

RESOLUTION NO. PC-XXXX-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN LUIS OBISPO RECOMMENDING THE CITY COUNCIL INTRODUCE AND ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING REGULATIONS) OF THE MUNICIPAL CODE ADDING OBJECTIVE DESIGN STANDARDS CHAPTER 17.69 FOR QUALIFYING RESIDENTIAL PROJECTS WITH AN EXEMPTION FROM ENVIRONMENTAL REVIEW (CEQA) AS REPRESENTED IN THE PLANNING COMMISSION AGENDA REPORT AND ATTACHMENTS DATED SEPTEMBER 22, 2021 (CITYWIDE; CODE-0523-2021)

WHEREAS, the City Council adopted the 6th Cycle Housing Element on November 17, 2020, that includes Program 6.22 that states, “Update the City’s municipal code to expand objective design standards within one year of the adoption of the Housing Element Update;” and

WHEREAS, the City of San Luis Obispo wishes to update the City’s Municipal Code and introduce Objective Design Standards for Qualifying Residential Projects (Chapter 17.69) of Title 17 consistent with the 6th Cycle Housing Element; and

WHEREAS, the Architectural Review Commission of the City of San Luis Obispo conducted a web based public hearing on June 21, 2021 for the purpose of receiving a staff presentation regarding Objective Design Standards for qualifying residential projects and selecting a subcommittee to assist staff with further development of the draft ODS; and

WHEREAS, the Architectural Review Commission of the City of San Luis Obispo conducted a web based public hearing on August 16, 2021 for the purpose of reviewing an amendment to Title 17 (Zoning Regulations) of the Municipal Code regarding Objective Design Standards for qualifying residential projects, and recommended approving the standards with specific changes; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a web based public hearing on September 22, 2021, for the purpose of considering an amendment to Title 17 (Zoning Regulations) of the Municipal Code regarding Objective Design Standards for qualifying residential projects; and

WHEREAS, notice of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of San Luis Obispo as follows:

SECTION 1. Findings. The Planning Commission does hereby recommend the City Council introduce and adopt the proposed Objective Design Standards for qualifying residential projects based on the following findings:

1. The proposed amendments to Title 17 of the Municipal Code are consistent with the 6th Cycle Housing Element Program 6.22 which states “Update the City’s municipal code to expand objective design standards within one year of the adoption of the Housing Element Update.”
2. The addition of Chapter 17.69 to Title 17 of the Municipal Code will not alter the character of the City or cause health safety or welfare concerns because the amendment is consistent with the General Plan and directly implements City goals and policies.

SECTION 2. Environmental Review. The proposed amendment to the Municipal Code Title 17 has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the state CEQA Guidelines, and the environmental regulations of the City. Specifically, the proposed amendment has been determined exempt per CEQA Guidelines Section 15061(b)(3), the “Common Sense” exemption because the proposed action consists only of the adoption of new standards for objective review of qualifying projects and will have no physical effects on the environment and has no possibility of a significant effect on the environment. The Objective Design Standards are consistent with development standards of the Zoning Regulations and projects which qualify for the Objective Design Standards will be required to comply with all relevant City standards, codes, and regulations.

SECTION 3. Recommendation. The Planning Commission does hereby recommend the City Council introduce and adopt an ordinance amending Title 17 (Zoning Regulations) of the Municipal Code with Objective Design Standards for qualifying residential projects as set forth in Attachment 1.

Upon motion of _____, seconded by _____ and on the following roll call vote:

AYES:
NOES:
ABSENT:

The foregoing resolution was passed and adopted this 22nd day of September 2021.

Tyler Corey, Secretary
Planning Commission

ATTACHMENT 1: DRAFT ORDINANCE

ORDINANCE NO. _____ (2021 SERIES)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA, AMENDING TITLE 17 (ZONING REGULATIONS) OF THE MUNICIPAL CODE WITH OBJECTIVE DESIGN STANDARDS FOR QUALIFYING RESIDENTIAL PROJECTS WITH AN EXEMPTION FROM ENVIRONMENTAL REVIEW (CEQA)

WHEREAS, the City Council adopted the 6th Cycle Housing Element on November 17, 2020, that includes Program 6.22 that states, “Update the City’s municipal code to expand objective design standards within one year of the adoption of the Housing Element Update;” and

WHEREAS, the City of San Luis Obispo wishes to update the City’s Municipal Code and introduce Objective Design Standards for Qualifying Residential Projects (Chapter 17.69) of Title 17 consistent with the 6th Cycle Housing Element; and

WHEREAS, the Architectural Review Commission of the City of San Luis Obispo conducted a web based public hearing on June 21, 2021 for the purpose of receiving a staff presentation regarding Objective Design Standards for qualifying residential projects and selecting a subcommittee to assist staff with further development of the draft ODS; and

WHEREAS, the Architectural Review Commission of the City of San Luis Obispo conducted a web based public hearing on August 16, 2021 for the purpose of reviewing an amendment to Title 17 (Zoning Regulations) of the Municipal Code regarding Objective Design Standards for qualifying residential projects, and recommended approving the standards with specific changes; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a web based public hearing on September 22, 2021, for the purpose of considering an amendment to Title 17 (Zoning Regulations) of the Municipal Code regarding Objective Design Standards for qualifying residential projects; and

WHEREAS, the City Council of the City of San Luis Obispo conducted a web based public hearing on November 2, 2021, for the purpose of considering an amendment to Title 17 (Zoning Regulations) of the Municipal Code regarding Objective Design Standards for qualifying residential projects; and

WHEREAS, the City Council finds that the proposed amendment is consistent with the General Plan, Zoning Regulations, and other applicable City goals and policies as amended; and

WHEREAS, notices of said public hearings were made at the time and in the manner required by law; and

WHEREAS, the City Council has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of San Luis Obispo as follows:

SECTION 1. Incorporation of Recitals. The City Council find that the foregoing recitals and administrative report presented with this ordinance are true and correct and are incorporated in the ordinance by this reference and adopted as the findings of the City Council.

SECTION 2. Findings. Based upon all evidence, the City Council makes the following findings:

1. The proposed amendments to Title 17 of the Municipal Code are consistent with the 6th Cycle Housing Element Program 6.22 which states “Update the City’s municipal code to expand objective design standards within one year of the adoption of the Housing Element Update.”
2. The addition of Chapter 17.69 to Title 17 of the Municipal Code will not alter the character of the City or cause health safety or welfare concerns because the amendment is consistent with the General Plan and directly implements City goals and policies.

SECTION 3. Environmental Determination. The proposed amendment to the Municipal Code Title 17 has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the state CEQA Guidelines, and the environmental regulations of the City. Specifically, the proposed amendment has been determined exempt per CEQA Guidelines Section 15061(b)(3), the “Common Sense” exemption because the proposed action consists only of the adoption of new standards for objective review of qualifying projects and will have no physical effects on the environment and has no possibility of a significant effect on the environment. The Objective Design Standards are consistent with development standards of the Zoning Regulations and projects which qualify for the Objective Design Standards will be required to comply with all relevant City standards, codes, and regulations.

SECTION 4. Action. Chapter 17.69 of the San Luis Obispo Municipal Code, is hereby amended to read as follows:

17.69 Objective Design Standards for Qualifying Residential Projects**Sections:**

- 17.69.010 – Purpose and Application
- 17.69.020 – Building and Site Design Standards
- 17.69.030 – Downtown Building Design Standards
- 17.69.040 – Additional Design Requirements

17.69.010 - Purpose and Application

- A. Purpose.** This Chapter is intended to provide objective standards for the design of residential and mixed-use projects (herein referred to as “residential projects”) that are eligible for ministerial, streamlined approval to ensure compatibility with existing and planned development on the site and adjacent and nearby properties while also supporting the development of housing consistent with the City’s General Plan.
- B. Applicability.** The provisions of this chapter apply to all residential projects, in all zones, that qualify for streamlined, ministerial processing per Government Code Section 65913.4, or that are a “use by right” residential project. In addition, eligible residential projects must comply with all objective City policies, thresholds of significance, development standards, and design standards as established in, but not limited to, the General Plan, Zoning Regulations, City Standard Specifications and Engineering Standards, Active Transportation Plan, Transportation Impact Study Guidelines, Climate Action Plan, and the Municipal Code.

A “use by right” residential project is a residential project that includes at least 20 percent of the units as affordable to lower income households (low, very low, and extremely low) and does not require discretionary review or approval (ministerial review only) and residential projects that are otherwise deemed subject to ministerial processing per state or local law.

Residential projects seeking exceptions, waivers, or modifications to any development standards set forth in the City’s Zoning Regulations or the design standards set forth in this chapter, excluding modifications granted as part of density bonus concession, incentive, parking reduction, or waiver of development standards pursuant to State Density Bonus Law or the City’s density bonus regulations (Chapter 17.140), shall not be eligible for ministerial and/or streamlined processing contemplated by this chapter, and will be subject to the City’s discretionary development review process outlined in Chapter 17.106 of the Municipal Code.

Where these standards conflict with other state law or local code requirements (including but not limited to California Building Code and the City’s Standard Specifications and Engineering Standards) the more restrictive provision shall prevail.

17.69.020 - Building and Site Design

A. Applicability. This section shall apply to eligible residential projects (described in Section 17.69.010 above) in all zones, except for the Downtown Commercial (C-D) zone. Building and site design standards for eligible residential projects in the C-D zone are provided in Section 17.69.030 (Downtown Building Design) below. In addition to this section, mixed-use projects shall also comply with Section 17.70.130.D and F through H (Mixed-Use Development).

B. Building Details. Residential projects shall comply with the following building detail standards:

1. Buildings shall use high-quality exterior wall materials chosen from the list below.
 - a. Smooth or sand finished stucco
 - b. Cut stone
 - c. Rusticated block (cast stone)
 - d. Precast concrete
 - e. Brick veneer
 - f. Ceramic or porcelain tiles
 - g. Fiber Cement board planks, panels, siding, board and bat, etc. (e.g., Hardi plank, Hardi panel)
 - h. Corrugated metal (within Commercial Zones (C-C, C-T, C-S, C-R, M), or as an accent material, covering no more than 15% on the exterior, within all other zones))
 - i. Metal paneling (only within Commercial Zones (C-C, C-T, C-S, C-R, M), or as an accent material, covering no more than 15% on the exterior, within all other zones)
 - j. Corten steel paneling (only within Commercial Zones (C-C, C-T, C-S, C-R, M), or as an accent material, covering no more than 15% on the exterior, within all other zones)
 - k. Wood plastic composite siding (e.g., Resysta products)
 - l. Wood siding
 - m. Burnished block (only within Commercial Zones (C-C, C-T, C-S, C-R, M))
2. Buildings shall use the same colors, materials, and detailing throughout all elevations. Street facing and the most visible elevations may use more architectural details, but colors and materials shall be the same on all elevations.
3. Veneers shall turn corners and terminate into the inside corner of the building or be finished and not expose edges so that finish materials appear “thin” or artificial, as in the example of “brick” veneer applied to a single building face so that it is obviously only ½ -inch thick when viewed from the side.

4. Exterior window shutters shall match the size and shape of adjacent window openings.
5. Affordable units and market rate units in the same development shall be constructed of the same materials and details such that the units are not distinguishable from one another.
6. Trim surrounds shall be provided at all exterior window and door openings. In-lieu of exterior window trim, windows can be recessed from wall plane by a minimum of two (2) inches.
7. Structures (including garages and carports) shall not exceed one hundred fifty (150) feet in length.
8. Detached garages and carports shall be designed to include a minimum of two (2) of the following from the main building(s): materials, detailing, roof materials, and colors.
9. Stairs and stair wells that provide primary access to units on upper floors shall be covered and fully integrated into the principal and secondary building façades.
10. Service access to the building for loading and maintenance functions shall not exceed twenty (20) percent of the project frontage on any facing street.
11. Where windows are proposed within ten (10) feet of another building, the windows shall be offset horizontally at least 12 inches (edge to edge) or use clearstory windows, glass block or non-operable opaque windows so as not to have a direct line-of sight into adjacent units.
12. All residential units that front, face, or overlook a public, common or private outdoor space shall be designed with at least one window that provides overlook on the outdoor space.

C. Roof Designs. Residential projects shall comply with the following roof design standards:

1. Roof lines shall be varied to break up the mass of the building. A building with four (4) or more attached residential units or a residential building with a roofline longer than fifty (50) feet shall incorporate changes in roof heights of at least one (1) vertical elevation change of at least two (2) feet.
2. Overhanging eaves shall extend twelve (12) inches or more past the supporting walls. This requirement does not apply to gable faces.
3. Steeply pitched (45 degrees or more) mansard roofs are prohibited.

4. Roof-mounted equipment shall not be visible from the public right of way and integrated within the architecture of the building.
5. Roof decks shall be prohibited in residential zones (R-1, R-2, R-3, R-4) and the Office (O) zone unless setback 15 feet or more from side and rear property lines and utilize solid walls or barriers at deck edges. All projects that include roof top uses shall comply with Section 17.70.150 (Rooftop Uses).
6. The termination of a parapet shall not be visible from the public right of way or adjacent property. The parapet shall wrap around the entire roof, return at least eight (8) feet around corners, or die into an adjacent, taller wall.
7. Cornices and parapets shall
 - a. Be utilized to conceal flat roofs and screen any roof-mounted mechanical equipment from the public right-of-way and adjacent properties.
 - b. Match the building's primary façade exterior colors and materials.

D. Massing and Articulation. Residential projects shall comply with the following massing and articulation standards:

1. Blank walls (facades without doors or windows) shall be fifty (50) feet or less in length. Blank walls of any length shall include the use of at least one of the following treatments:
 - a. Utilize at least two (2) different materials.
 - b. Utilize at least two (2) different paint colors.
 - c. Incorporate offsets. Offsets shall vary in depth and/or direction of at least twelve (12) inches, or be a repeated pattern of offsets, recesses, or projections of similar depth along the length of the wall.
 - d. Install landscaping that covers twenty-five (25) percent of the wall within ten (10) years.
2. Buildings shall have massing breaks (offsets, recesses, or projections) at least every fifty (50) feet along street frontage through the use of varying setbacks, building entries and recesses, or structural bays. Offsets, recesses, or projections shall vary in depth and/or direction of at least twelve (12) inches and a minimum width of four (4) feet.
3. Buildings three or more stories shall distinguish the first story from the upper stories by using a minimum of two (2) architectural details (e.g., arches, awnings, transom windows, columns, cornices, lintels, moldings, trellises) for every fifty (50) feet of the first story front elevation.
4. Mixed-use buildings three or more stories shall provide a first story elevation that is distinctive from the upper stories through a material change, change in color, or use of different architectural details such as reveals, course lines, decorative cornice, columns, etc.

5. The first floor of a mixed-use project within fifty (50) feet of the street frontage shall be taller than the floors above, with a minimum plate height of ten (10) feet.
6. Buildings three or more stories shall step-back the building mass a minimum of five (5) feet for fifty (50) percent of the building facade above the second story.
7. Every residential building shall incorporate two (2) or more of the following building massing and articulation techniques:
 - a. Vary building height by at least two (2) feet over twenty (20) percent of the main building (as viewed in plan view).
 - b. Vary the geometry or massing of the roof through changes in type, height, pitch, or orientation.
 - c. Use offsets, recesses, (e.g., courtyards, entryways, alcoves, deep door and window recesses) and projections (e.g., stairs, towers, balconies, cantilevers, dormers, bay windows, awnings) to create a sense of depth.
 - d. Provide a minimum two (2) foot roof eave on the front elevation. This requirement does not apply to gable faces.

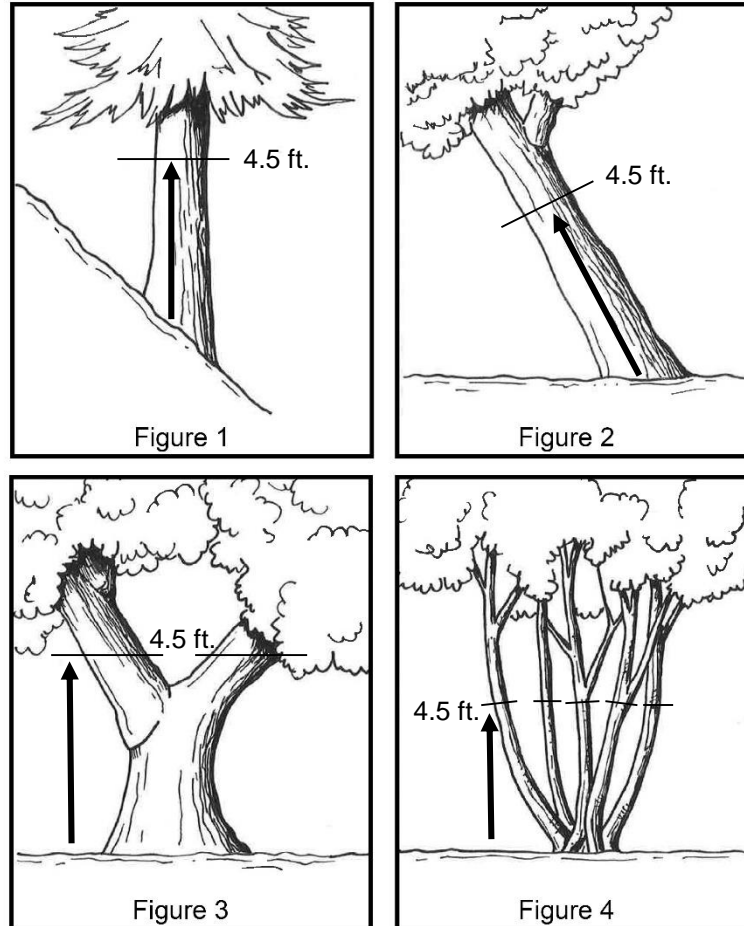
E. Common and Private Spaces. Residential projects shall comply with the following common and private space standards:

1. Residential projects within the R-2, R-3, and R-4 zones shall have a minimum of sixty-five (65) square feet of private outdoor space per each unit or provide a minimum of one hundred (100) square feet per unit to common space. Common space is recreation space provided inside or outside a residential building for the use of all the residents for recreation or social purposes and is readily accessible by all the residents. To qualify as private open space, the space must be private and directly accessible from the unit it serves and must have a minimum dimension in every direction of six (6) feet. To qualify as common space, individual spaces must have a minimum dimension in every direction of ten (10) feet.
2. Residential projects within the O, C-N, C-T C-R, C-C, C-S, and M zones shall provide a minimum of fifty (50) square feet per unit to common space. Common space is recreation space provided inside or outside a residential building for the use of all the residents for recreation or social purposes and is readily accessible by all the residents. To qualify as common space, individual spaces must have a minimum dimension in every direction of ten (10) feet.

F. Landscaping. Residential projects shall comply with the following landscape standards:

1. The landscape design plan shall be consistent with Section 17.70.220 (Water-efficient landscape standards), Section 12.38.090 (Landscaping standards), and include the following information:

- a. Location, sizes, and species of all proposed groundcovers, shrubs, and trees with corresponding symbols for each plant material showing their specific locations on plans.
 - b. The location and description (e.g., colors, materials, etc.) of all hardscapes such as decks, patios, walkways or paths, artificial turf or other pervious or non-pervious materials.
2. All required front and street-facing side setbacks, except for areas used for exit, entry, or common outdoor space shall be landscaped. All projects shall landscape at least fifteen (15) percent of the project site.
3. Landscaping areas shall consist of a combination of living trees, groundcover, shrubbery, turf, and related natural features such as rock, stone, or bark chips to adequately cover all designated landscaping areas.
4. Landscaping shall be top-dressed with three (3) inches of mulch. Mulch shall be maintained within planted areas and shall not migrate onto hard surfaces, such as sidewalks, patios, and parking lots.
5. Any trees removed from the residential project site shall be replaced on site with a 1:1 replanting. Required street trees may be counted as part of the replacement plantings.
6. Native tree species with a trunk ten (10) inches or larger in diameter or a non-native tree species (excluding blue gum eucalyptus (*Eucalyptus globulus*)) twenty (20) inches or larger in diameter or designated heritage trees (of any size) shall be retained and cannot be removed unless they are an imminent hazard to life or property or are dead, dying, diseased or damaged beyond reclamation (see Section 12.24.030 for definitions of heritage tree, native tree, and non-native tree). Diameter shall be measured as follows:
 - a. If the tree is growing on flat ground, the diameter is measured 4.5 feet from the ground.
 - b. If the tree is growing on a slope, the diameter is measured 4.5 feet above the point halfway between the upper and lower side of the slope. (Figure 1)
 - c. If the tree is leaning, the diameter is measured 4.5 feet above the high point of the trunk and perpendicular to the axis of the trunk. (Figure 2)
 - d. If branches of trees fork below 4.5 feet above the ground or are multi-stemmed (branching at the ground) then each branch/stem diameter is measured individually at 4.5 feet above the ground and summed together for the total diameter. (Figure 3 & 4).

**17.69.030 – Downtown Building Design**

A. Applicability. This section shall apply to eligible residential projects (described in Section 17.69.010 above) within the Downtown Commercial (C-D) zone. In addition to this section, mixed-use projects shall also comply with Section 17.70.130.D and F through H (Mixed-Use Development).

B. Building Details. Residential projects shall comply with the following building detail standards:

1. Buildings located within the Downtown (C-D zone) shall use high-quality exterior materials chosen from the list below.
 - a. Smooth or sand finished stucco
 - b. Cut stone
 - c. Rusticated block (cast stone)
 - d. Precast concrete
 - e. Face-brick
 - f. Ceramic or porcelain tiles

- g. Fiber Cement board planks, panels, siding, board and bat, etc. (e.g., Hardi plank, Hardi panel)
 - h. Wood plastic composite siding (e.g., Resysta products)
 - i. Wood siding
 - j. Metal paneling
 - k. Corten steel paneling
2. The following exterior finish materials and architectural elements are prohibited:
- a. Mirrored glass and heavily tinted glass
 - b. Windows with false divisions (i.e., a window where the glass continues uninterrupted behind a surface mounted mullion, interior mounted mullions (enclosed in glass), etc.)
 - c. Vinyl and aluminum siding
 - d. Rough "Spanish lace" stucco finish
 - e. Plywood siding (T 1-11)
 - f. Corrugated sheet metal
 - g. Corrugated fiberglass
 - h. Split face concrete block
 - i. Exposed concrete block without integral color
 - j. Exposed, untreated precision block walls
 - k. False fronts
 - l. Loading bays facing a street
 - m. Exposed roof drains and downspouts
3. New buildings shall use the same colors, materials, and detailing throughout all elevations. Street facing and the most visible elevations may use more detailed elevations, but colors and materials shall be the same on all elevations.
4. Veneers shall turn corners and terminate into the inside corner of the building or be finished and not expose edges so that finish materials do not appear "thin" or artificial, as in the example of "brick" veneer applied to a single building face so that it is obviously only ½ -inch thick when viewed from the side.
5. Trim surrounds shall be provided at all exterior window and door openings. In-lieu of exterior window trim, windows can be recessed from wall plane by a minimum of two (2) inches.
6. Barrel-shaped awnings shall be used over arched windows or doorways and square or rectangular awnings shall be used on square or rectangular windows and doorways.
7. Awnings shall not be internally illuminated, shall be at least four (4) feet wide, and awnings on a single building face shall use the same awning design and color on each building floor.

8. Permanent, fixed security grates or grilles in front of windows are prohibited. Any necessary security grilles shall be placed inside, behind the window display area.
9. Storefronts shall be framed by support piers and lintels.
10. Storefronts shall be primarily made of eighty (80) percent or more of clear glass.
11. Doorways shall be recessed.
12. Storefront windows shall use clear glass and sit above a base, commonly called a "bulkhead," of eighteen (18) to thirty-six (36) inches in height. Bulkheads shall be designed as prominent and visible elements of the building facade and shall include the use of one or more of the following materials: ornamental glazed tile in deep rich hues, either plain or with patterns; dark or light marble panels; or pre-cast concrete.
13. Service access to the building for loading and maintenance functions shall not exceed twenty (20) percent of the project frontage on any facing street.
14. Where windows are proposed within ten (10) feet of another building, the windows shall be offset horizontally at least 12 inches (edge to edge) or use clearstory windows, glass block or non-operable opaque windows so as not to have a direct line-of sight into adjacent units.

C. Roof Designs. Residential projects shall comply with the following roof design standards:

1. Roof lines shall be varied to break up the mass of the building. A building with a roofline longer than fifty (50) feet shall incorporate changes in roof heights of at least one (1) vertical elevation change of at least two (2) feet.
2. Overhanging eaves shall extend twelve (12) inches or more past the supporting walls. This does not apply to gable faces.
3. Steeply pitched (45 degrees or more) mansard roofs are prohibited.
4. Roof-mounted equipment shall not be visible from the public right of way and integrated within the architecture of the building.
5. The termination of a parapet shall not be visible from the public right of way or adjacent property. The parapet shall wrap around the entire roof, return at least eight (8) feet around corners, or die into an adjacent, taller wall.

6. Cornices and parapets shall:
 - a. Be utilized to conceal flat roofs and screen any roof-mounted mechanical equipment from the public right-of-way and adjacent properties.
 - b. Match the building's primary façade exterior colors and materials.
7. Rooflines shall be vertically articulated at least every fifty (50) feet along the street frontage, using two of the following architectural elements: parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.

D. Massing and Articulation. Residential projects shall comply with the following massing and articulation standards:

1. Buildings shall be designed to reduce apparent mass by dividing façades into a series of smaller components. Components shall be distinguished from one another through two (2) or more of the following:
 - a. Variations in the geometry or massing of the roof or variations in roof height of two (2) feet or more.
 - b. Changes in wall plane of one (1) foot or more.
 - c. Changes in texture, material, or surface colors.
 - d. Provide a minimum two (2) foot eave on the front elevation. This requirement does not apply to gable faces.
2. Buildings shall have massing breaks (offsets, recesses, or projections) at least every fifty (50) feet along street frontage through the use of varying setbacks, building entries and recesses, or structural bays. Offsets, recesses, or projections shall vary in depth and/or direction of at least twelve (12) inches and a minimum width of four (4) feet.
3. The first floor of a mixed-use project within fifty (50) feet of the street frontage shall be taller than the floors above, with a minimum plate height of ten (10) feet.
4. Buildings shall include horizontal lines that match established horizontal lines of adjacent buildings.
5. Buildings in the downtown shall provide 80% of the building facade located at the back of the sidewalk unless space between the building and sidewalk is a part of a pedestrian feature such as plazas, courtyards, or outdoor eating areas.

17.69.040 – Additional Design Details

- A. Applicability.** This section shall apply to eligible residential projects in all zones, including the Downtown Commercial (C-D) zone.

B. Parking Areas. Residential projects shall comply with the following parking standards:

1. Parking areas shall be designed consistent with Chapter 12.38 (Parking and Driveway standards).
2. When parking lots are proposed along street frontages, they shall be screened by a wall, fence, hedge or raised planter. The chosen screening material shall be a minimum height of three (3) feet and consistent with Section 17.70.070 (Fence, Walls, and Hedges). A fence or wall shall include a minimum three-foot-wide landscaped area between the wall or fence and the street or sidewalk. The hedge and planter shall have a planting area width of three (3) feet. Screening provided near a driveway shall have a maximum height of 2.5 feet and screening at roadway intersections shall comply with Section 17.70.210 (Vision Clearance Triangle at Intersections).
3. Parking lots shall be planted with shade trees. A minimum of one twenty-four (24) inch box specimen tree, shall be required for every ten (10) parking spaces, or portion thereof, planted in structural soil, and shall be located uniformly throughout the parking area, excluding parking areas covered by solar panels. Tree species shall include any of the following:
 - a. *Acer rubrum* (Red Maple)
 - b. *Ginkgo biloba* ('Fairmont' Ginkgo)
 - c. *Platanus racemosa* (California Sycamore)
 - d. *Platanus x acerifolia* (London Plane)
 - e. *Platanus occidentalis* (American Sycamore)
 - f. *Quercus agrifolia* (Coast Live Oak)
 - g. *Tilia cordata* (Littleleaf Linden)
 - h. *Ulmus parvifolia* ('Drake' Chinese Elm)
 - i. *Ulmus americana* (American Elm)
 - j. *Zelkova serrata* (Zelkova 'Green Vase')

C. Bicycle Parking Areas. Residential projects shall comply with the following bicycle parking standards:

1. Long term bicycle parking spaces shall be enclosed, lockable, and located within the residential building on the first floor unless the building includes elevator access to the upper floors.
2. Long term bicycle parking spaces shall provide a minimum of one (1) outlet and an additional outlet per ten (10) bicycle parking spaces for charging electric bicycles.
3. Long term bicycle parking racks shall be designed to allow the user to lock the bicycle to the rack and keep at least one bicycle wheel on the ground or provide a means for the user to roll the bicycle onto a rack and lift it up to a second level (example: the Two-Tier Double Docker Bike Rack by Ground Control Systems).

D. Pedestrian Access. Residential projects shall comply with the following pedestrian access standards:

1. A system of pedestrian walkways shall connect all buildings on a site to each other, to onsite automobile and bicycle parking areas, and to any onsite open space areas or pedestrian amenities.
2. An onsite walkway shall connect the principal building entry or entries to a public sidewalk on each street frontage.

E. Lighting. Residential projects shall comply with the following lighting standards:

1. Project exterior and parking lot lighting shall comply with Section 17.70.100 (Lighting and Night Sky Preservation).

F. Fencing. Residential projects shall comply with the following fencing standards:

1. Any proposed fencing shall be consistent with Section 17.70.070 (Fence, Walls, and Hedges).
2. Chain link fencing is not allowed.

G. Trash Enclosure Design. Residential projects shall comply with the following trash enclosure design standards:

1. Trash enclosures shall accommodate for three (3) waste streams: trash, recycling, and organics and shall be designed consistent with Section 17.70.200.
2. Trash enclosures shall be designed to include accent materials and colors that match the main residential building(s).
3. Designs of trash enclosures shall comply with the City's engineering standards.

H. Miscellaneous. Residential projects shall comply with the following miscellaneous standards:

1. All mechanical and electrical equipment shall be located internally within the proposed buildings. If equipment cannot be located internally due to code requirements, it shall be screened using a combination of at least two of the following: paint color, landscaping, fencing, or walls consistent with other City standards.
2. Any required backflow preventer and double-check assembly shall be located inside the building within twenty (20) feet of the front property line. Where this is not possible, due to code requirements, the backflow preventer and double-check assembly shall be located in the street yard and screened using a combination of at least two of the following: paint color, landscaping, fencing or walls consistent with other City standards.

3. Fire Department equipment required to be accessible by an exterior door shall be integrated into the exterior building design by using the same materials and colors.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 6. A summary of this ordinance, together with the names of Council members voting for and against, shall be published at least five (5) days prior to its final passage, in The Tribune, a newspaper published and circulated in this City. This ordinance shall go into effect at the expiration of thirty (30) days after its final passage.

INTRODUCED on the _____ day of _____ 2021, **AND FINALLY ADOPTED** by the Council of the City of San Luis Obispo on the _____ day of _____ 2021, on the following vote:

AYES:

NOES:

ABSENT:

Mayor

ATTEST:

Teresa Purrington, City Clerk

APPROVED AS TO FORM:

J. Christine Dietrick, City Attorney

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Luis Obispo, California, on _____.

Teresa Purrington, City Clerk

O _____