

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

Planning Commission Subcommittee Brainstorm Session #6

August 15, 2011, 5:30pm

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 “Single Family Standards in Multi-Family Zoning Districts: Proposed Amendments” (Staff Notes from July 28, 2011 Planning Commission Subcommittee Meeting – Attachment A)

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

❖ Steps to Move Forward

- August 29th Subcommittee meeting: Discuss language changes