



ORANGE COUNTY COUNCIL OF GOVERNMENTS Technical Advisory Committee

Meeting Date / Location

Tuesday, June 6, 2023
9:30 A.M. – 12:00 P.M.

Meeting Link:

https://teams.microsoft.com//meetup-join/19%3ameeting\_NmY4N2FmNTQtODk4MC00ZGIzLWEyYzItNjU2ODZmMDNiMml2%40thead.v2/0?context=%7b%22Tid%22%3a%2247feb367-af81-4519-94d7-caab1dfa1872%22%2c%22Oid%22%3a%22a2e04a02-2df2-4f7f-8724-377325b47e13%22%7d

Or call in (audio only)

+1 949-522-6403,,650103999# United States, Irvine
Phone Conference ID: 650 103 999#

Agenda Item

Staff

Page

INTRODUCTIONS

(Vice Chair Zdeba, City of Newport Beach)

Note: Please enter your name and agency in the chat box

PUBLIC COMMENTS

(Vice Chair Zdeba)

The agenda descriptions are intended to give members of the public a general summary of items of business to be transacted or discussed. The posting of the recommended actions does not include what action will be taken. The Technical Advisory Committee may take any action which it deems appropriate on the agenda item and is not limited in any way by the notice of the recommended action.

At this time members of the public may address the TAC regarding any items within the subject matter jurisdiction, which are not separately listed on this agenda. Members of the public will have an opportunity to speak on agendized items at the time the item is called for discussion. NO action may be taken on items not listed on the agenda unless authorized by law. Comments shall be limited to three minutes per person and an overall time limit of twenty minutes for the Public Comments portion of the agenda.
Any person wishing to address the TAC on any matter, whether or not it appears on this agenda, is requested to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the TAC Chair prior to an individual being heard. Whenever possible, lengthy testimony should be presented to the TAC in writing and only pertinent points presented orally. A speaker's comments shall be limited to three minutes.

ADMINISTRATION

1. OCCOG TAC Meeting Minutes

(Vice Chair Zdeba)

TAC 4

Draft OCCOG TAC minutes for the May 2nd, 2023 meeting

Recommended Action: Approve OCCOG TAC minutes for the May 2nd, 2023 meeting as presented or amended

**PRESENTATIONS, DISCUSSION AND ACTION ITEMS, REPORTS**

- 2. REAP 1.0**

  - ADU Website Address Look Up Tool (Baird and Driskell)
  - Model Ordinances (Baird and Driskell)
  - Objective Design Standards (Placeworks)
  - Pro-housing Webinar (WSP)
  - Technical Assistance Panel # 2 (ULI)
  - ADU How-To Tool Kit (Executive Director Primmer and Lisa Telles)
  - Housing SoCal Website (Executive Director Primmer)

Recommended Action: Receive report

(Executive Director Primmer with On-Bench Consultants) – 45 minutes
  
- 3 CDR Updates**

  - Review of SCAG 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS/Connect SoCal) Draft Growth Forecast
  - 2023 January-June Housing Inventory System (HIS) Data Collection
  - State Department of Finance January 1 Estimates E-5, May 2023 Revisions
  - Orange County GIS Multi-family database
  - 2020 Census Count Question Resolution Program (CQR) Conclusion
  - Orange County Data Acquisition Partnership (OCDAP)

Recommended Action: Receive report

(Director Diep, CDR) – 30 minutes TAC 120
  
- 4 SCAG Meeting Update**

Recommended Action: Receive report

(Chair Equina) – 15 minutes TAC 128
  
- 5 Caltrans I-5 Managed Lanes**

Recommended Action: Receive report

(Chris Flynn, DOT) – 15 minutes TAC 129
  
- 6 REAP 2.0**

  - OCCOG Draft Application

Recommended Action: Receive report

(Executive Director Primmer and Placeworks) – 15 minutes

**REPORT FROM CHAIR/VICE CHAIR**

**REPORT FROM THE OCCOG EXECUTIVE DIRECTOR**

**MATTERS FROM OCCOG TAC MEMBERS**

**ANNOUNCEMENTS FROM NON-MEMBERS**

**ITEMS FOR NEXT MEETING**

**IMPORTANT DATES OR UPCOMING EVENTS**

- June 22 and 27 -- RHNA Reform Virtual Public Listening Session #2 from 1-3 pm
- July 5 – Executive Administration Committee from 3-4 pm
- July 6 – CEHD Meeting from 9:30 – 11:30 am  
Regional Council Meeting from 12-2 pm
- July 20 – Technical Working Group from 10 am -12 pm

**REMINDERS: Please enter your name and agency in the chat box**

**Adjourn to: JULY 11, 2023**



## AGENDA ITEM # 1

## Minutes of May 2, 2023

### Draft Action Minutes

The Orange County Council of Governments Technical Advisory Committee (OCCOG TAC) meeting of May 2, 2023 was called to order at 9:30 am by Chair Justin Equina, City of Irvine. The meeting was held through video and telephone conferencing.

### PUBLIC COMMENT:

There were no public comments.

### ADMINISTRATION

#### 1. OCCOG TAC Meeting Minutes

Ron Santos, City of Lake Forest, made a motion to approve the OCCOG TAC meeting minutes of April 4, 2023. Ben Zdeba, City of Newport Beach, seconded the motion and the minutes were unanimously approved by the TAC.

### PRESENTATIONS, DISCUSSION AND ACTION ITEMS, REPORTS

#### 2. Center of Demographic and Research (CDR) Update

CDR Director Deborah Diep provided updates on the following efforts:

#### **Review of the SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS/Connect SoCal) Draft Growth Forecast**

It was reported that CDR reviewed the SCAG growth forecast, which took into consideration data provided by local jurisdictions through the Local Data Exchange (LDX) platform. CDR confirmed that the city- and TAZ-level employment and housing totals match the OCP-2022 jurisdiction inputs.

#### **2022 Housing Inventory System (HIS) Data Collection & Verification form update**

It was noted that July-December 2022 HIS activity was due on January 20, 2023, using the form available here: <http://www.fullerton.edu/cdr/HISform.xls>.

2022 HIS Data Verification forms were sent in late March 2023 and are due back to CDR on Friday, April 14, 2023. Note that CDR's 2022 HIS data verification process includes two verification forms that aggregate the 2022 housing activity and ADU information in different ways to bridge the data collection changes:





1. Consistent with DOF's previous data instructions, Verification form #1 will contain the aggregated 2022 jurisdiction totals with conversion of the primary structure when there is attached ADU activity; and
2. Consistent with the revised January 2023 DOF instructions for the calendar year 2022 activity, Verification form #2 will contain the aggregated 2022 jurisdiction housing activity WITHOUT the conversion of the primary structure where there is new attached ADU activity.

For HIS questions, please contact Paul Lewis, Demographic Analyst, at 657-278-3417 or [plewis@fullerton.edu](mailto:plewis@fullerton.edu).

### **Orange County GIS Multi-Family Database**

It was reported that CDR is working to build a database of multi-family complexes and unit counts within Orange County by leveraging existing city-by-city data, aerial photos, HIS, and other sources.

It was requested that, if any jurisdiction has a GIS database or an inventory tool for multi-family units within its jurisdiction, those should be sent to Jeff Lewis, GIS Analyst, at [jeffplewis@fullerton.edu](mailto:jeffplewis@fullerton.edu). The information needed includes complex name, address, and number of units.

Furthermore, it was shared that jurisdictions can request a copy of CDR's database.

### **Orange County Data Acquisition Partnership (OCDAP)**

It was reported that OCDAP Cycle 2 sign-ups will continue through June 2024 with no proration to costs if a late adopter. For information on how to sign up, jurisdictions should visit the Cycle 2 Participation Agreement (PA) which can be downloaded at [http://www.fullerton.edu/cdr/OCDAP/OCDAP\\_Documents\\_Products.aspx](http://www.fullerton.edu/cdr/OCDAP/OCDAP_Documents_Products.aspx).

Imagery and online access is being delivered to active members. It was clarified that "active" members are those who have both signed the PA and have paid the invoice.

If your jurisdiction is an active member, project lead Cameron Smith, County GIS Manager at [cameron.smith@ocpw.ocgov.com](mailto:cameron.smith@ocpw.ocgov.com), was provided as the best contact for deliverables access.

For documents, current member status, and more information, please visit the OCDAP website at <http://www.fullerton.edu/cdr/OCDAP/index.aspx>.

### **3. SCAG Meeting Update**

Chair Equina commended Deborah Diep and CDR for all the efforts reported in the prior agenda item.



It was reported that the output of the locally reviewed growth forecast will be incorporated into the draft Connect SoCal. At the Technical Working Group (TWG), SCAG released and proposed a set of regional planning policies for Connect SoCal intended to articulate broad regional policies and best practices for regional transportation planning. By way of comments from the TAC, it was suggested that the header for number 63, “Nature-based Solutions,” needs to be better defined.

Deborah Diep suggested that numbers 15 and 16 should be reviewed and considered together and that they do not have to be mutually exclusive. She suggested there can still promote efficient use, but do not have to negate or oppose roadway capacity. There may be projects or money set aside for roadway capacity, such that this separation could be counterproductive. In particular, number 16 could be increased by roadway capacity.

Marnie Primmer suggested there be a policy regarding reducing traffic fatalities to vision zero.

#### 4. REAP 2.0 Call for Applications

Alisha James, Senior Public Affairs Specialist, SCAG, made a presentation on the status of SCAG’s REAP 2.0 application. She noted that REAP 2.0 has been paused for engagement while SCAG is waiting to hear from the state. SCAG is eligible for \$246M through REAP 2.0, obligated by June 2024 and expended by June 2026.

Marnie Primmer, OCCOG Executive Director, clarified that SCAG's app has not yet been approved by the Department of Housing and Community Development (HCD). It was added that additional time will be provided when necessary. She expressed appreciation to SCAG staff for their efforts.

For more information, visit <https://scag.ca.gov/reap2021>.

#### 5. Draft ODS Toolkit

Allan Loomis, Placeworks, made a brief presentation to walkthrough the various chapters of the Objective Design Standards (ODS) Toolkit and provided an overview of the building types.

In response to a question from Gail Shiomoto-Loehr, consultant for the City of Mission Viejo, on how to deal with ODS when there are HOAs that have their own standards. Allan Loomis stated that those standards would be at the property level, which is different than the regulatory level.

In response to Ron Santos, City of Lake Forest, as to when will the ODS Toolkit be finalized, Marnie Primmer noted that it will be presented to the OCCOG Board and then finalized thereafter.

For question, reach out to OCCOG Director Marnie Primmer at [marnie@occog.com](mailto:marnie@occog.com).



## 6. REAP Update

Marnie Primmer, OCCOG Executive Director, provided updates on REAP 1.0 and REAP 2.0.

Regarding REAP 1.0, she noted that OCCOG requested permission from SCAG to extend the performance period for on-call services bench. She updated the TAC that ULI is moving forward with TAP #2. Developer roundtables will take place throughout the summer and into early fall with everything wrapped and ready to go by end of September. Model Ordinances to be made available later May with a webinar to accompany them with legal team support.

Regarding REAP 2.0, OCCOG is working to get full application together for SRP. It was noted that the application is significantly more detailed than REAP 1.0 application. OCCOG has added additional programs and is moving forward with previously discussed plans. Marnie reported bringing forward the REAP 2.0 application to OCCOG Board by the end of May. She noted that REAP 2.0 efforts must be consistent with Affirmatively Furthering Fair Housing (AFFH), must promote infill, and must reduce VMT while fitting under transformative planning activities.

In response to Amanda Lauffer, City of Anaheim, regarding when the permit-ready ADU plans will be finalized, Marnie stated the hope is to have beta testing by end of May with go-live by end of June.

For feedback or questions on REAP efforts, contact Marnie Primmer, OCCOG Executive Director, at 949-698, 2856 or [marnie@occog.com](mailto:marnie@occog.com).

## REPORT FROM CHAIR/VICE CHAIR

Chair Equina noted that WSP will be holding small group ArcGIS urban training sessions. <https://survey123.arcgis.com/share/9b80246b148f4e10bbd9dfb59bade3a7>.

On Monday, May 8, OCTA will present the Long-Range Transportation Plan (LRTP) to the OCTA Board at 9 a.m. OCTA facility in Orange and also virtual. <https://octa.legistar.com/Calendar.aspx>

Vice Chair Zdeba recounted a fulfilling experience serving on an interview panel with Chair Equina and TAC Member Ron Santos and encouraged the TAC to lean on each other for best practices, especially when facing an everchanging legislative environment.

## THE EXECUTIVE DIRECTOR

Executive Director Marnie Primmer mentioned the OCCOG General Assembly will take place in March 2024, and requested feedback on the 2023 General Assembly to help guide the next event. She provided an update on Legislative Consultant Wendy Strack and requested that TAC members reach out to Marnie for updates on legislative items.



Orange County Council of Governments

Lastly, she reported that the OCCOG Board appointed Justin Equina, Ted White, and Don Wagner as OCCOG reps on the SCAG Greenprint TAC.

**MATTERS FROM OCCOG TAC MEMBERS**

There were none.

**ANNOUNCEMENTS FROM OCCOG TAC NON-MEMBERS**

There were no items to report from non-OCCOG TAC Members.

**ITEMS FOR NEXT MEETING**

There were none.

**IMPORTANT DATES OR UPCOMING EVENTS**

- May 4-5: SCAG’s 58<sup>th</sup> Annual Regional Conference and General Assembly (and Regional Council Meeting) at the JW Marriott Desert Springs Resort & Spa in Palm Desert
- May 18: SCAG Technical Working Group from 10 a.m. to 12 p.m.
- May 31: SCAG Executive Administration Committee from 3 to 4 p.m.

**ADJOURNMENT**

The meeting was adjourned at 10:41 a.m. by Chair Equina until June 6, 2023, via video and teleconferencing.

Submitted by:

Benjamin Zdeba, City of Newport Beach  
OCCOG TAC Vice Chair



**Attendees:**

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<b>Name</b>	<b>Agency</b>
Alisha James	SCAG
Allan Loomis	Placeworks
Amanda Lauffer	Anaheim
Anthony Viera	Laguna Beach
Belinda Deines	Dana Point
Benjamin Zdeba	Newport Beach
Chris Chung	Garden Grove
Chris Schaefer	Fullerton
Daniel Kesicbasian	Laguna Niguel
David Suls	WSP
Deborah Diep	CDR
Derek Bingham	Rancho Santa Margarita
Eric Joseph	CP&A
Gail Shiomoto-Lohr	Consultant, Mission Viejo
Gwendy Silver	SCANPH
Jay Wu	Laguna Hills
Jennifer Savage	Laguna Beach
Jessica Newton	Brea
Justin Arios	Costa Mesa
Justin Equina	Irvine
Kori Sanders	Cypress
Kristin Tso	OCTA
Lisa Telles	Consultant
Marnie Primmer	OCCOG
Melissa Chao	Irvine
Paul Lewis	CDR
Ricardo Soto	Santa Ana



## Technical Advisory Committee June 6, 2023

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Orange County Council of Governments

Robert Garcia	Orange
Rose Rivera	Aliso Viejo
Ron Santos	Lake Forest
Rubaiya Zuman	CDR
Scott Shelley	Caltrans
Sergio Heredia-Melchor	SCAG
Sonya Lui	Whittier
Tiffany Lin	Irvine
Tom Vo	SCAG
Vanessa Quiroz	La Habra
Virginia Gomez	TCA
Wendy Starks	Rancho Santa Margarita
Yuritzy Randle	County of Orange





Orange County Council of Governments

# OBJECTIVE DESIGN STANDARDS TOOLKIT

Draft  
June 2023

# ACKNOWLEDGMENTS

Prepared for: **Orange County Council of Governments**

Prepared by:  **PLACEWORKS**



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# ABOUT THE TOOLKIT



MEASURABLE

This Toolkit provides a range of Objective Design Standards (ODS) for multifamily and mixed-use residential development designed to address new and amended California State laws authored to increase housing production. These laws require the review or streamlining of eligible projects through the use of “objective” design standards. Unlike design guidelines, which are open to interpretation and discussion objective design standards facilitate ministerial, staff-level project review and increased approval times.

Objective design standards are intended to make the requirements that apply to certain eligible residential projects more predictable and easier to interpret for all stakeholders, including decision makers, staff, applicants, and members of the public. The purpose of objective design standards is for applicants to know beforehand what requirements apply to a proposed development and for the applicant to be able to design a project that meets those requirements before submittal.



VERIFIABLE

Objective design standards may include portions of general plans, specific plans, zoning codes, overlay zones, subdivision requirements, and landscaping and other land development regulations.

This Toolkit contains a variety of “model” Objective Design Standards gathered from jurisdictions across Orange County and elsewhere. Standards related to specific design and development topics are presented herein as stand-alone modules that can be edited, modified and combined in any number of configurations. The intent of this module format is to provide local jurisdictions within Orange County a template for customizing Objective Design Standards to their local needs.

The Toolkit organizes these topics into the following broad categories:

- General Standards
- Building Types
- Architectural Styles



CLEAR UNDERSTANDING

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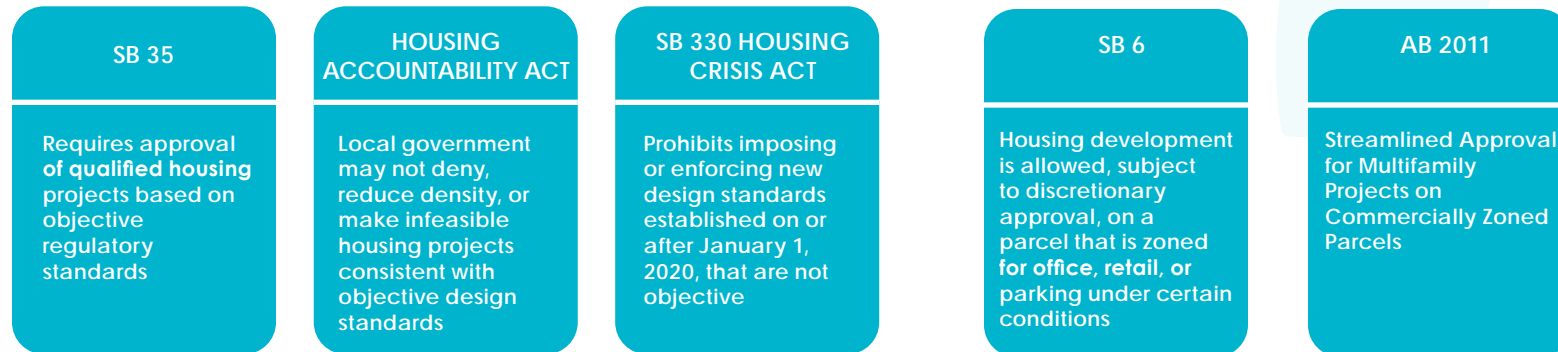
# 1

# INTRODUCTION



The legislation introduced below limit the ability of local jurisdictions to deny or reduce the density of housing developments using subjective, discretionary design review. These laws do not require cities and counties to adopt objective design standards. Rather, they restrict cities' authority to approve, deny or manage the streamlining of, housing projects without them.

# 1.1 OVERVIEW OF GUIDING LEGISLATION



## Senate Bill (“SB”) 35

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects through a ministerial process, exempting such projects from environmental review under the California Environmental Quality Act (“CEQA”). This process does not allow public hearings to consider the merits of the project; rather only design review or public oversight of the development is allowed, which must be objective and strictly focused on assessing compliance with criteria required for streamlined projects as well as objective design review of the project (Section 65913.4(c)(1)).

SB 35 requires the availability of a streamlined ministerial approval process for multifamily residential developments in jurisdictions that have not yet made sufficient progress toward meeting their regional housing need allocation

## SB 35

- A streamlined approval process for housing projects with a specified amount of affordable housing
- Applies to jurisdictions that haven’t made enough progress in meeting their RHNA
- Applications must be for infill sites and comply with existing GP or zoning provisions
- Can only apply objective zoning, subdivision, or design review standards to determine consistency
- Sunsets in January 2026, but...
- <https://www.hcd.ca.gov/policy-research/docs/sb-35-guidelines-update-final.pdf>



(RHNA) goal for construction of above-moderate income housing and/or housing for units below 80% area median income (AMI).

As a part of this streamlining process, cities are required to establish objective design standards for multifamily residential development. SB 35 defines an objective design standard as one 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... and the public official prior to submittal.”* Like quantitative development or zoning standards, objective design standards provide a clear and straight forward application and approval process for multifamily housing construction.

Projects eligible for SB 35 streamlining include multifamily infill developments with a portion of affordable units. They must be consistent with underlying zoning and be evidenced to have no human health impacts or impacts to natural or historical resources.

### HHA (Housing Accountability Act) Code Section 65589.5

According to the Housing Accountability Act, no “housing development project” can be denied or reduced in density if it complies with objective general plan, zoning and design standards, unless it is shown to have a “specific adverse impact” to public health that cannot be mitigated. The amended law states that cities and counties must identify any inconsistencies with any applicable “plan, program, policy, ordinance, standard, requirement, or similar provision” within 30 days after an application for 150 units or less has been deemed complete, or within 60 days for projects with

more than 150 units. If the local agency does not identify an inconsistency within the required period, the project will be “deemed consistent.” (§§ 65589.5(j)(2).)

HAA also states that if the zoning for a project site is inconsistent with the general plan, but the housing project is consistent with ‘objective’ general plan standards, the project is considered consistent, and no rezoning or zoning variance is required.

Unlike SB 35 streamlining legislation, the provisions of the HAA apply to all market rate and affordable housing projects. These include projects with residential units only, mixed-use developments with at least 2/3 the square footage dedicated to housing and transitional or supportive housing projects.

### SB 330

Senate Bill 330 Housing Accountability Crisis Act of 2019 provides for a faster housing project review process. It states that all local governments must provide a preliminary application for housing development projects seeking vesting rights. The application allows applicants to provide a limited subset of information on the proposed project. After submitting the preliminary application to the local agency, applicants have 180 days to submit a full application or the preliminary application will expire.

SB 330 also established time limits for final application review. The law states that “Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete.” SB 330 provides for an applicant appeal process, and limits review of the appeal by the jurisdiction to 60 days



## SB 6

SB 6, known as the Neighborhood Homes Act, would allow housing development on a “neighborhood lot,” which is defined as a parcel within an office or retail commercial zone that is not adjacent to an industrial use. SB 6 would require the density for a qualifying housing development to meet or exceed the density deemed appropriate to accommodate housing for lower income households according to the type of jurisdiction, including a density of at least 20 units per acre for a suburban jurisdiction.

## AB 2011

AB 2011 allows for ministerial, by-right approval for affordable housing on commercially-zoned lands, and also allows such approvals for mixed-income housing along commercial corridors, as long as the projects meet specified affordability, labor, and environmental criteria. The bill also requires that all projects seeking approval under its provisions ensure all construction workers earn prevailing wages and receive health benefits.

The legislation provides two distinct options for eligibility: one for 100 percent Below Market Rate (BMR) projects located on commercial zoned land, and a second for mixed-income (typically 15 percent BMR) projects located on “commercial corridors.” Eligibility is further limited by numerous site and project criteria requiring careful review.

## 1.2 WHAT ARE OBJECTIVE DESIGN STANDARDS

Objective design standards are intended to make the requirements that apply to certain eligible residential projects more predictable and easier to interpret for all stakeholders, including decision makers, staff, applicants, and members of the public. The purpose of objective design standards is for applicants to know beforehand what requirements apply to a proposed development and for the applicant to be able to design a project that meets those requirements before submittal. Objective design standards are defined in Government Code Sections 65913.4 and 66300(a)(7) as standards that:

*involve no personal or subjective judgment by a public official and are 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.*

Objective design standards may include portions of general plans, specific plans, zoning codes, overlay zones, subdivision requirements, and landscaping and other land development regulations.

## 1.3 DESIGN GUIDELINE VS DESIGN STANDARD

Many jurisdictions use design guidelines as a tool to shape the design of sites and buildings. Design guidelines provide direction to applicants and staff when reviewing projects but are often

vague and open to interpretation, which adds uncertainty to the development process. Guidelines and standards are distinguished by their level of enforceability. In general, objective standards are requirements (e.g., “shall” or “must”), and guidelines are recommendations (e.g., “should” or “may”)

Typical Characteristics of Guidelines Versus Standards

Design Guidelines	Design Standards
Subjective	Objective
Recommendations, which may not be enforceable or have the “teeth” of regulations	Requirements, which are enforceable as regulations
Open to interpretation, difficult to measure or verify	Measurable and verifiable
Use words such as “should” or “may”	Use language such as “shall,” “must,” or “is required to”
Adopted by resolution	Adopted by ordinance

## 1.4 APPLICABILITY

Objective Design Standards adopted in response to SB35 apply to new multifamily development proposals, except those areas located within the boundary of a Specific Plan. According to the parameters set forth by Senate Bill 35, the Streamlined Ministerial Process shall be available to proposed communities having at least 10% of units priced to be affordable to households making at or below 80% of the Area Median Income level (AMI), prior to calculating any density bonus.

The site must meet the “infill” requirements (as defined by Section 102(j) in the Government Code Section 65913.4) and be zoned for residential or mixed-use development. The applicant must also demonstrate that the site is not within a coastal zone, prime farmland, wetlands, a high fire hazard severity zone, hazardous waste site, a delineated earthquake fault zone, a flood plain, a floodway, a community conservation plan area, a habitat for protected species, or under a conservation easement.

## 1.5 PREPARING OBJECTIVE DESIGN STANDARDS

This Toolkit offers an outline and structure for the kinds of topics OCCOG communities may wish to address through Objective Design Standards (ODS). It can be, if desired, adopted in total for this purpose.

However, most cities already have a number of design policies and standards expressed in their Municipal Code, General Plan, Design Guidelines and other similar planning documents. Accordingly, jurisdictions are advised to inventory these existing policies, regulations, and processes. This evaluation will assist the agency in fully understanding their approach to multifamily and mixed-use housing design, allowing the jurisdiction to precisely apply and tailor Objective Design Standards to their local needs.

In some cases, design standards expressed in the Municipal Code are adequate and functioning well for the jurisdictions. Such topics covered by the Municipal Code can be left out of the ODS as both sets of standards will apply to qualifying projects.

Many design topics currently covered by subjective guidelines or other policies can be translated from “should” statements to objective “shall” statements with nominal editing. This translation enables the existing design expectations of the jurisdiction to carry through the ODS.

## TAILORING THIS TOOLKIT

This Toolkit is designed in a modular fashion, intended for a high degree of customization. Each of the Chapters and Sections that follow represent a set of design topics or issues that OCCOG communities may wish to address in Objective Design Standards. However, individual jurisdictions may find that the certain topics are already covered adequately by the Municipal Code or other existing standards.

For example, “Section 2.2 Open Space” recommends dimensional standards and ratios for open space within residential development. Many cities cover this topic in their Municipal Code and will see no need to adopt any portion of the Section of the Toolkit.

Within each Section of the Toolkit are individual standards expressed as lettered bullets. Agencies may wish to adopt only a limited number of the itemized standards in each Section.

Throughout the Toolkit there are a numerical standards. Any of these numbers may be edited to local preference and circumstances. For instance, “Section 3.3 Facade Articulation” recommends standards for breaking up facades over 100 feet in length. Local jurisdictions may wish to set that standard shorter 80 feet or longer at 120 feet, and may wish to customize the dimension of the required break.

Finally, the Toolkit describes a variety of architectural styles common in Western Orange County. Individual cities can consider this a menu of styles, and may wish to limit the number of acceptable styles, to six or four, or even a single architectural style.

In other cases, there may be design topics that are simply not addressed (or are addressed in vague terms), for which the agency may wish to have more precise direction. By providing a range of recommended language and graphics, this Toolkit can assist local planning staffs in addressing these gaps.

## 1.6 ADOPTING OBJECTIVE DESIGN STANDARDS

There are two typical means of implementing or adopting Objective Design Standards.

- a. First is to embed the Objective Design Standards within the Municipal Code. In this case, the design standards will likely be positioned as an extension of the development and/or design standards section already found in the Municipal Code. This approach is appropriate for jurisdictions that already have a reasonable number of design standards in the Code, and desire to supplement the existing standards with a nominal number of additional standards. This approach is also appropriate for jurisdictions that have little to no design standards within the Municipal Code, but do not see the need for expansive new design standards.
- b. The second and more common approach is to adopt Objective Design Standards in a stand-alone illustrated document, empowered by appropriate reference within the local jurisdiction’s Municipal Code. This approach enables the Objective Design Standards to include the types of photographs and diagrams not appropriate to include in a Municipal Code. This Toolkit is optimized for this second approach and serves

as an example of what such a stand-alone Objective Design Standards document can look like. However, individual jurisdictions will likely wish to customize the contents of this Toolkit to create locally appropriate design standards.

Adopting the Objective Design Standards as an independent document requires it to be empowered or authorized by other City actions. Most commonly, this can be done with a Resolution and an Ordinance.

A Resolution adopting the Objective Design Standards document is necessary to give it the effective force of City policy and intent.

An Ordinance amending the City's Municipal Code is also needed. Two aspects of this Ordinance are usually needed: one to point qualifying applicants to the ODS document and the second to clearly state that qualifying ODS projects are reviewed at a ministerial or staff level, with no appeal process available.

Such an Ordinance may include language of this nature:

"An application for an SB35 Multi-Family Ministerial Review shall be considered and approved ministerially, without discretionary review or a hearing. The approving authority shall determine consistency or inconsistency with the City's adopted Objective Design Standards."

"Prior to approving an application for an SB35 Multi-Family Ministerial Review, the approving authority shall make all the following findings:

"A. The project is consistent with the adopted General Plan.

"B. The project meets all applicable standards of the Development Code and adopted Objective Design Standards incorporated by reference."

## CEQA

Typically Objective Design Standards do not change allowable uses, permitted residential densities or other standards that might increase the severity of impacts analyzed by the jurisdiction's existing General Plan, Municipal Code, and supporting Environmental Impact Reports. In fact, ODS arguably establish more restrictive standards on potential development in the City. Accordingly, the adoption of Objective Design Standards normally qualifies for an exemption from environmental review, pursuant to State CEQA Guidelines Section 15061(b)(3) "Common Sense Exemption."





# 2

# GENERAL STANDARDS





## 2.1 SITE PLANNING

- a. Site design requirements (including density, building height, site coverage, setbacks, parking ratio, and open space requirement) shall be that specified for the zoning district in which the project is located.
- b. Residential complex developments with more than 8 buildings shall provide a minimum of two (2) distinct color schemes. A single-color scheme shall be dedicated to no less than 30% of all residential buildings.
- c. Residential complex developments with 30 or more buildings shall provide a minimum of three (3) distinct color schemes. The number of buildings in single style shall be no less than 30%.
- d. Pedestrian linkages to nearby neighborhoods, schools, parks, commercial projects, and parking areas shall be provided.
- e. Architectural styles capped at three (3) stories (ie. Craftsman and Farmhouse) may be allowed to build an additional story if the fourth story footprint is less than 70 percent of the ground level footprint.
- f. Roof forms and roof lines should be broken into a series of smaller building components when viewed from the street. Long, linear unbroken roof lines shall not exceed 50 feet.
- g. Visual interest shall be provided through architectural variety, especially where several new buildings face streets, such as by using different layouts and/ or architectural features. Abutting buildings shall have complimentary architectural styles.
- h. Proposed cut and fill slopes shall be rounded off both horizontally and vertically.

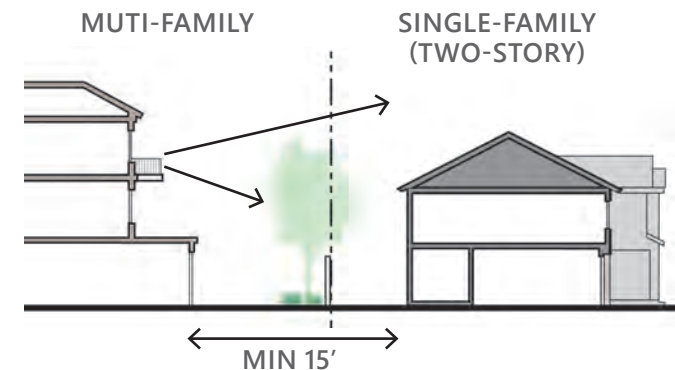


*Buildings along streets shall provide visual interest by using different layouts or architectural features.*



*Large residential complex developments shall provide diversity through different architectural styles or colors.*

- i. Where pedestrian circulation crosses vehicular routes, a change in grade materials, textures or colors shall be provided to emphasize the conflict point and improve its visibility and safety.
- j. Except for garage entrances, structured parking shall not be visible from the primary streets or any public open space.
- k. Loading docks and service areas on a corner lot must be accessed from the side street.
- l. Residential structures on the same lot (not attached) shall maintain a minimum separation of at least ten (10) feet for one-story structures, fifteen (15) feet for two-story structures, and 20 feet for three-story structures.
- a. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum of 18 feet from the back of sidewalk, in order to accommodate a minimum of one vehicle entering the facility.
- b. Mixed-use building orientation shall comply with all the standards mentioned above and the following standards.
  - Commercial/office Units. commercial/office unit entrances shall face the street, a parking area, or an interior common space.
  - Entrances to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature.

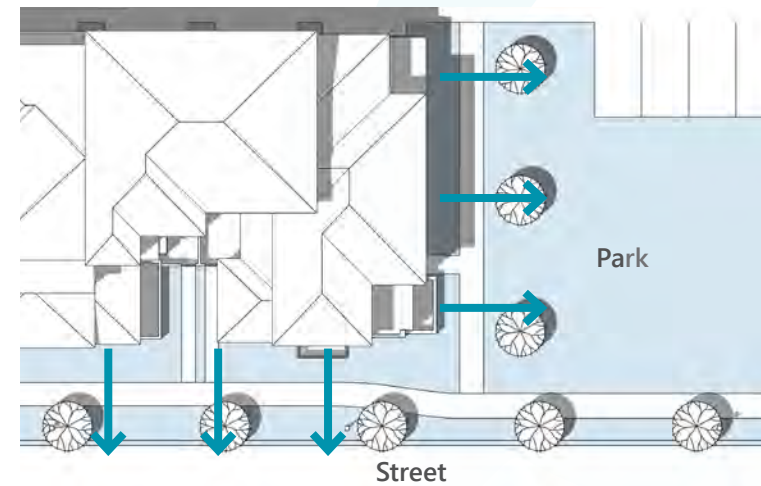


*Large plants create a living privacy wall that block the direct line-of-sight and protect the privacy of the adjacent single family property.*

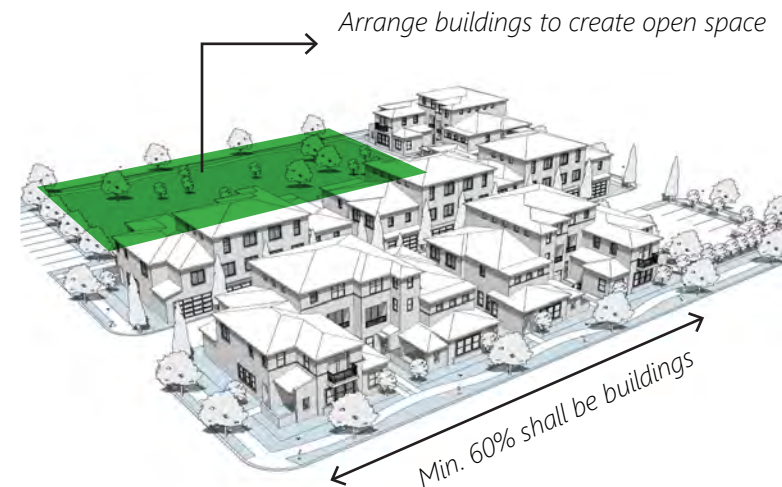


## 2.2 ORIENTATION

- a. Building entries shall face the primary public street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces. For larger sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos, and recreation amenities.
- b. Parking areas, covered and uncovered, shall be screened from public street frontages. Screening may be accomplished through building placement, landscaping, fencing, or some combination thereof. Landscaping for screening purposes shall be no less than 4 feet tall.
- c. For multifamily projects located across the street from a single-family residential zone, parking lot areas and carports shall not be located along the single-family neighborhood street frontages.
- d. A minimum of one window from each residential unit shall be located to overlook a landscaped private or common open space area.
- e. A minimum of 60 percent of the street frontage shall be devoted to buildings. The remaining 40 percent may be devoted to parking, landscaping, and driveways. Except for urban area or area with slope restrictions.
- f. If adjacent to a single-family residential zone, windows, balconies or similar openings shall be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through: stepbacks of upper stories; window placement; use of clerestory windows, glass block or opaque glass; or mature landscaping within the rear or side setback areas.
- g. Arrange buildings to provide functional common outdoors spaces (such as courtyards, paseos, or parks) for the use of residents.



*Building entries shall face the primary public street, internal open spaces, or paseo.*

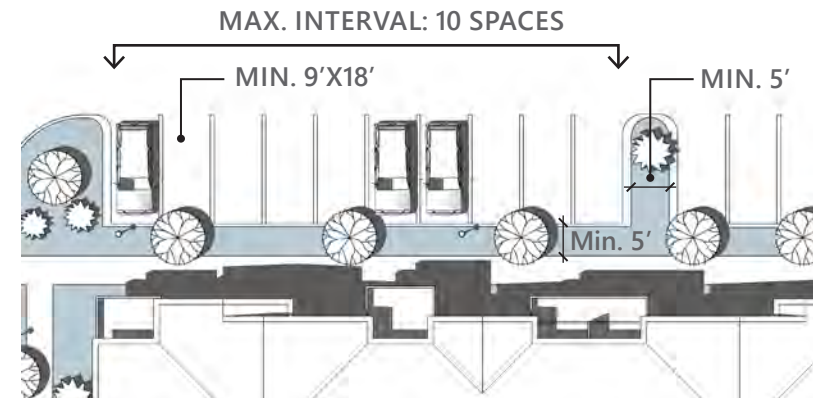


## 2.3 PARKING

### 2.3.1 SURFACE PARKING

Surface parking lots shall meet the following standards:

- a. One landscaped finger island shall be provided per every 10 spaces. Landscaped planters shall be not less than five (5) feet in width in all interior dimensions.
- b. All end parking stalls shall be adjacent to landscape planters.
- c. Parking lots shall be placed to the side or rear of buildings. There shall be no vehicular parking between townhouse fronts and the public right-of way.
- d. Parking lots shall be connected to all building entrances by means of internal pedestrian walkways
- e. Lighting requirement: A minimum of one footcandle throughout the parking area and two-foot candles at the entrance/exit.
- f. Access drives shall be located at least 200 feet apart and at least 100 feet from property lines and street intersections unless an approved shared drive is provided.
- g. Parking and loading areas shall be screened from adjacent residential by a 6-foot wall, fence, or evergreen.
- h. Parking lots larger than 10,000 square feet in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls
- i. Below-grade or structured parking must be screened from the street, and is encouraged for new mixed use development that includes a large apartment building.



*A landscaped island shall be at least five feet in all interior dimensions.*



*Parking shall be screened from public street frontages.*

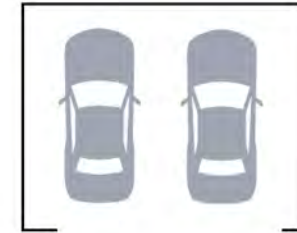
## 2.3.2 RESIDENTIAL GARAGES

Residential garages that serve an individual unit shall meet the following standards:

- a. Garage doors may occupy no more than 40 percent of a building's street frontage and shall be recessed a minimum of eighteen (18) inches from a street-facing wall plane.
- b. Street-facing garage doors serving individual units that are attached to the structure must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements:
  - Garage door windows or architectural detailing consistent with the main dwelling.
  - Arbor or other similar projecting feature above the garage doors.
  - Landscaping occupying 50 percent or more of driveway area serving the garage (e.g., "ribbon" driveway with landscaping between two parallel strips of pavement for vehicle tires)
- c. Minimum Interior Dimensions for Residential Enclosed Garages.
  - A single-car garage shall be at least ten (10) feet wide and 20 feet long.
  - A standard double-car garage shall be at least 20 feet wide and 20 feet long.
  - Each garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door which does not extend onto the apron. On multifamily dwellings, a security gate on a multi-space garage is permitted.
- d. For attached private garage, the design shall include adequate space for waste/solid storage and a water heater unit and overhead storage.



1-Car Garage  
10'x20'



2-Car Garage  
20'x20'

## 2.3.3 PARKING STRUCTURES

Parking structures that serve multiple units, whether located above ground, below ground, within the residential structure, or any combination, shall meet the following standards:

- a. Any driveway providing access to a parking structure shall have a minimum width of 28 feet.
- b. Parked vehicles at each level within the structure shall be shielded from view from adjoining streets
- c. The exterior elevations of parking structures shall be designed to minimize the use of blank concrete facades. This can be accomplished through the use of textured concrete, planters or trellises, or other architectural treatments
- d. If a toll or fee booth is located in the driveway area, the driveways on either side of the booth shall have a minimum width of fourteen (14) feet.
- e. Three hundred (300) feet shall be the maximum length of a parking aisle without being intersected by another parking aisle or driveway.
- f. The parking areas of sloped floor parking structures shall not exceed a grade of five (5) percent as measured across the width of a 90 degree parking stall. The grade of a straight internal ramp shall not exceed fifteen (15) percent. The grade of a circular ramp shall not exceed twelve (12) percent as measured at the outside ramp wall.
- g. A straight one-way ramp shall be at least fourteen (14) feet in width. A two-way ramp shall be at least 24 feet in width. The minimum outside wall radius of a circular ramp shall be 36 feet.
- h. All ramps shall be provided with transition zones at the top and bottom of the ramp. Ramps with a grade of ten (10) percent or less shall have a transition zone at least eight (8) feet in length. Ramps with a grade of greater than 10 percent shall have transition zones at least twelve (12) feet in length. The grade of a transition zone shall not exceed one-half (1/2) the grade of the ramp it serves.
- i. Minimum lighting requirement of entrances and exits is 50 footcandles. Minimum lighting requirement of parking areas is five (5) footcandles.
- j. The minimum distance of entry/exits from corner intersections is 150 feet.





## 2.4 COMMON OPEN SPACE

- a. In projects containing fewer than ten (10) units, the common open space shall have a minimum width and depth of ten (10) feet.
- b. In projects containing ten (10) or more units, where the required common area is less than 3,000 square feet, the common outdoor space shall be concentrated in one area. The common recreation area shall be at least 25 feet in width. Where the required common area is 3,000 square feet or more, the space may be divided among multiple areas; provided, that at least one recreation area is a minimum of 2,000 square feet in area with a minimum width of 25 feet. All other areas shall be at least 1,000 square feet in area with a minimum width of ten (10) feet.
- c. Primary common open space shall not be located at an extreme edge of the property or dispersing smaller less usable areas throughout the site.
- d. Residential units shall be within a 1/4 mile (1,320 feet) walking distance of common open space.
- e. A minimum of one hundred fifty (150) square feet per residential unit shall be provided as common open space.
- f. Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.
- g. Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of ten (10) foot wide dense landscaping shall be provided as screening.
- h. An area of usable common open space shall not exceed an average grade of ten (10) percent. The area may include landscaping, walks, recreational facilities, and small decorative objects such as artwork and fountains.
- i. All common open spaces shall include seatings and lights. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture's attractiveness.
- j. Forecourt must be enclosed on at least three sides by buildings. The minimum dimension of any side is 40 feet.
- k. Developments that include 15 or more dwelling units shall include at least one play area for children with a minimum dimension of 150 square feet (except for age-restricted to senior citizens; or located within 300 feet of a public park).



*Children play area shall be protected from any adjacent streets or parking lots with a fence or other barrier at least 4 feet in height.*

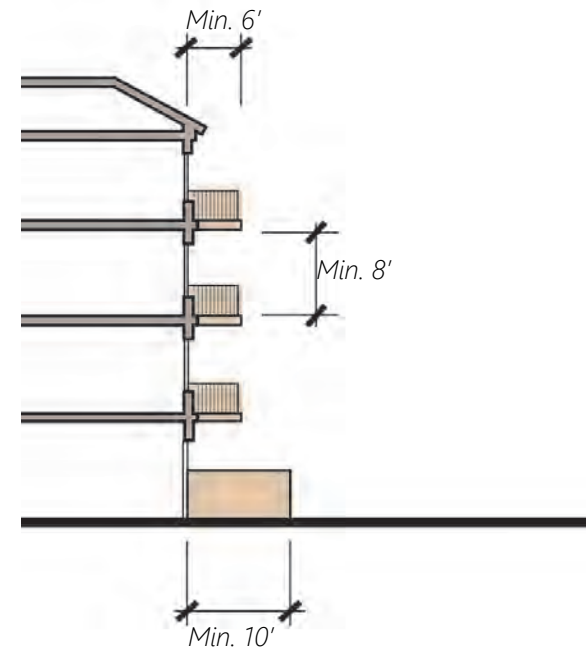
## 2.5 RECREATIONAL AMENITIES

- a. The required front yard area shall not be counted toward satisfying the common recreation area requirement.
- b. Unless otherwise approved by the Planning, Building or Public Works Director, required play spaces for children shall be accessible from all on-site dwellings by pedestrian paths separate from vehicular areas.
- c. All play areas shall be located away from high automobile traffic and shall be situated for maximum visibility from the dwelling units.
- d. A play area for children under age five (5) shall be provided within direct visibility of common spaces.
- e. Senior housing and/or HOPA housing shall be exempt from the requirement to provide play areas, but shall provide areas of congregation that encourage physical activity.
- f. One active recreational amenity shall be provided for each 30 units or fraction thereof. Facilities that serve more people could be counted as two amenities. The following listed amenities satisfy the recreational requirements.
  - Clubhouse at a minimum of 750 square feet (two)
  - Swimming Pool at a minimum of 15x30 feet or equal surface area (two)
  - Day Care Facility (two)
  - Tennis, Basketball or Racquetball court
  - Weightlifting facility
  - Children's playground at a minimum of 600 square feet
  - Sauna or Jacuzzi
  - Dog run at minimum 300 square feet
  - Community garden



## 2.6 PRIVATE OPEN SPACE

- a. Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.
- b. Private usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than ten (10) feet. Private open space located above ground level (e.g., porches, balconies) shall have no horizontal dimension less than six (6) feet.
- c. Above ground-level space shall have at least one exterior side open and unobstructed for at least eight (8) feet above floor level, except for incidental railings and balustrades.
- d. Mechanical equipment such as water heaters, air conditioning units, condensers and heat pumps shall not be placed in private open spaces.
- e. Balconies and decks facing shall have walls or railings that are at least 50 percent open.
- f. Private open spaces shall be contiguous to the units they serve and screened to a minimum height of four (4) feet by use of plant materials, solid walls, or building surface.



*Private open space minimum dimensions requirements.*



*Private Open Space at Ground Level*



*Private Open Space at upper Level*



## 2.7 LANDSCAPING

- a. A minimum of 8% of the total site shall be landscaped. Required setbacks and required corner landscaping should not be counted toward this requirement.
- b. Plants shall be grouped in high and low maintenance zones and shall coordinate with irrigation plans to minimize the use of water and the placement of irrigation tubing.
- c. Landscaping materials shall comply with the following:
  - Shrubs, of at least one-gallon size;
  - Ground cover instead of grass/turf; and/or
  - Decorative nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of the required landscaping area.
- d. Turf areas shall be placed in areas for recreational use only and must have a 10' minimum diameter.
- e. Street trees shall be in a 24-inch box with 30- to 40-foot maximum spacing in between. Trees shall be selected following local plans, ordinances, approved planting lists, and other guidance that provide direction on tree selection based on specific issues, e.g., fire-resistance.
- f. Provide root barrier when trees are located 5' or closer to any hardscape element or building.
- g. Palm trees shall only be used in community pool areas and as main entry focal points.
- h. Ensure project meets storm water retention requirements established in the area and prepare project documents that can be reviewed with the local engineering departments.
- i. Drip irrigation shall be used wherever possible. No overhead irrigation is allowed within 24 inches of a non-permeable surface.
- j. Landscaping and irrigation shall comply with the State of Selection of trees, plants, shrubs, and other plantings shall follow local and regional requirements and guidance for approved plant lists to meet the needs of local conditions, where available. For plants and planting materials addressing water retention areas, recommended resources include the Low Impact Development Manual for Southern California prepared by the Southern California Stormwater Monitoring Coalition, State of California Model Water Efficient Landscape Ordinance (MWELo) or local Water Efficient Landscape Ordinance (WELo).
- k. All landscaping shall be irrigated with a permanent irrigation system unless a licensed landscape architect submits written verification that the proposed plant materials do not require irrigation. The property owner shall maintain all landscaping.
- l. Decorative paving, such as stamped concrete or unit pavers shall be employed at common areas such as pools and lounges.





## 2.8 FRONTAGE TYPES

### Storefronts

A frontage that reinforces the commercial character and use of the ground floor of the building. The elevation of the ground floor is located at or near the grade of sidewalk to provide direct public access into the building.

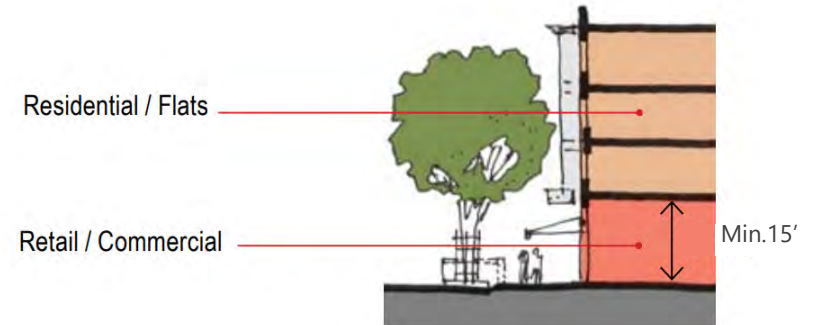
### Live-work/office fronts

A frontage that reinforces both residential and work activities that can occur in the building. The elevation of the ground floor is located at or near the grade of sidewalk to provide direct public access to the building.

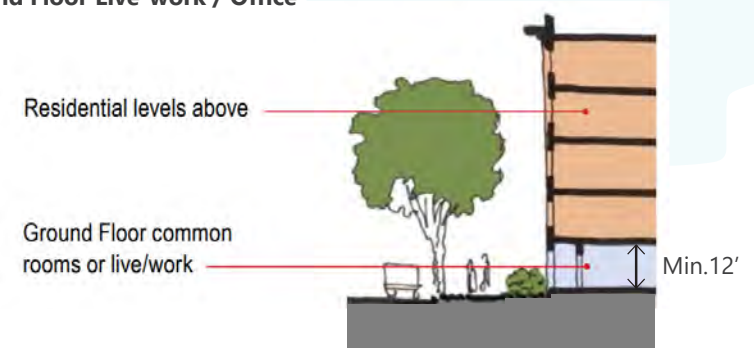
### Residential fronts

A frontage that reinforces the residential character and use of the building. The elevation of the ground floor is elevated above the grade of the lot to provide privacy for residences by preventing direct views into the home from the sidewalk.

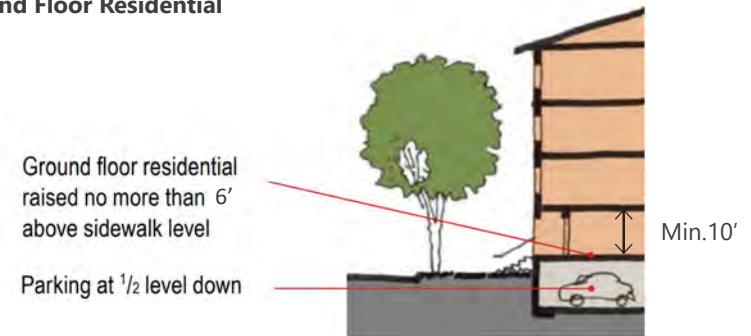
Ground Floor Commercial



Ground Floor Live-work / Office

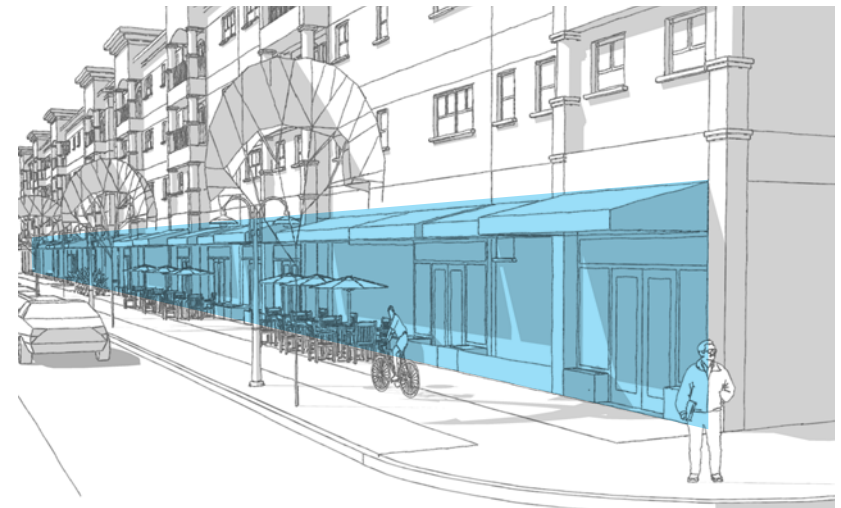


Ground Floor Residential

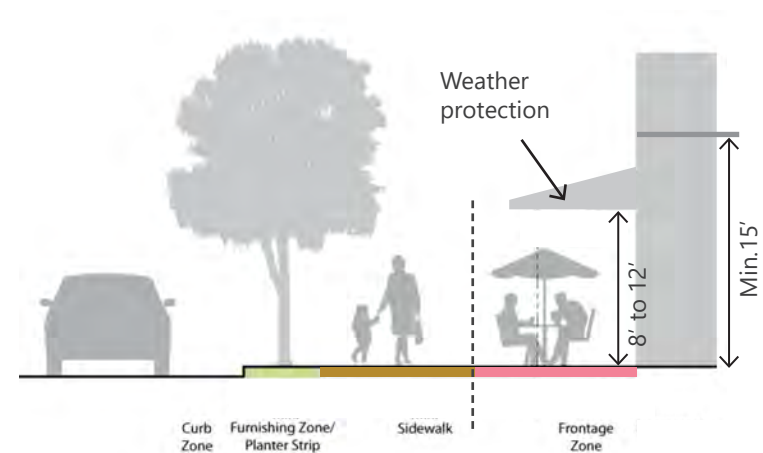


## 2.8.1 STOREFRONTS

- a. The ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.
- b. All ground floor tenant spaces that have street frontage shall have storefront entrances on the façade fronting a street.
- c. Entrance shall be emphasized and clearly recognizable from the street. One or more of the following methods shall be used to achieve this result:
  - Projecting non-fabric awnings or canopies above an entry (covered entry);
  - Varied building mass above an entry, such as a tower that protrudes from the rest of the building surface;
  - Special corner building entrance treatments, such as a rounded or angled facets on the corner, or an embedded corner tower, above the entry;
  - Special architectural elements, such as columns, porticos, overhanging roofs, and ornamental light fixtures;
  - Projecting or recessed entries or bays in the facade;
  - Recessed entries must feature design elements that call attention to the entrance such as ridged canopies, contrasting materials, crown molding, decorative trim, or a 45-degree cut away entry; and
  - Changes in roofline or articulation in the surface of the subject wall.



- d. Lobby entrances to upper floor uses shall be located on a façade fronting a street.
- e. A minimum of ten (10) feet wide frontage shall be provided from the back of curb to the building.
- f. The ground between the curb and the building face shall be paved with hard surfaces to maximize the walkable area and provide flexible spaces to accommodate commercial uses.
- g. Windows and/or glass doors shall cover not less than 50 percent of the first floor elevation along street frontages.
- h. At least 25 percent of the surface area of each upper floor façade shall be occupied by windows.
- i. Projecting elements on upper floors may project five (5) feet from the façade and project into the setback.
- j. Development with retail, commercial, community or public uses on the ground floor shall have a clear floor-ceiling height of at least fifteen (15) feet.
- k. The minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.
- l. If the front façade is set back from the public sidewalk, the setback shall be improved as an extension of the public sidewalk.





## 2.8.2 LIVE-WORK/OFFICE FRONTS

- a. The ground floor elevation shall be located near the elevation of the sidewalk to minimize the need for external steps and external ADA ramps at public entrances.
- b. All ground floor tenant spaces that have street frontage shall have entrances on a façade fronting a street. All other ground floor uses may have a common lobby entrance along the front façade or private entrances along other facades.
- c. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.
- d. At least 40 percent of the surface area of the ground floor façade shall be occupied by display windows or translucent panels.
- e. At least 25 percent of the surface area of each upper floor façade shall be occupied by windows.
- f. Projecting elements on upper floors may project three (3) feet from the façade and project into the setback.
- g. The ground floor shall have a clear floor-ceiling height of at least twelve (12) feet.
- h. The minimum height for awnings or marquees is eight (8) feet above finished grade and the maximum height for awnings or marquees is twelve (12) feet above finished grade; except as otherwise required in the Building Code approved by the City.
- i. If the front façade is set back from the public sidewalk, the setback shall be landscaped and/or improved as an extension of the public sidewalk.



## 2.8.3 RESIDENTIAL FRONTS

- a. Garages shall not exceed 40 percent of the length of the building facade.
- b. The ground floor elevation shall be located within six (6) feet of the ground surface of the adjacent sidewalk or walkway.
- c. Entrances to ground floor units that have street frontage may be provided through a common lobby entrance and/or by private entrances from the adjacent sidewalk.
- d. Entrances to upper floor units may be provided through a common lobby entrance and/or by a common entrance along a façade fronting a street.
- e. At least 25 percent of the surface area of the ground and upper floor façade shall be occupied by windows.
- f. The ground floor shall have a clear floor-ceiling height of at least ten (10) feet.
- g. Stoops and front porches may be provided in front of building and unit entrances. Stoops and front porches may project up to five (5) feet from the façade and project into the setback.
- h. Projecting elements on upper floors may project three (3) feet from the façade and project into the setback.
- i. If the front façade is set back from the public sidewalk, the setback shall be landscaped (excluding stoops/front porches and paved paths to building entrances).





## 2.9 OUTDOOR LIGHTING

- a. The minimum lighting requirement for parking lots, driveways, trash enclosures, and mailboxes is 1 foot-candle.
- a. The minimum lighting requirement for pedestrian walkways and paseo is 0.5 foot-candle and 1.0 foot-candle for stairs.
- a. The minimum lighting requirement for non-residential entrance is 1 foot-candle.
- a. Lighting may also be used to highlight trees and similar features within public and private plazas, courtyards, walkways, and other similar outdoor areas and to create an inviting and safe ambiance;
- b. Building entrances and street numbers shall be well-lit and illuminated to be visible from the street.
- c. Building mounted security lighting fixtures shall not project above the fascia or roof of the building.
- d. Incorporate timers and sensors to avoid unnecessary lighting and avoid unnecessary energy use.
- e. The style of lighting fixtures shall be the same or similar to the building's design and architectural style.
- f. Street lighting within development shall be a maximum of 15 feet high.
- g. All exterior lighting shall be dark sky compliant, and designed, located and lamped to prevent overlighting, energy waste, glare, and light trespass.



## 2.10 WALLS AND FENCES

- a. Community perimeter or theme walls shall be solid decorative block walls located where they do not conflict with existing viewsheds.
- b. Wall materials shall be brick, slump stone, tile, textured concrete, stucco on masonry, or steel framing, or other material walls which require little or no maintenance are required. Plain concrete block walls (i.e. precision block) nor chain link fencing with inserts shall not be used as wall materials.
- c. Wall caps are to be incorporated as a horizontal design element at the top of walls and should not exceed 4 inches vertical.
- d. Wrought iron or tubular steel fencing, or other transparent type of fencing shall be included within projects where there is a viewshed from the project site.
- e. The style of the wall shall be the same or similar to the architectural style of the project.
- f. All exterior perimeter walls located along public streets shall have an offset a minimum of 5 feet deep for every 50 linear feet to 75 linear feet of the wall length.
- g. All non-transparent perimeter walls and/or fences shall be architecturally treated on both sides and shall incorporate landscaping whenever possible.
- h. Sight-obscuring screening shall be provided for all garbage and trash collection areas, approved outdoor storage, and parking lots abutting a low density residential development. Such screening shall be 6 feet in height.
- i. Retaining walls within the front and/or side street facade zone or visible from the public sidewalk shall not exceed 4 feet in height, and with a minimum of 18 inches deep landscape in front of the wall.
- j. Block walls greater than 100 feet in length shall incorporate ground level landscape.



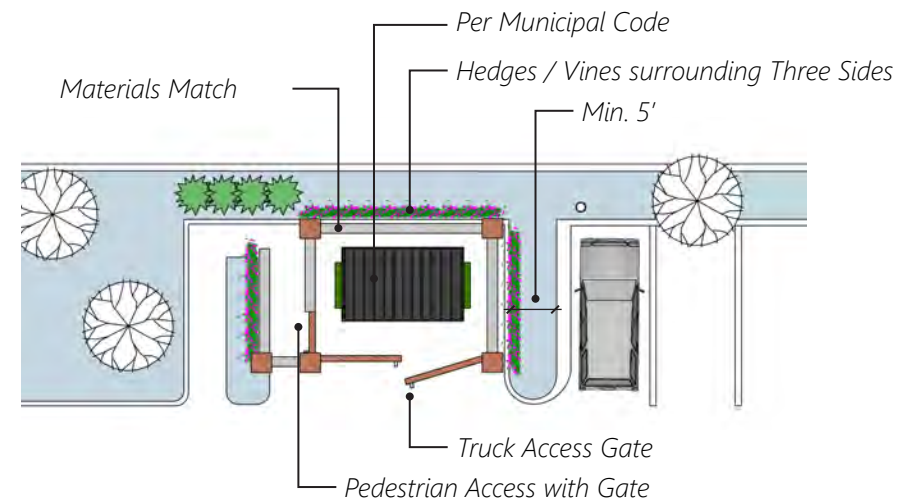
*Community perimeter or theme walls shall be solid decorative block walls.*



*Landscaping shall be placed around the building base.*

## 2.11 TRASH ENCLOSURES

- a. Trash and Recycling bins shall be located within secured enclosures. Enclosures shall be constructed of solid walls at least 8 feet high and be covered with a roof or trellis at least 10 feet high as measured from the adjacent driveway.
- b. The interior of the trash enclosure shall be provided with an interior curb at least 4 inches away from the interior walls to prevent trash bins from hitting and damaging the enclosure walls.
- c. A hose bib shall be provided inside or adjacent to the trash enclosure to facilitate cleaning.
- d. Locate trash enclosures away from building fronts and major entries, and/or screen such receptacles from view in fixed enclosures.
- e. Trash receptacles shall be accessible for trash collection but shall not block circulation drives near loading areas or conflict with parking.
- f. Place vines / hedges on three sides of trash enclosure to deter graffiti and blend structure into the landscape. Provide vines / hedges on two sides of trash enclosure if enclosure is attached to a building.
- g. Enclosures shall be separated from adjacent parking stalls with a minimum 5' wide planter area.
- h. Provide a separate side pedestrian access to all trash enclosures.



**Standard 2.11.d and Standard 2.11.e:** Solid waste and/or recycling enclosure shall have reasonable access for both pedestrian and collection trucks.



**Standard 2.11.c:** Trash receptacles shall be accessible for trash collection but shall not block circulation.



## 2.12 EV CHARGING STATIONS

- a. The station installation and equipment shall be consistent with the rules and regulations in CALGreen Building Standards Code and CBC Chapter 11A and 11B as applicable.
- b. Required designated parking spaces for carpool/vanpool vehicles, electric vehicles, and zero emissions vehicles shall be conveniently located close to building entrances.
- c. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operation shall be included if it has time limits.
- d. Charging station equipment mounted on pedestals, light posts, bollards or other devices shall be a minimum of 24 inches clear from the face of curb.
- e. Charging station outlets and connector devices shall be no less than 36 inches or no higher than 48 inches from the top of surface where mounted, and shall contain a retraction device and/or a place to hang permanent cords and connectors sufficiently above the ground or paved surface.
- f. When the electric vehicle charging station space is perpendicular or at an angle to curb face and charging equipment, adequate equipment protection, such as wheel stops or concrete-filled steel bollards shall be used.
- g. Charging station shall not be placed within any portion of the required parking space area (i.e. 9' x 18').



**Standard 2.12.b:** Energy efficient vehicle parking shall be located close to building entrances.



**Standard 2.12.d:** Charging station shall be a minimum of 24 inches clear from the face of curb.

## 2.13 UTILITIES

- a. All utility equipment shall be located out of the pedestrian path of travel. All utility equipment shall be purposefully and aesthetically placed adjacent to alleyways, within parking areas, rear or side yards, or within building “notch outs” and screened from public view.
- b. If the mechanical equipment cannot be placed in the back, it shall be either placed on the ground and screened with landscape, or placed on the roof and screened with architectural materials such as roof or parapet consistent with the overall architectural style, or painted or wrapped with decorative vinyl with trompe l’oeil or artistic patterns.
- c. All electrical utility equipment, electrical meters, and junction boxes shall be placed within a utility room. If a utility room is not feasible, then all utility equipment shall be purposefully designed as an integral part of the building development, placed adjacent to alleyways, within parking areas, or within rear or side yards, and screened from public view.
- d. Trees and shrubs shall be placed a minimum of 5’ away from water meter, gas meter, or sewer laterals; a minimum of 10’ away from utility poles; and a minimum of 3’ away from fire hydrants and fire department sprinkler and standpipe connections, unless another dimension is approved by the local Authority Having Jurisdictions (AHJ).



*Mechanical equipment* shall be either placed on the ground and screened with landscape.



*Planting shall* maintain the minimum clearance when it is close to the utility facilities and fire hydrants.



## 2.14 BUILDING PRIVACY

- a. The privacy standards in the following table apply to the shortest horizontal distance between the specified window and the specified property line, or to the window or wall of another unit in the same project. Each unit in a project must meet these standards in each room.

	On-site				At Property Line			
	Primary Room- Largest Window	Secondary Room- Largest Window	Blank Wall	Public Corridor	Interior Front	Side	Rear	Street Side
<b>Primary Room- The largest window</b>	45 ft.	30 ft.	20 ft.	8 ft.	Frontyard Setback	20 ft.	20 ft.	*
<b>Secondary Room- The largest window</b>	30 ft.	15 ft.	15 ft.	0 ft.	Frontyard Setback	5 ft.	20 ft.	*
<b>Blank wall</b>	20 ft.	15 ft.	5 ft.	0 ft.	Frontyard Setback	5 ft.	10 ft.	*

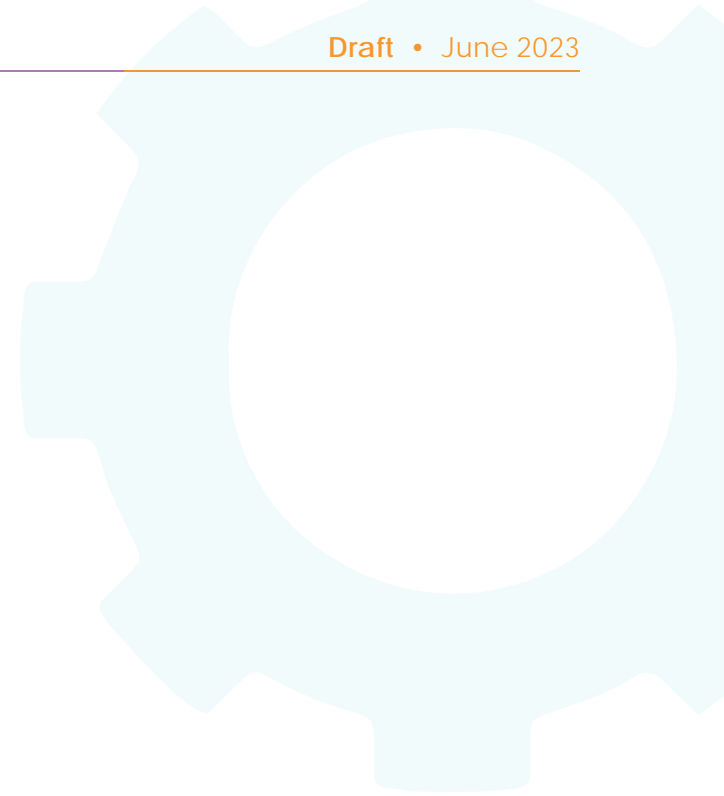
\* Fifteen percent of lot width but not less than 10 ft., nor greater than 15 ft.

- b. The following are considered "blank walls": a. Garden walls four feet (4') or more in height; b. Frosted glass, stained glass or similar translucent but nontransparent materials; and c. Windows with a lower sill not less than five feet, six inches (5'6") above the finished floor level.



3

# BUILDING TYPES





## 3.0 PURPOSE AND GOALS

This chapter provides guidelines to allow for innovative and diverse building forms that contribute to surrounding context and ensure that projects are unified with surrounding streetscapes and land uses, scaled to the pedestrian visual experience and sensitive to the design of nearby residential neighborhoods.

Standards are organized by the five building types:

- 3.1 Townhome, 3-plex and 4-plex
- 3.2 Garden
- 3.3 Wrap
- 3.4 Podium
- 3.5 Tower / High Rise

Each building type is presented as a modular unit. Some standards may be duplicative for each building type (eg. parking), but are included in all building types to allow for an accessible toolkit of building type standards that can be extracted and utilized.

Townhome, 3-plex and  
4-plex (2-3 story)



Garden (2-4 story)



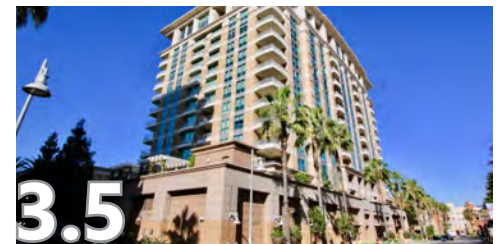
Wrap (4-7 story)



Podium 6 -10 story)



Tower (10 story up)

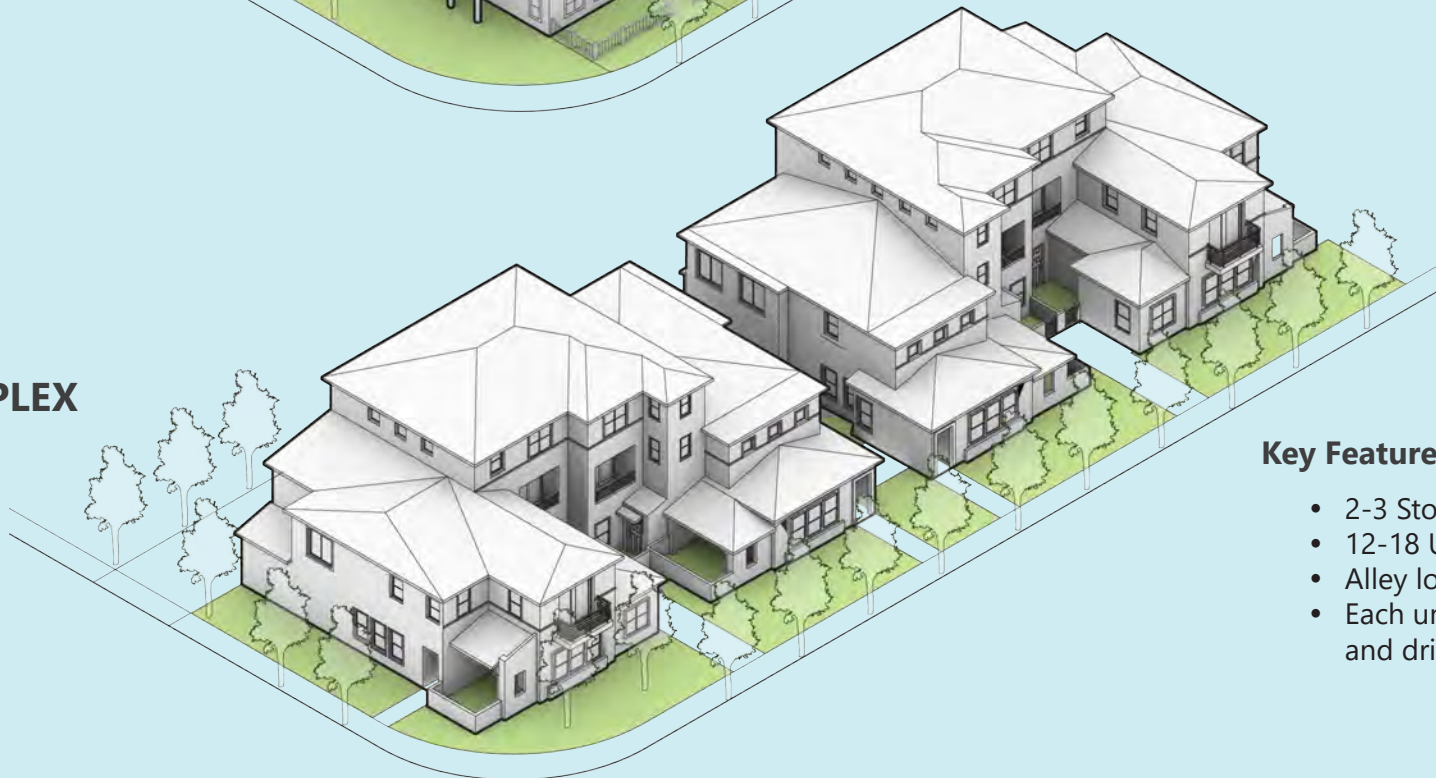


## 3.1 TOWNHOME, 3-PLEX, AND 4-PLEX

**TOWNHOME**



**4-PLEX**



**Key Features:**

- 2-3 Story
- 12-18 Units per acre
- Alley loaded garage
- Each unit has a garage and driveway



### 3.1.1 Key Features

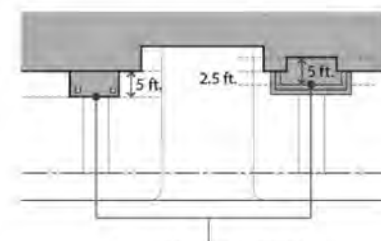
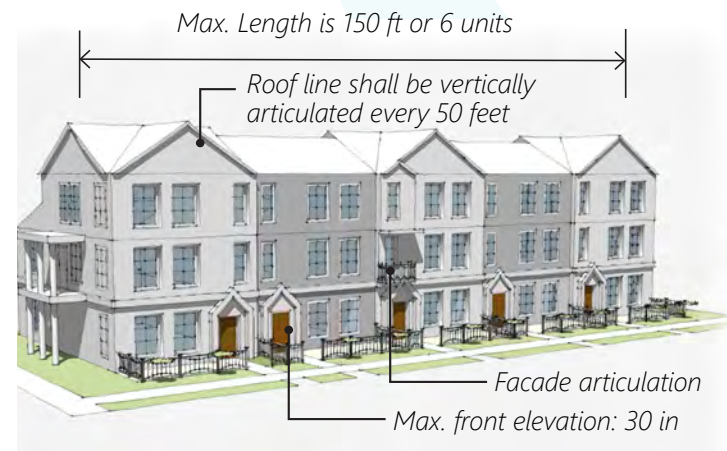
- d. 2-3 Story
- e. 12-18 Units per acre
- f. Alley loaded garage
- g. Each unit has a garage and driveway
- a. All buildings that abut private, local, or collector streets shall have their primary entrance(s) oriented to the street.
- b. A covered porch or covered recess entry is required for each unit.



### 3.1.2 Townhome Building Massing Standards

- a. The minimum unit of a townhome shall be three (3) units. The maximum building length shall be 150 feet or six (6) units, whichever is less.
- b. Entrance frequency: At least one every 50 feet
- c. Maximum elevation of the front entrance shall be 30 inches above adjacent sidewalk. If the elevation exceeding 30 inches, projects are subject to accessibility design reviews.
- d. Parking (garage) may be front-loaded or rear-loaded, but must be entered from alley.
- e. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:
  - f. Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;
  - g. Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or
- h. Offsets of facade or roof elevation of two (2) feet or greater;
- i. The vertical massing of buildings shall be articulated to express each individual unit.
- j. Avoid having primary entry directly faces another unit's garage door.

- k. A covered porch or covered recess entry is required for each townhouse, with a minimum depth of five (5) feet and a minimum area of 40 square feet.
- l. Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.



*Building Entrance: Porch or covered recess of 5-foot deep and a minimum of 40 square feet*



### 3.1.3 Multiplex Building Massing Standards

- a. The maximum building length shall be 150 feet.
- b. Alley or courtyard provides access to units and garages.
- c. Entrance frequency: At least one every 50 feet
- d. Maximum elevation of first inhabited level: 30 inches above adjacent sidewalk.
- e. Parking (garage) shall be rear-loaded or detached.
- f. Architectural articulation and projection shall follow the requirement in MMC 16.08.040
- g. Primary elevations (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building. Along the vertical face of a structure, such features shall occur at a minimum of every 35 feet and on each floor shall contain at least two of the following features:
  - Recess (e.g., deck, patio, courtyard, balcony, garage, entrance, or similar feature) that has a minimum depth of four (4) feet;
  - Extension (e.g., floor area, deck, porch, bay window, patio, entrance, or similar feature) that projects a minimum of two (2) feet and runs horizontally for a minimum length of four (4) feet; and/or
  - Offsets of facade or roof elevation of two (2) feet or greater;
- h. The vertical massing of buildings shall look like large residences.





## 3.2 GARDEN



### 3.2.1 Key Features

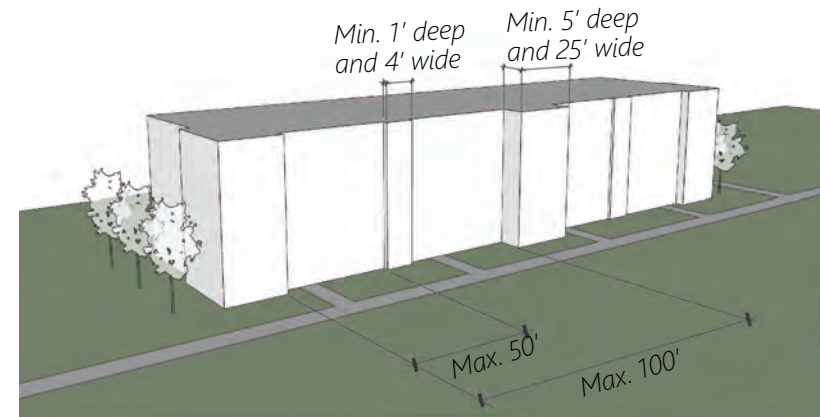
- i. 2-4 Story
- j. 19-25 Units per acre
- k. Walk-up with open-air stairways
- l. Surface parking or detached garage
- m. No private driveway
- n. Primary entrance(s) oriented to common open space or courtyard





### 3.2.2 Building Massing

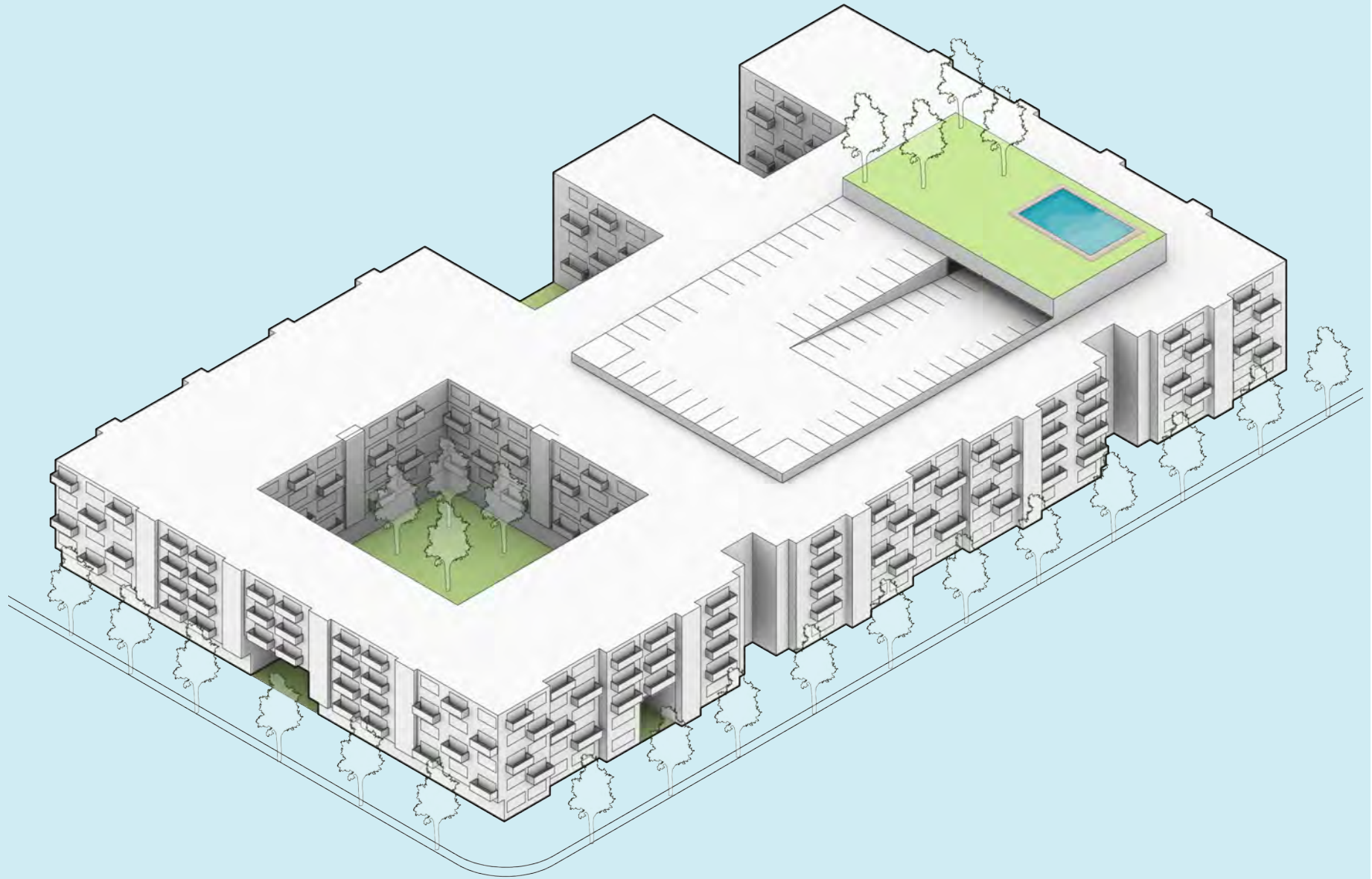
- a. Buildings shall be arranged so that no fully enclosed, interior court is formed.
  - b. A minimum of 20% of the gross tract acreage shall be in vegetative open space, which may include the required front yard planting area.
  - c. A landscaped planting area at least 15 feet in depth shall be provided along all portions of the tract which abut an existing or new public street
- a. For every 100 feet of building length, there shall be a plane-break along the facade comprised of an offset of at least 5 feet in depth by 25 feet in length. The offset shall extend from grade to the highest story.
  - b. Buildings shall have minor massing breaks at least every 50 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of 1 foot deep and 4 feet wide and extend the full height of the building.
  - c. Structures 3 stories or more should emphasize horizontal planes through the use of trim, awnings, eaves, other ornamentation, or a combination of complementary colors.
  - d. Walls that are blank, i.e. without doors, windows, landscaping treatments; shall span no more than 30 feet in length.
    - a. Parking lots shall be placed to the side or rear of buildings. There should be no vehicular parking between townhouse fronts and the public right-of way.



*Multi units building shall have Major and minor massing breaks to reduce bulkiness.*



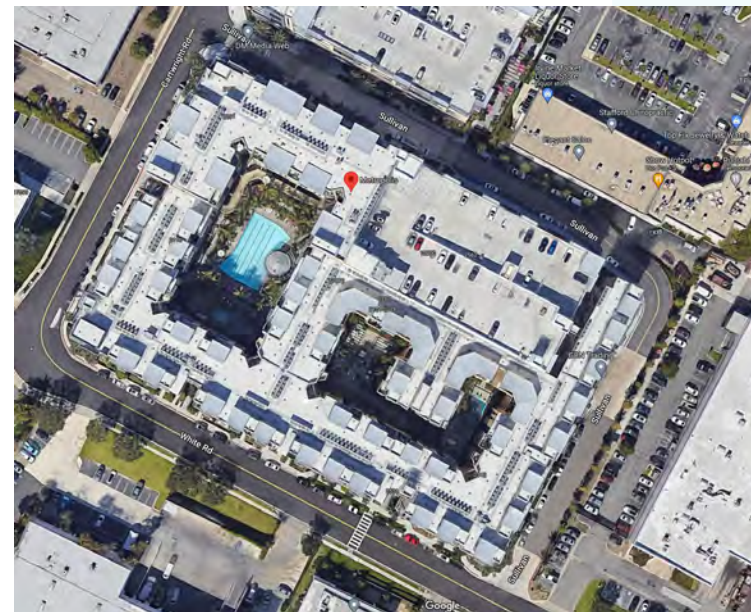
### 3.3 WRAP





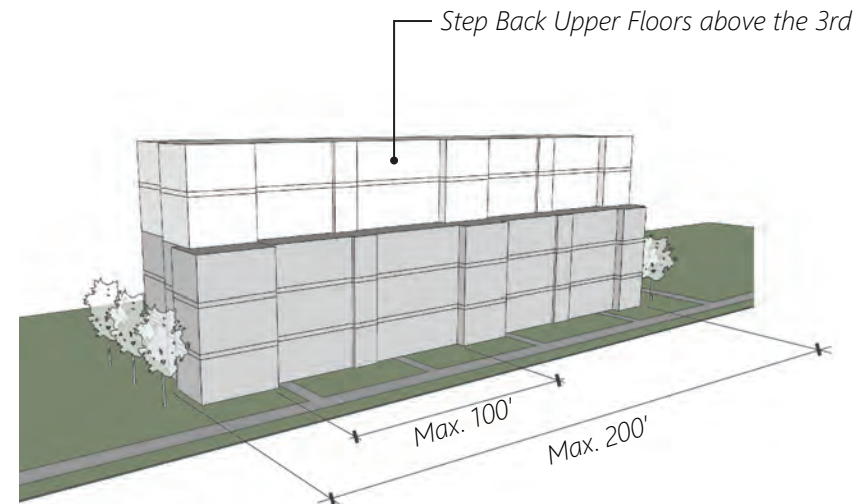
### 3.3.1 Key Features

- a. 4- 7 story wood construction
- b. 50-90 du/ac
- c. Multilevel parking structure (typically concrete)
- d. Residential units and/or retail “wrapping” around an above-grade parking structure
- e. Private open space provided within an individual unit shall be no less than ninety (90) square feet and shall have a minimum dimension of six (6) feet in each direction.
- f. Not more than sixty (60) per cent of the development site area shall be devoted to main or accessory buildings, covered or open parking areas, driveways and other nonopen space uses.

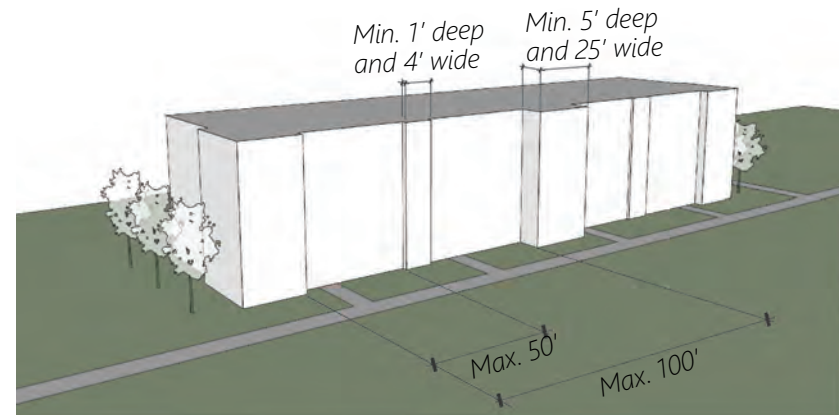


### 3.3.2 Building Massing

- a. Buildings over 3 stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 5 feet deep and 25 feet wide and extend the full height of the building.
- a. For every 100 feet of building length, there shall be a plane-break along the facade comprised of an offset of at least 5 feet in depth by 25 feet in length. The offset shall extend from grade to the highest story.
- b. Buildings shall have minor massing breaks at least every 50 feet along the street frontage. Minor breaks shall be a minimum of 1 foot deep and 4 feet wide and extend the full height of the building.
- c. Where parking structures are planned, the streetwall should be composed of active uses that screen podium parking, parking structure
- d. Residential ground floor uses in multi-family buildings, other than accessible units, should be no more than 4' above the public sidewalk grade, if setback is 15' or less.
- e. At least one elevator shall be provided in each multi-family building containing twenty-one (21) or more units, where some of those units have primary accesses only to the third-story or higher stories.
- f. Mixed-Use:
  - Building façades shall have a glazed opening at least every 25 feet.
  - The minimum vertical clearance between the ground or street level and the encroachment should be 10 feet.



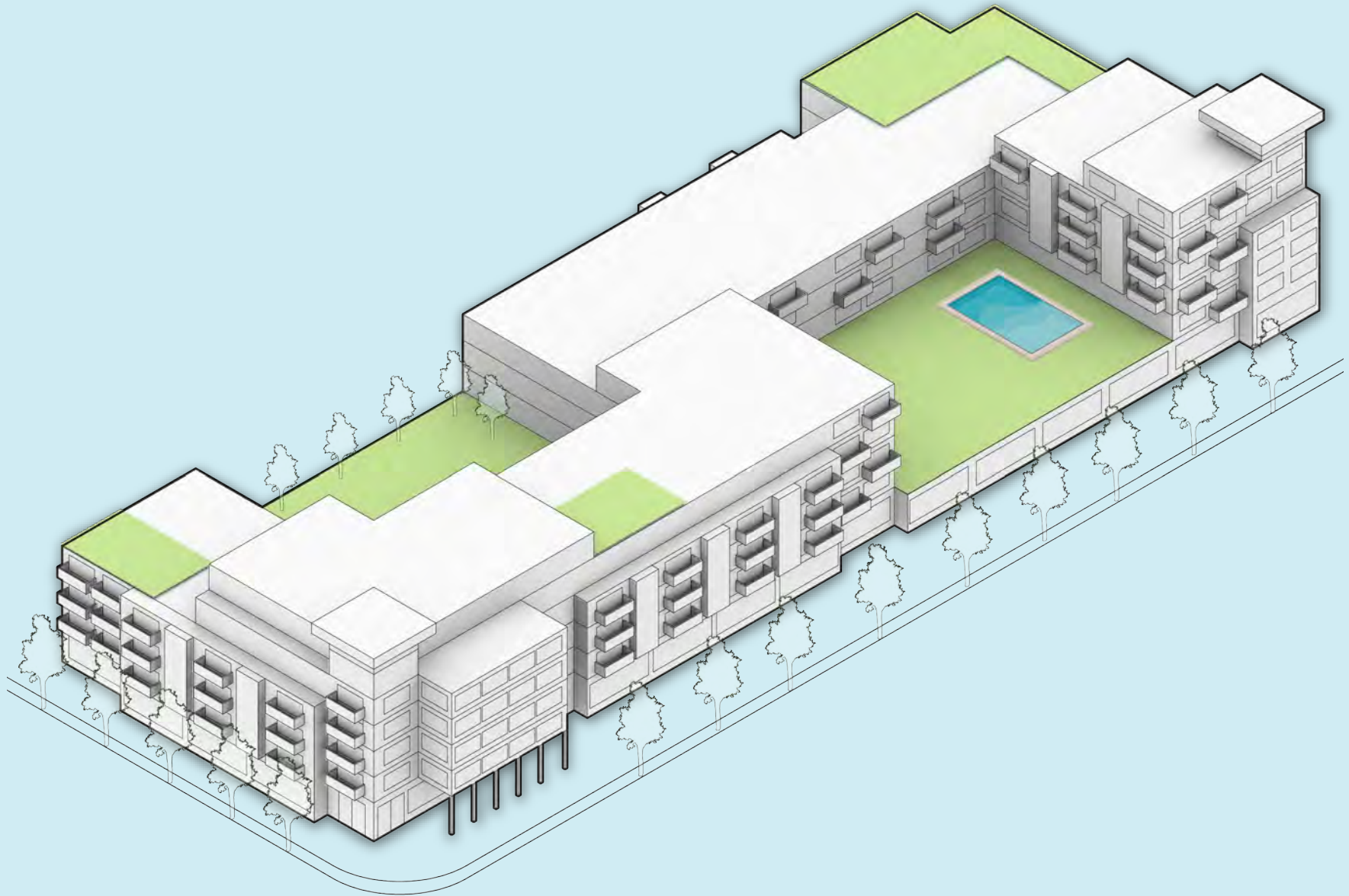
**Standard 3.4.2.b, Standard 5.1.c and Standard 5.1.d:** Break development into separate vertical planes to reduce the appearance of bulk.



**Standard 3.4.2.a and Standard 3.4.2.b:** Multi units building shall have Major and minor massing breaks to reduce bulkiness.



## 3.4 PODIUM



### 3.4.1 Key Features

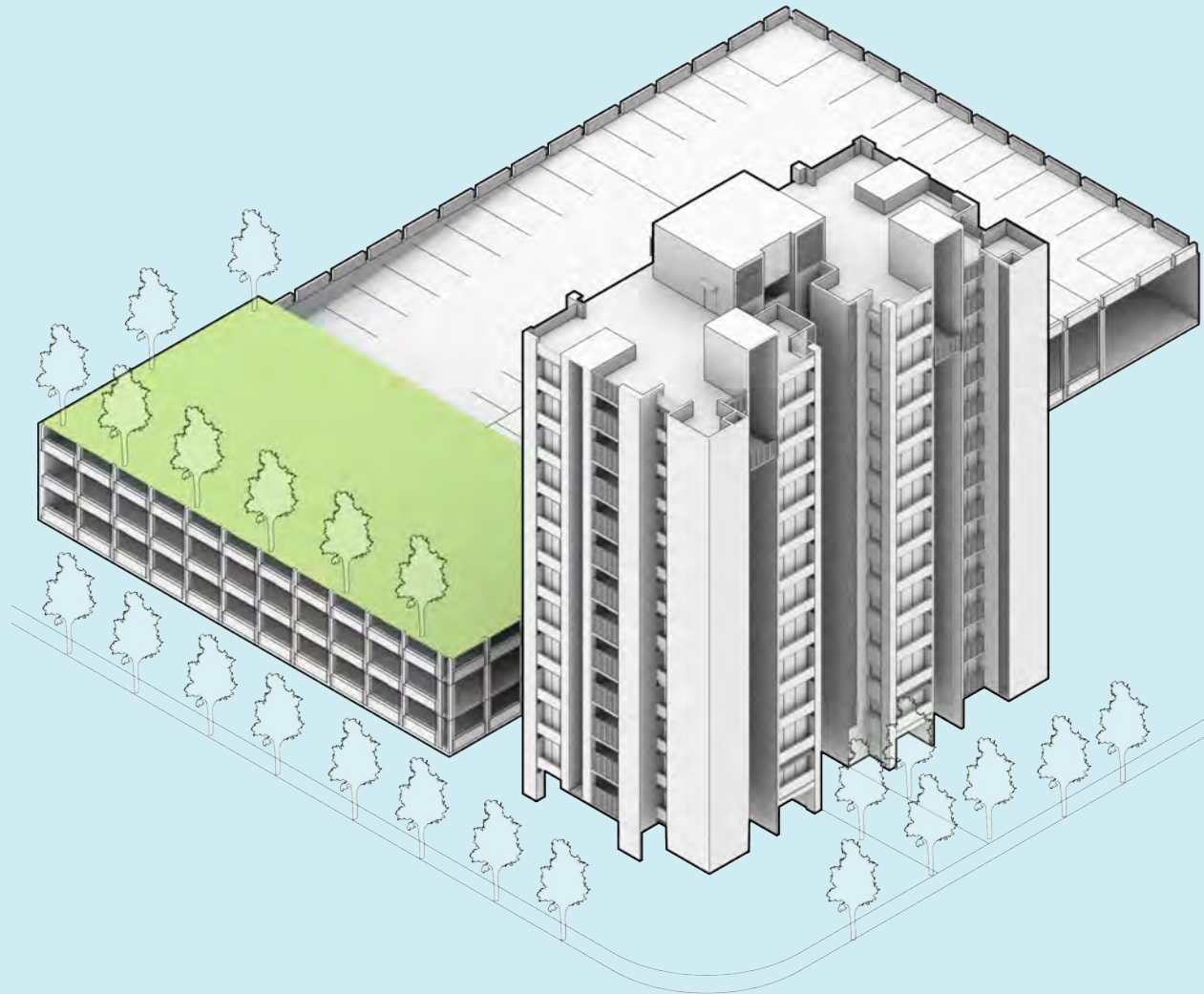
- a. 4-5 stories wood construction over garage podium and/or below grade garage. Maximum density in wood construction is 120 du/ac.
- b. 6-8 stories metal or concrete construction above a parking podium and/or below grade parking. Maximum density is 150 du/ac.
- c. Multilevel podium parking structure is directly beneath housing



### 3.4.2 Building Massing

- a. Façade Length. Each street-facing façade exceeding 150 feet shall include a minimum break of 10 percent of the façade length or 20 feet, whichever is greater. This break shall be a minimum of 8 feet deep and open to the sky;
- b. Façade Area. Each street-facing façade exceeding 50 feet in length shall modulate a minimum of 25 percent of the area above the first story. This modulation shall be between 2 feet and 12 feet in depth from the primary façade plane.
- c. The primary façade plane is defined as the vertical plane with the greatest surface area above the ground floor.
- d. Modulation is not required to be continuous or open to the sky, and may be recessed or projected.
- e. The minimum height of the base should be 2 storeys. the height of the base or the portion of the base immediately adjacent to the neighbouring lower-scale buildings should match the height of the neighbouring buildings
- f. Balconies that are recessed a minimum of 2 feet shall qualify Minimum Setback:
  - Abutting collector street: 15 feet from back of sidewalk
  - Abutting secondary street: 10 feet from back of sidewalk
  - Abutting Single Family Zone: 10 feet from property line
- g. Buildings over four stories shall step back the fifth floor and above by a minimum of 15 feet, except that buildings over three stories adjacent to low density residential shall step back the fourth floor and above by a minimum of 15 feet.
- h. The ground floor elevation of a non-residential building is preferable to be flush with the sidewalk however, in no case should it be more than 2' above the adjacent sidewalk, and maintain handicap access
- i. Residential ground floor uses in multi-family buildings, other than accessible units, should be no more than 4' above the public sidewalk grade, if setback is 15' or less.
- j. The ground floor elevation shall consist of at least one of the following:
  - A line of awnings or canopies over ground floor storefronts or amenity space windows extending at least 75 percent of the elevation width.
  - Unobstructed transparent glass storefronts for at least 75 percent of the elevation width.
  - A different exterior cladding material than the middle/body separated from the middle/body above with either an overhang or recess of two (2) feet or more, or a horizontal belt course with a dimension of at least twelve (12) inches, consisting of a different color and material separating the base from the middle section.
  - A series of individual residential entries with recessed entryways.
  - A series of individual residential entries with porches with roofs.
- k. The cap is at the top of the building and shall include at least one of the following:
  - If the building has a parapet wall, add a cornice feature, consisting of a different material and a depth of at least twelve (12) inches over the wall below.
  - If a building has a pitched roof, an eave overhang of at least two (2) feet.
  - A building stepback of at least three (3) feet from the main wall plane of the story below.
  - A change in exterior cladding material at the top story that is different than the story below, effectively using the top story as a wall cap.

## 3.5 TOWER / HIGH RISE





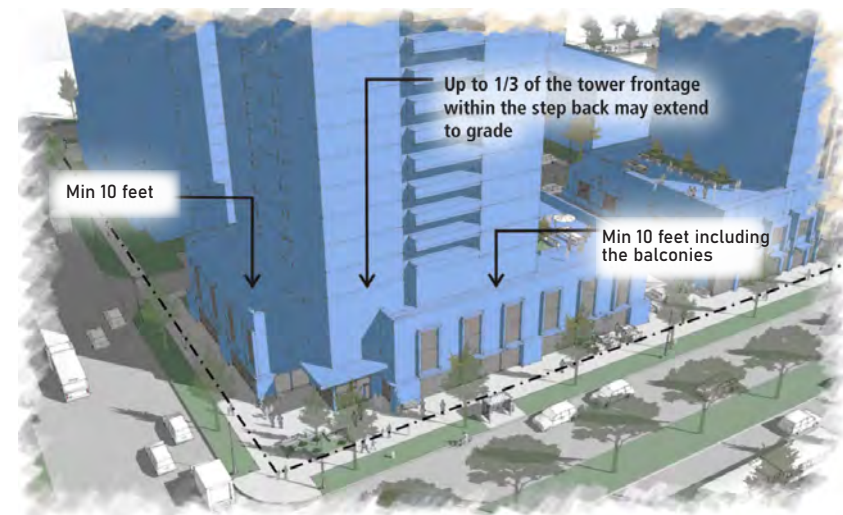
### 3.5.1 Key Features

- a. In very dense, very urban locations
- b. Steel or concrete construction
- c. Multilevel parking structure is either fully beneath building or partly below grade
- d. Common open space is at roof top and/or indoor
- e. Consist of a “base” that relate directly to the height and typology of the existing or planned streetwall context, a “middle” and a “top”.
- f. The minimum interior side-yard tower setback for a residential tower is 40 feet.
- g. The minimum setback for a mixed-use tower shall be determined through the site plan and design review process.
- h. Tower separation: The minimum setback between towers is 80 feet.
- i. Minimum separation between towers: 80 feet



### 3.5.2 Building Massing

- a. The minimum height of the base should be 2 storeys.
- b. The maximum height of the base of a proposed high-rise building should be equal to the width of the ROW to provide sufficient enclosure for the street without overwhelming the street.
- c. Additional height may be appropriate through the provision of step backs and architectural articulation, particularly on wider streets and deeper lots.
  - a. For sites where the adjacent context is lower-scale and not anticipated to change:
    - the height of the base or the portion of the base immediately adjacent to the neighbouring lower-scale buildings should match the height of the neighbouring buildings; and
    - provide a transition in height on the base through setbacks and
  - b. Use bird-friendly best management practices in accordance with the City's guidelines. In particular, apply visual markers or use low reflectance materials on all exterior glazing within the first 65 feet of the building above grade.
  - c. 80% of the ground floor should be highly transparent.
  - d. The maximum tower floor plate for a high-rise residential building should be 8,000 square feet to minimize shadow and wind impacts.
  - e. The tower, including the balconies, should be setback a minimum of 10 feet from the base.
  - f. Up to one third of a tower frontage along a street or a public space may extend straight down to the ground
  - g. Orienting and shaping the tower to improve building energy performance, natural ventilation, and daylighting





### 3.5.3 Open Space (Rooftop)

- a. Any rooftop uses shall require a full plan review, permits and inspections for occupants and structural safety based on how the building roof is to be used.
- b. The rooftop garden shall be located on the third or higher story.
- c. The rooftop garden shall be accessible to all residents of dwelling units on the parcel, but not to commercial tenants of a residential mixed-use development.
- d. Minimum dimensions of rooftop garden is 15 feet.
- e. Permanent fixtures associated with the useable open space, such as trellises, shade structures, furniture, and furnishings such as planters, lighting and heaters, may exceed the height limit by up to 12 feet.
- f. At least 15% but no more than 25% of the rooftop shall be landscaped with raised beds for gardening, stormwater planters, or other landscaping. All required landscaped areas should be equipped with automatic irrigation systems and be properly drained.
- g. Rooftop equipment shall be screened by a parapet or enclosure.
- h. Where rooftops are visible from offsite, they should be treated to minimize aesthetic impacts.



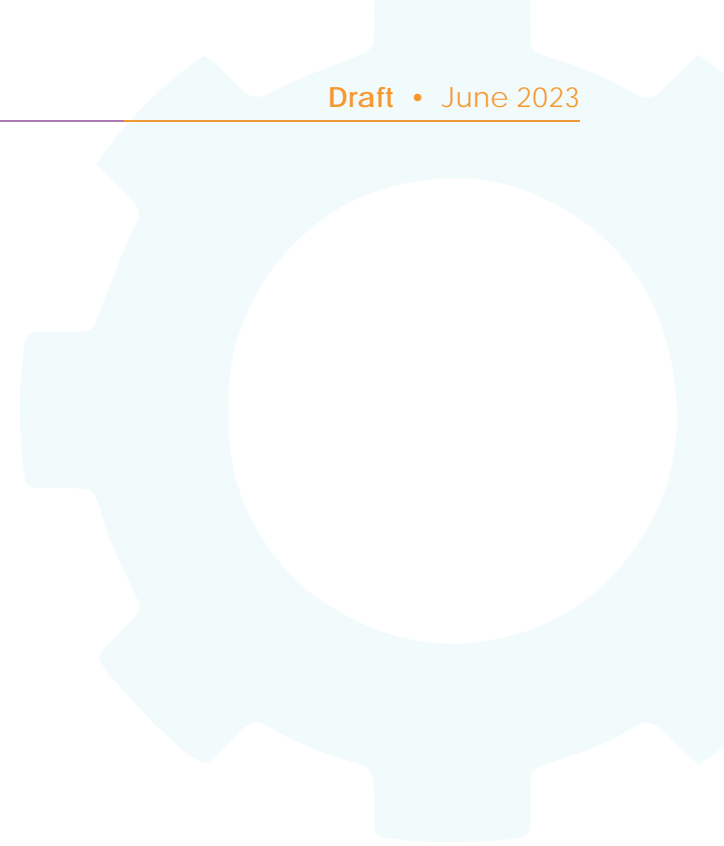


# 4

# ARCHITECTURAL STYLES

- Spanish Revival
- Craftsman
- Tuscan
- East Coast Traditional
- Farmhouse
- Modern
- French Influence





## 4.0 PURPOSE AND GOALS

This Chapter contains design standards for six defined architectural styles. The standards for each style address a range of topics based on architectural precedents. The standards address the following aspects of individual building design: Roofs and roof pitch, eaves, cornices, walls, base of walls, dormers, openings and doors, storefronts, porches, and balconies.

1. Each building is required to be designed in compliance with one of the defined architectural styles.
2. The architectural style standards are coordinated with the building types allowed by this FBC.
3. Any facade greater than 75 feet in length along a street (public or private) or civic space may include more than one architectural style, with a maximum 75 feet in length of any one style.
4. Any large residential project with more than 15 primary residential buildings shall include more than one defined architectural style.

## 4.1 SPANISH REVIVAL

Derived from Spanish/Mediterranean and early Californian influences, these styles emerged in the late 19th and early 20th centuries. Projects a visually rich environment with allusions to regional history. Generally, Spanish Colonial Revival style buildings are asymmetrically arranged. The style features low-pitched roofs with little or no overhang covered with S Type Clay red roofing tiles. These houses were almost always wood frame with stucco siding. The use of the arch was common, especially above doors, porch entries, and main windows.





## 4.1.1 FORM & MASSING

All Spanish Revival projects shall include the following:

- a. Asymmetrical façade/elevations
- b. 3 or more roof planes
- c. At least 50% of the units shall have balconies or window treatments (such as shutters or awnings)
- d. Entrances are recessed at least 12"

Projects 4 stories and taller, mixed use, and/or with more than 15 buildings, shall include at least two of the following:

- e. add-on projections such as verandas, arcades, balconies and exterior stairs.
- f. The ends of building masses shall be stepped down to create a more pedestrian scale.
- g. One focal point, such as courtyard, tower, or fountain
- h. Wingwall or columns on the ground level





## 4.1.2 ROOF

All Spanish Revival projects shall include the following:

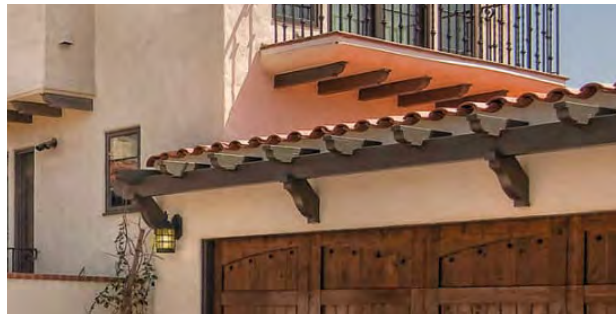
- a. Low pitched (4:12 maximum) cross- or side-gable roofs. The pitch shall remain constant except for a veranda or arcade.
- b. Red, fired, clay tile roofs. Common tile shapes include both Spanish (S-shaped) and Mission (half-cylinder) types
- c. The gable has little or no overhang on the rake.
- d. 30% of the primary facade length shall have a 6" to 12" eave overhang and 20% shall have a 24" overhang with exposed rafter tails.
- e. Hipped roofs shall only be used in combination with gables or on a tower element.
- f. Shed roofs are only used in conjunction with verandas.



### 4.1.3 MATERIALS & COLORS

All Spanish Revival projects shall include the following:

- a. Roof tiles shall use terra cotta, brown earth tones, or rustic red color palette.
- b. White, cream, or tan stucco wall with smooth or lightly textured finish (i.e. hand troweled or smaller particles)
- c. Re-sawn wood shall be used as secondary wall material for the following and similar elements:
  - 1) Posts and exposed beams
  - 2) Railing, spindles and grill work
  - 3) Shutters, window frames and doors
- d. If windows have shutters, the shutter's color shall match the accent color that is use for doors or decorative trim.
- e. At least one wrought iron elements (such as railings, hardwares, and gates) shall be used.





## 4.1.4 DOORS & WINDOWS

All Spanish Revival projects shall include the following:

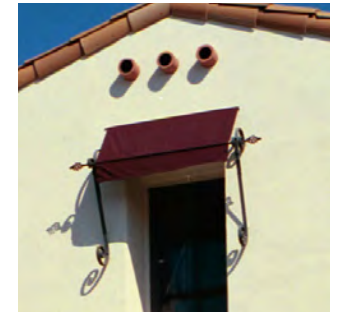
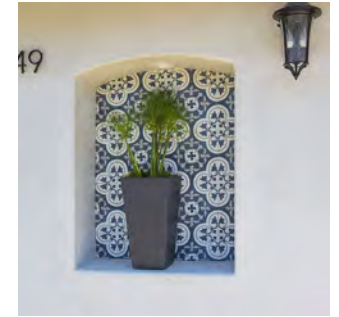
- a. Accent windows shall be less than 20% of the total windows.
- b. The primary facade shall include at least one arched elements.
- c. At least 50% of the windows shall be casement windows.
- d. All entrance door surrounds shall be banded with ceramic tile, molded plaster or painted accents.
- e. All the casement windows and double hung windows shall have wooden frame.
- f. At least two types/shapes of windows shall be used
- g. A minimum 3" wide flat casting shall be used on all non-recessed casement windows.



## 4.1.5 DECORATIVE DETAILS

All Spanish Revival projects shall include at least four the following; mixed-use projects, projects 4 stories and taller, and/or with more than 15 buildings, shall include at least six of the following:

- a. Entry/Front porch or patio
- b. Decorative tiles
- c. Clay tile vents
- d. Wrought iron balcony railings or support brackets
- e. Dark metal light fixture and hardware
- f. Paired wood (or wood simulated) garage doors with iron hardware
- g. Stone or brick accented elements
- h. Verandas, pergolas or arcades
- i. Exterior stairs
- j. Fabric awnings with metal spear supports





## 4.2 CRAFTSMAN

The Craftsman or California Bungalow style is derived from the influential residential style that emerged in the early 20th century out of the Arts and Crafts movement. This style is deployed to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include low-pitched gabled or hipped roofs, exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches and large columns or piers. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.



## 4.2.1 FORM & MASSING

All Craftsman projects shall include at least four the following:

- a. Asymmetrical façade/elevations
- b. 3 or more roof planes on the primary facade
- c. Front-facing gable roofs
- d. At least 30% of the street-facing units shall have balconies or porches.
- e. Primary walls shall have 2-3 materials/ colors, with no more than ninety percent (90%) of the total wall surface in one material / color.

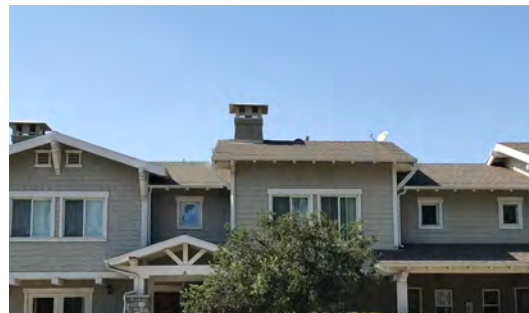
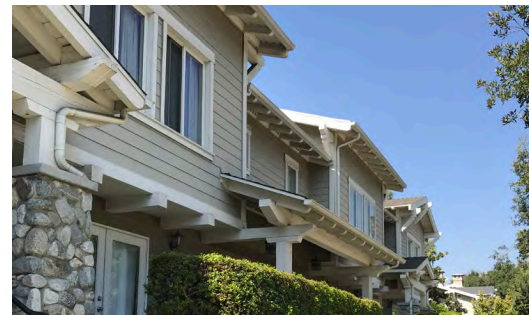




## 4.2.2 ROOF

All Craftsman projects shall include at least four the following:

- a. Low- to moderate-pitched gable or hipped roofs (typically from 6:12 to 8:12)
- b. Overhanging eaves (minimum 24 inches along primary elevation) with exposed rafter tails or beams
- c. Brackets or knee braces at gabled ends
- d. Use of wood or asphalt shingle (or fiber cement imitation or imitation synthetic asphalt shingles)





### 4.2.3 MATERIALS & COLORS

All Craftsman projects shall include at least four the following:

- a. Brick, stone and concrete blocks are the most common materials used in the base.
- b. Primary walls should show no more than two materials along any vertical section of the building, with no more than ninety percent (90%) of the total wall surface in one material.
- c. Primary wall materials includes dark color wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks.
- d. Use of dark, neutral, earth-toned color palette, such as browns and greens
- e. However, lighter paint palettes may also be appropriate, particularly for details (columns, rafter tails)



## 4.2.4 DOORS & WINDOWS

All Craftsman projects shall include at least four the following:

- a. At least 50% of the windows shall be casement windows.
- b. 80% of the primary windows shall have grilles
- c. At least two types/shapes of windows shall be used
- d. Utilize flat wood trims (typically 4½" or 5½" wide) around the primary windows and entry doors.
- e. Window and door trim color shall contrast with color of walls
- f. Entry doors and garage doors have glass panels





## 4.2.5 DECORATIVE DETAILS

All Craftsman projects shall include at least four of the following; mixed-use projects, projects 4 stories and taller, and/or with more than 15 buildings, shall include at least six of the following:

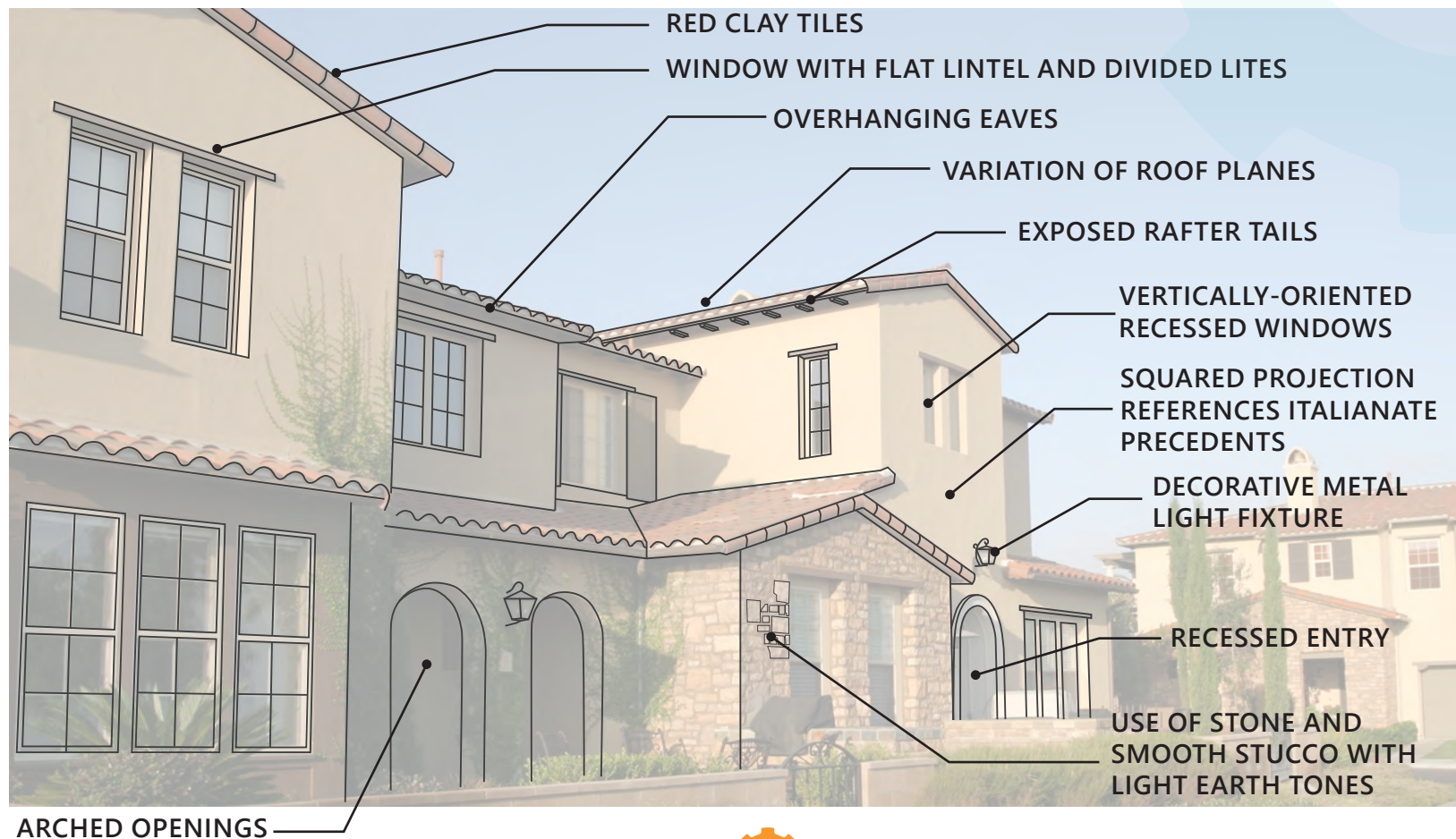
- a. Stone pier and battered wood support
- b. Exposed rafter tails and knee-brace brackets
- c. Dormers are often located on the front façade
- d. Second-story balcony
- e. Decorative attic/gable vent
- f. Light fixtures are typically box-shaped, with metal frame and geometric pattern.
- g. Chimneys are visible at the exterior and arranged on a side elevation
- h. Stained glass windows
- i. gable pediments
- j. Covered front porches with tapered pillars
- k. Ground level windows have muntins
- l. Decorative joinery





## 4.3 TUSCAN

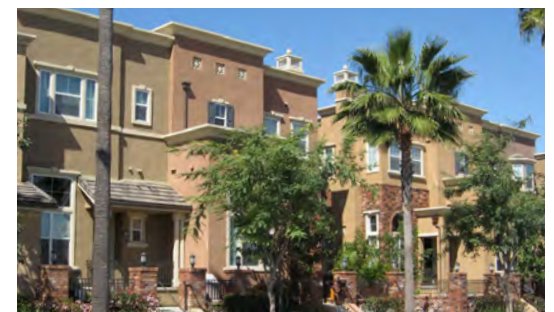
A interpretation of traditional Mediterranean architectural style based on precedents found in the Spanish Revival style joined by rural Italian elements. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the use of stone and stucco, light earth tones, and red tiled roofs. Classical elements such as columns and arches and decorative iron work add visual complexity. Squared towers and projections speak to Italianate references. Porches and porticoes are common, as are vertically-oriented recessed windows.



## 4.3.1 FORM & MASSING

All Tuscan projects shall include the following:

- a. Asymmetrical arrangement of windows and design elements along primary elevation
- b. Porches, porticoes and/or Juliet balconies
- c. Recessed entries





## 4.3.2 ROOF

All Tuscan projects shall include the following:

- a. Flat or low pitched hip or gable roof (maximum 6:12 slope)
- b. Red-toned clay tiles
- c. Multiple roof levels (at least 3)
- d. Large overhanging eaves (minimum 12 inches) along primary elevation
- e. Shaped timber tiles at eaves

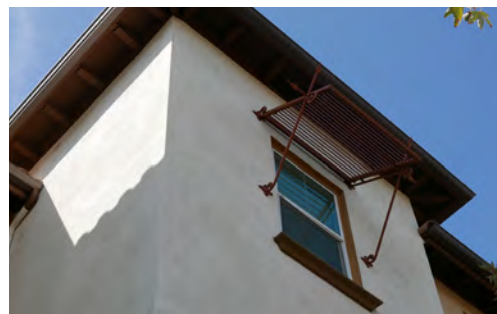




### 4.3.3 MATERIALS & COLORS

All Tuscan projects shall include the following:

- a. Incorporate rough-hewn stone as accent feature
- b. Flat stucco walls in light earth tones
- c. Earthy tone color palette
- d. Brown or Beige window frames



## 4.3.4 DOORS & WINDOWS

All Tuscan projects shall include the following:

- a. Single or double-hung windows are typically more horizontal in proportion with six-over-six muntin patterns and 5½" wide trim.
- b. Casement windows are typically paired with either four-pane patterns for narrow windows and eight-pane patterns for wider windows.
- c. Vertically oriented rectangular or arched windows arranged in asymmetrical patterns
- d. Casement or double-hung sash with flat or arched lintels
- e. Windows shall be recessed 3 to 12 inches from outer wall on primary facade

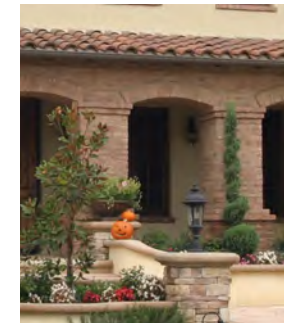
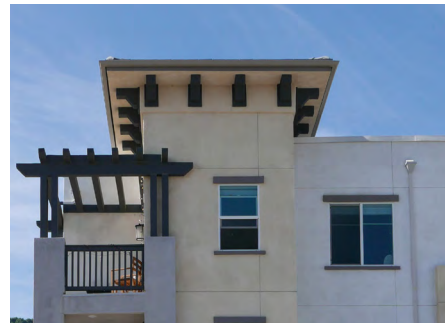
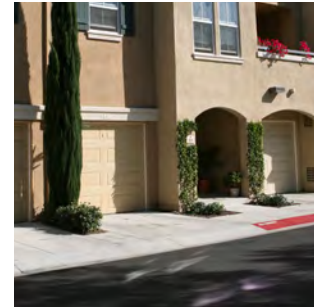




## 4.3.5 DECORATIVE DETAILS

All Tuscan projects shall include at least four the following; mixed-use projects, projects 4 stories and taller, and/or with more than 15 buildings, shall include at least six of the following:

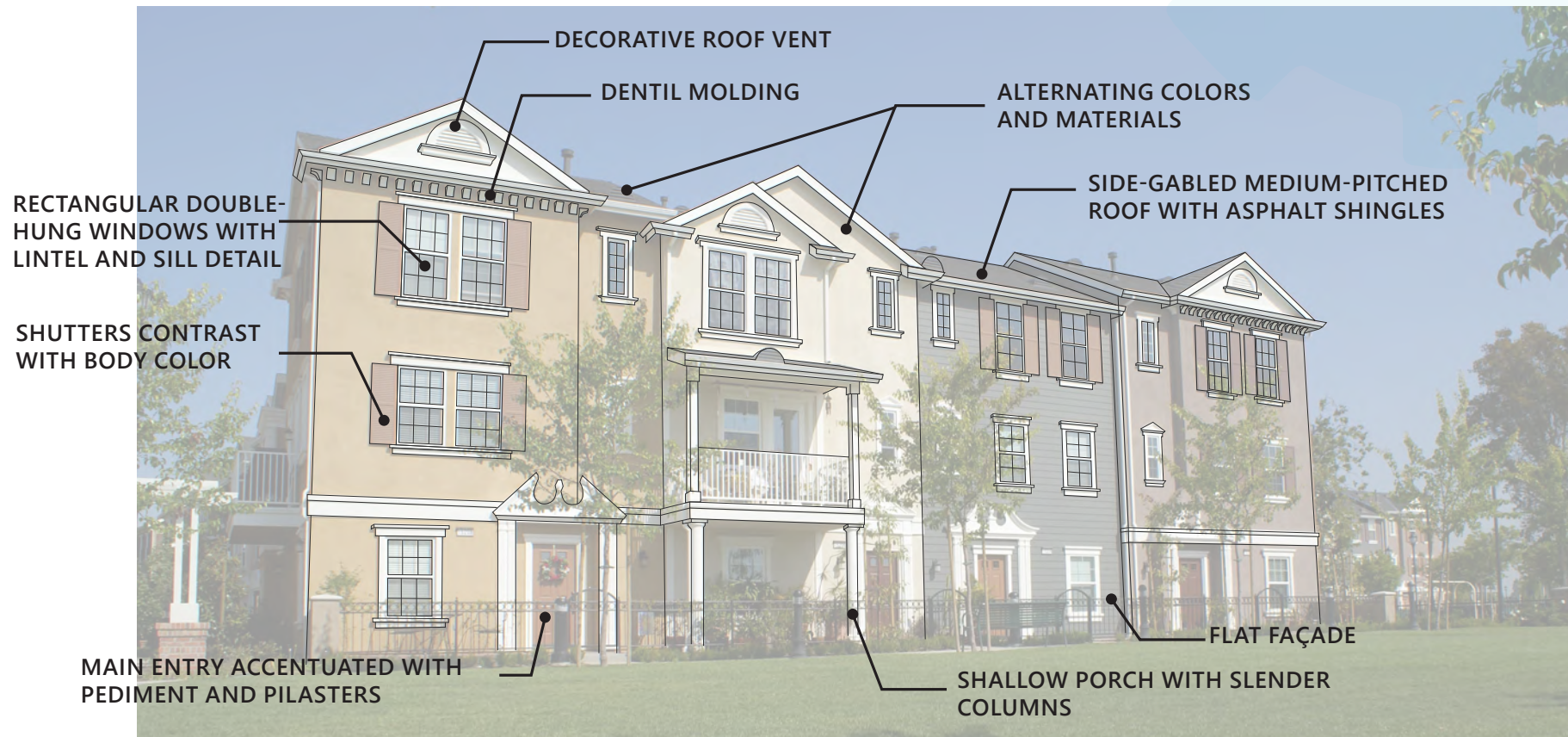
- a. Shallow Juliet balconies
- b. Rafter extensions and brackets
- c. Stone or stucco window /door trim
- d. Rectangular or arched wooden door
- e. Arcade or porch at entry
- f. Decorative ironwork (window grilles, railings, light fixtures, decorative planters)
- g. Arched windows
- h. Paired decorative wood shutters. Shutters shall be equal to half the width of the window. Shutter styles can either be paneled or louvered.
- i. Use of brick, stone or wood columns
- j. Stucco or stone chimneys or tower
- k. Dark color wood trellis
- l. Arched openings and doorways at the ground level





## 4.4 EAST COAST TRADITIONAL

The East Coast Traditional styles of multi-family housing incorporate elements of American domestic architecture dating back to the early English and Dutch houses built in the first century of colonial settlement. These precedents have been interpreted and re-interpreted during successive waves of residential design and development over the past 140 years, and presently incorporate an eclectic mixture of elements. Common characteristics of new East Coast Traditional buildings include materials such as wood and brick; front entrances accentuated with pediments and pilasters; windows with double-hung sashes and articulated lintels and sills; and porches supported by thin columns.



## 4.4.1 FORM & MASSING

All East Coast Traditional projects shall include the following:

- a. Symmetrical front facade, with balanced windows and central front door
- b. Accentuated front entrance
- c. Flat facades. Building wall offsets shall be less than 10 feet
- d. Porches, balconies, and shallow projections are allowed
- e. Side-gabled and front-gabled roof forms
- f. Feature elements shall be repeated or reinforced in front facade





## 4.4.2 ROOF

All East Coast Traditional projects shall include the following:

- a. Medium to high-pitched roof (minimum 4:12 slope)
- b. Asphalt shingles or synthetic slate shingles
- c. Classical entablatures often return at the gable end
- d. Cornices consist of a boxed roof-wall junction with little overhang





### 4.4.3 MATERIALS & COLORS

All East Coast Traditional projects shall include the following:

- a. Brick cladding, wood, engineer wood, or vinyl siding cladding
- b. Attached townhomes shall alternate color and cladding from one unit to the next
- c. Off-white and earth tones, muted colors
- d. Asphalt shingles
- e. Stucco prohibited
- f. When shutters are utilized, their color shall contrast with the body of the building



## 4.4.4 DOORS & WINDOWS

All East Coast Traditional projects shall include the following:

- a. At least 80% windows shall either be single hung or fixed with shaped wood muntin bars.
- b. Common accent windows include the Palladian, the circle and the fan light transom panel.
- c. Evenly spaced windows
- d. Windows detailed with arched or flat lintels and sills
- e. Bay or pop-out window assemblies
- f. window resting on a trimmed wood sill and brackets

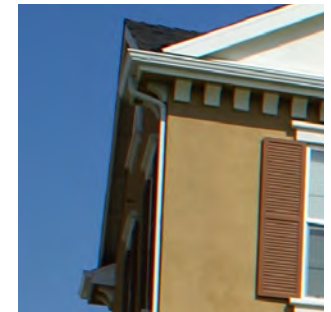




## 4.4.5 DECORATIVE DETAILS

All East Coast Traditional projects shall include at least four the following; mixed-use projects, projects 4 stories and taller, and/or with more than 15 buildings, shall include at least six of the following:

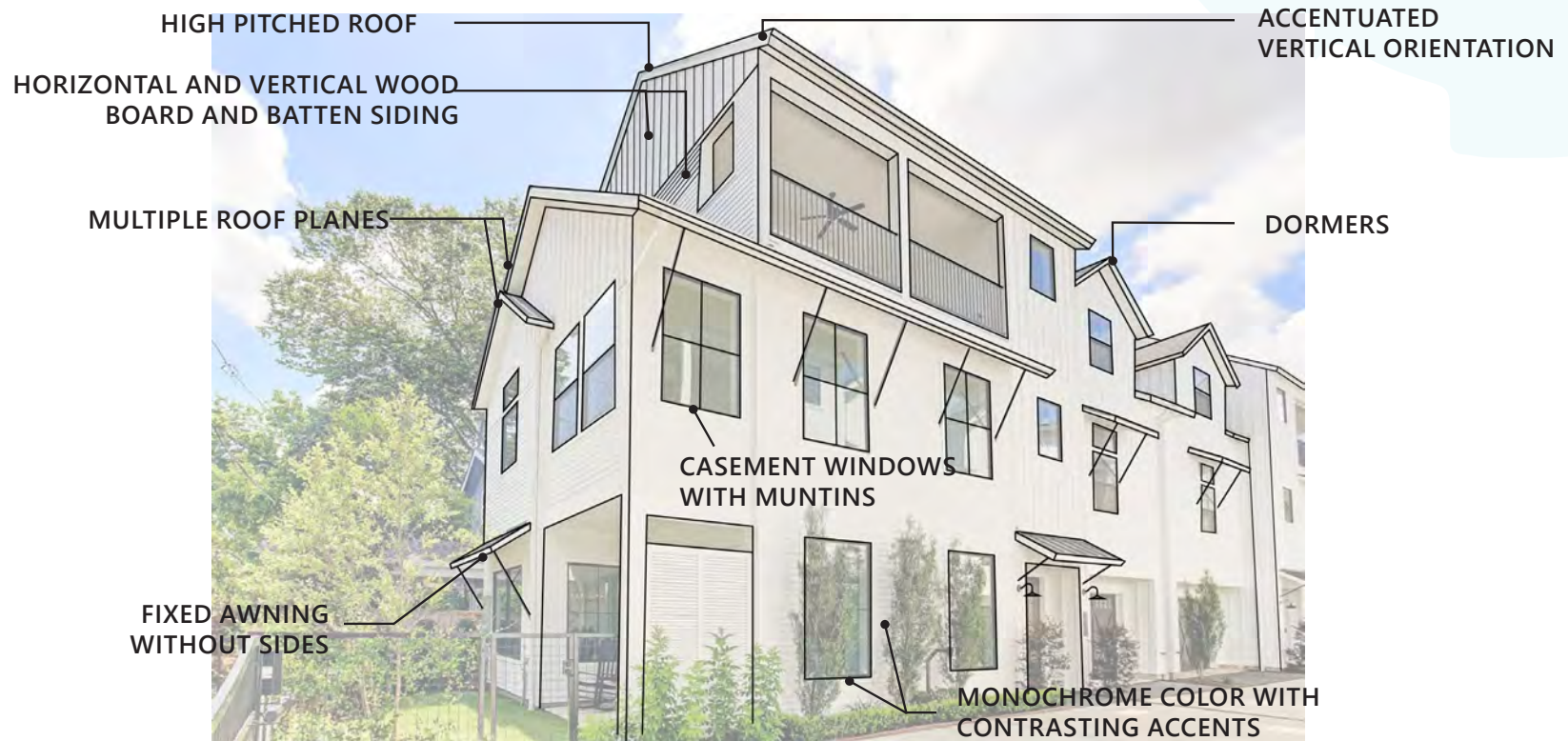
- a. Porch with slender columns
- b. Paneled shutters
- c. Arched window with a keystone detail
- d. Cornice returns on the gable ends
- e. Decorative attic vents
- f. Balustrades may be used to accentuate terraces or stoops, or as railings on second floor balconies.
- g. Dormer windows
- h. Front door with sidelights and arched transom
- i. Moldings with applied dentils
- j. Doorways is framed with sidelites and transom windows.
- k. Entrance features are elaborately trimmed with wood columns or pilasters





# 4.5 FARMHOUSE

Farmhouse is an interpretation of traditional rural residential forms and materials. This style reflects Riverside County’s agricultural and ranching history and regional context. As indicated in the accompanying precedent images and illustrative diagram, the style utilizes elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents and sparse or simple ornamentation. Roofs are typically medium to high-pitched. Minimal detailing often includes awnings, porches and wall mounted gooseneck lights.



## 4.5.1 FORM & MASSING

All Farmhouse projects shall include the following:

- a. Clean and straight exterior lines, geometric form
- b. Asymmetrical massing with a gable at the front of the house
- c. Repeating shapes and lines
- d. Gable roof creating a triangular wall on the ends
- e. Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers
- f. Multiple gable and shed roof planes
- g. Geometric forms, industrial materials, limited palette, and repetition
- h. Covered porches and awnings to break up volumes between lower and upper floors
- i. 3 or more wall planes





## 4.5.2 ROOF

All Farmhouse projects shall include the following:

- a. High-pitched gabled roof or shed roof (minimum 6:12 slope)
- b. Intersecting gable roofs
- c. Dark asphalt shingle, metal roofs or synthetic slate shingles
- d. Triangular rooflines emphasizing the height of the unit
- e. Large overhangs (minimum 2 feet in length) above the patio and garage





## 4.5.3 MATERIALS & COLORS

All Farmhouse projects shall include the following:

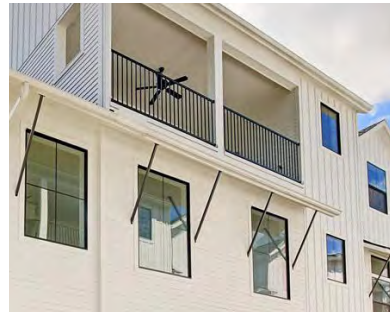
- a. Unadorned materials: metal, wood, masonry
- b. Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- c. Neutral or muted colors shall be predominant
- d. Monochrome accents of doors, windows or architectural features
- e. Combine contemporary design with rustic materials
- f. Stucco is prohibited



## 4.5.4 DOORS & WINDOWS

All Farmhouse projects shall include the following:

- a. At least 60% windows shall be tall and narrow double hung windows with a proportion of 2 or 2½ times taller than wide
- b. Groupings of two or three double hung units shall comprise at least 10% of the total window openings.
- c. Accent windows shall comprise no more than 20% of total window openings.
- d. Typically have 4½" to 5½" flat board trim on the sides and head
- e. 60% windows shall have grilles
- f. Minimal molding around window and door openings
- g. Double hung or casement windows with muntins

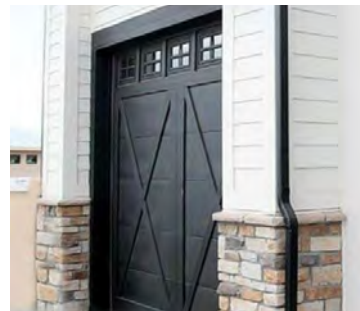




## 4.5.5 DECORATIVE DETAILS

All Farmhouse projects shall include at least four the following; mixed-use projects, projects 4 stories and taller, and/or with more than 15 buildings, shall include at least six of the following:

- a. Wide front porch with simple columns
- b. Covered patio
- c. Shed or gabled dormers
- d. Carriage-style garage doors
- e. Dark shutters and window sashes
- f. Shed dormers
- g. Simple gable brackets, vents and trim
- h. Iron-inspired barn-style lighting
- i. Metal awnings without sides
- j. Gooseneck light fixtures at the entrance
- k. Large doors and windows to maximize natural light
- l. Grilles on the ground level windows and doors





## 4.6 MODERN

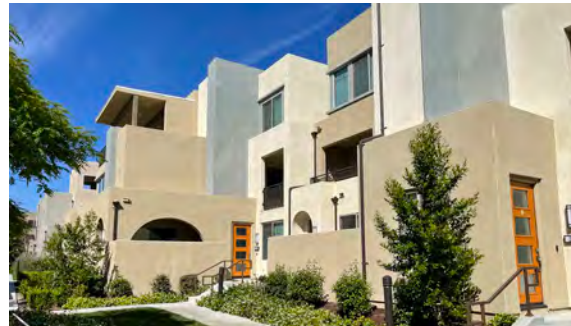
Modern is a contemporary style derived from utilitarian precedents, utilizing block forms, contrasting colors and eclectic combinations of materials in modern compositions. This style projects a minimalist, clean aesthetic. Simple rectangular shapes and forms are combined within horizontal and vertical planes to create dynamic lines. Flat roofs reinforce the rectangular shapes and provide an opportunity for outdoor deck areas. Accents are simple and modest, usually taking the form of trellis elements.



## 4.6.1 FORM & MASSING

All Modern projects shall include the following:

- a. An irregular, asymmetrical facade
- b. Strong emphasis on geometric shapes and clean lines
- c. Rectangular shape structure
- d. Lack of ornament or moldings
- e. Straight and continuous lines
- f. Repeating lines and elements
- g. 3 or more wall planes
- h. Arches, ornate columns, or window shutters shall be avoided.

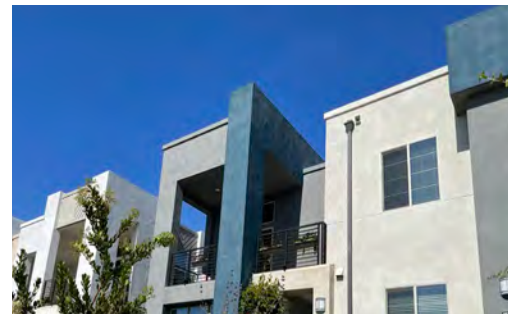




## 4.6.2 ROOF

All Modern projects shall include the following:

- a. Flat or low-pitched shed roofs (4:12 slope max)
- b. Deep overhangs (over 2 feet) are encouraged on sloped roofs.
- c. Tile roof shall be prohibited
- d. May have decks or roof gardens

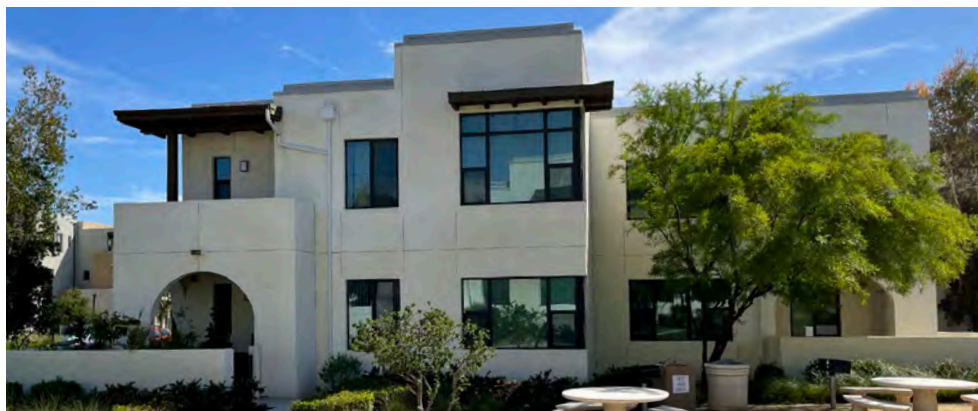




## 4.6.3 MATERIALS & COLORS

All Modern projects shall include the following:

- a. Typically use raw and natural materials like wood, concrete, metal, and glass
- b. Use of traditional materials (such as stucco, wood, brick and stone) as an accent
- c. Minimum 2 materials on the building facade
- d. Use of bold color blocks to emphasize geometric forms and break down massing elements



## 4.6.4 DOORS & WINDOWS

All Modern projects shall include the following:

- a. 30% units in each building shall include at least one large window (i.e. floor-to-ceiling window, sliding windows, picture window) or unadorned glass door.
- b. Rectangular shape windows and doors
- c. 40% primary facade shall be glass.
- d. Window or balcony wrapping around a corner of the building
- e. Narrow aluminum window frames with square sticking
- f. Valence grids sometimes are applied on windows

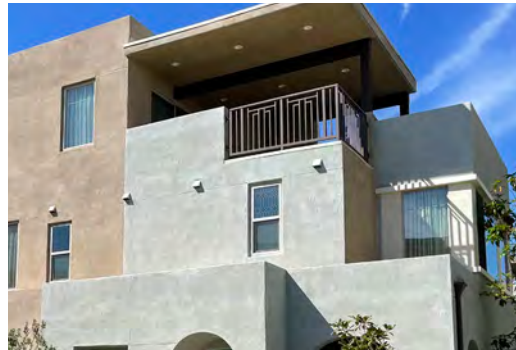




## 4.6.5 DECORATIVE DETAILS

All Modern projects shall include at least four of the following; mixed-use projects, projects 4 stories and taller, and/or with more than 15 buildings, shall include at least six of the following:

- a. Metal balcony railings
- b. Picture windows
- c. Clerestory windows
- d. Floor-to-ceiling glassdoor
- e. Usable outdoor roof decks
- f. Trellis shade structures
- g. Playful use of color to provide contrasting elements
- h. Metal awning
- i. Bold Branding
- j. Floor-to-ceiling glass windows on the ground level
- k. Broad roof overhang with exposed wood or steel frame





## 4.7 FRENCH - INFLUENCE

Residential architecture in the French style draws on that country's long tradition of domestic building forms. As indicated in the accompanying precedent images and illustrative diagram, multi-family variants of the French style typically display a symmetrical facade dominated by a steeply-pitched hipped or mansard roof with dormers. This variant exhibits formal renaissance detailing, distinguishing it from the asymmetrical varieties that draw on French farmhouse, cottage or chateau precedents. Brick, stone and stucco cladding are typical. Stylistic details often include segmental arches around doors and windows, quoins at corners, and open terraces, porches and balconies with balustrades or metal railings.



## 4.7.1 FORM & MASSING

All French-Influenced projects shall include the following:

- a. Symmetrical organization of compositional elements
- b. At least 30% of the upper units shall have balconies
- c. High-pitched roof lines
- d. If building have chimneys, they are symmetrical and perfectly balanced
- e. Recessed entrance
- f. At least 30% of windows on the primary facade shall be french casement
- g. At least 2 dormers on each building





## 4.7.2 ROOF

All French-Influenced projects shall include the following:

- a. Hipped or mansard roof with dormers
- b. For large massing buildings (more than 6 units per floor or taller than 3 stories) mansard roof shall be primary roof form.
- c. High-pitched roof (minimum 6:12 slope)
- d. Moderately overhanging eaves (maximum 12 inches)
- e. Roof materials are tile, slate, or asphalt shingle
- f. Roof with molding





## 4.7.3 MATERIALS & COLORS

All French-Influenced projects shall include the following:

- a. Brick, stone or smooth stucco cladding
- b. Off-white and earth tones
- c. White or contrasting trim
- d. Asphalt shingles
- e. Brick, stucco, stone, or decorate half-timbering.
- f. color palettes from nature, so they are frequently beige or gray in their overall color.



## 4.7.4 DOORS & WINDOWS

All French-Influenced projects shall include the following:

- a. Vertically-oriented rectangular windows arranged in symmetrical patterns
- b. Articulated lintels and sills
- c. Window trim that contrasts with the color of body of the building
- d. Windows shall be recessed no deeper than 3 inches from outer wall
- e. 30% windows shall be French windows
- f. The upper windows are usually arched and often adorned
- g. Usually double-hung or casement. Double or triple groupings are common, as well as the use of leaded panes





## 4.7.5 DECORATIVE DETAILS

All French-Influenced projects shall include at least four the following; mixed-use projects, projects 4 stories and taller, and/or with more than 15 buildings, shall include at least six of the following:

- a. Entry accents with real or faux stone
- b. Horizontal moulding accents
- c. Arched dormers or doors
- d. Stone chimneys
- e. Rounded towers with conical roofs
- f. Windows are surrounded by stone quins, pilasters, or other detailing
- g. French doors with shutters
- h. Juliet balcony
- i. Open terraces, porches and balconies with balustrades or metal railings
- j. Quoins at corners; color should contrast with body of the building



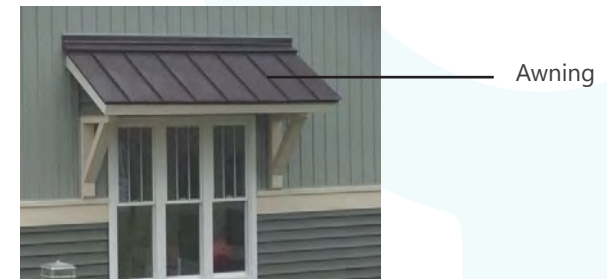


## 4.8 ARCHITECTURAL STYLE DEFINITIONS

**Accent Window.** Accent windows are supplement. It provides aesthetics value and variance to the building. Window types include transom windows, dormer awning windows, picture windows, arch and circle windows, and art glass.



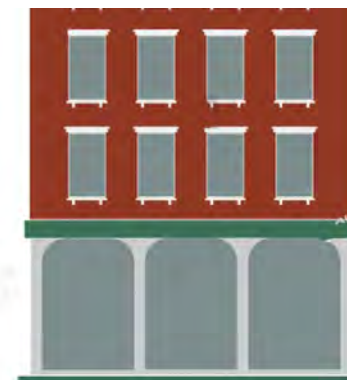
**Awning.** An architectural fabric or metal projection that provides weather protection, building identity, or decoration, and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a cover is attached.



**Arcade.** A roofed passageway or lane. A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.



**Bay.** Any division of a building between vertical lines or planes.



**Board and Batten.** A form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.



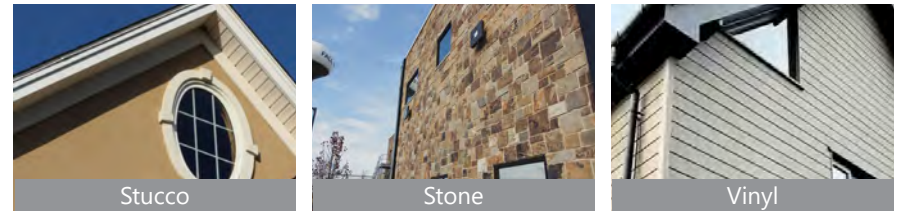
**Bracket.** A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.



**Building Mass (Massing).** Mass refers to the general shape and form as well as size of a building.



**Cladding.** Building cladding is the application of one material over another to add an extra skin or layer to the building. Commonly used exterior wall cladding materials include brick, vinyl, wood, stone, fiber cements, metal, concrete, and stucco.



**Cornice.** A horizontal molding projecting along the top of a wall, building, etc.



**Corbel.** A structural piece of stone, wood or metal jutting from a wall to carry a super-incumbent weight, a type of bracket.



Corbel

**Divided Lite:** Individual panes of glass held in place by wood or synthetic material to create a pattern.



Divided Lites

**Cornice Return.** Also called an eave return, a cornice return is a graceful way to transition the eave and the main fascia board around the gable end of a house.



Cornice return

**Dormer:** A structure projecting from a sloping roof usually housing a vertical window that is placed in a small gable, or containing a ventilating louver.



Dormer

**Decorative Gable Vents.** A non-venting louver mounted in the top of the gable.



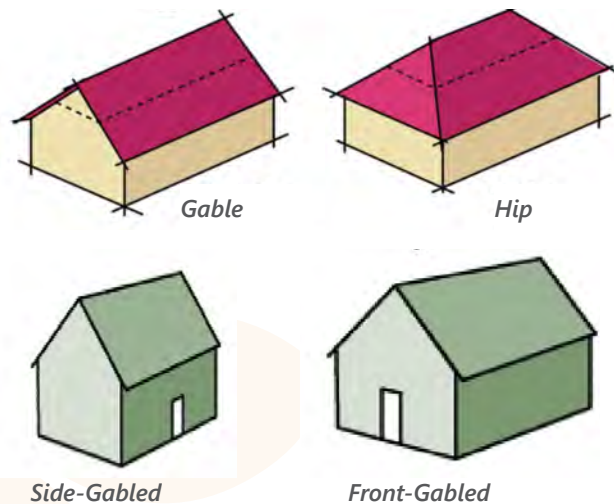
Gable Vent



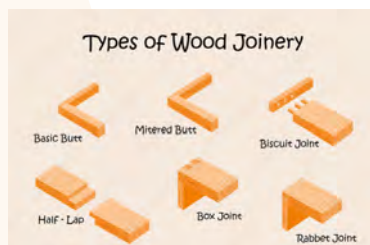
**Front-gabled Roof.** A gabled-roof that faces the road or main entrance.

**Gable Roof.** A roof having a gable at one or both ends; a roof sloping downward in two opposite directions from a central ridge, so as to form a gable at each end.

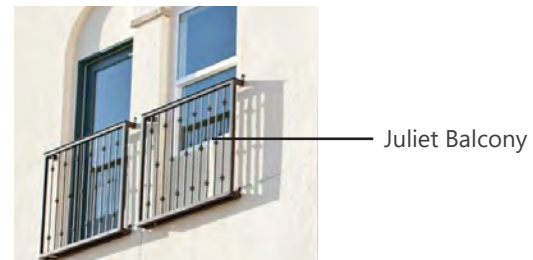
**Hipped Roof.** A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.



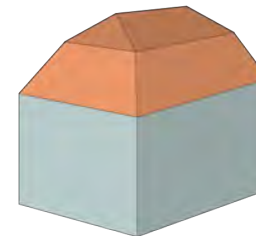
**Joinery.** It is a part of woodworking that involves joining pieces of wood, engineered lumber, or synthetic substitutes (such as laminate), to produce more complex items.



**Juliet Balcony.** A pseudo balcony; a low ornamental railing to a window, projecting but slightly beyond the plane of the window, threshold or sill, having the appearance of a balcony when the window is fully open.



**Mansard Roof.** A type of roof with the two slopes on each side.



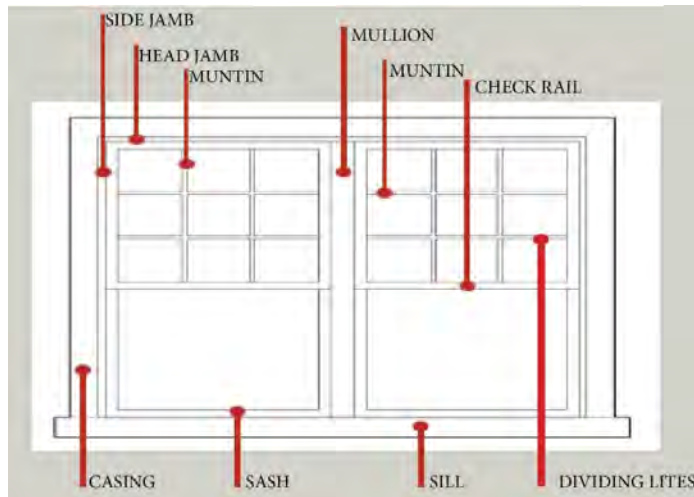
**Mission Parapet.** A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part entirely above the roof.



PARTS OF A WINDOW

**Mullion.** A dividing piece between the lights of windows, usually taking on the characteristics of the style of the building.

**Muntin.** A secondary framing member to hold panes in a window, window wall, or glazed door; an intermediate vertical member that divides panels of a door.



*PARTS OF A WINDOW*

**Overhanging Eaves.** The projecting overhang at the lower edge of a roof that sheds rainwater.



Overhanging Eaves



Rake Overhanging  
Eave Overhanging

**Pediments.** A low-pitched triangular gable above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice, often with sculpture.



**Primary Window.** Windows that are commonly used and have an independent function. Primary windows shall be able to open from inside. Window types include: casement windows, single-hung, double-hung, slider windows, and bay windows.

Examples of Primary windows



Casement Window

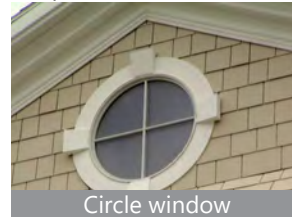


Double Hung



Bay Window

Examples of Accent windows



Circle window



Dormer awning window



Transom

**Rafter Tails.** The portion of the rafter that hangs over the wall.



**Roof Plane.** The surface of the roof. It could be flat, pitched or on an angle. It is also called the field of the roof.

*These are decorative features not roof planes. 4 Roof Planes*



**Shingle.** A small thin piece of building material often with one end thicker than the other for laying in overlapping rows as a covering for the roof or sides of a building.



**Shutter.** Each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.



**Side-gabled Roof.** A gabled-roof that faces either side of the main entrance.

**Sill.** The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.



**Transom Window.** A transom window used above the entry door but can't not open. They usually as wide as the door (or as wide as the door and the sidelights). They can come in square (rectangular), round top, or elliptical.



**Valance** Grids. Valance grids are similar to the Standard grids but are only across the top of the window or door.



**Verandas.** A raised, covered, sometimes partly closed area, often made of wood, on the front or side of a building



**Window Sash.** The movable part of a window made up of the vertical and horizontal frame that holds the glass.

**Wingwall.** A smaller wall attached or next to a larger wall or structure.





## AGENDA ITEM # 3 Center for Demographic Research (CDR) Updates

### STAFF RECOMMENDATION

Receive reports and discussion.

#### 1. Review of SCAG 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS/Connect SoCal) Draft Growth Forecast

In April 2023, CDR reviewed the “Locally-reviewed” SCAG growth forecast that is based on the local jurisdiction input submitted to SCAG through the Local Data Exchange (LDX) by the December 2, 2022 deadline; for Orange County, the Orange County Projections (OCP-2022) development process managed by CDR is the method through which all 35 Orange County jurisdictions develop and provide input on the growth forecast for Orange County and into SCAG’s RTP/SCS.

After reviewing SCAG’s April 2023 “locally-reviewed” forecast, CDR confirmed the city- and TAZ-level employment and housing totals match the OCP-2022 jurisdiction inputs. However, the population numbers did not match those submitted by CDR on behalf of the OC jurisdictions at the small area or county levels. Most significant is the differences in the 2045 and 2050 totals where SCAG’s population forecast is 1.7% and 3.4% higher, respectively. SCAG’s explanation is their attempt to balance the regional and county forecasts for population/workers and jobs by increasing future in-migration levels. CDR is continuing to work with SCAG on the discrepancies and will report progress to the TAC. Notes: SCAG did not release small area population numbers for jurisdictions for review, but CDR did provide the small area local OCP numbers to SCAG. Also, SCAG projects households (occupied housing units) and OCP projects total housing units (occupied and vacant units). CDR converts housing units to households for the OCTAM modeling dataset and provides this information to SCAG.

#### 2. 2023 January-June Housing Inventory System (HIS) Data Collection

CDR will send requests for the January 1–June 30, 2023 HIS data in late June 2023 with a deadline to submit the data to CDR **by Friday, July 21, 2023**.

Please submit data to CDR using the HIS form located at <http://www.fullerton.edu/cdr/HISform.xls>. Please verify that the same data reported to CDR is also provided to DOF in their annual Housing Unit Change Survey. HIS submission forms were updated in 2020 to include additional sample entries, clarifications in the instructions, and an updated HIS unit flow chart to better explain how to record unit activity when attached ADUs are involved. This is similar to DOF’s new housing survey flow chart DOF, but is tailored to CDR’s 4 ADU types. An additional optional column was added “Building Permit Date Issued” to assist in compiling HIS, DOF and HCD APR data. Regarding attached/connected ADU activity, consistent with State DOF procedures, jurisdictions are no longer required to submit “paired activity records” converting the primary housing structure to a multi-family unit.

For HIS questions, please contact Paul Lewis, CDR’s Demographic Analyst at 657-278-3417 or [palewis@fullerton.edu](mailto:palewis@fullerton.edu).

#### 3. State Department of Finance January 1 Estimates E-5, May 2023 Revisions

As reported at the May 2023 OCCOG TAC meeting, DOF released their annual estimates for January 1 for years 2020–2023. Revisions were made for all jurisdictions for years 2021 and 2022. Most revisions were



downward. Please replace all previous data with the revised data. See Attachment 1 for revisions by jurisdiction. The full dataset can be downloaded from

<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>

Attachment #2 is a table comparing the DOF E-5 housing activity and HIS activity since 2020. Some differences may be due to annexations that occurred; HIS does not include annexations but the DOF housing growth does. Any differences between the two datasets should be evaluated and considered for potential data amendments to the appropriate agency. Amendments to DOF data should be submitted to Doug Kuczynski at [Doug.Kuczynski@dof.ca.gov](mailto:Douglas.Kuczynski@dof.ca.gov); (916) 323-4086. Amendments to CDR can be sent to Paul Lewis at [palewis@fullerton.edu](mailto:palewis@fullerton.edu).

Attachments:

1. Table 1: Revisions to California State Department of Finance (DOF) January 1 E-5 Estimates.
2. Table 2: Comparison table of housing activity reported to CDR's Housing Inventory System (HIS) and DOF's annual housing change survey.
3. Table 3: DOF E-5 Population Growth by Type: 4/1/2020-1/1/2023

#### **4. Orange County GIS Multi-family database**

CDR is building a GIS database of multi-family (apartments & condos) complexes and unit counts within Orange County utilizing existing information, aerial photos, HIS and other sources (e.g., Anaheim's residential parcels, Irvine's residential inventory, Newport Beach's residential footprints). This information will be used for CDR's internal use to disaggregate and verify the 2020 Decennial Census housing unit counts by type and American Community Survey data. If any jurisdiction has a GIS database or inventory (e.g., Excel database) of apartment and/or condo complexes within their jurisdiction, please send the information to Jeff Lewis, CDR GIS Analyst, at [jeffplewis@fullerton.edu](mailto:jeffplewis@fullerton.edu). If desired, jurisdictions may request a copy of the GIS database for their uses. Information needed: complex name, address, number of units.

#### **5. 2020 Census Count Question Resolution Program (CQR) Conclusion**

A reminder that the deadlines for submission of cases for either the 2020 Census Post-Census Group Quarters Review Program (PCGQR) or the 2020 Census Count Question Resolution (CQR) is June 30, 2023. Note that the Census Bureau will inform government units as to the outcomes of their cases on a rolling basis but plans to complete all cases by September 30, 2023.

The 2020 Post-Census Group Quarters Review (PCGQR) is a new, one-time operation for governmental units in the United States and Puerto Rico to request that the U.S. Census Bureau review the population counts of group quarters they believe were not correctly counted as of April 1, 2020. It was created in response to public feedback received on the Count Question Resolution operation about counting group quarters' populations during the unprecedented challenges posed by the COVID-19 pandemic. The operation can, though, inform and improve the statistics produced for communities throughout the decade. For more information, visit: <https://www.census.gov/programs-surveys/decennial-census/decade/2020/planning-management/evaluate/pcgqr.html>





The 2020 Census Count Question Resolution Operation (CQR) provides an opportunity for tribal, state, and local governmental units to request that the Census Bureau review their boundaries and/or housing counts by block to correct any in-scope errors affecting the inclusion and/or geographic allocation of housing and population counts. The Census Bureau will accept CQR cases requesting a review of legal boundaries (boundary case), a review of housing counts by 2020 census tabulation block (housing count case), or a review of both, and will research each case received. If certain geographic or processing errors are discovered during research, the Census Bureau will resolve the errors and distribute revised counts to all affected governmental units. Any corrections made will not impact the apportionment counts, redistricting data, or any other 2020 Census data products. They would, however, be used in the Census Bureau's Population Estimates and other future programs that use 2020 Census data.

Governments with questions about their counts can request a review in the following situations:

- Boundary cases. The Bureau will review legal government unit boundaries in effect as of January 1, 2020, and the associated addresses affected by the boundaries.
- Count cases. The Bureau will review the geographic location or placement of housing and associated population as well as the census results to determine whether census processing error(s) excluded valid housing and associated population data.

The 2020 Census CQR schedule:

- **June 30, 2023:** The Census Bureau stops accepting cases and provides results to affected governmental units by no later than September 30, 2023.
- **September 30, 2023:** Deadline for the Census Bureau to provide results to impacted governmental units.

For more information visit the [2020 Census Count Question Resolution Operation: https://www.census.gov/programs-surveys/decennial-census/decade/2020/planning-management/evaluate/cqr.html](https://www.census.gov/programs-surveys/decennial-census/decade/2020/planning-management/evaluate/cqr.html). The Demographic Research Unit at the California Department of Finance has developed the California CQR Case Explorer tool to assist local governments in identifying potential CQR cases: [California Demographic Research Unit Data Portal](#).

CDR can assist jurisdictions in their CQR submissions and would like to be informed if CQR submissions are made.

#### **6. Orange County Data Acquisition Partnership (OCDAP)**

OCDAP Cycle 2 signups will continue through June 2024; costs are not be prorated. Instructions on how to sign up via the Cycle 2 Participation Agreement (PA) can be downloaded at [http://www.fullerton.edu/cdr/OCDAP/OCDAP\\_Documents\\_Products.aspx](http://www.fullerton.edu/cdr/OCDAP/OCDAP_Documents_Products.aspx). Email the electronically-signed PA PDF document to Marnie Primmer at [marnie@occog.com](mailto:marnie@occog.com).

Imagery and access to the online portal is being delivered to Active members; project lead/deliverables contact: Cameron Smith, County GIS Manager [Cameron.Smith@ocpw.ocgov.com](mailto:Cameron.Smith@ocpw.ocgov.com). Active= both signed PA and payment received by OCCOG. For documents, current member status, and more information, please visit the OCDAP website at <http://www.fullerton.edu/cdr/OCDAP/index.aspx>.

RFP preparation for Cycle 3's imagery capture in early summer 2024 is underway. Those interested in Cycle 3 (FY2024/25-2025/26) can contact Deborah Diep at [ddiep@fullerton.edu](mailto:ddiep@fullerton.edu).



# STAFF REPORT

## June 6, 2023

Orange County Council of Governments

Agency	Date Agency signed PA	Date PA Emailed back to Agency with OCCOG signature	Cycle 2	Date Paid	Cycle 2 Status
Anaheim	10/26/2022	4/27/2023	\$6,500.00	1/6/2023	Active
Brea	11/8/2022	4/27/2023	\$3,000.00	12/15/2022	Active
Buena Park	11/17/2022	11/17/2022	\$3,000.00	12/19/2022	Active
Costa Mesa			\$3,000.00		
Dana Point			\$3,000.00		
Fountain Valley			\$3,000.00	11/23/2022	Pending PA receipt
Garden Grove		11/4/2022	\$3,000.00	12/15/2022	Active
Laguna Beach			\$3,000.00	12/29/2022	Pending PA receipt
Laguna Hills	11/16/2022	3/30/2023	\$3,000.00		Pending PA receipt
Laguna Niguel	11/14/2022	1/5/2023	\$3,000.00	12/15/2022	Active
La Habra			\$3,000.00	12/7/2022	Pending PA receipt
Lake Forest	11/12/2022	12/1/2022	\$3,000.00	1/15/2023	Active
Los Alamitos			\$3,000.00	12/15/2022	Pending PA receipt
Mission Viejo			\$3,000.00	12/7/2022	Pending PA receipt
Newport Beach	1/11/2023	2/1/2023	\$3,000.00	12/19/2022	Active
Orange	8/30/2022	8/30/2022	\$5,000.00	10/14/2022	Active
Placentia	12/14/2022	12/15/2022	\$3,000.00		Active
San Clemente	2/10/2023	2/10/2023	\$3,000.00	12/7/2022	Active
San Juan Capistrano	3/13/2023	3/13/2023	\$3,000.00	12/7/2022	Active
Santa Ana	11/21/2022	11/30/2022	\$6,500.00	12/7/2022	Active
Seal Beach			\$3,000.00		
Tustin	4/4/2023	4/5/2023	\$3,000.00	12/19/2022	Active
Yorba Linda	11/18/2022	4/27/2023	\$3,000.00	12/19/2022	Active
MWDOC		11/16/2022	\$53,000.00	1/15/2023	Active
OCCOG	MOU w/ County		\$20,000.00	3/3/2023	Active
OCFA	10/27/2022	4/27/2023	\$58,702.00	1/15/2023	Active
County of Orange	MOU w/ OCCOG		\$20,000.00	paid	Active

### STAFF CONTACTS

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For GIS: Mr. Jeff Lewis, GIS Analyst, CDR  
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For HIS: Mr. Paul Lewis, Demographic Analyst, CDR  
657-278-3417 [palewis@fullerton.edu](mailto:palewis@fullerton.edu)

Table 1

Comparison of State Dept. of Finance E-5 Estimates  
May 2023 release vs. May 2022 release

<https://dof.ca.gov/forecasting/demographics/estimates/>

May 2023 E-5 data	Benchmarked to 2020 Census								Annual Population Growth						
	Population Estimates				Housing Estimates				Apr 1-Jan 1	Jan 1-Jan 1	Jan 1-Jan 1	Differences May 2023 E-5 less May 2022 data			
	4/1/2020	1/1/2021	1/1/2022	1/1/2023	4/1/2020	1/1/2021	1/1/2022	1/1/2023	2020-2021	2021-2022	2022-2023	1/1/2021 Pop	1/1/2022 Pop	1/1/2021 Housing	1/1/2022 Housing
Aliso Viejo	51,848	51,351	51,016	50,766	20,189	20,189	20,189	20,189	-1.0%	-0.65%	-0.49%	118	234	0	0
Anaheim	345,866	344,504	335,946	328,580	110,388	110,987	111,775	112,351	-0.4%	-2.48%	-2.19%	-100	-5,299	0	0
Brea	47,221	47,029	46,947	48,184	17,881	17,923	17,997	18,693	-0.4%	-0.17%	2.63%	-68	75	0	0
Buena Park	84,265	83,687	83,359	83,517	25,628	25,629	25,691	25,868	-0.7%	-0.39%	0.19%	-281	-71	0	0
Costa Mesa	112,492	112,096	111,649	111,183	44,047	44,163	44,239	44,269	-0.4%	-0.40%	-0.42%	-87	255	0	0
Cypress	50,390	49,968	49,877	49,818	16,855	16,855	16,931	16,995	-0.8%	-0.18%	-0.12%	-61	67	0	0
Dana Point	33,162	33,019	33,009	33,155	16,254	16,288	16,379	16,534	-0.4%	-0.03%	0.44%	-34	66	0	0
Fountain Valley	57,166	57,309	56,976	56,987	19,561	19,737	19,737	19,839	0.3%	-0.58%	0.02%	241	412	0	0
Fullerton	144,383	141,829	143,013	142,873	50,411	50,428	50,511	50,620	-1.8%	0.83%	-0.10%	-145	281	0	0
Garden Grove	172,046	171,464	171,195	171,183	48,562	48,746	48,963	49,203	-0.3%	-0.16%	-0.01%	180	669	0	0
Huntington Beach	198,465	197,389	196,469	195,714	82,734	82,825	82,924	83,014	-0.5%	-0.47%	-0.38%	-227	369	0	0
Irvine	307,775	301,234	305,688	303,051	119,215	120,621	123,396	125,211	-2.1%	1.48%	-0.86%	-20	-4,562	0	0
Laguna Beach	23,004	22,648	22,506	22,445	12,973	12,998	13,025	13,054	-1.5%	-0.63%	-0.27%	-214	-200	0	0
Laguna Hills	31,391	30,906	30,667	30,525	11,426	11,428	11,430	11,433	-1.5%	-0.77%	-0.46%	-111	-83	0	0
Laguna Niguel	64,538	65,385	65,010	64,702	27,281	27,820	27,822	27,827	1.3%	-0.57%	-0.47%	500	694	0	0
Laguna Woods	17,757	17,639	17,536	17,450	13,414	13,414	13,414	13,414	-0.7%	-0.58%	-0.49%	-31	22	0	0
La Habra	62,781	62,376	62,037	61,835	20,801	20,805	20,814	20,849	-0.6%	-0.54%	-0.33%	59	245	0	0
Lake Forest	86,013	86,044	86,614	87,127	30,570	30,877	31,288	31,631	0.0%	0.66%	0.59%	-362	-161	0	0
La Palma	15,584	15,487	15,402	15,332	5,270	5,271	5,273	5,275	-0.6%	-0.55%	-0.45%	24	70	0	0
Los Alamitos	11,896	11,880	11,894	12,129	4,376	4,398	4,429	4,541	-0.1%	0.12%	1.98%	-15	21	0	0
Mission Viejo	93,665	92,597	92,118	91,846	34,982	34,984	35,047	35,116	-1.1%	-0.52%	-0.30%	-574	-397	0	0
Newport Beach	85,156	84,201	83,653	83,411	45,016	44,972	44,980	45,072	-1.1%	-0.65%	-0.29%	-258	-74	0	0
Orange	139,595	137,673	138,155	139,063	46,893	46,943	47,351	48,100	-1.4%	0.35%	0.66%	139	479	0	0
Placentia	51,812	51,488	51,327	52,507	17,368	17,370	17,417	18,033	-0.6%	-0.31%	2.30%	-34	123	0	0
Rancho Santa Margarita	47,949	47,590	47,300	47,066	17,606	17,606	17,606	17,606	-0.7%	-0.61%	-0.49%	-113	21	0	0
San Clemente	64,148	63,748	63,431	63,237	26,647	26,678	26,707	26,757	-0.6%	-0.50%	-0.31%	-129	51	0	0
San Juan Capistrano	34,988	34,871	34,869	35,089	12,319	12,357	12,429	12,570	-0.3%	-0.01%	0.63%	-36	71	0	0
Santa Ana	310,410	311,738	304,258	299,630	79,181	80,366	81,082	82,058	0.4%	-2.40%	-1.52%	398	-4,201	0	0
Seal Beach	25,242	24,973	24,871	24,647	14,645	14,660	14,675	14,675	-1.1%	-0.41%	-0.90%	-29	25	0	0
Stanton	37,675	38,122	38,986	39,084	11,361	11,609	12,049	12,102	1.2%	2.27%	0.25%	-162	-289	0	0
Tustin	80,399	80,074	79,696	79,558	28,223	28,290	28,321	28,405	-0.4%	-0.47%	-0.17%	-83	161	0	0
Villa Park	5,863	5,825	5,791	5,790	2,020	2,020	2,020	2,030	-0.6%	-0.58%	-0.02%	-9	9	0	0
Westminster	90,998	90,821	90,660	90,498	27,910	28,059	28,179	28,268	-0.2%	-0.18%	-0.18%	9	267	0	0
Yorba Linda	68,095	67,620	67,284	67,068	23,685	23,696	23,722	23,763	-0.7%	-0.50%	-0.32%	-140	51	0	0
Unincorporated	132,951	133,198	132,737	132,114	44,093	44,462	44,568	44,578	0.2%	-0.35%	-0.47%	-104	300	0	0
County Total	3,186,989	3,167,783	3,151,946	3,137,164	1,129,785	1,135,474	1,142,380	1,149,943	-0.6%	-0.50%	-0.47%	-1,759	-10,299	0	0



Comparison of State Dept. of Finance E-5 Estimates  
May 2023 release vs. May 2022 release

Table 2	Housing Unit Change as reported through CDR HIS (as of 5/31/2023)			Housing Unit Change as reported to DOF (from DOF May 2023 E-5)			Difference CDR HIS - DOF Housing Growth* (Negative numbers indicate units reported to DOF but not CDR)			Annexation notes
	4/1/2020-2021	2021-2022	2022-2023	4/1/2020-2021	2021-2022	2022-2023	4/1/2020-2021	2021-2022	2022-2023	
Aliso Viejo	0	0	0	0	0	0	0	0	0	
Anaheim	612	855	588	599	788	576	13	67	12	
Brea	41	283	678	42	74	696	-1	209	-18	Tonner Hills Annexation Extension- uninhabited
Buena Park	2	101	136	1	62	177	1	39	-41	
Costa Mesa	113	85	39	116	76	30	-3	9	9	
Cypress	0	76	61	0	76	64	0	0	-3	
Dana Point	40	102	155	34	91	155	6	11	0	
Fountain Valley	21	34	103	176	0	102	-155	34	1	
Fullerton	17	83	47	17	83	109	0	0	-62	
Garden Grove	179	233	284	184	217	240	-5	16	44	
Huntington Beach	92	98	90	91	99	90	1	-1	0	
Irvine	1,405	2,770	2,818	1,406	2,775	1,815	-1	-5	1,003	
Laguna Beach	23	35	35	25	27	29	-2	8	6	
Laguna Hills	2	2	3	2	2	3	0	0	0	
Laguna Niguel	536	2	10	539	2	5	-3	0	5	
Laguna Woods	0	0	0	0	0	0	0	0	0	
La Habra	4	20	25	4	9	35	0	11	-10	
Lake Forest	304	411	344	307	411	343	-3	0	1	
La Palma	0	3	2	1	2	2	-1	1	0	
Los Alamitos	18	29	111	22	31	112	-4	-2	-1	
Mission Viejo	2	63	69	2	63	69	0	0	0	
Newport Beach	-44	3	96	-44	8	92	0	-5	4	
Orange	49	410	748	50	408	749	-1	2	-1	
Placentia	2	51	266	2	47	616	0	4	-350	Givens Property Detachment from Orange- inhabited Hamer Island Annexation- inhabited (300 units)
Rancho Santa Marg	0	0	1	0	0	0	0	0	1	
San Clemente	46	26	52	31	29	50	15	-3	2	
San Juan Capistrano	44	76	142	38	72	141	6	4	1	
Santa Ana	858	704	962	1,185	716	976	-327	-12	-14	
Seal Beach	15	15	0	15	15	0	0	0	0	
Stanton	125	139	154	248	440	53	-123	-301	101	
Tustin	67	30	113	67	31	84	0	-1	29	Pomeroy Property Detachment from Tustin- inhabited
Villa Park	0	20	7	0	0	10	0	20	-3	
Westminster	129	48	117	149	120	89	-20	-72	28	
Yorba Linda	29	35	15	11	26	41	18	9	-26	
Unincorporated	276	114	359	369	106	10	-93	8	349	
County Total	4,731	6,842	8,271	5,689	6,906	7,563	-958	-64	708	

\*Any differences between the two datasets should be evaluated and considered for potential data amendments to the appropriate agency. Amendments to DOF data should be submitted to Doug Kuczynski at Douglas.Kuczynski@dof.ca.gov; (916) 323-4086. Amendments to CDR can be sent to Paul Lewis at palewis@fullerton.edu.

State Dept. of Finance E-5 Estimates

Table 3

Population Growth by Type: 4/1/2020-1/1/2023

	4/1/2020 (Census 2020)			1/1/2021			1/1/2022			1/1/2023		
	Total Population	Household Population	Group Quarters	Total Population	Household Population	Group Quarters	Total Population	Household Population	Group Quarters	Total Population	Household Population	Group Quarters
Aliso Viejo	51,848	51,369	479	51,351	50,872	479	51,016	50,537	479	50,766	50,287	479
Anaheim	345,866	342,231	3,635	344,504	340,768	3,736	335,946	332,210	3,736	328,580	324,844	3,736
Brea	47,221	47,079	142	47,029	46,887	142	46,947	46,805	142	48,184	48,042	142
Buena Park	84,265	83,433	832	83,687	82,705	982	83,359	82,377	982	83,517	82,535	982
Costa Mesa	112,492	109,972	2,520	112,096	109,580	2,516	111,649	109,133	2,516	111,183	108,667	2,516
Cypress	50,390	49,877	513	49,968	49,455	513	49,877	49,364	513	49,818	49,305	513
Dana Point	33,162	32,916	246	33,019	32,773	246	33,009	32,763	246	33,155	32,909	246
Fountain Valley	57,166	56,719	447	57,309	56,862	447	56,976	56,529	447	56,987	56,540	447
Fullerton	144,383	140,078	4,305	141,829	139,225	2,604	143,013	138,639	4,374	142,873	138,252	4,621
Garden Grove	172,046	170,062	1,984	171,464	169,480	1,984	171,195	169,211	1,984	171,183	169,199	1,984
Huntington Beach	198,465	197,554	911	197,389	196,478	911	196,469	195,558	911	195,714	194,803	911
Irvine	307,775	290,980	16,795	301,234	291,461	9,773	305,688	288,603	17,085	303,051	284,884	18,167
Laguna Beach	23,004	22,913	91	22,648	22,557	91	22,506	22,415	91	22,445	22,354	91
Laguna Hills	31,391	31,014	377	30,906	30,529	377	30,667	30,290	377	30,525	30,148	377
Laguna Niguel	64,538	64,105	433	65,385	64,952	433	65,010	64,577	433	64,702	64,269	433
Laguna Woods	17,757	17,586	171	17,639	17,468	171	17,536	17,365	171	17,450	17,279	171
La Habra	62,781	62,434	347	62,376	62,029	347	62,037	61,690	347	61,835	61,488	347
Lake Forest	86,013	85,487	526	86,044	85,518	526	86,614	86,088	526	87,127	86,601	526
La Palma	15,584	15,564	20	15,487	15,467	20	15,402	15,382	20	15,332	15,312	20
Los Alamitos	11,896	11,648	248	11,880	11,632	248	11,894	11,646	248	12,129	11,881	248
Mission Viejo	93,665	92,702	963	92,597	91,634	963	92,118	91,155	963	91,846	90,883	963
Newport Beach	85,156	84,745	411	84,201	83,790	411	83,653	83,242	411	83,411	83,000	411
Orange	139,595	133,188	6,407	137,673	132,182	5,491	138,155	132,486	5,669	139,063	133,917	5,146
Placentia	51,812	51,467	345	51,488	51,143	345	51,327	50,982	345	52,507	52,162	345
Rancho Santa Margarita	47,949	47,947	2	47,590	47,588	2	47,300	47,298	2	47,066	47,064	2
San Clemente	64,148	63,869	279	63,748	63,469	279	63,431	63,152	279	63,237	62,958	279
San Juan Capistrano	34,988	34,899	89	34,871	34,782	89	34,869	34,780	89	35,089	35,000	89
Santa Ana	310,410	305,031	5,379	311,738	307,041	4,697	304,258	299,962	4,296	299,630	295,317	4,313
Seal Beach	25,242	24,995	247	24,973	24,728	245	24,871	24,621	250	24,647	24,397	250
Stanton	37,675	37,317	358	38,122	37,764	358	38,986	38,628	358	39,084	38,606	478
Tustin	80,399	79,868	531	80,074	79,543	531	79,696	79,165	531	79,558	79,007	551
Villa Park	5,863	5,817	46	5,825	5,779	46	5,791	5,745	46	5,790	5,744	46
Westminster	90,998	90,313	685	90,821	90,136	685	90,660	89,975	685	90,498	89,813	685
Yorba Linda	68,095	67,901	194	67,620	67,426	194	67,284	67,090	194	67,068	66,874	194
Unincorporated	132,951	132,166	785	133,198	132,413	785	132,737	131,952	785	132,114	131,329	785
Orange County	3,186,989	3,135,246	51,743	3,167,783	3,126,116	41,667	3,151,946	3,101,415	50,531	3,137,164	3,085,670	51,494

Source: State of California, Department of Finance, E-5 January 1, Population and Housing Estimates, May 2023.

Prepared by CDR, CSUF 5/1/2023

State Dept. of Finance E-5 Estimates

	Annual Population Growth					
	Growth 4/1/2020-1/1/2023			Apr 1-Jan 1	Jan 1-Jan 1	Jan 1-Jan 1
	Total Population	Household Population	Group Quarters	2020-2021	2021-2022	2022-2023
Aliso Viejo	-1,082	-1,082	0	-1.0%	-0.65%	-0.49%
Anaheim	-17,286	-17,387	101	-0.4%	-2.48%	-2.19%
Brea	963	963	0	-0.4%	-0.17%	2.63%
Buena Park	-748	-898	150	-0.7%	-0.39%	0.19%
Costa Mesa	-1,309	-1,305	-4	-0.4%	-0.40%	-0.42%
Cypress	-572	-572	0	-0.8%	-0.18%	-0.12%
Dana Point	-7	-7	0	-0.4%	-0.03%	0.44%
Fountain Valley	-179	-179	0	0.3%	-0.58%	0.02%
Fullerton	-1,510	-1,826	316	-1.8%	0.83%	-0.10%
Garden Grove	-863	-863	0	-0.3%	-0.16%	-0.01%
Huntington Beach	-2,751	-2,751	0	-0.5%	-0.47%	-0.38%
Irvine	-4,724	-6,096	1,372	-2.1%	1.48%	-0.86%
Laguna Beach	-559	-559	0	-1.5%	-0.63%	-0.27%
Laguna Hills	-866	-866	0	-1.5%	-0.77%	-0.46%
Laguna Niguel	164	164	0	1.3%	-0.57%	-0.47%
Laguna Woods	-307	-307	0	-0.7%	-0.58%	-0.49%
La Habra	-946	-946	0	-0.6%	-0.54%	-0.33%
Lake Forest	1,114	1,114	0	0.0%	0.66%	0.59%
La Palma	-252	-252	0	-0.6%	-0.55%	-0.45%
Los Alamitos	233	233	0	-0.1%	0.12%	1.98%
Mission Viejo	-1,819	-1,819	0	-1.1%	-0.52%	-0.30%
Newport Beach	-1,745	-1,745	0	-1.1%	-0.65%	-0.29%
Orange	-532	729	-1,261	-1.4%	0.35%	0.66%
Placentia	695	695	0	-0.6%	-0.31%	2.30%
Rancho Santa Margarita	-883	-883	0	-0.7%	-0.61%	-0.49%
San Clemente	-911	-911	0	-0.6%	-0.50%	-0.31%
San Juan Capistrano	101	101	0	-0.3%	-0.01%	0.63%
Santa Ana	-10,780	-9,714	-1,066	0.4%	-2.40%	-1.52%
Seal Beach	-595	-598	3	-1.1%	-0.41%	-0.90%
Stanton	1,409	1,289	120	1.2%	2.27%	0.25%
Tustin	-841	-861	20	-0.4%	-0.47%	-0.17%
Villa Park	-73	-73	0	-0.6%	-0.58%	-0.02%
Westminster	-500	-500	0	-0.2%	-0.18%	-0.18%
Yorba Linda	-1,027	-1,027	0	-0.7%	-0.50%	-0.32%
Unincorporated	-837	-837	0	0.2%	-0.35%	-0.47%
Orange County	-49,825	-49,576	-249	-0.6%	-0.50%	-0.47%

Source: State of California, Department of Finance, E-5 January 1, Population and Housing Estimates, May 2023.

Prepared by CDR, CSUF 5/1/2023





## AGENDA ITEM # 4

## SCAG Meeting Update

### STAFF RECOMMENDATION

Receive reports and discussion.

At the June 1<sup>st</sup> CEHD meeting, SCAG staff provided updates on Connect SoCal’s Regional Growth Vision, Local Data Exchange Evaluation, and RHNA Reform.

#### Connect SoCal Regional Growth Vision & Local Data Exchange Evaluation

The goal of the forecasted regional development pattern is to meet the joint housing and sustainability objectives of Connect SoCal 2024. It bridges the local plans and state targets so that the region’s development pattern can satisfy its statutory requirement.

Following the local data exchange process, SCAG shared that 38% of the region’s household growth was in highly-prioritized areas. While this is lower than the theoretical maximum, it is still 2.2 percent higher than in the final, adopted Connect SoCal 2020. This general pattern of better performing indicators than Connect SoCal 2020, and slightly lower than the theoretical maximum established by the preliminary Connect SoCal 2024 development pattern, was seen across most indicators and nearly all counties.

SCAG will formally assess the plan’s per-capita VMT reduction using the Activity-Based Travel Demand Model (ABM) during Summer 2023 as part of fulfilling the Sustainable Communities Strategy’s per-capita Greenhouse Gas (GHG) emission reduction target.

#### RHNA Reform

SCAG has developed a set of draft recommendations and brief survey to gather feedback on its draft recommendations for RHNA Reform. Two public virtual listening sessions will be held to collect additional input in June. Based on input received through June 30, SCAG staff will forward draft recommendations for review by the CEHD Committee for further approval by the Regional Council in August and September, respectively. The approved recommendations will be used to inform a comment letter to HCD on RHNA reform that will be submitted by early to mid September.



# I-5 Managed Lanes Project (Red Hill Avenue to Orange/Los Angeles County Line)

*(Postmile 28.9 to 44.4 in Orange County)*



In-Person Public Hearing  
Weds. June 28, 2023  
Virtual Public Hearing  
Thursday, June 29, 2023





# I-5 Managed Lanes Project Limits







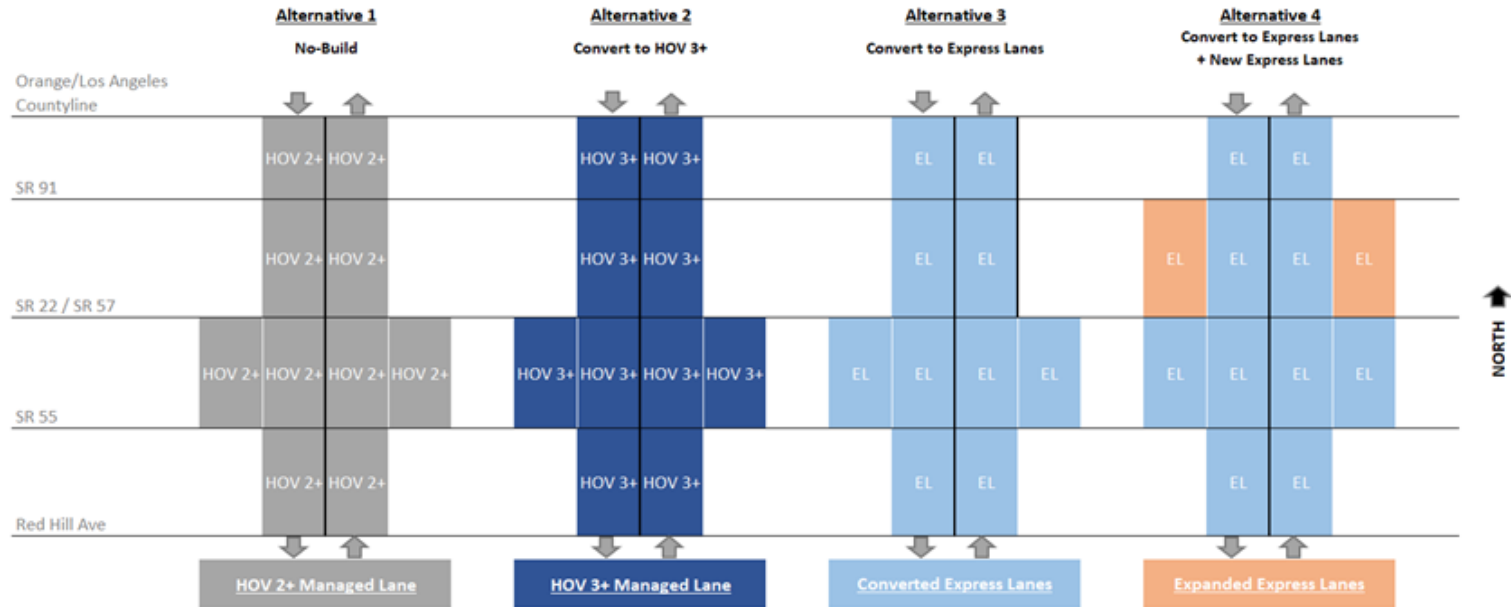
## Purpose & Need

3

- The purpose of this project is to improve the overall movement of people and goods along this section of the I-5 by:
  - Improving managed lanes network operations
  - Improving mobility and trip reliability
  - Maximizing person throughput by facilitating efficient movement of bus and rideshare users
  - Applying technology to help manage traffic demand
- The need for the project is to address:
  - HOV degradation
  - Demand that exceeds existing capacity
  - Operational deficiencies



# Proposed Project Alternatives Overview





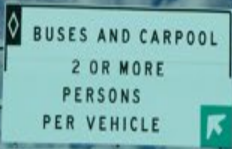
# Project Benefits

## Benefits of Managed Lanes

- Sustainable Transportation Network
- Trip Reliability
- Reduce Green House Gas and other emissions
- Enhance Multi-modal Transportation choices
- Emphasising Equity to benefit local communities







Thank you





## AGENDA ITEM # 4

## LEGISLATIVE UPDATE

### STAFF RECOMMENDATION

Take positions on legislation as recommended by staff.

- Support AB 914 (Friedman, D-Glendale)
- Oppose AB 1335 (Zbur, D-West Hollywood)
- Change Support Position to Watch Position on SB 411 (Portantino, D-Burbank).
- Support If Amended SB 537 (Becker, D-San Mateo)
- In support of our transit and local government members and partners, consider a position on fentanyl legislation. In addition, collaborate with the Association of California Cities – Orange County and the League of California Cities on supporting initiatives that meaningfully address the fentanyl crisis facing local communities.

### SUMMARY

The Legislative Update is provided to keep the OCCOG Board of Directors apprised of legislative and regulatory actions that address land use and housing, energy, mobility, air quality and water issues. This report provides information on bills of interest for OCCOG and makes recommendations to adopt positions on specified bills.

### BACKGROUND

#### State Update

##### *May Revision Released*

On May 12, 2023, the Governor released the \$306 billion May Revision, which includes a higher than anticipated budgetary shortfall of \$31.5 billion, up \$9 billion from the January Budget Proposal. This gap is proposed to be closed through a series of spending reductions and delays, cost shifts, revenue increases and shifts, and reserve withdrawals.

Despite a proposal from the California Transit Association advanced by Senator Wiener that requested \$5.15 billion over the next 5 years to cover projected shortfalls in funding for transit operators, no additional funds were included in the May Revision for transit operations. A verbal



update on proposals contained in the May Revision and other budgetary developments will be provided at the meeting.

*Environmental Streamlining Proposed*

On May 19<sup>th</sup>, the Governor announced a package of budget bills designed to speed up the delivery of energy, transportation, and water projects in order to help meet the State’s ambitious climate and clean-energy goals. During the announcement, the Governor called it the “most ambitious streamlining and permitting and judicial reforms in our state in a half century,” and stated that California needs to add 7 times more new renewable energy projects to the grid every year for the next two decades than it has in the last 20 years. The Legislature has advanced California Environmental Quality Act (CEQA) reforms for specific projects, but has not yet been able to tackle wholesale reform of the process.

In addition to the proposed bill package, the Governor also signed an Executive Order to create a strike force to identify high-profile projects that could be good candidates for a streamlined process.

*Proposed Bill Positions*

The OCCOG Board of Directors has continued to seek additional flexibility for remote participation to help support the high levels of engagement seen under the emergency remote participation provisions in place during the COVID-19 pandemic. Since the last update on this topic, two of the six major bills are no longer moving forward this year, one has been significantly amended, and three are still under consideration. The three remaining are described below.

**AB 557 (Hart, D-Santa Barbara) Open meetings: local agencies: teleconferences**

*No Recommended Position*

AB 557 would remove the existing sunset date for being able to operate under the currently allowed public health emergency provisions (previously 2024) and extend the time to make that declaration from every 30 day to every 45 days. However, with the expiration of COVID related emergency orders, AB 557 could help under future emergencies but does not provide a long-term solution for organizations like OCCOG. At this time, no position is recommended.





**SB 411 (Portantino, D-Burbank) Open meetings: teleconferences: neighborhood councils**

*Recommended New Position: Watch*

As the State's Emergency COVID Orders related to remote participation by elected officials for local agencies expired, the Legislature passed AB 2449 (Chapter 285, Statutes of 2022 which provided a long-term option to allow members of the elected body to participate in the meeting remotely without having to provide the teleconference address and access to the public at that location under specific, limited circumstances. This authority is provided through January 1, 2026.

A specific need to provide additional flexibility to entities whose members of the legislative body are appointed to those positions has been recognized as these are typically organizations that cover a broader geographic area and whose Board Members often must travel long distances to attend Board or Committee Meetings. As originally drafted, SB 411 would have allowed these entities to use alternate teleconference provisions like the previous emergency authority that was in effect during the pandemic. The OCCOG Board of Directors took a Support position at the February 2023 meeting. Since that time, the bill has been amended to only apply to neighborhood councils in the City of Los Angeles. As it no longer applies to OCCOG, it is recommended that OCCOG revise its position from Support to Watch.

**SB 537 (Becker, D-San Mateo)**

*Recommended Position: Support If Amended*

Current law, under the Ralph M. Brown Act, requires that, during a teleconference, at least a quorum of the members of the legislative body participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction. The act provides an exemption to the jurisdictional requirement for health authorities, as defined. Current law, until January 1, 2024, authorizes the legislative body of a local agency to use alternate teleconferencing provisions during a proclaimed state of emergency or in other situations related to public health that exempt a legislative body from the general requirements (emergency provisions) and impose different requirements for notice, agenda, and public participation, as prescribed. The emergency provisions specify that they do not require a legislative body to provide a physical location from which the public may attend or comment. Current law, until January 1, 2026, authorizes the legislative body of a local agency to use alternative teleconferencing in certain circumstances related to the particular member if at least a quorum of its members participate from a singular physical location that is open to the public and situated within the agency's jurisdiction and other requirements are met, including restrictions on remote participation by a member of the legislative body. These circumstances include if a member shows "just cause," including for a childcare or caregiving need of a relative that requires the member to participate remotely. This bill would, among other items,



allow a member to participate in a meeting remotely if they are more than 40 miles away from the location of the in-person meeting and participate from a publicly accessible building.

In many areas of the state, travel time is affected by a number of factors – some of which have very little to do with physical distance from a particular location. SB 537 should be amended to reflect 30 minutes or more of travel time rather than an arbitrary distance of 40 miles.

Consistent with OCCOG’s adopted Legislative Policy Guidelines, “Support legislative efforts to modernize the Ralph M. Brown Act to increase public participation, keep up with emerging technology, and allow local government agencies flexibility in conducting official meetings through virtual format”, a support if amended position is recommended on SB 537.

Other bills recommended for consideration by the OCCOG Board of Directors are described below.

**AB 914 (Friedman, D-Glendale) Electrical infrastructure: California Environmental Quality Act: review time period**

*Recommended Position: Support*

The California Environmental Quality Act (CEQA) requires each state agency to establish, by resolution or order, time limits for completing the environmental review of a project where the state agency is the lead agency for the project, as specified. This bill would require a state agency, acting as the lead agency, to complete its environmental review for an electrical infrastructure project and to approve or deny the project within 2 years of the submission and acceptance of a complete application for the issuance of a lease, permit, license, certificate, or other entitlement for use for electrical infrastructure to the state agency. If the state agency fails to meet this time period, the bill would require the state agency to submit to the Legislature a report setting forth the reasons for why the review could not be completed within the time period and identifying potential impacts to the electrical system that could result from the delay.

AB 914 passed the Assembly Appropriations Committee and is pending on the Assembly Floor. Consistent with OCCOG’s adopted Legislative Policy Guidelines, “Support CEQA streamlining efforts to help local agencies meet housing, transportation, and other environmental goals”, staff is recommending a support position.



**AB 1335 (Zbur, D-West Hollywood) Local government: transportation planning and land use: sustainable communities strategy**

*Recommended Position: Oppose*

Current law requires specified designated transportation planning agencies to prepare and adopt a regional transportation plan directed at achieving a coordinated and balanced regional transportation system, as described. Current law requires the plan to include specified information, including a sustainable communities strategy prepared by each metropolitan planning organization, and requires each transportation planning agency to adopt and submit, every 4 years, an updated plan to the California Transportation Commission and the Department of Transportation. Current law requires the sustainable communities strategy to include specified information, including an identification of areas within the region sufficient to house all the population of the region over the course of the planning period of the regional transportation plan, as specified, and an identification of areas within the region sufficient to house an 8-year projection of the regional housing need for the region, as specified. This bill would additionally require each metropolitan planning organization to include in the sustainable communities strategy the total number of new housing units necessary to house all the population of the region over the course of the planning period of the regional transportation plan, calculated as specified and except as provided, and the total number of new housing units necessary to house the above-described 8-year projection, as specified.

AB 1335 is pending committee assignment in the Senate. Consistent with OCCOG’s adopted Legislative Policy Guidelines, “Support protection of all existing and new transportation funding sources from the imposition of new conditions on the distributions of funds that reprioritize transportation projects.”, staff is recommending an oppose position.

*Update on Fentanyl Legislation*

At the request of the OCCOG Board of Directors, a summary of fentanyl-related legislation introduced to date in the 2023-2024 Legislation is summarized below. Of the 27 relevant bills introduced, 15 remain viable to advance in the legislative process.

Bill No.	Author	Title	Summary	Status
AB 18	Patterson (R-Rocklin)	Controlled substances	This bill would require a person who is convicted of, or who pleads guilty or no contest to, the above crimes to receive a written advisory of the danger of manufacturing or distribution of controlled substances and that, if a person dies as a result of that action, the manufacturer or distributor can be charged with voluntary manslaughter or murder.	Two-Year Bill





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Bill No.	Author	Title	Summary	Status
AB 33	Bains (D-Delano)	Fentanyl Addiction and Overdoses Prevention Task Force	Would, subject to an appropriation, establish the Fentanyl Addiction and Overdose Prevention Task Force to undertake various duties relating to fentanyl abuse, including, among others, collecting and organizing data on the nature and extent of fentanyl abuse in California and evaluating approaches to increase public awareness of fentanyl abuse. The bill would require the task force to be cochaired by the Attorney General and the Surgeon General, or their designees, and would specify the membership of the task force.	From Assembly Appropriations: Do Pass As Amended (15-0)
AB 367	Maienschein (D-San Diego)	Controlled substances: enhancements	Current law imposes an additional and consecutive 3- or 5-year term in the state prison on a person who personally inflicts great bodily injury on a person in the commission of a felony, as specified. This bill, until January 1, 2029, would state that, for purposes of this enhancement, a person inflicts great bodily injury when they sell, furnish, administer, or give away fentanyl or an analog of fentanyl and the person to whom the substance was sold, furnished, administered, or given suffers a significant or substantial physical injury from using the substance. The bill would specify that this provision does not apply to juvenile offenders.	Two-Year Bill
AB 461	Ramos (D-San Bernardino)	Student safety: fentanyl test strips	Would require the governing board of each community college district and the Trustees of the California State University to provide information about the use and location of fentanyl test strips as part of established campus orientations and to notify students of the presence and location of fentanyl test strips. The bill would require the governing board of each community college district and the Trustees of the California State University to require that each campus health center stock and distribute fentanyl test strips, as specified.	From Assembly Appropriations: Do Pass (15-0)
AB 462	Ramos (D-San Bernardino)	Overdose response teams	Would, until January 1, 2029, establish the Overdose Response Team Fund, to be available upon appropriation by the Legislature, for the administration of grants by the Board of State and Community Corrections to county sheriffs' departments' task forces established for overdose response. The bill would authorize a department receiving a grant to establish and implement overdose response teams with the sheriffs' departments of those counties. The bill would require the teams to respond to and investigate overdose deaths and nonfatal overdoses. The bill would require counties participating in these	Two-Year Bill



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Bill No.	Author	Title	Summary	Status
			programs to send annual reports to the Assembly Committee on Public Safety, including the number of arrests for specified crimes, the amount of fentanyl and opioids seized in each county, and the number of units of opioid antagonists administered, distributed, or recovered at each overdose scene.	
AB 474	Rodriguez (D-Pomona)	State Threat Assessment Center: transnational criminal organizations	Requires the State Threat Assessment Center (STAC) and the California Office of Emergency Services (Cal OES) to prioritize, to the greatest extent possible, cooperation with state and local efforts to disrupt and dismantle criminal networks trafficking opioid drugs that pose a threat to California.	From Assembly Appropriations: Do Pass (15-0)
AB 675	Soria (D-Merced)	Controlled substances	Current law prohibits the possession of certain controlled substances including cocaine, heroin, and methamphetamine while armed with a loaded and operable firearm. A violation of this prohibition is punishable as a felony punishable by incarceration in the state prison. This bill would additionally prohibit the possession of a heroin analog, fentanyl, and a fentanyl analog while armed with a loaded and operable firearm. The bill would require that, for purposes of this crime, a person possessing a substance containing fentanyl or a fentanyl analog must have knowledge that the substance is fentanyl or a fentanyl analog.	Two-Year Bill
AB 701	Villapudua (D-Stockton)	Controlled substances: fentanyl	Current law classifies controlled substances into 5 schedules and places the greatest restrictions and penalties on the use of those substances placed in Schedule I. Current law classifies the drug fentanyl in Schedule II. Existing law prohibits a person from possessing for sale or purchasing for purposes of sale specified controlled substances, including fentanyl, and provides for imprisonment in a county jail for 2, 3, or 4 years for a violation of this provision. Current law also imposes an additional term, and authorizes a trial court to impose a specified fine, upon a person who is convicted of a violation of, or of a conspiracy to violate, specified provisions of law with respect to a substance containing heroin, cocaine base, and cocaine, if the substance exceeds a specified weight. This bill would impose that additional term upon, and authorize a fine against, a defendant who violates those laws with respect to a substance containing fentanyl.	From Assembly Appropriations: Do Pass (14-0)
SB 889	Patterson (R-Rocklin)	Pupil safety: parental notification: synthetic drugs	This bill would require a school district, county office of education, and charter school to annually inform parents or guardians of the dangers	From Assembly Appropriations: Do Pass (15-0)



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Bill No.	Author	Title	Summary	Status
			associated with using synthetic drugs, as provided, at the beginning of the first semester or quarter of the regular school term. The bill would require a local educational agency and each of their schools to post this information on their respective internet websites, as specified.	
AB 890	Patterson (R-Rocklin)	Controlled substances: probation	Existing law prohibits the possession, sale, and transport, as specified, of certain controlled substances. Existing law requires a person granted probation for controlled substance offenses to, as a condition of probation, secure education or treatment from a local community agency designated by the court, if the service is available and the person is likely to benefit from the service. This bill would require the court to order a person granted probation pursuant to those provisions for a violation of specified laws involving any amount of fentanyl, carfentanil, benzimidazole opiate, or any analog thereof, to successfully complete a fentanyl and synthetic opiate education program, if one is available. The bill would require a court ordering a defendant to complete those courses to only order the defendant to participate in programs approved by the State Department of Public Health. The bill would require the department to, among other things, set education provider standards, approve program providers, and conduct periodic audits of probation departments and program providers to ensure compliance. The bill would require the education programs to include, among other things, information regarding the nature and addictive elements of fentanyl and other synthetic opiates and their danger to a person's life and health. The bill would require probation departments to report an unexcused absence by a defendant from a fentanyl and synthetic opiate education program to the court within 2 business days.	From Assembly Appropriations: Do Pass (15-0)
AB 915	Arambula (D-Fresno)	Pupil health: drug education: opioid overdose certification and training program	Current law requires instruction to be given in the elementary and secondary schools by appropriately trained instructors on drug education and the effects of the use of tobacco, alcohol, narcotics, dangerous drugs, as defined, and other dangerous substances. Current law authorizes a public or private elementary or secondary school to determine whether or not to make emergency naloxone hydrochloride or another opioid antagonist and trained personnel available at its school, and to designate one or more volunteers to receive related training to	From Assembly Appropriations: Do Pass (15-0)





			address an opioid overdose, as specified. This bill would require those school districts, county offices of education, and charter schools, serving pupils in any of grades 9 to 12, inclusive, that voluntarily determine to make naloxone hydrochloride or another opioid antagonist available on campus to ensure that the naloxone hydrochloride or another opioid antagonist is placed in an appropriate location that is widely known and easily accessible, both during school hours and after school hours.	
Bill No.	Author	Title	Summary	Status
AB 955	Petrie-Norris (D-Irvine)	Controlled substances	Current law makes possession of specified controlled substances, including fentanyl, punishable by imprisonment in a county jail not to exceed one year, except as specified. Current law makes possession of a controlled substance for the purposes of sale of the substance punishable by imprisonment in a county jail for a period of 2, 3, or 4 years. This bill would make the sale of fentanyl on a social media platform, as defined, in California punishable by imprisonment in a county jail for a period of 3, 6, or 9 years.	Two-Year Bill
AB 1027	Petrie-Norris (D-Irvine)	Social media platforms: drug safety policies	Current law, until January 1, 2028, requires a social media platform to create and post a policy statement regarding the use of the social media platform to illegally distribute controlled substances, including a general description of its policies and procedures for responding to law enforcement inquiries. This bill would require the policy statement to include a general description of the social media platform's policy on the retention of electronic communication information, as specified.	On Assembly Floor
AB 1058	Patterson (R-Rocklin)	Controlled substances: fentanyl	Current law classifies controlled substances into 5 schedules and places the greatest restrictions and penalties on the use of those substances placed in Schedule I. Existing law classifies the drug fentanyl in Schedule II. Current law makes possession of a controlled substance for the purposes of sale of the substance punishable by imprisonment in a county jail for a period of 2, 3, or 4 years. Current law makes transportation and sales of a controlled substances punishable by imprisonment in a county jail for a period of 3, 4, or 5 years and transportation to a noncontiguous county within the state punishable by imprisonment in a county jail for a period of 3, 6, or 9 years. This bill would increase the above-described penalties, as specified, if the controlled substance involved was more than more than 28.35 grams of fentanyl,	Two-Year Bill



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Bill No.	Author	Title	Summary	Status
			more than 28.35 grams of an analog of fentanyl, a substance containing more than 28.35 grams of fentanyl, or a substance containing more than 28.35 grams of an analog of fentanyl.	
AB 1060	Ortega (D-San Leandro)	Health care coverage: naxolone hydrochloride	Would make legislative findings relating to developments within the United States Food and Drug Administration (FDA) on potentially approving a certain naloxone hydrochloride nasal spray for nonprescription use.	From Assembly Appropriations: Do Pass (15-0)
AB 1362	Davies (R-Laguna Niguel)	Pupil instruction: adopted course of study: physical education	The course of study is for grades 7 to 12, inclusive, is required to include English, social sciences, world language, physical education, science, mathematics, visual and performing arts, applied arts, career technical education, automobile driver education, and other studies that the governing board may prescribe. The physical education component of that course of study is required to provide an emphasis on physical activities that are conducive to health and to vigor of body and mind, as provided. This bill would authorize the instruction in the physical education area of study to include information on the physical and mental dangers associated with the use of opioids, such as fentanyl, steroids, and other harmful addictive drugs.	Two-Year Bill
SB 10	Cortese (D-San Jose)	Pupil health: opioid overdose prevention and treatment: Melanie's Law	Would require the State Department of Education, in collaboration with the California Health and Human Services Agency, to establish the State Working Group on Fentanyl Education in Schools, for the purpose of promoting public education, awareness, and prevention of fentanyl overdoses, with the outreach aimed at staff and pupils in schools. The bill would state the Legislature's encouragement of county offices of education to establish similar county working groups.	From Senate Appropriations: Do Pass (7-0)
SB 13	Ochoa Bogh (R-Yucaipa)	Controlled substances	Current law makes it a crime to possess for sale or purchase for purpose of sale, transport, sell, furnish, administer, give away, manufacture, compound, convert, produce, derive, process, or prepare various controlled substances, including, among others, fentanyl, peyote, and various other opiates and narcotics. This bill would require a person who is convicted of, or who pleads guilty or no contest to, the above crimes to receive a written advisory of the danger of manufacturing or distribution of controlled substances and that, if a person dies as a result of that action, the manufacturer or distributor can be charged with voluntary manslaughter or murder. The bill would require that the fact the advisory was given be on	Two-Year Bill



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Bill No.	Author	Title	Summary	Status
SB 19	Seyarto (R-Murrieta)	Anti-Fentanyl Abuse Task Force	the record and recorded on the abstract of conviction. Would, upon appropriation by the Legislature, establish the Anti-Fentanyl Abuse Task Force to undertake various duties relating to fentanyl abuse including, among others, collecting and organizing data on the nature and extent of fentanyl abuse in California and evaluating approaches to increase public awareness of fentanyl abuse. The bill would require the task force to be chaired by the Attorney General, or their designee, and would specify the membership of the task force. The bill would require the first meeting of the task force to take place no later than March 1, 2024, and would require the task force to meet at least once every 2 months. The bill would require the task force to report its findings and recommendations to the Attorney General, the Governor, and the Legislature by July 1, 2025. The bill would repeal these provisions on January 1, 2026.	From Senate Appropriations: Do Pass (7-0)
SB 44	Umberg (D-Santa Ana)	Controlled substances	Current law makes it a crime to possess for sale or purchase for purpose of sale, transport, import, sell, furnish, administer, give away, manufacture, compound, convert, produce, derive, process, or prepare various controlled substances, including, among others, fentanyl, peyote, and various other opiates and narcotics. This bill, Alexandra’s Law, would require the court to advise a person who is convicted of, or who pleads guilty or no contest to, the above crimes, as specified, of the danger of selling or administering illicit drugs and counterfeit pills and that, if a person dies as a result of that action, the defendant can be charged with homicide. The bill would require the court to read the advisory statement in a case in which the defendant exchanged a controlled substance containing fentanyl or its analogs for anything else of value, as specified. The bill would require the advisory statement to be included in a plea form, if used, and specified on the record.	Two-Year Bill
SB 62	Nguyen (R-Huntington Beach)	Controlled substances: fentanyl	Current law prohibits a person from possessing for sale or purchasing for purposes of sale, specified controlled substances, including fentanyl, and provides for imprisonment in a county jail for 2, 3, or 4 years for a violation of this provision. Current law also imposes an additional term, and authorizes a trial court to impose a specified fine, upon a person who is convicted of a violation of, or of a conspiracy to violate, specified provisions	Two-Year Bill





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Bill No.	Author	Title	Summary	Status
			of law with respect to a substance containing heroin, cocaine base, and cocaine, if the substance exceeds a specified weight. This bill would impose that additional term upon, and authorize a fine against, a defendant who violates those laws with respect to a substance containing fentanyl. By increasing the penalty for a crime, the bill would impose a state-mandated local program.	
SB 226	Alvarado-Gil (D-Jackson)	Controlled substances: armed possession: fentanyl	Current law classifies certain substances, including cocaine, heroin, and fentanyl, as controlled substances and generally prohibits the possession, sale, transportation, and use of these substances. Current law additionally prohibits the possession of certain of these controlled substances including cocaine, heroin, and methamphetamine while armed with a loaded and operable firearm. A violation of this prohibition is punishable as a felony punishable by incarceration in the state prison. This bill would additionally prohibit the possession of fentanyl, as specified, while armed with a loaded and operable firearm.	From Senate Appropriations: Do Pass (7-0)
SB 237	Grove (R-Bakersfield)	Controlled substances: fentanyl	Current law prohibits a person from possessing for sale or purchasing for purposes of sale specified controlled substances, including fentanyl, and punishes a violation of that prohibition by imprisonment in a county jail for 2, 3, or 4 years. Current law also prohibits transporting, importing into this state, selling, furnishing, administering, or giving away specified controlled substances, including fentanyl, and punishes a violation of that prohibition by imprisonment in a county jail for 3, 4, or 5 years. Current law also prohibits the trafficking of specified controlled substances, including fentanyl, and punishes a violation of that prohibition by imprisonment in a county jail for 3, 6, or 9 years. The bill would punish the possession, sale, or purchase for sale of fentanyl by imprisonment in a county jail for 4, 5, or 6 years, the transportation, importation, sale, furnishing, administering, or giving away of fentanyl by imprisonment in a county jail for 7, 8, or 9 years, and the trafficking of fentanyl by imprisonment in a county jail for 7, 10, or 13 years.	Two-Year Bill
SB 250	Umberg (D-Santa Ana)	Controlled substances: punishment	Current law provides that it is not a crime for a person who experiences a drug-related overdose and who, in good faith, seeks medical assistance, or any other person who, in good faith, seeks medical assistance for the person experiencing a drug-related overdose, to be under the influence	On Senate Floor



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			of, or to possess for personal use, a controlled substance, controlled substance analog, or drug paraphernalia, under certain circumstances related to a drug-related overdose that prompted seeking medical assistance if that person does not obstruct medical or law enforcement personnel. This bill would prohibit a statement, as defined, from a person who is subject to immunity from prosecution under the above provisions, which was made in connection with the acts giving rise to that immunity, from being used as evidence in a criminal proceeding against the person for the crime of being under the influence of, or possessing for personal use, a controlled substance, controlled substance analog, or drug paraphernalia, if specified circumstances have been satisfied, including that the statement was made by the person in the course of seeking medical assistance for another person experiencing a drug-related overdose.	
<b>Bill No.</b>	<b>Author</b>	<b>Title</b>	<b>Summary</b>	<b>Status</b>
SB 287	Skinner (D-Berkeley)	Features that harm child users: civil penalty	The California Age-Appropriate Design Code Act requires, beginning July 1, 2024, a business that provides an online service, product, or feature likely to be accessed by children to comply with specified requirements, including a requirement to configure all default privacy settings offered by the online service, product, or feature to the settings that offer a high level of privacy, as prescribed, and requires a business, before any new online services, products, or features are offered to the public, to complete a Data Protection Impact Assessment for any online service, product, or feature likely to be accessed by children and maintain documentation of this assessment as long as the online service, product, or feature is likely to be accessed by children. This bill would prohibit a social media platform, as defined, from using a design, algorithm, or feature that the platform knows, or which by the exercise of reasonable care should have known, causes child users, as defined, to do any of certain things, including experience addiction to the social media platform.	From Senate Appropriations: Do Pass As Amended (5-1)
SB 325	Grove (R-Bakersfield)	Controlled substances: fentanyl	Current law classifies controlled substances into 5 schedules and places the greatest restrictions and penalties on the use of those substances placed in Schedule I. Opiates, including fentanyl, are classified in Schedule II. Current law prohibits a person from possessing for sale or purchasing for purposes of sale specified controlled substances,	Two-Year Bill



			including fentanyl, and punishes a violation of that prohibition by imprisonment in a county jail for 2, 3, or 4 years. Current law also prohibits transporting, importing into this state, selling, furnishing, administering, or giving away specified controlled substances, including fentanyl, and punishes a violation of that prohibition by imprisonment in a county jail for 3, 4, or 5 years. Current law also prohibits the trafficking of specified controlled substances, including fentanyl, and punishes a violation of that prohibition by imprisonment in a county jail for 3, 6, or 9 years. This bill would impose an additional punishment of 3, 4, or 5 years to a person who is convicted of the crimes mentioned above involving fentanyl or a fentanyl analog that was designed, shaped, colored, advertised, or packaged in such a way as to resemble food or candy.	
Bill No.	Author	Title	Summary	Status
SB 641	Roth (D-Riverside)	Public health: alcohol and drug programs: naloxone	The Naloxone Distribution Project (NDP) is administratively created by the State Department of Health Care Services to reduce opioid-related overdose deaths. This bill would require the department, as part of the NDP, to make all United States Food and Drug Administration-approved formulations and dosage strengths of naloxone or any other opioid antagonist that are indicated for the emergency treatment of known or suspected opioid overdose available through the NDP.	From Senate Appropriations: Do Pass (7-0)

**Staff Recommendation: In support of our transit and local government members and partners, consider a position on fentanyl legislation. In addition, collaborate with the Association of California Cities – Orange County and the League of California Cities on supporting initiatives that meaningfully address the fentanyl crisis facing local communities.**

*Key Legislative Deadlines*

Below are the remaining key deadlines for bills introduced in 2023:

- June 2            Last Day for Bills to Pass their House of Origin to be considered in 2023
- June 15        Budget Deadline
- July 14         Second House Policy Committee Deadline/Beginning of Summer Recess
- August 14     Legislature returns from Summer Recess





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September 1 Second House Fiscal Committee Deadline  
September 8 Last Day to Amend Bills  
September 14 Last Day to Pass Bills  
October 14 Governor's Sign/Veto Deadline  
January 3, 2024 – Legislature Returns

## **ATTACHMENTS**

- A. OCCOG Bills with Positions
- B. OCCOG Bills of Interest

## **STAFF CONTACTS**

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