Joint Planning Commission/Architectural Advisory Commission Study Session
August 28, 2019
Agenda

- Project Overview, Objectives and Approach
- Planning Process and Efforts Underway
- Discussion
Project Overview

Phase I

Phase II
Floor Area Ratio
Interim Ordinance

Phase III
Residential Design Guidelines
We Are Here!
Project Approach

- **June 2019**: Establishing Community Preferences & Benchmarking
- **Oct 2019**: Draft Design Guidelines & Architectural Permit Findings
- **Feb 2020**: Review & Adoption
- **June 2020**
Project Objectives

Establish design guidelines for new two-story homes and second story additions to:

• Respond to community concerns
• Encourage context-sensitive, high quality design
• Reflect sound design principles and best practices
• Ensure transparency, certainty, flexibility and finality in the process
• Be easy to use and understand
Outreach

- Website
- FAQs and Comment Card
- Information Gathering Sessions
- Neighborhood outreach
- Walk-shops (underway)

- Survey (September)
- Online interactive mapping tool (September/October)
- Booth at Farmer’s Market (September 7th)
- Workshops, meetings, and open houses at milestones
Design Guidelines

- Facilitate understanding of design expectations
- Provide guidance and examples of how to meet expectations
- Combine text, photos, and illustrations

Avoid monumental or overscaled entrances

Do This

Limited first floor

Not This

Tall first floor

Select roof forms to manage apparent size

Do This

Not This
What We’ve Heard (so far…)

Common topics from Information Gathering Sessions:

• Variety in design
• Height and roof form
• Design and materials
• Privacy
• Frontage/appearance from the street
• Parking and garages
• Landscape
Discussion

1. What are the most important aspects of single-family design for the guidelines to address?
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2. Which aspects are the most influential to your overall impression of the quality of design?
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2. Which aspects are the most influential to your overall impression of the quality of design?
3. What aspects of design would you like to see continued in the future?
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2. Which aspects are the most influential to your overall impression of the quality of design?
3. What aspects of design would you like to see continued in the future?
4. What are your concerns with current and recent development, if any?
Next Steps

- **Complete Neighborhood Walk-shops** (Ongoing)
- **Visit us at Farmer’s Market** (September 7th)
- **Look for the Survey** (September)
- **Look for the Online Interactive Mapping Tool** (September/October)
- **Visit the website!**

www.redwoodcity.org/designguidelines