4: DRIVEWAYS: One curb cut and driveway per street frontage. Shared driveways are encouraged but require an easement to which the City is a third party.

A5. PLANTING STRIP: A minimum two-foot wide, landscaped planting strip is required between a driveway and/or uncovered parking space and an interior lot line.

A6: DRIVEWAY MATERIALS: Driveway and uncovered parking surfaces that exceed 10 feet in width shall not have asphalt or grey concrete surfaces. They must have a decorative surface to blend with the landscape such as pavers, brick, or colored concrete.

A7: GARAGE LOCATION: Attached garage door(s) adjacent to the front setback must be located a minimum of 5 feet behind the forwardmost plane of the front facade or 3 feet behind the forwardmost plane of the street-side façade. The forwardmost façade plane may be a building wall or porch with posts/columns and must be at least 12 feet wide.

A8: GARAGE DOOR DESIGN AND MATERIALS: The garage door shall match the material, color, and panel design pattern of the entry door, window fenestration, or exterior cladding material.

A9: GARAGE DOOR SIZE: When visible from the street, the maximum garage door width shall be 16 feet and the maximum garage door height shall be 8 feet. If two single-wide garage doors are used instead of one double-wide door, each door's maximum width shall be 9 feet and maximum height 8 feet.

ATTACHMENT B – ALL SB 9 PROJECTS

A10: ROOF DECK NOT PERMITTED: A roof deck (i.e., a deck above of the first level of a single-story building or second level of a two-story building) shall not be permitted.

A11: ROOF HEIGHT FOR VARIED ROOF PITCHES: Roof height shall be limited to 27 feet for roofs with pitches 9:12 or greater, 25 feet for roofs with pitches 3:12, up to 9:12, and 22 feet for roofs with pitches less than 3:12. Properties in flood zones shall be permitted to increase building height by one-half foot for each foot that the base flood elevation exceeds existing grade.

A12: ROOF TYPE VARIATION: No more than two types of roof shall be used (examples of two types are hip and gable roofs or shed and flat roofs).

A13: ROOF PITCH VARIATION: No more than two roof pitches shall be used (e.g., 4:12 and 12:12; 6:12 and flat).

A14: GABLE ROOF FORMS: No more than three gable forms on an elevation facing a public street.

A15: BAY WINDOWS: No more than two bay windows on an elevation facing a public street.

A16: FAÇADE VISUAL FOCAL POINT: Each street facing building elevation shall have at least 20 square feet of glazing in a large window, multi-panel window or glazed door, or bay window form, with minimum dimensions of 3 ft.

A17: WINDOW TO WALL DETAILING: Window frames shall be recessed at least 2 inches from the exterior wall face or have trim at least 2 inches wide and 0.5 inches thick on all four window sides. Stucco over foam shall not be used as window trim.

A18: WINDOW PATTERNS: Window fenestration with divided lite appearance shall have exterior applied muntin bars (i.e., true or simulated divided lites).

ATTACHMENT B – TWO STORY HOMES

Section B: Two Story Houses

The following ODS apply to two-story houses.

B1: SECOND FLOOR LOCATION: Second floor area shall not be permitted within the standard side or rear setbacks of the underlying single family zoning district.

B2: SINGLE-STORY BUILDING FORMS: All houses with frontage on the street shall have either: (a) a one story building form (excluding garages) at least 6 feet forward of the second floor wall face, and at least 10 feet wide; or (b) a protruding porch or one story roof overhang at least 6 feet deep, and at least 8 feet wide.

B3: CONTEXTUAL FIRST FLOOR EAVE HEIGHT: The height of the first floor's street facing roof edges (i.e., eaves or parapets) shall not exceed 18 inches above the height of the first-floor eave or parapet of the homes on the abutting lots at side lot lines as measured at those homes' eaves nearest the subject lot. This first-floor roof edge height limit shall also extend 15 feet back from the building corner. This standard shall be 24 inches within a flood zone if either of the abutting homes' first-floor level does not meet current flood zone regulations. This standard applies to the eave side of pitch roof forms and not the rake side such as at a gable.

B4: CONTEXTUAL SECOND FLOOR EAVE HEIGHT: The height of the upper floor's street facing roof edge (eave or parapet) shall not exceed 18 inches above either: (a) the average height of the upper floor street facing eave or roof edge of homes to each side, or (b) in the case of only one home having a second floor, the height of that home's eaves.

B5: GARAGE HEIGHT AND MASS: Maximum height of a roof over an attached garage shall not exceed 15 feet in height as measure from existing grade. The maximum garage wall plate height shall not exceed 10 feet.

B6: SECOND FLOOR BALCONY LIMITATIONS: No more than one second floor deck/balcony shall be permitted per dwelling and shall: (a) only be permitted on a street facing facade, (b) be located at least 10 feet from any interior side lot line with a 5.5 foot tall solid privacy wall, or be located at least 30 feet from any interior side lot line, and (c) be limited in size to no more than 40 square feet.

ATTACHMENT B

TWO STORY HOMES (12-7)

B7: SCREENING LANDSCAPE: For two story houses, plant screening trees with a species having a typical mature height of at least 25 feet, and mature canopy width of 15 feet at a quantity of at least one per 25 linear feet along each interior lot line. Existing trees to be retained that are at least 25 feet tall and 15 feet wide count towards the required planting. Three closely spaced tall screening shrubs with a mature height of at least 20 feet and mature width of at least 5 feet may be substituted for one screening tree.

B8: PLANTING TYPE AND SIZE: When required, screening trees and shrubs shall be specified by botanical name with at least 50 percent of screening trees and shrubs being evergreen. Screening trees shall be specified and planted at 24-inch box size or larger and 8 feet height or taller. Screening shrubs shall be specified and planted at 15-gallon size or larger and 8 feet or taller.

B9: PLANTING ADJACENT PUE'S: Where an easement such as a PUE exist along an interior lot line, trees are required to be planted on the same side of the easement as the building, but not within the easement.

B10: PRIVACY LANDSCAPE: Privacy screening landscape shall be located to align with proposed second floor windows across side and rear lot lines and between windows at facing units on a single property. Privacy screening landscape shall be evergreen and per size and planting standards shown in Standard B7.

B11: SECOND FLOOR WINDOW PRIVACY: For any window on an upper floor or in a stairway, facing an interior lot line that is located less than 20 feet from a side or rear lot line, one of the following shall be used: (a) permanent obscure glazing to at least 5 feet from the finished floor, or (b) exterior mounted permanent architectural privacy screens that block views more than 70%, or (c) windows with sills above 5 feet from the finished floor level. In a stairway, the finished floor is the height of the landing. This standard shall also apply to first floor windows when the finished floor height is 2 feet or more above grade.

B12: SECOND FLOOR OPERABLE WINDOWS ALONG SIDE LOT LINES: Operable casement windows on the upper level with a sill height less than 5 feet above the finished floor and within 20 feet of an interior side lot line shall be hinged so the windows open towards the public street. Horizontal sliding windows shall not be permitted facing and within 20 feet of an interior side lot line, unless the windowsill height is at least 5 feet above the finish floor level.

B13: SIDE DAYLIGHT PLANE CLEARANCE: Where a home on an abutting lot across a side lot line is single-story or has a second-floor area no more than 500 square feet, the side daylight plane shall be measured from 8 ft above average grade instead of 10 ft. In the case of an Urban Lot Split, the daylight plane only applies to the original property lines.

B14: CONTEXTUAL ROOF PITCH: On properties adjacent to single story homes along either interior side lot line, roof pitches on new two-story buildings shall be 6:12 or lower.

ATTACHMENT B – LARGE LOTS, FLAG LOTS, SS LOTS

Section C: Large Lots

The following ODS apply to new development of Urban Lot Split parcels which are larger than 5,000 sf. This means the single-family parcel prior to the lot split was 10,000 sf or larger.

C1: DRIVEWAY WIDTH: 18-foot maximum driveway width (inclusive of uncovered parking) within a front or street side yard setback.

C2: WALKWAY SEPARATION: Walkways shall be separated from driveways by a minimum of 4 feet of landscape planting.

C3: GARAGE WIDTH: An attached garage or carport facing the street shall be no more than 30 percent of the total facade width facing that street, except that it may be 12 feet wide in any circumstance.

C4: SECOND FLOOR SIZE: The maximum floor area above the first-floor level shall not exceed 35 percent of allowable gross floor area for the lot.

Section D: Flag Lots and Substandard Lots

The following ODS applies only for projects proposed on an existing flag lot or substandard lot. A lot created by an Urban Lot Split is not subject to this.

D1. SECOND FLOOR AREA ON FLAG LOTS AND SUBSTANDARD LOTS: On flag lots (or similar lots without street frontage) and/or substandard lots, if the maximum allowed total floor area is greater than 70 percent of the buildable lot area, floor area may be placed on a second level. The maximum second floor area allowed shall be the area in excess of 70 percent of the buildable lot area or 300 square feet, whichever is greater.



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