



MEMO

Overview of Changes from December Joint Workshop

TO: City Council
FROM: Andrea Villalobos, AICP, CNU-A, Planning Manager – Planning and Development Services Department
DATE: February 22, 2021
RE: Overview of Changes from December Joint Workshop

JOINT WORKSHOP DIRECTION

At the December 10, 2020 Joint Workshop, the City Council and Planning and Zoning Commission provided thumbs up and thumbs down votes on various topics in the design standards and guidelines. This memo summarizes the direction received at that Joint Workshop and further details what changes were made to address any direction received.

THUMBS UP VOTES

The following design topics all received thumbs up votes from the City Council and Planning and Zoning Commission during their Joint Workshop. In the full presentation for this item, these slides are indicated with a green box stating “thumbs up vote”. No changes to these sections were made, however, the project team did fix minor typos and the text in two sections as indicated below in *teal*.

✓ **PZ/CC Workshop:
Thumbs Up Vote**

Design Standards

- Nonconforming Streetscapes (3.8.1.3.B.1)
- Character District-5D Zoning District (4.4.3.14) *Added clarification text*
- Mixed Use Shopfront Building Type (4.4.6.14) *Small text changes to transparency percentages*
- Minimum Two Story Requirement (4.3.4.4)
- Transparency (4.3.5.2)
- Blank Wall Area (4.3.5.3)
- Building Elements: Forecourt (Table 4.14)

Design Guidelines

- Design Principles (A.1.2.1 & A.1.2.2)
- Design Traditions (A.1.3.2)
- Height Strategy by Context (Table 1.1 A.1.4.1) *Went back to original Design Context names*
- Varied Massing Requirement (4.1.4.2)
- Expression – Four Sided Design (A.1.4.4)
- Neighborhood Transitions (A.1.4.5)
- Design Options for a Pedestrian-Friendly Ground Floor (A.1.4.8)
- Ways to Create and Activate Outdoor Space (A.1.4.11)
- Connectivity (A.1.4.12)
- Working with Topography (A.1.4.13)
- Strategies for Activating Street Frontages (A.1.4.14)

CITY COUNCIL / PLANNING COMMISSION DIRECTION VOTES

The following design topics all received direction from the City Council and Planning and Zoning Commission during their joint workshop indicating that a change to the text needed to be made. In the full presentation for this item, these slides are indicated with a red box stating “direction provided”. The below table indicates all topics that received direction, the direction received, and how the standards and guidelines were revised to address this direction.

❖ **PZ/CC Workshop:
Direction provided**

DESIGN STANDARDS	
Topic	Final Draft Changes
<p>Varied Massing (4.3.4.7)</p>	<p>Direction: Update the Option 3 model to reflect a typo in the model. Changes Made: The model was fixed accordingly and small text changes were made to Option 1, 2, and 3 to clarify the requirements.</p>
<p>Expression Elements (4.3.5.4)</p>	<p>Direction: Require that more expression elements be used. Changes Made:</p> <ul style="list-style-type: none"> • The expression requirements were further increased in terms of how many expression must be used (based on wall length). • Additional detail about Alternative Compliance requirements were added. • The expression elements were split into horizontal and vertical categories • Additional detail in the standards for each expression element was added • The models were edited to make it easier to understand the standards
<p>Building Elements - Rooftop Amenity Deck (Table 4.14)</p>	<p>Direction: Ensure the rooftop amenity deck includes a “setback” in the visual and the requirements. Allow the element for both residential and commercial uses. Changes Made:</p> <ul style="list-style-type: none"> • New standards requiring a setback based on the type of frontage. • New standards regarding railings and their transparency. • New language referencing the review of the Historic Preservation Commission where needed.
<p>Durable Building Material Area (4.3.5.6)</p>	<p>Direction: to review the glass and steel material standards. Changes Made: Moved “a combination of glass and steel framework” from the Primary to the Secondary building material category.</p>
<p>Neighborhood Transitions Standards, Contextual Height Stepdown (4.3.6.1.C.)</p>	<p>Direction: Combine options to provide stronger standards while ensuring there are still multiple options. Consensus to increase the required setback from 12’ to 25’. Changes Made:</p> <ul style="list-style-type: none"> • Slightly changed the options to reflect Council and Commission direction. <ul style="list-style-type: none"> ○ Option 1: Requires a setback and no taller than 3 stories on a new development adjacent to a sensitive site. ○ Option 2: No setback required, however, requires no taller than 2 stories at the front and 3 stories at the rear of a new development adjacent to a sensitive site. ○ Option 3: A combination of Option 1 and 2. • Updated the 3 models to reflect the new standards • Created a new table (Development Code page 4:44) to reflect the standards in the new options

DESIGN GUIDELINES	
Topic	Final Draft Changes
Description of Context Areas <i>(A.1.3.1)</i>	<p>Direction: Concerns with “West Downtown” and “South Downtown” naming of areas on the Design Context Map</p> <p>Changes Made: Went back to original Design Context names (“Residential Transition Edge” and “Approach”). Will plan on discussing naming during the Comprehensive Plan process when discussing downtown.</p>
Expression Elements <i>(A.1.4.3)</i>	<p>Direction: Require more expression elements to be used.</p> <p>Changes Made:</p> <ul style="list-style-type: none"> • The design guidelines were updated to split the vertical and horizontal elements to reflect the changes to the Development Code.
Views <i>(A.1.4.5)</i>	<p>Direction: The City Council and Commission expressed interest in a variety of view-related topics and the desire for more in-depth view standards.</p> <p>Changes Made:</p> <ul style="list-style-type: none"> • Added new overarching view guidelines that address diversity in types of views and view targets. • A views memo was included in the packet to address the need for a further view study that includes additional community input.
Building Materials <i>(A.1.4.7)</i>	<p>Direction: Concern about too much glass and metal and questions about differentiating between types of siding.</p> <p>Changes Made:</p> <ul style="list-style-type: none"> • Added new language to the “Siding” category to clarify. • Revised the Development Code to make glass and metal a Secondary material.
Strategies to Define the Street Wall of a Forecourt <i>(A.1.4.9)</i>	<p>Direction: The models for this topic do not reflect San Marcos context.</p> <p>Changes Made:</p> <ul style="list-style-type: none"> • Revised the models to better indicate examples that reflect San Marcos.
Improving an Existing Front Setback <i>(A.1.4.10)</i>	<p>Direction: The models for this topic do not reflect San Marcos context.</p> <p>Changes Made:</p> <ul style="list-style-type: none"> • Revised the models to better indicate examples that reflect San Marcos.