





City of Piedmont

SB2 Planning Grant Mixed-Use and Multi-Family Objective Design Standards and Prototype Plans and Incentives for Accessory Dwelling Units

Housing Advisory Committee Meeting | May 19, 2021



Agenda

1. **April 20, 2021 Meeting Minutes** (5 min)
2. **Project Introduction** (10 min)
3. **Community Outreach Progress Report** (25 min) 
4. **Consideration of Draft Guiding Principles** (20 min) 
5. **Introduction of Strategies to Affirmatively Further Fair Housing** (10 min)
6. **Introduction to Site Inventory Planning and Site Testing** (15 min)

Poll 1: Your favorite morning beverage(s)?

- A. Coffee**
- B. Espresso**
- C. Latte**
- D. Mocha**
- E. Tea**
- F. Other**

2. Project Introduction



Our Team

- **Project Lead:** City of Piedmont Planning Staff

- **Consulting Team:**



Lisa Wise Consulting, Inc.

- Lisa Wise
- David Bergman
- Monica Szydlak



Open Scope Studio

- Ian Dunn
- Mary Davis



Rincon

- Abe Leider
- Karly Kaufman



Plan to Place (separate contract)

- Dave Javid
- Paul Kronser

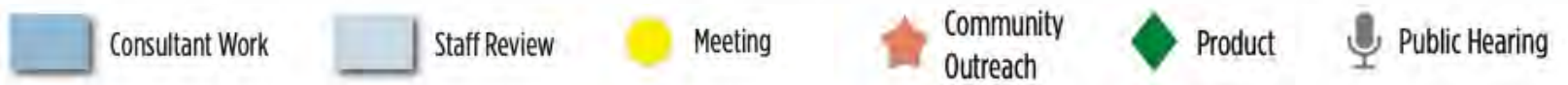
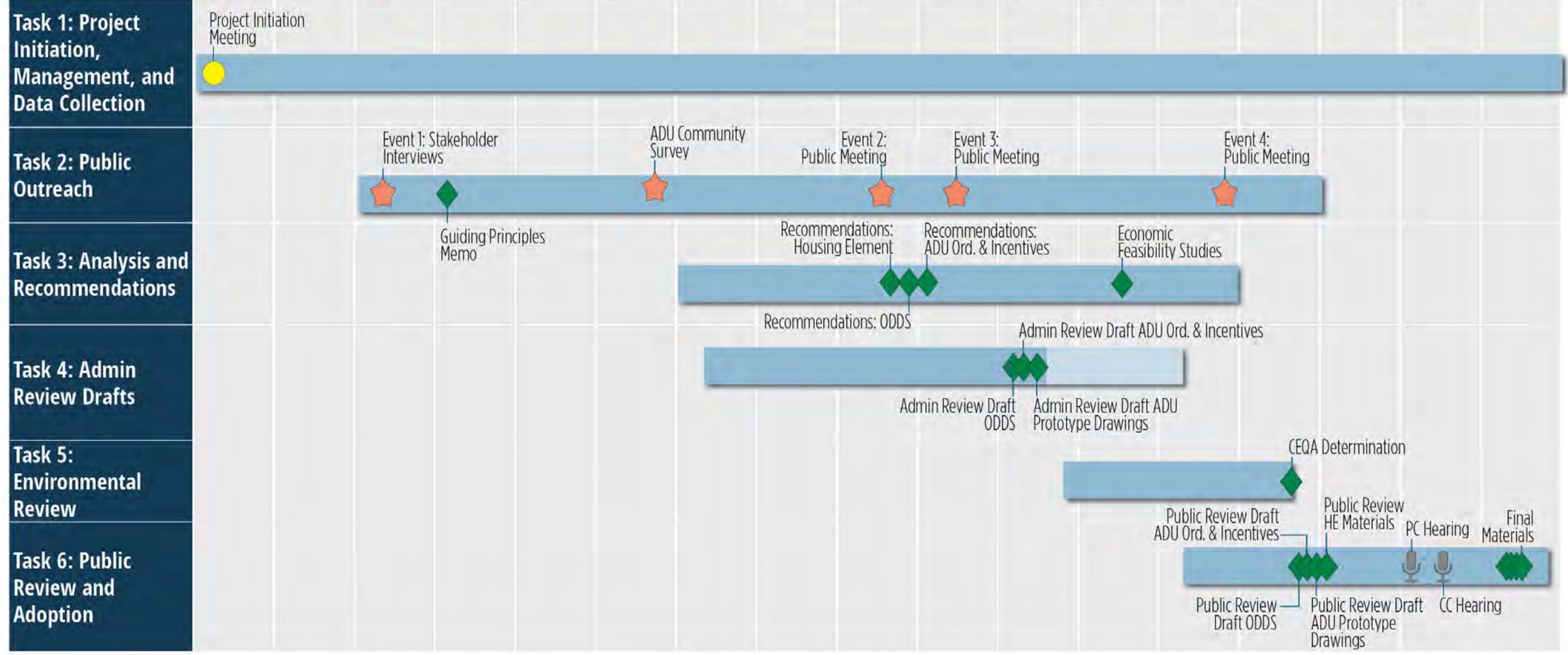


Project Objectives

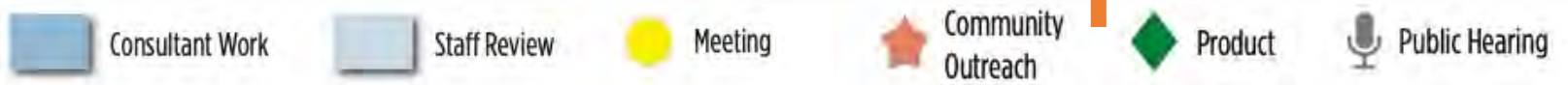
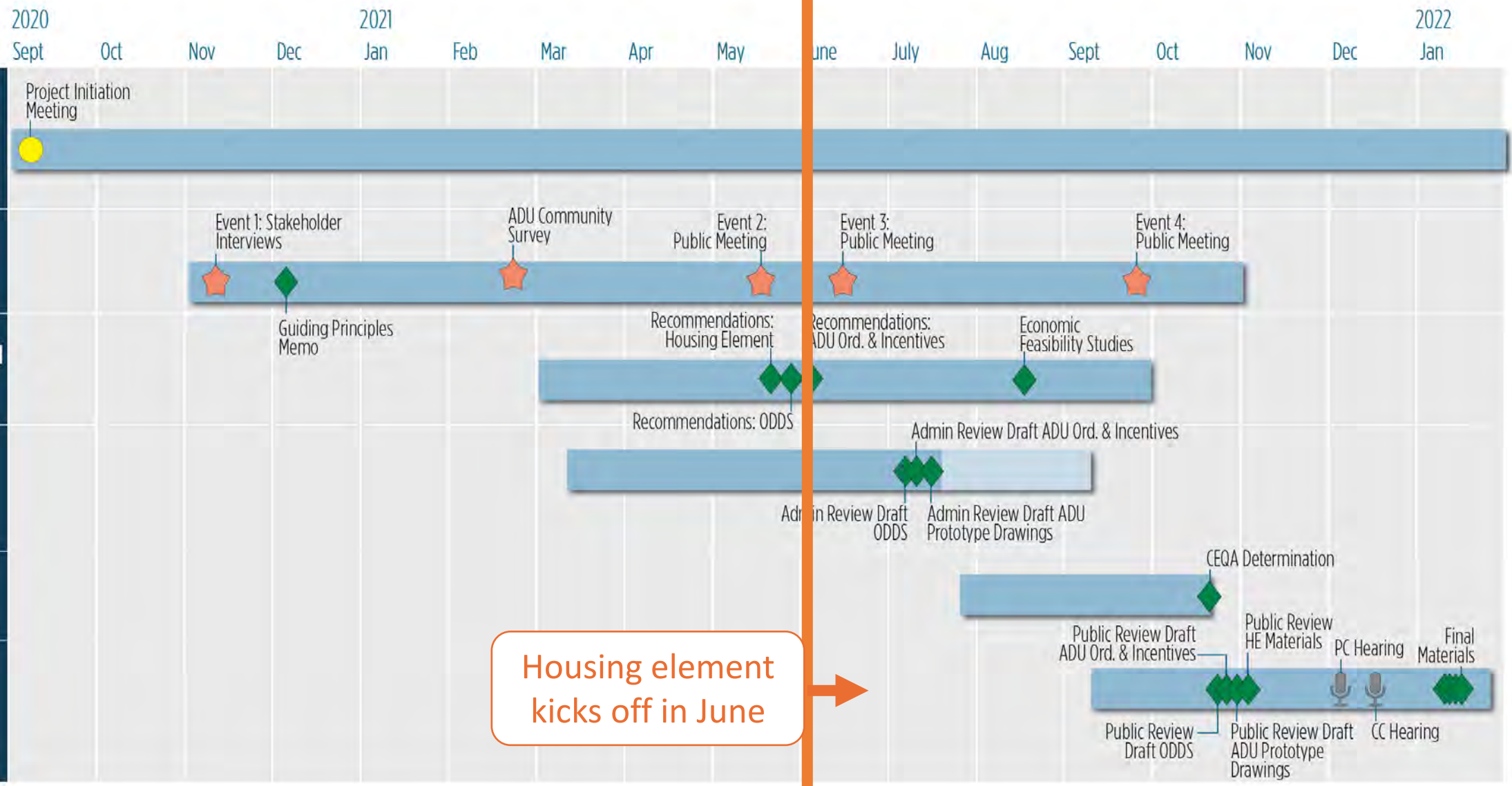
- Recommend how the upcoming Housing Element can affirmatively further fair housing in Piedmont
- Begin discussion of site inventory to meet RHNA requirements for upcoming Housing Element
- Develop objective design standards that lead to development that the community supports
- Develop high-quality context-sensitive ADU designs
- Prepare a financial feasibility analysis for two potential development sites in Piedmont
- Determine the required level of CEQA documentation
- Conduct robust community engagement

Project Schedule

2020
 Sept Oct Nov Dec 2021
 Jan Feb Mar Apr May June July Aug Sept Oct Nov Dec 2022
 Jan



Project Schedule



Recent State Legislation

AB 686 (2018):

- Requires cities to Affirmatively Further Fair Housing
- Requires that Housing Elements contain an Assessment of Fair Housing

AFFH is the taking of meaningful actions that “**overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity**” for communities of color, persons with disabilities, and others protected by California law

SB 35 (2017):

- Affordable by-right
- Expedites and facilitates construction of affordable units

SB 330 (2019):

- Applies to all residential and residential mixed-use projects (min. 2/3 residential)
- Prohibits and city from reducing the permitted intensity to below that which was permitted on Jan 1, 2018
- Prohibits non-objective standards

SB 2 is the funding mechanism to assist communities' efforts to comply with SB 330

SB 13, AB 68, AB 881 (all 2019):

- Allow ADUs in multi-family zones
- Reduce standards and limit fees for ADUs

We'll focus on ADUs in June.

Recent State Legislation

Other legislation related to the preparation of Housing Elements:

- **SB 166:** No Net Loss
- **AB 72:** Housing Element Enforcement
- **SB 329:** Source of Income Protections
- **AB 725:** Medium-density Housing
- **AB 671:** ADU Plan
- **AB 879:** Reporting Requirements
- **AB 2162:** Supportive Housing Streamlined Approval
- **SB 6:** Design and Development of the Site Inventory
- **SB899 and AB 1851:** Religious Institutions Affiliated Housing
- **AB 1397 (2017):** Adequate Housing Element Sites

Strengthens local governments' obligation to identify a supply of adequate sites available to meet their share of regional housing needs at all income levels.



Objective Design Standards

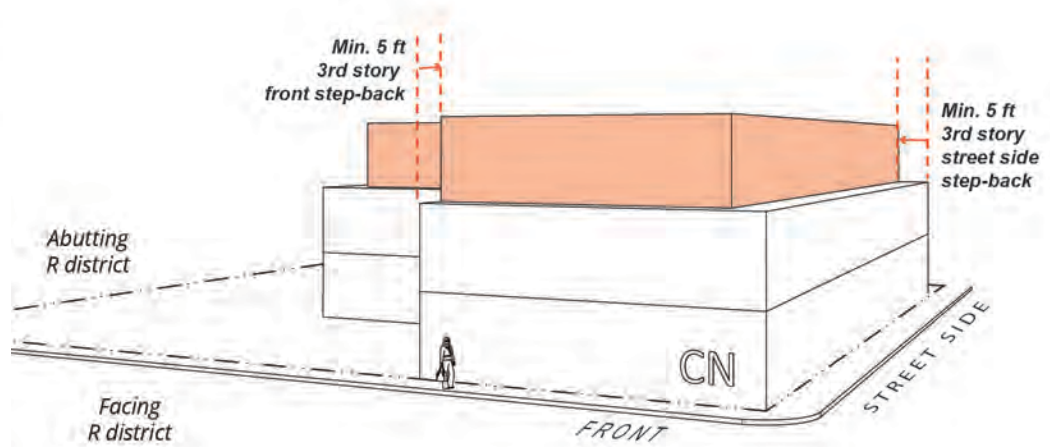
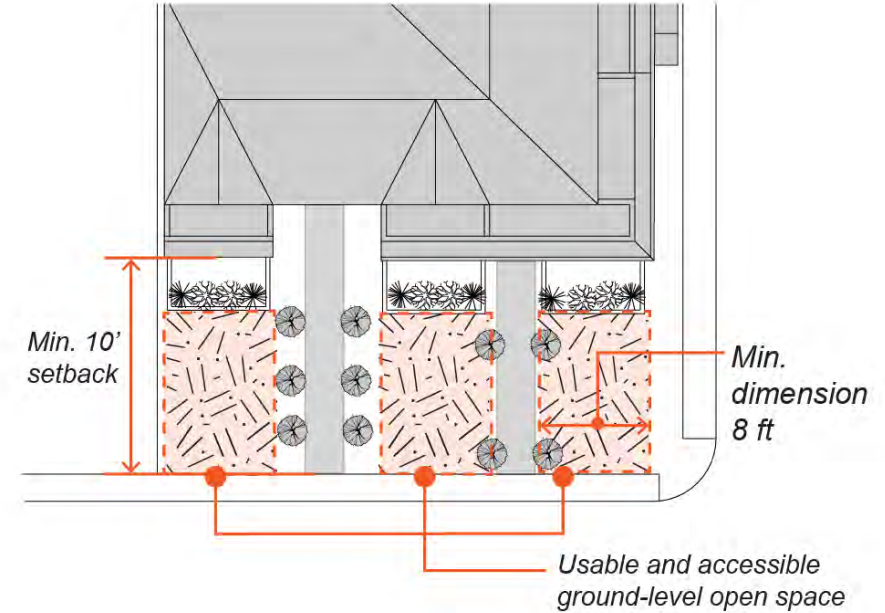
- You can't regulate what you can't identify.
- Standards should:
 - Acknowledge existing patterns of development
 - Reflect community desires/priorities
 - Facilitate ministerial or by-right approval process
 - Anticipate density bonus projects
 - Be consistent with Piedmont Design Guidelines
 - Lead to **better outcomes** and development the community supports
- Standards may address:
 - Building envelope
 - Façade articulation & transparency
 - Privacy
 - Views
 - Architectural Style
 - Site design (access, paving, landscaping)



- Excellence in design
- Sensitive site planning
- Neighborhood compatibility
- Predictable and high-quality design



Objective Design Standards



Public comment

3. Community Outreach Progress Report



Stakeholder Interviews

34 individuals in 21 one-on-one or small group interviews over two days in November 2020.

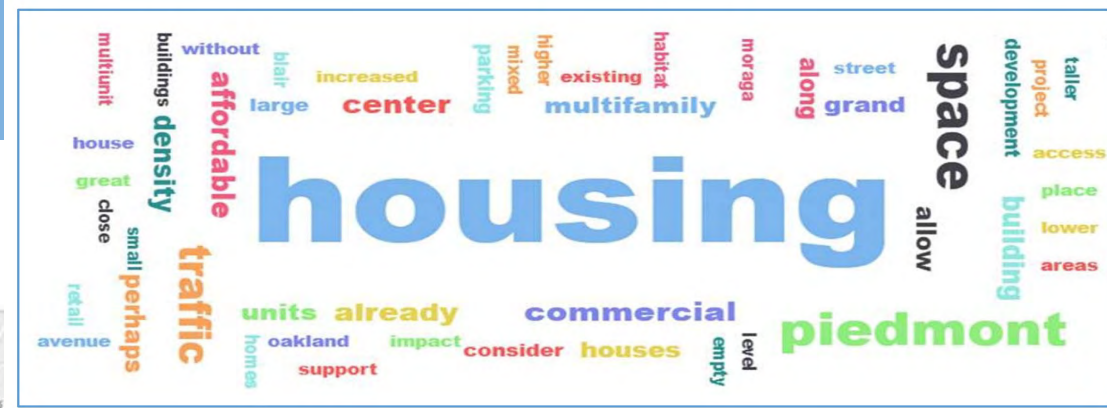
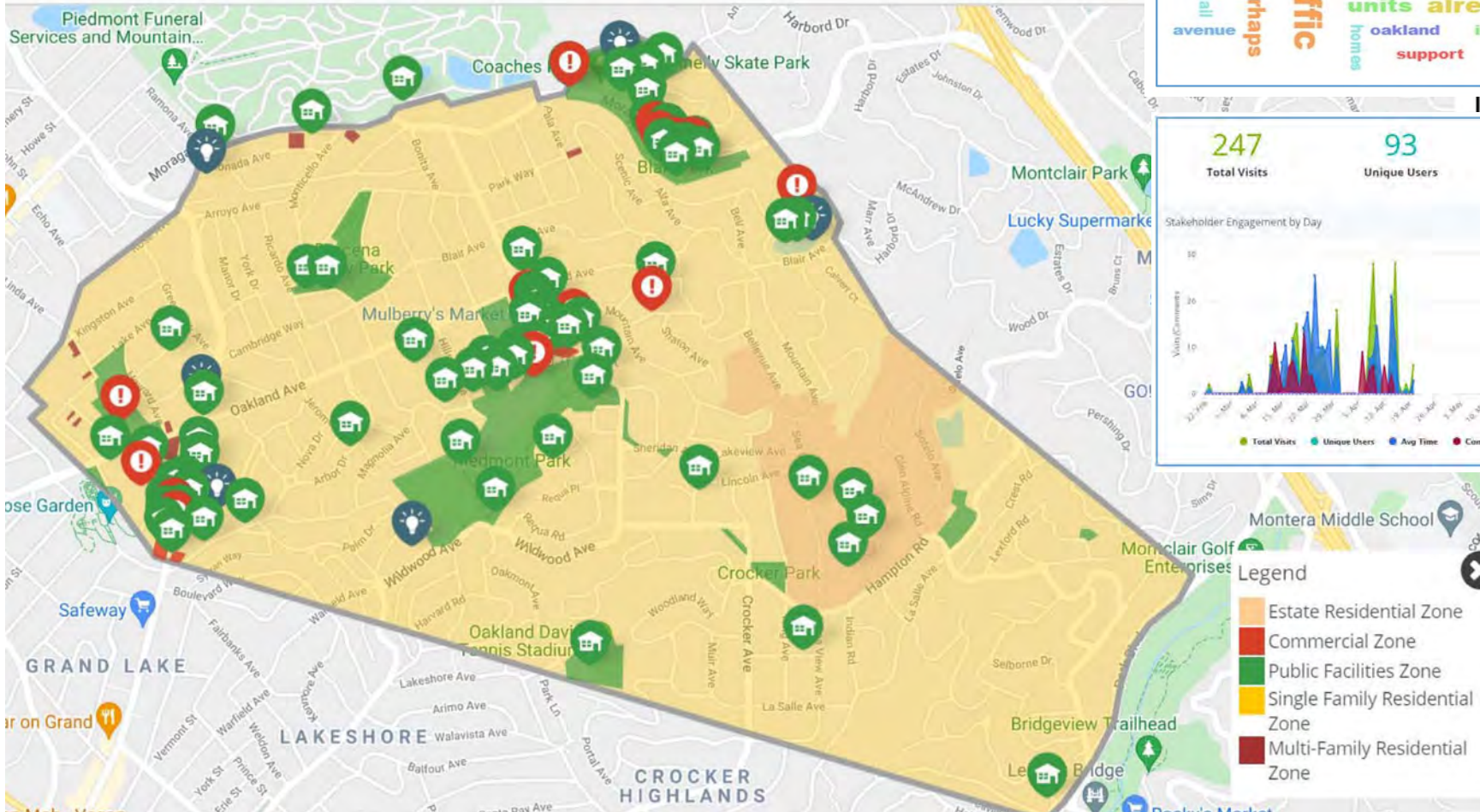
- ***Residential buildings or blocks that best represent the Piedmont aesthetic?*** Linda Avenue near Oakland Avenue overpass, Wildwood Gardens, Il Piemonte, Irving Gill garden cottages, other 2- to 4-unit developments along Moraga Ave.
- ***Current zoning standards and design guidelines for multifamily and mixed-use development?*** Work well to maintain good design in Piedmont, but mixed-use and multifamily development not incentivized enough.
- ***Importance of various elements in establishing or maintaining the character.***
 - Scale and size of structure: 4.7
 - Location and configuration of parking: 4.4
 - Façade design: 4.4
 - Landscaping and streetscape: 4.4
 - Quality of building materials: 4.0
 - Setbacks: 4.0
 - Architectural styles: 3.7

Stakeholder Interviews

- *Challenges to constructing ADUs?*
 - **Procedural.** Administrative review is challenging.
 - **Regulatory.** Design, parking, and height are constraints.
 - **Physical constraints.** Sloped, narrow lots.
 - **Cost/financing.**
- *Strategies to increase housing production and make Piedmont a welcoming, inclusive place to live?*
 - **Revisit development standards.**
 - **Rezoning** to allow more multi-family.
 - **Conversions to** multi-unit structures.
 - **Acquisition** by City.
 - **Deed restrictions** to ensure long-term affordability.
 - **Funds** and subsidies.
 - **Messaging** about affordable housing.
 - **Opportunity areas:** Blair Park, tennis courts, gas station, Ace Hardware site, Mulberry's/Citibank, B of A, synagogue site, underutilized open spaces, deep lots along Moraga.

Pinnable Map Results

- 93 unique users
- 90 comments total



Lightbulb = thoughts or questions
 Red Exclamation = protect from development
 Green House = increase development

SB2 Community Survey

Open from March 12 to April 15, 2021

877 total responses

Part 1: SB2 Housing Programs Project Background

Part 2: Tell Us About Yourself (questions 1-13)

Part 3: Taking Action (questions 14-17)

Part 4: Thinking About Design (questions 18-41)

Piedmont is Home

Part 4: Thinking About Design

Residential Mixed-Use

Residential Mixed-Use Example 3 (89 du/ac)




Image Credit: Kirk E. Peterson & Associates Architects

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* 36. How appealing do you consider the design of the development shown in the image?

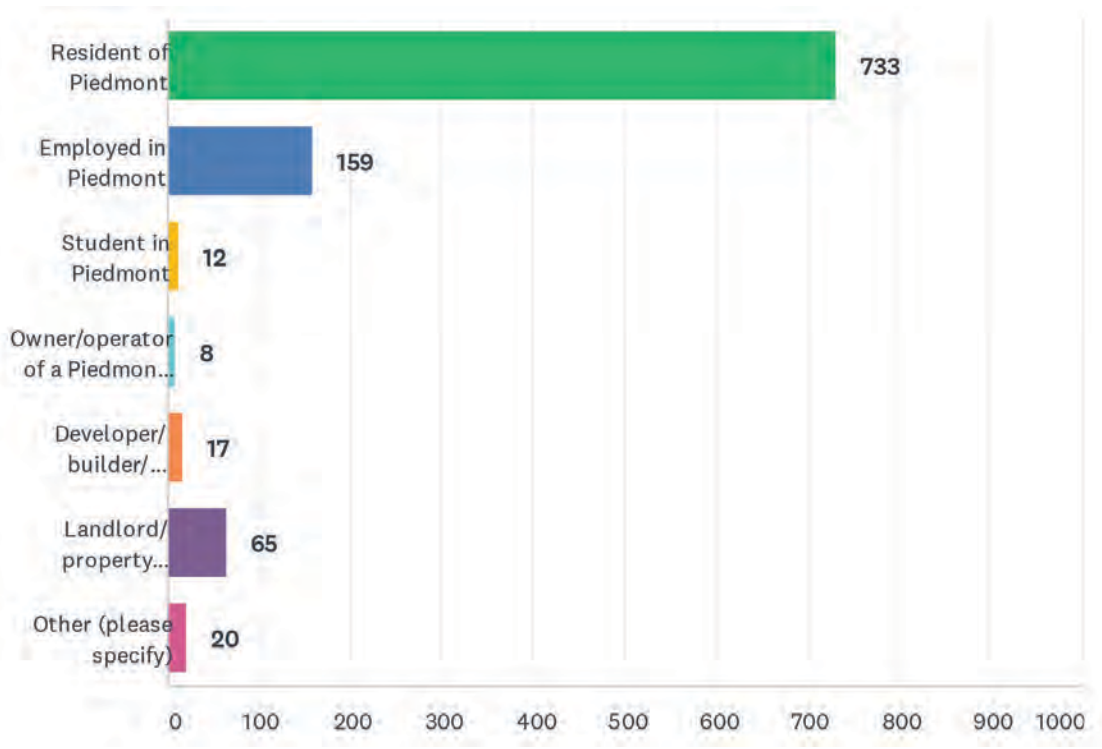
5 – Very appealing 4 – Somewhat appealing 3 – Neither appealing nor unappealing 2 – Somewhat unappealing 1 – Very unappealing

* 37. What characteristics make the design of the development appealing to you? (Mark all that apply).

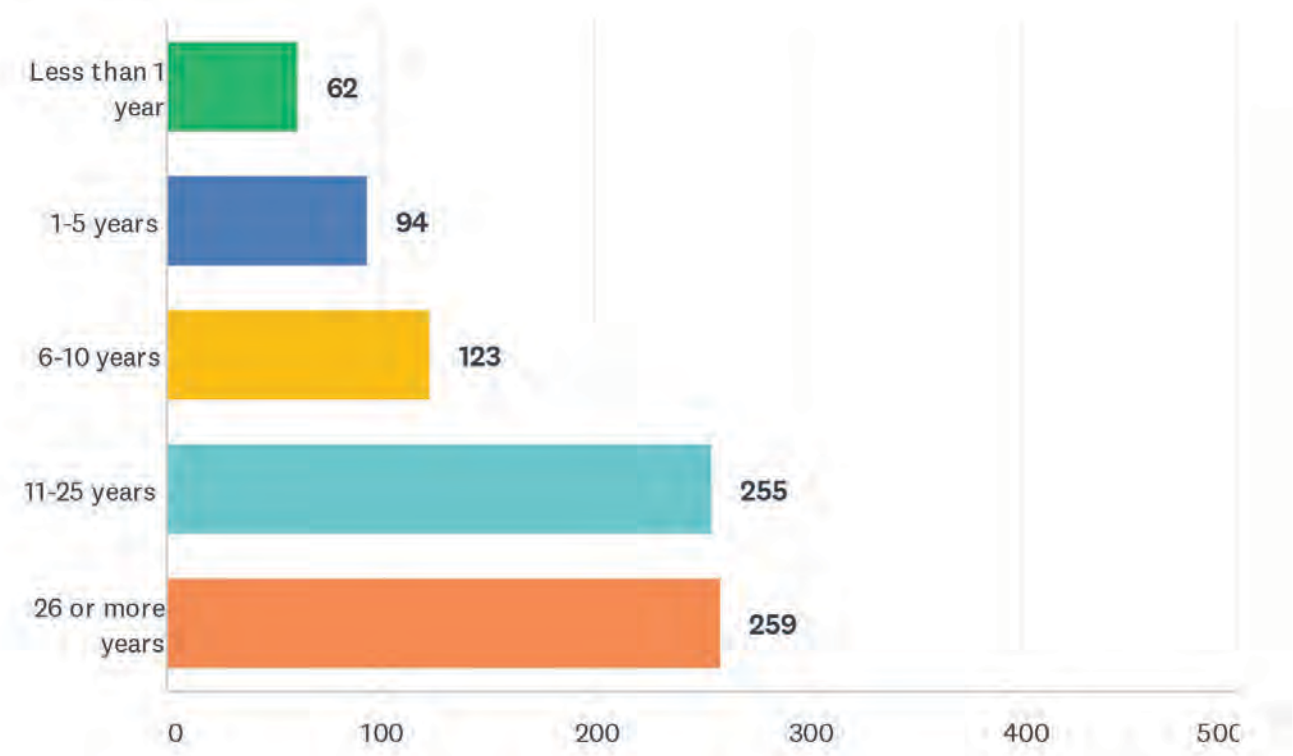
- Building setback (distance between the building and the roadway)
- Location and configuration of parking
- Building access (location and orientation of driveways and front entry)
- Building height
- Variation of wall surfaces, recessed windows/ doors, balconies, etc.
- Landscaping and plantings
- Area between the building and sidewalk (how inviting or comfortable is it)
- Relationship of the building with neighboring structures
- None (I don't find it appealing)
- Other (please specify)

Questions 1 & 2: Demographic Data

I am a...

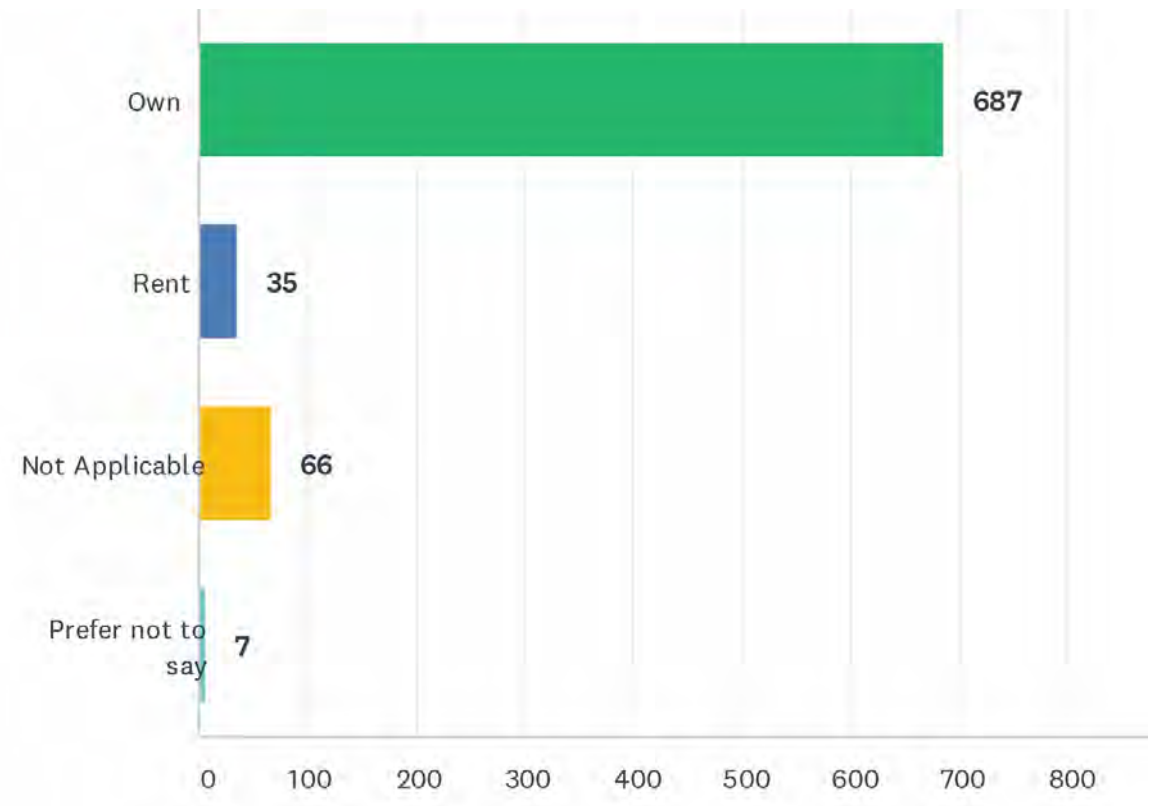


I've been a resident for...

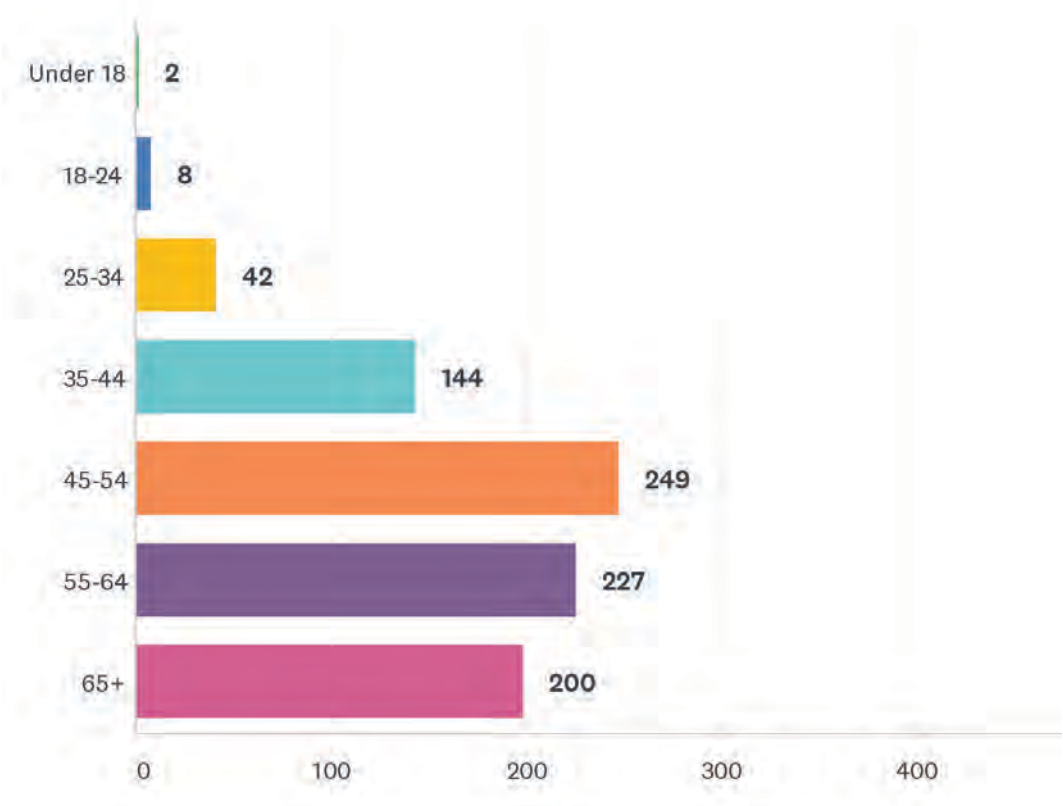


Questions 3 & 4: Demographic Data

Own or rent?

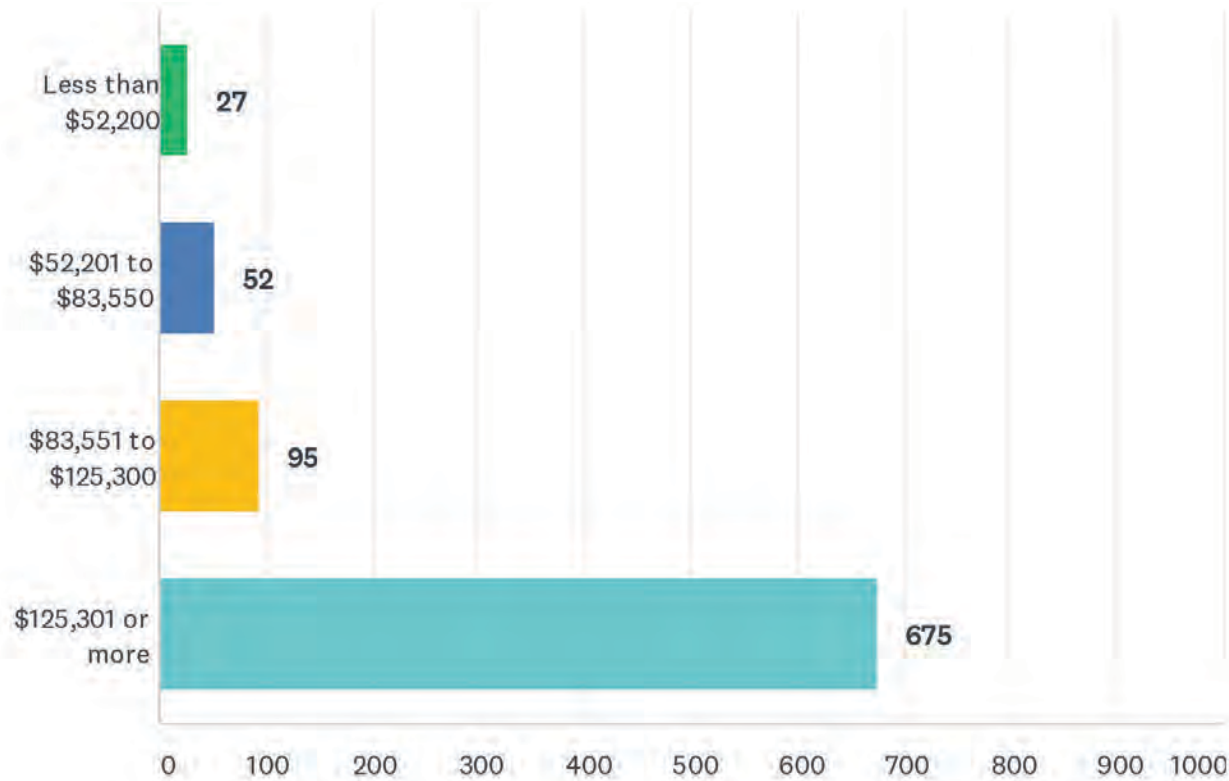


Age

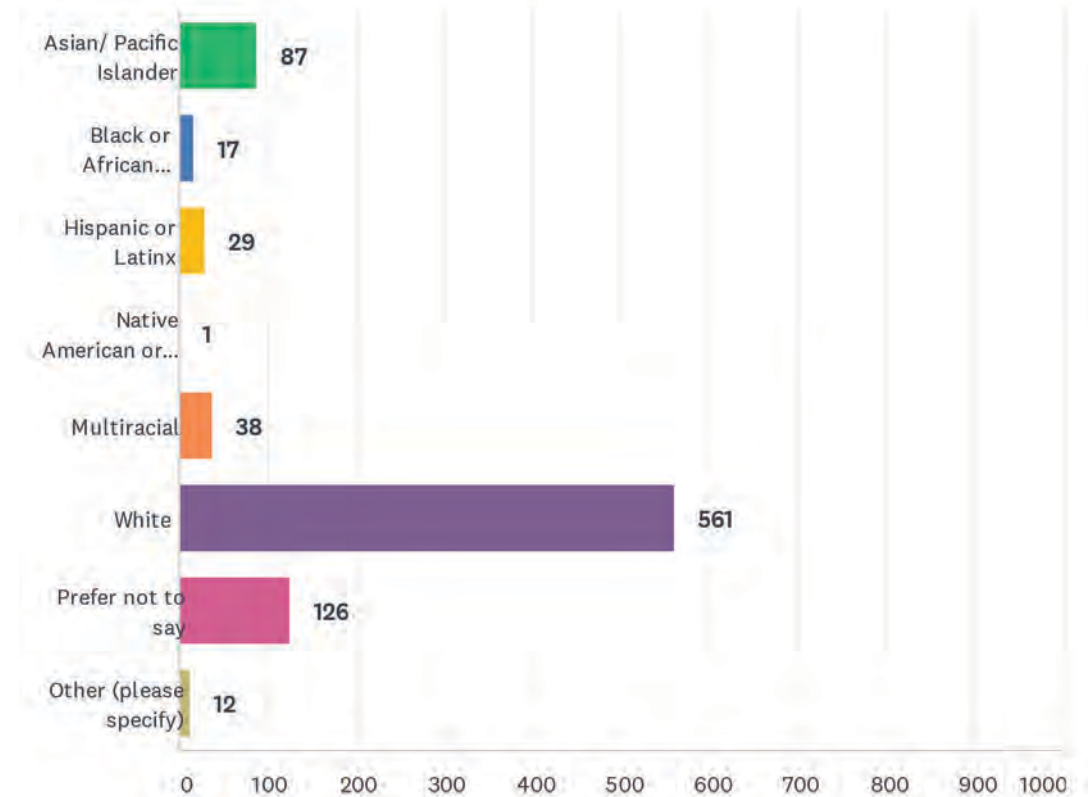


Questions 5 & 6: Demographic Data

Household income

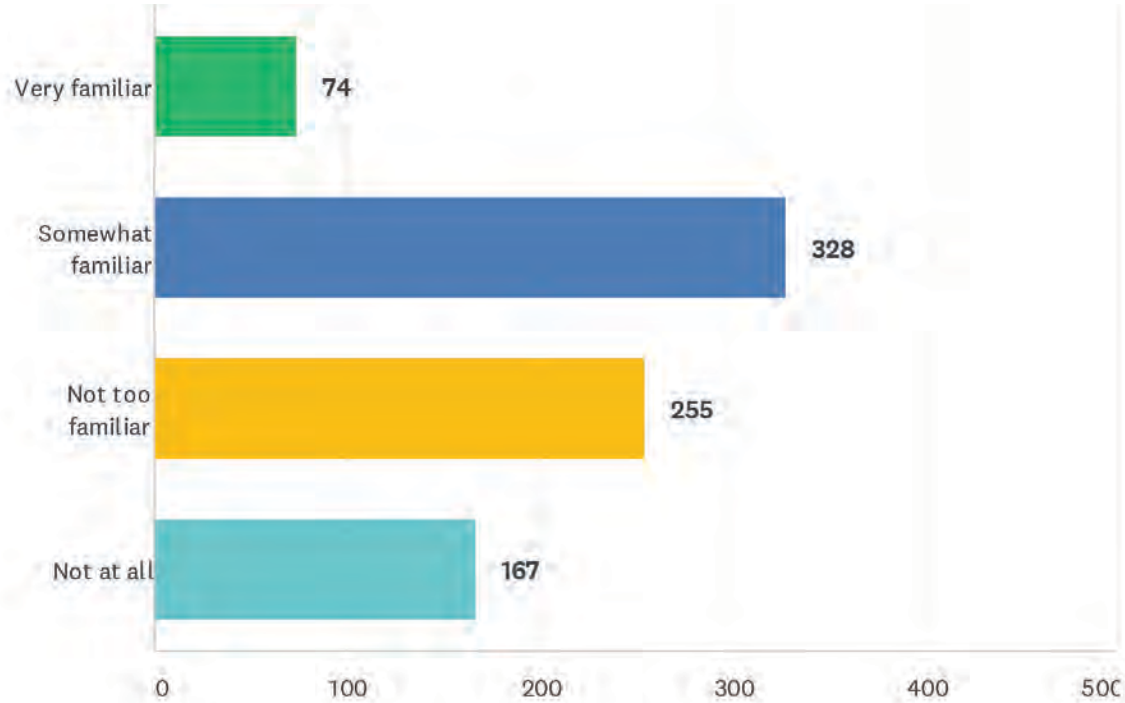


Race/ethnicity

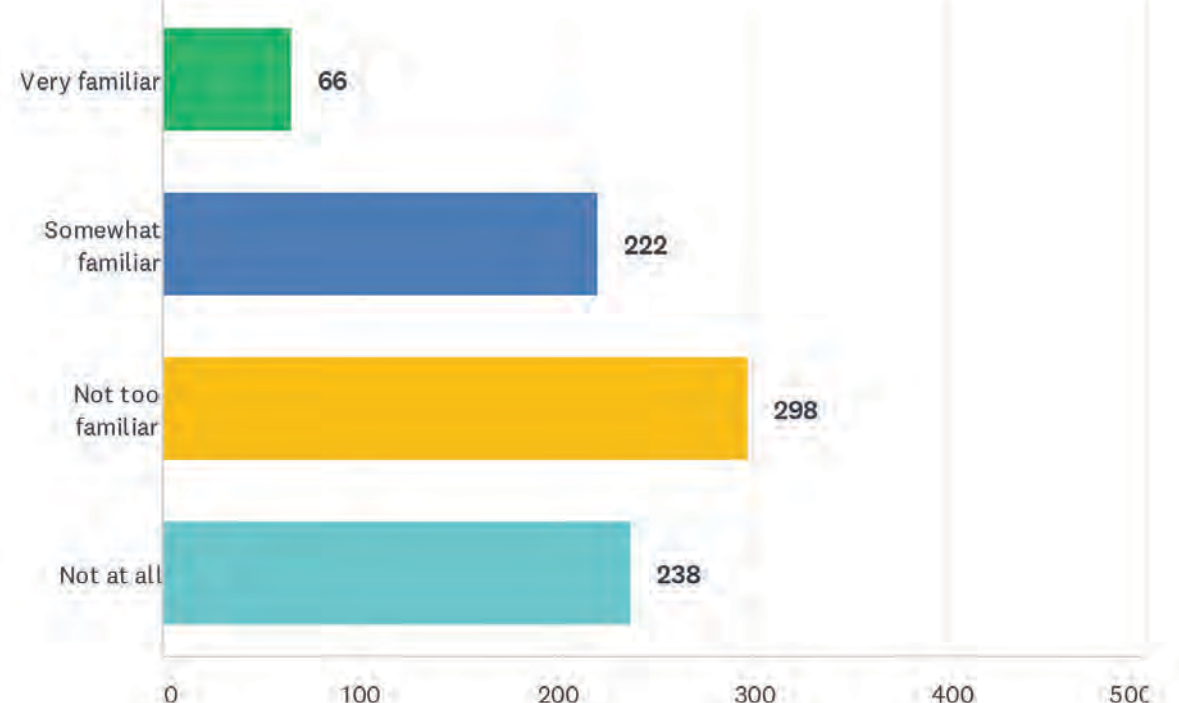


Questions 7 & 8: Familiarity with Required Legislation

SB35

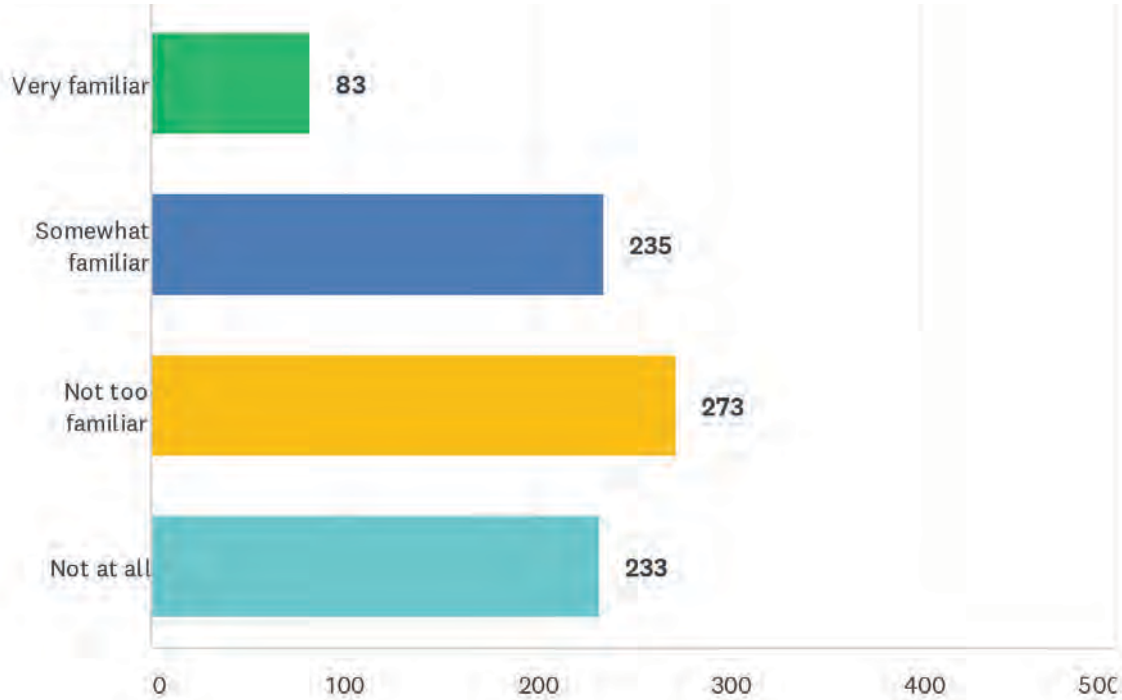


SB330

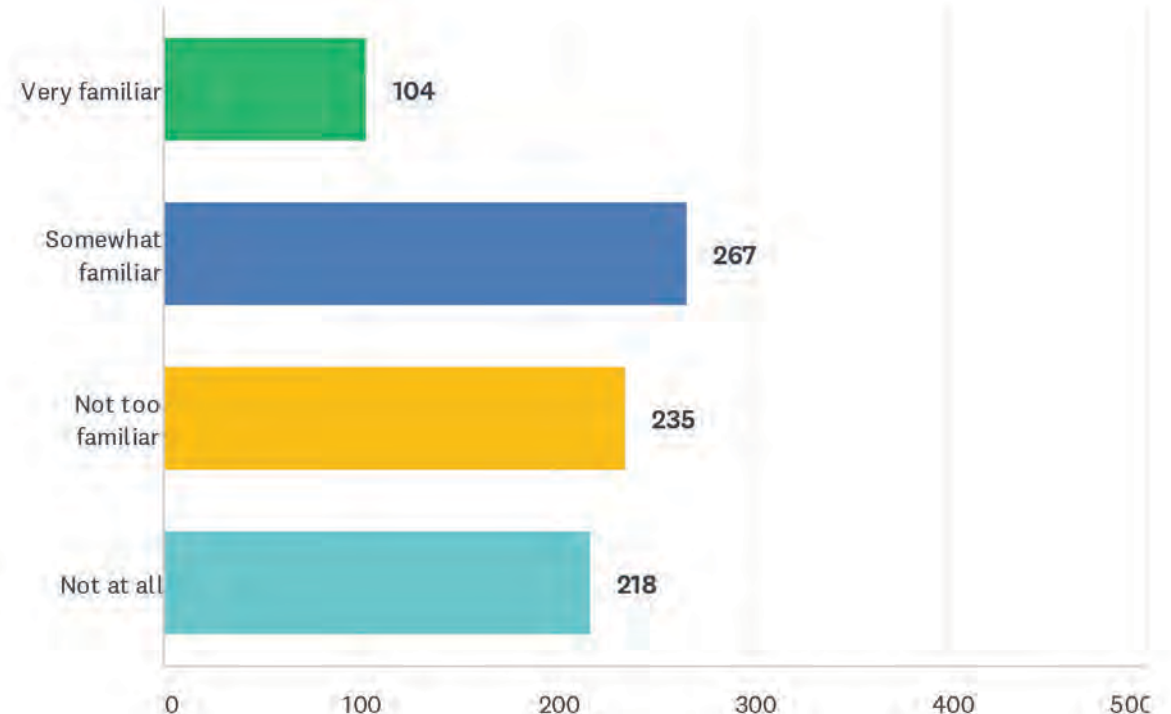


Questions 9 & 10: Familiarity with Required Legislation

Recent ADU legislation



Housing Elements



The recent ADU legislation is required in the current zoning code.

Question 14: Housing Strategies

Support

- Acquisition and rehabilitation of existing buildings for affordable housing.
- Prioritize housing for Piedmont's teachers, first responders, seniors, and service providers.
- More streamlined permit approvals

Split

- Relax zoning standards for multi-family buildings.
- Lot-splitting in single-family zones.
- Allow more housing units on existing lots.
- Regulations to support the conversion of existing buildings into condominiums.

Oppose

- Provide City-sponsored rent subsidies.
- Require a minimum number of rent-restricted housing units in new developments.
- Develop housing on land owned by the City (e.g. parks), School District, and/or religious organizations.

Question 15: Housing Strategies, Comments

- **Infill Development.** Grand Ave, Moraga Ave, Oakland Ave.
- **New Development:** Gas stations, Blair Park, EBMUD Reservoir, Davies Tennis Stadium, park Blvd, Ace Hardware, Corp Yard, pool site, “dress best drop-off site,” Community Arts site, other open/civic/rec spaces
- **Distribute affordable housing.** Locate affordable units above Highland Ave and Sandringham/Estates area
- **Residential above existing non-residential buildings.** e.g., banks, Mulberry’s, City Hall.
- **Support senior housing.**
- **Partner with City of Oakland:**
 - Annex Oakland parcels (e.g. along Moraga) build affordable housing there
 - Subsidize units in Oakland
 - City to purchase apartments in Oakland and rent them to teachers, first responders, etc.

Question 15: Housing Strategies, Comments

- **City to assist with ADUs.**
- City engage **Housing First** to assist homeless programs
- City to provide **stipends for housing costs** based on income
- Offer **incentives for owners with large lots to sell pieces** of their properties for housing development.
- Create a Piedmont **rent board** to support tenants.
- **Acquisition and demolition.**
- **Disallow vacant homes.**
- **Penalize projects** that change from low income to market rate before occupancy.

Question 16: Funding Mechanisms

Support

- Transient Occupancy Tax
- Inclusionary Housing Ordinance with Fee In-Lieu Option
- Linkage Fees
- Impact Fees

Oppose

- Parcel Tax

Question 17: Funding Mechanisms, Comments

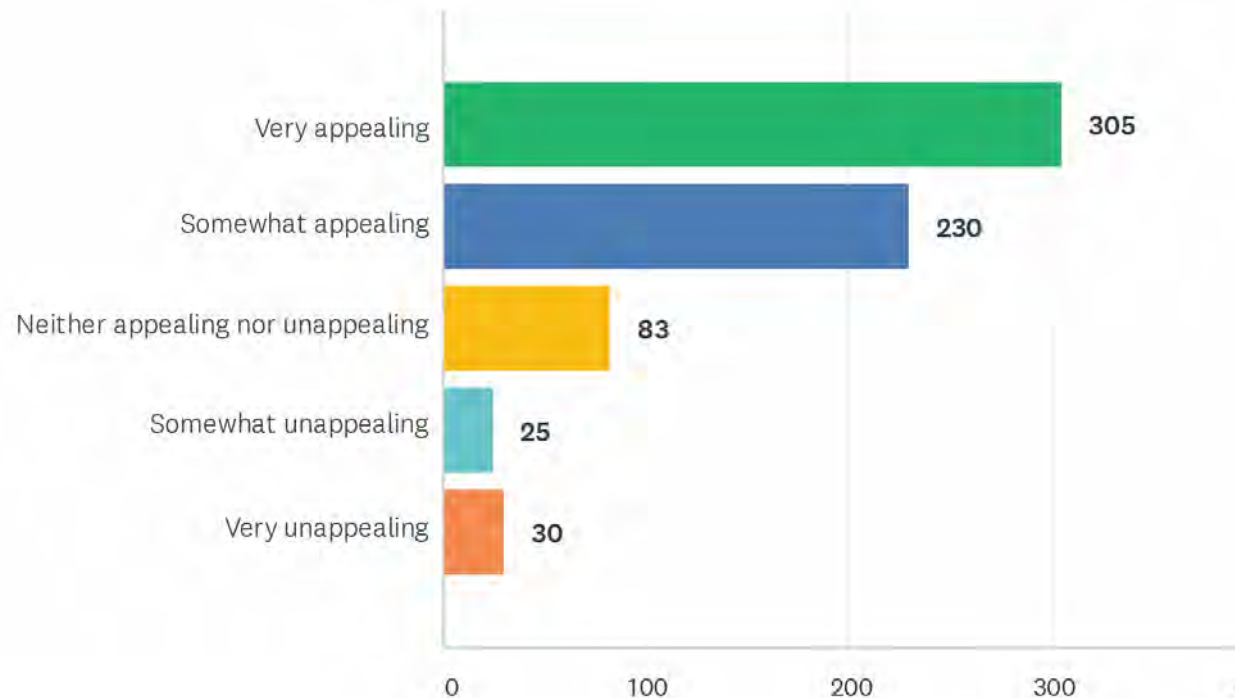
- **City subsidies** for ADUs and affordable housing through property tax abatement
- City to issue **bonds**
- Explore **State/federal/joint-municipal funding**
- Seek **grant opportunities**
- Create an Affordable **Housing Trust or Land Trust**
- **Transfer/conveyance fees**
- **Tax credits**
- Increase **property taxes (progressive)**
- Increase **sales tax revenue** through encouraging more commercial development

Qs 18-20: Multi-Family Residential Example 1 (19 du/ac)



Appealing Elements

- Landscaping and Plantings
- Variation of Wall Surfaces
- Building Height
- Design/scale fits within the community character



Unappealing Elements

- Location and Configuration of Parking
- Building Setback

Qs 21-23: Multi-Family Residential Example 2 (29 du/ac)

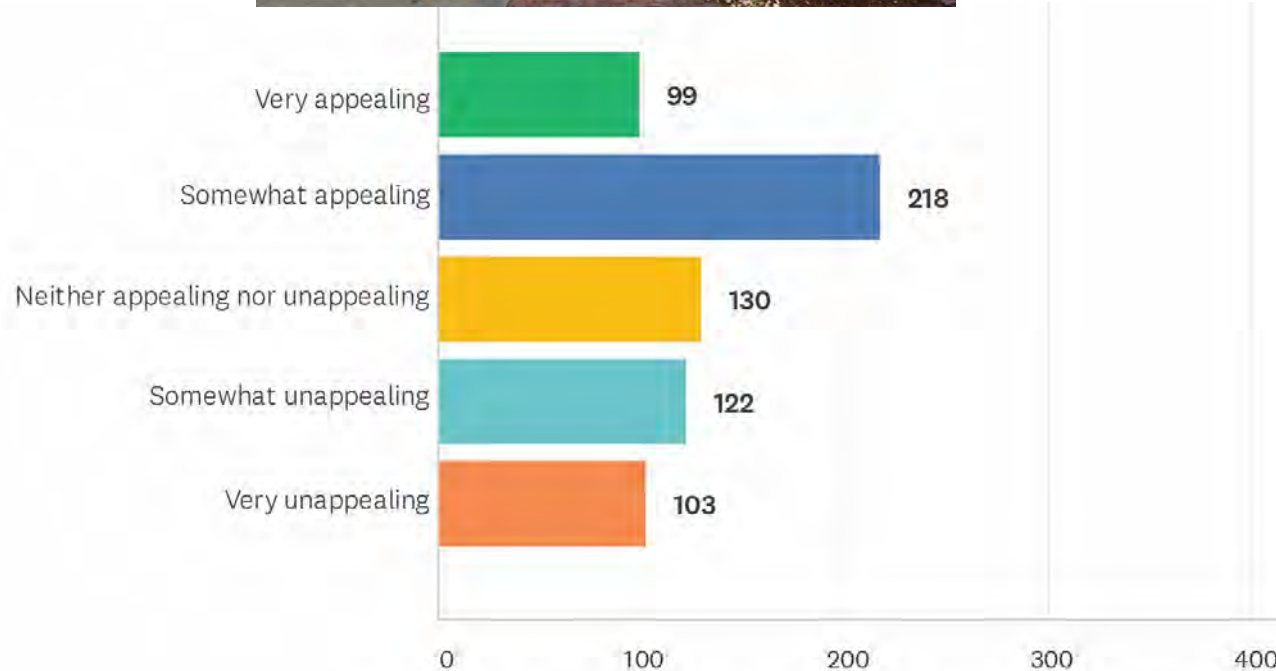


Appealing Elements

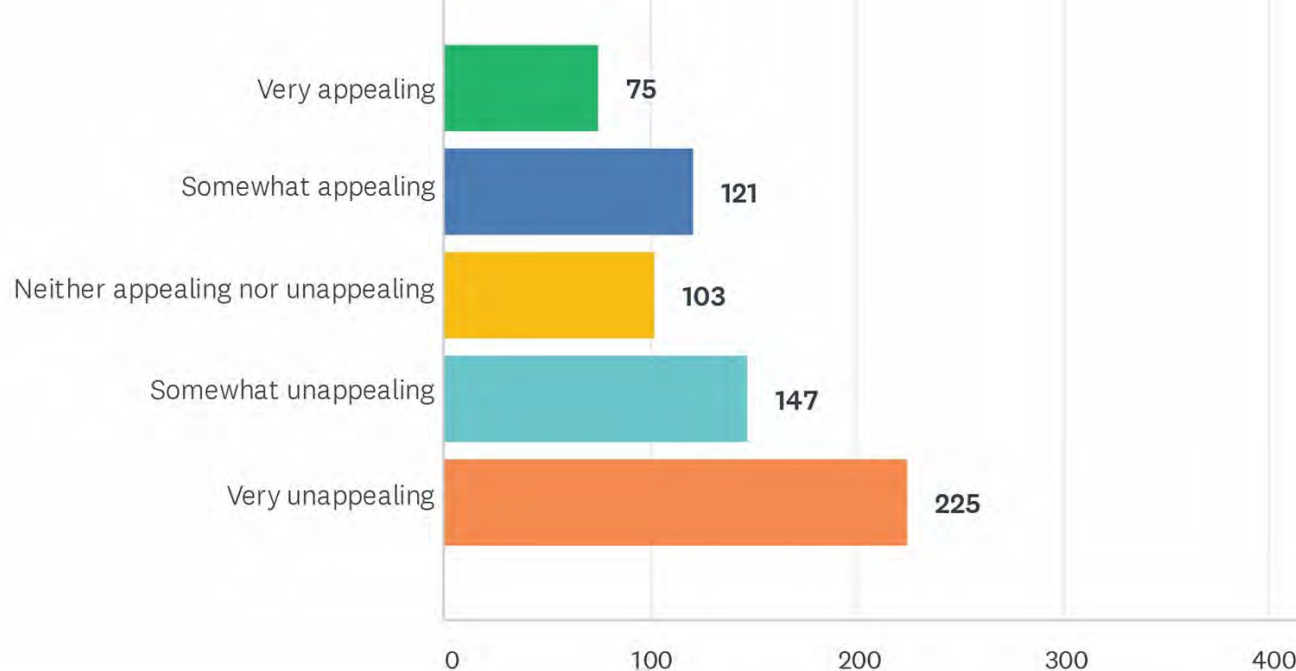
- Building Setback
- Landscape and Plantings
- Building Access
- Appears as a single-family home

Unappealing Elements

- Building Height
- Location and Configuration of Parking
- Building Configuration
- Mailboxes
- Imposing and repetitious architecture



Qs 24-26: Multi-Family Residential Example 3 (55 du/ac)



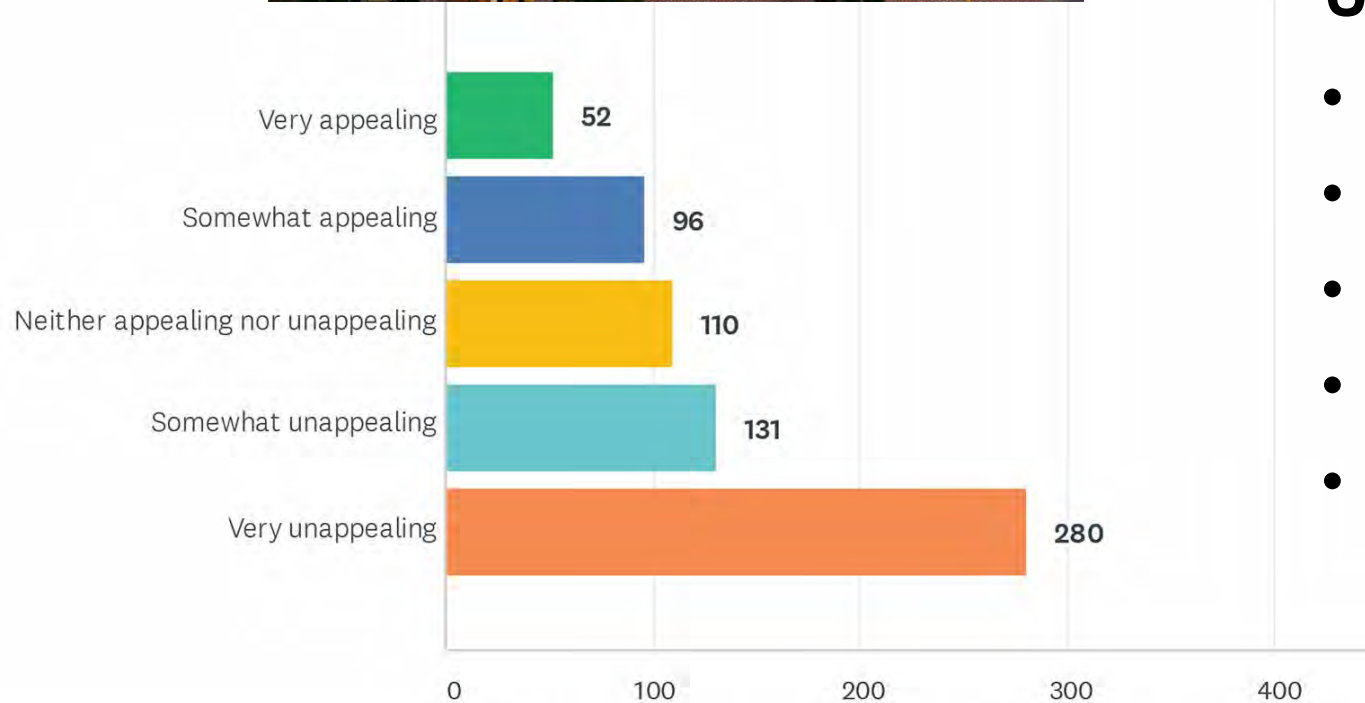
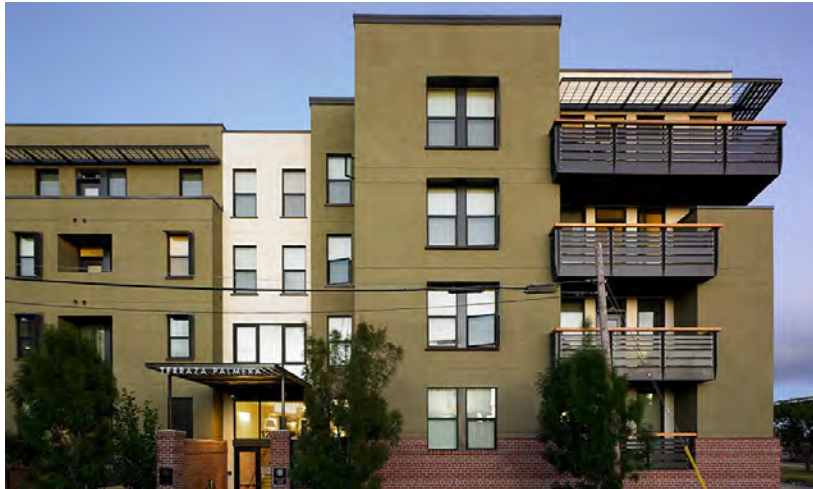
Appealing Elements

- Variation of wall surfaces
- Location and configuration of parking
- Use of wood on the exterior
- Use of balconies to break up the façade

Unappealing Elements

- Building height
- Building massing/bulk
- Modern architecture
- Landscaping and plantings

Qs 27-29: Multi-Family Residential Example 4 (82 du/ac)



Appealing Elements

- Use of balconies, terraces, and awnings
- Use of color and materials
- Massing and density – location dependent

Unappealing Elements

- Building height
- Building setback
- Landscaping and plantings
- Architectural style
- Lack of architectural detailing

Qs 30-32: Residential Mixed-Use Example 1 (13 du/ac)

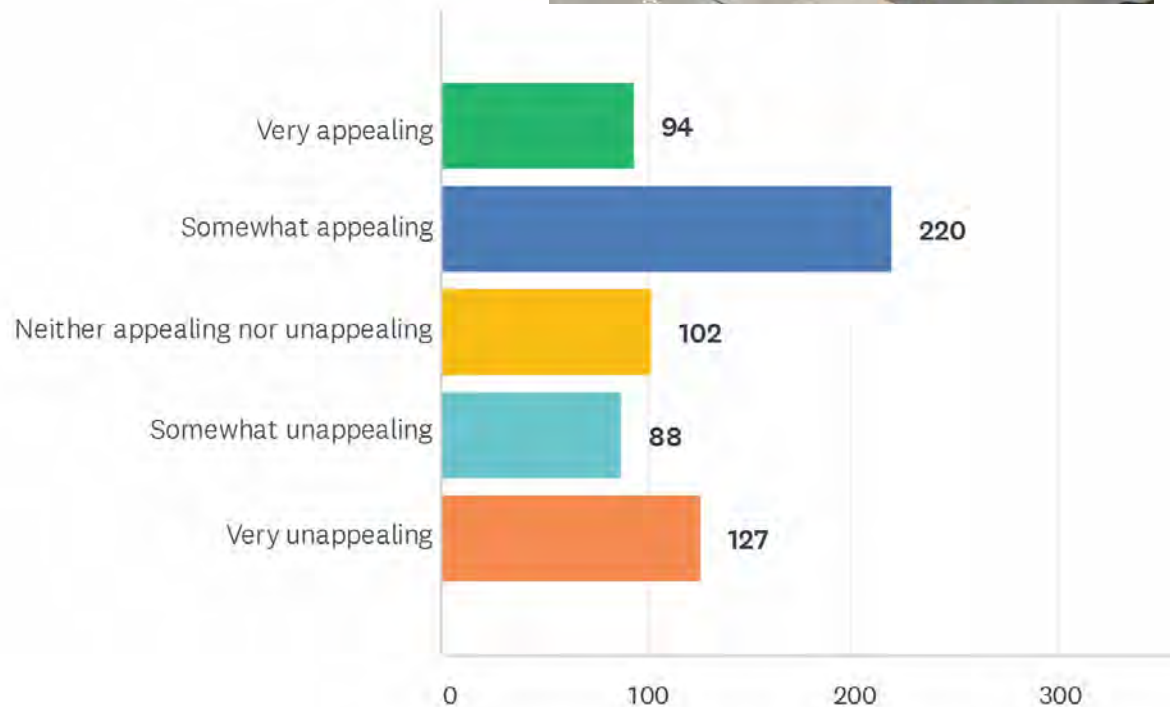


Appealing Elements

- Variation of wall surfaces
- Exterior wood detailing and tile roof
- Architectural style
- Building height and scale

Unappealing Elements

- Uninviting commercial space
- Lack of landscaping/greenspace
- Location and configuration of parking
- Building setback

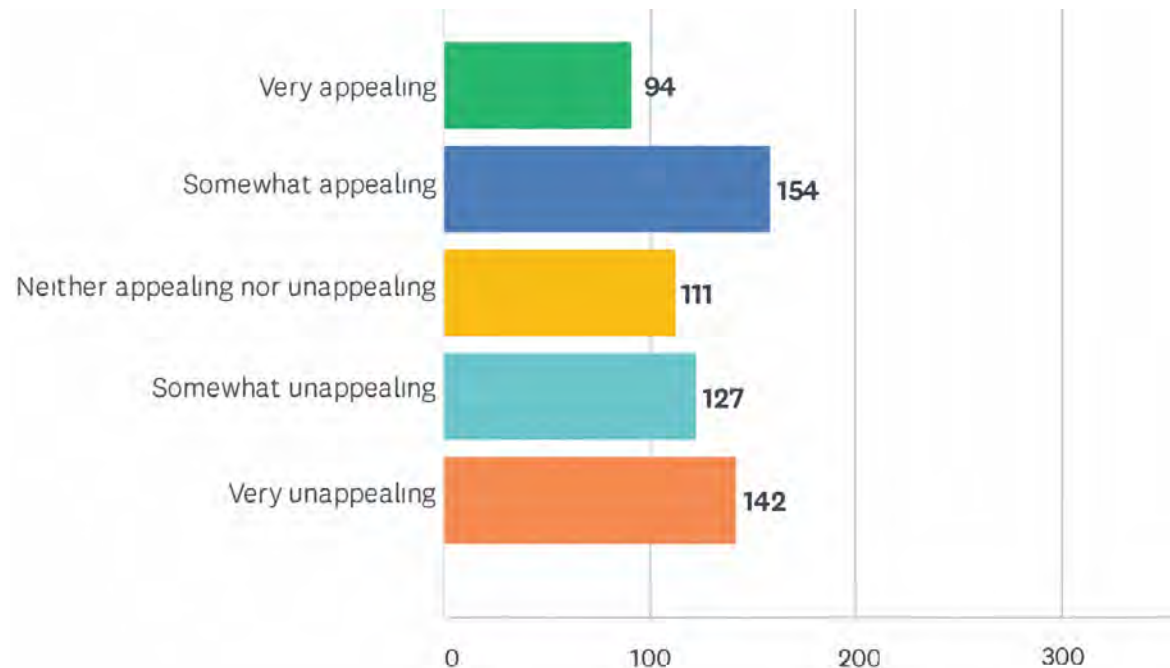


Qs 33-35: Residential Mixed-Use Example 2 (59 du/ac)



Appealing Elements

- Architectural detailing
- Color and materials
- Integrated commercial and residential floors
- Building style and massing



Unappealing Elements

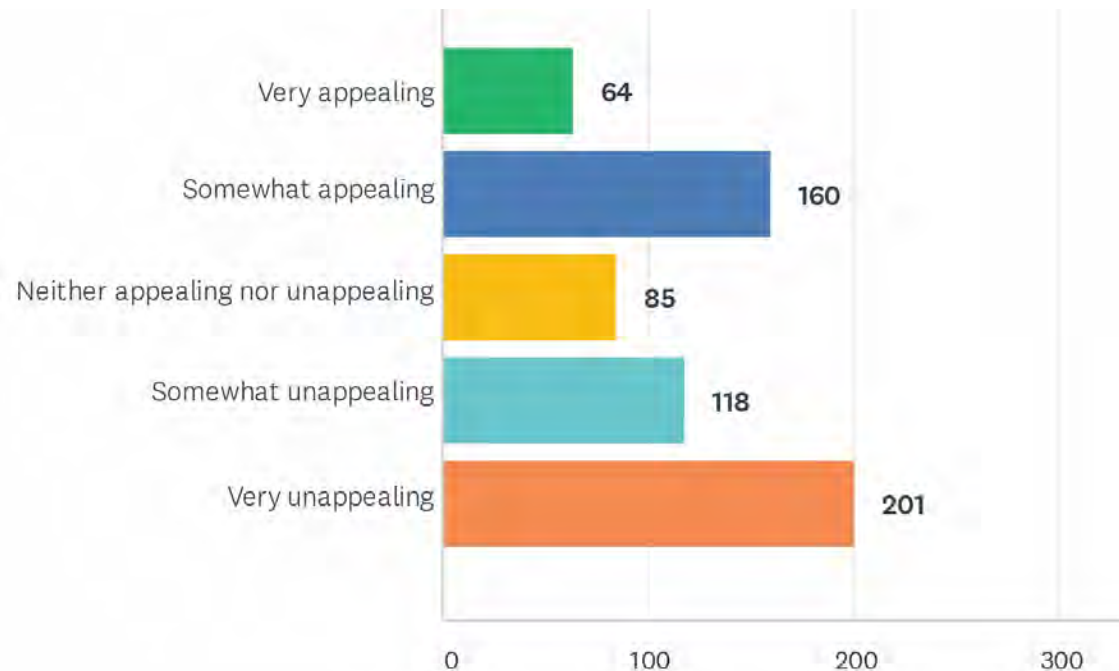
- Lack of landscaping
- Lack of balconies
- Building setback

Qs 36-38: Residential Mixed-Use Example 3 (89 du/ac)



Appealing Elements

- Variation of wall surfaces, recessed windows and doors, balconies etc.
- Inviting exterior and street frontage
- Break-up of building façade
- Architectural style
- Suitably located on a corner in a commercial setting



Unappealing Elements

- Overuse of stucco
- Lack of color
- Building height
- Lack of landscaping and street trees
- Lack of building setback

Multi-family Residential Projects that appealed to the community



Lot Coverage: 43%

Density: 19 du/ac

- Landscaping
- Wall surface variation
- Height
- Design/scale



Lot Coverage: 45%

Density: 29 du/ac

- Setback
- Landscape
- Building access
- Appears as a single-family home

Mixed-Use Residential Projects that appealed to the community



Lot Coverage: 50%

Density: 13 du/ac

- Variation of wall surfaces
- Arch. details
- Roof materials
- Arch. style
- Height/scale



Lot Coverage: 30%

Density: 59 du/ac

- Arch. details
- Color/materials
- Building style and massing



Lot Coverage: 90%

Density: 89 du/ac

- Wall surface variation
- Street frontage
- Break-up of façade
- Arch. style

Which examples are appropriate for Piedmont?

Select any/all images.

Poll 2: Massing and Bulk



Poll 2: Massing and Bulk



Density: 49 du/ac



Density: 20 du/ac



Density: 53 du/ac



Density: 61 du/ac



Density: 24 du/ac



Density: 42 du/ac

Poll 3: Street Frontage



Poll 3: Street Frontage



Density: 49 du/ac



Density: 12 du/ac



Density: 23 du/ac



Density: 26 du/ac



Density: 42 du/ac



Density: 46 du/ac

Poll 4: Architectural Style



Poll 4: Architectural Style



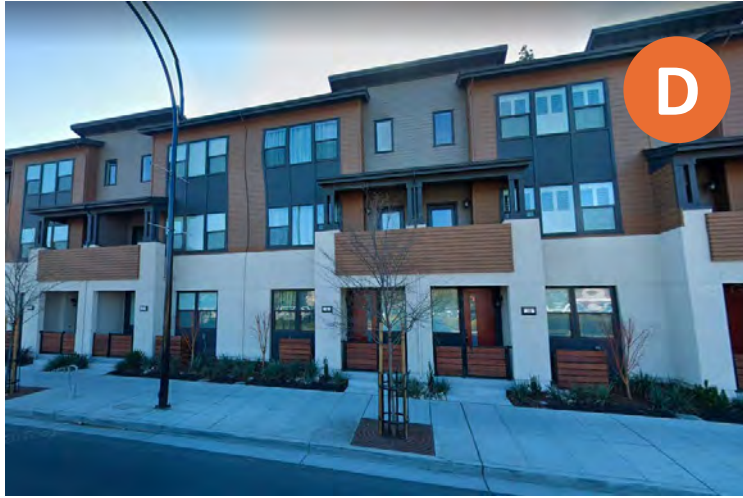
Density: 133 du/ac



Density: 20 du/ac



Density: 69 du/ac, 100% affordable



Density: 27 du/ac



Density: 61 du/ac



Density: 20 du/ac

Public comment

4. Consideration of Draft Guiding Principles



Draft Guiding Principles

1. Support equitable distribution of affordable units across the City.

A diversity of housing choices, including new affordable multi-family housing, new mixed-income multi-family housing, new residential mixed-use development, converted units, ADUs, and JADUs, should be considered throughout the City's neighborhoods, corridors, and zoning districts.



Email your comments, edits, and suggestions for revisions to:
Piedmontishome@piedmont.ca.gov

- *“I’d like to broaden what’s allowed on each lot – think duplex, triplex, fourplex.”*
- *“There are older buildings that could be converted.”*
- *“Relax zoning standards for ADUs”*
- *“Piedmont needs to explore other options -- open spaces like Blair Park or open land along Park Blvd.”*
- *“Would love to see residential mixed used in the center of town!”*
- *“Focus on opening up more density throughout the City instead of focusing on Zones C and D.”*
- *“The Highland area is very under utilized”*
- *“Piedmont needs to move towards more affordable housing to increase diversity, make it a stronger environment for everyone”*

Draft Guiding Principles

2. Promote and enhance community design and neighborhoods.

Infill development should be compatible with the neighborhood context. Development and design standards should ensure that new construction “fits in” in terms of building scale, placement, and design; and is sensitive to impacts on the neighborhood, including impacts related to sunlight access, privacy, and roadway access. Each building must exhibit high-quality design and play a role in creating a better whole.

- *“It’s important to fit in with neighbors - size is less important if it’s context based.”*
- *“Multi-family housing should blend in.”*
- *“It’s not about a particular style, but the style has to be done well. High quality, not all glass. More articulation and references to the natural environment (wood, brick, stone) and natural colors. No bright colors.”*
- *“More important than the design are how it affects your view, sunlight and noise from your neighbor.”*
- *“I don’t mind ADUs above garages or that are 2 stories, provided they don’t block light or impair privacy of neighbors.”*
- *“Façade design should be different for the two areas. Design in the downtown should be upscale; Grand Ave can have more diversity of design.*
- *“No freight containers!”*



Email your comments, edits, and suggestions for revisions to:
Piedmontishome@piedmont.ca.gov

Draft Guiding Principles

3. Remove barriers to development and access to housing through clear and objective standards. Development standards and procedures should guide development that is equitable and feasible and that lead applicants through procedures that are transparent and predictable.



Email your comments, edits, and suggestions for revisions to:
Piedmontishome@piedmont.ca.gov

- *“Better, clearer standards.”*
- *“Zoning is a big barrier, and City Council review adds red tape.”*
- *“Parking is currently a barrier.”*
- *“It is essential to have design standards then make these by-right to simplify the process, reduce costs, and expedite production.”*
- *“Reduce plan review and permit apps and make inspections easier.”*
- *“There should not be design review for construction of housing.”*
- *“Design standards are important but should not in any way trump the provision of additional housing, especially units affordable to lower income individuals and families.”*

Draft Guiding Principles

4. Facilitate the development of new housing units through strategic partnerships between the City and the broader community.

Partnerships to facilitate development include reaching community consensus for desired development types; achieving community support for new incentives, standards, and tools to meet housing goals; and beginning a community discussion about strategies for City-facilitated development of housing units for a range of income levels.



Email your comments, edits, and suggestions for revisions to:
Piedmontishome@piedmont.ca.gov

- *“Piedmont should not enable less affordable housing to be built within the city and fund it elsewhere; we’ll be strengthened by having more diversity of incomes and backgrounds in the city.”*
- *“The City can buy up houses along Grand as they sell and work with a partner (low-income housing) to develop them.”*
- *“Partner with Piedmont contractors by providing incentives for them to build housing.”*
- *“Everything needs to be on the table. The community needs to be educated on all options that could work in Piedmont.”*
- *The city should let residents know they will support ADU building and have a campaign... Like, want to build an ADU? Here's how to do it in your basement, on your garage, etc. Do some outreach from the building department around it.”*

Public comment

Recommendation to City Council

Instructions:

If the Housing Advisory Committee Members wish to move approval of the *Draft SB 2 Guiding Principles*, a Committee Member may make the following motion:

“I move that the Housing Advisory Committee recommend City Council adoption of the SB 2 Guiding Principles as prepared by City staff and LWC.”

5. Introduction of Strategies to Affirmatively Further Fair Housing

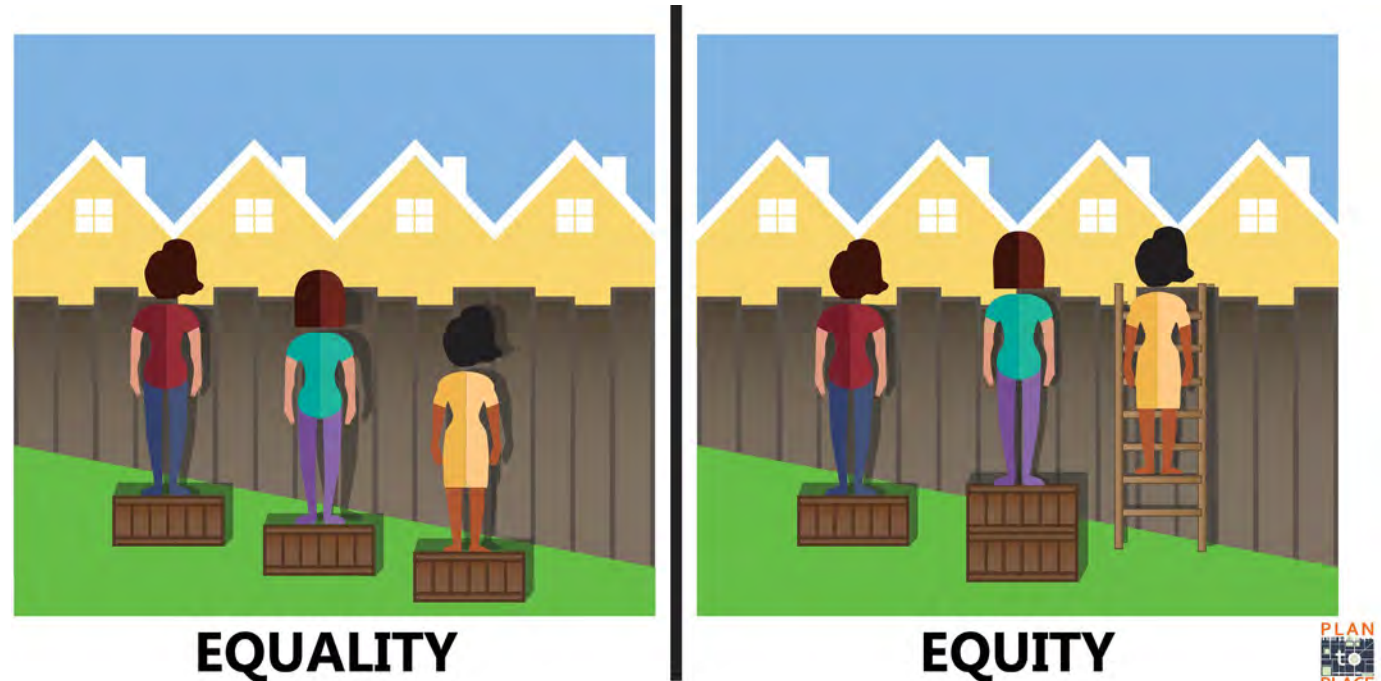


Recent State Legislation: AB 686

FHA (1968): Enacted to remedy significant and long-standing inequities borne by protected classes, particularly Black and Hispanic people.

AB 686 (2018): State mandate that expands the duty of all CA public agencies to be proactive and take meaningful action to affirmatively further fair housing.

- Disparities in housing needs and access to opportunity.
- Replacing segregated living patterns
- Transforming racially and ethnically concentrated areas of poverty into areas of opportunity
- Fostering compliance with civil rights and fair housing laws



Recent State Legislation: AB 686

- **Housing Element requirements:**

- Assessment of fair housing practices
- Analysis of relationship between available sites and areas of high or low resources
- Identify concrete actions:
 - Acquisition and rehabilitation of existing buildings
 - Housing for Piedmont's teachers, first responders, seniors, and service providers.
 - Streamlined permit approvals

- **Housing Element site section requirements:**

- (*same*) Inventory and identify adequate sites appropriately zoned and available to accommodate its RHNA
- (*new*) Must do so in a way that is consistent with its duty to affirmatively further fair housing

Public comment

6. Introduction to Site Inventory Planning and Site Testing

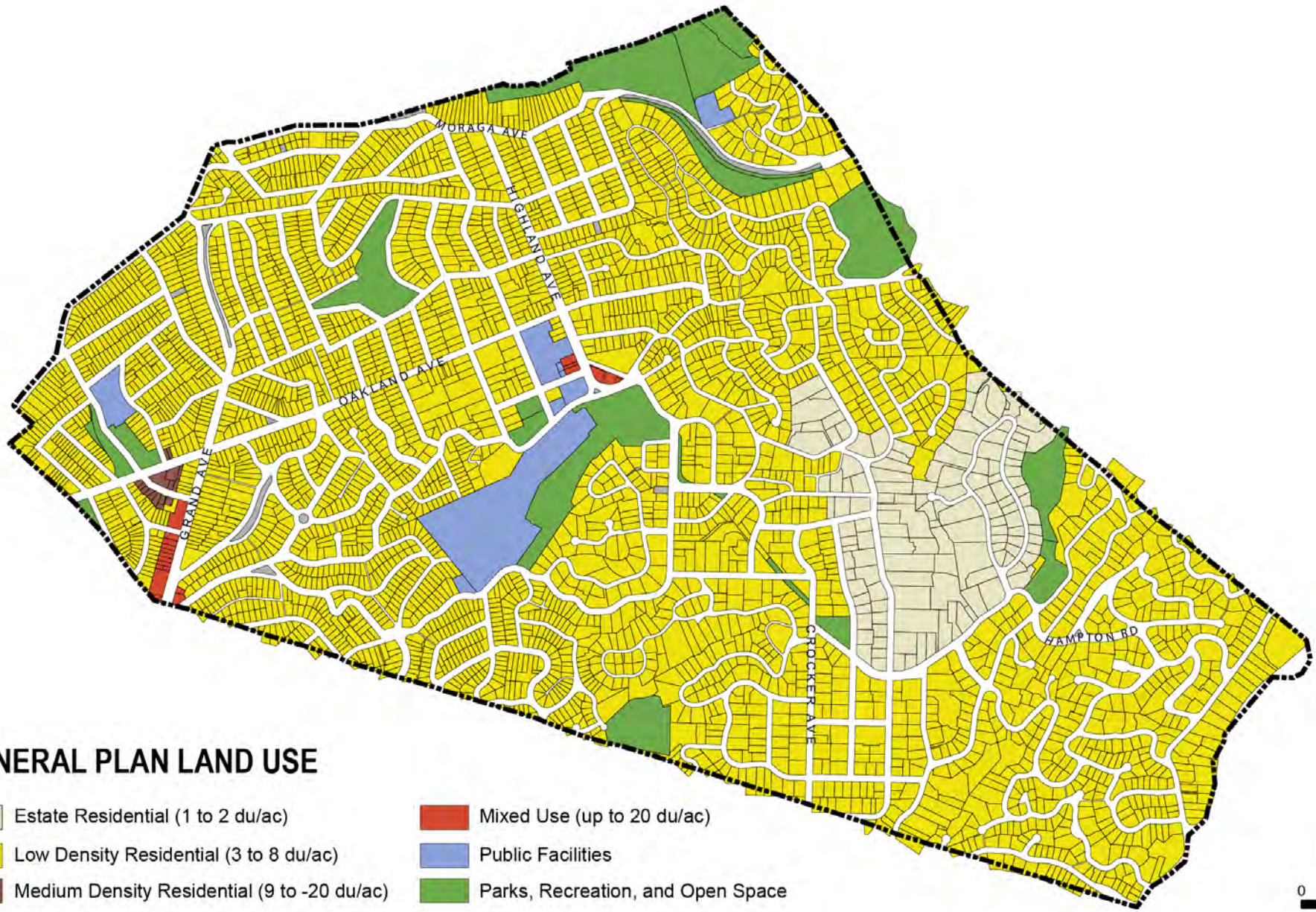


Looking ahead to Housing Element Site Inventory...





Criteria for Housing Element (6th Cycle) Sites Inventory

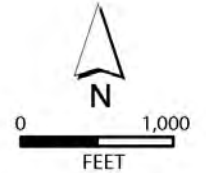
- Sites must be located in the City of Piedmont.
- Is the parcel zoned residential/ does zone allow residential use?
- Is parcel publicly-owned (excluding schools, parks, and waterways)?
- If the parcel is non-vacant, is it likely to change use?
- For below market-rate housing:
 - Is the site between 0.5 acres and 10 acres in size?
 - Does zoning permit residential uses at a density of at least 20 du/ac?
- Can re-use 5th Cycle sites, but these sites become by-right (no CUP) if applications meet certain criteria for inclusion of affordable housing.

General Plan Land Use Map

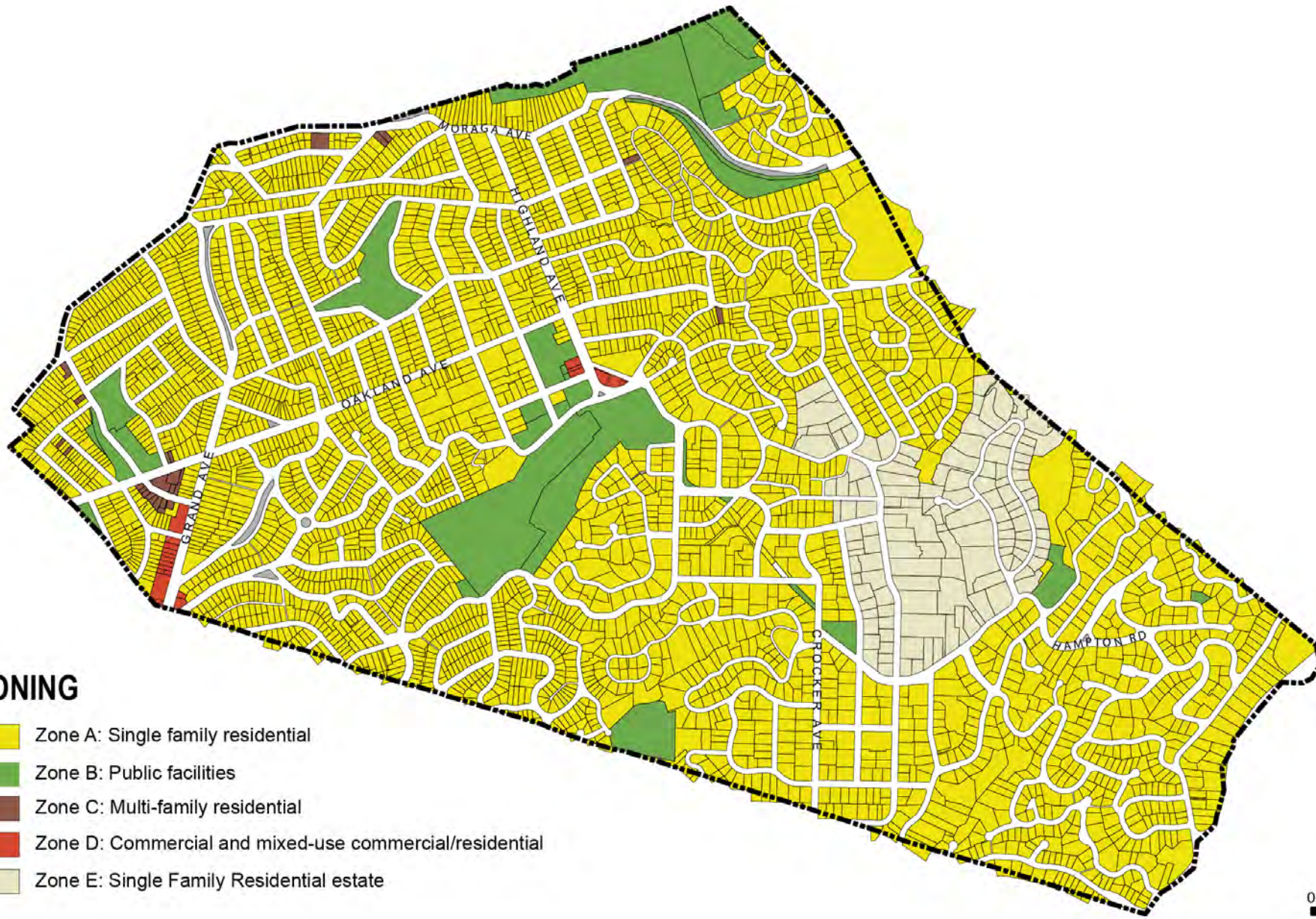


GENERAL PLAN LAND USE






- | | |
|--|---|
|  Estate Residential (1 to 2 du/ac) |  Mixed Use (up to 20 du/ac) |
|  Low Density Residential (3 to 8 du/ac) |  Public Facilities |
|  Medium Density Residential (9 to -20 du/ac) |  Parks, Recreation, and Open Space |

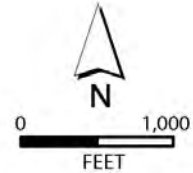


Zoning

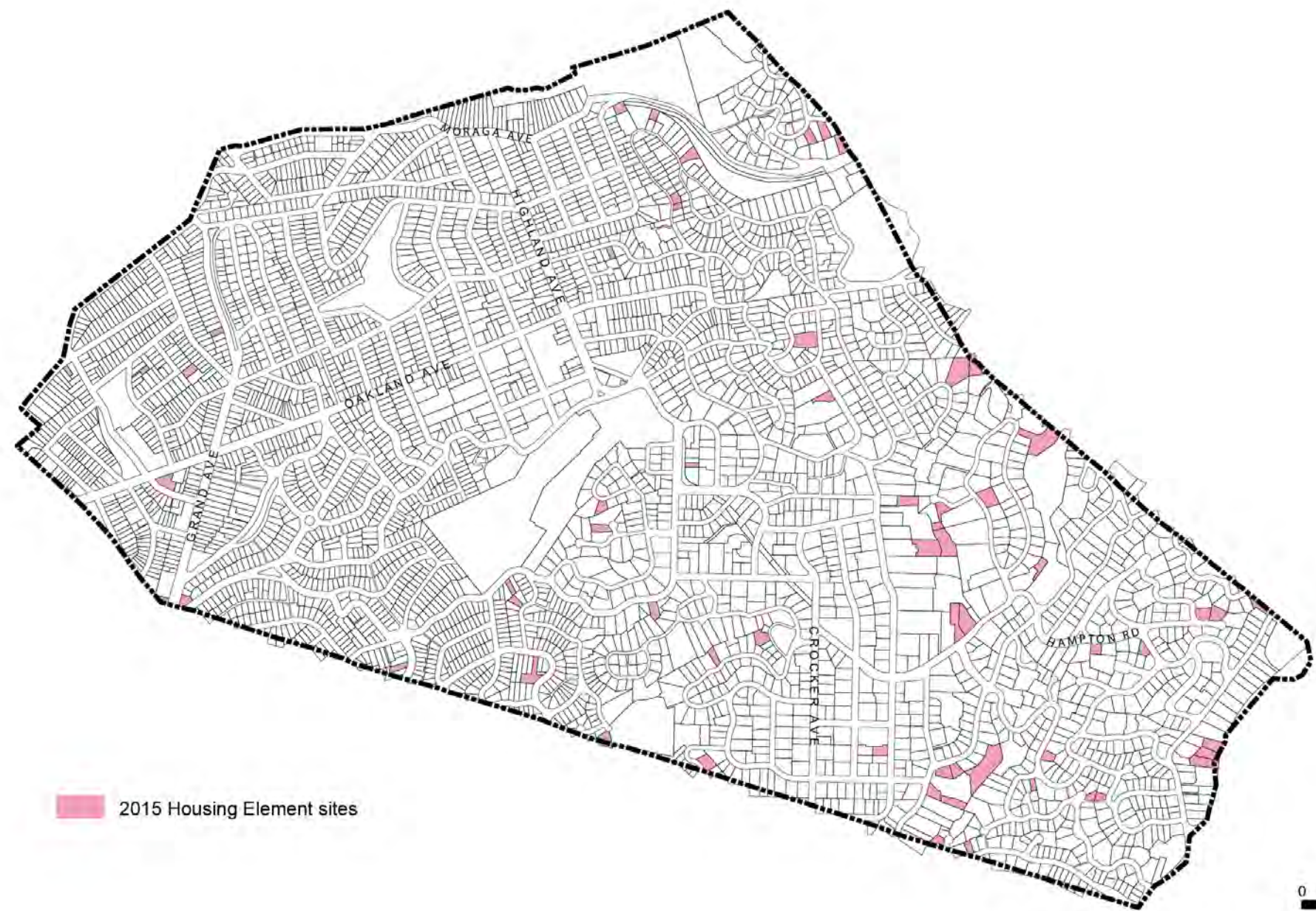



ZONING

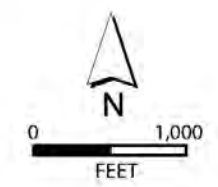
-  Zone A: Single family residential
-  Zone B: Public facilities
-  Zone C: Multi-family residential
-  Zone D: Commercial and mixed-use commercial/residential
-  Zone E: Single Family Residential estate



Current (2015) Housing Element sites



 2015 Housing Element sites



Existing Standards and Regulations: Zone C

Zone C: Multi-Family Residential

- Single-family with accessory structures
- Accessory dwelling unit
- Emergency shelter, supportive or transitional housing
- Multi-family dwelling, 12-21 du/ac

Zone C Standards	
Lot Area	Min. 10,000 square feet
Frontage	Min. 90 feet
Lot Coverage	Max. 50%
Landscaping	Min. 30%; Min. 20% for a project with 20% affordable units
Height	Max. 35 ft
Street-facing Setback	Min. 20 ft
Interior Side and Rear Setback	Min. 5 ft
Floor Area Ratio	< 5,000 sq. ft.: 55% 5,001-10,000 sq. ft.: 50% > 10,000 sq. ft.: 45%

Max. 3 stories with flat roof

FAR same for single-family

Zone C Parking Requirements	
Dwelling Unit Size	Min. Number
Accessory Dwelling Unit	0
Dwelling unit < 700 sf	1
Dwelling unit > 700 sf	1.5

Off-street parking must be covered & non-tandem

Existing Standards and Regulations: Zone D

Zone D: Commercial and Mixed-Use

- Single-family with accessory structures
- Accessory dwelling unit
- (CUP) Mixed-use commercial/residential development, Max. 20 du/ac; Ground floor residential not permitted.

Zone D Parking Requirements		
Residential Uses		
Dwelling Unit Size	Min. Number	
Accessory Dwelling Unit	0	
Studio or 1 Bdrm	1	
2 Bdrms	1.5	
3+ Bdrms	2	
Commercial Uses		
	First 1,500 sf	1,500 sf+
High intensity on premise customer uses	1 per 500 sf	1 per 250 sf
Low intensity uses	1 per 750 sf	1 per 350 sf

Zone D Standards		
	Civic Center Subarea	Grand Avenue Subarea
Lot Area	No Minimum	No Minimum; existing lot may not be subdivided into smaller lots
Lot Coverage	No Maximum	No Maximum
Landscaping	No Minimum	Minimum 10%
Height	Max. 40 ft; 3 Stories	Max. 35 ft; 3 Stories When abutting a single-family residence, max. 25 ft and 10 ft from property line
Street-facing Setback	No Minimum	Wildwood, Sunnyside, and Linda Ave: Min. 10 ft Grand Ave: Min. 15 ft from curb or 3 ft from lot line, whichever is greater
Side Setback	No Min.; When abutting a single-family residence, min. 5 ft.	No Minimum; When abutting a single-family residence, minimum 5 ft
Rear Setback	No Min.; When abutting single-family residence, min. 5 ft	Min. 5 ft
Gr. Fl. Floor to Ceiling Height	Min. 15 ft	Min. 12 ft

Existing Standards and Regulations: Zone D

Lot size: 19,800 sq. ft.
Units: 9
Density: 20 du/ac
Unit Size: 3,800 sq. ft.
Non-residential FAR: 0.40

Underground parking
Residential: 13.5 spaces
Non-residential: 29 spaces



Zone D Standards: Civic Center Subarea	
Density	Max 20 du/ac (CUP)
Lot Area	No Minimum
Lot Coverage	No Maximum
Landscaping	No Minimum
Height	Max. 40 ft; 3 Stories
Street-facing Setback	No Minimum
Side Setback	No Min.; When abutting a single-family residence, min. 5 ft.
Rear Setback	No Min.; When abutting single-family residence, min. 5 ft
Gr. Fl. Floor to Ceiling Height	Min. 15 ft
Parking Requirement	Residential: 1.5 space/Unit Non-Residential: 1 space/500 sf for first 1,500 sf, then 1 space/250 sf



Existing Standards and Regulations: Zone D

Lot size: 19,800 sq. ft.
Units: 9
Density: 20 du/ac
Unit Size: 3,800 sq. ft.
Non-residential FAR: 0.10

Surface parking
Residential: 13.5 spaces
Non-residential: 5 spaces



Parking requirements limit non-residential FAR.

Zone D Standards: Civic Center Subarea	
Density	Max 20 du/ac (CUP)
Lot Area	No Minimum
Lot Coverage	No Maximum
Landscaping	No Minimum
Height	Max. 40 ft; 3 Stories
Street-facing Setback	No Minimum
Side Setback	No Min.; When abutting a single-family residence, min. 5 ft.
Rear Setback	No Min.; When abutting single-family residence, min. 5 ft
Gr. Fl. Floor to Ceiling Height	Min. 15 ft
Parking Requirement	Residential: 1.5 space/Unit Non-Residential: 1 space/500 sf for first 1,500 sf, then 1 space/250 sf

Existing Standards and Regulations: Zone D

Lot size: 19,800 sq. ft.
Units: 14
Density: 36 du/ac
Unit Size: 2,500 sq. ft.
Non-residential FAR: 0.46

Surface parking
Residential: Not Required
Non-residential: 34 spaces



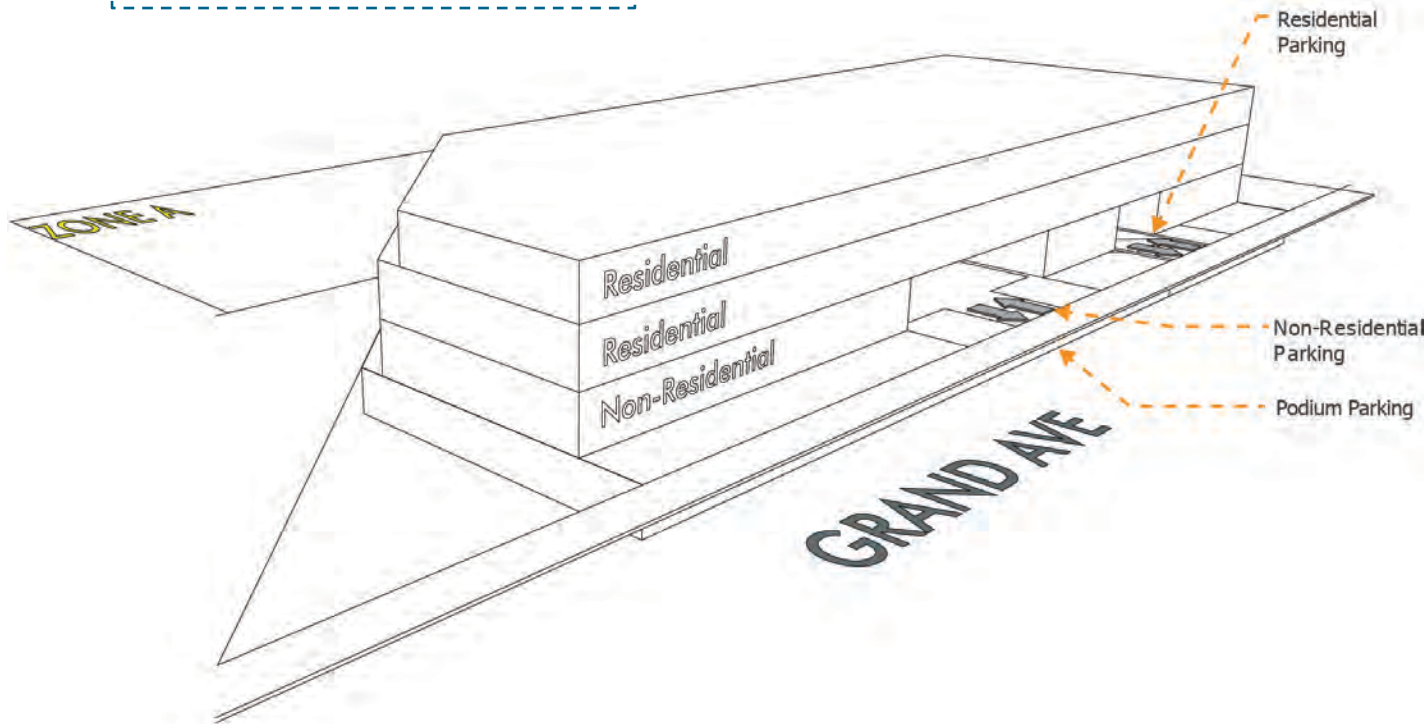
Zone D Standards: Civic Center Subarea	
Density	Max 20 du/ac (CUP)
Lot Area	No Minimum
Lot Coverage	No Maximum
Landscaping	No Minimum
Height	Max. 40 ft; 3 Stories
Street-facing Setback	No Minimum
Side Setback	No Min.; When abutting a single-family residence, min. 5 ft.
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Gr. Fl. Floor to Ceiling Height	Min. 15 ft
Parking Requirement	Residential: 1.5 space/Unit Non-Residential: 1 space/500 sf for first 1,500 sf, then 1 space/250 sf



Existing Standards and Regulations: Zone D

Lot size: 39,600 sq. ft.
Units: 18
Density: 20 du/ac
Unit Size: 2,750 sq. ft.
Non-residential FAR: 0.24

Underground parking:
Residential: 27 spaces
Non-residential: 35 spaces

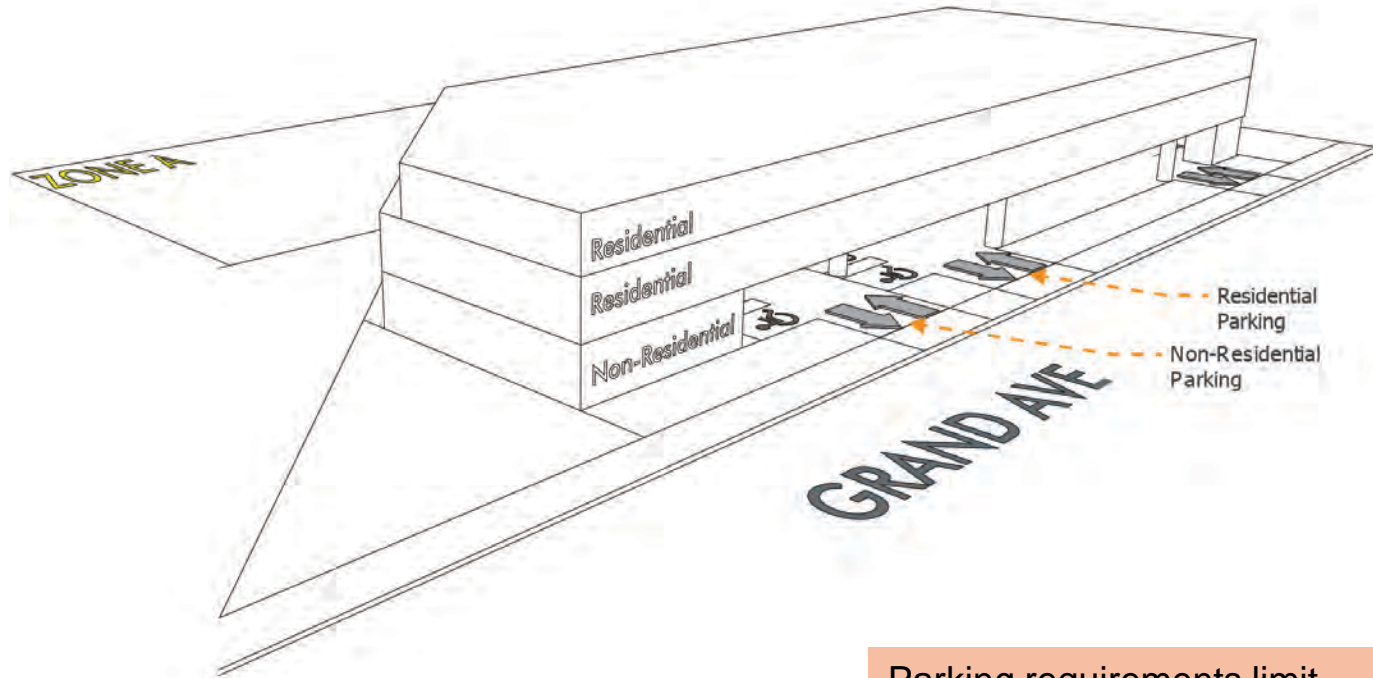


Zone D Standards: Grand Avenue Subarea	
Lot Area	No Minimum; existing lot may not be subdivided into smaller lots
Lot Coverage	No Maximum
Landscaping	Minimum 10%
Height	Max. 35 ft; 3 Stories When abutting a single-family residence, max. 25 ft and 10 ft from property line
Street-facing Setback	Wildwood, Sunnyside, and Linda Ave: Min. 10 ft Grand Ave: Min. 15 ft from curb or 3 ft from lot line, whichever is greater
Side Setback	No Minimum; When abutting a single-family residence, minimum 5 ft
Rear Setback	Min. 5 ft
Gr. Fl. Floor to Ceiling Height	Min. 12 ft
Parking Requirement	Residential: 1.5 space/Unit Non-Residential: 1 space/500 sf for first 1,500 sf, then 1 space/250 sf

Existing Standards and Regulations: Zone D

Lot size: 39,600 sq. ft.
Units: 18
Density: 20 du/ac
Unit Size: 2,750 sq. ft.
Non-residential FAR: 0.08

Surface parking:
Residential: 27 spaces
Non-residential: 10 spaces



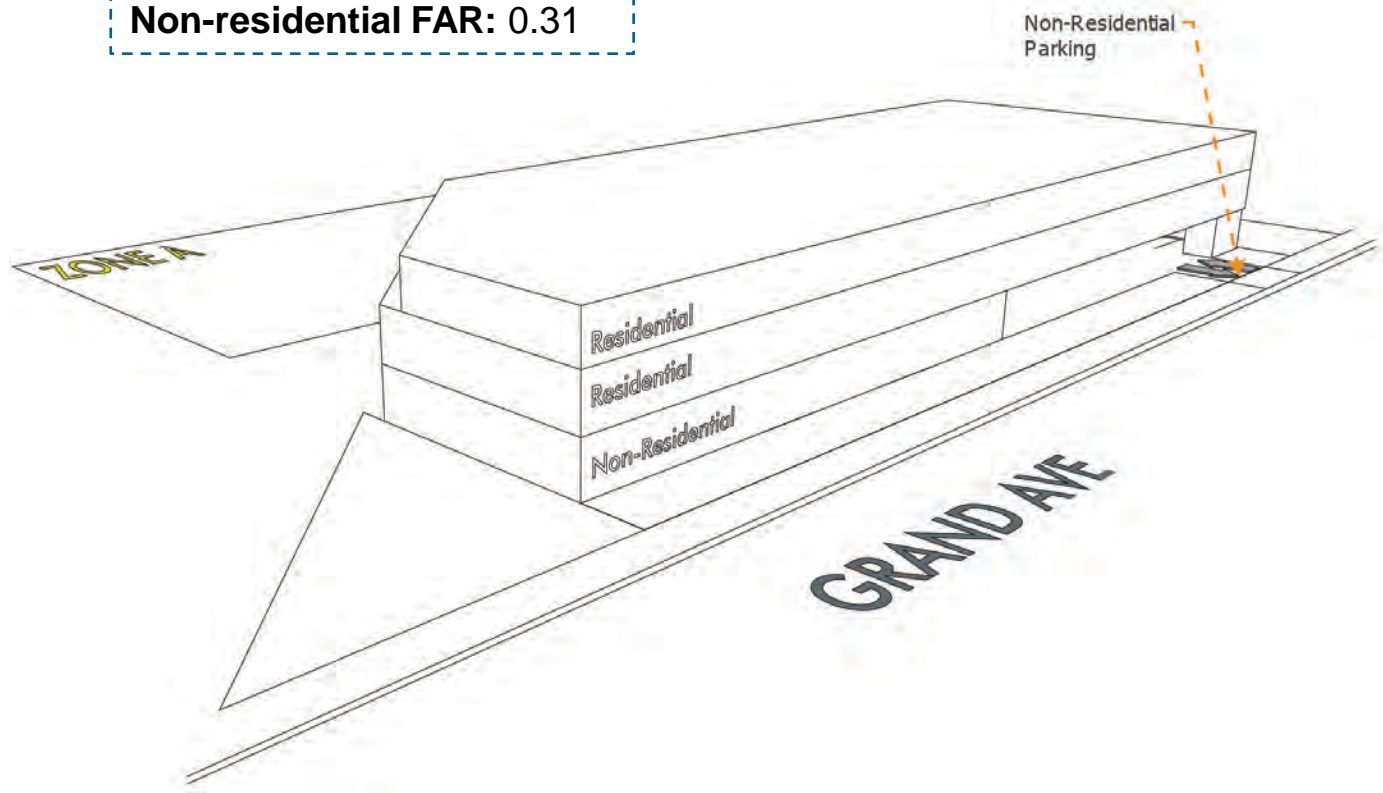
Parking requirements limit non-residential FAR.

Zone D Standards: Grand Avenue Subarea	
Lot Area	No Minimum; existing lot may not be subdivided into smaller lots
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Rear Setback	Min. 5 ft
Gr. Fl. Floor to Ceiling Height	Min. 12 ft
Parking Requirement	Residential: 1.5 space/Unit Non-Residential: 1 space/500 sf for first 1,500 sf, then 1 space/250 sf

Existing Standards and Regulations: Zone D

Lot size: 39,600 sq. ft.
Units: 32
Density: 36 du/ac
Unit Size: 1,550 sq. ft.
Non-residential FAR: 0.31

Surface parking:
Residential: Not Required
Non-residential: 46 spaces



Zone D Standards: Grand Avenue Subarea

Lot Area	No Minimum; existing lot may not be subdivided into smaller lots
Lot Coverage	No Maximum
Landscaping	Minimum 10%
Height	Max. 35 ft; 3 Stories When abutting a single-family residence, max. 25 ft and 10 ft from property line
Street-facing Setback	Wildwood, Sunnyside, and Linda Ave: Min. 10 ft Grand Ave: Min. 15 ft from curb or 3 ft from lot line, whichever is greater
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Parking Requirement	Residential: 1.5 space/Unit Non-Residential: 1 space/500 sf for first 1,500 sf, then 1 space/250 sf

Existing Standards and Regulations: Design Review

Design Review

- Planning Commission reviews a project that:
 - Is part of an application for a variance or CUP
 - Is valued at \$125,000+
 - Has a site feature greater than 7 ft high and located in a side or rear setback OR any height located within a 20-foot street setback
 - Has a retaining wall >30 inches in height within a street yard setback OR a fence of any height within a street yard setback
 - Referred to PC by Director

All mixed-use residential development (Zone D) requires a CUP.

- *Findings:*
 - Consistent with the City's GP and Design Guidelines.
 - Has little or no effect on neighboring properties' existing views, privacy, or access to direct and indirect light.
 - Does not adversely affect pedestrian or vehicular safety.

Subjective

Public comment

Thank you.

