



**BOARD OF SUPERVISORS  
AND PLANNING COMMISSION  
JOINT HEARING  
SEPTEMBER 27, 2022**

**DEVELOPMENT CODE  
AMENDMENTS RELATED TO  
HOUSING AND  
FORM BASED CODE**



# Development Code Amendments

## **Four Main Components:**

### 1. Senate Bill 35

No substantive changes from interim Ordinance

### 2. Senate Bill 9

No substantive changes from interim Ordinances

### 3. Form Based Combining District

Implements Form Based Code

### 4. Housing Compliance Review

New ministerial permit



# Form Based Code Goals

- Address current and future legislation requirements including SB 35 and by-right housing approvals
- Promote **Missing Middle Housing**





# ODDS Initiative

## Objective Design and Development Standards:

- Funded by State grant to collaborate with Sausalito, Tiburon, Belvedere, Mill Valley, Corte Madera, Larkspur, Fairfax, San Anselmo, Novato, and Ross
- Opticos produced the ODDS for participating jurisdictions
- Opticos customized the ODDS to create the unincorporated County's **Form Based Code**



# Outreach for ODDS

## **Objective Design and Development Standards Outreach:**

- Visual Preference Survey
- Stakeholder Committee
- Design Review Boards



# Phases of Review

- **Public review draft** of Development Code Amendments and Form Based Code released on September 6, 2022
- **Planning Commission review draft** will be released in November 2022 (hearing on December 12)
- **Board Review draft** will be released in December 2022 (hearing on January 24)



# Recommendation

- Receive presentation on the Form Based Code from Opticos Design
- Provide input on the Development Code amendments and the Form Based Code