

Date: May 16, 2011

Subject: Single Family Residences in Multi-unit Zoning Districts

Response following Subcommittee's May 3, 2011

To: Planning Commission's Subcommittee c/o Lilly Schinsing

From: Michael Rex and Geoffrey Butler

**Define the Issues:** Proposed adjustments to Staff's wording in May 3, 2011 Agenda

Single family homes in two/ R2 & R3 multifamily zoning districts are allowed the same maximum development standards as duplexes/triplexes. This "loophole" has Such zoning could resulted in unusually large single family homes that are could be out of character with the neighborhood.

• There is no dis are few incentives to convert preserve existing or provide new duplexes/triplexes in multifamily zoning districts. to single family homes. This has Converting existing duplexes/triplexes to single family homes would resulted in a loss of housing stock, which is contrary to goals of the Housing Element.

The proposed wording would read as follows:

- Single family homes in R2 & R3 multifamily zoning districts are allowed the same maximum development standards as duplexes/triplexes. Such zoning 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 multifamily zoning 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.

## Refinements to April 26, 2011 Consideration of Alternatives document, following Subcommittee's discussion on May 3

See attached revision, which includes:

- General edits from input received during the meeting
- Proposed adjustments to allowable Building Coverage when only Single Family
- Proposed adjustments to allowable Impervious Surfaces when only Single Family
- Additional Incentives to provide multiple units.