Objective Design Standards
File 21-3071
Citywide

Planning Commission Meeting

January 25, 2021

Purpose

- Expedite review/approval of multi-family projects.
- Meet state-mandated housing goals.
- Translate “subjective” development standards into “objective” standards.
- Provide prototype plans, design palates.
- Provide clear/consistent direction to developers.

TEMPLE CITY

Background

- March 2019: HCD announced Planning Grants Program (PGP).
- November 2019: City Council authorized submission of grant application.
- March 2020: City awarded $160,000.
- Grant must be expended by June 2022.

Subjective Standards

- Demonstrate preferences
- Allow discretion/flexibility
- Lack specificity
- Allow opinion/ interpretation

TEMPLE CITY

Objective Standards

- No personal judgment by decision maker
- Quantifiable, concise direction
- Illustrations show expectations for design quality

TEMPLE CITY

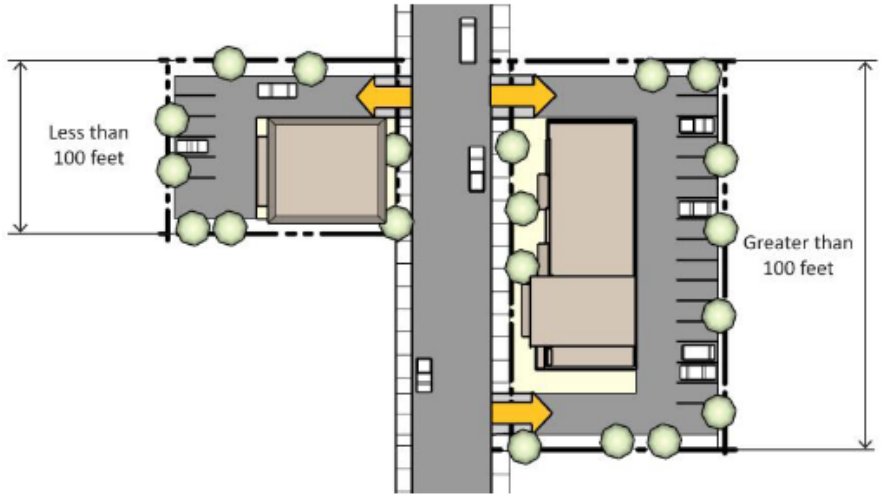
Subjective vs. Objective

	SUBJECTIVE GUIDELINES Existing City Guidelines	OBJECTIVE STANDARDS Sample Objective Design Standards
Building Design Translation	Building massing **should** include **variations** in wall planes (projections and recesses), wall height (vertical relief), and roof forms and heights to **reduce the perceived scale** of the structure. (Example from Tables 9-1G-9 & 9-1M-30.5, Design Criteria for the R-2 and R-3 Districts)	All elevations **exceeding 60 feet** in length and visible from a public right-of-way **shall not** extend more than **25 feet** in length without a minimum **2-foot** variation in the wall plane projection or recess, and wall or roof height. 

TEMPLE CITY

Subjective vs. Objective

	SUBJECTIVE GUIDELINES Existing City Guidelines	OBJECTIVE STANDARDS Sample Objective Design Standards
Site Planning Translation	New development provides for **adequate** access and off-street parking arrangements. (Example from 9-1H-5 Table 9-1H-4, Design Criteria for the Mixed-Use Zone Districts)	Projects requiring primary access from the street **shall** be designed with the following standards: • Projects with less than **100 linear feet** of primary street frontage shall have a maximum of **one** vehicle access point from the primary street. • Projects with **100 linear feet or more** of primary street frontage shall have a maximum of **two** vehicle access points from the primary street permitted.



TEMPLE CITY

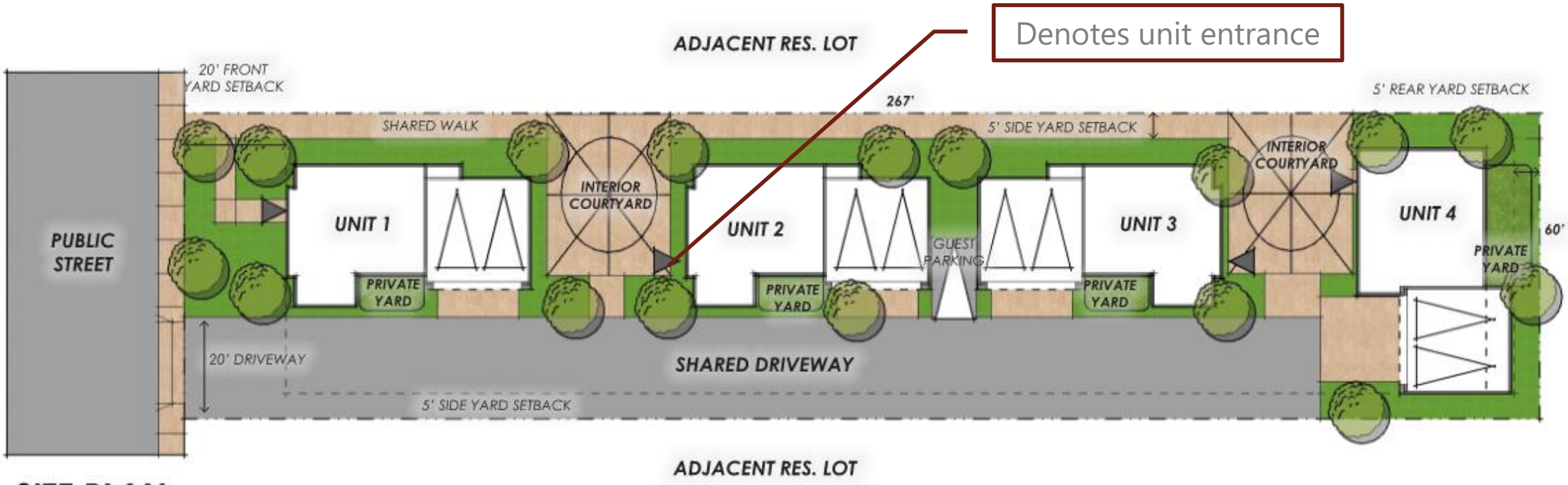
Objective Design Standards

- Will not replace existing zoning code
- Can be used to expedite project approval
- Choice between ODS/prototypes or existing subjective standards

Prototype Designs

- Provide applicants with optional designs
- Based on actual lots in Temple City
- No discretionary review necessary
- 2 sets of design palettes

R-2 Concept Prototype



TEMPLE CITY

rrm design group

TEMPLE CITY R-2 CONCEPT STUDY

CONCEPTUAL SITE PLAN & MASSING

A2

- Unit entrances from courtyard
- Garden wall between courtyard and driveway



TEMPLE CITY

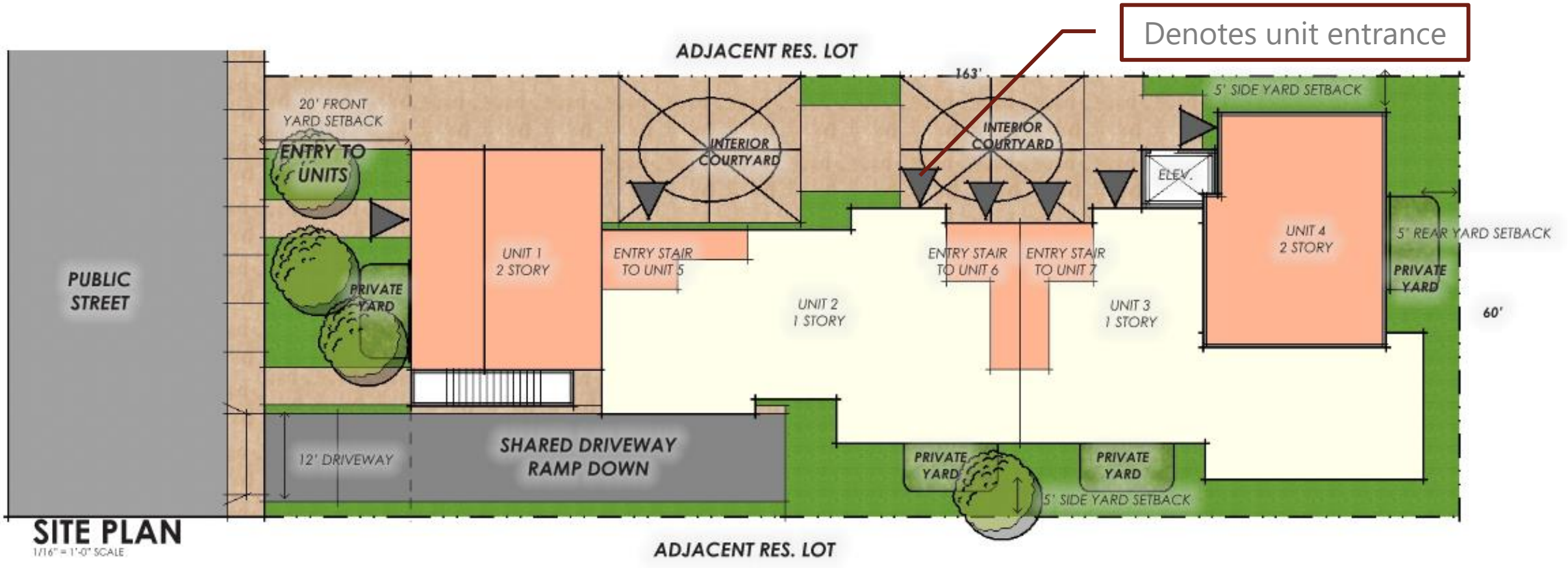
rrm design group

TEMPLE CITY R-2 CONCEPT STUDY

CONCEPTUAL ELEVATION

A4

R-3 Concept- Narrow lot



TEMPLE CITY

rrm design group

TEMPLE CITY R-3 CONCEPT STUDY

CONCEPTUAL SITE PLAN & MASSING

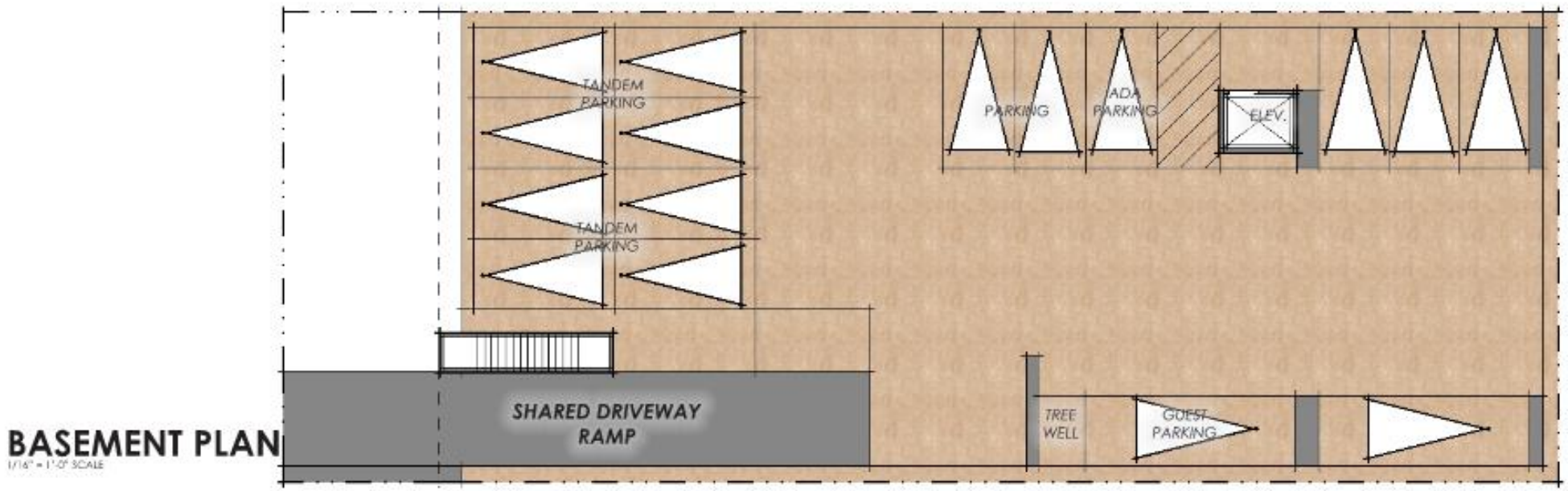
A5

- 2nd, 3rd floor no ground floor entrance
- Different from current standard



2ND/3RD FLOOR PLAN

1/16" = 1'-0" SCALE



BASEMENT PLAN

1/16" = 1'-0" SCALE

TEMPLE CITY R-2 CONCEPT STUDY

CONCEPTUAL SITE PLAN & MASSING



TEMPLE CITY

rrm design group

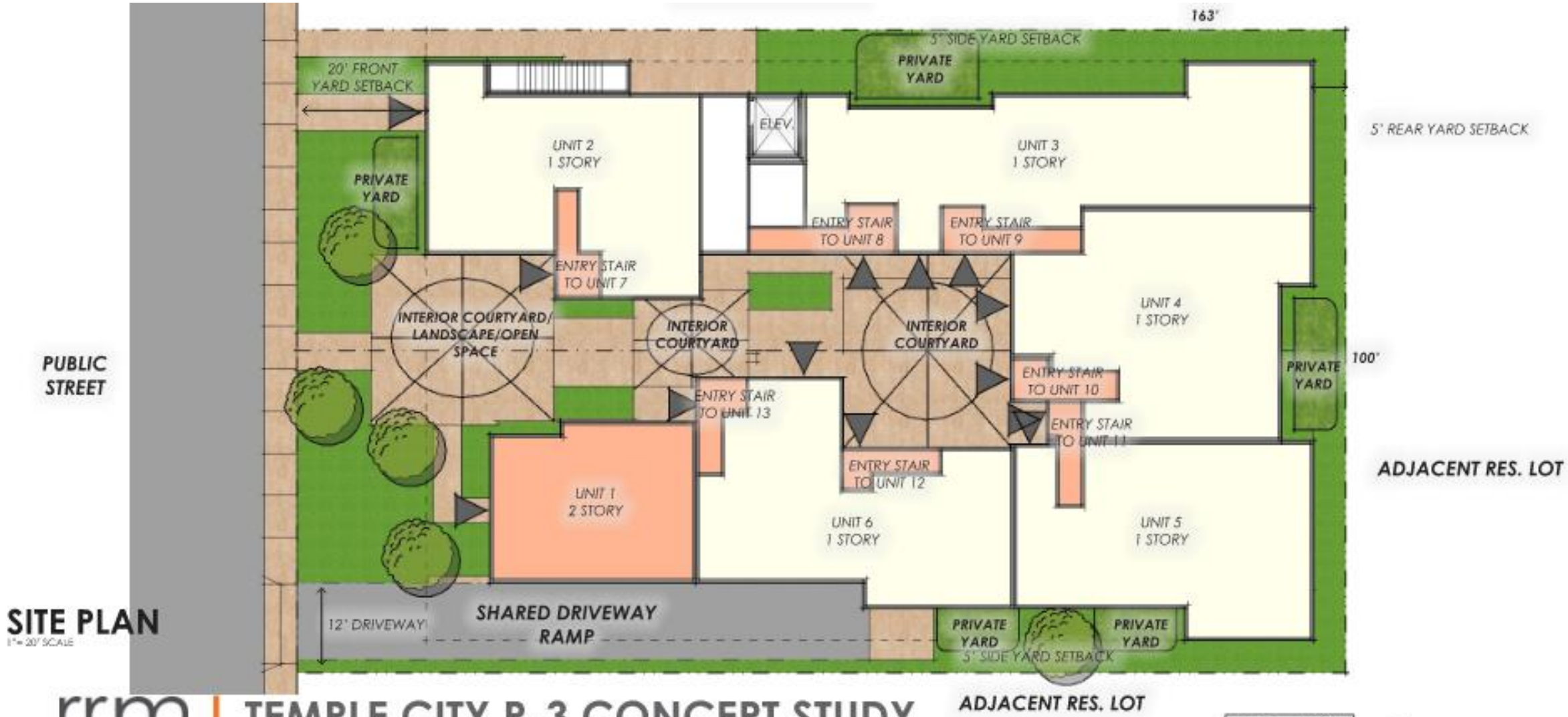
TEMPLE CITY R-3 CONCEPT STUDY

CONCEPTUAL SITE PLAN & MASSING

A7

- Upper floor/ground floor ratio slightly higher than 75%

R-3 Concept Wide Lot



SITE PLAN

1" = 20' SCALE

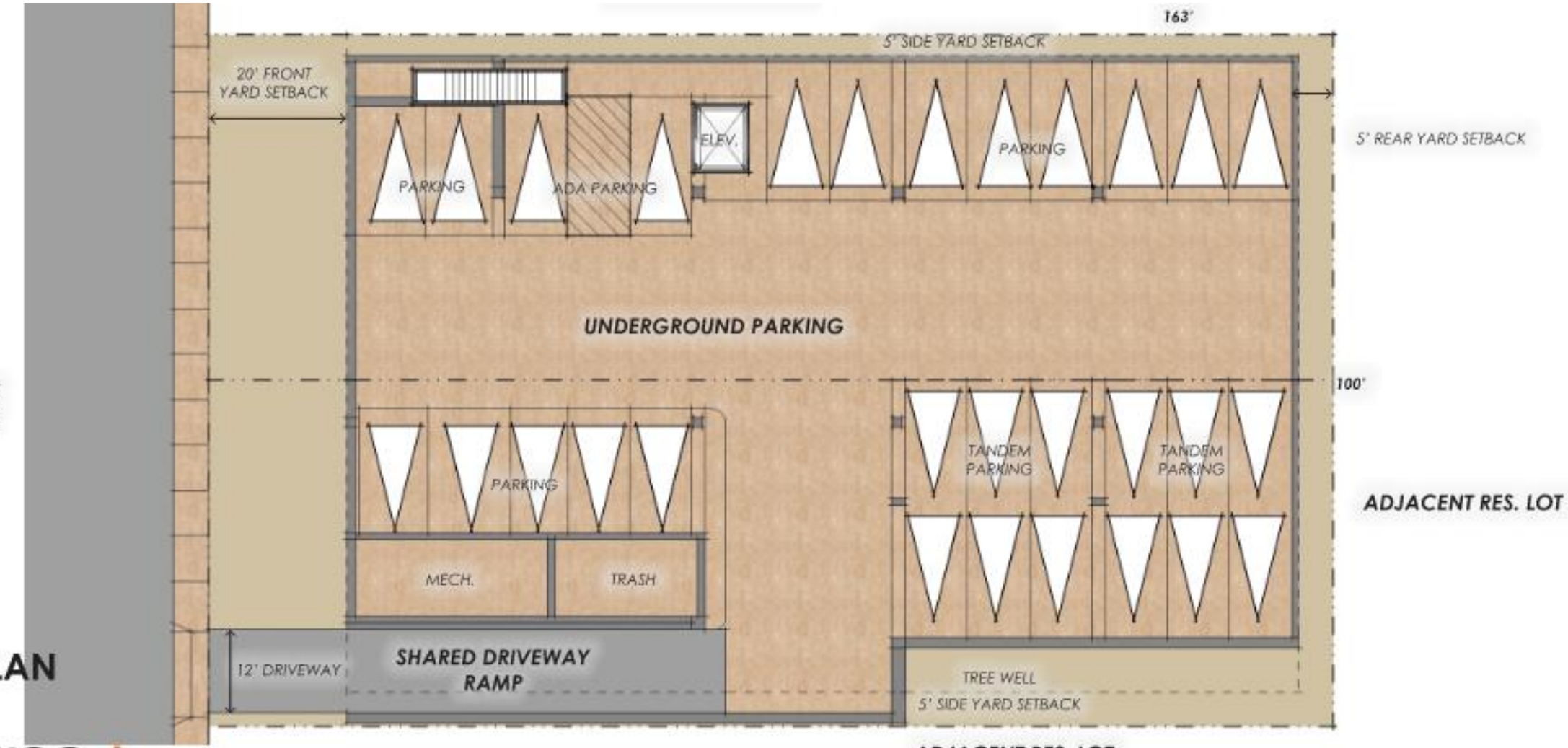
TEMPLE CITY

rrm design group

TEMPLE CITY R-3 CONCEPT STUDY

CONCEPTUAL SITE PLAN & MASSING

A7



SITE PLAN

1"= 20' SCALE

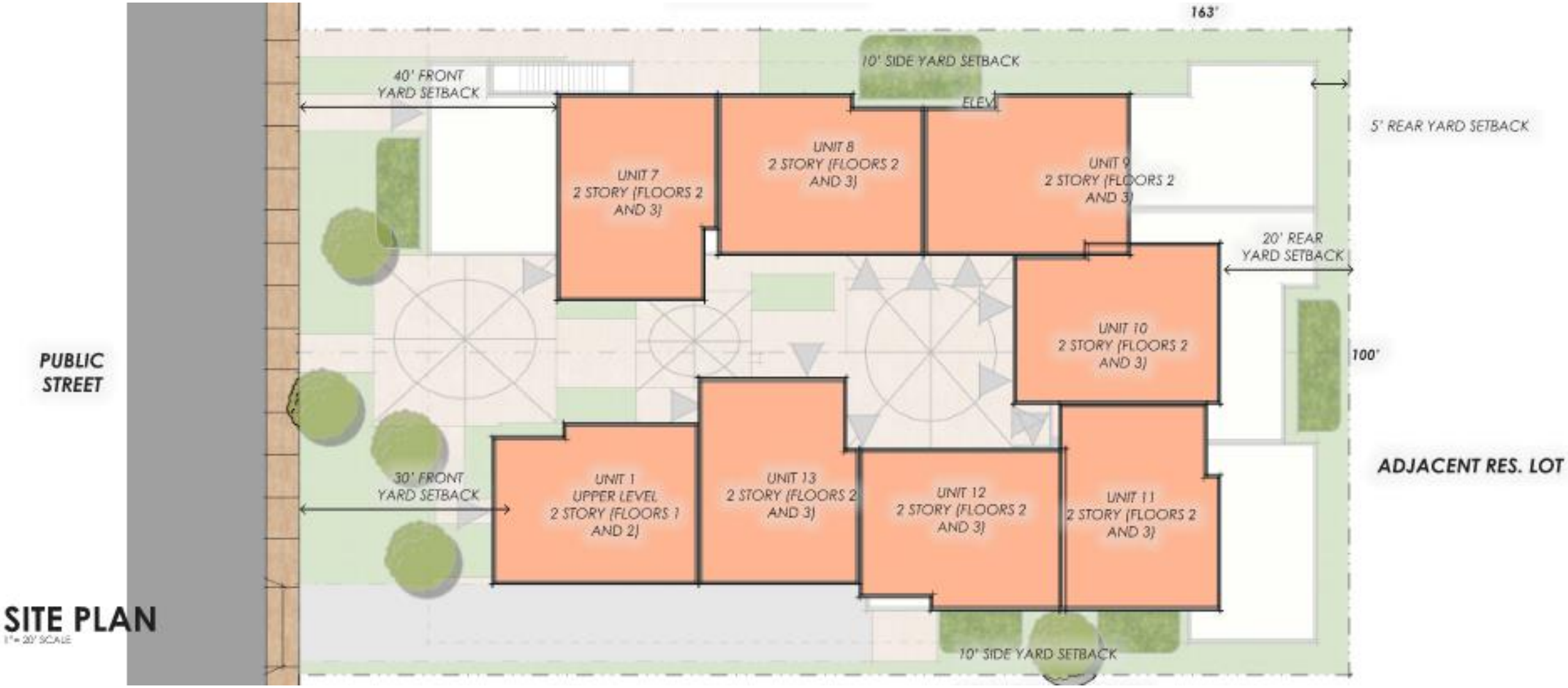
TEMPLE CITY

rrm design group

TEMPLE CITY R-3 CONCEPT STUDY

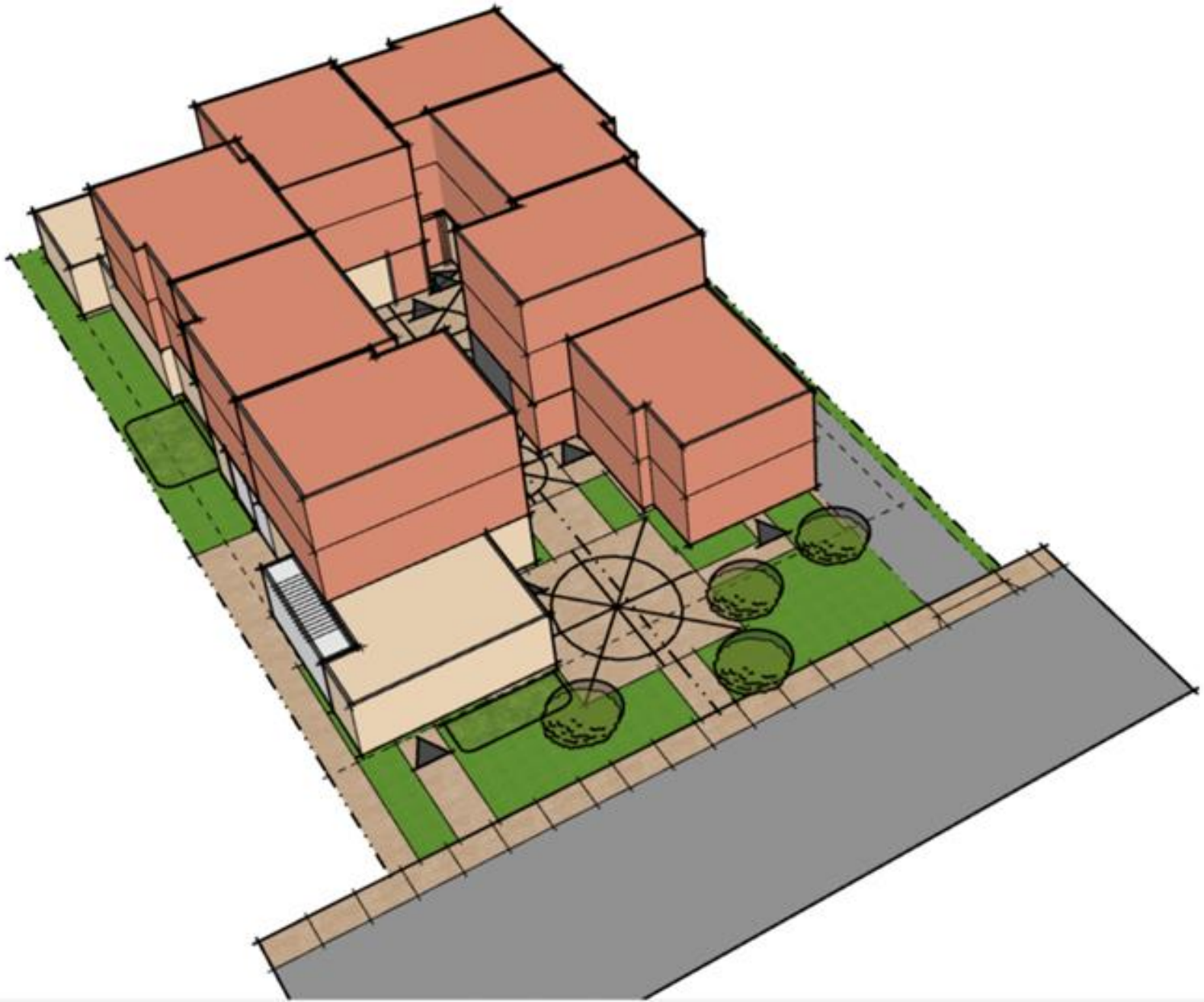
CONCEPTUAL SITE PLAN & MASSING

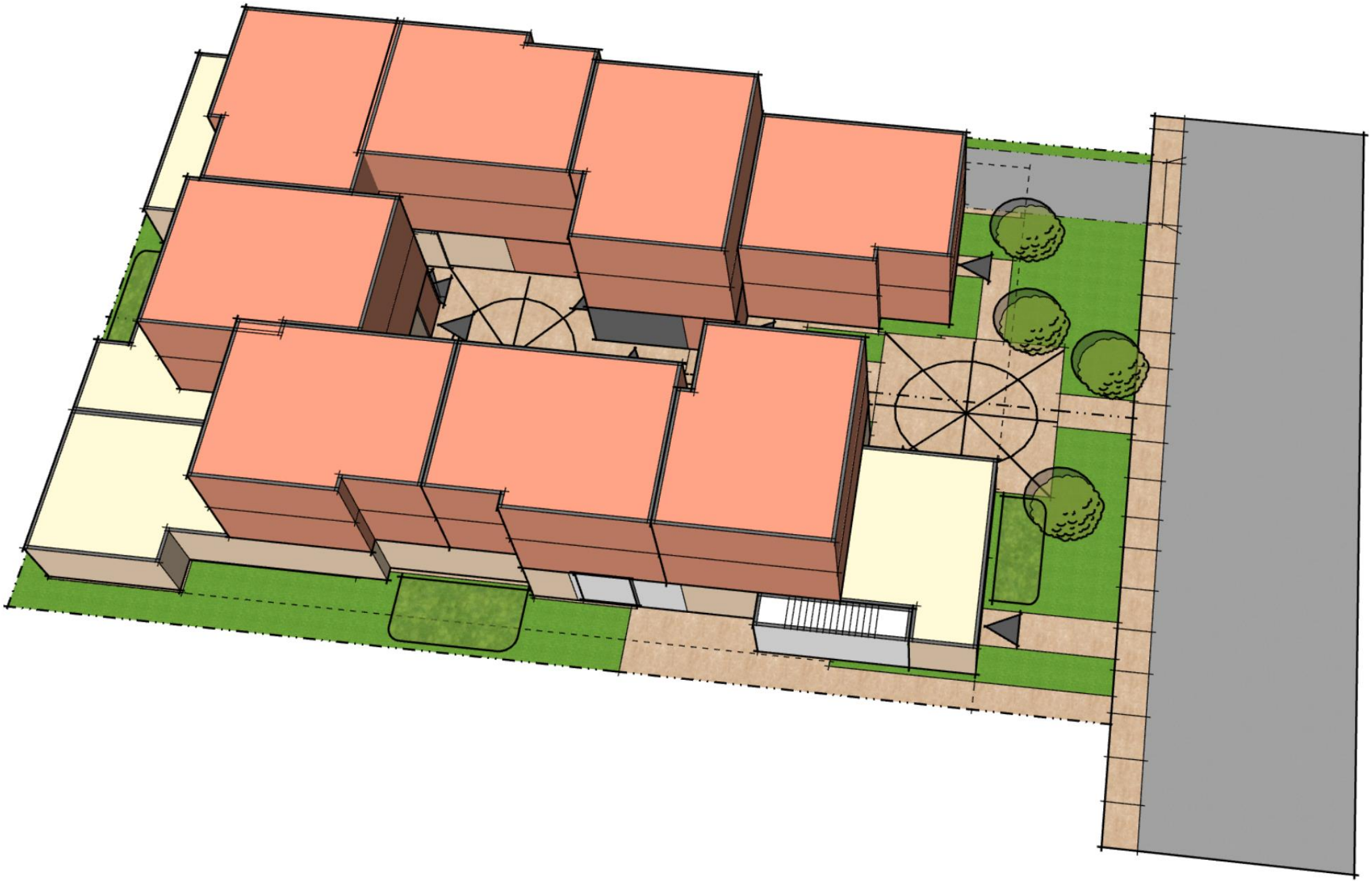
A8

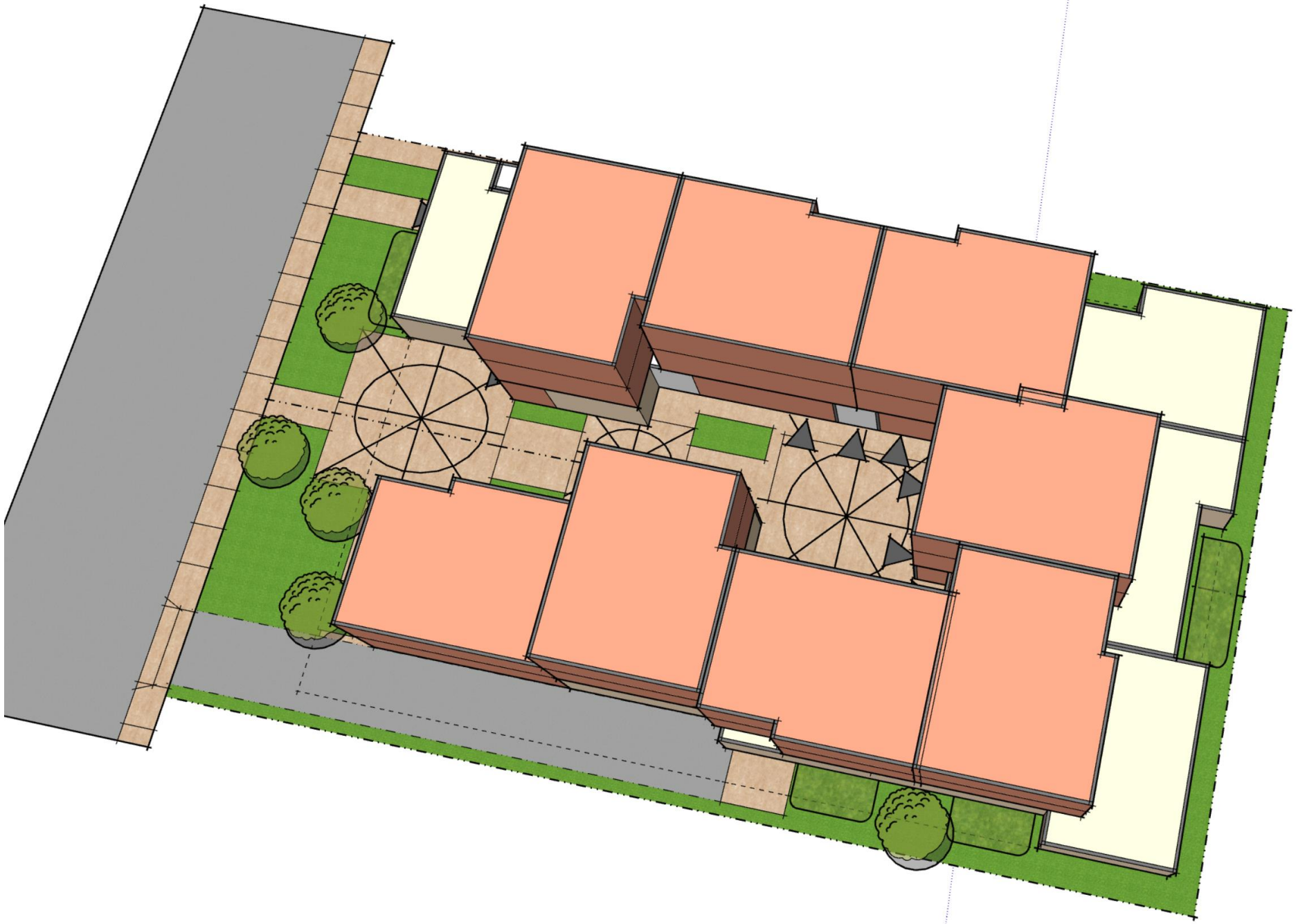


SITE PLAN

1" = 20' SCALE









TEMPLE CITY

rrm design group

TEMPLE CITY R-3 CONCEPT STUDY

CONCEPTUAL SITE PLAN & MASSING















Pro-forma Analysis

- Assessed feasibility of underground parking
- Interviewed local developers
- High cost for underground parking
- Need to use allowed density
- Financially feasible at allowed density

Fire Access Requirements

- Prototypes must comply with fire access requirements.
- Staff met with LA County Fire
- Fire accepted development style, subject to certain fire access requirements
- Setbacks must be free/clear of obstructions

Items for Discussion

- Feedback on designs?
- Ok with proposed process?
- Are intended project benefits clear?
- Project economics: parking standards based on unit size vs. current standard

TEMPLE CITY

Project Timeline

- Refine prototype designs
- Draft objective design standards
- Outreach to development community
- Planning Commission review
  - Date: TBD
- City Council review/approval
  - Date: TBD

Objective Design Standards
File 21-3071
Citywide

Planning Commission Meeting

January 25, 2021