

Objective Design Standards

“The What and The How”

League of Cities
Planning Commissioners Academy
March 30, 2023

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WHA.

ORANGE COUNTY

LOS ANGELES

SACRAMENTO

BAY AREA

The WHAT

What are ODS?

What do ODS look like?

What information do they contain?

“A design standard 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 prior to submittal.” (California Government Code, Section 65913.4)

= Clear and measurable design requirements.

- Predictable input / predictable output.
- Consistent review outcome.

The WHAT

What are ODS?

What do ODS look like?

What information do they contain?

Objective Standards

Black & White

Streamlined Review

Measurable, quantifiable, easily defined, and enforceable

“Shall”

VS

Design Guidelines

Subjective

Recommendations (not enforceable)

Unmeasurable and up for interpretation

“Should”

The WHAT

What are ODS?

What do ODS look like?

What information do they contain?

- True/False
- Counts and Measurements
- Ratios and Calculations
- Lists
- Scorecards
- Benchmarks and Performance Measures

True/False

- All homes have front door facing the street.
- The second story is stepped back a minimum of 5 feet from the first story.

Counts & Measurements

- Any development that includes 10 or more units shall provide 2 common open spaces of at least 400 s.f. each.
- When wall planes are greater than 30 feet in length, a plane break of 18 inches (minimum) shall occur.

Ratio & Calculations

- Each home shall have private open space equal to 10% of the conditioned floor area.
- Ground floor commercial (mixed-use) exterior walls (facing plaza area/street) shall include windows/doors for 75% of the wall area.

Lists

All residential entryways shall incorporate at least two of the following elements:

- The entry shall have a porch of at least 3 feet in depth.
- The entryway shall be designed with an overhead projection of at least 12 inches.
- The entryway shall be marked with a side light window panel or a door with a window.

Scorecards

Plant Type Size	Plant Container	Points
Shrub	1-gallon container	1.0
	5-gallon container	2.0
	15-gallon container or larger	10.0
Tree	5-gallon container	5.0
	15-gallon container	10.0
	24-inch box	20.0
	36-inch box	50.0
	48-inch box or larger	100.0

Source Table: Approaches and Considerations for Objective Design Standards, HCD

Benchmarks & Performance Measures

- Development must meet the California Green Building Standards Code (CALGreen) by achieving CALGreen Tier I or II as adopted by the State of California; Tier II is a higher level of performance than Tier I.

The WHAT and The HOW

What are ODS?

What do ODS look like?

What information do they contain?

How does it look?

- Tailored to the City!
- Site Design
- Building Envelope
- Building Design & Articulation
- Open Space
- Landscape
- Architectural Style

Public view into green court

Private open space with front access opening to green court

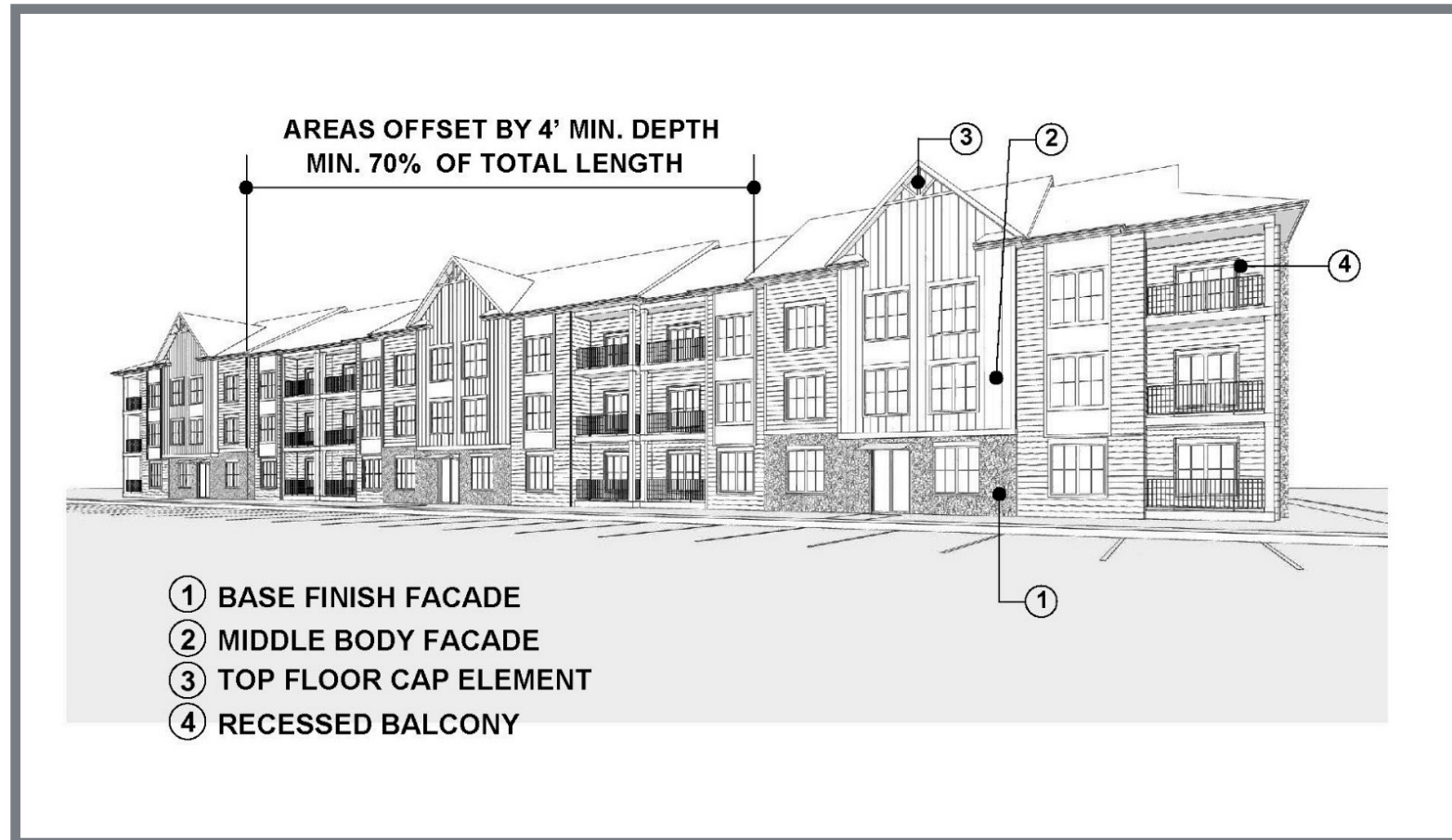
Front doors connecting to sidewalks



Example: Site Design and Building Envelope

The HOW

How does it look?



Example: Design and Articulation



Example: Design and Articulation

The HOW

How does it look?



Example: Architectural Style

Elements	Standards (5 minimum)
Roof Components	<ul style="list-style-type: none"> • Hip OR gable roofs OR flat roof with parapet walls • Roof pitches 3.5:12 to 5:12 • Tight rake, where used
Roof Materials	<ul style="list-style-type: none"> • Concrete "S" tile
Architectural Components	<ul style="list-style-type: none"> • Round top OR arched primary window OR architectural feature • Shed roof accent feature • Recessed openings at front entry OR porch • Balcony
Wall Materials	<ul style="list-style-type: none"> • Medium sand float stucco finish (16/20) • Decorative ceramic tile OR material accents
Trim & Details	<ul style="list-style-type: none"> • Decorative metal elements (pot shelf, gate, balcony, etc.) • Wood beam accents, especially at porch • Wall mounted light fixtures at garage door and front entry
Windows	<ul style="list-style-type: none"> • Vertically proportioned windows • Recessed feature windows • Divided lights • Round top windows
Doors	<ul style="list-style-type: none"> • Panel or with Glazing • Rectangular or Arched

THANK YOU

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