



Administrative Report

L.1., File # PC20-1548

Meeting Date: 10/15/2020

TO: PLANNING COMMISSION
FROM: SEAN SCULLY, PLANNING MANAGER
SUBJECT: DISCUSSION REGARDING OPEN SPACE

TITLE

DISCUSSION AND PRESENTATION REGARDING THE CITY'S POLICIES RELATED TO OPEN SPACE AND OUTDOOR LIVING SPACE

EXECUTIVE SUMMARY

The Planning Commission made a referral to staff for a presentation and discussion regarding the City's open space policies and regulations. This administrative report will provide the basic framework of the open space regulations within the Zoning Ordinance. The staff presentation at the meeting will demonstrate applicability and examples from which the Planning Commission can guide their discussion.

BACKGROUND

Section 10-2.1510 (Zoning Ordinance) and Section 10-5.1510 (Coastal Land Use Plan Implementing Ordinance) regulate the outdoor living space requirements for residential development. The calculation of outdoor living space depends on the location and dimensions of the space. Each dwelling unit must incorporate at least one private patio, balcony, deck, or yard, with minimum open living space requirements based on the type of development:

- Single-Family - 800-square feet
- R-2 zoned condominium developments - 450-square feet per unit
- R-3 zoned condominium developments - 350-square feet per unit
- RMD Medium-Density condominium developments - 350-square feet per unit
- RH High-Density condominium developments - 200-square feet per unit
- Mixed-Use zoned condominium developments - 200-square feet per unit

The Zoning Code allows for bonuses for private patios, balconies, and/or decks which are located off of a communal living area such as a kitchen, dining room, and/or living room. Depending on the dimensions, the open space adjacent to a communal living area can receive a bonus calculation of either 150% or 200%.

Certain outdoor living space areas, such as roof decks or areas not adjacent to communal living, are credited at a lower ratio than the actual square-footage. Front and side setbacks, and areas such as driveways and walkways are not considered outdoor living space.

Lastly, developments in the Mixed-Use (MU) and Regional Commercial (CR) zones require usable public open space subject to the following criteria:

Usable public open space. Spaces such as public plazas, public walkways and other public spaces of at least ten (10%) percent of the F.A.R. shall be provided.

- (1) Public open space shall be accessible to the public and not be fenced or gated so as to prevent public access.
- (2) Public open space shall be contiguous to the maximum extent feasible.
- (3) Areas less than ten (10) feet in width shall not count as public open space.
- (4) The requirement of ten (10%) percent public open space may be modified by the Planning Commission for projects developed on lots less than 20,000 square feet in size.

ATTACHMENTS

Section 10-2.1510 Outdoor living space requirements in residential and mixed-use zones (Zoning Ordinance)

Section 10-5.1510 Outdoor living space requirements in residential and mixed-use zones (Coastal Land Use Plan Implementing Ordinance)