

# Updates to Residential Regulations

Planning Commission

July 22, 2020





# Purpose of This Meeting

## Planning & Community Development

- Provide background
- Identify potential approaches
- Receive comments from the Commission
- Next steps



# Background

## Planning & Community Development

- **Basement Excavations**
  - > Complaints regarding excessive construction-related vibration and noise due to excavation for basement construction on single family sites
- **Detached Garages in Hillsides**
  - > Concerns about detached garages being located in front of a primary structure in Hillside Overlay Districts



# Background – Basement Excavations

## Planning & Community Development

- Existing Regulations
  - > Noise Ordinance
    - Construction prohibited in any residential district or within 500ft radius during any time other than:
      - » 7am-7pm Monday through Friday
      - » 8am-5pm Saturday
    - Prohibits operation of any powered construction equipment exceeding 85 dBA measured within 100ft from such equipment
  - > Building permit conditions
  - > Entitlement conditions
  - > No established regulation for construction-related vibrations
    - Except for projects subject to CEQA



# Background – Basement Excavations

## Planning & Community Development

- Identifying vibration impacts
  - > Potential impacts include damage to nearby structures and human annoyance
  - > Most typical source of construction vibration is the powered equipment that is used for the excavation work
  - > Size, depth, and location of excavation are not significant factors toward *severity* of vibration, but can affect *duration*



# Potential Approaches for Consideration – Basement Excavations

## Planning & Community Development

1. **Establish a threshold for by-right basement excavations**
  - > Based on location, size, and depth of proposed excavation or lot size and distance to structures on adjacent properties
  - > Create a review/entitlement process for excavation projects exceeding thresholds with specified findings
  
2. **Codify standard basement construction regulations**
  - > Apply to all single-family zoning districts
  - > Apply to all basement excavations, regardless of size or location



# Hillside Garages

## Planning & Community Development

- **Background**
  - > Hillside Overlay District standards require detached accessory structures to be located behind the primary structure
  - > Exception for detached garages, which are allowed in front of a primary structure
- **Approach**
  - > Require discretionary review prior to allowing detached garages located in front of a primary structure in Hillside Overlay Districts
- **Direction from Planning Commission**
  - > For discretionary process, what are the appropriate findings?



# Next Steps

## Planning & Community Development

- Planning Commission initiates Zoning Code Amendment
- Virtual Community Meeting
- Prepare Zoning Code Amendment
- Return to Planning Commission for recommendation (Fall 2020)



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