

Mansionization Single-Family Residential

Planning Commission

August 12, 2020





Purpose of Tonight's Meeting

Planning & Community Development

- Provide Background and Key Issues
- Recap Proposed Solutions
- Next Steps



Background

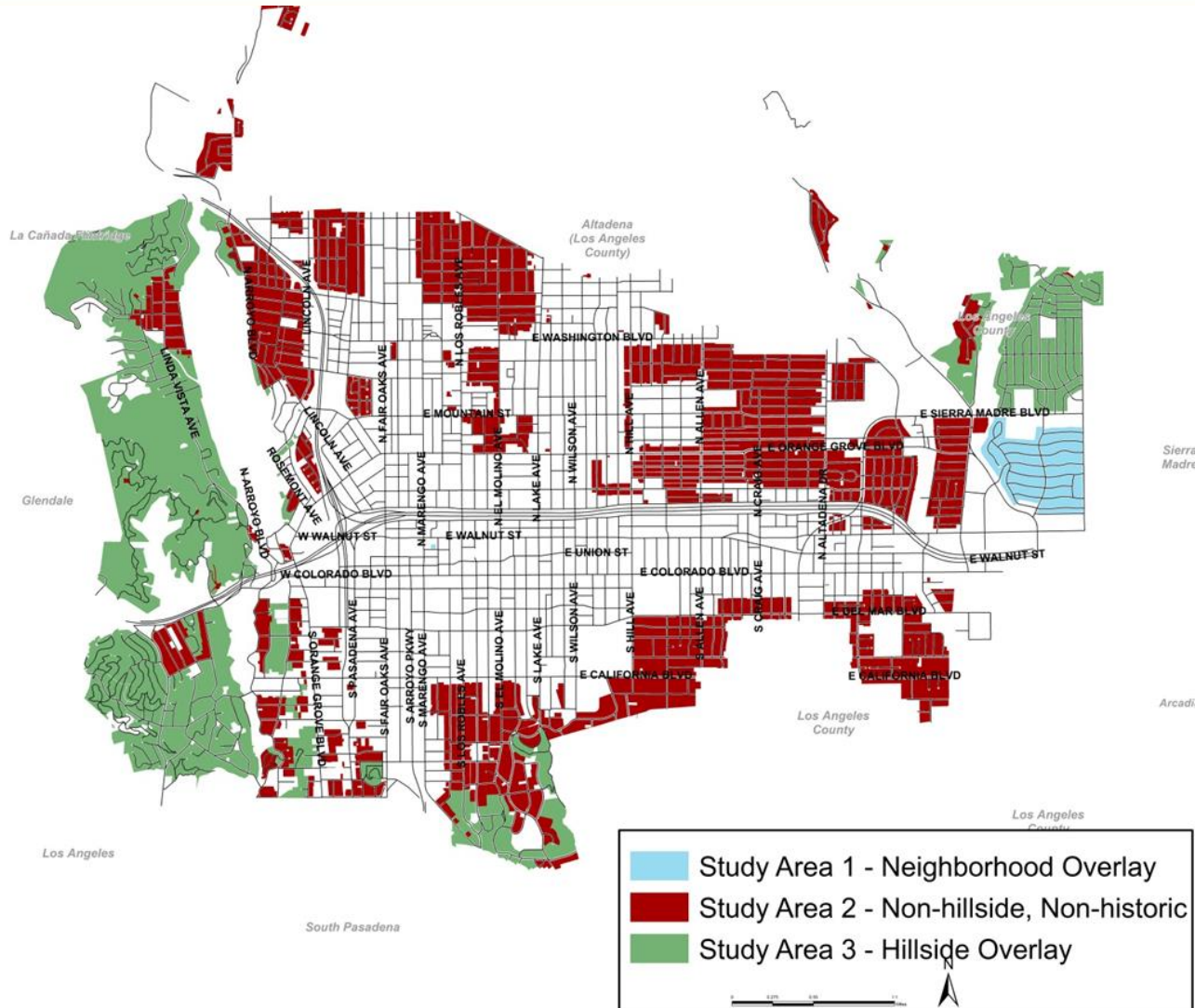
Planning & Community Development

- City Council directed staff to develop strategy to address mansionization.
- Staff worked with the Planning Commission to develop a three-phase strategy.
 - > Phase 1 – Lower Hastings Ranch
 - > Phase 2 – Citywide Single-Family Residential
 - > Phase 3 – Hillside Overlay



Map of Area

Planning & Community Development





Previous Phases Completed

Planning & Community Development

- **Lower Hastings Ranch**
 - > December 2014 – September 2015
 - Meetings with Lower Hastings Ranch Association Board and residents of Lower Hastings Ranch
 - > March – September 2016
 - Planning Commission and City Council Public Hearings
- **Hillside Overlay**
 - > March – October 2016
 - Five Hillside Community Meetings
 - Meetings with Neighborhood Association representatives
 - > November 2016 – February 2017
 - Planning Commission Study Sessions and Workshops
 - > April – June 2017
 - Planning Commission and City Council Public Hearings



Issues – Size/Massing of Houses

Planning & Community Development

- Concern that current regulations allow new houses that are out of scale with existing houses.
- Concern that future regulations not be overly burdensome.





Issues – Privacy/Architectural Style

Planning & Community Development

- Concern that oversized houses may cause privacy/view issues.
- Desire for new construction to complement existing neighborhood styles.





Issues – Process and Notification

Planning & Community Development

- **Expanded neighborhood notification of projects**
 - > Ministerial projects, such as plan checks, do not require neighborhood notification.
 - Plan check projects include additions to single-family houses and new construction, if not in Hillside Overlay or Lower Hastings Ranch.
 - No public hearing required for ministerial projects.
 - > Discretionary projects, such as a Hillside Development Permit or Neighborhood Development Permit, do require neighborhood notification.
 - These projects require notification because they are subject to a public hearing.



Prior Commission Recommendation

Planning & Community Development

- Architectural compatibility requirements
- Limit of 12 feet for first-story top plate height
- Require second-story additions to match existing plate height
- Limit placement of second-story windows
- Require compatibility for accessory structures
- Adopt neighborhood compatibility requirements and calculations similar to HD overlay, but applied ministerially



Potential Neighborhood Compatibility Solutions

Planning & Community Development

- Neighborhood notification of certain residential projects
- Implement changes to development standards
 - > e.g. height, setbacks, floor area
 - > “Neighborhood average” floor area calculation for ministerial review
- Potential discretionary review process for Single-Family Residences
 - > Only required in order to exceed neighborhood average floor area, up to currently allowed maximum



Next Steps

Planning & Community Development

- Present recommendation to City Council

Mansionization Single-Family Residential

Planning Commission

August 12, 2020

