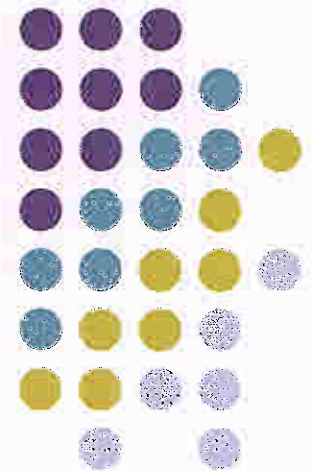


Late Backup

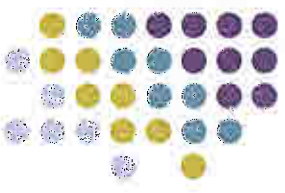
Residential Design & Compatibility Standards Proposed Amendments

Jessica Kingpetcharat-Bittner, Planner Principal
Brent Lloyd, Assistant City Attorney

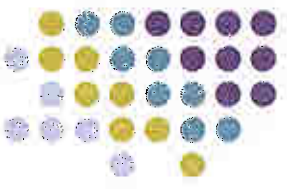


Agenda

- Process
- Summary of Proposed Amendments
- Items referred back to the Task Force
- Staff Recommendation
- Question & Answer

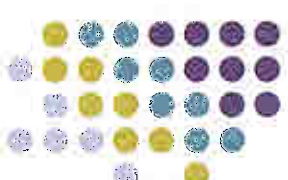


Process



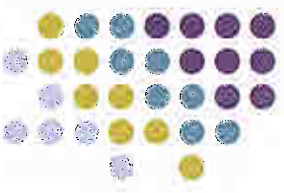
- Task Force Meetings
 - April 2007 – December 2007
 - 17 meetings, including public communication
- February 28, 2007
 - Council Briefing on proposed amendments
- March 6, 2008
 - Resolution 20080306-039, initiated proposed amendments
 - Directed staff to return on or before May 22, 2008

Process



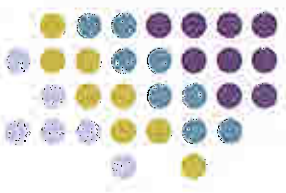
- Planning Commission
 - April 15, 2008 – Codes & Ordinances Subcommittee
- April 22, 2008
 - Public hearing conducted
 - Recommended 90% of proposed amendments
 - Delayed action on remaining 10%
- May 13, 2008
 - Referred remaining 10% of proposed amendments, including AIS recommendations back to the Task Force

Process



- May 15, 2008. City Council
 - Received briefing on the items referred back to the Task Force
 - Postponed public hearing and action to June 18
 - Directed staff to remove from consideration:
 - Expansion of RDCC authority to include ability to grant modifications to impervious cover and commercial compatibility regulations
 - Alteration to McMansion boundaries
 - Exempting 1,500 sf homes from McMansion regulations

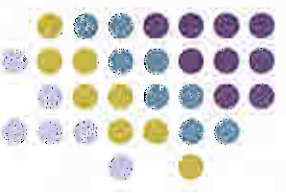
Process



- Task Force
 - Reconvened May 19, 2008 – June 2, 2008
 - Conducted 3 meetings with public communication
 - Focused on items referred back to them
- June 10, 2008. Planning Commission
 - Considered and took action on remaining 10% of the items.

Summary:

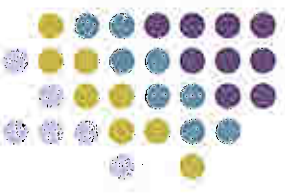
Proposed Amendments



- Recommended Amendments
 - 28 recommendations forwarded by Task Force
 - 7 recommendations from Additional Stakeholders
 - 6 Affordability Impact Statement recommendations
- Planning Commission consideration
 - Of the 28 Task Force Recommendations
 - 27 recommended
 - 23 supported without additional comment
 - 3 supported staff recommendation
 - 1 no action required (Item #28)
 - 1 not recommended (Item #27)

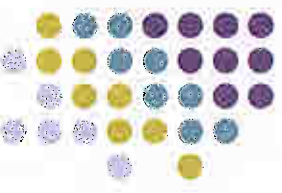
Summary:

Proposed Amendments



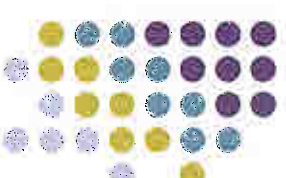
- Planning Commission consideration (cont)
 - Of the 7 Additional Stakeholder Recommendations
 - 2 removed per City Council direction
 - 2 recommended without additional comment
 - 2 recommended Task Force's alternative recommendation
 - 1 not recommended
 - Of the 6 AIS Recommendations
 - 1 removed per City Council direction
 - 2 did not require amendments to the code/no action
 - 3 recommended Task Force's alternative recommendation

Task Force Recommendation referred back to Task Force



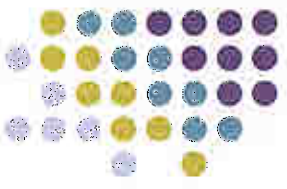
- #13 – Parking Area FAR exemptions
 - Current regulations
 - No limit to number of FAR exemptions granted for attached or detached carport/garage per site.
 - Proposed amendment limits (per site):
 - 1 exemption for an attached carport/garage, and
 - 1 exemption for an detached carport/garage
 - Effect is a max of up to 650 sf exempted per site
 - Recommended.
 - Task Force
 - Planning Commission

Task Force Recommendation referred back to Task Force



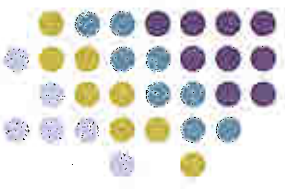
- # 21 – Gross Floor Area Definition
 - Current Regulation
 - Space under 6 ft in height is exempt from FAR
 - Issue – “false ceilings” or “furr downs”
 - Proposed Amendment
 - Removes height provision
 - Includes all interior space, regardless of height towards the calculation of FAR
- Recommended with additional revision to add a new exemption for spaces that are less than 5ft in height.
 - Task Force
 - Planning Commission

Task Force Recommendation referred back to Task Force



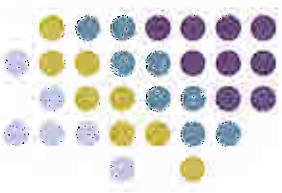
- # 27 – Duplex Regulations
 - Current Regulations
 - Requires a common wall that is 50% the depth of the structure measured from the front of the lot to the rear
 - Proposed Task Force Amendment
 - Common wall must be perpendicular to front lot line
 - Common wall must be one contiguous plane
 - Staff Alternative Recommendation, supported by the Task Force
 - Common wall must be 50% of the depth of the structure measured from front of the lot to the rear
 - Common wall must maintain a straight line for a minimum of 4 foot intervals/segments
 - One unit must have an entry to a dwelling unit that faces the front street, and for corner lots, faces each street.
- Not Recommended by Planning Commission

Additional Stakeholder Recommendations



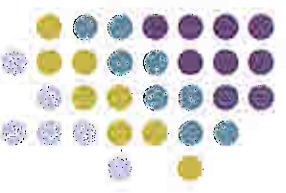
- #1 RDCC Expanded Authority
 - Give authority to consider modification requests to properties:
 - In Historic Districts, or
 - Recognized as contributing structures
- Recommended
 - Task Force
 - Planning Commission

Additional Stakeholder Recommendations



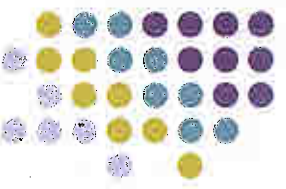
- # 2 – Horizontal Articulation
 - Current Regulations
 - Stories that are set back further from the property line than the first floor do not qualify as sidewall articulations
 - Proposed Amendment
 - Stories above the first floor that are setback 9 feet from the property line for 36 ft qualify as a sidewall articulation
 - Decks, balconies, etc cannot be located in the sidewall articulation.
- Recommended with alternative length of 10 ft instead of 36 ft.
 - Task Force
 - Planning Commission

Additional Stakeholder Recommendations



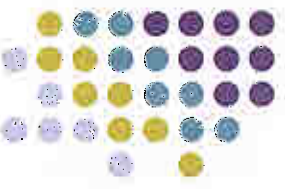
- # 3 – Exempt new subdivisions
 - Current Regulations
 - All subdivisions, regardless of whether or not the property has been developed must comply with current code.
 - Proposed Amendment
 - Could exempt undeveloped land zoned for single family residential use in McMansion boundaries
 - Task Force considered issue, but did not make a recommendation.
- Not Recommended
 - Task Force
 - Planning Commission

Additional Stakeholder Recommendations



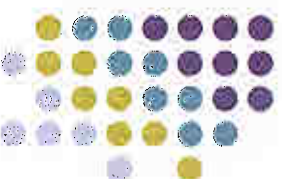
- # 5 – Clarify Attic Exemption
 - Current Regulation
 - “Contained within the roof structure” is unclear.
 - Proposed Amendment
 - Define “roof structure” to mean roof framing.
 - Staff Alternative Recommendation.
 - Do not change the current code. Instead, establish a policy memo to clarify standard practice and define the applicable technical criteria in the Building Criteria Manual.
- Recommends staff alternative recommendation.
 - Task Force
 - Planning Commission

Additional Stakeholder Recommendations



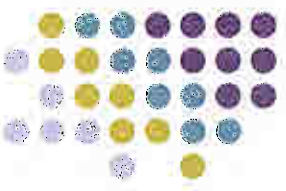
- # 6 – Alter Height Measurement
 - Current Regulation
 - For a pitched or hipped roof, height is measured to the mid-point of the highest gable
 - Proposed Amendment
 - For a pitched or hipped roof, height shall be measured to gabled roof with the highest average height.
 - Amendments allows dormers to be included in the height calculation where they are excluded now.
- Recommended
 - Task Force
 - Planning Commission

AIS Recommendations



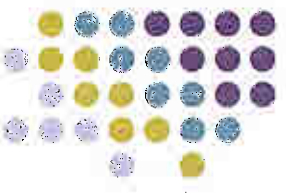
- Exempt
 - Item #8 -- From sidewall articulation, 2,400 sq ft homes, and
 - Item #9 – From McMansion, new subdivisions of at least one acre if SMART Housing certified
- Task Force Alternative Recommendation
 - Expand RDCC Authority to allow Smart Housing certified subdivisions with a minimum of 12 lots on at least one acre with at least 40% of affordable units to apply for a modification from:
 - Sidewall articulation, and/or
 - Setback plane requirements
- Recommends Task Force alternative recommendation:
 - Task Force
 - Planning Commission

AIS Recommendations



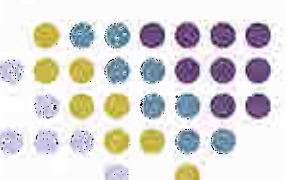
- Item #12 -- Exempt from McMansion Cottage and urban home small lot developments
- Not Recommended
 - Task Force
 - Planning Commission

Below Grade Exemption



- Task Force Recommendation
 - Below grade portion must be achieved below the lower of natural or finished grade;
 - The exempted habitable space below grade must have at least 50% of the building perimeter surrounded by natural grade.
- Alternative staff recommendation, supported by Planning Commission:
 - Below grade portion must be achieved below natural grade;
 - The exempted habitable space below grade must have at least 60% of the building perimeter wall area surrounded by natural grade

Staff Recommendation



- Amend and adopt the draft ordinance to:
 - Correct a typo on page 10 to state that a sidewall articulation is required when the structure is an “average distance of less than 9 feet” rather than “9 feet or less.”
- Adopt the Planning Commission’s recommendation regarding the basement exemption by:
 - On page 15, line 41: strike the words “or finished” and “whichever is lower”, and
 - On page 16, line 1: strike the value of 50% and replace it with 60%
- Include an uncoded section directing the City Manager to conform the drawings to the revised code language.

Question & Answer

Jessica Kingpetcharat-Bittner
WPDRD Residential Review
and
Brent Lloyd
Law Department

