

Mansionization Single-Family Residential

Planning Commission

September 9, 2020





Purpose of Tonight's Meeting

Planning & Community Development

- Background
- Previous Comments from Public and Commissions
- Recommended Revisions
- Next Steps



Background

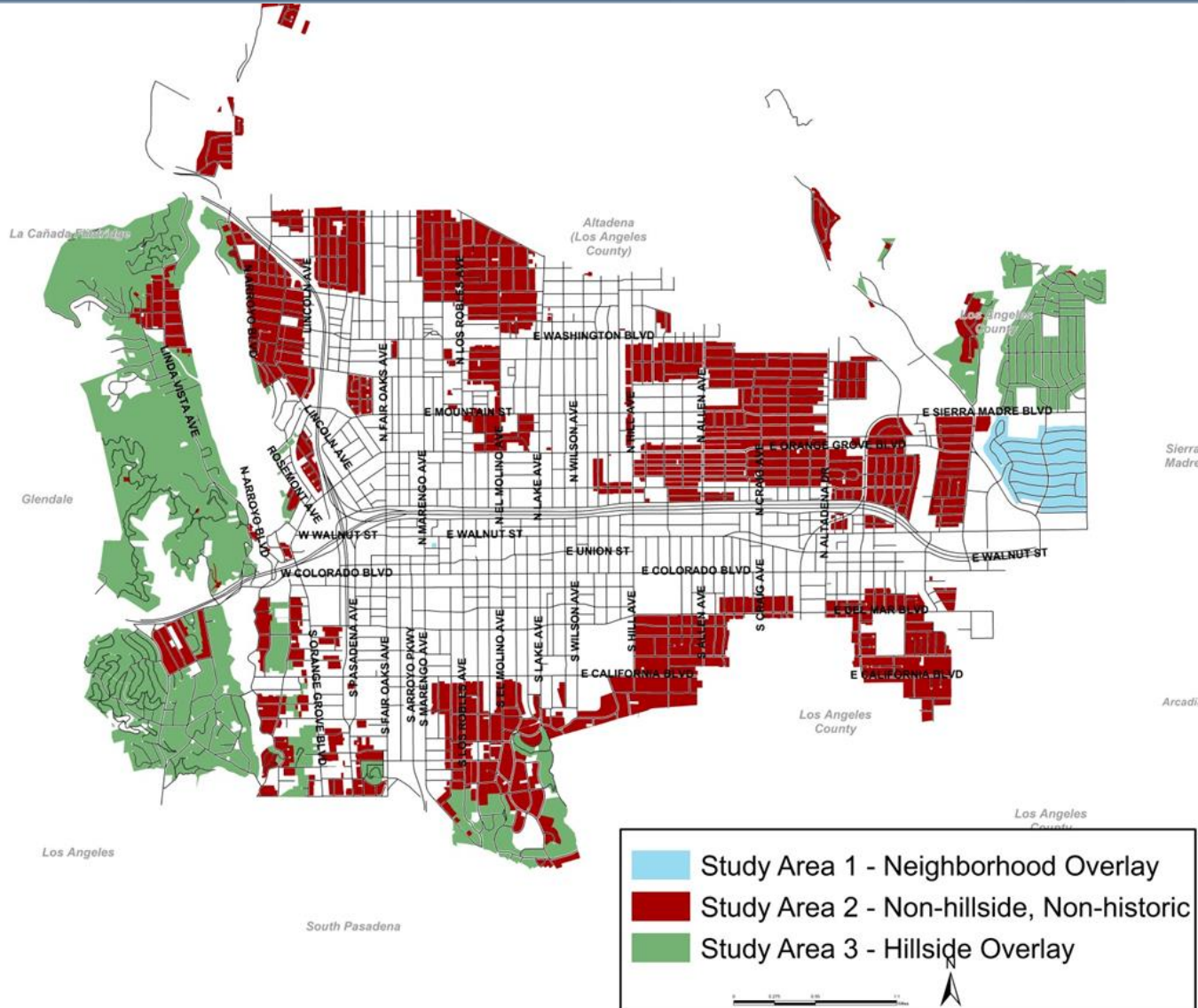
Planning & Community Development

- 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
- Phases 1 and 3 are complete; Phase 2 is the subject of tonight's hearing



Map of Area

Planning & Community Development





PC Info Item: May 23, 2018

Planning & Community Development

- **Public Comments:**
 - > Basements should be limited to the footprint of the above-ground house;
 - > Consider limitations on location of accessory structures to locate them at the rear of the site only;
 - > Consider compatibility requirements for houses on large lots when surrounded by smaller lots;
 - > Review current regulations pertaining to front porch encroachment into required front-yard setbacks;
 - > Consider including more illustrative diagrams into the Guidelines;
 - > Consider requiring story poles for two-story projects to demonstrate possible view and privacy impacts



PC Info Item: May 23, 2018

Planning & Community Development

- **Commission Comments:**
 - > Support measuring front yard setback to the face of a front porch, rather than the face of a house;
 - > Consider neighborhood compatibility requirements for size of houses, similar to current regulations applicable to Hillside Overlay areas;
 - > Ensure that distinction between new construction and remodeling is clear;
 - > Focus on massing of new houses and additions, ensure that Design Guidelines related to massing are appropriate depending on style of house.



DC Info Item: July 10, 2018

Planning & Community Development

- **Public Comments:**
 - > Increase side-yard setbacks between houses;
 - > Request that story poles be a requirement of the proposed discretionary review process;
 - > Limit the number and size of accessory structures;
 - > Consider setback and architectural style requirements for Accessory Dwelling Units;
 - > Additional illustrative diagrams throughout the Design Guidelines;
 - > Consider adding diagrams and discussion related to Victorian and other pre-Arts & Crafts architectural styles;
 - > Consider more stringent inspection protocols and enforcement for projects.⁷



DC Info Item: July 10, 2018

Planning & Community Development

- **Commission Comments:**
 - > Consider outreach methods such as utility bill mailers;
 - > Consider more illustrative diagrams;
 - > Guidelines should include more architectural examples;
 - > Guidelines should not discourage flat roofs;
 - > Include pre-cast concrete and manufactured stone;
 - > Submittal requirements should include elevations that include nearby houses and overall streetscape;
 - > Consider remodel threshold of 50% of facades visible from public right-of-way, instead of 50% of entire house;
 - > Discretionary appeals should be heard by subset of the Design Commission instead of BZA.



PC Hearing: July 25, 2018

Planning & Community Development

- **Commission Direction:**
 - > No discretionary review process
 - > No Single Family Residential Design Guidelines
 - > Focus on revised development standards related to scale, bulk, and mass of new houses, with ministerial review.
 - > Support for limiting height of main houses to 28 feet regardless of lot size
 - > Support for limiting location of accessory structures



PC Hearing: May 22, 2019

Planning & Community Development

- **Proposed Amendments based on Commission Direction:**
 - > Prohibit the use of unpainted, untextured, and/or tinted concrete as an exterior finish;
 - > Prohibit architectural foam trim as an exterior material;
 - > Limitation of 12 feet for a first-story top plate height;
 - > Second-story additions must match the plate height of an existing second story;
 - > Limit placement of second-story windows for privacy;
 - > Exterior finishes, roof materials and roof pitch of accessory structures (when visible from the public right of way) to be similar to the primary structure



PC Hearing: May 22, 2019

Planning & Community Development

- **Public Comment:**
 - > Proposed amendments do not go far enough to ensure residential compatibility;
 - > Preference for design review and design guidelines;
 - > Preference for discretionary review permit
- **Additional Commission Direction:**
 - > No support for design guidelines/design review
 - > No support for discretionary review process
 - > Include Neighborhood Compatibility standards similar to Hillside Overlay
 - Ministerial process instead of discretionary



PC Info Item: August 12, 2020

Planning & Community Development

- Recap of amendments presented on May 22, 2019 and recommended by Commission to City Council;
- **Public Comment:**
 - > Concern regarding notification of projects;
 - > Discretionary review should occur for projects above certain size;
 - > Projects not always consistent with approved plans
- **Commission Direction:**
 - > Return to Planning Commission for reconsideration prior to City Council consideration



Proposed Revisions

Planning & Community Development

- **Implement changes to development standards**
 - > **Architectural Compatibility**
 - Prohibit unpainted, textured, and/or tinted concrete as an exterior finish
 - Prohibit architectural foam trim as an exterior material

 - > **Height**
 - Limit maximum first-story top plate height to 10 feet
 - Overall plate height (23 feet) to remain (to be consistent with SB 330)
 - Clarify that second-story additions shall match the plate height of the existing second-story



Proposed Revisions

Planning & Community Development

- **Implement changes to development standards**
 - > **Privacy**
 - Limit placement of second-story windows to avoid overlap with windows on neighboring houses
 - » Exception for clerestory windows and windows necessary for safe egress, per the Building Code
 - > **Accessory Structures**
 - Require that exterior finishes and roof materials be similar to the main structure, when accessory structure is visible from a public right of way
 - Roof pitch may be similar to the roof pitch of the main house, within a specified range



Proposed Revisions

Planning & Community Development

- **Implement Neighborhood Compatibility standards**
 - > **Neighborhood Radius**
 - 500' radius from subject property
 - Applicants to provide analysis of floor areas of all houses within the 500' neighborhood radius
 - Analysis to include calculation of the median house size
 - > **35% above Median house size becomes limit for new construction**
 - 35% above the median intended to allow for reasonable expansion of existing houses
 - > **Discretionary permit to reach current Max. Floor Area**
 - To provide relief from cases where Neighborhood Compatibility would unreasonably limit floor area



Proposed Revisions

Planning & Community Development

- **Implement Neighborhood Compatibility standards**
 - > Discretionary permit to reach current Max. Floor Area



Proposed Revisions

Planning & Community Development

- **Review Notification process**
 - > A notice board is required to be posted on-site prior to start of construction per the Building Code (PMC Section 14.04.22)
 - > Notice boards must be visible from street and include:
 - Project address
 - Permit number
 - Work Description
 - Name/Contact info of Construction company and/or Owner-Builder
 - Phone number of owner
 - > Staff will work with the Building Department to ensure that work descriptions are accurate.



Next Steps

Planning & Community Development

- Receive input from public and Planning Commission
- Finalize Zoning Code Amendments
- Present Recommendations to City Council for adoption

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