City of Encinitas

Development Standards Community Work Session

May 2, 2018

Presented by:

Kimley»Horn

Expect More. Experience Better.

City of Encinitas

Why are we discussing zoning standards?

- State Housing Law
- Implementation of Adequate Sites
- Standards must accommodate housing for <80% MFI for San Diego County

"We want to hear your comments/suggestion as we develop draft development standards for presentation to the Planning Commission and City Council"

New Development Standards Discussion

- Provides Development Standards for Units affordable to those with income 80% of less of County MFI.
  - 2018 MFI for San Diego = $81,000
- Consistent with existing Zoning Code format
  - Table Summary Development Standards
- Applicable Site Development Considerations
  - Setbacks
  - Height
  - Lot Coverage
  - Parking
  - Storage
  - Open/Amenity Space
  - Upper-floor Stepbacks

Development Standards Table (Draft)

ZONE REQUIREMENT	R-15	R-20	R-25	MHP	R-30/AH
a. Density (Maximum dwelling units per net acre)	15.0	20.0	25.0	11.0	30
Density (Minimum dwelling units per net acre)					25
b. Midrange Density (See Section 30.16.010B1 & B2)	13.0	17.5	22.5	9.5	N/A
c. Net Lot Area (sq. ft.)	20,000	20,000	20,000		10,000
d. Lot Width (ft.)	100	100	100		75
e. Lot Depth (ft.)	150	150	150		75
f. Front Yard Setback (ft.)	20	20	20		10
g. Side Yard Setback (ft.) for each interior side (Standard Lot)[5]	15/15	15/15	15/15		10
h. Side Yard Setback (Substandard Lot) street side[3,5]	5/5	5/5	5/5		N/A
i. Street Side Yard Setback (Standard Lot) (ft.)[5]	20	20	20		10
j. Street Side Yard Setback (Substandard Lot)[3,5]	10	10	10		N/A
k. Rear Yard Setback (ft.)	15	15	15		10
l. Rear Yard Setback Where Alley Exists	20	20	20		10
m. Lot Coverage (maximum percentage)	40	40	40		65
n. Building Height (See 30.16.010B6)					33/37*
o. Distance between buildings on the same lot less than 16 ft. in height	15	15	15		15
p. Distance between buildings on the same lot greater than 16 ft. in height	20	20	20		15
q. Distance between buildings across alley or private drive					30
r. Distance between buildings across a green court					20
*Additional height (4 feet max.) above the standard 33 foot limit may be permitted to accommodate variations in roof pitch.					

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Density Standards

- Density Standards: 30 du/ac
  - This standard is acceptable to HCD
  - Fulfills the requirements of State law
  - Range 25-30 du/ac
  - Create an overlay to allow 30 du/ac. Existing land use would be maintained.

Unit Sizes – Option 1: Unit Ranges

- Nationally Apartment sizes have generally decreased over last decades
- Unit Size Ranges:
  - Studio: 450 – 650 SF
  - 1 Bedroom: 650 – 750 SF
  - 2 Bedrooms: 800 – 1,000 SF
  - 3 Bedrooms: 1,000 – 1,200 SF
- Upside/Downside

Unit Size – Option 2: Maximum Average Unit-Size

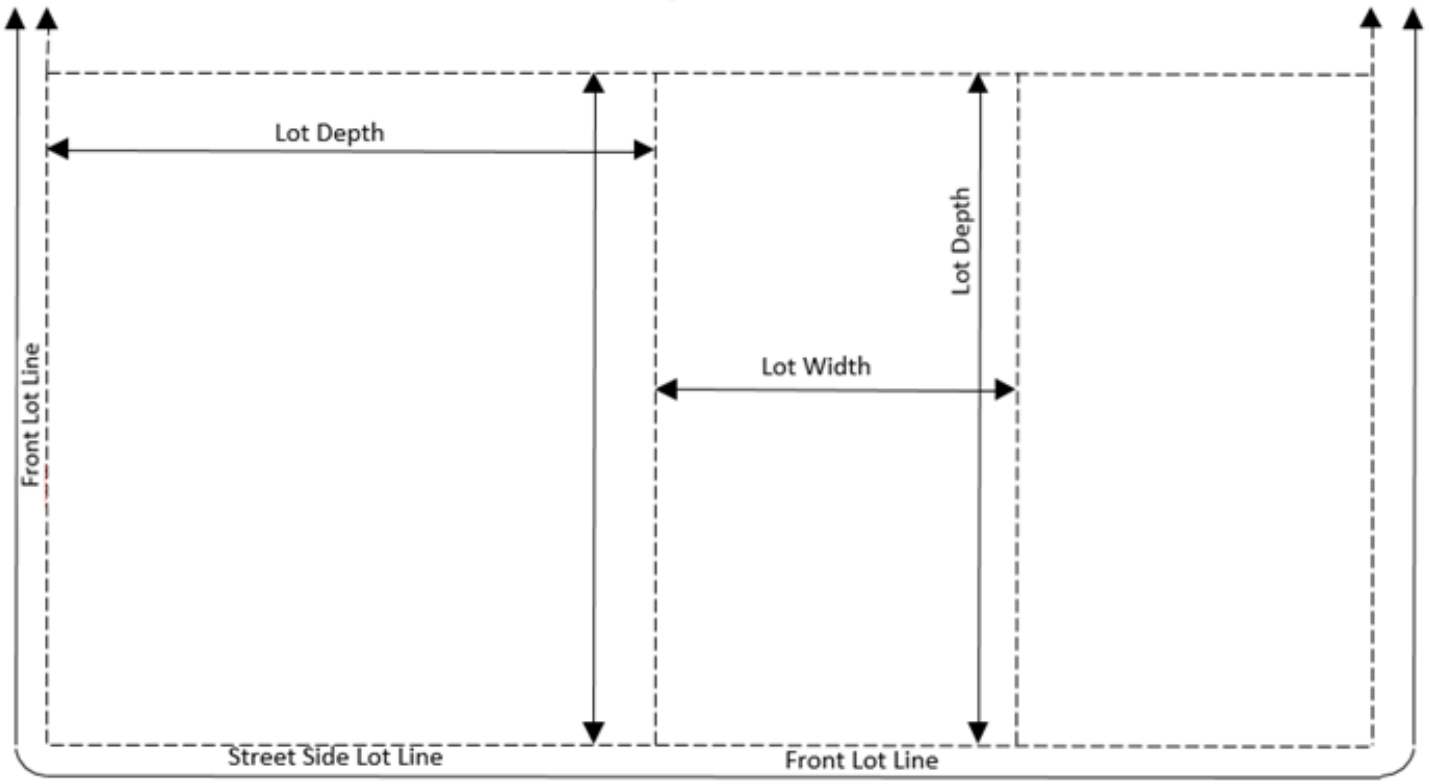
- Utilize Maximum Average Unit-Size
  - Upside:
    - Higher efficiency of site use
    - Could contribute to lower rental costs (depending on site/unit amenities)
  - Downside:
    - Does not allow for more than 30 du/ac (unless a project qualifies for density bonus), so it will not net any more units
    - Does not guarantee units will be affordable
    - Decreases likelihood that units can be used by families
    - Smaller living space for residents
  - Example: City of Santa Barbara AUD Incentive Program: Maximum average size of 1,160 SF at 30 DU/AC

Lot Area Standards

- Lot Area
  - 10,000 SF minimum
  - Allows for potential need to subdivide portions of a site

Lot Width and Depth Standards

- Lot Width and lot Depth
  - 75 feet minimum



Setback Standards

- Setbacks
  - 10 feet perimeter
    - Internal lot setbacks are 5’

Setback	Existing R-25	Proposed R-30
Front Yard	20	10
Side Yard	15	10
Rear Yard	15	10

Lot Coverage Standards

- Lot Coverage
  - Permit up to 65% lot coverage
  - Specific Plan area sites may permit >65%
    - In those cases, consistent with the standards in the Specific Plan

Parking Standards

- Parking
  - Parking may be surface/covered/tuck under/garage (no restriction)
  - Enclosed parking must provide storage space

Parking Standards Comparisons

	Encinitas	Carlsbad	Oceanside	San Clemente	San Diego Affordable Housing Parking (Low)
Studio	1.5 sp/unit	1.5 sp/unit	1.5 sp/unit	1.5 sp/unit	N/A
1 bdrm	2.0 sp/unit	1.5 sp/unit	1.5 sp/unit	1.5 sp/unit	1.0 sp/unit
2 bdrm	2.0 sp/unit	2.0 sp/unit	2.0 sp/unit	2 sp/unit	1.3 sp/unit
3+ bdrm	2.5 sp/unit	2.0 sp/unit	2.0 sp/unit	2.5 sp/unit	1.75 sp/unit
Guest	0.25 sp/unit	10 units or fewer: 0.30 sp/unit 11 units or more: 0.25 sp/unit	4-10 units: 1 space 10+ units: 1 space plus 20% total number of units (0.20 sp/unit)	0.333 sp/unit	0.15 sp/unit

Parking Standards

- Parking – Recommend maintaining existing standards
  - Nominal reduction of standards presented for discussion

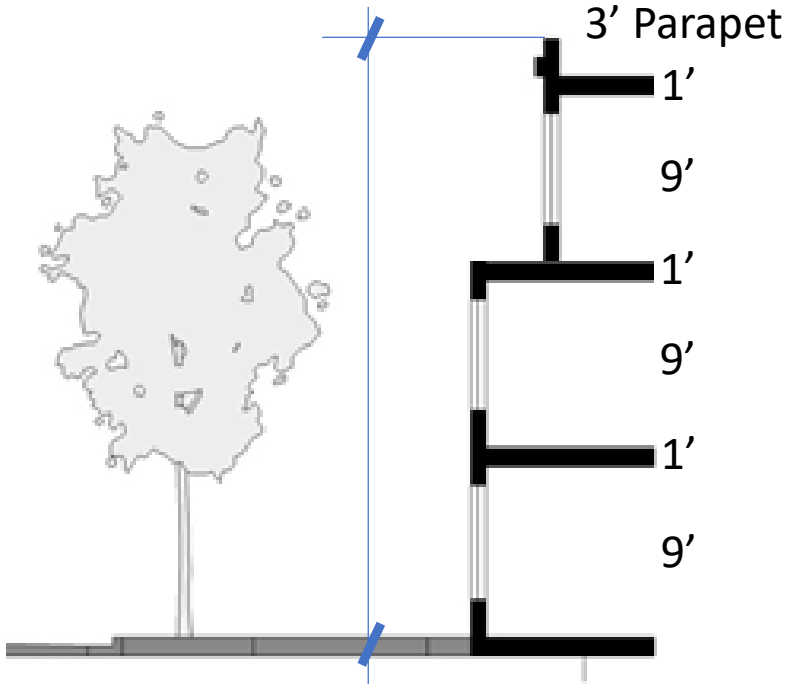
	Existing Standards	Potential Standards	*Density Bonus**
Studio	1.5 sp/unit	1 sp/unit	*1.0 sp/unit*
1 Bedroom	2.0 sp/unit	1.5 sp/unit	*1.0 sp/unit*
2 Bedroom	2.0 sp/unit	2.0 sp/unit	*2.0 sp/unit*
3+ Bedroom	2.5 sp/unit	2.25 sp/unit	*2.0 – 2.5 sp/unit*
Guest Parking	0.25 sp/unit	Inclusive in standards above	*Inclusive in standards above*

*Applicable if project qualifies for DB because it is a senior project or provides affordable housing.

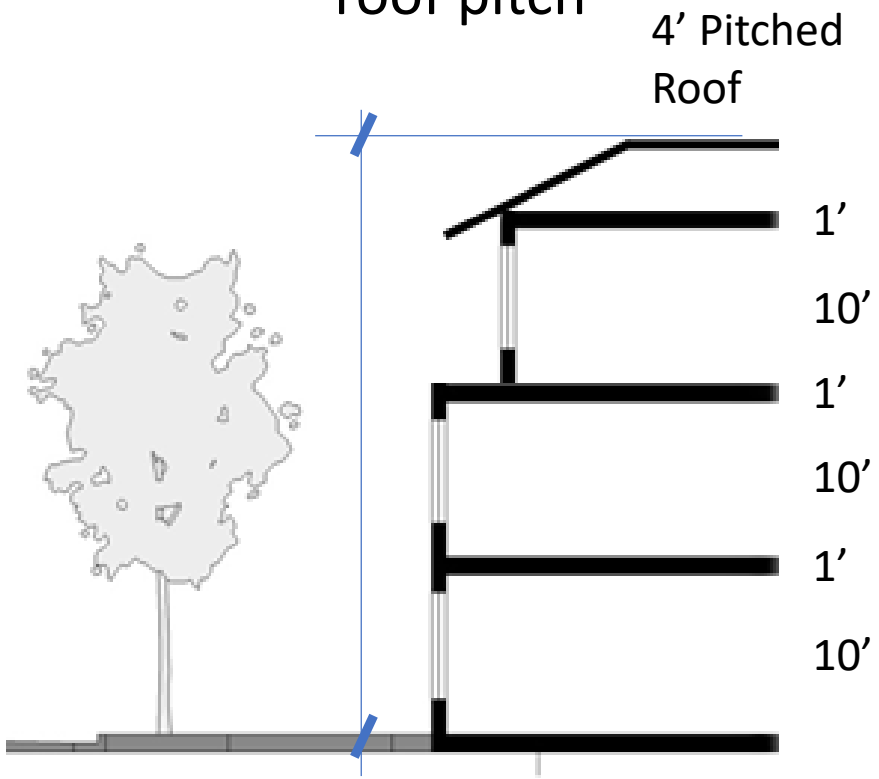
Height Standards

- 3-Stories; 37-feet
  - Accommodates 30du/ac
  - Combination of comments from HCD and the technical advisors
  - 3-Story/33-feet (4' provision for pitched roof)

33' flat roof with parapet



Up to 37' to allow for variations in roof pitch



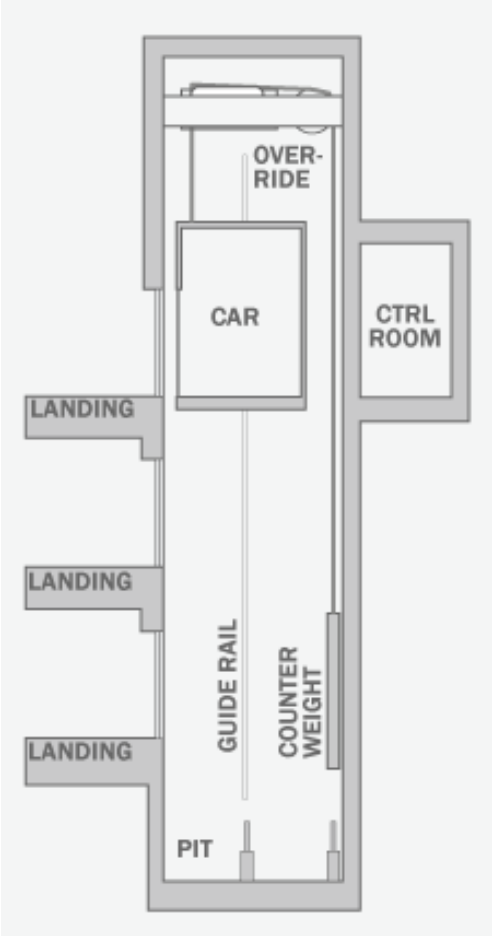
Height Standards

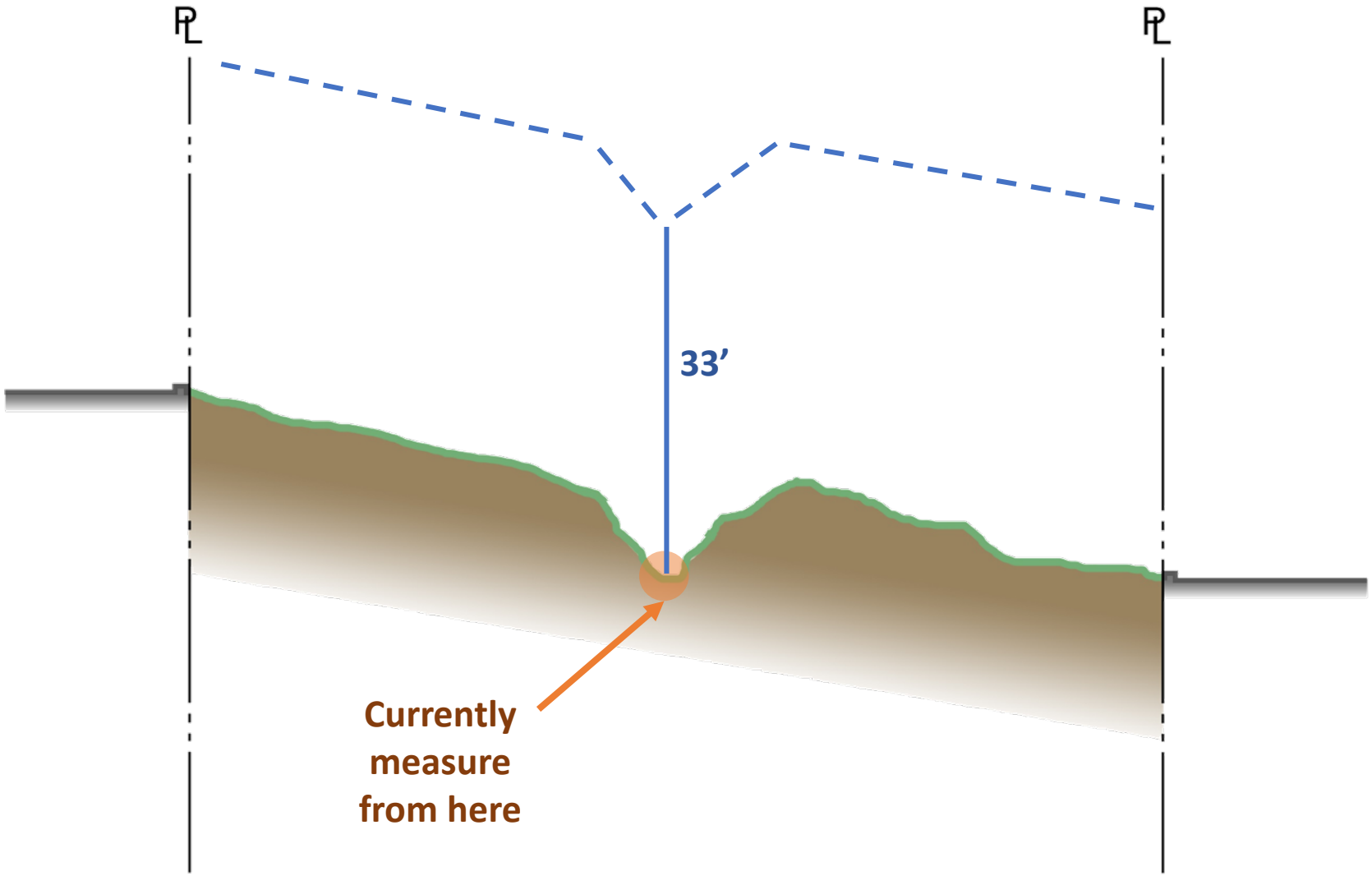
- Key Considerations:
  - Architectural variety
  - Various roof forms
  - Accommodation of features
    - Elevators
    - Architectural Elements
  - Ability to accommodate a minimum of 25 du/ac

Measurement Standard – Encroachments

- Height standards for design related appurtenances:
  - Elevator shafts
  - Stairwells
  - Design elements that provide consistency with architectural styles

- Proposed standards
  - Buildings may exceed height by 10’ to accommodate necessary equipment
  - Height extension may not occupy more than 25% of roof area
  - Height extension must be set back 10’ from the edge of the roofline





Current Standard of Measure

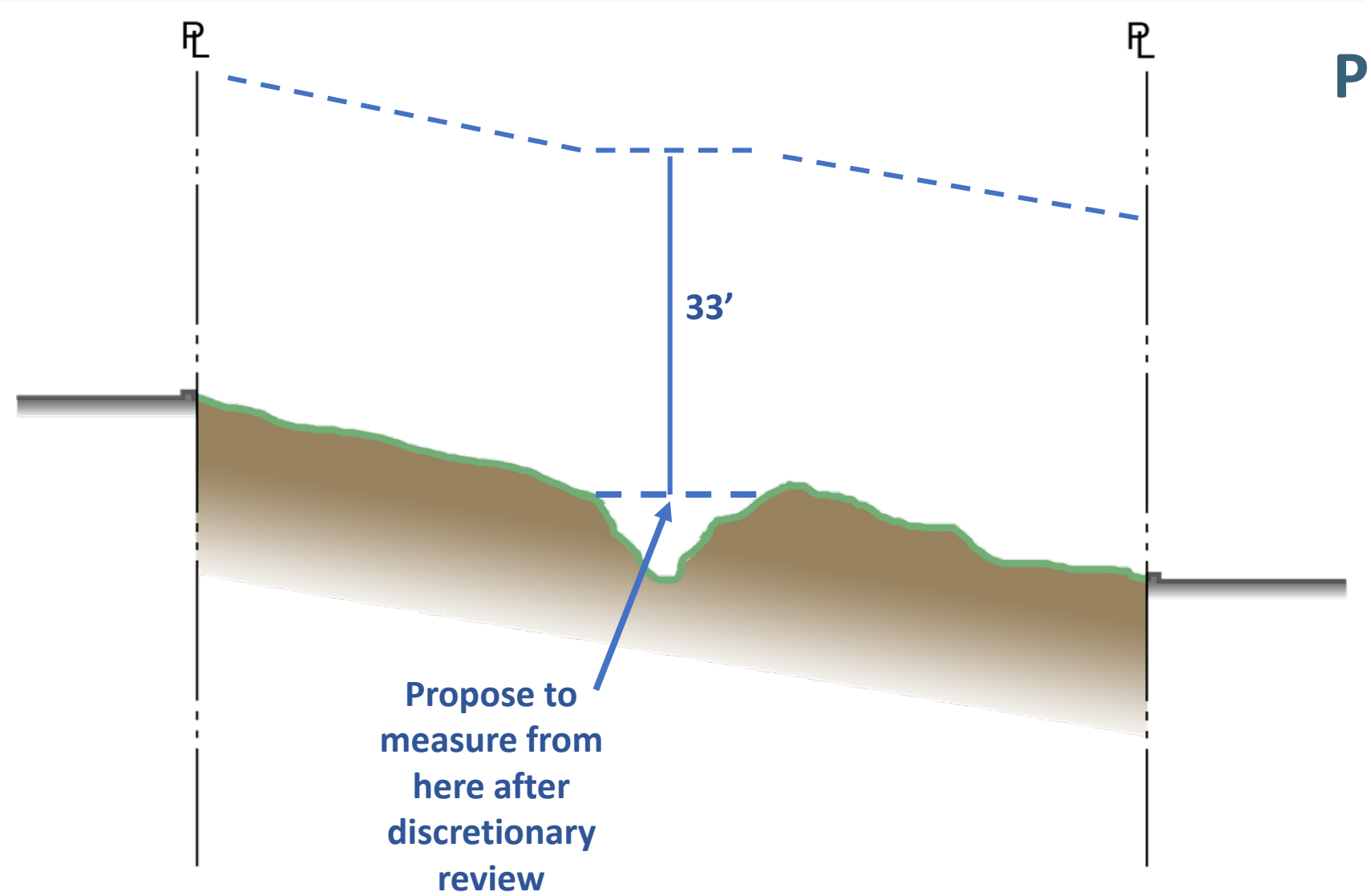
- Existing standard for point of measure
  - Proposition A
  - Height measured from lower of finished grade or lowest natural grade adjacent to the building

Determine Natural Grade through Discretionary Process

- Working off 30.16.010 of the Encinitas Municipal Code
  - Can be determined by the Planning and Building Director, or authorized agency when a discretionary application is being reviewed, with consideration given to:
    - Prevailing topography of the site which has existed for some period of time prior to review of a project under consideration.
    - Photographs, historical topographic surveys and/or in geotechnical reports may be utilized
    - Small earth form irregularities in topography, such as pits or mounds and similar features may be disregarded;
  - Grading or other modifications of earth forms which result in gaining an advantage for future development, shall not be considered natural grade when substantial evidence can reasonably document that the grading or modifications of earth forms have resulted in circumvention of the regulations in the Municipal Code.

Determine Natural Grade through Discretionary Process

- Additional Height Subject to Discretionary Process
- Findings-Based Approach:
  - Finding that at least 25 du/ac cannot be accommodated on site within height limit
  - Findings must be based on site constraints
    - Site Anomalies
    - Natural Grade vs. Finished Grade
    - Site Drainage
  - Average Lot Slope building envelope not applicable (30.16.010B.6.i)
  - Applicant subject to discretionary approval by Planning Commission



Proposed Method of Measurement

- Consistent with existing municipal code
- Maintains current way of measuring height, while allowing for site anomalies to be excluded
- Does not allow for excessive building pad raising

Open/Amenity Space Standards

- Private Space and Onsite Amenity Space
  - Existing 250 sf/unit
- Proposed standards
  - Private open space for private use only – 100 sf/unit
  - Onsite Amenity Space (common open space) – 200 sf/unit
  - Private and Onsite Amenity space can be combined – 300 sf/unit

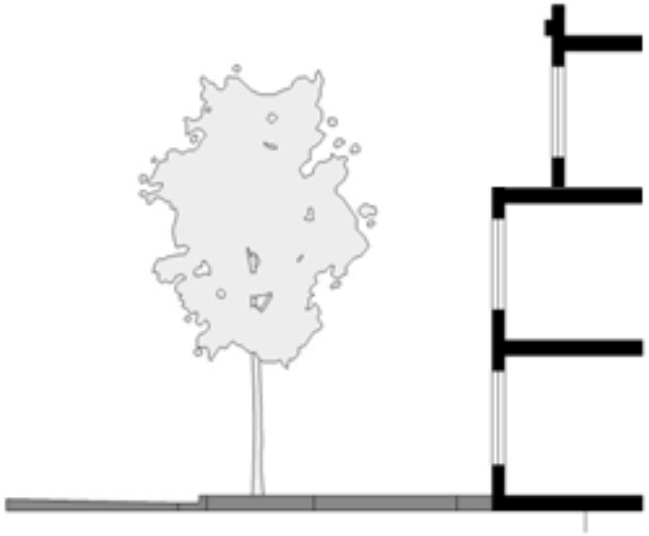
Wall Plane Standards

- Wall Plane Requirements
  - No more than 75% of building face on a single plane
  - Breaks in wall plane required
  - Aggregate 5’ setback for remaining 25% of building face
  - Minimum 1-foot relief

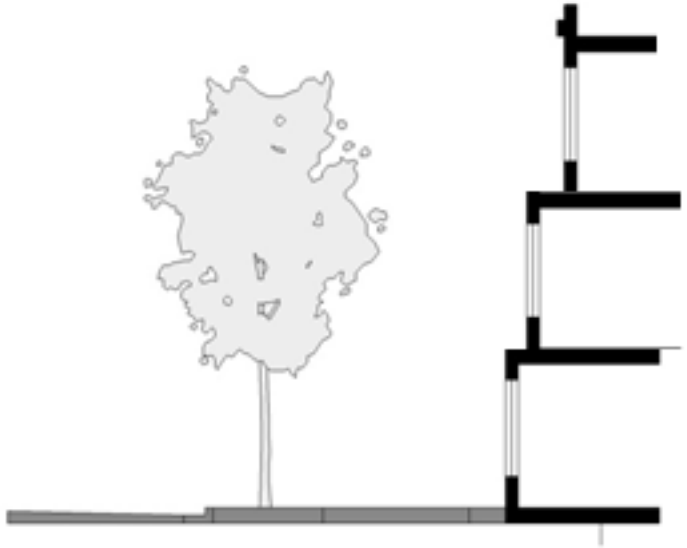
Wall Stepbacks Standards

- Wall Stepbacks
  - 5-foot minimum aggregate stepback
  - Above first floor
  - Not required for 2-story
  - Minimum 1-foot stepback

Examples:



5’ third floor setback



2’ second floor setback
3’ third floor setback

Private Storage Standards

- Private Storage Space
  - 200 cf of private storage space
  - Within garage area or within building

Next Steps

- May 10th Information Open House
- May 17th – Planning Commission Briefing
- May 23rd – CC/Task Force Development Standards
- June/July – PC/CC Public Hearings: Adoption

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