AGENDA
ITEM 8.A.

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: September 5, 2023

TO: The Honorable City Council

FROM: Bryan Cook, City Manager
Via: Scott Reimers, Community Development Director
By: Andrew J. Coyne, AICP, Management Analyst

SUBJECT: **ESTABLISHMENT OF AN EXPEDITED, NON-DISCRETIONARY MULTI-FAMILY REVIEW PROCESS AND A LIBRARY OF PROTOYPE ARCHITECTURAL DESIGNS FOR MULTI-FAMILY PROJECTS IN THE R-2 ZONE**

RECOMMENDATION:

The City Council is requested to:

1. Find Ordinance No. 22-1068 exempt from CEQA per Sections 15305 and15061(b)(3) of the CEQA Guidelines;

2. Introduce for first reading by title only and waive further reading of Ordinance No. 22-1068 (Attachment “A”),

3. Schedule the second reading of Ordinance No. 22-1068 for September 19, 2023; and

4. Schedule the adoption of Resolution 22-5639 (Attachment “B”) for September 19, 2023.

BACKGROUND:

1. On March 26, 2020, the City was informed by the California Housing and Community Development Department (HCD) that it had been awarded a $160,000 Planning Grants Program (PGP) grant for the preparation of prototype architectural plans and objective design standards.

2. On August 28, 2020, the City released a request for proposals to prepare objective design standards. A consultant services agreement was subsequently approved with RRM Design Group (RRM) to prepare the prototype architectural plans and objective design standards.

3. On January 25, 2022, a community meeting was held with the Planning Commission to discuss the draft prototype designs and to seek input from the Commission and the community on the project.

4. On May 12, 2022, the Planning Division held a stakeholder meeting with members of the development community to discuss the draft prototype designs and the proposed new approval process.

5. On September 27, 2022, the Planning Commission reviewed the prototype architectural designs and proposed Ordinance and recommended the City Council approve the designs and Ordinance No. 22-1068.

6. On December 6, 2022, The City Council held a first reading and public hearing for the proposed Ordinance and continued the item to a meeting uncertain.

7. On June 23, 2023, the City Council held a special study session to review the Ordinance.

ANALYSIS:

The proposed ordinance is part of a wider effort by the City to achieve its state-mandated housing goals (as outlined in the City's Housing Element), while ensuring that future multi-family development is compatible with the City's existing built environment. The ordinance is also designed to achieve the following goals:

- Streamline the approval process for multi-family developments;
- Reduce costs to applicants;
- Shorten the time between submission and approval; and
- Provide applicants with greater flexibility for obtaining Planning entitlements.

To achieve these goals, the proposed ordinance will do the following:

- Establish an optional, non-discretionary review process for multi-family projects in the R-2 zone; and
- Create a library of prototype architectural plans (Attachment C) consistent with the provisions of the Zoning Code.

The proposed Ordinance and Resolution will allow a project applicant to submit a project consistent with the prototype plans developed by the City. If so, the applicant's process will be shorter, removing staff's discretionary review and the review of the Planning Commission. It should be noted that the Planning Commission will still review the tentative maps associated with condominium subdivisions.

Update Following the December 6, 2022, City Council Meeting

The Council raised three concerns regarding the proposed Ordinance at its December 6, 2022, meeting. The staff report from that meeting can be found in Attachment D. Staff has addressed the Council's concerns by proposing the following changes:

1. Substantial Compliance: It is understood that some modification of the prototypes will be necessary to adapt them to individual situations. The proposed Resolution includes reference to a 16-point checklist that will be used to verify if a project is "substantially" the same as the prototype. The checklist includes items such as setbacks, architectural style, articulation, window size, and building height. It will be provided to the applicant prior to submittal so they will know what is required to obtain expedited review. The checklist has been updated (see Attachment E) to increase its objectivity to address any concerns about how "substantial" might be defined.

2. Public Noticing: The Ordinance includes the mailing of a "Notice of Future Construction" to adjacent property owners within 100-feet. This notice will let adjacent property owners know that a project has been approved and will provide both the City and the applicant's contact information in case the adjacent property owners have concerns during construction. Because these projects are non-discretionary, it is not possible for a project's approval to be conditioned based on the public's input. Non-discretionary approvals cannot be appealed. However, projects with a tentative map must go through the normal public hearing process, including a public hearing notice and the ability to appeal.

3. Prototype Library: It is recommended that any new prototypes go to the Planning Commission for review and approval. The Planning Commission frequently reviews residential projects involving design review. As such, the Commission has the requisite ability and experience to review future prototypes for consistency with the City's existing development standards and design criteria.

Update Following the June 23, 2023, City Council Study Session

During the June 23, 2023, study session (see Attachment F), the City Council directed staff to institute a new non-discretionary, expedited review process for the medium density residential (R-2) zone. The ordinance and prototype library have been updated to reflect this direction. The Council also requested that staff prepare a draft "Notice of Future Construction" for the Council to review. The proposed Notice is attached to this staff report (Attachment G).

Housing Accountability Act (HAA)

Under the HAA, local agencies do not have the ability to modify a residential project to the extent that it reduces the density of the project. It is not uncommon that members of

the public sometimes ask approval bodies to reduce the density of a project or make major changes (such as reducing a project's height) that would reduce the number of units. The proposed process will help with HAA compliance.

ENVIRONMENTAL REVIEW:

This project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15305 of the CEQA Guidelines pertaining to minor alterations to land use limitations and Section 15061(b)(3) of the CEQA Guidelines because the project is not a project as defined in Section 15378 and it can be seen with certainty to have no possibility of a significant effect on the environment.

CITY STRATEGIC GOALS:

Adopting the proposed Ordinance will further the City Strategic Goals of Public Health and Safety and Quality of Life.

FISCAL IMPACT:

The proposed Ordinance will have no impact on the Fiscal Year 2023-24 City Budget.

ATTACHMENTS:

A. Ordinance No. 22-1068
B. Resolution 22-5639
C. Prototype Architectural Plans
D. December 6, 2022 City Council Staff Report
E. Compliance Checklist
F. June 23, 2023 Special Study Session Presentation
G. Notice of Future Construction

ORDINANCE NO. 22-1068

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE CITY, CALIFORNIA, AMENDING TITLE 9, CHAPTER 1 OF THE TEMPLE CITY MUNICIPAL CODE TO ESTABLISH AN EXPEDITED, NON-DISCRETIONARY MULTI-FAMILY (R-2 ZONE) REVIEW PROCESS, AND ASSOCIATED ZONING CODE AMENDMENTS PERTAINING TO OBJECTIVE DEVELOPMENT STANDARDS

WHEREAS, the City of Temple City ("City") has adopted a General Plan to ensure a well-planned and safe community; and

WHEREAS, protection of public health, safety, and welfare is fully articulated in the General Plan; and

WHEREAS, State law requires that the Temple City Zoning Code, found in Title 9, Chapter 1 of the Temple City Municipal Code ("TCMC"), conform with the General Plan's goals and policies; and

WHEREAS, it is necessary from time to time to update the zoning ordinance to bring it into conformity with State law and to address public health, safety, and welfare concerns that have arisen since the last update of the Temple City Zoning Code; and

WHEREAS, SB 478 (Housing Opportunity Act), which took effect in January 2022, enables the construction of multi-family units where restrictions on Floor Area Ratio (FAR) and minimum lot size restrict their development; and

WHEREAS, the creation of an expedited, non-discretionary approval process with prototype architectural plans for multi-family projects in the R-2 zone will help to simplify the approval of such projects and help the City achieve its regional housing needs allocation (RHNA) by more quickly approving development plans; and

WHEREAS, the City of Temple City applied for and received grant funding under the California Department of Housing & Community Development's SB 2 Planning Grant Program to prepare the prototype designs and expedited approval process; and

THEREFORE, THE CITY COUNCIL OF THE CITY OF TEMPLE CITY ORDAINS AS FOLLOWS:

SECTION 1: Section 9-1C-6 of the TCMC (Specific Procedures) is amended to establish an expedited multi-family review process as demonstrated, below, with additions in underline. All other contents of this section will remain unchanged.

L. EXPEDITED NON-DISCRETIONARY MULTI-FAMILY REVIEW

1. Purpose: The expedited multi-family review process:
    a. Provides an optional expedited, non-discretionary, approval process for multi-family development projects in the R-2 zone that utilize the City's architectural prototypes and design palettes for multi-family projects. Approval under the expedited multi-family review process is considered ministerial and does not involve discretionary (site plan) review.

b. Ensures that development occurs in a manner consistent with the overall goals and objectives of the city's general plan.
c. Ensure that multi-family developments approved under the expedited review are consistent with the standards and regulations contained in the code.
d. Ensure that the proposed architectural design and treatment of construction is consistent with the design guidelines contained in the code.
e. Ensure that the proposed architectural design and treatment of construction is designed to minimize adverse aesthetic and environmental impacts on the site and its surroundings and are compatible with its surroundings.

2. Applicability: Any new multi-family residential development in the R-2 zone, as determined by the director, that utilizes the architectural prototypes and palettes contained in the City's architectural prototype and palette library, adopted by reference via Resolution No. 22-5639, and as modified from time to time.
3. Application: An application for review under the objective design standards must be filed and reviewed pursuant to section 9-1C-5-B Application.
4. Approval Authority: The director acts on projects submitted under this section. When the project involves a subdivision or other entitlement requiring a public hearing (such as a variance), the planning commission will review the tentative map only.
5. Scope of Review: Prior to commencing the expedited multi-family review process, the director will determine whether the project substantially complies with the architectural prototypes and design palettes, zoning code (except the design criteria and any subjective provisions), and any applicable objective standards in a specific plan. The director will utilize a specially prepared checklist for determining "substantial compliance". This checklist will be provided to the applicant prior to submittal.
6. Public Hearing: Projects submitted under this section do not require a public hearing, unless the project is submitted with an entitlement requiring Planning Commission or City Council Review, such as a tentative map or density bonus.
7. Notice: Within 1-week of approval, a Notice of Future Construction will be mailed to the adjacent property owners within 100-feet. The notice must include a description of the project and contact information for the City and applicant. It is the applicant's responsibility to provide the City with a radius map, ownership list, one set of mailing labels, and an affidavit certifying the accuracy of the map and ownership list when an application is submitted. Notice for a project involving a subdivision will occur in compliance with section 9-1C-5-E Notice.
8. Post Decision Procedures: Procedures and requirements of 9-1C-5-H Post Decision Procedures will apply to projects submitted under the objective design standards provisions.

SECTION 2: Section 9-1G-22, Table 9-1G-8 of the TCMC (Temple City R-2 Development Standards) is amended to ensure compliance with SB 478 (Housing Opportunity Act), as demonstrated, below, with additions in underline. All other contents of this section will remain unchanged.

TABLE 9-1G-8
TEMPLE CITY R-2 DEVELOPMENT STANDARDS

	Adjacent to R-1	***Adjacent to R-2/R-3***	***Not Adjacent to Residential***	***Notes***

Maximum Floor Area Ratio				
Dwelling & Attached Garages	0.50*	0.50*	0.50*	Of lot size including attached garage.
Maximum Lot Coverage				
Dwellings and structures	50%*	50%*	50%*	

* Per Cal. Gov. Code § 65913.11, for projects consisting of 3 to 10 units, lot coverage and FAR restrictions may not prevent multifamily projects from achieving the following floor area ratios: the minimum FAR for projects consisting of 3-7 units is 1.0; the minimum FAR for projects between 8-10 units is 1.25.

SECTION 3: Section 9-1G-22: of the TCMC (R-2 Zone District Residential Development Standards) is amended to add the following footnote:

D. Maximum Floor Area Ratio:

5. No multiple-family residential project may exceed a total floor area ratio (FAR) of 0.50* (see note in Table 9-1G-8 regarding SB 478).

SECTION 4: The City Council declares that, should any provision, section, subsection, paragraph, sentence, clause, phrase, or word of this Ordinance or any part thereof, be rendered or declared invalid or unconstitutional by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, such decision or action will not affect the validity of the remaining section or portions of the Ordinance or part thereof. The City Council declares that it would have independently adopted the remaining provisions, sections, subsections, paragraphs, sentences, clauses, phrases, or words of this Ordinance irrespective of the fact that any one or more provisions, sections, subsections, paragraphs, sentences, clauses, phrases, or words may be declared invalid or unconstitutional.

SECTION 5: The City Council finds that this Ordinance exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15305 of the CEQA Guidelines (Minor Alterations to Land Use Limitations) and Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty is not a project as defined in Section 15378 and it can be seen with certainty that the activity in question will not have a significant effect on the environment.

SECTION 6: The City Clerk shall certify to the passage and adoption of this Ordinance and to its approval by the Mayor and shall cause the same to be published according to law.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2023.

_____
William Man, Mayor

ATTEST:

_____
Peggy Kuo, City Clerk

APPROVED AS TO FORM:

_____
Greg Murphy, City Attorney

RESOLUTION NO. 22-5639

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE CITY, CALIFORNIA, ESTABLISHING AN ARCHITECTURAL DESIGN PROTOTYPE LIBRARY FOR THE PURPOSES OF EXPEDITED, NON-DISCRETIONARY APPROVAL OF MULTI-FAMILY DEVELOPMENTS IN THE R-2 ZONE AS SPECIFIED IN SECTION 9-1C-6 (SPECIFIC PROCEDURES), SUB-SECTION L (EXPEDITED NON-DISCRETIONARY MULTI-FAMILY REVIEW)

WHEREAS, On September 19, 2023, the City Council of the City of Temple City adopted Ordinance No. 22-1068, which established an optional process for granting expedited, non-discretionary approval for multi-family projects (R-2 Zone) that meet certain requirements as outlined in the Ordinance; and

WHEREAS, the expedited, non-discretionary approval process states that new, multi-family residential development in the R-2 Zone must utilize the architectural prototypes and palettes contained in the City's architectural prototype and palette library; and

WHEREAS, the City of Temple City has hired a consultant (RRM Design Group) to prepare the protype architectural designs for multi-family zones (R-2); and

WHEREAS, the protype architectural plans are substantially consistent with the intent and provisions of the Temple City Zoning Code development standards and design criteria (R-2 Zone); and

NOW, THEREFORE, BE IT RESOLVED that by the adoption of this resolution, the City Council of the City of Temple City establishes an architectural prototype and palette library and authorizes the Planning Commission to review, modify and add additional designs to the library. This will provide the Temple City development community with a variety of design options for multi-family projects that comply with the intent and provisions of the zoning code and allow for expedited, non-discretionary approval of said projects.

PASSED, APPROVED AND ADOPTED this 19th day of September 2023

_____
William Man, Mayor

ATTEST:

_____
Peggy Kuo, City Clerk

APPROVED AS TO FORM:

_____
Greg Murphy, City Attorney

I, Peggy Kuo, City Clerk of the City of Temple City, hereby certify that the foregoing resolution, Resolution No. 22-5639 was duly adopted by the City Council of the City of Temple City at a regular meeting held on the 19th day of September 2023, by the following vote:

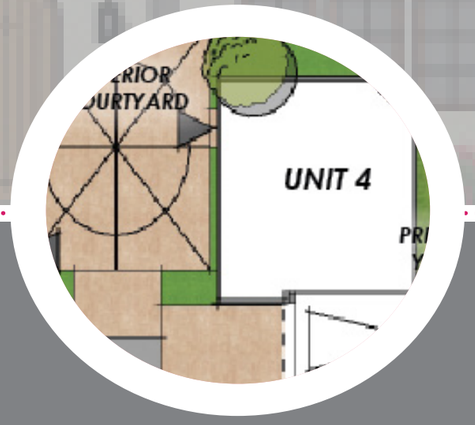
AYES: Councilmember –
NOES: Councilmember –
ABSENT: Councilmember –
ABSTAIN: Councilmember –

_____
Peggy Kuo, City Clerk

CITY OF TEMPLE CITY

USER GUIDE FOR MULTI-FAMILY PROTOTYPES

R-2 ZONING DISTRICTS

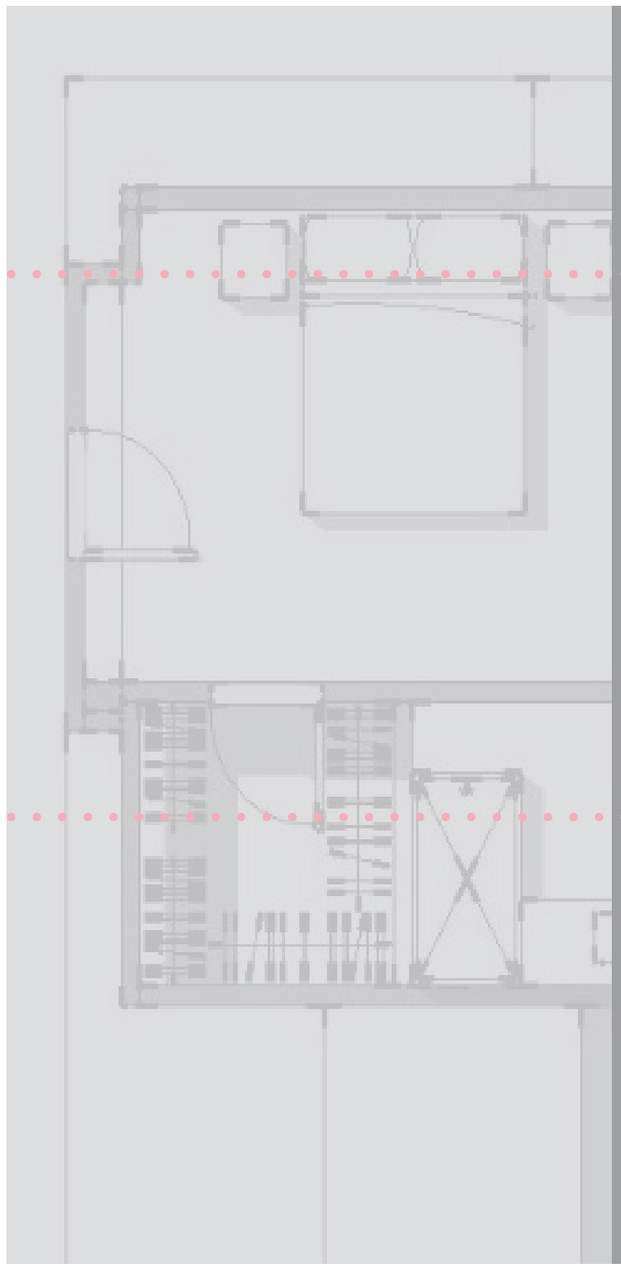






PUBLIC REVIEW DRAFT

AUGUST 2023



PREPARED FOR:

TEMPLE CITY

PREPARED BY:

rrm design group



CITY OF TEMPLE CITY

USER GUIDE FOR MULTI-FAMILY PROTOTYPES

ACKNOWLEDGMENTS

CITY COUNCIL
William Man, Mayor
Tom Chavez, Mayor Pro Tempore
Cynthia Sternquist
Fernando Vizcarra
Vincent Yu

PLANNING COMMISSION
Serge Haddad, Chair
Tom O'Leary, Vice-Chair
John Cordes
Jeffrey Lee
Beverly Guan

CITY STAFF
Bryan Cook, City Manager
Scott Reimers, Community Development Director
Andrew Coyne, Management Analyst

CITY OF TEMPLE CITY

USER GUIDE FOR MULTI-FAMILY PROTOTYPES



TABLE OF CONTENTS

1 INTRODUCTION

2 R-2 MULTI-FAMILY PROTOTYPES

3 PROTOTYPE ARCHITECTURAL DETAILS

CITY OF TEMPLE CITY

USER GUIDE FOR MULTI-FAMILY PROTOTYPES



CHAPTER 1
INTRODUCTION

1

PURPOSE

The State of California has adopted recent legislation to address the State-wide housing shortage and now requires a streamlined process for specific multi-family residential developments. This User Manual has been developed to expedite the review and approval process for multi-family projects, and to clearly define high-quality and cohesive architectural design for future multi-family developments in R-2 Zones.

This User Manual includes pre-approved multi-family prototype site plans, elevations, and floor plans to graphically illustrate the R-2 development standard requirements and design details. The prototypes offer a variety of pre-approved style palettes of materials and colors to assist in creating individuality and are designed to fit within established design context and typical neighborhood conditions of Temple City.

ADAPTABILITY

Multi-family development proposals which meet the Temple City Municipal Code (TCMC) objective standards referenced in TCMC 9-1C-6, Article L, will receive ministerial approval. Existing design standards and guidelines within the Temple city Infill Residential Development Criteria do not apply to new multi-family projects approved/constructed that comply with the pre-approved prototype site plans, elevations, and floor plans within this document. The City anticipates adding new multi-family prototype plans into this user guide as needed.

It is understood that final project designs may need to adjust from what is included in these prototype plans to account for varying site conditions; however, multi-family projects must be designed to adhere to the R-2 objective standards within TCMC, Article G, Sections 9-1G-22, and 9-1G-23. If a project is found to not be substantially compliant with the pre-approved prototype designs, the Director of Community Development may consider minor modifications of the pre-approved prototype plans if substantial compliance is met. The Director will conduct a project application review according to the same procedure as provided for a Minor Site Plan Review under Section 9-1C-6 of the TCMC.

HOW TO USE THE MANUAL

APPLICANTS SHOULD BEGIN BY:

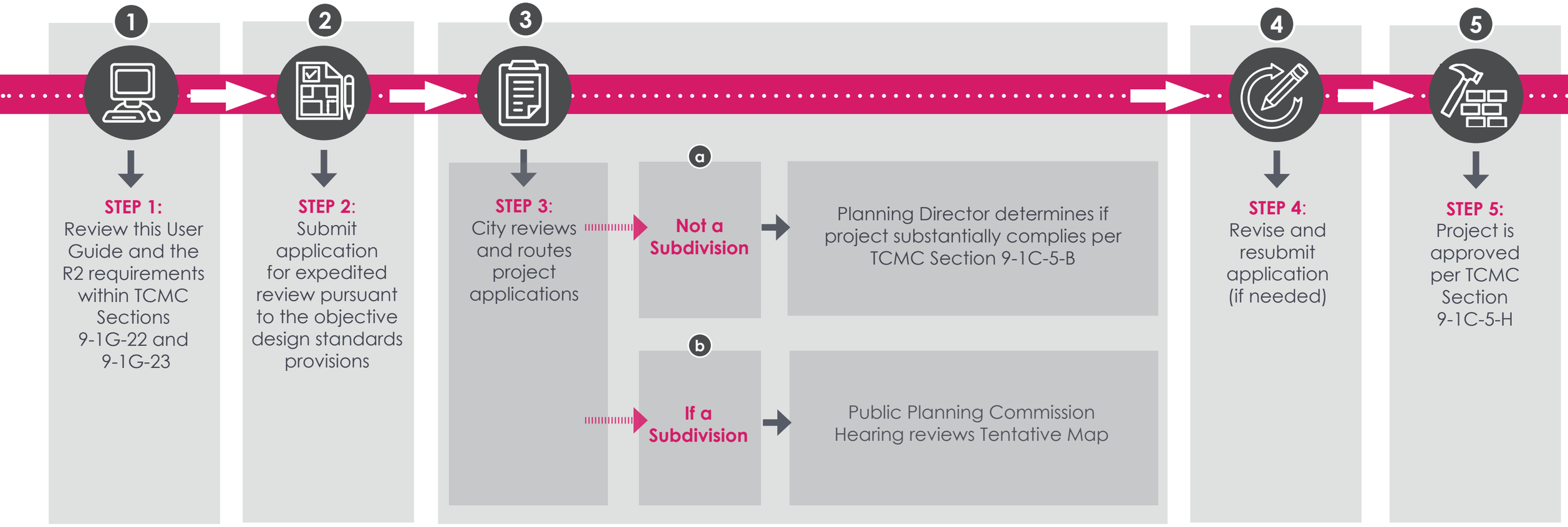
- ☑ - Reviewing the Zoning Map to confirm project R-2 Zoning designation
- ☑ - Determining project lot size and proposed unit count
- ☑ - Selecting a prototype plan from Chapter 2 of this User Guide for your site
- ☑ - Verifying selected prototype plan can be adapted to your project site
- ☑ - Selecting architectural style and details from Chapter 3 of this User Guide
- ☑ - Meeting with Planning staff to discuss the application process (if needed)

ADDITIONAL RESOURCES & MUNICIPAL CODE LINKS:

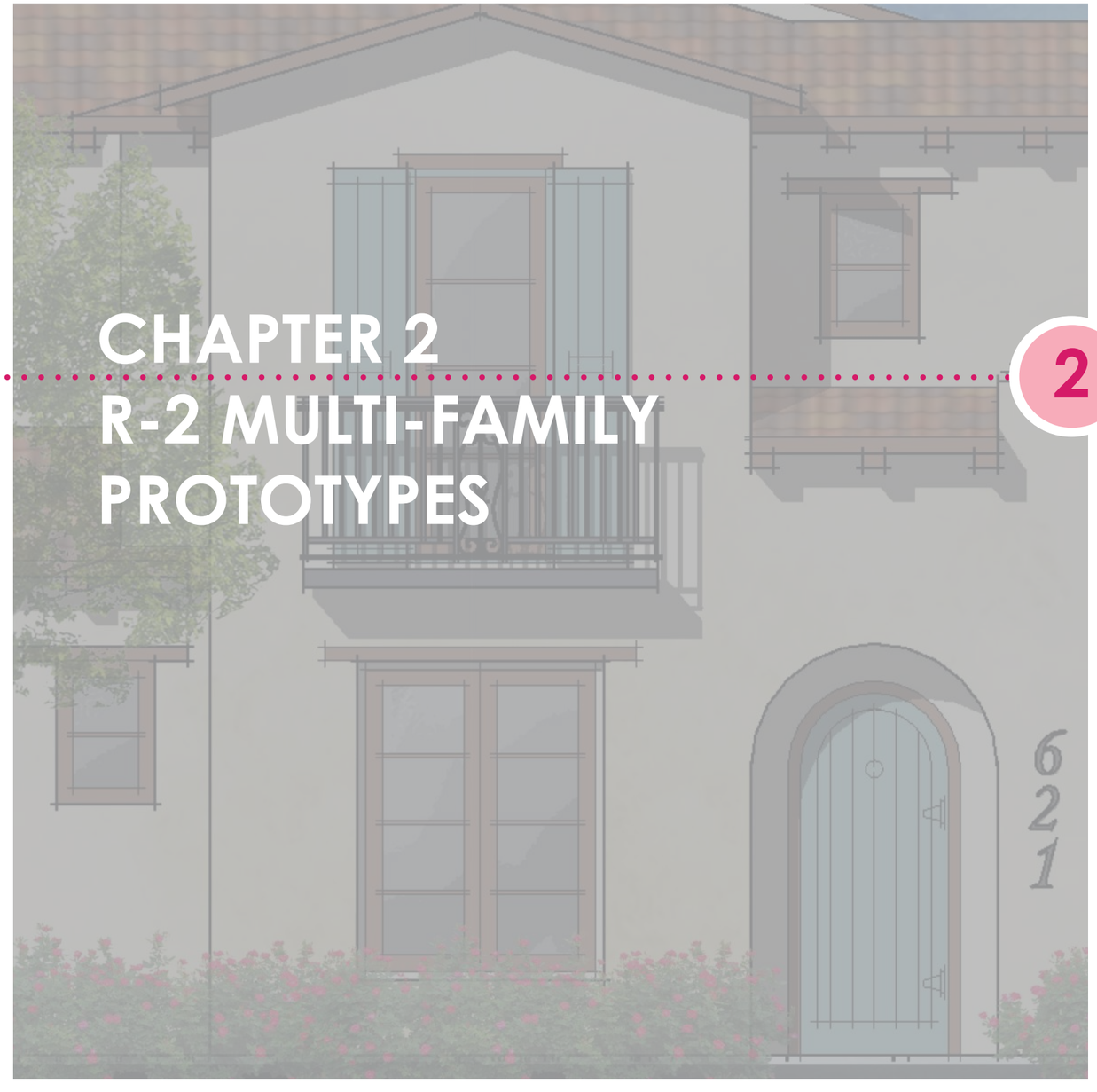
Link to Zoning Map | Link to R-2 Zone Districts

Link to General Procedures | Link to Specific Procedures

Link to Substantial Compliance Checklist



EXPEDITED MULTI-FAMILY REVIEW PROCESS DIAGRAM



CHAPTER 2
R-2 MULTI-FAMILY PROTOTYPES

2

APPLICABILITY

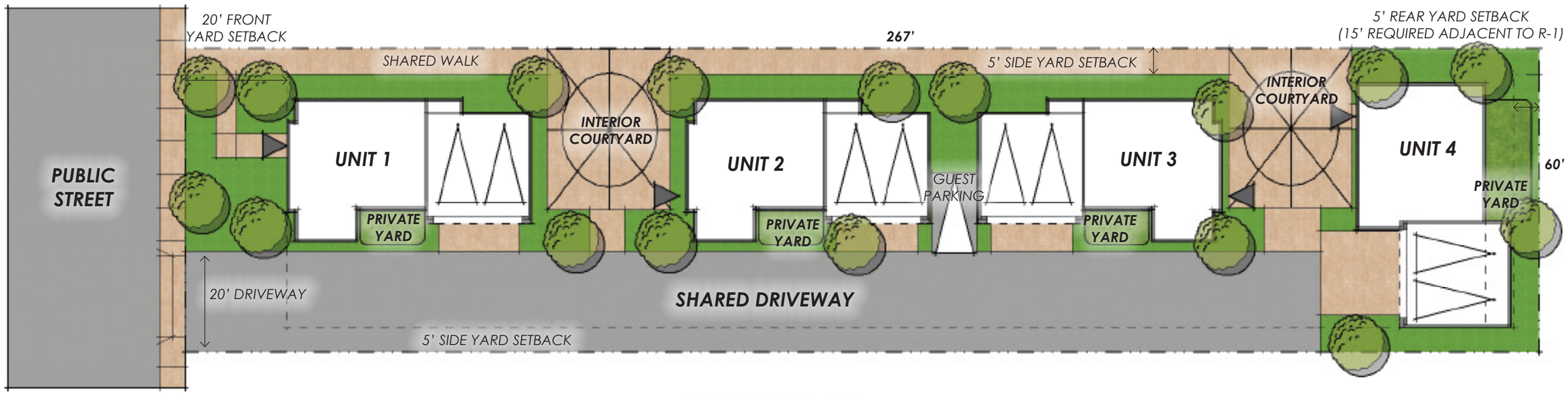
THESE PROTOTYPES APPLY TO ALL R-2 ZONED PROPERTIES
(The R-2 Zoning district primarily provides for medium-density, multi-family residential development up to 12 dwelling units per acre)

SHEETS IN THIS CHAPTER

R-2 PROTOTYPE SITE PLAN ..... PAGE 2-2
R-2 PROTOTYPE FLOOR PLAN ..... PAGE 2-3
R-2 PROTOTYPE ELEVATIONS SPANISH ..... PAGE 2-4
R-2 PROTOTYPE ELEVATIONS MID-CENTURY MODERN ..... PAGE 2-8

STATISTICS

SITE AREA:	16,020 SF. = .37 ACRES	**MAX. ALLOWED HEIGHT:**	30 FT.
DENSITY ALLOWED:	12 UNITS/ ACRE = 4.41 UNITS	**MAX. PROPOSED HEIGHT:**	30 FT.
		REQUIRED SETBACKS	20' FRONT 5' SIDE 5' REAR (ADJACENT TO R-2 OR R-3) 15' REAR (ADJACENT TO R1)
DETACHED SINGLE FAMILY UNITS:	3-4 BEDROOMS (1,365-1,775 SF EACH)		
REQUIRED PARKING:	2/UNIT PLUS .2 = 9 SPACES		
PROVIDED PARKING:	11 SPACES		



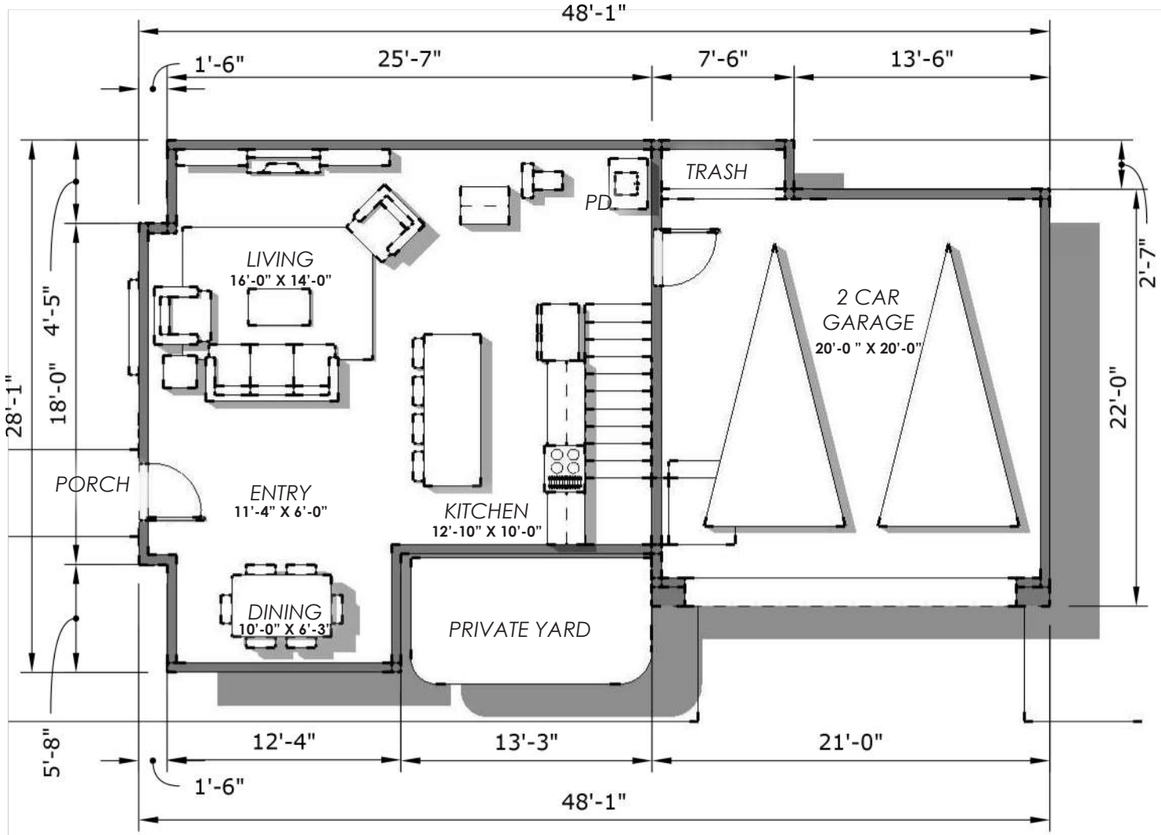
SITE PLAN

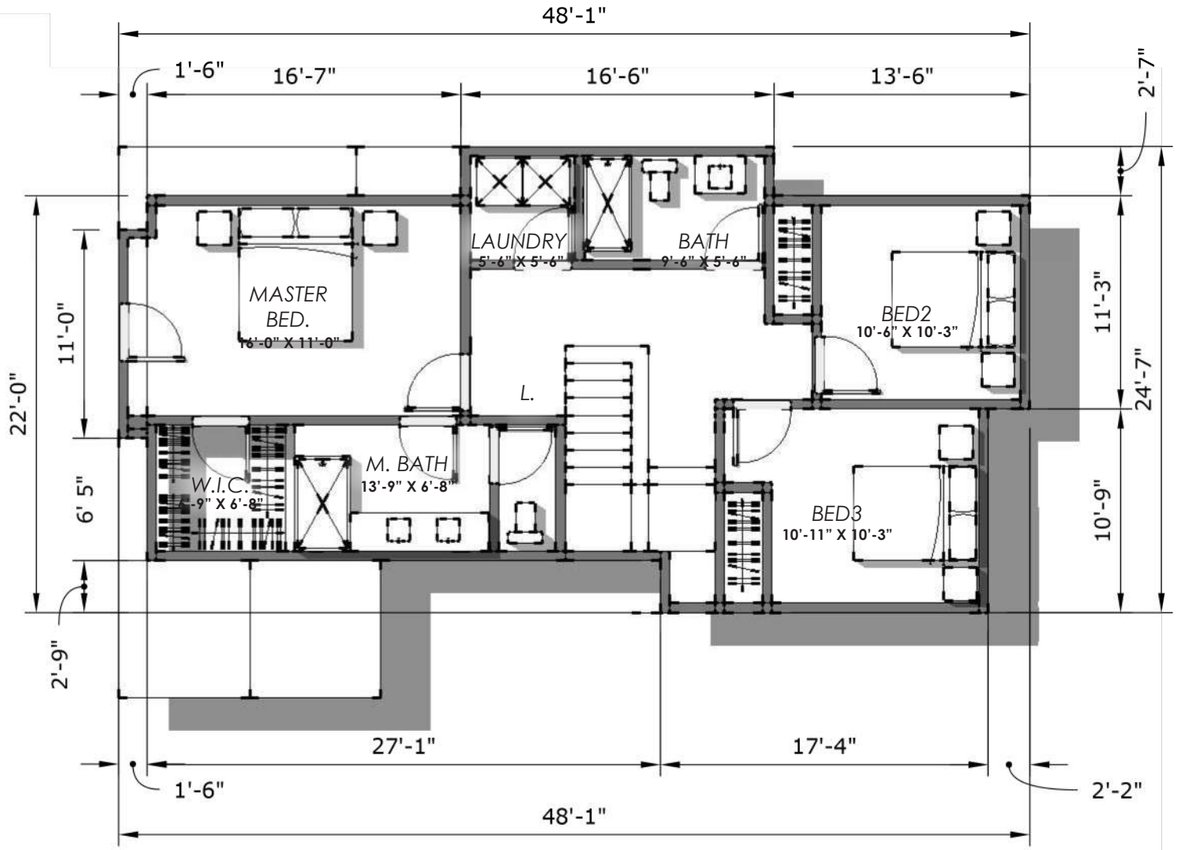
1" = 20' SCALE

1" = 20'-0" (11x17 sheet)
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STATISTICS

- *2 STORY UNIT*
- *2 CAR GARAGE*
- *PRIVATE YARD*
- *STREET FACING ENTRY*
- *3BEDROOM, 2.5 BATHROOMS*
- *1,450 SQUARE FEET LIVING SPACE*





FLOOR PLAN

1/8" = 1'-0" SCALE

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0 2 4 8

FRONT ELEVATION
SPANISH

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)
0 1 2 4

LEFT ELEVATION
SPANISH

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)
0 1 2 4

BACK ELEVATION
SPANISH

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)
0 1 2 4

RIGHT ELEVATION
SPANISH

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)
0 1 2 4

FRONT ELEVATION
MID-CENTURY MODERN

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)
0 1 2 4

LEFT ELEVATION
MID-CENTURY MODERN

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)

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BACK ELEVATION
MID-CENTURY MODERN

1/4" = 1'-0" SCALE



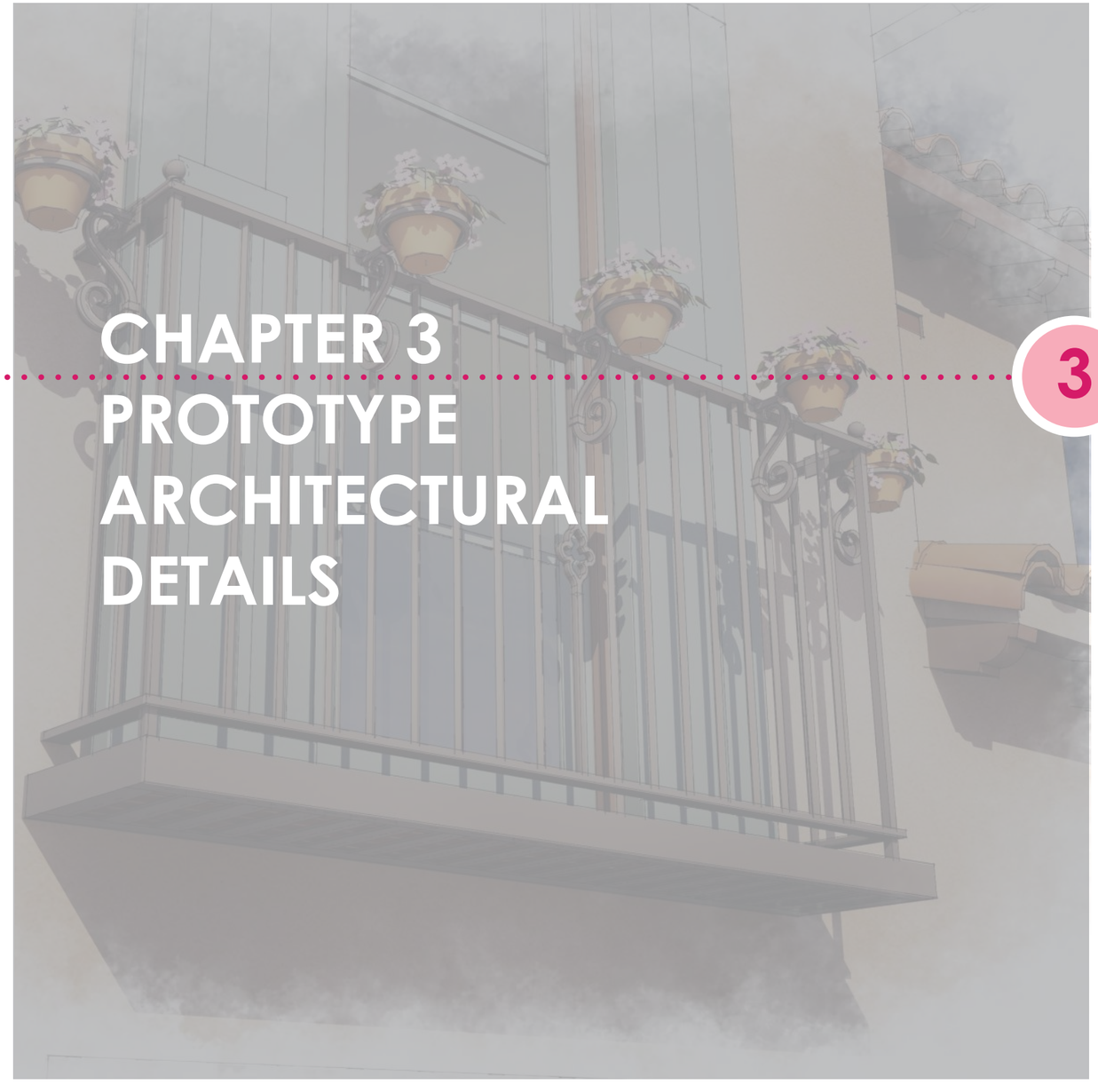
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RIGHT ELEVATION
MID-CENTURY MODERN

1/4" = 1'-0" SCALE



1" = 4'-0" (11x17 sheet)
0 1 2 4



CHAPTER 3 PROTOTYPE ARCHITECTURAL DETAILS

3

APPLICABILITY

THESE PROTOTYPE DETAILS APPLY TO ALL R-2 ZONED PROPERTIES.

This chapter provides options for two styles:

- Spanish
- Mid-Century Modern

SHEETS IN THIS CHAPTER

PROTOTYPE ARCHITECTURAL DETAILS SPANISH ..... PAGE 3-2
PROTOTYPE ARCHITECTURAL DETAILS MID-CENTURY MODERN ..... PAGE 3-3





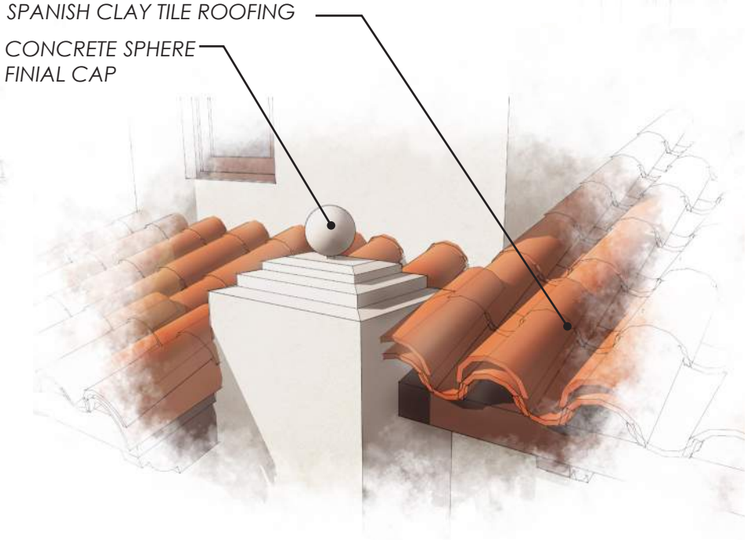


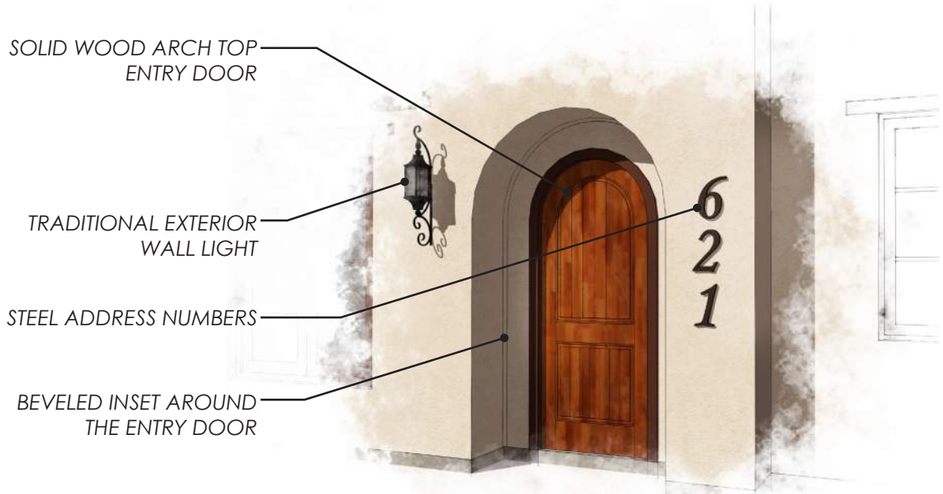




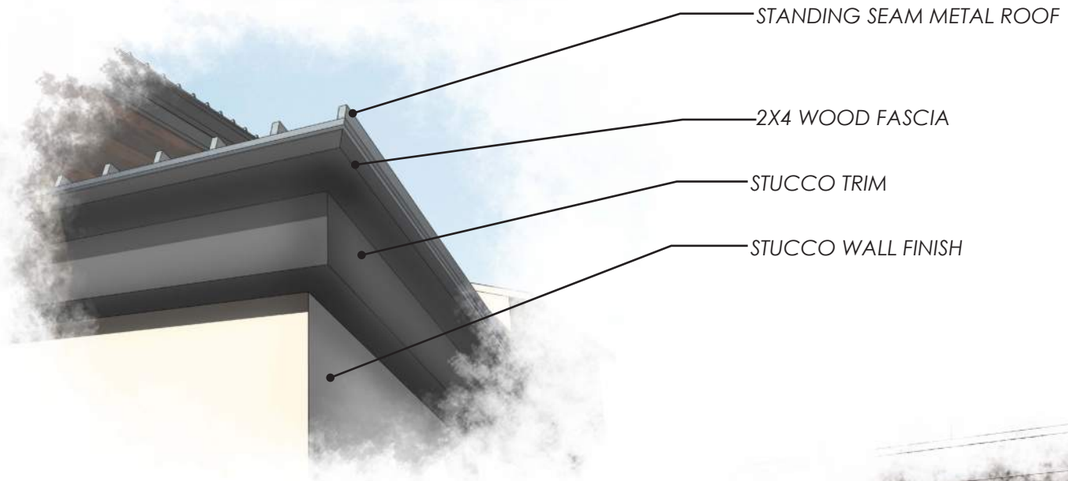
SPANISH DECORATIVE TILE EXAMPLES

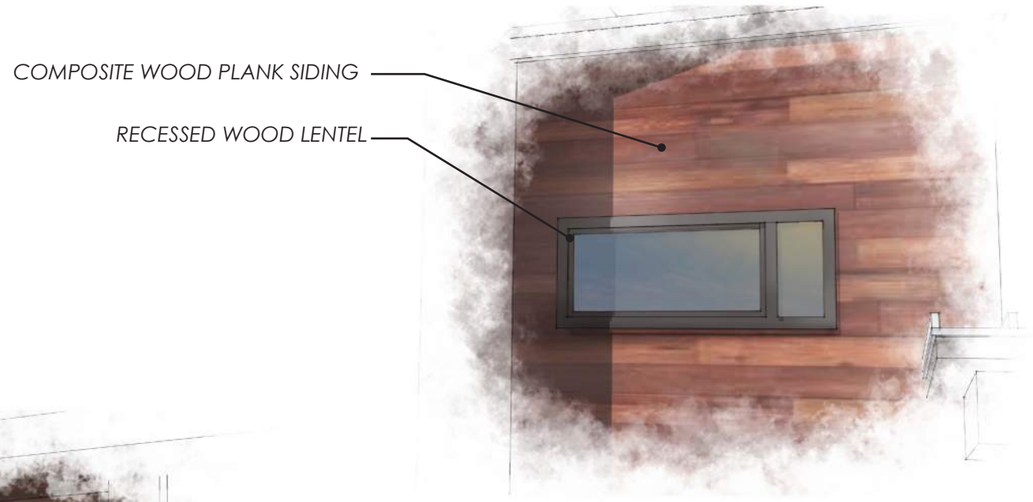


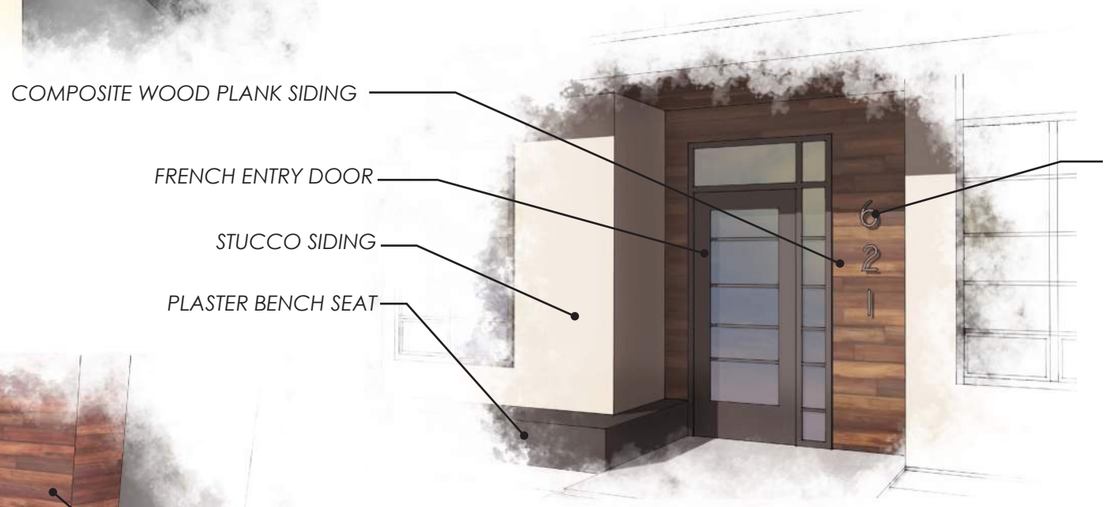


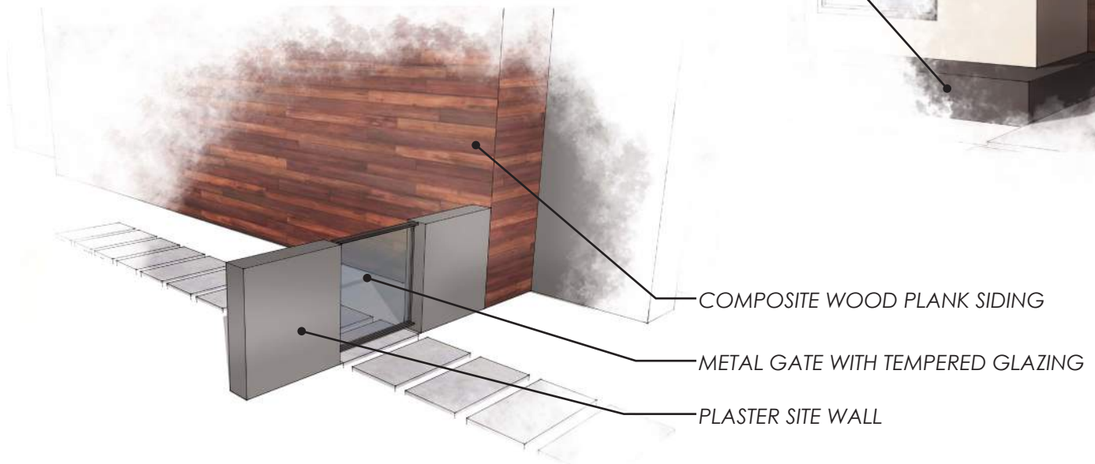


ARCHITECTURAL DETAILS SPANISH



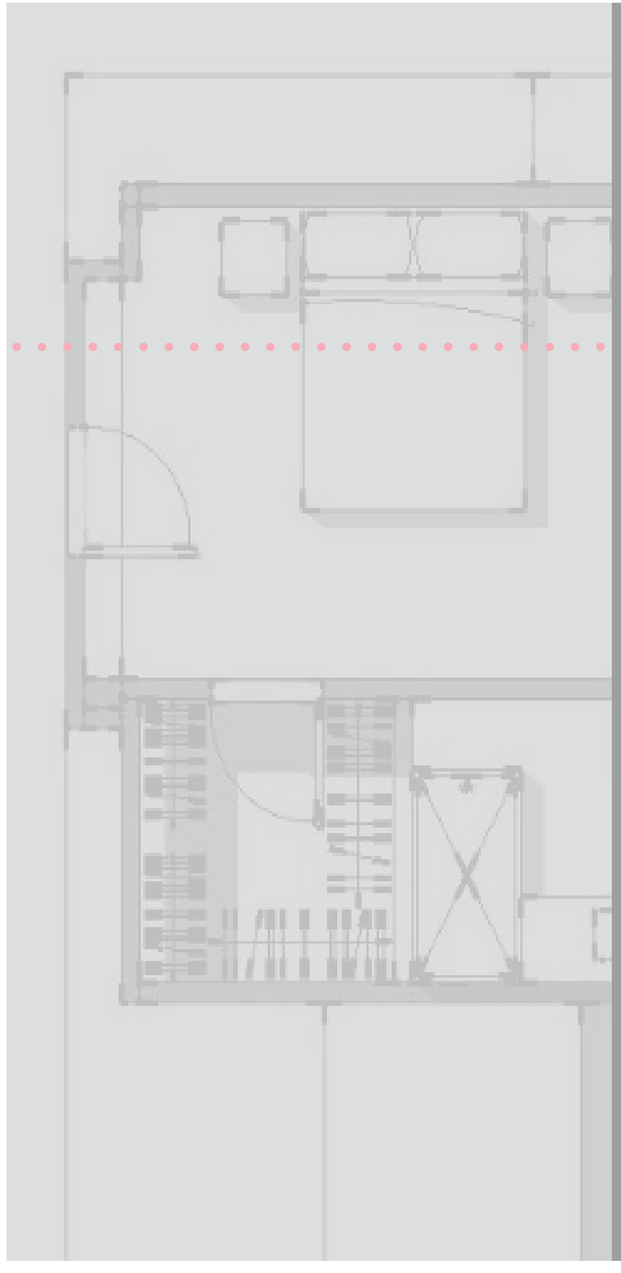








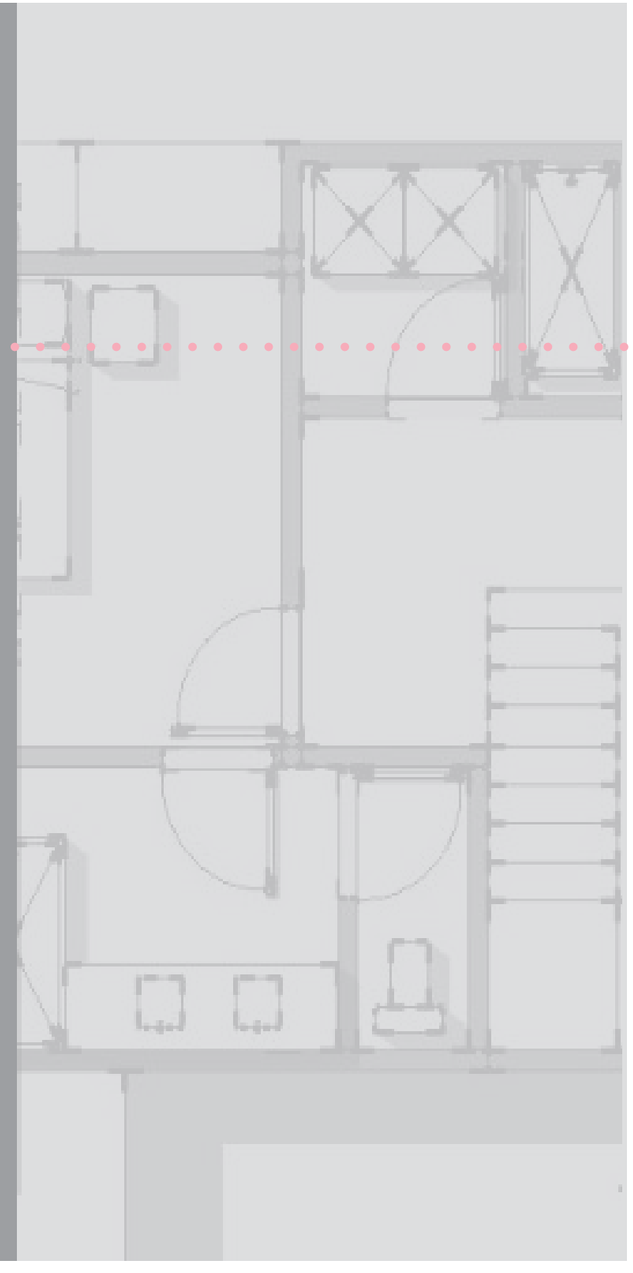
ARCHITECTURAL DETAILS
MID-CENTURY MODERN



QUESTIONS?

CONTACT THE
COMMUNITY DEVELOPMENT DEPARTMENT
PHONE: (626) 656-7315

TEMPLE CITY



CITY OF TEMPLE CITY

USER GUIDE FOR MULTI-FAMILY PROTOTYPES

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

DATE: December 6, 2022

TO: The Honorable City Council

FROM: Bryan Cook, City Manager
Via: Scott Reimers, Community Development Director
By: Andrew J. Coyne, AICP, Management Analyst

SUBJECT: **ESTABLISHMENT OF AN EXPEDITED, NON-DISCRETIONARY MULTI-FAMILY REVIEW PROCESS AND A LIBRARY OF PROTOYPE ARCHITECTURAL DESIGNS FOR MULTI-FAMILY PROJECTS**

RECOMMENDATION:

The City Council is requested to:

1. Introduce for first reading by title only and waive further reading of Ordinance No. 22-1068 (Attachment “A”),

2. Schedule the second reading of Ordinance No. 22-1068 for December 20, 2022; and

3. Schedule the adoption of Resolution 22-5639 (Attachment “B”) for December 20, 2022.

BACKGROUND:

1. On March 26, 2020, the City was informed by the California Housing and Community Development Department (HCD) that it had been awarded a $160,000 Planning Grants Program (PGP) grant for the preparation of prototype architectural plans and objective design standards.

2. On August 28, 2020, the City released a request for proposals to prepare the objective design standards. A consultant services agreement was subsequently approved with RRM Design Group (RRM) to prepare the prototype architectural plans and objective design standards.

3. On January 25, 2022, a community meeting was held with the Planning Commission to discuss the draft prototype designs and to seek input from the Commission and the community on the project.

4. On May 12, 2022, the Planning Division held a stakeholder meeting with members of the development community to discuss the draft prototype designs and the proposed new approval process.

5. On September 27, 2022, the Planning Commission reviewed the prototype R-2 and R-3 architectural designs and proposed Ordinance and recommended the approval of the designs and Ordinance No. 22-1068 by the City Council.

ANALYSIS:

The proposed ordinance is part of a wider effort by the City to achieve its state-mandated housing goals (as outlined in the City's Housing Element), while ensuring that future multi-family development is compatible with the City's existing built environment. The ordinance is also designed to achieve the following goals:

- Streamline the approval process for multi-family developments;
- Reduce costs to applicants;
- Shorten the time between submission and approval; and
- Provide applicants with greater flexibility

Streamlining the approval process for multi-family projects benefits both the applicant and the City. A shorter approval process with objective requirements reduces time and costs to applicants, making it more likely that a project will get built. To achieve these goals, the proposed ordinance will do the following:

- Establish an optional, non-discretionary review process for multi-family projects; and
- Create a library of prototype architectural plans based on the provisions of the zoning code

The non-discretionary review process will not replace the existing site plan review process. Rather, it will provide applicants with another option. A developer can choose to use one of the prototype plans and go through the expedited process. The prototypes will ensure that projects are of a high-quality and reflect the community's values, as found in the R-2/R-3 zoning code development standards and design criteria. The shorter timeline will be an incentive for someone to use the prototypes because the process will be approximately three to four months shorter than the site plan review process. There will also be a savings of approximately $800 in application fees, and more substantial savings from paying the project applicant for fewer revisions. Nevertheless, if an applicant prefers to create their own design for a project, they will continue to have the option to follow the site plan review process.

Prototype Designs

The consultant has prepared three sets of prototype plans, based on commonly sized lots in the city. One set is for a narrow R-2 zoned lot, and the other two are for R-3 zoned lots. The prototypes have been prepared in two distinct styles: Spanish Colonial Revival and Mid-Century Modern and consist of a site plan, floor plan, and elevations. A design palette was prepared for each style with a variety of materials and colors to assist in creating individuality. Examples of each style are shown below. The full set of protypes can be found in Attachment C.



Spanish Colonial Revival Style



Mid Century Modern Style

Given the numerous lot sizes in the city, staff identified a few of the most common dimensions. In the future, additional prototypes can be added to the prototype library, offering plans for a wider variety of lots and styles.

It is understood that some modification of the prototypes will be necessary to adapt them to individual situations. When an application is first submitted, the director will determine whether the project substantially complies with the architectural prototypes and design palettes as well as the Zoning Code development standards. The director will utilize a specially prepared checklist for determining "substantial compliance". This checklist will be provided to the applicant prior to submittal so they will know what is required to obtain expedited review.

Economic Analysis and Public Outreach

In order to ensure that the prototypes are economically feasible, the City directed the consultant to conduct an economic analysis and obtain the feedback of the local development community. The Natelson Dale Group, Inc. (TNDG) was brought on by RRM to investigate the prototypes. One of the biggest questions was the feasibility of the subterranean parking on the R-3 lots. Their pro-forma analysis considered market conditions, estimated costs for development, and the density requirements of the City. After performing a market analysis based on industry-standard cost factors, and conducting interviews with local developers, TNDG concluded that the prototypes were feasible at the density allowed by the code. They did note that the development community in Temple City has limited experience with projects that utilize subterranean parking. This makes the proposed prototypes even more valuable as a means to illustrate various design configurations for multi-family projects.

Senate Bill (SB) 478 Compliance

An additional objective of this ordinance is to ensure compliance with SB 478. This state law, which took effect in January, sets limitations on floor area ratio (FAR) and minimum lot size in multi-family zones. The standards apply to housing development projects of three to ten units. This was not originally a part of the project when staff first applied for the SB 2 grant, but came to staff's attention during the course of the project. Specifically, the bill provides that local jurisdictions may not:

- Impose a F.A.R. standard that is less than 1.0 for projects of three to seven units;
- Impose a F.A.R. standard that is less than 1.25 for projects of eight to ten units;
- Deny a housing development because the lot area of the proposed lot does not meet the minimum lot size established by the jurisdiction; and
- Impose lot coverage requirements that would preclude a project from achieving the permitted F.A.R.

Staff has updated the development standards in the R-2 and R-3 Codes to reflect these changes in state law. The changes can be seen in Sections 2 through 3 of the proposed ordinances (Attachment "A").

Development Standards Changes

In addition to the state-mandated changes, staff is also proposing minor changes to the R-2/R-3 development standards as they pertain to balconies and exterior stairs. The need for these changes became clear as staff worked with the consultant on the prototype designs. Staff proposes that the development standards be modified to state that stairs located on the building exterior be integrated into the building design, and that balconies be allowed in a side yard if they face a courtyard. The intention behind these changes is to provide greater design flexibility to applicants while continuing to protect privacy on adjacent properties. Examples of stairs and balconies are shown below:


Exterior Stairs


Courtyard Balcony

ENVIRONMENTAL REVIEW:

This project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15305 of the CEQA Guidelines pertaining to minor alterations to land use limitations and Section 15061(b)(3) of the CEQA Guidelines because the project is not a project as defined in Section 15378 and it can be seen with certainty to have no possibility of a significant effect on the environment.

CITY STRATEGIC GOALS:

Adopting the proposed ordinance would further the City Strategic Goals of Public Health and Safety and Quality of Life.

FISCAL IMPACT:

The proposed ordinance would have no impact on the Fiscal Year 2022-23 City Budget.

ATTACHMENTS:

A. Ordinance No. 22-1068
B. Resolution 22-5639
C. Prototype Architectural Plans

ATTACHMENT E

OBJECTIVE DESIGN STANDARDS COMPLIANCE PRE-SUBMITTAL CHECKLIST

PROJECT ADDRESS	
ZONING	
LOT AREA	
LOT DIMENSIONS	
SELECTED PROTOTYPE	

			CONSISTENT	NOT CONSISTENT	COMMENTS
SITE PLAN			**Y/N**	**Y/N**	
	1	Setbacks			May be more but not less than that shown in prototype.
	2	Open Space			Total area may be more, but not less than that shown in the prototype. Shape can be modified.
	3	Building Separation			May be more but not less than that shown in prototype.
DESIGN			**Y/N**	**Y/N**	
	1	Architectural Style			Must be consistent with styles in the library.
	2	Roof Style, Slope, Materials			Style (hipped, gable, shed, etc.) must be the same. Slope and materials must be same.
	3	Wall Articulation			May be more but not less than that shown in prototype.
	4	Exterior Finish Materials			Must be the same as the prototype, color may vary
	5	Proportion Opening Size to Wall Plane			May be more but not less than that shown in prototype.
	6	Window and Door Style			Must be consistent with styles in the library.
	7	Window Spacing			10 percent variation allowed. May be further adjusted to move away from aligning windows on adjacent properties.
	8	Window Type			Casement and single-hung windows can be interchanged. Other windows must of the same type (casement, hung, sliding, etc.).
	9	Window Trim			Must be consistent with styles in the library.
	10	Building Height & Ceiling height			May be less, but not more than that shown in prototype.
	11	Accessories			Number must not be less, but can be more. Location can vary.
LANDSCAPING			**Y/N**	**Y/N**	
	1	WELO Certification			
	2	LID Certification			

Objective Design Standards
File 21-3071
Citywide

City Council Meeting

June 23, 2023

Purpose

- Expedited review process for R-2/R-3
- Continue to achieve good design
- Provide clear/consistent direction to developers
- Meet state-mandated housing goals
- Comply with SB 478 (Housing Opportunity Act)

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Background

- March 2019: HCD announced Planning Grants Program (PGP)
- November 2019: City Council authorized submission of grant application
- March 2020: City awarded $160,000
- December 2022: City Council Meeting

HCD Grant Status

- Grant Amount: $160K
- If current project not approved, City will not be reimbursed

New Review Process

- ***Optional*** expedited, non-discretionary, approval
- Must use architectural prototypes
- No public hearing
- Planning Commission will review subdivisions
- Add new process to **Section 9-1C-6** (Specific Procedures)

Feedback from December 2022 Meeting

Concerns regarding:

- Substantial Compliance
- Public Noticing
- Prototype Library

Substantial Compliance

Problem:

- Many lot sizes in City
- Modification of prototypes will be necessary

Solution:

- 16-point checklist
- Verify if project “substantially” same as prototype
- Staff updated to increase objectivity

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Public Noticing

Problem:

- Non-discretionary process- can't condition projects based on public input.
- Decision can't be appealed

Solution:

- *Notice of Future Construction* could go to property owners within 100-feet
- Tentative maps will still go through public hearing process

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Prototype Library

Problem:

- Who will review additional protypes for library?

Solution:

- New prototypes will go to Planning Commission for review and approval.



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Review of Proposed Designs

Prototype Designs

- Sample Plans for R-2, R-3 lots
- Based on zoning code development standards, design criteria
- Commonly-sized lots

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Prototype Designs

- Site plan, floor plan, elevation plans
- Spanish Colonial Revival and Mid-Century Modern
- Variety of materials and colors
- Form a “design library” to expand over time

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R-2 Concept Prototype

R-2 Concept



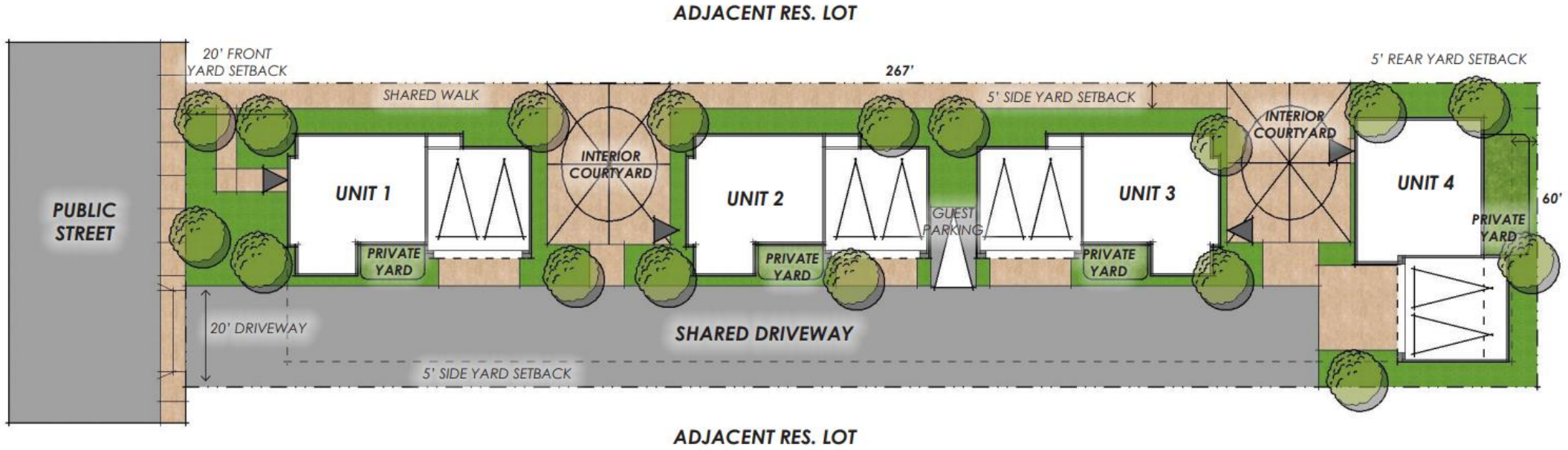
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R-2 Concept



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R-2 Concept



SITE PLAN
1" = 20' SCALE

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R-3 Concept- Narrow lot

R-3 Concept



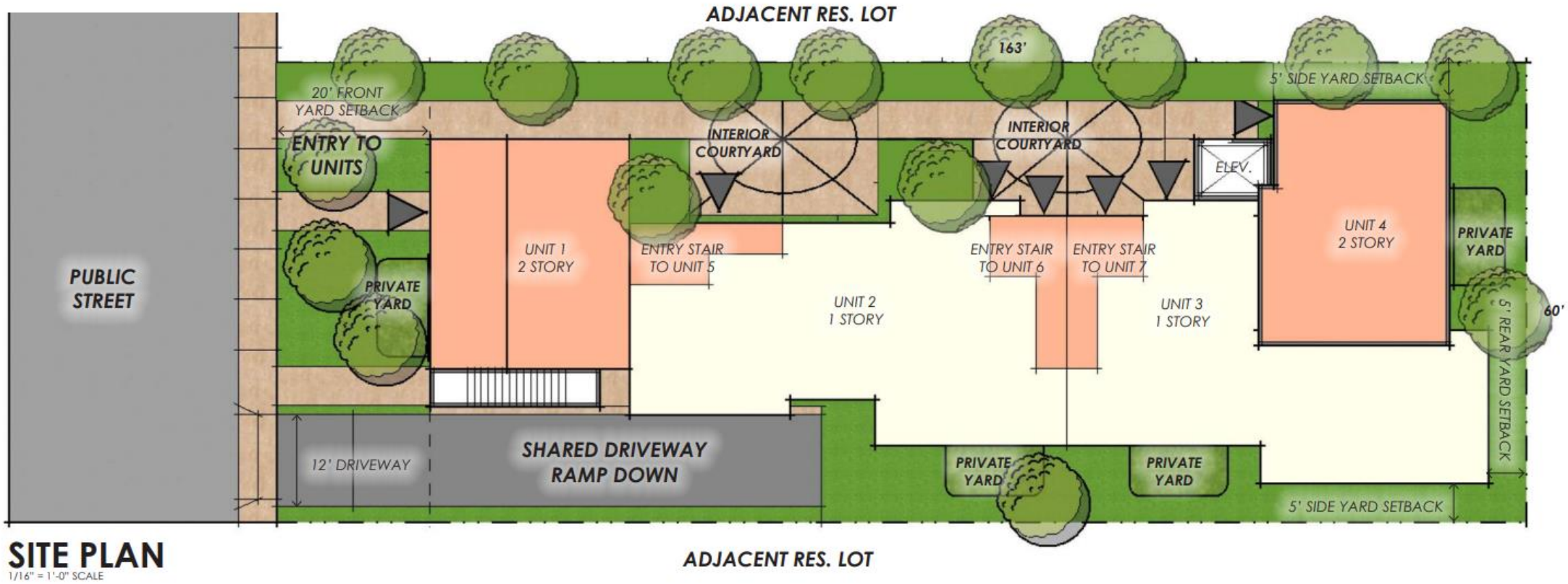
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R-3 Concept



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R-3 Concept


ADJACENT RES. LOT
163'
5' SIDE YARD SETBACK
20' FRONT YARD SETBACK
ENTRY TO UNITS
INTERIOR COURTYARD
INTERIOR COURTYARD
ELEV.
PUBLIC STREET
PRIVATE YARD
UNIT 1 2 STORY
ENTRY STAIR TO UNIT 5
ENTRY STAIR TO UNIT 6
ENTRY STAIR TO UNIT 7
UNIT 4 2 STORY
PRIVATE YARD
UNIT 2 1 STORY
UNIT 3 1 STORY
60'
5' REAR YARD SETBACK
12' DRIVEWAY
SHARED DRIVEWAY RAMP DOWN
PRIVATE YARD
PRIVATE YARD
5' SIDE YARD SETBACK
SITE PLAN
1/16" = 1'-0" SCALE
ADJACENT RES. LOT

R-3 Concept Wide Lot

R-3 Concept- Wide

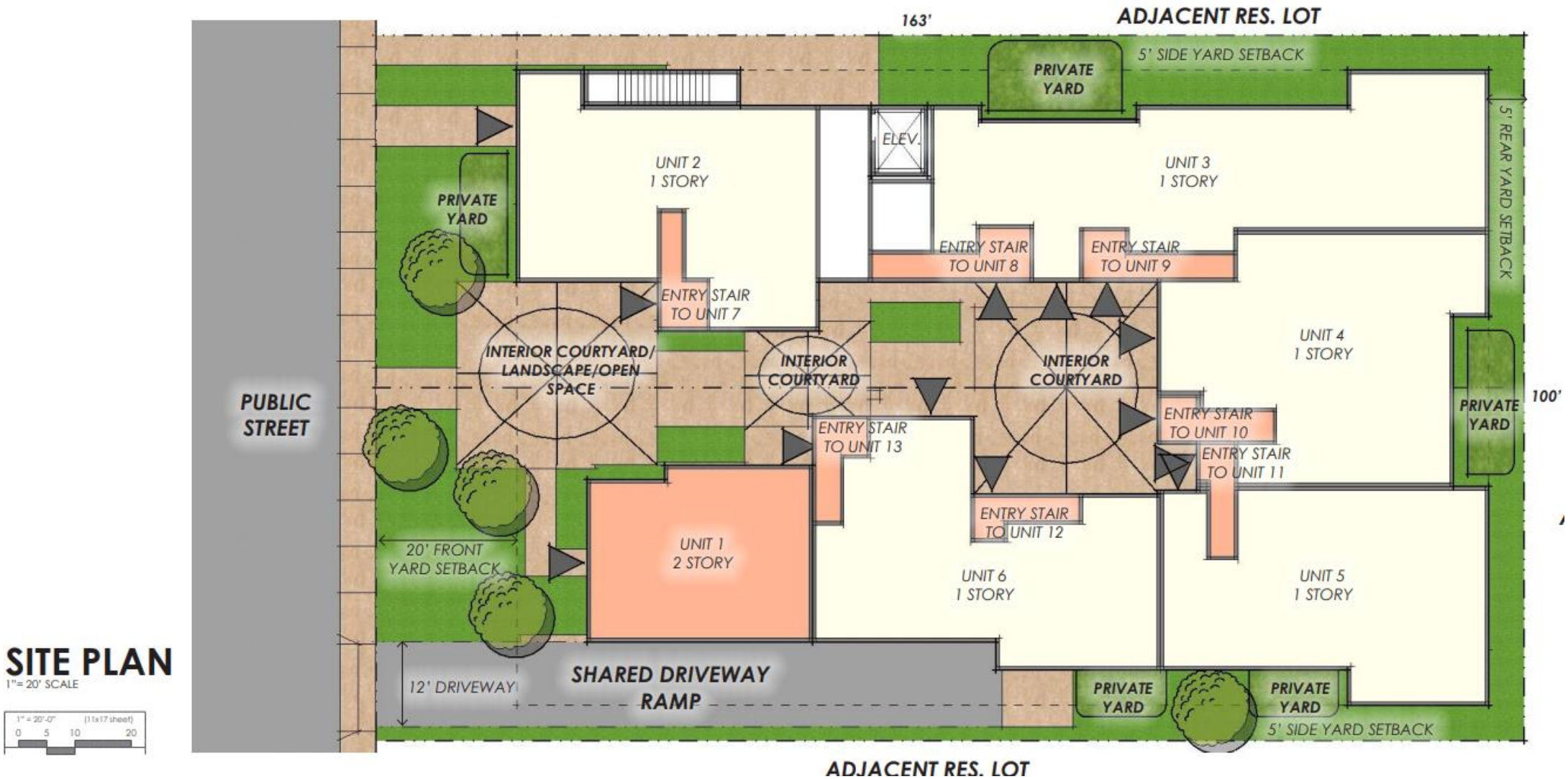


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R-3 Concept- Wide



R-3 Concept- Wide

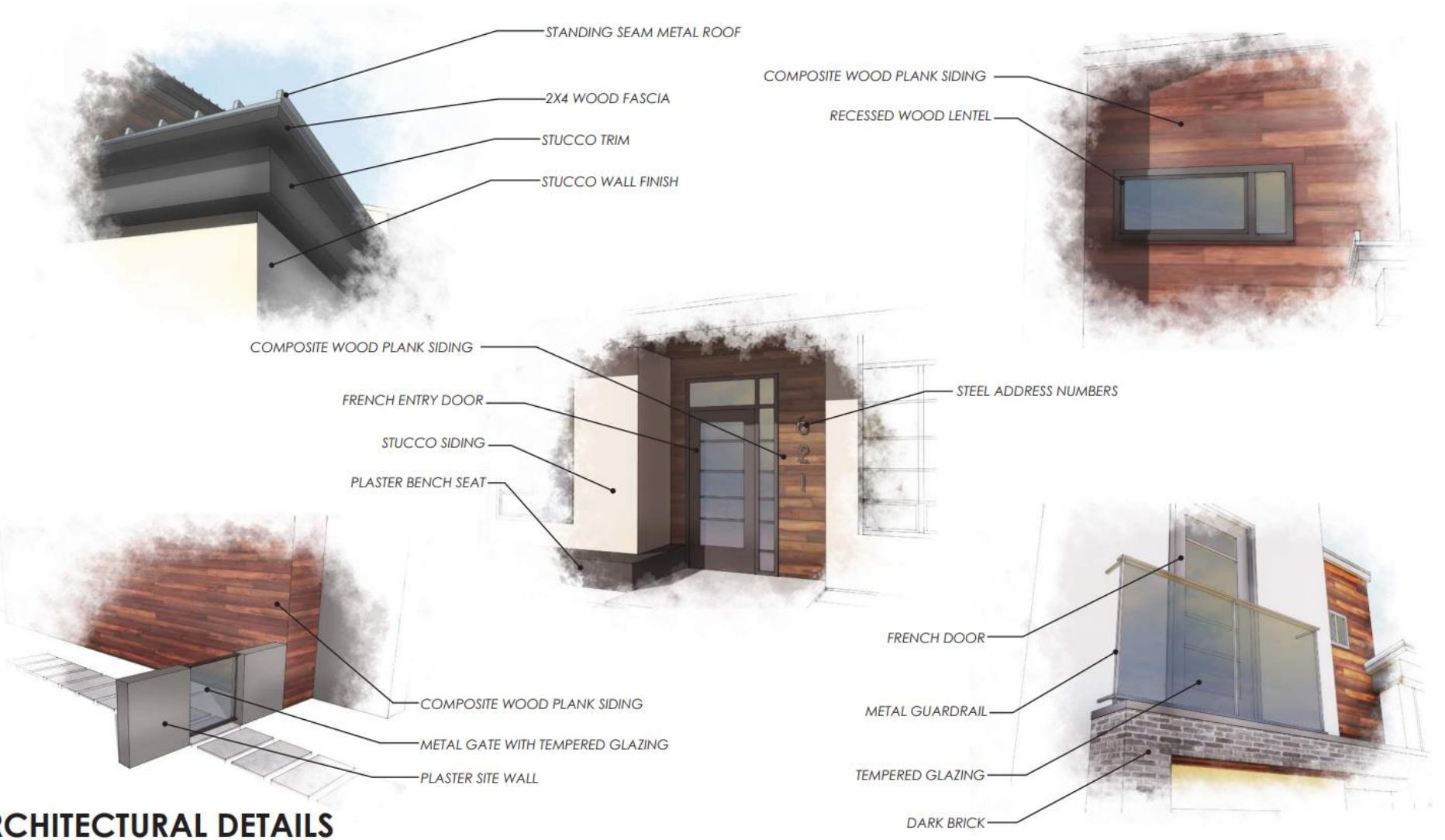


SITE PLAN
1"= 20' SCALE

Architectural Details



Architectural Details



ARCHITECTURAL DETAILS
MID-CENTURY MODERN

City of Temple City

NOTICE OF FUTURE CONSTRUCTION

The Community Development Department has approved the project described below, which was submitted under the City's expedited review process for multi-family projects. This process provides non-discretionary approval for multi-family developments that utilize the City's architectural prototypes and design palettes. The Temple City Zoning Code requires that all property owners within 100 feet be notified of the approval by mail.

Project Location:	**Address, APN**
Project:	PL (Insert Project Number) A request for an expedited, non-discretionary approval of a multi-family project containing (Insert Number) units
Applicant:	(Insert Applicant's Name), (Insert address), (Insert City, State & Zip)
Environmental Review:	Projects given expedited approval under Section 9-1C-6 are ministerial in nature and are not subject to review under the California Environmental Quality Act (CEQA)

The project was approved on:

Approval Date: **(Insert approval date)**

For questions or concerns regarding this project, or if you wish to review the project file, please contact:

Project Planner: **(Insert Name), (Insert Title) at (626) 285-2171**

or visit the Community Development Department offices at Temple City City Hall located at:
9701 Las Tunas Drive, Temple City, CA 91780
Monday – Friday: 7:30 a.m. to 6:00 p.m.

The decision of the Community Development Director is final and conclusive and not subject to appeal.

Date: (Insert date) **Signature:** _____

(Insert Name), (Insert title)