NAPA COUNTY

Design Guidelines and Form-based Codes

December 1, 2016

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By Right Housing

- **"By Right"** means that a conditional use permit, a planned development permit, or another discretionary local government review or approval that would constitute a project for the purposes of CEQA cannot be required.

- **CEQA** - Design review is allowed to the extent that it does not constitute a discretionary project for the purposes of CEQA.

- **Eligible projects must be approved by right** - Projects consistent with the affordability criteria in the bill as well as the objective general plan and zoning standards at the time of submitting the application <u>must be approved by right</u>.

By Right Housing

GOAL - Streamline the development of attached multifamily housing projects that include a specified percentage of units affordable to households with lower incomes.

General plan and zoning - apply to any attached housing project that is located on a site designated and zoned for housing in the local government's general plan or zoning ordinance and that is surrounded on at least **75 percent** of its perimeter by urban uses.

By Right Housing

Eligible Projects:
multi-family residential projects
vertical mixed use projects with neighborhood commercial on the first floor
transitional and supportive housing

Affordability Requirements:
- **In transit priority areas** (TPAs): either **10 percent** of units affordable to low income households or **five percent** of units for very-low income households
- **Outside of TPA**s: at least **20 percent** of the units affordable for households making 80 percent or less of the median area income.
- **30 year restriction** - Affordability provisions must be recorded against the development's property for a term of 30 years or more and be enforceable by a public agency or any member of the public.

Design Guidelines

Design guidelines:

- A set of design parameters for development which apply within a design district, sub-district, or overlay zone.

- The guidelines are adopted public statements of intent and are used to evaluate the acceptability of a project's design.

Form-based code:

- a land development regulation that is adopted into city, town or county law that fosters predictable built results

- a regulation, not a mere guideline

- uses physical forms rather than distinctions in land-use types as the organizing principles for the code
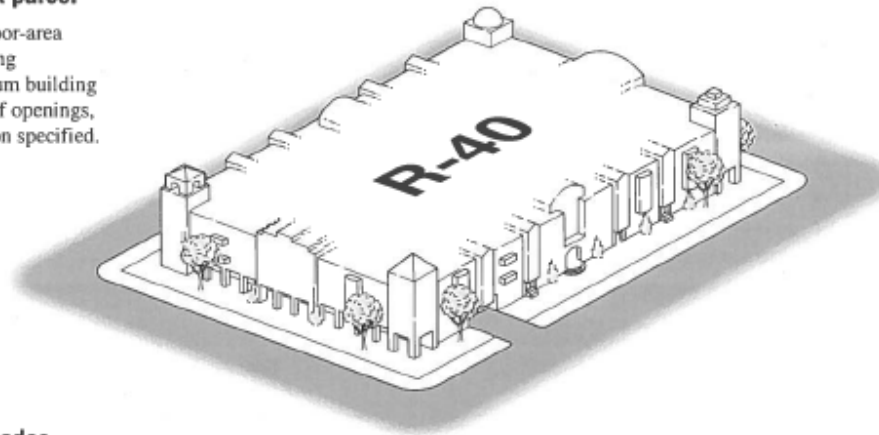
How zoning defines a
one-block parcel

Density, use, FAR (floor-area ratio), setbacks, parking requirements, and maximum building height(s) specified.

R-40
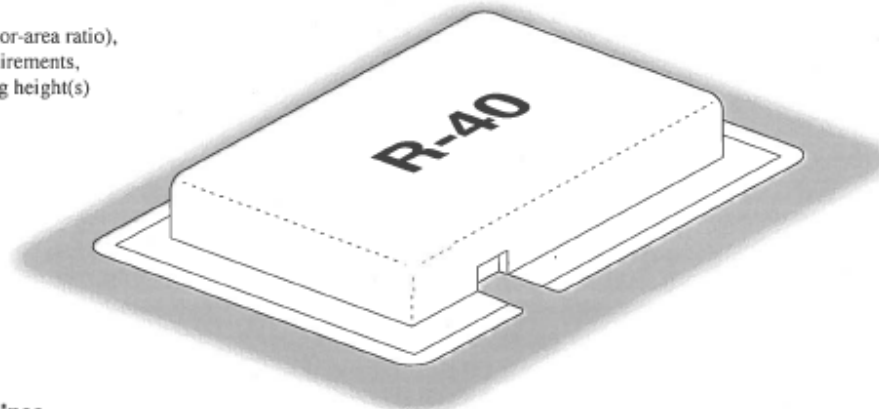
How design guidelines
define a one-block parcel

Density, use, FAR (floor-area ratio), setbacks, parking requirements, maximum building height(s), frequency of openings, and surface articulation specified.

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How form-based codes
define a one-block parcel

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.
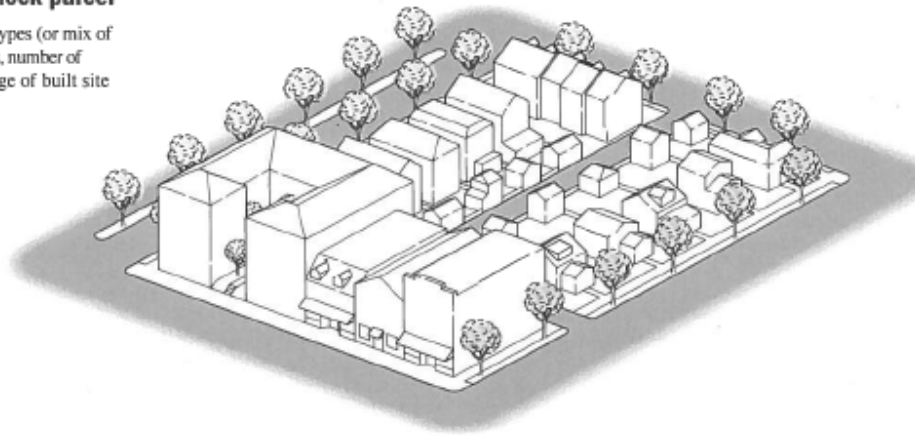
Form-Based Codes

Five main elements:

1. REGULATING PLAN – a plan or map of the regulated area designating the locations where different building form standards apply.
2. PUBLIC STANDARDS – specifies elements in the public realm: sidewalk, travel lanes, on-street parking, street trees and furniture, etc.
3. BUILDING STANDARDS – regulations controlling the features, configurations, and functions of buildings that define and shape the public realm
4. ADMINISTRATION – a clearly defined and streamlined application and project review process
5. DEFINITIONS – a glossary to ensure the precise use of technical terms

II.1 LAND USE PLAN

Figure II.1.a - LAND USE PLAN (Term Sheet Exhibit 2)

KEY TO LAND USES

- Publically Accessible Parks and Open Space
- Farm
- Seniors Housing (CCRC)
- Ground-Floor Retail (Residential Above)
- Community Buildings
- Hotel and Accessory Uses
- Office, R&D, Warehouse, and/or Light Industrial Uses
- Membership Warehouse Club Retail
- Mixed Residential Apartments, Condominiums
- Affordable Housing Site
- Study Area
- Possible School Site

MEMBERSHIP WAREHOUSE CLUB RETAIL GAS STATION

FUTURE SCHOOL SITE OPTION

G

F
Membership Warehouse Club Retail

A

B

COMMUNITY FACILITIES SPACE

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END OF PRESENTATION

November xx, 2016

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