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

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