

Neighborhood Compatibility

City Council Study Session

February 6, 2006

Planning Commission Workshop

March 20, 2008

HISTORY

- Nov. 19, 2004 - Grace Winchell initiated an "H" Item to consider establishing a max. floor area ratio (FAR) of 0.5 in the RL (Low Density Residential) zoning district.
- Mar. 7, 2005 - City Council study session was held on the concept of FAR. Ad hoc committee was formed comprised of Mayor Sullivan and Council Member Bohr.

HISTORY

- April 25, 2005 –
 - ✓ Staff met with the Ad hoc committee to discuss what direction to take.
 - ✓ Committee concluded FAR would not address issue of neighborhood compatibility.
 - ✓ Committee directed staff to review how other aspects such as roof pitch, building bulk, architectural design, upper story setbacks can address compatibility issues.
 - ✓ Findings to be presented to City Council at a study session.

NEIGHBORHOOD COMPATIBILITY:

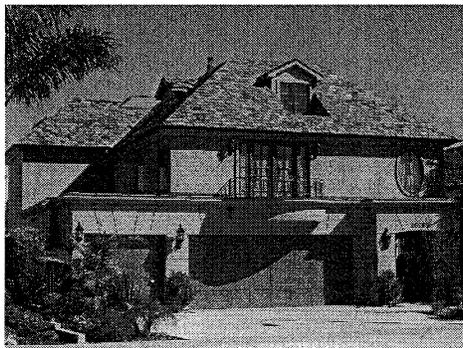
- When significant additions or remodel of a SFD (Single Family Dwelling) are proposed the following issues may arise:
 - ✓ Project is out of *scale* with neighborhood in terms of size, bulk, height, number of stories
 - ✓ *Architecture/design* out of character with neighborhood
 - ✓ *Privacy* is impacted

EXISTING CODE REQUIREMENTS

- Third Story Regulations in RL (Low Density Residential) zone
 - ✓ Third story allowed by CUP
 - ✓ Height over 30 ft. to max. of 35 ft. allowed by CUP
 - ✓ Third story must be within roof volume (dormers, decks, architectural features allowed to project with min. 5 ft. setback)
 - ✓ Third story windows and decks to orient towards public rights-of-way only
 - ✓ Min. 5/12 roof pitch required (no flat roofs)

EXISTING CODE REQUIREMENTS

- Example of Third Story in RL zone



EXISTING CODE REQUIREMENTS

- Residential Infill Ordinance
 - ✓ Applies only to new SFD and addition/remodel of existing SFD with demo over 50%
 - ✓ Intent is to minimize impacts on contiguous developed properties and insure building design is harmonious and compatible with surrounding neighborhood
 - ✓ Consideration given to lot size, lot frontage, building layout/design, materials, product type, grade height, building height, and visual intrusion relative to existing residences

EXISTING CODE REQUIREMENTS

- Residential Infill Ordinance requires:
 - ✓ Notification of adjacent property owners
 - ✓ Window offsets from existing residences
 - ✓ Use of translucent glass for bathroom windows
 - ✓ Vary roof elevations on side yards to minimize canyon effect

EXISTING CODE REQUIREMENTS

- Residential Infill Ordinance requires:
 - ✓ Architectural features (projections, off-sets) to break up massing and bulk
 - ✓ Upper story balconies oriented towards front, rear, public street, or open space
 - ✓ Consider noise from mechanical equipment
 - ✓ Matching pad height of contiguous residences

SURVEY RESULTS

- 40 cities surveyed
- Survey shows a variety of methods in place or being considered by other cities to address compatibility issues

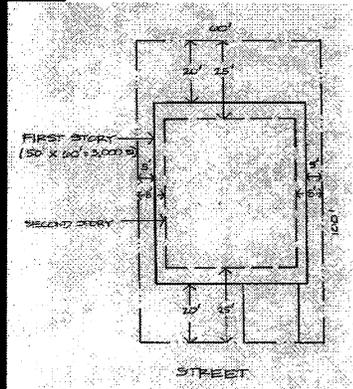
SURVEY RESULTS

- Methods to address neighborhood compatibility issues include:
 1. Upper Story Setback
 2. Facade Articulation
 3. Upper Story Ratio
 4. Expand City's Existing Residential Infill Ordinance
 5. Modify City's Existing Third Story Ordinance

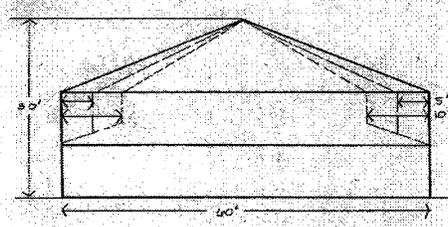
UPPER STORY SETBACKS

- Involves additional setbacks for an upper story compared to first story
- (+) Addresses scale by reducing size and bulk (but not height and # of stories)
- (+) Addresses design by varying building plane and providing visual interest
- (+) Address privacy by providing additional separation from neighbor
- (-) Does not address architecture
- (-) Building costs potentially increase as a result of structural engineering

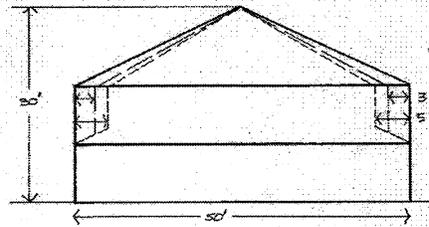
UPPER STORY SETBACKS



Schematic Site Plan



Schematic Side Elevation

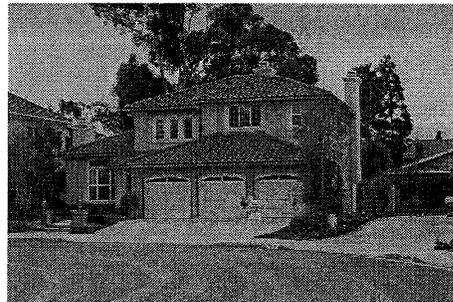


Schematic Front and Rear Elevation

UPPER STORY SETBACKS



No Upper Story Setback

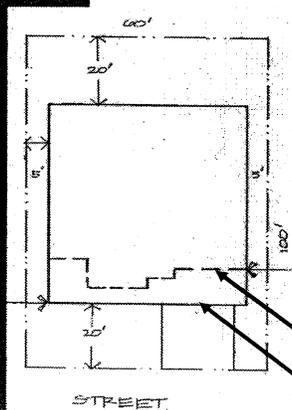


Upper Story Setback Provided

FACADE ARTICULATION

- Involves providing variation in the building facade and massing
- (+) Addresses scale by reducing size and bulk (but not height and # of stories)
- (+) Addresses design by providing visual interest
- (+) Addresses privacy by providing additional separation from neighbor
- (-) Does not address architecture

FACADE ARTICULATION



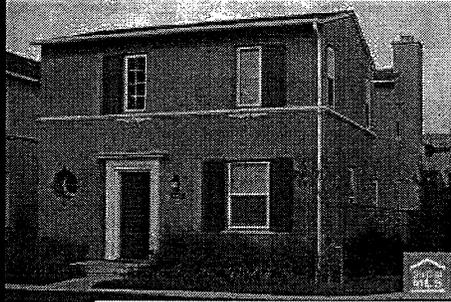
Example of Facade Articulation

Front Building Line with Facade Articulation

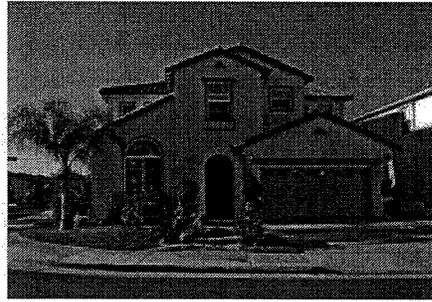
Front Building Line without Facade Articulation

Schematic Site Plan

FACADE ARTICULATION



No Facade Articulation

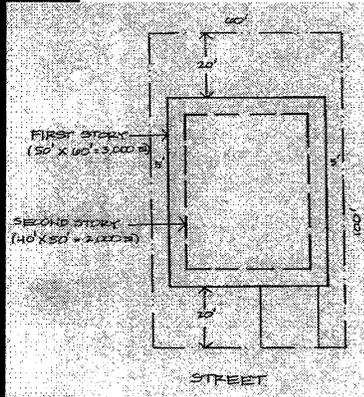


Facade Articulation Provided

UPPER STORY RATIO

- Involves limiting size of upper story relative to first story
- (+) Addresses scale by reducing size and bulk (but not height and # of stories)
- (+) Addresses design by reducing bulk
- (+) Addresses privacy by potentially increasing separation from neighbor
- (-) Does not address architecture
- (-) Reduces allowable building floor area

UPPER STORY RATIO



- 6,000 s.f. lot in RL zone max.
3,000 s.f. 1st story allowed
- Examples of Upper Story Ratios based on a 3,000 s.f. 1st story:

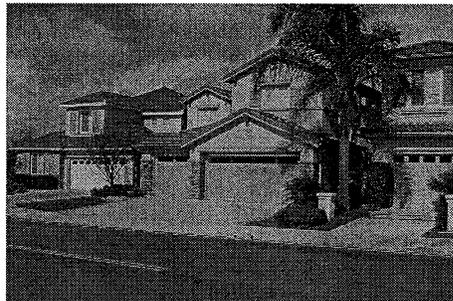
Upper Story Ratio	Max. Size of Upper Story
0.50 x 3,000 s.f.	1,500 s.f.
0.67 x 3,000 s.f.	2,000 s.f.
0.70 x 3,000 s.f.	2,100 s.f.

**Schematic Site Plan
with Upper Story Ratio
of 0.67**

UPPER STORY RATIO



Upper Story Ratio of 1.0



Upper Story Ratio < 1.0

RESIDENTIAL INFILL ORDINANCE

- Existing Ordinance:
 - (+) Addresses scale by requiring review of size, bulk, and height
 - (+) Addresses design by requiring review of building layout/design
 - (+) Addresses privacy by requiring review of window and balcony locations
 - (-) Does not address architecture
- Expand ordinance to include any upper story addition

THIRD STORY ORDINANCE

- Existing Ordinance:
 - (+) Addresses scale by requiring CUP and limiting third story to within roof volume
 - (+) Design addressed similarly as scale
 - (+) Addresses privacy by orienting third story windows and decks towards public rights-of-way
 - (-) Does not address architecture
- Modify Third Story regulations

CONCLUSION

To address compatibility should the city:

- ✓ Require upper story setbacks?
- ✓ Require facade articulation?
- ✓ Require upper story ratio?
- ✓ Expand the scope of Residential Infill Ordinance?
- ✓ Modify Third Story regulations?

End of Presentation