

# PLANNING COMMISSION

NOVEMBER 14,  
2018



# BACKGROUND

- In November, 2014, City Council adopts two moratoria prohibiting the demolition of pre-1940 homes and the construction of new dwellings, second story additions and/or large additions in the RL and RE residential zones
- Community Outreach through social media, community meetings & Commission presentations; 474 survey responses received
- Concerns
  - Building/House Size
  - Building Height
  - Massing/Bulk (setbacks)
  - Density
  - Design Review
- Ordinance No. 2016-08 went into effect in October, 2016

# NEIGHBORHOOD COMPATIBILITY

## Review Focus under ORD 2016-08:

- Site planning/Site design
- Building form
- Neighbor Impact Review
- Architectural Features/design
- Exterior material review
- ❖ Neighborhood Compatibility Review

# NEIGHBORHOOD COMPATIBILITY

Compatibility Review Category	Description	Review by	15-Day Project Noticing
Level 1	SFR Addition- rear, single story	Staff	None
Level 2	SFR Addition- front, single story	Staff	Sign
Level 3	SFR New – single story	DRC	Sign and 200' radius mailing
Level 4	Two story addition to a two story house	DRC	Sign and 400' radius mailing
Level 5	Two story addition to a single story house	DRC	Sign and 400' radius mailing
Level 6	New two story SFR	DRC	Sign and 400' radius mailing
Level 7	Multi-family not subject to a Conditional Use Permit	DRC	Sign and 400' radius mailing

# FINDINGS

1. That the proposed development meets the zoning development standards applicable to the property.
2. That the orientation and design of the building(s) are appropriate to the size and configuration of the lot and provide a well-designed site layout.
3. That the proposed development is designed to be compatible with adjacent properties by reasonably minimizing impacts related to privacy and solar access.
4. That the proposed development is compatible with the character of the neighborhood in terms of scale, mass, height and design.

# STATISTICS

26 neighborhood compatibility reviews in 2018 so far:

Compatibility Review Type	Description	Review by	15-Day Project Noticing	Processed by 11/14/2018
Level 1	SFR Addition - rear, single story	Staff	None	Majority
Level 2	SFR Addition - front, single story	Staff	Sign	14
Level 3	SFR New – single story	DRC	Sign and 200' radius mailing	1
Level 4	Two story addition to a two story house	DRC	Sign and 400' radius mailing	3
Level 5	Two story addition to a single story house	DRC	Sign and 400' radius mailing	3
Level 6	New two story SFR	DRC	Sign and 400' radius mailing	3
Level 7	Multi-family not subject to a CUP	DRC	Sign and 400' radius mailing	1

# NEIGHBORHOOD COMPATIBILITY STUDY SESSION

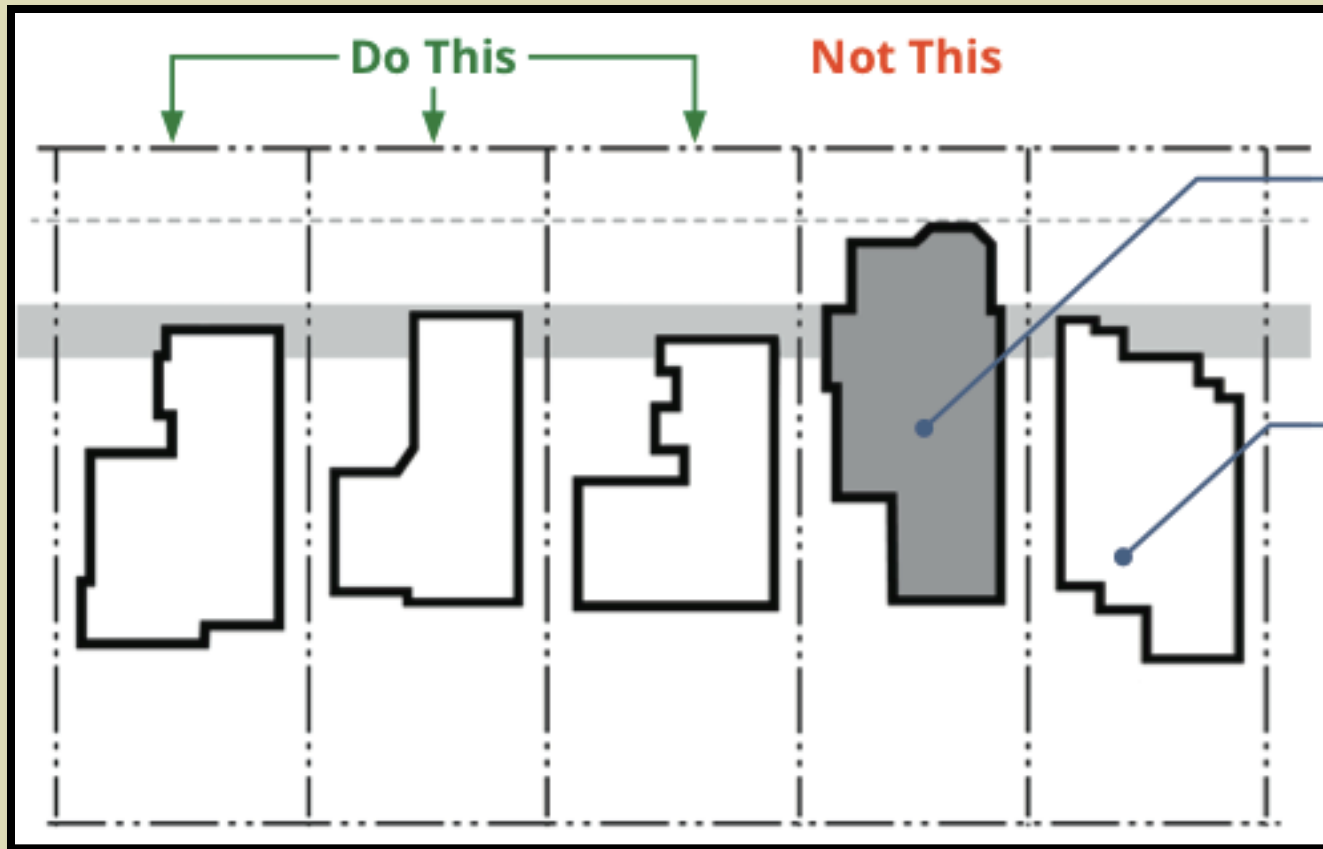


# SITE PLANNING/DESIGN

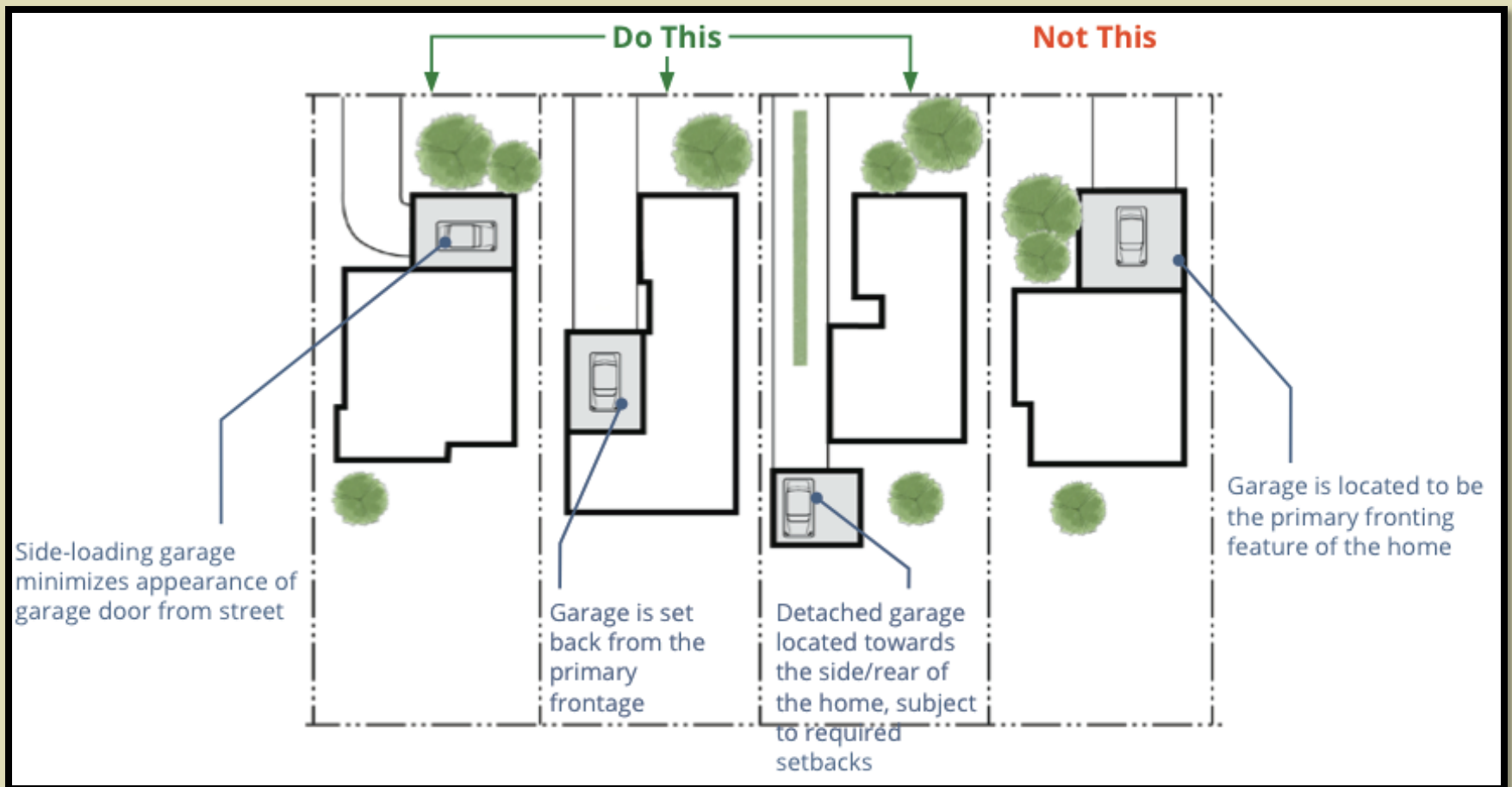




# SITE PLANNING/DESIGN



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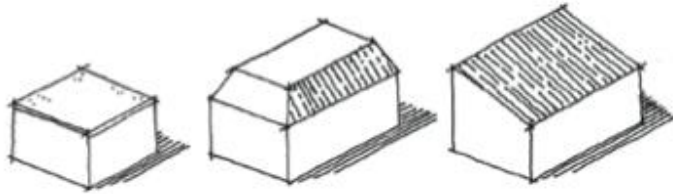
# SITE PLANNING/DESIGN



# BUILDING FORM



# BUILDING FORM



Flat roof

Mansard roof

Shed roof



Gable roof

Gambrel roof

Hipped roof

## ROOFING MATERIALS



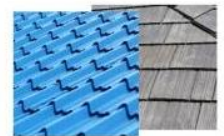
ASPHALT COMPOSITION SHINGLES



ASPHALT COMPOSITION ROLLED/FLAT



METAL STANDING SEAM



PLASTIC POLYMER



METAL/ALUMINUM SHAKE



CONCRETE TILE



WOOD SHAKE

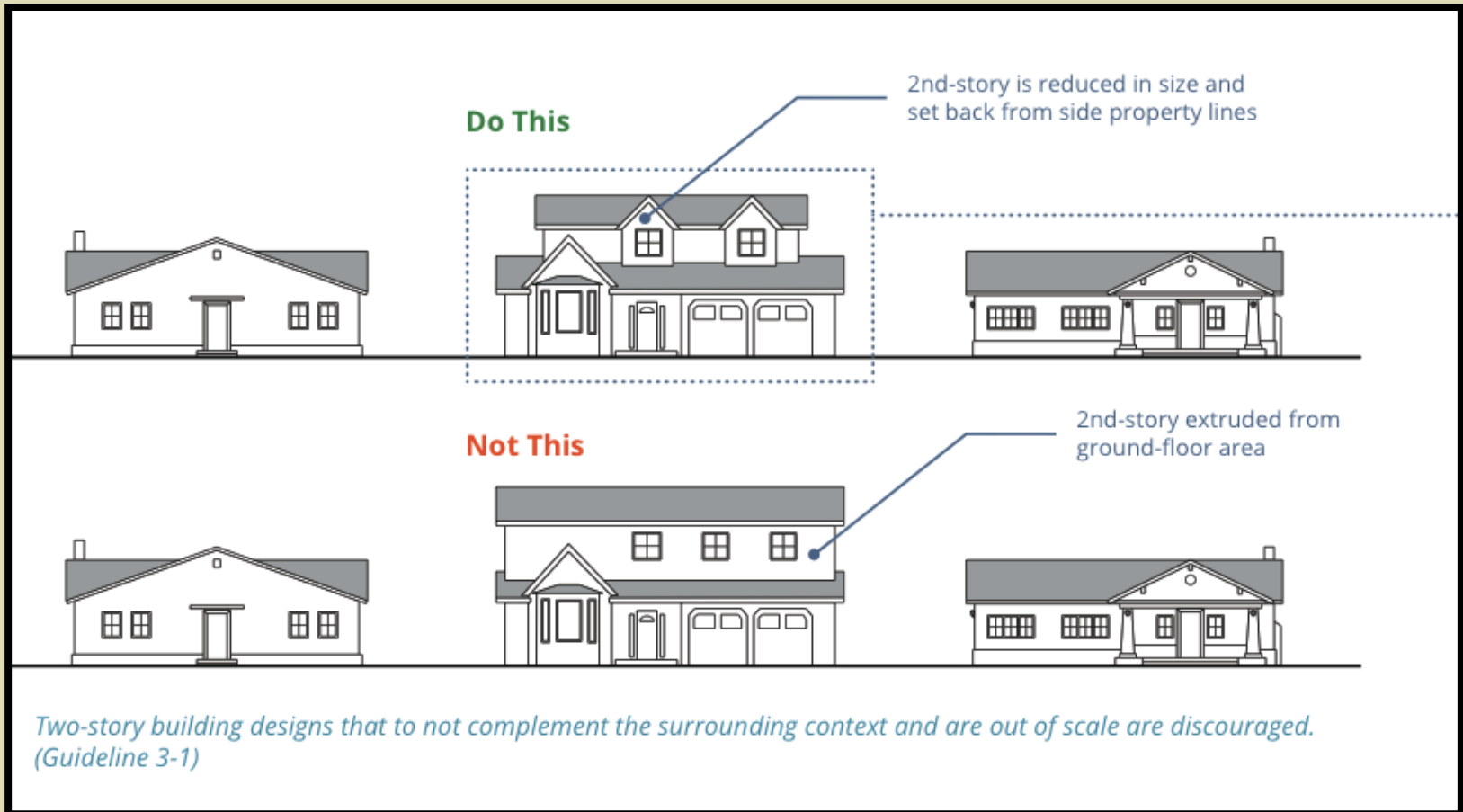


CLAY TILE



SLATE TILE

# BUILDING FORM



# BUILDING FORM

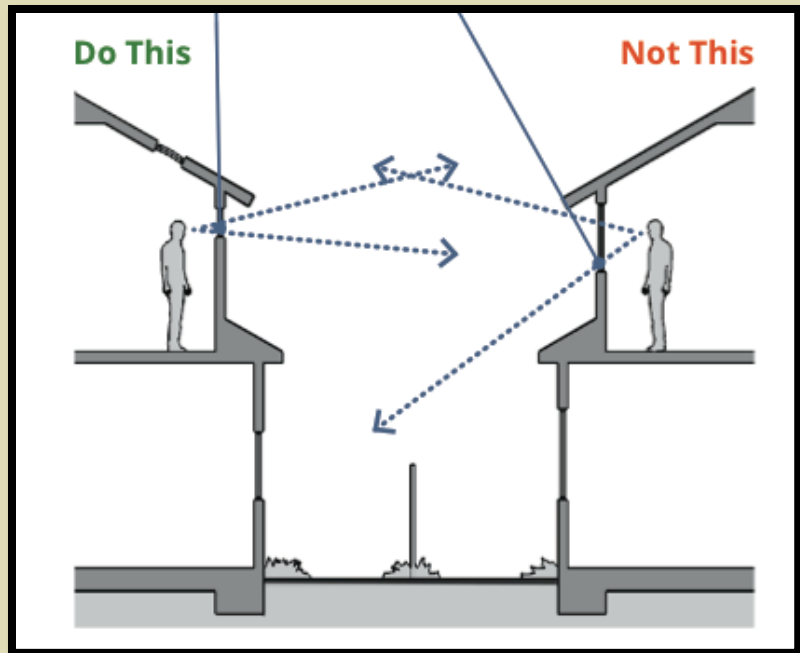
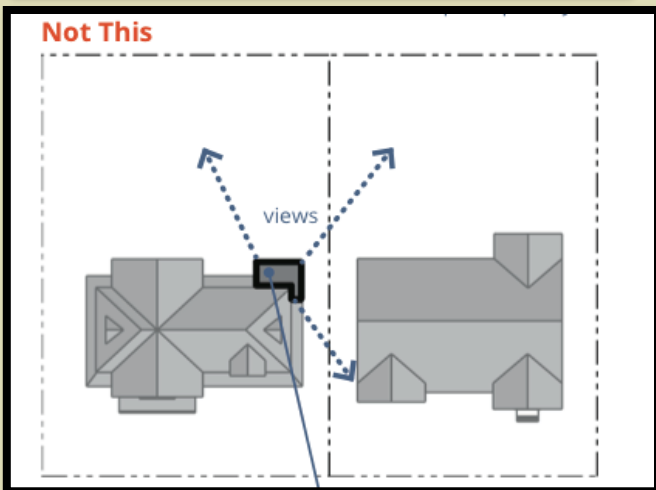
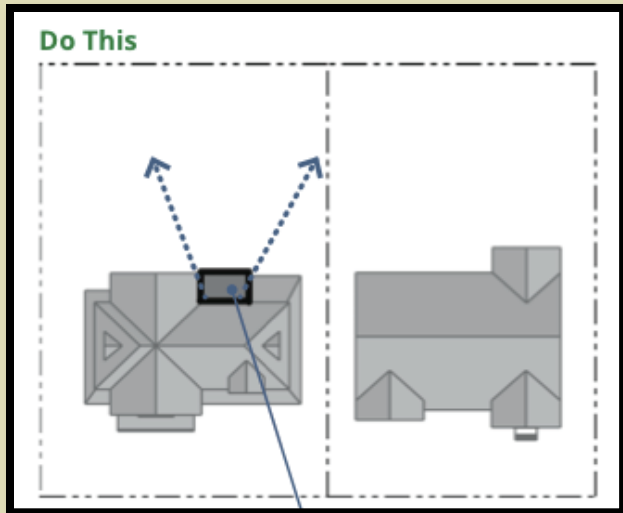


# NEIGHBOR IMPACT REVIEW



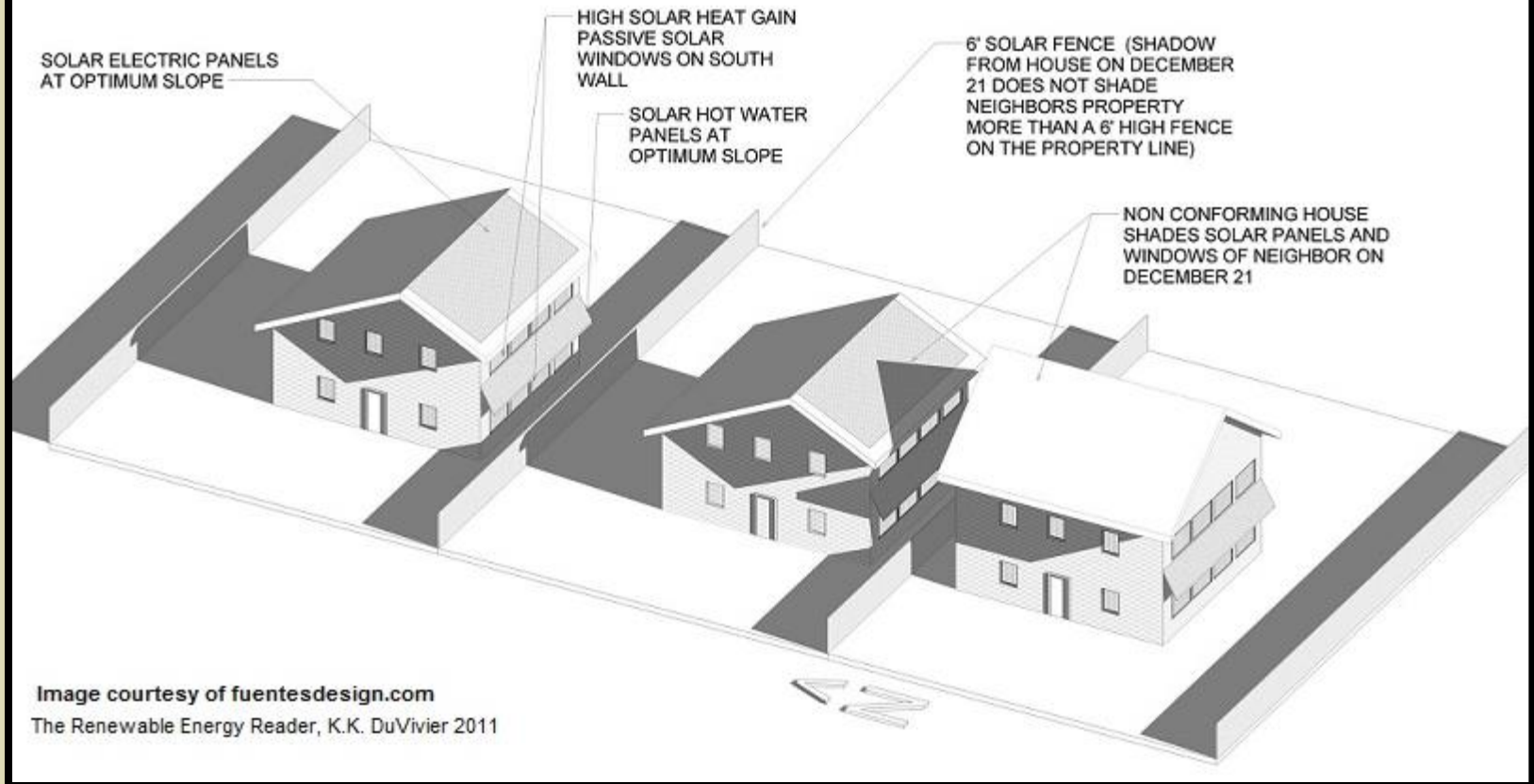


# NEIGHBOR IMPACT REVIEW



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Figure 2.5: Impact of setbacks and rooflines on solar access



# NEIGHBOR IMPACT REVIEW



# ARCHITECTURAL FEATURES/DESIGN

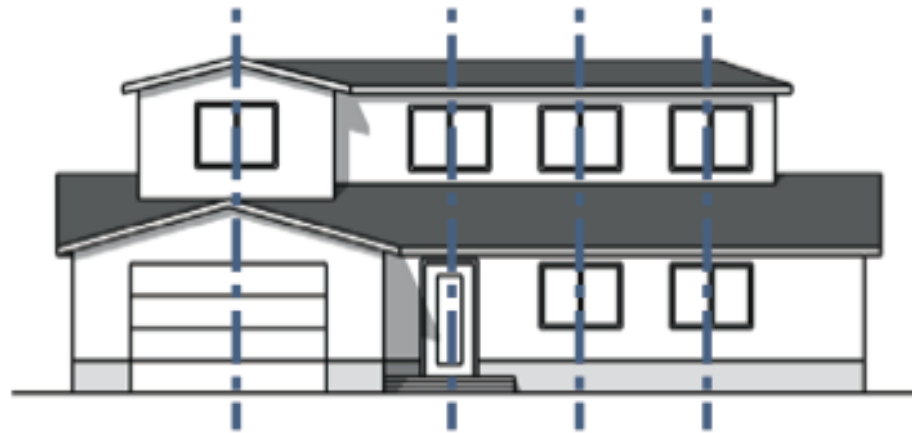


# ARCHITECTURAL FEATURES/DESIGN

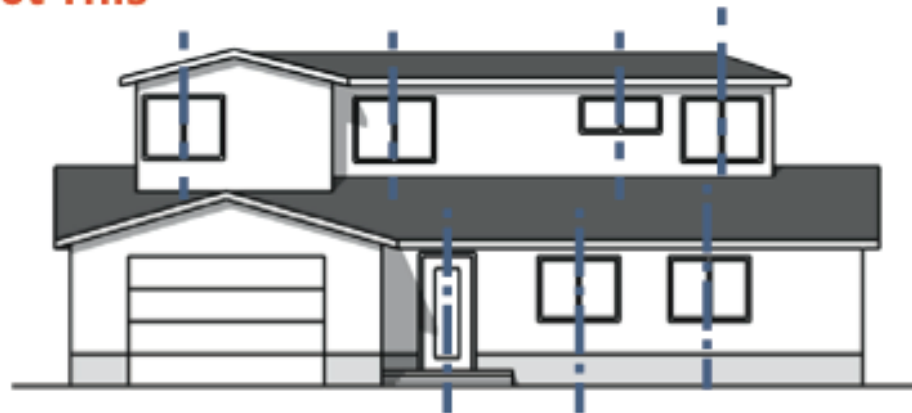


# ARCHITECTURAL FEATURES/DESIGN

Do This



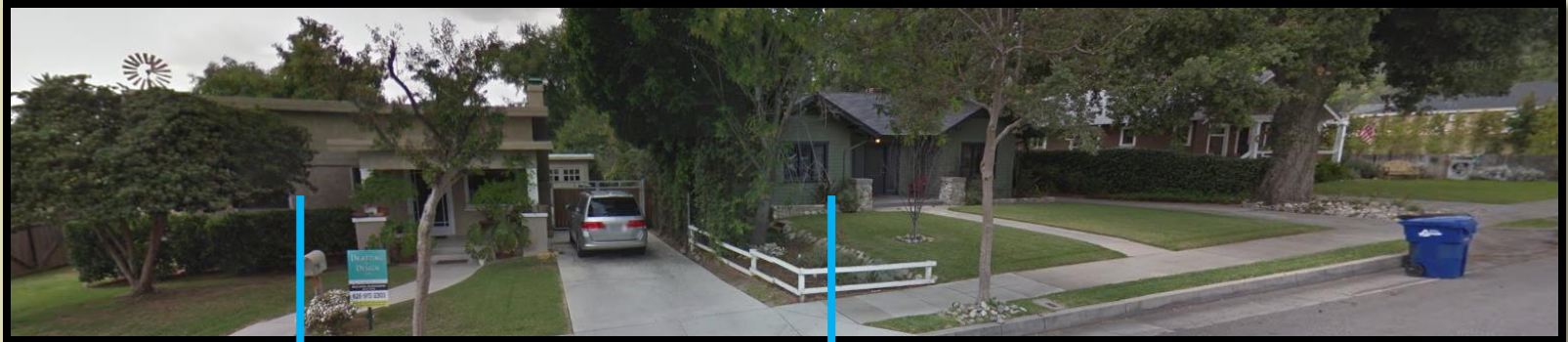
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# ARCHITECTURAL FEATURES/DESIGN



# EXTERIOR MATERIAL REVIEW

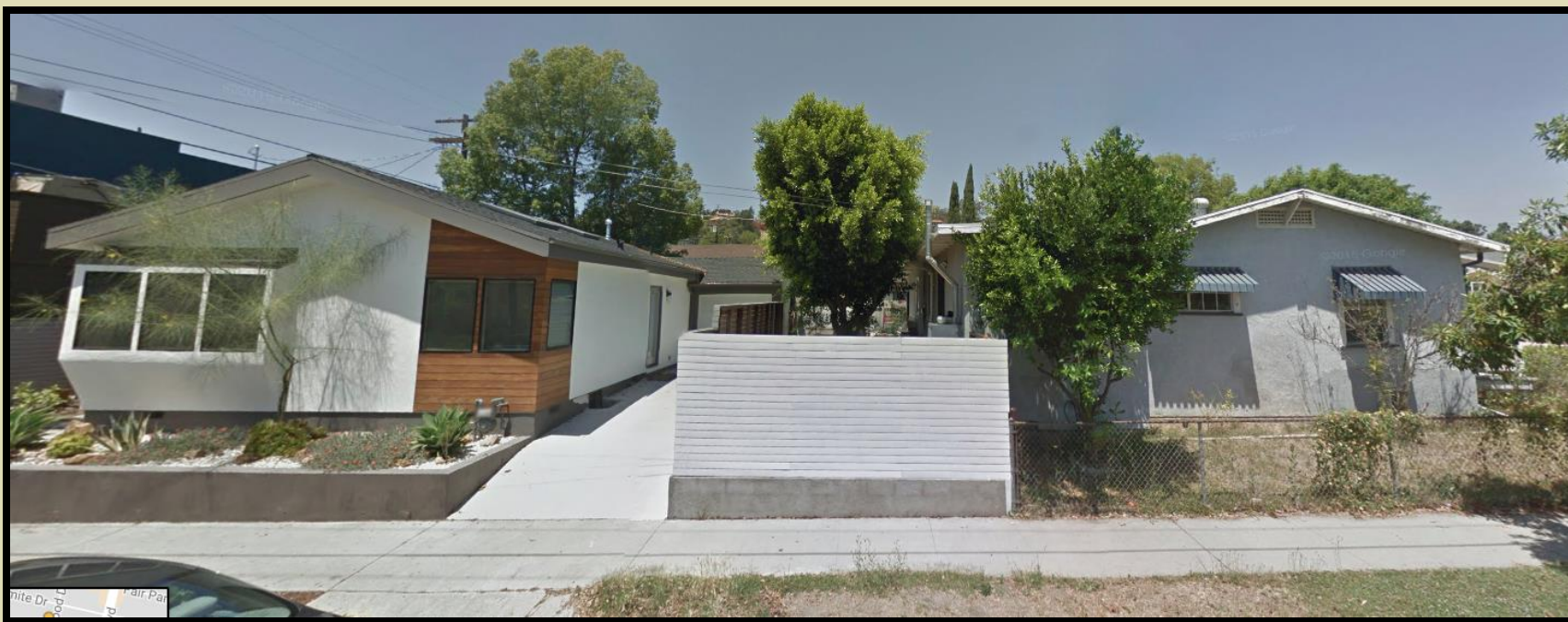




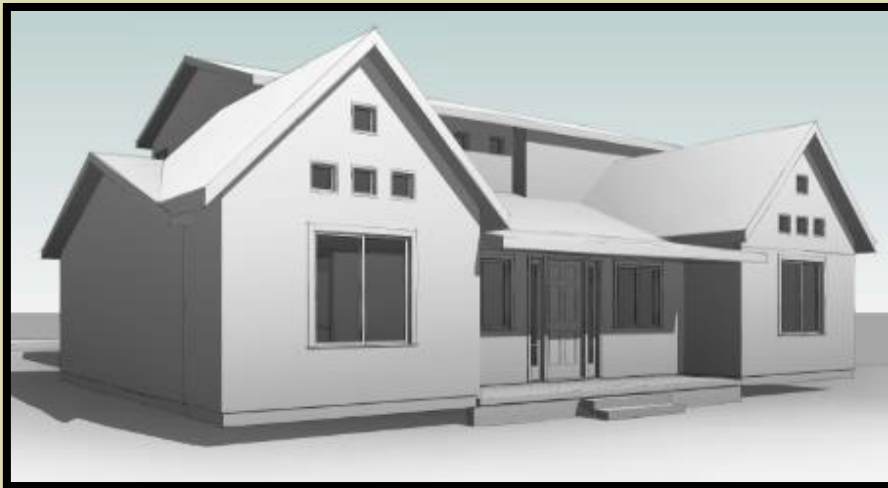
# EXTERIOR MATERIAL REVIEW



# NEIGHBORHOOD COMPATIBILITY



# BEFORE AND AFTER NEIGHBORHOOD COMPATIBILITY



# BEFORE AND AFTER NEIGHBORHOOD COMPATIBILITY



# BEFORE AND AFTER NEIGHBORHOOD COMPATIBILITY



QUESTIONS?

