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Date: **June 7, 2011**
Project: Zoning Text Amendment for Single Family Dwellings in Multi-Family Zoning Districts
Subject: **Further Consideration of Alternatives**
(Revisions to April 5th handout are shown in **yellow highlight** for proposed additions and a ~~strikeout line~~ for deletions)
To: Jeremy Graves, Lilly Schinsing, Joan Cox, Stan Bair, Geoffrey Butler & Sherri Faber

For all Parcels in Multi- Family Zoning Districts:

- Adopt an Ordinance to legalized existing accessory dwelling units.
- Adopt an Ordinance to allow new accessory dwelling units.

Parcels under 3,000 sq.ft.:

- Exempt from Zoning Amendment

Parcels between 3,000 and under 5,000 sq.ft.:

- Develop more effective Heightened Review findings - See **#1 on Page 2.**
- Create incentives to provide multiple units - See **#2 on Page 2.**
- Establish preferred sizes for various residential unit types - See **#3 on Page 2.**
~~and create incentives to build within these limits~~

Parcels in the R-2-2.5 Zoning District:

- 5,000 to < **89,000** sq.ft. limit FAR to existing R-1-6 standard of .45 for only 1 unit
- **89,000** sq.ft. & greater limit FAR to existing R-1-8 standard of .40 for only 1 unit
- ~~>10,000 sq.ft. limit to FAR of .30 for only 1 unit~~

Parcels in the R-3 Zoning District:

- 5,000 to < **87,000** sq.ft. limit FAR to existing R-1-6 standard of .65 for only 1 unit
- **87,000** sq.ft. & greater limit FAR to existing R-1-8 standard of .50 for only 1 unit

1. Suggested Heightened Review Revisions to Strengthen Existing Findings:

- A. Require a schematic design for the site that demonstrates the feasibility to construct additional units in the future by illustrating their possible location, parking and access.
- B. Add a new Finding #8: Proposed development is harmonious with the scale of the neighborhood and avoids looming over the street or crowding neighboring properties.

2. Suggested Incentives to Provide Multiple Units:

- A. No Heightened Review will be required for parcels having multiple units.
- B. The normal 30-day application completeness period will be shortened.
- C. Multiple unit projects will be given priority, moving to the top of the submittal stack.
- D. Plan Check will be expedited without an additional fee.
- E. Parking will be in accordance with a new parking standard adopted for specifically for multiple unit projects.
- F. Tandem parking will be a permitted use without a CUP for multiple unit projects.
- G. As a disincentive to provide only one unit, when only one unit is proposed on a parcel within a multi-unit Zoning District, require a schematic design for the site that demonstrates the feasibility to construct additional units in the future by illustrating their possible location, parking and access.
- H. Parking serving additional units beyond the parking required for a single unit will not be counted as an impervious surface.
- I. When an additional unit(s) is provided within an accessory building, the accessory building can be used for sleeping purposes.
- J. When an additional unit(s) is provided above or below a detached garage, an exception to the 15 ft. maximum building height standard for accessory buildings will be allowed.
- K. Allow a one-time additional 200 sq.ft. of Floor Area beyond the maximum allowed when adding an additional unit.
- L. To allow for additional units in Accessory Structures, amend Section 10.44.020 C.4. Structure Size as follows:
 - a. “No such building shall be used for sleeping quarters”, except when approved for a dwelling unit; and
 - b. “The height of any such building at the property line shall not exceed six feet (6’). Such building or structure may then be increased one foot (1’) in height of each foot such building or structure is set back from the property line”, up to the required setback line, at which point the maximum allowable building height is 15 ft. measured from the average level of the natural ground surface under the building.”

3. Suggested Preferred Sizes for Various Unit Types:

Efficiency Units - Studios (As defined by existing State standards)	500 sq.ft.
Accessory Dwelling Units (ADU) – 1 Bedroom	750 or 800 sq.ft.
Small Dwelling Unit – 2 Bedrooms	1,200 sq.ft.
Standard size Unit – 3 or more Bedrooms	3,000 sq.ft.

4. Floor Area Figures for Above Revised Alternatives on Page 1:

R-2-2.5 Zoning District

Lot Size	Existing @ .65	(31% reduction) Proposed @ .45	(39% reduction) Proposed @ .40	Remaining
5,000	3,200 sq.ft.	2,250 sq.ft.		1,000 sq.ft.
6,000	3,900	2,700		1,200
7,000	4,550	3,150		1,400
8,000	5,200	3,600		1,600
9,000 or > 5,850			3,600 sq.ft.	1,600

Note that adjustments to FAR standards for the R-2-5 Zoning District should also be considered, even though there are very few parcels in the R-2-5 Zoning Districts

R-3 Zoning District

Lot Size	Existing @ .80	(19% reduction) Proposed @ .65	(38% reduction) Proposed @ .50	Remaining
5,000	4,000 sq.ft.	2,600 sq.ft.		1,400 sq.ft.
6,000	4,800	3,120		1,680
7,000	5,600		2,800 sq.ft.	2,800
8,000	6,400		3,200	3,200
9,000	7,200		3,600	3,600

5. Evaluation of Staff’s Option 2 on Pg. 4 of 7 from Subcommittee’s April 5 Brainstorm Session #3

The “Cons” outlined in Lilly’s April 5th analysis ~~is~~ are accurate. Reducing the allowable size of single family homes in multi-unit Zoning Districts by only 20% could still produce a home too large for the lot size. For example:

				<u>@ 80% of existing allowable FAR</u>
R-2-2.5 Zoning District	8,000 sq.ft. lot	=	4,120 sq.ft. home	
	10,000 sq.ft. lot	=	5,200 sq.ft. “	
R-3 Zoning District	6,000 sq.ft. lot	=	3,840 sq.ft. home	
	8,000 sq.ft. lot	=	5,120 sq.ft. “	
	10,000 sq.ft. lot	=	6,400 sq.ft. “	

Plus, such an amendment creates little incentive to construct multiple units on a parcel.

6. Means to Insure Feasibility to Add Additional Units in the Future:

A. For all Design Review applications to construct only a single family dwelling or convert the use of a parcel to only a single family unit in a multi-unit Zoning District, require a schematic design for the site that demonstrates the feasibility to construct additional units in the future by illustrating their possible location, parking and access.

7. Allowable Building Coverage Adjustment for Single Family Homes in Multi-unit Zoning Districts:

R-2-2.5 and R-3 Zoning Districts

Lot Size	Existing @ 50%	Proposed @ 40%	Less 400 sq.ft. For a Garage	Remaining
5,000	2,500 sq.ft.	2,000 sq.ft.	1,600 sq.ft.	900 sq.ft.
6,000	3,000	2,400	2,000	1,000
7,000	3,500	2,800	2,400	1,100
8,000	4,000	3,200	2,800	1,200
9,000	4,500	3,600	3,200	1,300

8. Other Suggestions:

A. Revise Parking Standards for Multiple Unit Projects:

Relief from traditional parking standards will be essential to accommodate multiple units without the street frontage being dominated by parked cars, driveways and garage doors.

Sausalito's Existing Parking Standards:

1 units	=	2 cars
2 units	=	2 cars for ea. unit = 4 cars on site
3 units or more	=	1.5 cars for ea. unit = 4.5, or 5 cars on site for 3 units

Parking spaces are 9'-0" x 19' with 24' backup space

Proposed Parking Standards:

1 unit	=	2 cars for ea. unit = 2 cars on site (no change)
2 units	=	2 cars for the principal unit & 1 car for the 2 nd unit (new std.)

When 2nd unit is < or = 750 sq.ft., parking can be on site, or off site if street parking is available nearby. **(new std.)**

When 2nd unit is > 750 but < or = 1,200 sq.ft., parking must be on site. **(no change)**

2 cars for 2nd units > 1,200 sq.ft. = 4 cars on site. **(no change)**

3 units or more = 1.5 cars for ea. unit = 4.5 or 5 cars for 3 units. **(no change)**

Tandem parking permitted without a CUP **(new std.)**

Parking space size per Marin County Standards which are 8' - 6" x 18' with 24' backup space. (new std.)

More than 2 units, one compact space measuring 7' - 6" x 17' is permitted for every third unit. (new std.)

B. Preserve Nonconformity Permit Process

Continue to allow without a variance alterations between 52% and a something less than a full demolition, but amend this Chapter of the Zoning Ordinance to remove ambiguity.

C. Grace Period for Projects Currently being Considered or Planned

To allow for projects currently being considered, or currently in the planning stage, the new Zoning Amendment would not go into effect until 6 months after it is adopted.

D. Minor Exception After Zoning Amendment is Adopted

To avoid encouraging home owners to move and the Zoning Amendment from being overly restrictive, allow a one time 300 200 sq.ft. exception for good cause to expand an existing single family home in multi-unit Zoning Districts beyond the new Floor Area or Building Coverage standards, particularly when the proposed extra Floor Area is within the existing building envelope, and/or is part of an application to add an additional unit. number of Marin towns provide such an exception. For example, San Anselmo adopted such an exception when implementing a few years ago a stricter Floor Area limitation on homes in the flat portions of town. Staff could check with other municipalities for examples of the wording for such exceptions.

E. Review Zoning Amendment 1 Year Later

One year following the adoption of the Zoning Amendment, hold a public hearing to learn what is working and what needs fine tuning. Refine the Amendment accordingly.

End of Report