
PLANNING COMMISSION'S RECOMMENDED CHANGES TO THE TASK FORCE'S PROPOSED AMENDMENTS

Downtown Specific Plan

Task Force's recommended Policy No. 8:

8. *Compatibility of new single-family homes or modifications to existing single-family homes with the immediate neighborhood (i.e., single-family homes on lots within 150 feet of the subject lot) relative to mass and bulk shall be assumed if the proposed FAR does not exceed the average FAR of the single-family homes in the immediate neighborhood by more than 25 percent. In computing the average FAR, only single-family detached homes in PUD and non-PUD zoning districts in the Downtown Specific Plan Area shall be used. The above compatibility standard does not apply to new single-family homes in PUD zoning districts or modifications to existing single-family homes in PUD zoning districts.*

Exceptions can be granted to this compatibility standard if the specific house design is determined to offset issues created by FAR above this standard or if a representative sample of the neighborhood cannot be obtained using the 150-ft. distance, as determined by the Director of Community Development. In no case shall exceptions be granted to exceed zoning restrictions on FAR. However, variances may be granted subject to required findings and established processes.

The Planning Commission directed that the Specific Plan's existing residential compatibility language be retained. Based on this direction, staff created the following new policy that would replace Task Force's Policy No. 8:

8. *New residential building design, including the design of replacement buildings for buildings constructed before 1942 which are approved for demolition, or additions to existing single-family homes should result in homes that are consistent with the floor area, bulk, and massing of homes in the immediate neighborhood.*

Downtown Design Guidelines

Task Force's recommended Residential Design Guideline (Height and Mass bullet two on page 35):

- *The mass and bulk of new single-family homes and additions to existing single-family homes are to be compatible with homes in the immediate area. Compatibility of new single-family homes or modifications to existing single-family homes with the immediate neighborhood (i.e., single-family homes on lots within 150 feet of the subject lot) relative to mass and bulk shall be assumed if the proposed FAR does not exceed the average FAR of the single-family homes in the immediate neighborhood by more than 25 percent. In computing the average FAR, only*

single-family detached homes in PUD and non-PUD zoning districts in the Downtown Specific Plan Area shall be used. The above compatibility standard does not apply to new single-family homes in PUD zoning districts or modifications to existing single-family homes in PUD zoning districts.

Exceptions can be granted to this compatibility standard if the specific house design is determined to offset issues created by FAR above this standard or if a representative sample of the neighborhood cannot be obtained using the 150 ft. distance, as determined by the Director of Community Development. In no case shall exceptions be granted to exceed zoning restrictions on FAR. However, variances may be granted subject to required findings and established processes.

If the Council supports replacing the Task Force-recommended Specific Plan Policy No. 8 with the Commission-directed Policy No. 8, then staff recommends that the Task Force-recommended Residential Design Guideline shown above be replaced with the following language matching the Commission-directed Specific Plan policy:

- *New residential building design, including the design of replacement buildings for buildings constructed before 1942 which are approved for demolition, or additions to existing single-family homes should result in homes that are consistent with the floor area, bulk, and massing of homes in the immediate neighborhood.*