NAPA COUNTY

Design Guidelines and Form-based Codes

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"By Right" means that a conditional use permit, a planned development permit, or another discretionary local government review or approval that would constitute a project for the purposes of CEQA cannot be required.

CEQA - Design review is allowed to the extent that it does not constitute a discretionary project for the purposes of CEQA.

Eligible projects must be approved by right - Projects consistent with the affordability criteria in the bill as well as the objective general plan and zoning standards at the time of submitting the application must be approved by right.
GOAL - Streamline the development of attached multifamily housing projects that include a specified percentage of units affordable to households with lower incomes.

General plan and zoning - apply to any attached housing project that is located on a site designated and zoned for housing in the local government’s general plan or zoning ordinance and that is surrounded on at least 75 percent of its perimeter by urban uses.
Eligible Projects:
multi-family residential projects
  vertical mixed use projects with neighborhood commercial on the first floor
  transitional and supportive housing

Affordability Requirements:
• In transit priority areas (TPAs): either 10 percent of units affordable to low
  income households or five percent of units for very-low income
  households
• Outside of TPAs: at least 20 percent of the units affordable for households
  making 80 percent or less of the median area income.
• 30 year restriction - Affordability provisions must be recorded against the
  development’s property for a term of 30 years or more and be enforceable
  by a public agency or any member of the public.
Design guidelines:

- A set of design parameters for development which apply within a design district, sub-district, or overlay zone.

- The guidelines are adopted public statements of intent and are used to evaluate the acceptability of a project’s design.
Form-based code:

• a land development regulation that is adopted into city, town or county law that fosters predictable built results

• a regulation, not a mere guideline

• uses physical forms rather than distinctions in land-use types as the organizing principles for the code
How zoning defines a one-block parcel
Density, use, FAR (floor-area ratio), setbacks, parking requirements, and maximum building height(s) specified.

How design guidelines define a one-block parcel
Density, use, FAR (floor-area ratio), setbacks, parking requirements, maximum building height(s), frequency of openings, and surface articulation specified.

How form-based codes define a one-block parcel
Street and building types (or mix of types), building lines, number of floors, and percentage of built site frontage specified.
Form-Based Codes

Five main elements:

1. REGULATING PLAN – a plan or map of the regulated area designating the locations where different building form standards apply.
2. PUBLIC STANDARDS – specifies elements in the public realm: sidewalk, travel lanes, on-street parking, street trees and furniture, etc.
3. BUILDING STANDARDS – regulations controlling the features, configurations, and functions of buildings that define and shape the public realm
4. ADMINISTRATION – a clearly defined and streamlined application and project review process
5. DEFINITIONS – a glossary to ensure the precise use of technical terms
II.1 LAND USE PLAN

Figure II.1.a - LAND USE PLAN (Term Sheet Exhibit 2)

KEY TO LAND USES:
- Green: Publicly Accessible Parks and Open Space
- Yellow: Farm
- Brown: Seniors Housing (CCRC)
- Orange: Ground-Floor Retail (Residential Above)
- Purple: Community Buildings
- Pink: Hotel and Accessory Uses
- Red: Offices, R&D, Warehouses, and/or Light Industrial Uses
- Pinkish: Membership Warehouse Club Retail
- Yellowish: Mixed Residential Apartments, Condominiums
- Brownish: Affordable Housing Site
- Blue: Study Area
- Black: Possible School Site

[Map showing various land use zones and areas labeled with numbers and letters]
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END OF PRESENTATION

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