

OBJECTIVE RESIDENTIAL STANDARDS TO CONSIDER FOR FURTHER STUDY:

Objective Residential Standards Identified in the August 15, 2023 City Council Motion:

- For further study, “Supplemental Setback at the second story that reduces the height 5’ at the second story setback, at a plane of 45 degrees in a rearward direction until it hits the maximum height of the building”.
- To address the YIMBY Law letter, remove referenced provisions permeable surfaces on page 57 and open space mandates on page 49 for further analysis.

Objective Residential Standards Previously Identified by City Council at July 18, 2023 Meeting:

- Second story additional rear and front setbacks (R-1)
- Second story additional side setbacks (R-1)
- Setbacks for neighborhood (R-2 & R-3, RMD & RH)
- Variation upper story setbacks (R-2 & R-3)
- Mezzanine setbacks (R-1, R-1A, R-2 & R-3, RMD & RH)
- Restricting balcony access from a mezzanine (R-1, R-1A)
- Restricting balcony on side of dwelling (R-1, R-1A)
- Roof deck setbacks (R-1, R-1A, R-2 & R-3, RMD & RH)
- Restricting stairs/elevators to roof decks (R-1, R-1A)
- Private Open Space (duplicative of zoning code) (R-2 & R-3, RMD & RH)
- Balconies open to sky requirement (R-2 & R-3, RMD & RH)

Objective Residential Standards Identified by Planning Commission:

- To objectify the requirement that R-2 and R-3 multifamily have the appearance of a single family residence, consider the garage of the front unit (R-2, R-3) shall be located at the “rear” of the front unit (not visible from the street).
- Consider adding objective standards in the R-1 Standards section for the Faye & Susana character area regarding pitched roof parallel to the street; garages set forward shall have a pitched roof
 - A single peak roof ridge required parallel to the street/front property line.
- If the garage is set forward of the main structure then the roof shall be pitched (Define “pitched”)
- Consider streamlining or reconciling the definition of “story” and the determination of “basement” gross floor area included in the FAR to be the same, utilizing whichever measurement is more restrictive.
- Consider swimming pool setbacks of a minimum of 3’ from the property lines.