

Residential Mansionization Community Meeting

November 9, 2015

Eric Haaland, Associate Planner

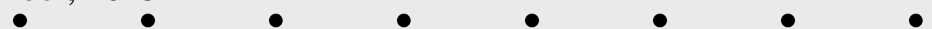
Background

- Bulk-Volume/Minor Exception/Mansionization Amendments from 2002 to 2008 to Reduce Bulk and Encourage Smaller Homes.
 - Supplemental 2nd-Story Setback
 - Basement Exemptions
 - Removed caps on larger setbacks and open space
 - Open space required for RS beach area, More OS at 3rd story
 - Roof deck exception
 - Site Area Maximums
 - Allowed accessory Uses on Adjacent Lots
 - Minor Exceptions to Retain Existing Nonconforming Buildings

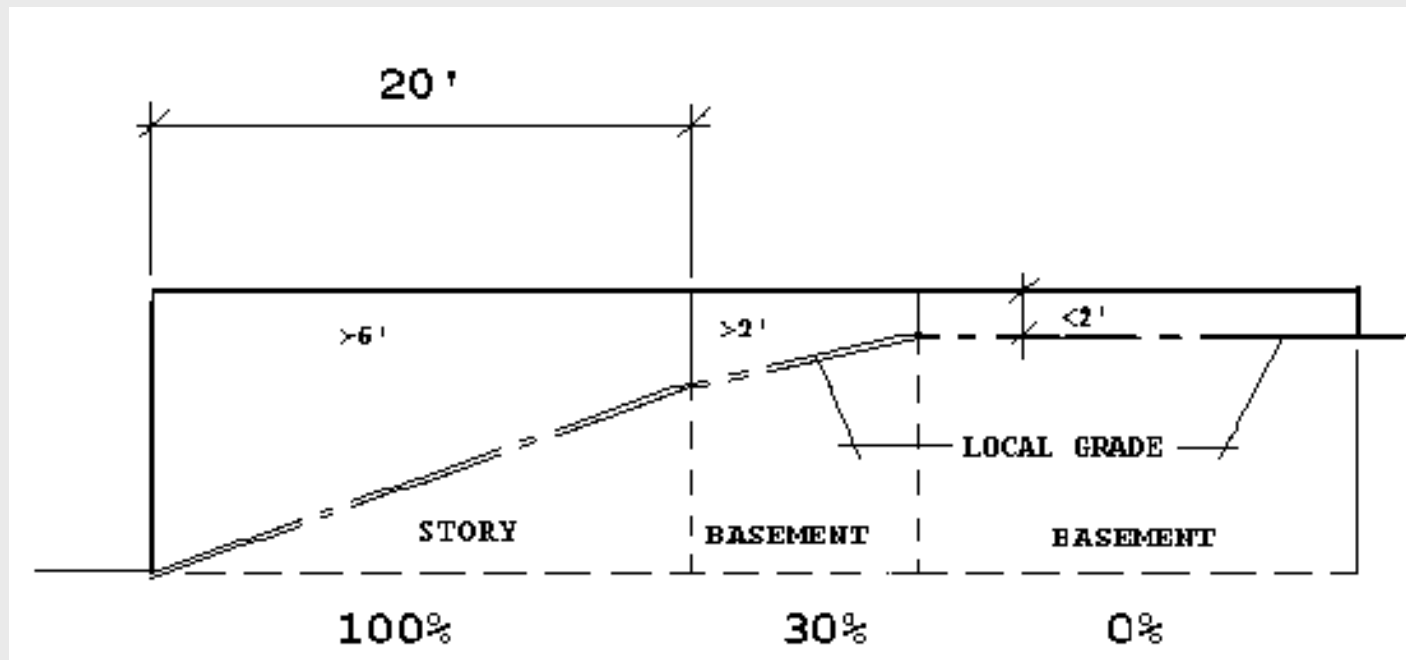
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Background

- Planning Commission reviewed program effectiveness in 2013 identifying needed revisions including Open Space enclosure limits.
- City Council postponed adoption in 2013, and re-initiated process in 2015. Requested Design Community meeting for input preceding Joint City Council/Planning Commission workshop.



Buildable Floor Area (BFA)



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Buildable Floor Area (BFA)

- BFA unchanged
 - Basements exempted - 30% & 0%
 - Basements counted toward Open Space and Parking
 - Floorless attic/crawl spaces exempt
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- Questions/Comments?

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Open Space

100% covered by roof
Open on 1 side
Partially open on 2 sides



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Open Space

- Open Space – Planning Commission recommended 50% maximum coverage, 2 sides open, to prevent enclosure
 - Previous Design Community suggestions:
 - Continue to allow 100% deck coverage
 - Allow more than 50% at 3rd Story
 - Count open volume that doesn't have “useable” surfaces
 - Relax open sides proposal with varied rail heights or open side incentives
 - Reduce requirement for basement area
 - Questions/Comments?

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Site Area

- Maximum site areas (2-lot) established
- Accessory uses on adjacent lots permitted
- Ownership of multiple adjacent properties (compounds) permitted

- Questions/Comments?

Height



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Height

- 4-point & 20% rules unchanged
- Basements not counted as Stories – unchanged
- Questions/Comments?

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Minor Exceptions/Remodels



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Minor Exceptions/Remodels

- Allow remodeling of nonconforming homes
- Recently changed “10% minimum building retention” requirement to require retained structure above ground floor surface.
- Council interest in further increasing retention requirement as discussed by Planning Commission.
 - Questions/Comments?

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Next Steps

- City Council/Planning Commission workshop winter 2016
- Future Planning Commission hearings
- Future City Council hearings

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Thank You

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