

Discussion and Input Regarding Housing Programs



CITY *of* CALABASAS

Planning Commission
April 18, 2024

Planning Commission Guidance

The Commission should discuss and provide recommendations to the City Council for accomplishing the following City of Calabasas General Plan 2021-2029 Housing Element implementation programs:

- Pre-Approved ADU Plans
- Objective Design Standards for Residential Projects
- Adaptive Reuse Standards and Procedures



Legal Parameters and Relevant Policy

CGC 65913.4 requires cities to streamline the approval of certain housing projects by providing a ministerial approval process.

CGC 66300(b)(1)(C) stipulates that where housing is an allowable use, a City cannot “impos[e] or enforc[e] design standards established on or after January 1, 2020, that are not objective design standards.”

Furthermore, “objective design standard” is defined under State law as “a design standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.” (**Gov. Code 66300(a)(7).**)

Per the CGC, local jurisdictions must encourage affordable ADU production and make ADU plans available to incentivize new ADUs.



2021 – 2029 Housing Element

Accessory Dwelling Units

Policy V-11: Facilitate the creation of accessory dwelling units in all residential districts as a means of dispersing small, affordable units throughout the community.

2021-2029 Objective [regarding ADUs]: Initiate an education and marketing program for homeowners on the benefits of ADUs and the availability of City funds for ADU development (2022). Develop an ADU Design Workbook and pre-approvable construction plans (2023).



2021 – 2029 Housing Element

Objective Zoning and Design Standards

Policy V-18: *Promote the timely processing and approval of residential projects that meet General Plan policies and City regulatory requirements.*

Policy V-9a: *Pursuant to AB 1397, allow housing developments with at least 20 percent affordable housing by-right, consistent with objective design standards, on lower-income housing sites that have been counted in previous housing element cycles.*

2021-2029 Objective: *Research and develop Objective Design and Development standards for qualifying multi-family and mixed-use development to streamline the review process, provide greater certainty to developers, and facilitate development on Housing Element sites. (2023)*



2021 – 2029 Housing Element

Adaptive Reuse Processes and Standards

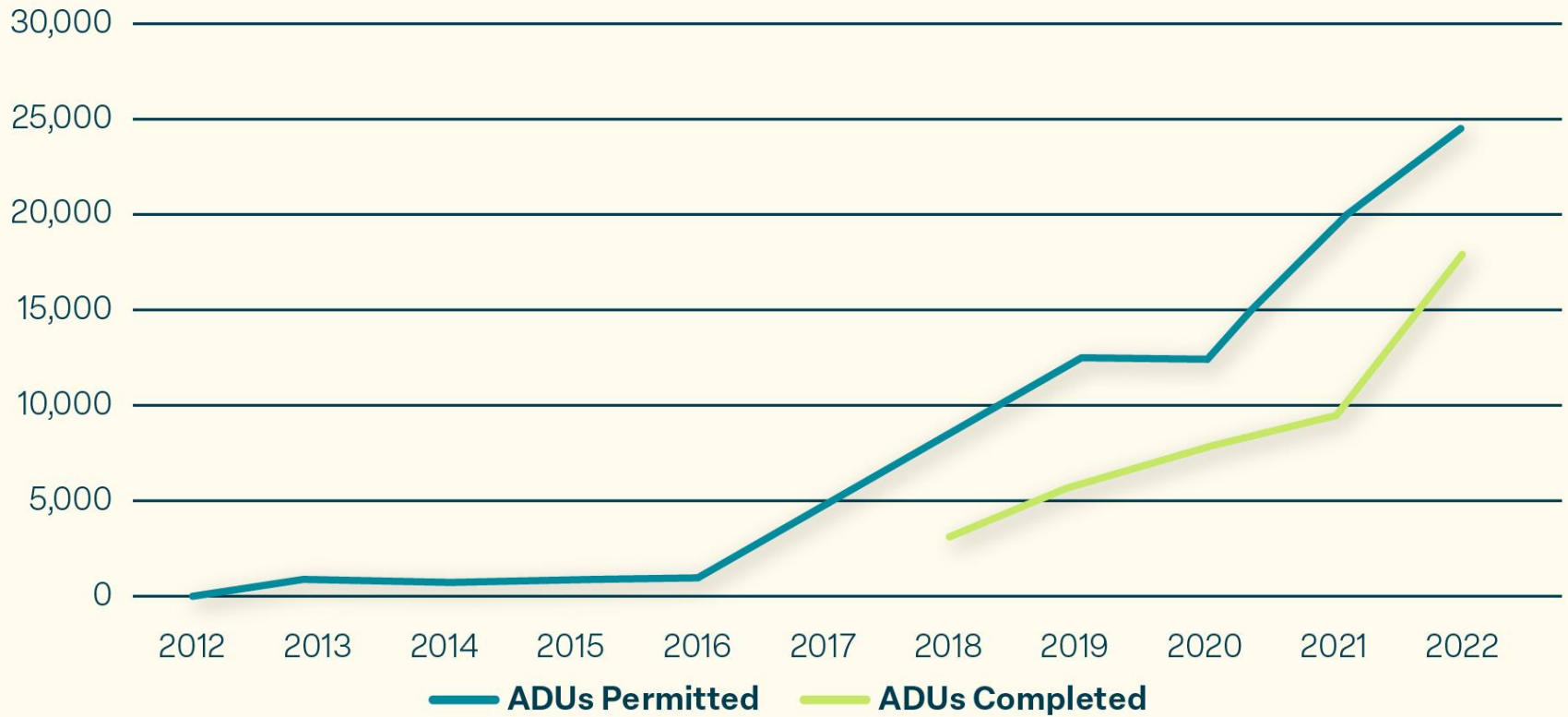
“The Housing Element sites inventory includes three office sites as suitable for conversion to residential during the eight-year planning period; the mixed-use zoning is in place for any number of office buildings to convert [to residential use].”

“[T]he City supports the repurposing of existing offices to residential use, thereby reducing the environmental impacts associated with new construction. Tools to facilitate the adaptive reuse of offices to residential include:

- Flexibility in use of Building Code, e.g., allow use of State Historic Building Code standards for older offices (but that aren’t necessarily historic);*
- Establish adaptive reuse ordinance/modified standards for office conversions.”*



California - ADUs Permitted/Completed



Pre-Approved ADU Plans



Objectives:

- Prepare pre-approved Accessory Dwelling Unit plans and establish a process by which pre-approved ADU plans may be used for new ADU projects.
- Establish process by which builders may use plan sets from previously approved ADUs in the City.



Pre-Approved ADU Plans

Planning Commission Considerations:

- Should the City develop its own set(s) of plans?
- How many different sets of plans to prepare?
- Whether to provide plans for *different sizes* of ADU (e.g., 800 s.f. and/or 1,200 s.f.)
- Whether to also provide pre-approved JADU plans
- Whether to include multiple design styles
- Preferred approach for making available to other prospective ADU applicants previously approved ADU plans prepared by licensed design professionals.



Objective Design Standards for Residential Projects

Objective: Develop objective design standards which will:



- Implement streamlined and ministerial review processes for qualifying projects;
- Establish criteria for determining which projects qualify;
- Provide an objective framework and clear standards to guide building design; and,
- Ensure that qualifying projects align with the City's expectations for maintaining the character of the City.



Objective Design Standards for Residential Projects

Planning Commission Considerations:

- Preference for level of detail and complexity.
- Should objective standards for multi-family zoning and mixed-use zoning be different?
- Review existing subjective standards which conflict with objectivity requirements, and provide recommendations for revisions where appropriate and necessary.



Adaptive Reuse Standards and Procedures

Objective: Develop standards and procedures for review and evaluation of proposed reuse of commercial structures for residential housing which will:

- Establish criteria for determining which projects qualify;
- Implement streamlined review processes for qualifying projects;
- Provide an objective framework and clear standards to guide building conversion and design; and,
- Ensure that qualifying projects align with the City's expectations for maintaining the character of the City.



Adaptive Reuse Standards and Procedures

Planning Commission Considerations:

- Zoning standards developed to accommodate and promote adaptive reuse should not conflict with applicable Building Code requirements.
- How to address non-conforming conditions – both existing and ‘new’ nonconformities precipitated by the residential reuse.
- Should a range of options be included as a means of incentivizing adaptive reuse projects?



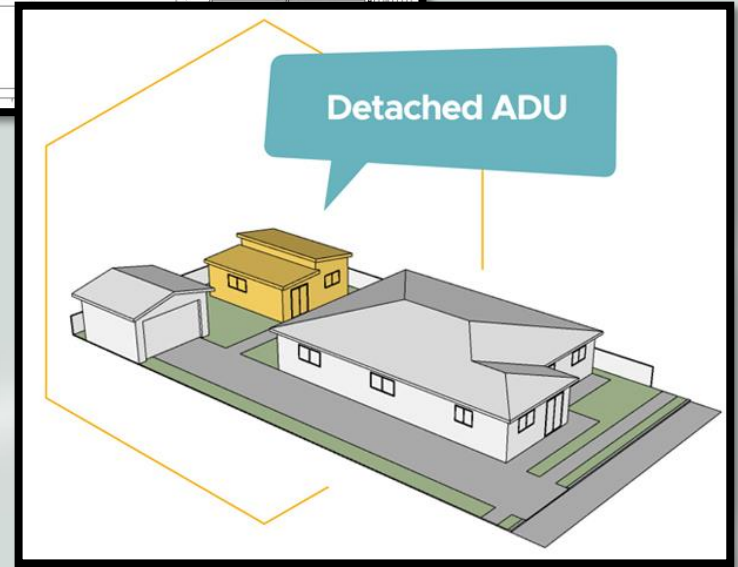
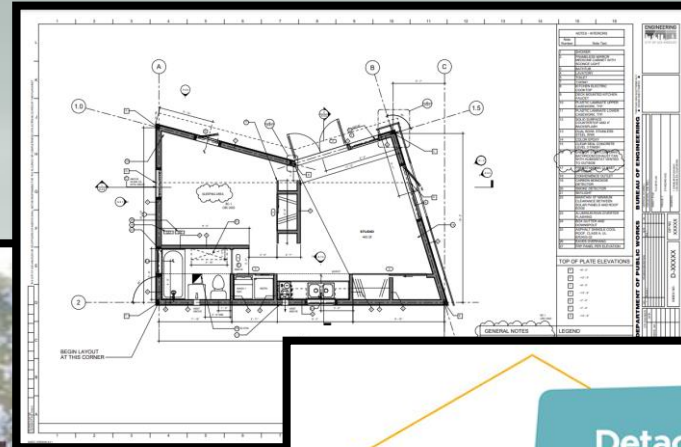
Staff Research

As documented in the written Staff Report, other local jurisdictions' programs were reviewed to see if some approaches might be instructive for our own efforts.

- Pre-approved ADU plans for nine jurisdictions;
- Objective design standards for eight jurisdictions;
- Adaptive re-use provisions from City of Los Angeles.



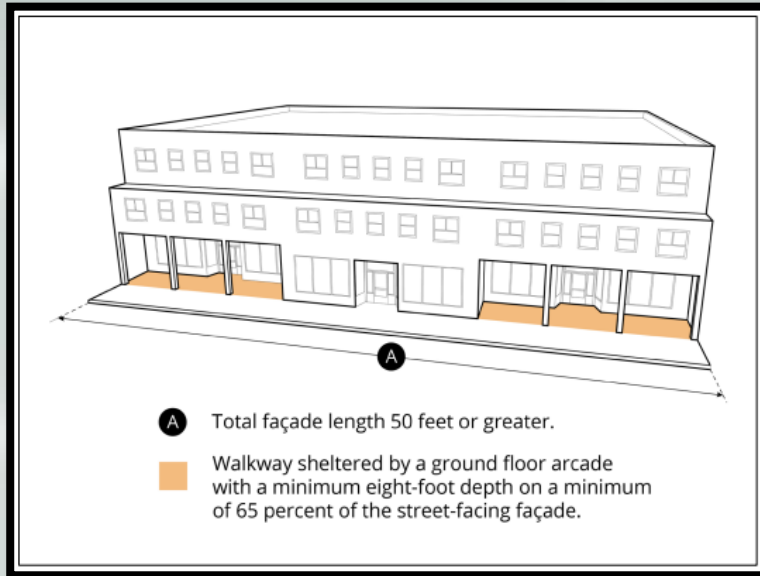
Pre-Approved ADUs



Agoura Hills: <https://www.agourahillscity.org/departments/community-development/building-and-safety/adu-s/pre-approved-standard-adu-plan-program>



Objective Design Standards for Residential Projects



City of San Mateo: <https://www.cityofsanmateo.org/4526/Objective-Design-Standards---Multi-Famil>

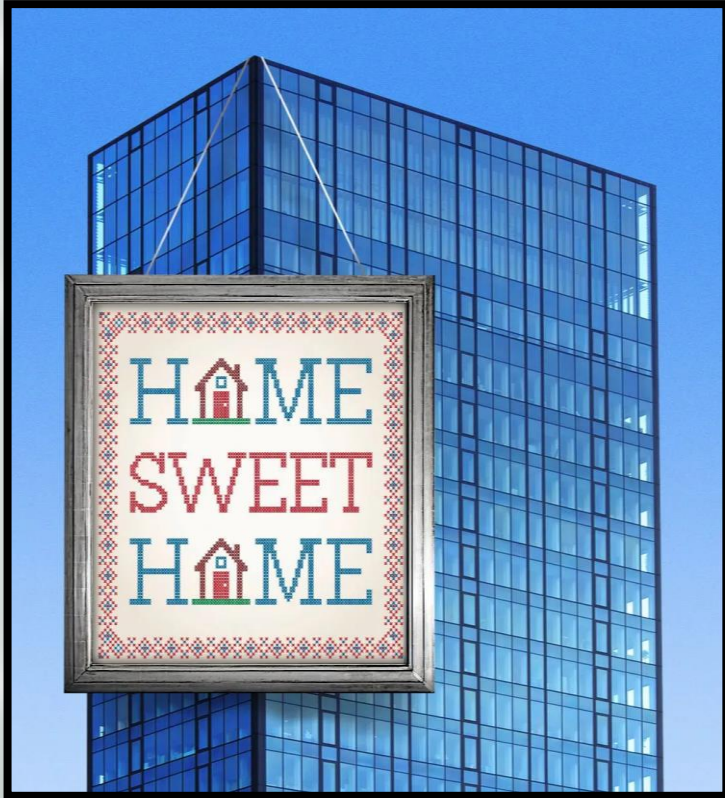
City of Los Gatos: <https://www.losgatosca.gov/2729/Objective-Design-Standards>

Agoura Hills: https://library.municode.com/ca/agoura_hills/codes/code_of_ordinance?s?nodeId=ARTIXZO_CH6REPR_PT2SPRE_DIV13OBDESTMUFADW



Adaptive Reuse

City of Los Angeles:



- ❖ Defines qualifying properties and structures;
- ❖ Shorter and simpler process for older structures -
 - Ministerial / Building & Safety (Buildings aged 15 years +)
 - Discretionary for buildings aged 5 to 15 years
- ❖ Incentives provided to address unique existing conditions
- ❖ Inclusionary housing is required (or fee)

