

RESOLUTION NO. 2021 - 7464

BEING A RESOLUTION OF THE TOWN OF WOODSIDE ADOPTING OBJECTIVE DESIGN STANDARDS FOR SB9 PROJECTS TO COMPLY WITH RECENTLY ENACTED LEGISLATION (SB9, ATKINS), WHICH BECOMES EFFECTIVE JANUARY 1, 2022. THIS LEGISLATION AMENDED RESIDENTIAL DENSITY IN SINGLE-FAMILY ZONING DISTRICTS STATE-WIDE BY ALLOWING MINISTERIAL APPROVAL AND OBJECTIVE DESIGN REVIEW ONLY OF CERTAIN TWO UNIT (ATTACHED AND DETACHED) RESIDENTIAL PROJECTS.

WHEREAS, on September 16, 2021, the Governor signed SB9, Atkins, into law. SB9 allows ministerial lot splits that meet certain conditions and the construction of two residential units that are at least 800 square feet each on single-family residential lot;

WHEREAS, on January 1, 2022, this new State law will take effect;

WHEREAS, this legislation is designed to allow construction of more residential units than currently permitted locally, and to remove certain barriers, which as discretionary design review, to streamline processes;

WHEREAS, on October 26, 2021, an SB9 Study Session with the Town Council, Planning Commission, and Architectural and Site Review Board was held, and the Town Council provided general direction to staff concerning necessary code amendments and desired Objective Design Standards;

WHEREAS, Objective Design Standards would streamline design review while providing basic design guiderails which would help fit increased residential density into the fabric of the Town's single-family residential development;

WHEREAS, SB9, Atkins, requires mandatory local compliance;

WHEREAS, the Town of Woodside is committed to inclusive public participation and involvement in matters pertaining to the General Plan and its Elements, and the Municipal Code;

WHEREAS, on November 17, 2021, the Planning Commission conducted a duly noticed public hearing to consider Objective Design Standards for SB9 projects, at which time oral and written comments and a staff recommendation were presented to the Planning Commission for their review and consideration. Consideration of the Objective Design Standards was continued to a date certain of December 1, 2021, to allow for the parallel consideration of Objective Development Standards, also scheduled for December 1, 2021;

WHEREAS, on December 1, 2021, the Planning Commission conducted a duly noticed public hearing to continue to consider Objective Design Standards for SB9 projects, at which time oral and written comments

and a staff recommendation were presented to the Planning Commission for their review and consideration;

WHEREAS, the Planning Commission recommended that the Town Council find that the adoption of this resolution is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15061(b)(3) (no significant impact on the environment pursuant to the California Legislature), of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations); and,

WHEREAS, on December 14, 2021, the Town Council conducted a duly noticed public hearing to continue to consider Objective Design Standards for SB9 projects, at which time oral and written comments and the Planning Commission recommendation were presented to the Town Council for their review and consideration.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Woodside:

1. Finds that the adoption of this resolution is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15061(b)(3) (no significant impact on the environment pursuant to the California Legislature), of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations).
2. Adopts the Objective Design Review Checklist for SB9 Projects, as allowed by State, pursuant to **Exhibit A**.

* * * * *

PASSED AND ADOPTED by the Town Council of the Town of Woodside, California, at a meeting thereof held on the 14th day of December 2021, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: Carvell, Dombkowski, Fluet, Shaw, Wall, and Mayor Brown

NOES, Councilmembers:

ABSENT, Councilmembers: Scott

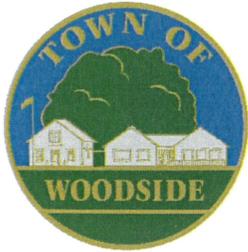
ABSTAIN, Councilmembers:


Mayor of the Town of Woodside

ATTEST:


Clerk of the Town of Woodside

EXHIBIT A: Objective Design Standards Checklist for SB9 Projects



OBJECTIVE DESIGN STANDARDS CHECKLIST

For SB9 Residential Projects

PURPOSE

Objective Design Standards are standards that are uniformly verifiable and involve no personal or subjective judgement. The purpose of these Standards is to streamline the permitting of needed housing units while ensuring that the projects fit into the fabric of the existing community.

APPLICABILITY

This checklist is a user-friendly compilation of all Woodside Objective Design Standards required for SB9 residential projects. Objective Design Standards are mandatory for SB9 residential projects, defined as projects which consist of:

- 2 detached residential units on one lot; or,
- 1 duplex on one lot.

INTENT

These Standards establish the priority criteria for Site Planning, Building Design, Landscape Elements, and other improvements. These Standards are intended to provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the Town's expectations for review of SB9 development proposals in Woodside. These Standards are taken from a variety of sources. Where there is any discrepancy between these Standards and other requirements, the stricter requirement applies.

OTHER REQUIREMENTS

Building code and other requirements included in the Municipal Code also apply, but are not included herein, such as Stormwater Quality requirements.

APPLICANT INSTRUCTIONS

Applicants shall submit a completed Objective Design Standards checklist, confirming that all conditions of approval are met. Please review each criterion and mark with an "X" to identify whether or not your project complies ("Yes" or "No" columns). If a specific Objective Design Standard is not applicable to your project, please mark an "X" in the "N/A" column.

	Applicant Evaluation			Staff Evaluation
	Yes	No	N/A	By:
I. Site Planning				
Grading				
Grading shall not exceed 1,500 cubic yards per lot.				
Hillside Development				
Proposed grading for site contouring which necessitates grade changes which exceed six feet in height shall be terraced such that no retaining or skirt walls shall exceed four feet in height and the horizontal separation between such walls shall be equal to the wall height or greater.				
Trees				
Clear cutting is strictly prohibited.				
Structures shall be located to avoid the removal and driplines of Significant Trees, as defined in WMC Section 153.005.				
Sustainability				
Plan for and comply with current Building Code requirements for solar.				
Driveways				
One driveway is permitted per lot.				
Utilities & Services				
Plan for and comply with current County of San Mateo County septic requirements, including 100 percent expansion area; and NPDES and Town stormwater management requirements.				
HVAC units, pool equipment, water heaters, generators, ... shall have sound attenuation shrouding.				
Each home shall be provided with a location for the storage of trash receptacles which is screened from the view from the public right-of-way by a fence painted or stained in an earth tone color, no more than 6 feet in height.				
Transformers, back flow preventors, generators, and other similar elements shall be screened from view from the public right-of-way and adjacent neighbors by a fence painted or stained in an earth tone color, no more than 6 feet in height; and/or continuously maintained vegetative screening.				

	Applicant Evaluation			Staff Evaluation
	Yes	No	N/A	By:
II.a. Building Design (Detached & Attached)				
Entrances				
Entrances shall not exceed 10 feet in height.				
Architectural Design				
SB9 homes located on a parcel shall be architecturally compatible with one another in roof form, materials, fenestration, exterior materials and colors.				
Housing units with identical building elevations and/or floor plans shall not be located on adjacent lots or directly across the street from one another.				
Design elements and detailing shall be continued completely around the structure. Such elements shall include window treatments, trim detailing, and exterior wall materials.				
All vents, downspouts, flashings, electrical conduit, etc., shall be painted to match the color of the adjacent surface. Unpainted copper gutter and downspouts, and metal rain chains, are permitted.				
Building Materials				
Exterior materials shall be hardi board, stucco, unpainted brick with gray grout, or stone in an earth tone color with grout in a matching color and tone. Board-formed non-colored concrete and stained wood with proper fire assemblies may be used for accent walls.				
Roofing shall be 30-year (minimum) composition shingle, tile, natural slate or standing seam metal in a nonreflective earth tone color.				
Building materials which are vinyl or include reflective minerals such as hematite or quartz are prohibited.				
Fenestration				
Metal window and door frames shall be black, white or earth tone in color.				
Window glazing shall be clear, unless frosted glass is desired for privacy or control of light emission.				
The window type and style shall be consistent on all elevations.				
Glazing shall not exceed 30% of any elevation.				

Windows within 30 feet of a neighboring structure shall not directly align with neighboring windows to protect privacy. Where windows align, use clerestory windows.				
Windows of SB9 units on the same parcel shall not align with each other to protect privacy.				
Skylights shall be limited to 25 square feet per unit.				
Building Details				
Columns shall be square with square top caps, if used.				
Exterior Lighting				
Exterior building lighting shall be directed downward, have a shielded light source, and be designed so that the light is not directed off site. Lighting shall be the minimum required by Building code.				

Applicant Evaluation			Staff Evaluation
Yes	No	N/A	By:

II.b. Building Design (Attached – Supplemental)

Entrances

Where the entrances to both units are located on the front elevation, both doors shall be located together and shall have a covered entry.

Where entrances are located on separate elevations, both entrances shall have a covered entry.

Massing

Structural offsets for the individual duplex units shall not be along any street-facing elevation(s).

Building Materials

All exterior building materials and colors shall be the same for both units.

Applicant Evaluation			Staff Evaluation
Yes	No	N/A	By:

III. Landscape Elements

Retaining Walls

Retaining walls shall not exceed 6 feet in height.

Retaining walls shall be earth tone stone with grout in a matching color and tone or unpainted brick with gray grout, non-colored concrete, or natural or stained wood.				
Hardscape				
Hardscape shall be gravel, stone, or unpainted brick in earth tone colors, or non-colored concrete.				
Softscape				
All landscaping shall be drought tolerant and native.				
Landscaping shall not be planted in a linear pattern.				
All new trees shall be installed at a minimum of 30 gallon or 24-inch box and shall be adequately spaced apart to allow for canopy maturation as determined by an authoritative source such as The Western Garden Book or the applicant's landscape architect or arborist.				
Landscape Materials				
All landscape materials shall be earth tone in color.				
Lava rock and rock and stone with reflective minerals such as hematite and quartz are prohibited.				
Grout used for stone shall be in a matching color and tone. Grout used for unpainted brick shall be gray.				
Irrigation				
Irrigated landscaping is prohibited under existing oak trees.				
Irrigated landscaping shall be less than 500 sf for new landscaping, or less than 2,500 sf for rehabilitated landscaping per parcel.				
Landscape Lighting				
Landscape lighting shall be directed downward, have a shielded light source, and be designed so that the light is not directed off site. Lighting shall be the minimum required by Building code.				
Uplighting of trees, and permanent lighting within trees, is prohibited.				
Fencing				
Fences shall be constructed of wood, or wood and welded wire, and shall not exceed six feet in height. Vinyl, chain link and barbed wire are prohibited, excluding the chain link fence allowance for sports courts.				
Approved fence designs are illustrated in the Woodside RDGs.				

Gates				
Gates shall be stained wood, wrought iron, or extruded metal with simple vertical posts, black or brown in color, without ornamentation or arched tops, and shall not exceed six feet in height.				
Gates shall be at least 40% open pursuant to WMC Section 153.005.				
Other Entry Features				
Gate pylons shall not exceed 24" x 24" square columns with square top caps and shall be natural stone or unpainted brick and shall not exceed six feet in height.				
Wing walls connecting a gate to a fence shall not exceed five feet in length on either side of the gate and shall be natural stone or unpainted brick.				

Earth tone is defined herein as a color scheme that draws from a color palette of browns, tans, warm grays, greens, oranges, whites, dark reds, and grayed blues. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss, trees and rocks. Many earth tones originate from clay earth pigments, such as umber, ochre, and sienna.

Exceptions to Design Standards. If it is not feasible to comply with all applicable Design Standards when constructing up to two 800 square foot residential units on a property, the applicant shall provide all necessary information requested by the Town (e.g., a topographic survey, septic feasibility study, etc.) to demonstrate that it is infeasible to construct one or both of the two 800 square foot residential units while complying with all applicable Design Standards for review by the Town. Once the complete feasibility study is reviewed by the Town, the *Planning Director* shall determine which of these Design Standards may be reduced and/or waived to allow for up to two residential units that are no more than 800 square feet and evaluate feasible locations for the residential unit(s) to find the location(s) that create the fewest impacts to environmentally sensitive areas such as stream corridors, wetlands, and steep slopes.