



City of Encinitas
City Council
May 23, 2018



Presented by:

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Expect More. Experience Better.

Development Standard Review

- April 18, 2018 – City Council/Task Force. Direction to evaluate:
 - Average unit size
 - Establishment of grade
 - Height exceptions for rooftop equipment and elevator shafts
- May 2, 2018 – Community Roundtable
- May 17, 2018 – Planning Commission

Rezone Methodology

- Up-zone as “Overlay”, preserving base zone standards
- Incorporated into Chapter 30.16 of Code
- Residential uses are a matter of right in Overlay
- Specific Plan Amendments
 - Amendments of development standards, as applicable
 - North 101 Corridor (N-R3;N-LVSC;N-CRM-1)
 - Downtown (D-VCM zone)
 - Encinitas Ranch (ER-AG)



New Development Standards

- Provide Development Standards to accommodate density up to 30 dwellings/acre
- Standards proposed to be modified
 - Setbacks
 - Height
 - Height Exceptions
 - Lot Coverage
 - Parking
 - Storage
 - Open/Amenity Space
 - Upper-floor Stepbacks
 - Building Articulation



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		30,000
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		5
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.					



Unit Size – Option 1: Unit Ranges

- Unit Size Ranges:
 - Studio: 450 – 650 SF
 - 1 Bedroom: 600 – 750 SF
 - 2 Bedrooms: 800 – 1,000 SF
 - 3 Bedrooms: 1,000 – 1,200 SF



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

Unit Size

Planning Commission Comments:

- Maximum unit sizes for whole development
- Maximum units sizes for each bedroom type, no minimum
- Low income should be of commensurate size to market rate
- Can we have an average number of bedrooms?

RECOMMENDATION:

- Provide for a maximum unit size (applies to all unit type):
 - Studio/1Bd – 750 sf
 - 2 Bd – 1,000 sf
 - 3 Bd – 1,400 sf



Setback Standards

Setback	Existing R-25	Proposed R-30
Front Yard	20	10
Side Yard	15	10
Rear Yard	15	10
Internal Setbacks for Subdivisions	15	5

Planning Commission Comment:

- Review Measure T “transition” zones – zones were specific to the neighborhood-types proposed with Measure T which are not applicable to the current approach.

RECOMMENDATION:

- See Table





Lot Coverage Standards

- Lot Coverage
 - Permit up to 65% lot coverage
 - Specific Plan area sites may permit >65%
 - In those cases, maintain existing standards in the Specific Plan
- Planning Commission Comments
 - Maintain standards in Specific Plan areas.

RECOMMENDATION:

- No change to original recommendation. See above.

Parking Standards

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



Parking Standards

Planning Commission Comment

- Separate standards for market rate vs. affordable (shown below)

RECOMMENDATION:

- Lower standards for affordable units per Planning Commission discussion. Maintain existing standards for market rate units

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

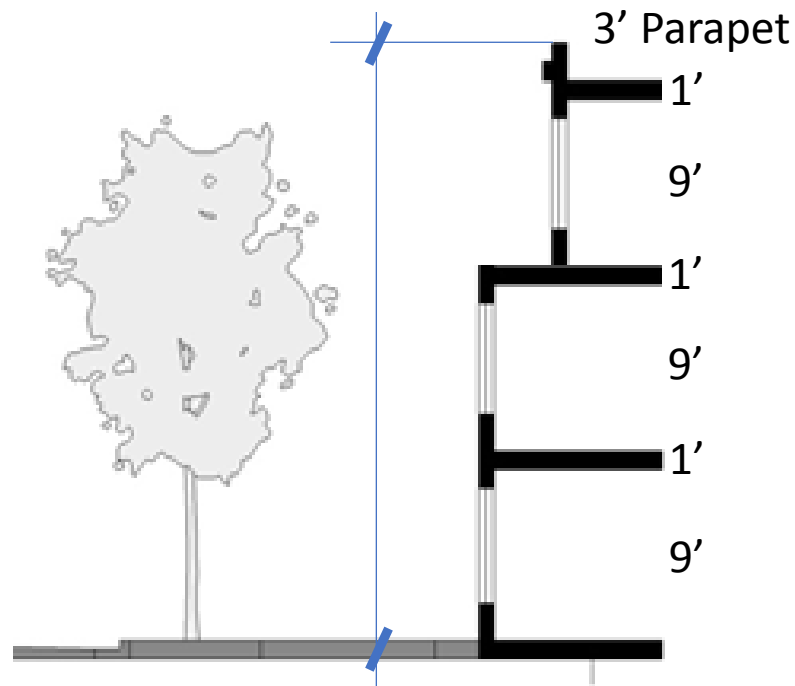
*Applicable if project qualifies for DB because it is a senior project or provides affordable housing.



Height Standards

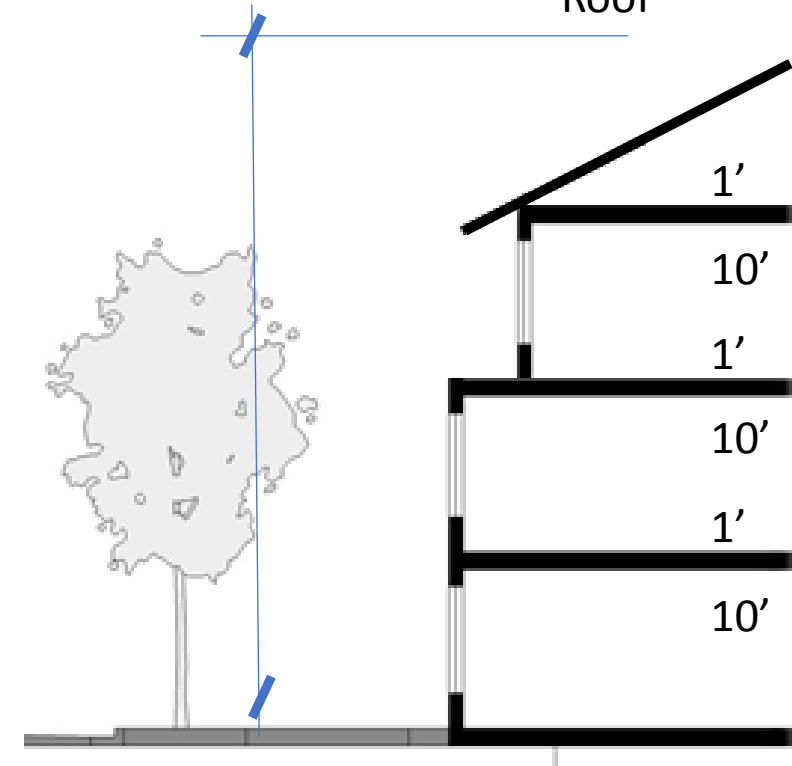
- 3-Stories; 37-feet
 - Accommodates 30du/ac
 - Combination of comments from HCD and the technical advisors
 - 3-Story/33-feet (4' provision for pitched roof)

33' flat roof with
parapet



Up to 37' to
allow for
variations in
roof pitch

4' Pitched
Roof



Height Standards

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



Height Standards

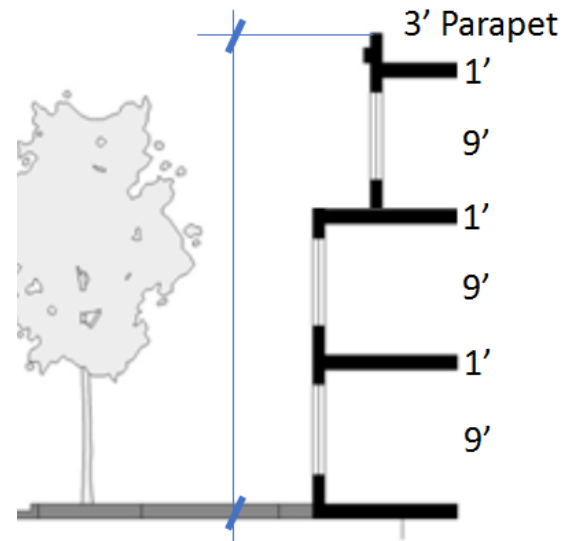
Planning Commission Comments:

- 30-foot top of plate
- Additional 4-feet for pitched roof
- Additional 3-feet for parapet

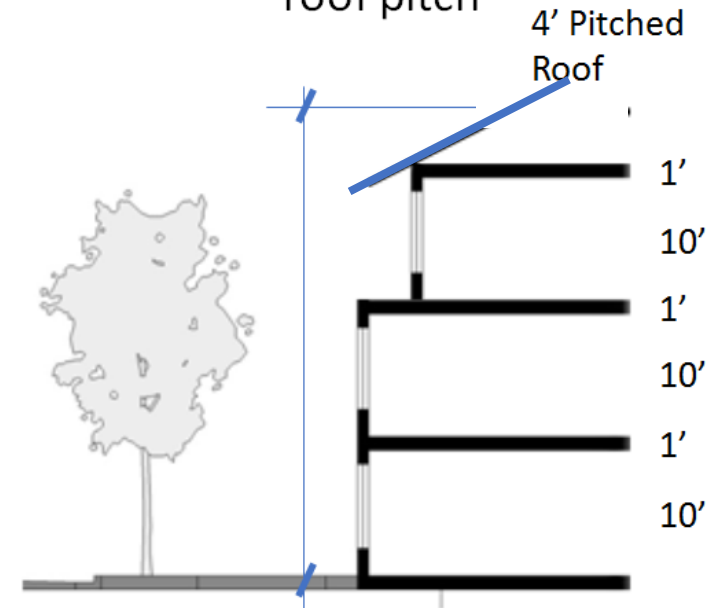
RECOMMENDATION:

- Maintain recommendation
- Allows increased ceiling height
- 3-Story/33-feet flat roof
- 3-story 37-feet for pitched roof

33' flat roof with
parapet



Up to 37' to
allow for
variations in
roof pitch





Measurement Standard – Encroachments

Height standards for appurtenances:

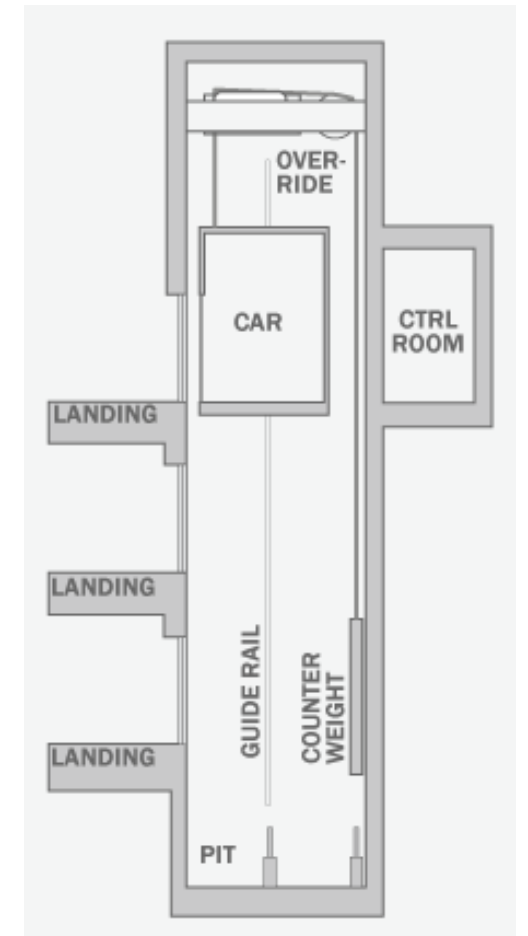
- Elevator shafts
- Stairwells
- Design elements that provide consistency with architectural styles

Planning Commission Comments:

- Height increase only if specific criteria are met
- Some Commission members against any additional height
- Some Commission members expressed no need for roof top facilities

RECOMMENDATION

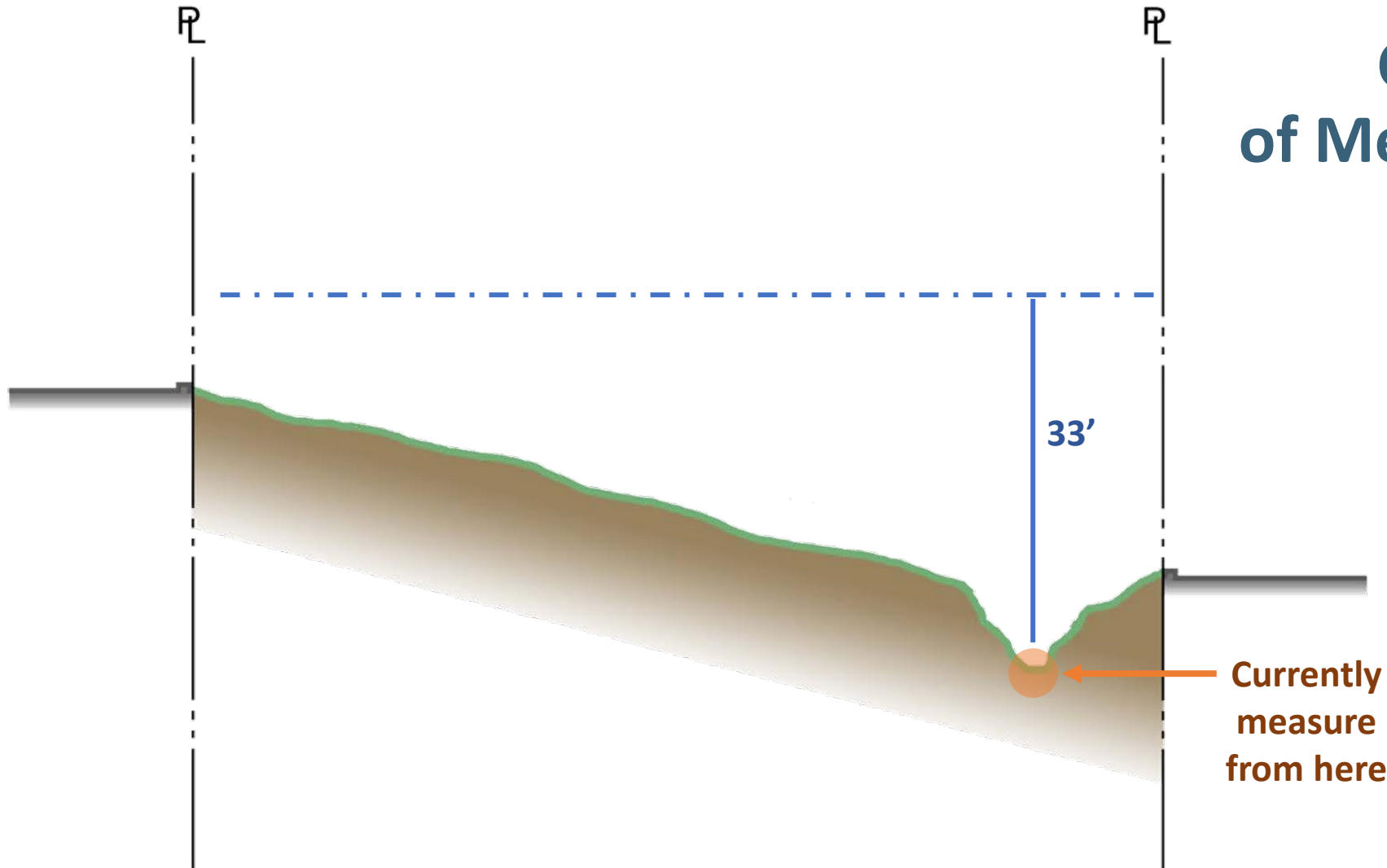
- Appurtenances may exceed height by 5'
- Height extension may not occupy more than 25% of roof area
- Height extension must be set back 10' from the edge of the roofline





Current Standard of Measure for Height

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



Standard of Measuring Height

Determine Natural Grade through Discretionary Process

- Supplement Encinitas Zoning Code Section 30.16.010 w/ findings
- c. Natural grade shall be determined as follows. Natural grade may be determined by the Planning and Building Director, or authorized agency when a discretionary application is being reviewed, with consideration given to:
 - The prevailing topography of the site which has existed for some period of time prior to review of a project under consideration. Documentation of the grade shown on photographs, historical topographic surveys and/or in geotechnical reports prepared by certified professionals may be utilized on a case by case basis to determine the natural grade for purposes of development. The review shall take into account the vegetation on the site, the existing earth forms at the time of the review and the expectation that a reasonable person would consider the grade to be natural. 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.
- Section 30.16.010B.6.A.i regarding average lot slope building envelope is not applicable



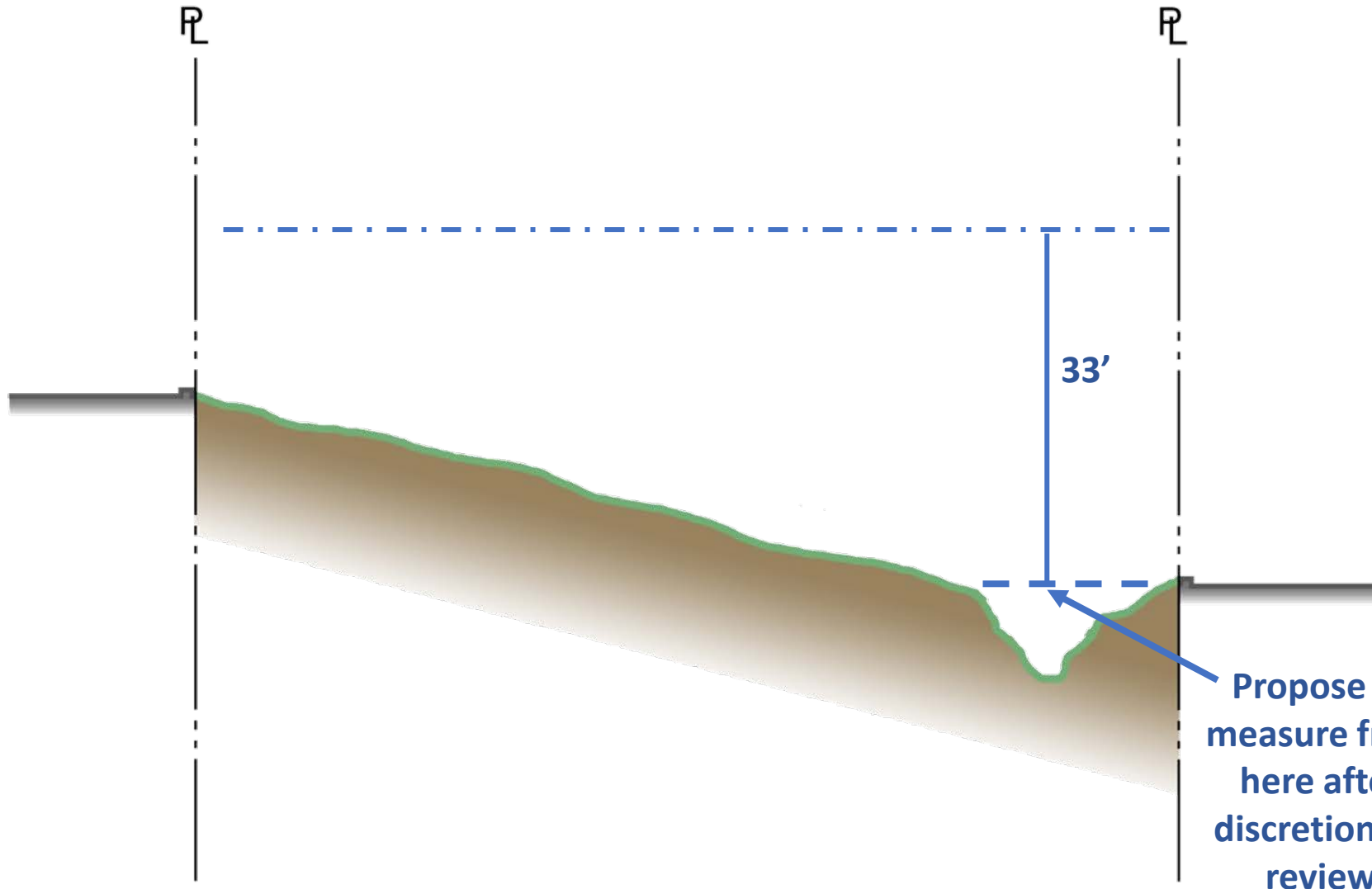
Standard of Measuring Height

Planning Commission Comment:

- Require Planning Commission approval

RECOMMENDATION: 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 (grading/drainage, etc.)
 - Site Anomalies
 - Natural Grade vs.
 - Average Lot Slope building envelope not applicable (30.16.010B.6.i)
 - Subject to Planning Commission approval



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

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



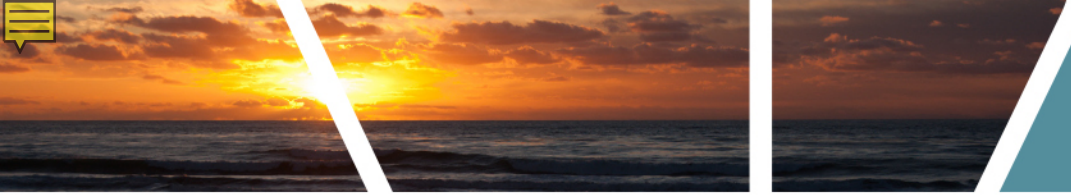
Wall Plane Standards

Planning Commission Comments

- Increase to aggregate 10-foot setback
- May be less in urban areas, default to Specific Plan guidelines

RECOMMENDATION:

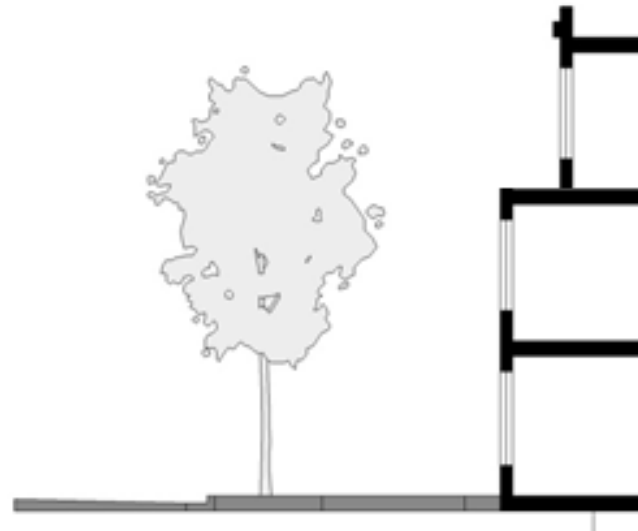
- Maintain original recommendation:
 - Aggregate 5' setback for remaining 25% of building face
 - No more than 75% of building face on a single plane
 - Minimum 1-foot relief



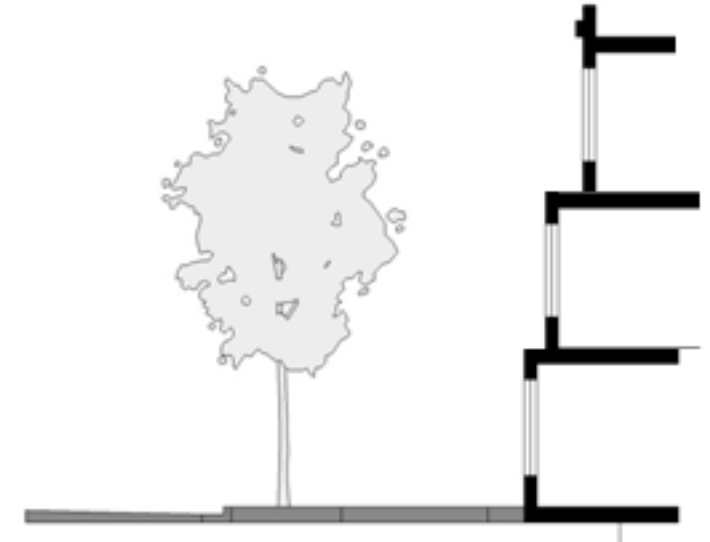
Wall Stepbacks Standards

- 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

Wall Stepbacks Standards

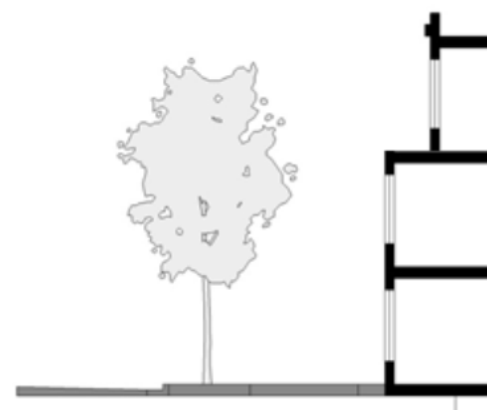
Planning Commission Comments:

- Consider having additional 3rd floor perimeter setback or percentage of top floor allowing 3rd floor to go to min. setback depending on what is adjacent
- Review Measure T for 3rd floor coverage – 70%

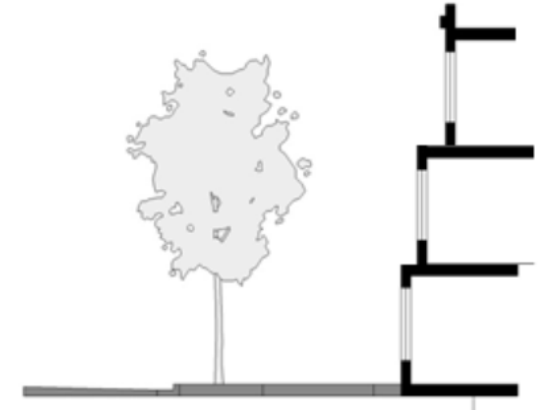
RECOMMENDATION:

- Maintain original recommendation
- 5-foot minimum aggregate stepback

Examples:



5' third floor setback



2' second floor setback
3' third floor setback

Standards not Discussed Tonight – General Consensus

- Net Lot area – increased from 10,000 sq.ft. to 30,000 sq.ft. to be consistent with state requirements
- Lot Width and Depth – 75 feet minimum
- Open/Amenity Space Standards – 300 sf/unit combined
- Private Storage Standards – 200 cf/unit



Next Steps

- June 7, 2018 – Planning Commission Public Hearing
- June 20, 2018 – City Council Public Hearing
- July 18, 2018 – City Council – 2nd Reading



City of Encinitas
City Council

Questions?

Planning Commission General Comments

Design Standards

- In all instances requiring findings, they must be objective
- Remove reference to “affordable housing” title for overlay
- Tiny home concept

Incentives

- Commissioner expressed interest in additional incentives (parking, height, setbacks, net lot area, etc.) for projects that produce deed restricted affordable units by using thresholds (50%, 75%, etc.)
- Incentives as incentives, not just offsets

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