

residential projects. The proposed regulations will create uniform development standards addressing setbacks, building height, building separation, building design and massing, and parking and circulation design.

The proposed regulations will establish new setbacks for duplexes and triplexes that are a hybrid between the existing single-family regulations and the multiple-family regulations. The proposed second-story setbacks are designed to address the privacy concerns of the adjacent neighbors.

These regulations will establish parking requirements that will improve the design of proposed duplexes and triplexes. Guest parking spaces will be allowed in front of the enclosed garage, provided that the spaces do not encroach into the required drive aisle or impede access to the parking area of the other unit(s). Flexible driveway widths to accommodate different project designs and lot configurations are also allowed.

The proposed regulations will encourage appropriate building design and massing in an effort to provide for attractive and articulated projects. Elevations shall be articulated to the fullest and projects will incorporate varying rooflines, building massing and building projections.

Procedures and Hearings

An amendment to the Procedures and Hearings Section of Title 9 of the Municipal Code is proposed to allow duplexes and triplexes, that comply with all of the development standards of the proposed code, to be approved through a Director's Review.

The current code requires all multiple-family projects to be processed through a Site Plan Review. Allowing duplexes and triplexes to be processed through a Director's Review will improve customer service by reducing the processing time as a public hearing will not be required. However, as part of the Director's Review procedure, all the adjacent property owners will be notified of the proposed project.

Proposed Fee

The Director's Review - Duplex and Triplex processing fee that is proposed will be a flat fee of \$1,600. The fee is less than the Site Plan Review fee of \$2,250, as a public hearing will be required and the approval will be at the administrative level. The proposed fee includes the time spent by staff reviewing the project during the initial review phase, and the fee for processing the official Director's Review request. The proposed fee is based on the actual cost of providing the service, including labor, materials, and overhead. The proposed fee is comparable to the surrounding cities that process residential duplexes and triplexes administratively.

FINANCIAL IMPACT

There will be no financial impacts from the proposed development processing fee as the fee is based on the actual cost of providing the service, including labor, materials and overhead.

COMMUNITY VISION IMPLEMENTATION

The Community Vision Statement seeks to provide more housing opportunities in the community and to provide an aesthetically pleasing place to live. The proposed Code Amendment will facilitate the goals of the Community Vision Statement by assisting in the development of duplexes and triplexes that will assist in meeting the housing goals of the City's Housing Element. Also, the proposed Code Amendment will help to improve the appearance of underutilized or blighted properties through the construction of new dwelling units and subsequent property improvements.

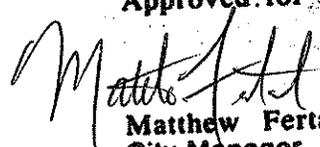
RECOMMENDATION

The Planning Commission recommends that the City Council:

- Adopt a Negative Declaration
- Introduce the attached ordinance for first reading approving Amendment No. A-136-08
- Adopt the resolution establishing a new development processing fee for Director's Review - Duplex and Triplex



SUSAN EMERY
Community Development Director

Approved for Agenda Listing

Matthew Feral
City Manager

By: 
Maria Parra
Urban Planner

- Attachment 1: Planning Commission Staff Report dated May 1, 2008
- Attachment 2: Planning Commission Resolution No. 5631
- Attachment 3: Planning Commission Minute Excerpt of April 3, 2008 and Draft Minute Excerpt of May 1, 2008
- Attachment 4: Draft Ordinance for Code Amendment No. A-136-08
- Attachment 5: Draft Resolution for proposed Director's Review - Duplex and Triplex development processing fee