

Draft Interim Objective Design Standards for Multifamily Residential and Mixed-Use Development Projects that Qualify for State Streamlining and Ministerial Provisions

Summary of Draft Revisions Following the PC-BOS Public Workshop, September 17, 2024

Draft Revision Reference	Topic	Commenter	Draft Revision
Section 1.1.B	Additions / alterations to existing buildings	Planning Commission (PC)	Clarified and updated process for additions and alterations to structures.
Section 2.1.B (Building orientation)	Separation of apartment building walls that face one another for indoor privacy	Public	Specified distance and provided clarification for standard.
Section 2.1.D.5 (Parking garages)	Parking garage height	Public	The parking garage height will rely on current zone development standards. There is also a requirement of screening all parking areas, including parking garages, from streets and property lines.
Section 2.1.F.4	Required children’s play area	Board of Supervisors (BOS)	Modified language to exempt age-restricted multifamily or mixed use projects from this requirement.
Section 2.1.G.2	Masonry wall for projects abutting single-family residential zoned properties	Public	Specified height and provided texture requirement.
Section 2.1.G.3	Wildlife-friendly fencing	BOS, Public	Prohibited barbed wire, chain link, and wire fencing. Prohibited sharp spikes atop ornamental metal fencing.

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Section 2.2.A (Wall Form)	Building step back requirement	Staff	Removed this requirement, because massing break and articulation requirements will minimize perception of bulk. Also, in areas with snow, step backs will lead to snow drift and require roofs that accommodate heavier snow loads.
Section 2.3.B (Exterior building materials)	Brick	Public	Included unpainted brick in permitted building materials.
Section 2.3.B.2.a	Stucco	Public	Increased percentage of allowed stucco on a building, because it is a fire-resistant material and may be attractive in conjunction with other high quality and durable materials.
Section 2.3.B.2.c	Vinyl windows	BOS	Permitted vinyl when applied to windows.
Chapter 3.0 (Mixed-Use Development)	Mixed-Use development	Staff	Made this section consistent with Zoning Ordinance Section 130.40.180 (Mixed-Use Development) and Mixed-Use Design Manual.
Chapter 4.0 (Glossary)	Glossary	BOS, PC, and Public	Provided visual glossary.

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Throughout document	Edits for internal and external consistency, objectivity, and enforceability.	Staff	Made edits to the document to ensure clarity and consistency within this document and with other County standards, prevent conflicts with existing regulations, and establish objective and enforceable standards.