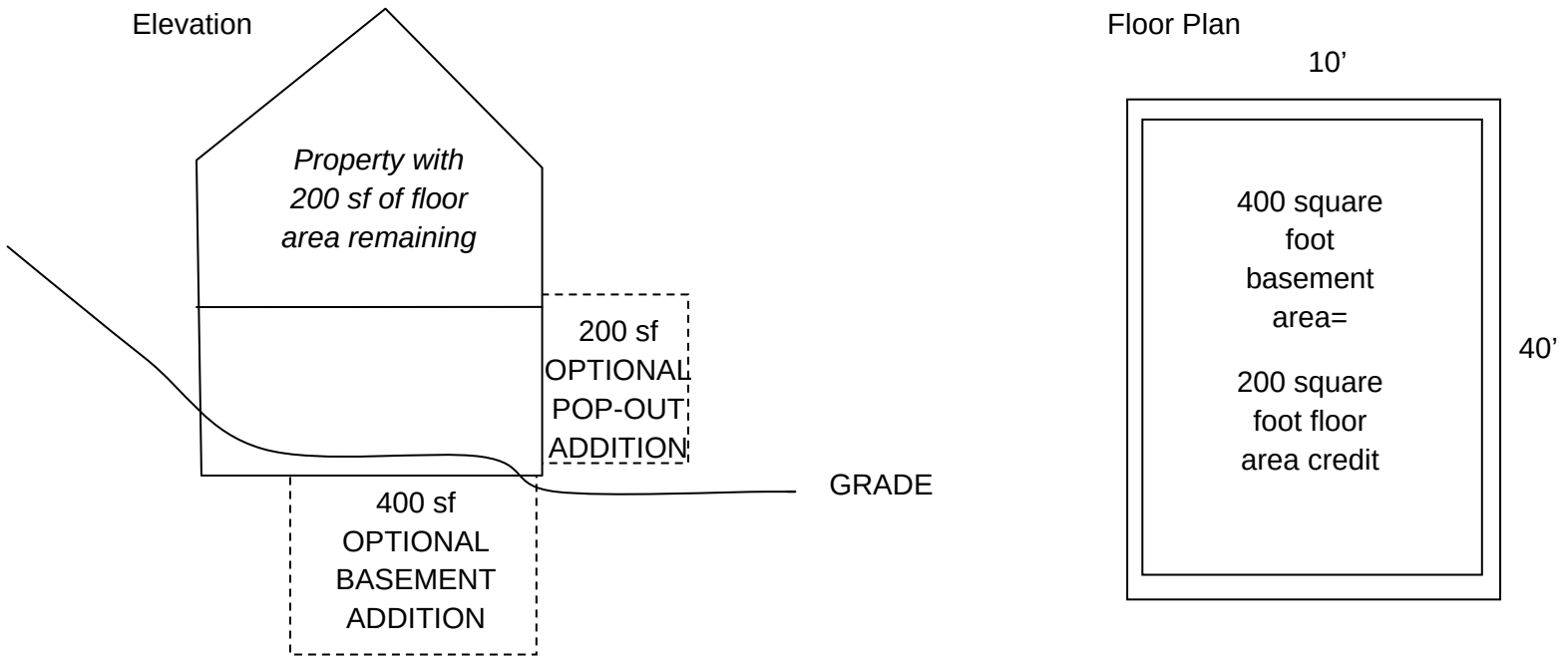
Topic	**Decision/Issue**	**Staff Follow-up**
Development Standards	Sliding Scale seems to be more fair [*9/30/13*]	Look at Heightened Design Review, Impervious Surface and Basement issues
Heightened Design Review	Is Heightened Design Review triggered by 80% of the new standards or the total allowable? This should be looked at in the context of smaller parcels. [*9/30/13*]	Language in Zoning Ordinance may need to be clarified. Issue may need to be reviewed by the Planning Commission as it was not previously considered. See Table—"Comparing Heightened Design Review Triggers"
Impervious Surface	Check to see that if the building coverage is maxed out for a single unit there would still be enough impervious surface left over for driveway, parking space, etc. for a single family home. [*9/30/13*]	See Table—"Remaining Impervious Surface if Building Coverage is Maxed Out for a Single Unit." With the sliding scale system, 432 square feet is left over for impervious surfaces on a 1,500 square foot parcel, which is enough for a 20x20 or 40x10 driveway (space for two cars parked side by side or two tandem cars).
Basements	Determine if new development standards disincentives the utilization of underground space for floor area. [*9/30/13*]	The Zoning Ordinance allows for up to 50% of an underground area to be discounted from floor area calculation, up to maximum of 500 sf. Properties maxed out or close to maxed out *may* not have incentive to utilize underground provisions (as the provisions are inherent in 50% of the floor area being counted, the property owner needs to have at least an equal amount of floor area to work with, and it is expensive to dig down, especially when the whole basement area cannot be carved out). In such a case, it may be easier to add on above ground. See Figures in "Basement Scenarios" diagram.
200 Square Foot Bonus-SF Home	200 square foot bonus and 10 year sunset clause is acceptable for an existing single family home. *[9/30/13]*	--
200 Square Foot Bonus-ADU	New issue: Should there be a provision which would allow for an ADU on lots under 3,000 square feet to take advantage of 200 square foot bonus? *[9/30/13]*	With the sliding scale system, on parcels less than 2,750 square feet in the R-2-2.5 zoning district if a single family home is built to the maximum floor area there would not be enough remaining floor area to provide an ADU. Committee could consider allowing such parcels to exceed permitted FAR maximum of 0.65 to provide ADU (worst case would be on a 1,500 square foot parcel a 150 square foot difference would be provided (15% of the allowed FAR of 975 square feet). See Table—"Should an ADU Be Allowed to Exceed Max FAR on Very Small R-2-2.5 Parcels?"
Housing Element Infill	Will the new development standards adversely impact the infill strategy in the Housing Element?	See page IV-6 of the Housing Element.

Remaining Impervious Surface if Building Coverage is Maxed out for a Single Unit			
Parcel Size	Fixed		Sliding
	R-2-2.5	R-3	
1,500	375	375	432
1,750	438	438	504
2,000	500	500	576
2,250	563	563	648
2,500	625	625	720
2,750	688	688	792
3,000	510	210	750
3,250	553	228	823
3,500	595	245	897
3,750	638	263	972
4,000	680	280	1,049
4,250	723	298	1,128
4,500	765	315	1,208
4,750	808	333	1,290
5,000	850	350	1,373
5,250	893	368	1,458
5,500	935	385	1,545
5,750	978	403	1,633
6,000	1,020	420	1,950
6,250	1,063	438	2,031
6,500	1,105	455	2,113
6,750	1,148	473	2,194
7,000	1,190	490	2,275
7,250	1,233	508	2,356
7,500	1,275	525	2,438
7,750	1,318	543	2,519
8,000	1,360	560	2,600

Comparing Heightened Design Review Triggers				
Parcel Size	Current Heightened Design Review Trigger (square footage)		Heightened Design Review Trigger if Applied to Single Unit (square footage)	
	R-2-2.5	R-3	Fixed Percentage	*Ratio Option*
1,500	780	960	780	*660*
1,750	910	1,120	910	*770*
2,000	1,040	1,280	1,040	*880*
2,250	1,170	1,440	1,170	*990*
2,500	1,300	1,600	1,300	*1,100*
2,750	1,430	1,760	1,430	*1,210*
3,000	1,560	1,920	1,080	*1,320*
3,250	1,690	2,080	1,170	*1,408*
3,500	1,820	2,240	1,260	*1,493*
3,750	1,950	2,400	1,350	*1,575*
4,000	2,080	2,560	1,440	*1,653*
4,250	2,210	2,720	1,530	*1,728*
4,500	2,340	2,880	1,620	*1,800*
4,750	2,470	3,040	1,710	*1,868*
5,000	2,600	3,200	1,800	*1,933*
5,250	2,730	3,360	1,890	*1,995*
5,500	2,860	3,520	1,980	*2,053*
5,750	2,990	3,680	2,070	*2,108*
6,000	3,120	3,840	2,160	*2,160*
6,250	3,250	4,000	2,250	*2,250*
6,500	3,380	4,160	2,340	*2,340*
6,750	3,510	4,320	2,430	*2,430*
7,000	3,640	4,480	2,520	*2,520*
7,250	3,770	4,640	2,610	*2,610*
7,500	3,900	4,800	2,700	*2,700*
7,750	4,030	4,960	2,790	*2,790*
8,000	4,160	5,120	2,880	*2,880*

Basement Scenarios



Should an ADU Be Allowed to Exceed Max FAR on Very Small R-2-2.5 Parcels? (Ratio Option)						
Parcel Size	**Maximum Floor Area Ratio**	**Maximum Floor Area**	**Floor Area Reminaing for Add'l Units**		**Amount of Additional FA Above Maximum Allowed Needed to Provide Minimum Size ADU (R-2-2.5**	**Percentage of FAR Above Maximum Allowed to Provide Minimum size ADU (R-2-2.5)**
			R-2-2.5	*R-3*		
1,500	*0.550000*	*825*	*150*	*375*	125	15%
1,750	*0.550000*	*963*	*175*	*438*	100	10%
2,000	*0.550000*	*1,100*	*200*	*500*	75	6%
2,250	*0.550000*	*1,238*	*225*	*563*	50	4%
2,500	*0.550000*	*1,375*	*250*	*625*	25	2%
2,750	*0.550000*	*1,513*	*275*	*688*	-	-

a. Residential Infill Sites

A review of all parcels within the City with residential zoning in place yields a total of **68** parcels that are considered good candidates for infill residential development (refer to **Table 4.3**). On these parcels, it is estimated that **123** new residential units could be built in the future under existing zoning regulations.

In order to assure a meaningful analysis, a number of filters were developed in order to identify only those properties that truly have realistic development potential. The filters indicate parameters below which development would likely be challenging and less feasible. Please see Appendix C – Vacant and Underutilized Sites Analysis for a more detailed explanation of each filter.

- Parcels of 40% average slope or more were excluded for R-2 and R-3 Districts as steeper slopes create more development constraints;
- All landlocked parcels were removed as access would be a challenge;
- Underutilized parcels with existing homes built after 1980 were removed;
- All parcels less than 3,000 square feet (s.f.) in size were removed as parcels that are too small present challenges meeting development standards;
- All parcels on the City's List of Noteworthy Historic Structures were removed;
- All parcels on the City's list of Constructed and Approved projects were removed to avoid double-counting;
- All parcels that could take on only one additional unit were included if there was relatively straightforward development potential. Lots that were included had underutilized portions, or had existing buildings where another floor could be added without conflicting with development standards, or had existing buildings that were dilapidated or abandoned;
- All parcels that had obvious parking constraints preventing the addition of units were removed; and
- Visual checks were made using Google Earth and Google Streetview, and site visits were made to all parcels listed, to ascertain the actual build out and visual conditions of buildings.

The City allows a fairly dense development pattern through the application of the zoning regulations which allow floor area ratios of 35% and 50%, front yard setbacks of zero feet (including corner lots), five foot side yard setbacks typically, and a height limit of 32 feet.