

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CODE AMENDMENT 05-002 TO ESTABLISH MULTI-FAMILY DESIGN GUIDELINES
DATE: MARCH 15, 2005

Needs: For the City Council to consider a code amendment to the Zoning Ordinance to establish Multi-Family Design Guidelines.

- Facts:
1. The City adopted the General Plan update in December 2003 which included updates to the Land Use and Housing Elements.
 2. The updated Land Use and Housing Elements include goals, policies and action items that direct the City to amend the Zoning Ordinance to incorporate Multi-Family Design Guidelines. This code amendment will implement those policies.
 3. This code amendment provides design guidelines to encourage excellence in multi-family development, particularly for context sensitive locations.
 4. The amended text proposed to be incorporated into the Zoning Ordinance is provided in Attachment 2.
 5. An Initial Study was prepared for this code amendment which is provided in Attachment 3.

Analysis
and
Conclusions:

As stated in the proposed amendment, “the City’s General Plan Land Use Element includes various goals, policies and action items that provide direction to, “. . . *promote the community’s image and identity.*” The Plan also aims to, “. . . *promote architectural and design excellence,*” and to “. . . *strive to maintain and create livable, vibrant neighborhoods and districts.*” Action items in the General Plan include strengthening the design and construction regulations that apply to multi-family projects. These design guidelines were prepared to implement these goals, policies, and action items. They are also intended to provide the basis for meeting the purpose of the Multi-Family Land Use Categories, which establishes that multi-family categories are, “*To provide a transition zone between single-family residential neighborhoods and higher-intensity land uses.*” Additionally, in the Multiple Family, High Density land use category (RMF-20), development may be permitted at the high density level, “. . . *where such density can be accommodated through sensitive site and building design.*”

Development guidelines are intended to *guide* applicants in designing high-quality multi-family development projects. These guidelines provide qualitative design criteria that

should be incorporated into multi-family development projects, where appropriate. They are provided to: help projects fit in with surrounding neighborhoods by creating sensitive site and building design; create projects that would be an asset to the community; and provide multi-family housing that would be more enjoyable to live in.”

The design guidelines are divided into two sections: Site Design and Building Design. Under the section on Site Design, there are guidelines proposed to address how different site development features are placed on a site and how development relates to the surrounding neighborhood. The proposed Site Design guidelines include:

- Neighborhood Pattern and Context
- Addressing the Street
- Open Space
- Parking Facilities
- Driveways and Walkways
- Landscaping, Lighting and Site Furniture
- Trash Enclosures

Building Design Guidelines are proposed to address the physical design of structures, and include:

- Massing
- Scale
- Building Articulation and Materials
- Form
- Walls and Fences
- Parking Structures
- Rooflines
- Windows
- Building Shadowing

The quality and livability of multi-family development are intended to be evaluated by determining the extent to which projects meet the criteria established in these design guidelines.

An Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA), which was required because this project is a legislative act. It was determined that no significant environmental impacts would result from this project, and a Negative Declaration was prepared for consideration.

Policy

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, and CEQA.

Fiscal

Impact: No direct fiscal impacts have been identified.

Options: The City Council will be asked to select one of the following options:

- a. Adopt Resolution No. 05-xx adopting the Negative Declaration relating to this Zoning Code Amendment, and introduce for First Reading Ordinance No. 05-XXX N.S. amending Title 21 (Zoning) of the Municipal Code, approving a zoning text amendment.
- b. Amend, modify, or reject the above option.

Attachments:

- 1 - Resolution No. 05-xx
- 2 - Ordinance No. XXX N.S.
- 3 - Initial Study

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ADOPTING A NEGATIVE DECLARATION FOR A ZONING ORDINANCE
AMENDMENT ESTABLISHING MULTI-FAMILY DESIGN GUIDELINES

WHEREAS, the City Council of the City of El Paso de Robles adopted an updated General Plan in December 2003; and

WHEREAS, the General Plan includes specific Goals, Policies and Action items in the General Plan that require implementation of a Zoning Ordinance amendment to establishment of Multi-Family Design Guidelines; and

WHEREAS, this Ordinance is consistent with the General Plan; and

WHEREAS, the General Plan Environmental Impact Report (EIR) considered and evaluated programmatically potential impacts that may result from implementation of the General Plan, and includes mitigation measures as appropriate; and

WHEREAS, an Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) to evaluate whether this project would result in environmental impacts, and the City has determined that this project will not result in significant environmental impacts; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study and a Draft Negative Declaration was prepared and circulated for public review and comment; and

WHEREAS, no public comments or responses were received in regard to the Draft Negative Declaration and Initial Study; and

WHEREAS, Public Notice of the proposed Negative Declaration was posted as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on February 8, 2005 and by the City Council on March 15, 2005 to consider the Initial Study, the proposed Negative Declaration prepared for the proposed project, and to accept public testimony on the Zoning Ordinance Amendment and environmental determination; and

WHEREAS, based on the information and analysis contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the City Council finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the proposed project. This finding is based on the Mitigation Monitoring Program included in the General Plan Environmental Impact Report.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of El Paso de Robles, based on its independent judgment, that it does hereby adopt a Negative Declaration and in accordance with the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 15th day of March 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

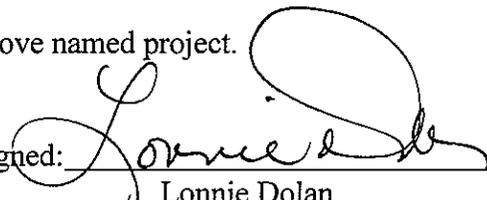
Newspaper: Tribune

Date of Publication: January 19, 2005

Meeting Date: February 8, 2005
(Planning Commission)
March 1, 2005
(City Council)

Project: Code Amendment 05-002
City initiated/Multi-family design
Guidelines

I, Lonnie Dolan, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: 
Lonnie Dolan

**CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION**
NOTICE IS HEREBY GIVEN that the Planning
Commission and City Council of the City of El Paso
de Robles will hold a Public Hearings on:
Tuesday, February 8, 2005 and
Tuesday, March 1, 2005
The hearings will begin at 7:30 p.m. at the City of El
Paso de Robles, 1000 Spring Street, Paso Robles,
California, in the City Council Chambers, to consider
adoption of a Negative Declaration (statement that
there will be no significant environmental effects) in
accordance with the provisions of the California Envi-
ronmental Quality Act (CEQA) for the following
project:
CA 05-002: This project is a Zoning Ordinance
Code Text Amendment to establish Multi-Family
design guidelines that will apply to
multi-family development projects.
The proposed Negative Declaration may be
reviewed at the Community Development Depart-
ment, 1000 Spring Street, Paso Robles, California.
Copies may be purchased for the cost of reproduc-
tion.
Written comments on the proposed zoning code
amendment and corresponding Negative Declaration
may be mailed to the Community Development
Department, 1000 Spring Street, Paso Robles, CA
93446, provided that the comments are received
prior to the time of the public hearings. Oral com-
ments may be made at the hearing. Should you
have any questions regarding this application, please
call Susan Zaleschuk at (805) 237-3970.
If you challenge the zoning amendments or Neg-
ative Declaration in court, you may be limited to rais-
ing only those issues you or someone else raised at
the public hearing described in this notice, or in writ-
ten correspondence delivered to the Planning Com-
mission at or prior to the public hearing.
Susan Zaleschuk, AICP
City Planner
Jan. 19, 2005
6125007

ORDINANCE NO. XXX N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
AMENDING TITLE 21, ZONING, OF THE MUNICIPAL CODE ESTABLISHING
MULTI-FAMILY DESIGN GUIDELINES (CODE AMENDMENT 05-002)

WHEREAS, the City Council of the City of El Paso de Robles adopted an updated General Plan in December 2003; and

WHEREAS, the General Plan includes specific Goals, Policies and Action items, that require implementation of a Zoning Ordinance amendment to adopt Multi-Family Design Guidelines; and

WHEREAS, this Ordinance is consistent with the General Plan; and

WHEREAS, the General Plan Environmental Impact Report (EIR) considered and evaluated programmatically potential impacts that may result from implementation of the General Plan, and includes mitigation measures as appropriate; and

WHEREAS, an Initial Study was prepared pursuant to the California Environmental Quality Act (CEQA) to evaluate whether this project would result in environmental impacts, and the City has determined that this project will not result in significant environmental impacts and a Negative Declaration has been prepared.

NOW, THEREFORE, the City Council of the City of El Paso de Robles does hereby ordain as follows:

SECTION 1. The Multi-Family Design Guidelines are hereby established and incorporated by reference as provided in Exhibit A.

SECTION 2. Publication. The City Clerk shall cause this ordinance to be published once within fifteen (15) days after its passage in a newspaper of general circulation, printed, published and circulated in the City in accordance with Section 36933 of the Government Code.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of the Ordinance is, for any reason, found to be invalid or unconstitutional, such finding shall not affect the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this Ordinance by section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional.

SECTION 4. Inconsistency. To the extent that the terms or provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof, such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

Introduced at a regular meeting of the City Council held on March 15, 2005, and passed and adopted by the City Council of the City of El Paso de Robles on the 5th day of April 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

Article IV. Multi-Family Development Guidelines

21.16I.410. General Multi-Family Development Guidelines

The City's General Plan Land Use Element includes various goals, policies and action items that provide direction to, ". . . *promote the community's image and identity.*" The Plan also aims to, ". . . *promote architectural and design excellence,*" and to ". . . *strive to maintain and create livable, vibrant neighborhoods and districts.*" Action items in the General Plan include strengthening the design and construction regulations that apply to multi-family projects. These design guidelines were prepared to implement these goals, policies, and action items. They are also intended to provide the basis for meeting the purpose of the Multi-Family Land Use Categories, which establishes that multi-family categories are, "*To provide a transition zone between single-family residential neighborhoods and higher-intensity land uses.*" Additionally, in the Multiple Family, High Density land use category (RMF-20), development may be permitted at the high density level, ". . . *where such density can be accommodated through sensitive site and building design.*"

Development guidelines are intended to *guide* applicants in designing high-quality multi-family development projects. These guidelines provide qualitative design criteria that should be incorporated into multi-family development projects, where appropriate. They are provided to: help projects fit in with surrounding neighborhoods by creating sensitive site and building design; create projects that would be an asset to the community; and provide multi-family housing that would be more enjoyable to live in.

A. Site Design Guidelines

All multi-family development projects need to provide basic features including: residential buildings; parking areas (either in garages, carports, or open parking spaces); driveway access; open space areas; personal storage; trash enclosures; and laundry facilities. How these features are arranged on a site and the building form and materials used can make a significant difference in how well a project meets functional needs as well as community goals.

1. Neighborhood Pattern and Context

New multi-family development should be designed in a manner that fits in with the surrounding neighborhood development pattern and context. This refers to: the spatial relationship between structures and the public right-of-way; vehicle, bicycle and pedestrian circulation patterns; existing vegetation and topography; the architectural elements in surrounding development; and the size and form of new structures in relationship to existing development. Consideration of these design elements assists new development fitting in with and maintaining community character and identity. For instance, if a multi-family project is located across the street from a single family neighborhood, the building(s) should be oriented toward the street with individual entries, patio areas, and landscaping facing the single family homes. Parking lot areas and carports should not be located along these street frontages. Also, the placement of structures on property should maintain the established development pattern in the neighborhood.

Buffers between multi-family development and abutting property, particularly if the abutting property is zoned single family residential or is a non-residential

zone, should be incorporated. This will ease the transition between uses. Methods to buffer multi-family projects should include in combination, increased setbacks, landscaping, berms, etc.

2. Addressing the Street

Multi-family development should “*engage the public realm - not turning its back*” toward the street. Residences should have their primary pedestrian entrance from the street sidewalk, or as courtyards with at least one significant pedestrian entrance along the street sidewalk. Where individual units have access to the street sidewalk, private “front yard” outdoor space may be differentiated from the public right-of-way by a porch or small yard area enclosed by a low garden fence or walls. Distinctive architectural elements and materials should be used to highlight primary entrances.

Residences that are not adjacent to a street should be accessible with pedestrian walkways that area separate from vehicle parking areas and driveways. Entrances should also be visible from at least one other dwelling.

3. Open Space

- a. Common Open Space. Common open space should be designed so that it is a usable, safe and defensive space. It should include a focal point and not be designed as a “*left over*” area that appears like an afterthought. In addition, areas that are a “*no-man’s land*” often become degraded and locations for illicit activities because they are not controlled or observed by residents. Common open space should be designed so that windows of frequently used rooms (e.g. living and dining rooms) overlook common open space and child play areas.

Common open space areas should also have safe pedestrian access clearly delineated so that residents do not need to cross in front of driveways and parking lots, to the extent possible. The topography should not have more than 10 percent slope for active open space areas. These areas should also be primarily landscaped with greens or garden areas, with the remaining area in functional hardscape. Common open space areas should be located, to the extent possible, in areas where it would be protected from significant noise such as traffic, railroad lines or other incompatible land uses in the surrounding area.

Common open space areas should incorporate landscaping, building placement and fencing to create gateways to common open space areas. This can create a distinction between the public realm and the semi-private nature of multi-family common open space.

- b. Private Open Space. Private open space should be designed so the individual tenants have usable space that is clearly defined through use of landscaping, garden walls, fences or other means, and to provide a sense of privacy and ownership for residents. These areas should include features that allow tenants to hang or otherwise set out potted plants, outdoor patio furniture, etc.

4. Parking Facilities, Driveways and Walkways
 - a. Parking Areas and Driveways. Parking spaces and driveways should not be the dominant site plan design feature of multi-family projects. For instance, parking areas should not be located in the center of the project site. To the extent possible, they should be located to the rear and/or sides of the site. Parking areas should also be located within a reasonably close distance to residential entrances, and be visible from some of the dwellings on the site.
 - b. Walkways. Enhanced hardscape walkways including colored and/or textured cement, brick pavers, or other types of decorative hardscape surfaces should be incorporated into the site design to add visual interest and identify safe pedestrian access. Walkways with covered design elements such as trellis', archways, or other treatments should also be incorporated and be consistent with the architectural design of the residences.

5. Landscaping, Lighting and Site Furniture

- a. Landscaping. Landscaping should be installed between parking lots and buildings to help soften the appearance of parking areas. Landscaping should also be planted along walkways. The area between driveways and property line fencing should also include landscaping to soften the driveway edge.

Common open space areas and parking lots should include deciduous shade trees. Landscaping for parking areas should not include dense, tall shrubs or bushy trees that could be used for places to hide. All areas not covered with structures, driveways, parking spaces, ornamental hardscape or walkways should be landscaped with plant materials.

- b. Lighting. Lighting should be provided for safety and security at all times during evening hours for all common areas including parking lots, walkways, community rooms, and laundry facilities. Lighting should also be provided at front entrances to residences and in private open space areas. On-site light standards should be pedestrian scale and complement the architectural character of the residential structures, and must be shielded per City Zoning Code Standards.
- c. Site Furniture. Benches should be placed throughout the common open space areas, including child play areas, and along walkways. Landscape garden walls are encouraged to be designed to be used for informal sitting, where appropriate.

Picnic tables and barbeque areas should be installed in common areas for multi-family projects with 30 dwelling units or more.

- 6. Trash Enclosures. All trash enclosures should be designed so that they are architecturally compatible with the residential buildings in use of colors and materials. Trash enclosures should use opaque materials that obscure views of the trash containers. Trash enclosure doors should be constructed from durable materials such as painted metal or chain link with plastic slatting. 'Trellis' and foundation landscaping are strongly recommended. Trash enclosures should also provide adequate space for recycled materials containers. They should also be located away from residences to control potential odor and noise nuisances.

B. Building Design Guidelines.

Multi-family building form and the type of construction materials used are significant factors in creating a development that is attractive and that fits in with the neighborhood. These factors also contribute to whether the design of a multi-family project is acceptable to the community.

1. Massing. The height, width and depth of a structure create the overall “*massing*” of a building. Sensitivity to massing can add to the appeal and acceptance of multi-family projects. Achieving attractive building massing for large structures is challenging, and requires extra creativity in architectural design. The larger the massing of a building with unbroken building walls and rooflines, the larger and more bulky it will appear on the site where it is located and in the surrounding area. Appropriate building massing is achieved when it does not dominate building elevations with large blank walls. Massing can be reduced through several methods including, but not limited to:
 - recessing building floors above the first story;
 - providing vertical or horizontal offsets in the wall surfaces at regular intervals (e.g. every 10 feet);
 - reducing the overall size of buildings;
 - articulating details around doors, windows, balconies, plate lines, providing details such as “belly-bands”, recessing design elements, and interesting cornice treatment details;
 - reducing overly large and tall roof designs;
 - use of darker building color and varied wall treatments.
2. Scale. The scale of a building refers to the relationship of a particular building mass, to other nearby or adjacent development. The overall scale of building as well as individual design elements and how they are integrated into a building design, affects whether it is “*in scale*” with surrounding development and the landscape. Multi-family projects should be in proportionate scale with development in the neighborhood where it is located.
3. Building Articulation and Materials. Building articulation refers to the architectural details on building surfaces and rooflines. All building elevations should incorporate equal articulation and attention to details in multi-family building design. This will help to avoid unattractive massing, the appearance of a “stucco box” or what would otherwise appear as bland building design.

Use of varied building materials for siding and roofing also contribute to well designed buildings. Variation in colors and textures can add interest to plain building walls. Materials should be durable to maintain their quality over time in the local climate. Materials should also be appropriate and authentic for the architectural style of the buildings that they are placed on.

4. Form. Multi-family projects should incorporate design forms and themes from the surrounding community and region. While no single architectural style is suggested, building designs should be reflective of the best of local and regional building forms.
5. Parking Structures. If parking spaces are proposed as carports or garages, the structures should be consistent with and/or integrated into the architectural design of the residential buildings. Subterranean or semi-subterranean parking structures should be designed so that they are integrated with the site and architecture. They should provide security lighting and more than one access for pedestrians.
6. Walls and fences. Walls and fences should be architecturally compatible with the design and materials of the buildings on the site. Use of cinder block walls should be avoided. Fence materials should be durable and suitable for their intended purpose. Private walls or fences for residential patios should not create a “walled in” affect. Use of lower, garden walls or fences with lattice or other non-visually obscuring materials should be incorporated at the top of walls or fences so that occupants can see out over the fences or walls into common areas.
7. Rooflines. Long, monotonous, unbroken rooflines should be avoided. Use of gables, hip roofs, and variation in the placement of rooflines should be incorporated into the design of rooflines.
8. Windows. Front yard windows, balconies, doors or other openings above the first story are encouraged. Windows and doors should match the style, scale and proportion of the structure. Side yard windows, balconies or other openings above the first story should be oriented so as to not have a direct line-of-site into windows or similar openings of adjacent structures. Rear yard windows should be placed where they would have the least impact onto adjacent private yards, patios, etc. Skylights, opaque glass, permanently affixed louvers, inset windows or windows with high sills may be appropriate when other window designs would severely affect the privacy of adjacent property.
9. Building Shadowing. Upper stories should be designed with consideration to not result in a shadowing affect on adjacent property or block solar collection devices.