



Revised Single Family Objective Design Standards

City Council Public Hearing
April 21, 2025



Presentation Outline

- Project Overview and Recent Work
- Overview of Revisions to Single-Family Objective Design Standards
- Staff Recommendation



Project Purpose

To establish objective design standards that provide developers with a clear understanding of the City's expectations for single-family residential project design and streamline the construction of housing units by reducing subjectivity in the entitlement process.



Project Background

Objective design standards were drafted based on:

- Existing design standards in the City's Zoning Code and revised to be objective
- Industry best practices
- Existing/recent developments approved by the City



Applicability

- All new single family residential development (including parcels <5,000 square feet)
- These design standards do not apply to:
 - Buildings and structures listed on the City's Local Register of Historic Places
 - Multi-family residential development
- Discretionary review process still available to developers that want to deviate from these standards



Summary of Recent Work

- First Public Review Draft released: August 30, 2024
- Planning Commission and City Council Meetings: November/December 2024
- Developer Roundtable Sessions: January 30, 2025; February 5, 2025
 - Each meeting had 12-15 attendees
- Revised Public Review Draft released: March 14, 2025 – March 31, 2025



Overview of Revised Public Review Draft

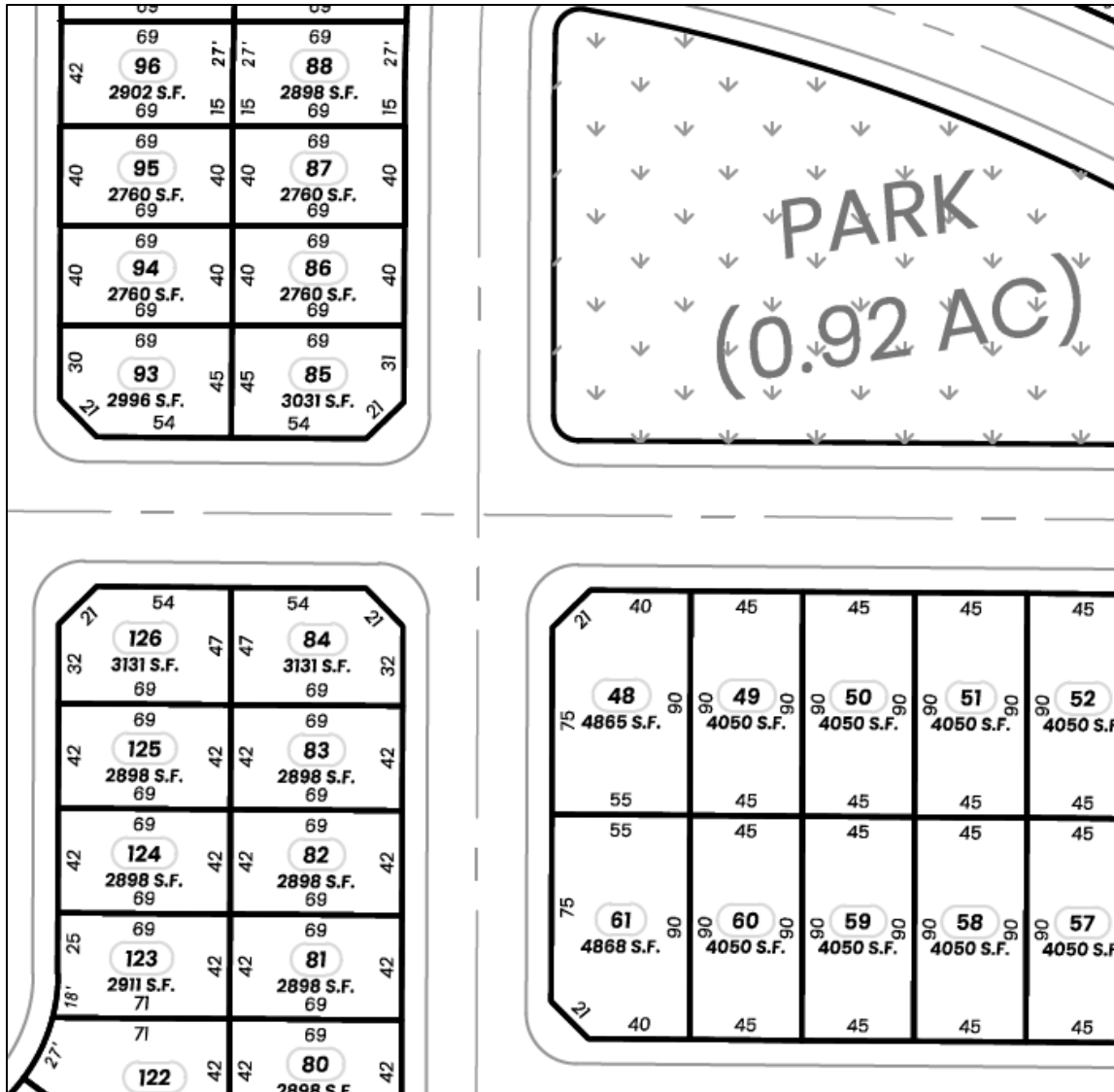
- The Revised Ordinance was based on discussions with developers and verbal comments at roundtable session, plus letters received following the sessions
- Removes certain standards and offers more options for complying with standards
- Creates more flexibility for developers while still maintaining the City's expectations and standards of development



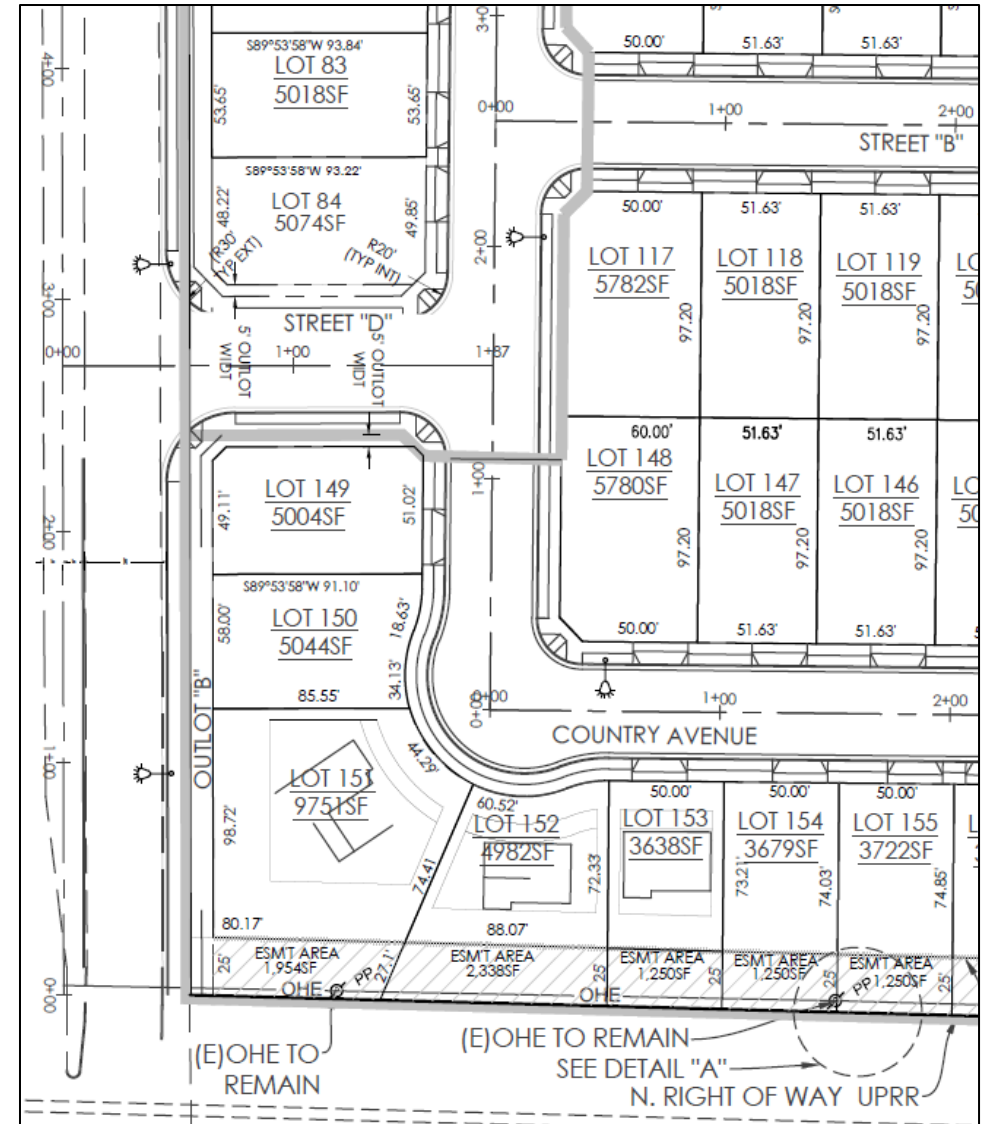
Overview of Revisions

- Expanded list of Structure Design Standard options, requiring developers to incorporate at least three items from list of 13 items
- Created four style options for front entryways (front porch, recessed entry, deep overhang, or front landing)
- Removed standards regarding unit staggering, garages flush with or behind living space, 2nd story balconies, walkway connection to sidewalks, strict massing and articulation requirements
- Added exception powers for Planning Commission
- Other changes to garage widths, utility & service areas, lighting

Proposed Single-Family Communities



Lowery Ranch Subdivision, Site Plan Review #24-282, 12/11/2024



Higgins Ranch Tentative Subdivision Map, Approved 10/21/2022

Recent Single-Family Communities



Huckleberry Park (Sedona & Conyer)



Huckleberry Park (Riggin & Conyer)



Deelyna Ranch subdivision (McAuliff & Noble)



Greystone 3 subdivision (Akers & Sedona)



River Island Ranch (Glendale & Court)



Concept Product



Built Product

- Shutters removed
- Garage side trim removed
- No pathway to sidewalk

Staff Recommendation

- Hold public hearing
- Introduce 1st Reading of Ordinance No. 2024-16 for Single-Family Objective Design Standards (ZTA No. 2024-03)

This recommendation is based on the findings that the ZTA is consistent with the goals, objectives, and policies of the City's General Plan.

Examples of Window Shutters



1215 E. Seeger Court – Morgan Enterprises Construction



5019 W. Brooke Ave., San Joaquin Valley Homes