

Zoning Text Amendment—Single Family Dwellings in Multi-Family Zoning Districts

Planning Commission Subcommittee Brainstorm Session #5

July 28, 2011, 6pm

Planning Commission Subcommittee:

Chair Stan Bair

Vice Chair Joan Cox

Staff:

Jeremy Graves, Community Development Director

Lilly Schinsing, Associate Planner

Community Participants:

Michael Rex

Geoff Butler

Sherri Faber

❖ **Define the Issues**

- Single family homes in two/multifamily zoning districts are allowed the same maximum development standards as duplexes/triplexes. These uniform standards could result in unusually large single family homes that could be out of character with the neighborhood
- There are few incentives to preserve existing or provide new duplexes/triplexes in multi-family districts. Converting existing duplexes/triplexes to single family homes would result in a loss of housing stock, which is contrary to goals of the Housing Element.

❖ **Review Possible Options (Attachment A)**

❖ **Review Rex and Butler’s May 16 “Single Family Residences in Multi-unit Zoning Districts Response following Subcommittee’s May 3, 2011” (Attachment B)**

❖ **Review Rex and Butler’s June 7 “Further Consideration of Alternatives” (Attachment C)**

❖ **Review “Parcel Scenarios for the Modified Rex & Butler Option” (Attachment D)**

❖ **Steps to Move Forward**

- Further P/C Subcommittee Meetings
- P/C Subcommittee Meetings with local architects
- Establish a City Council liaison to vet issue
- Type of Notice
 - Newspaper Ad (Minimum Legal Requirement)
 - Posted at City Hall (Minimum Legal Requirement)
 - Notice to all property owners affected
 - Notice on City’s Website
 - Write-up in the Marinscope?
- Forum for Discussion
 - P/C Workshop
 - P/C Meeting