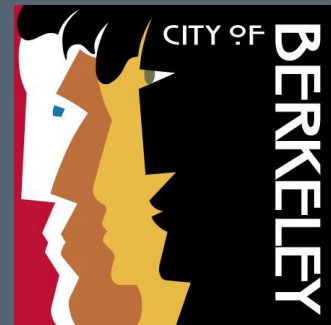




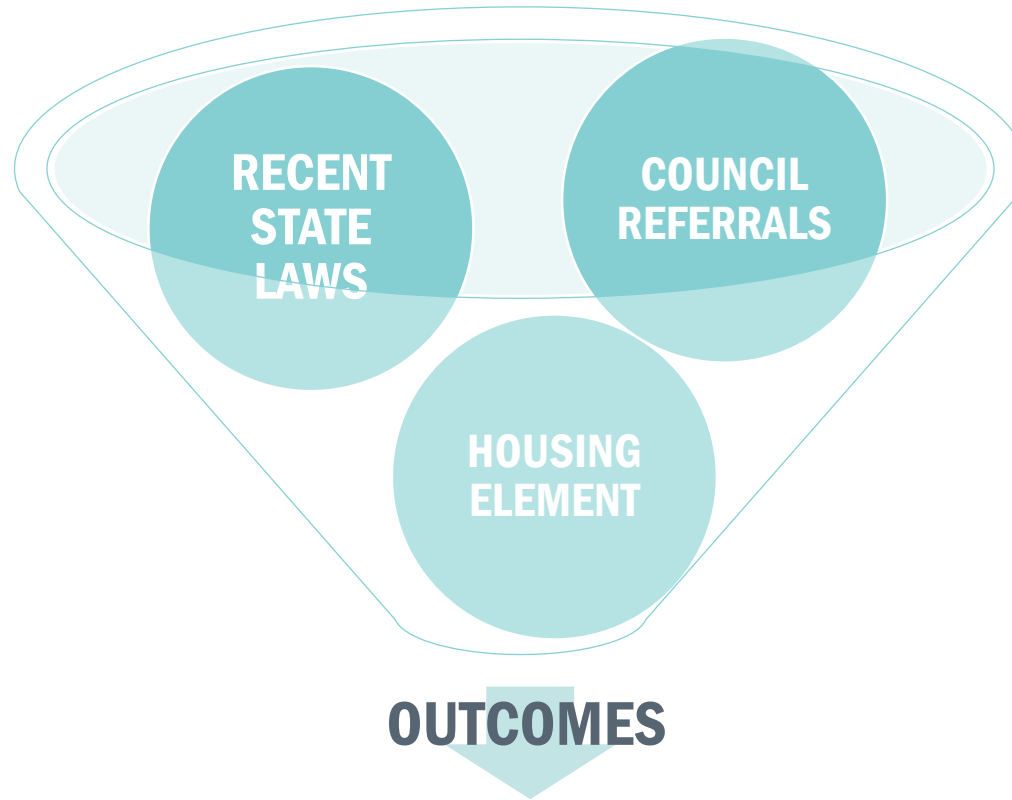
Residential Objective Standards

SOUTHSIDE AREA

November 2, 2022
Planning Commission



What is the goal of the project?

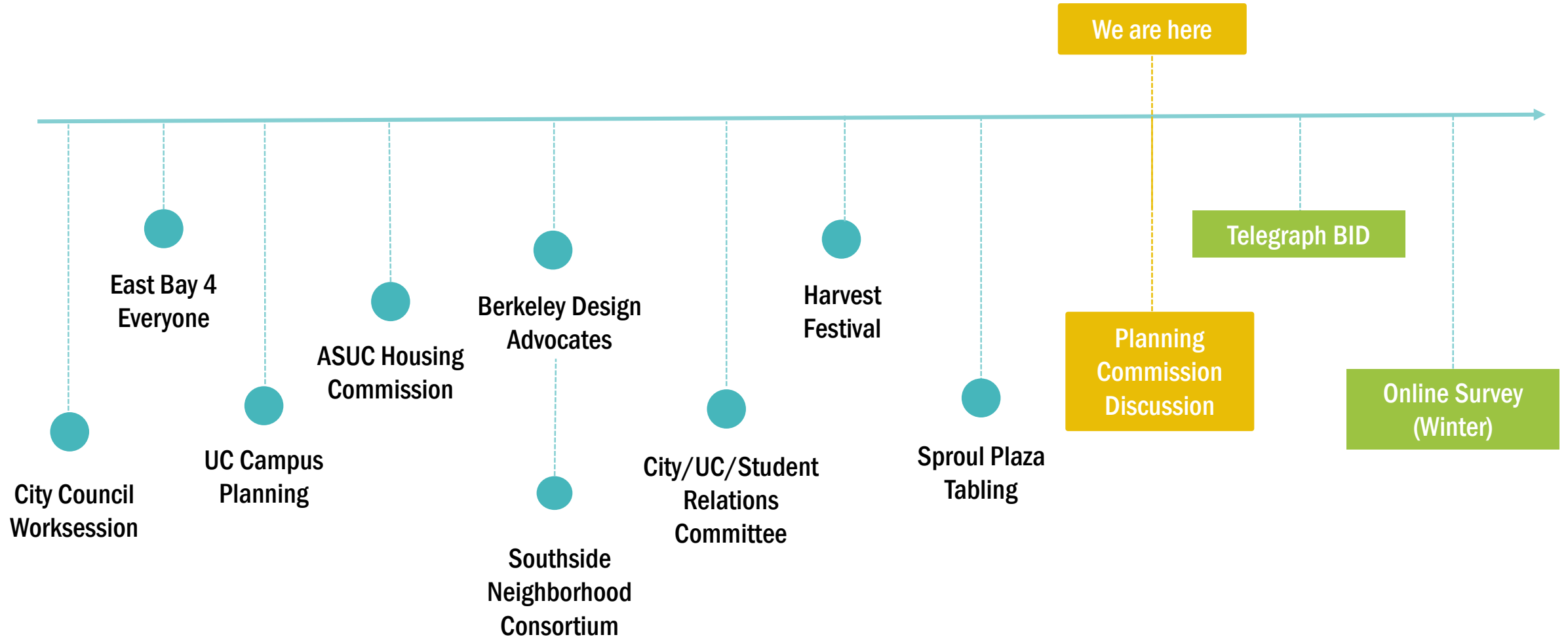


HOUSING
**RESIDENTIAL DEVELOPMENT
AND AFFORDABLE HOMES**

PREDICTABILITY
**CLEAR MULTI-UNIT
DEVELOPMENT CRITERIA**

STREAMLINED
**REDUCE ADMINISTRATIVE
BURDEN & COSTS**

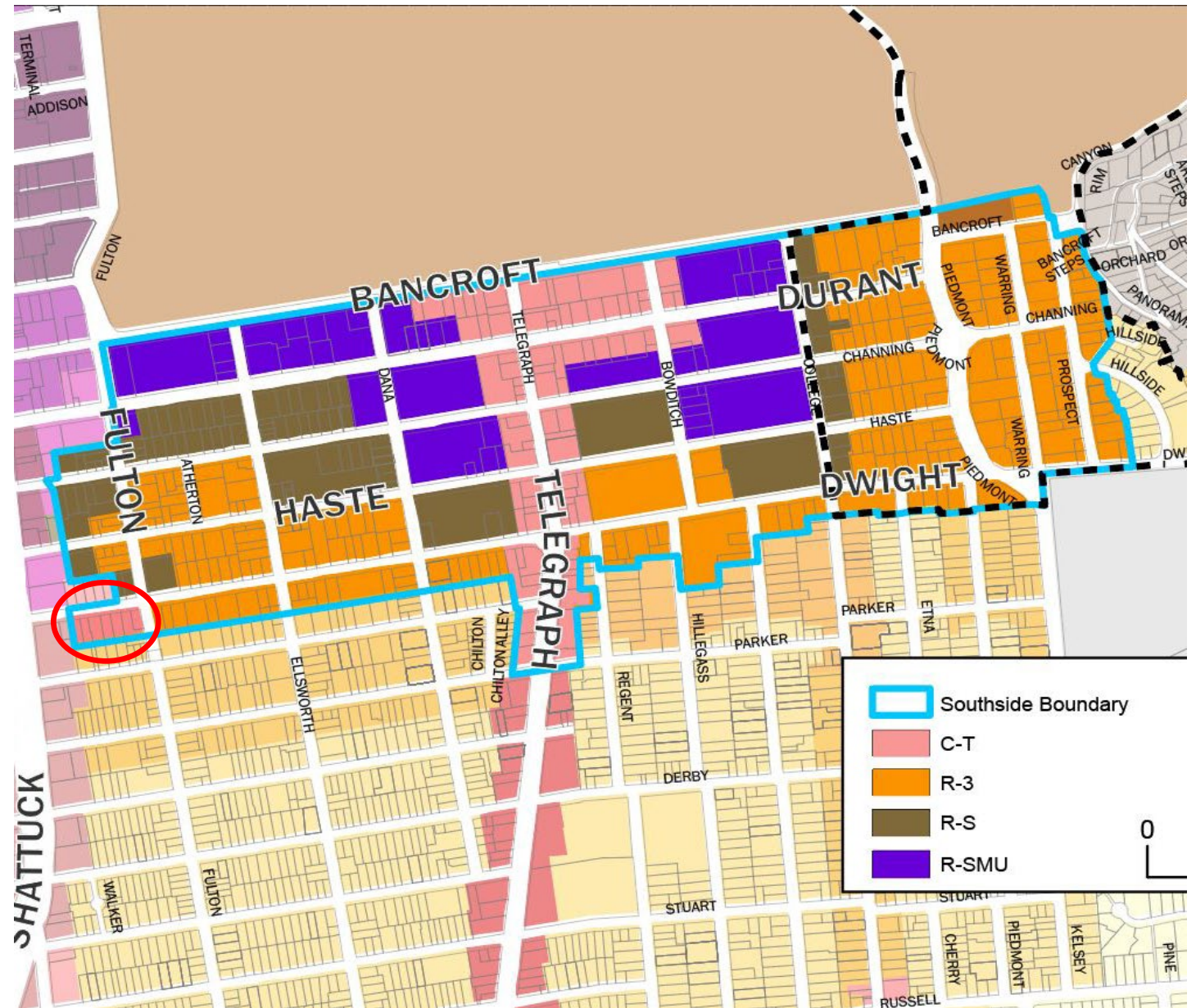
Outreach & Engagement – September-November 2022



SOUTHSIDE PLAN AREA

R-3, R-3H, R-S, R-SH,
R-SMU, and C-T
Zoning Districts

No changes to C-SA



SOUTHSIDE DEVELOPMENT STANDARDS

1. Background
2. Zoning Map Amendments
3. Allowed Uses & Permits Required
4. Max Height
5. Min Lot Coverage & Setbacks
6. Min Open Space
7. Min Separation



Southside Background

City Council Referrals + Reports

1. Community Benefits within C-T (2016)
2. Non-Commercial Ground Floor in C-T (2017)
3. Pilot Density Program in C-T (2017)
4. Increase Height and FAR in Southside (2017)
5. Increase Student Housing (2018)
6. More Student Housing Now (2018)



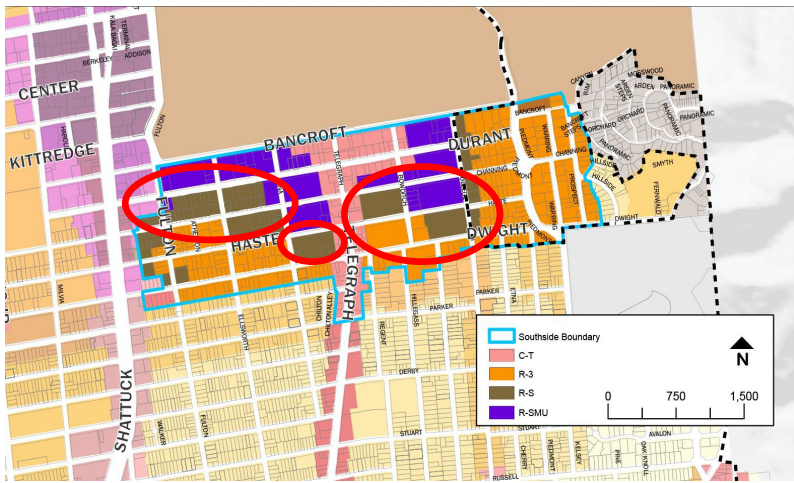
Southside Zoning Ordinance Amendments Project (2020)

- Zoning map adjustments
- New development standards
- Revised permitted land uses
- Administrative Draft EIR
→ Housing Element EIR

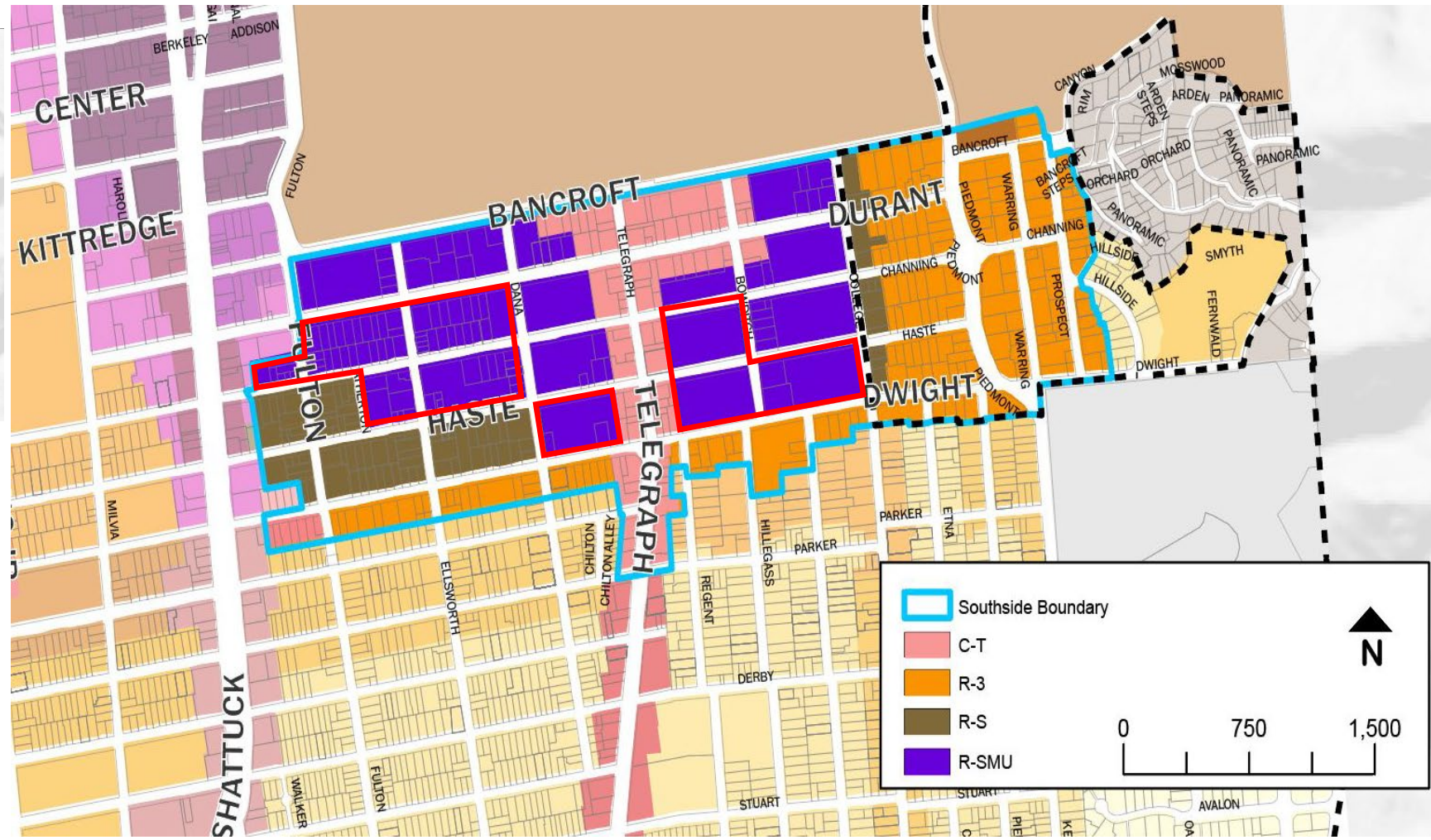


These proposed standards encourage more development than the 2020 proposal

Southside Map Amendments – Expand R-SMU

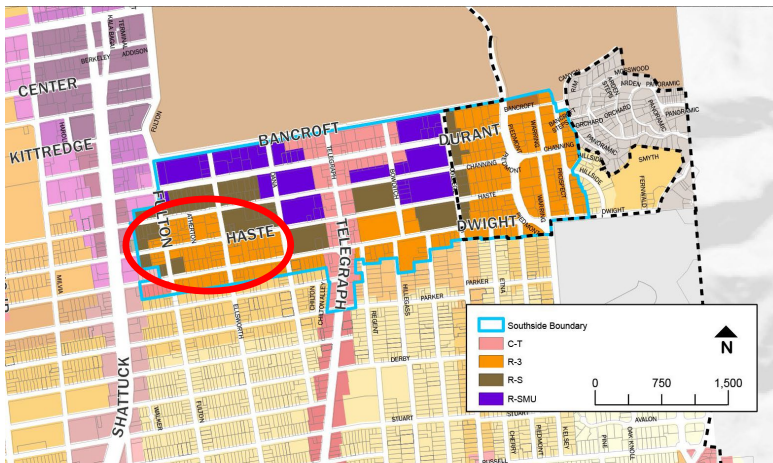


Current

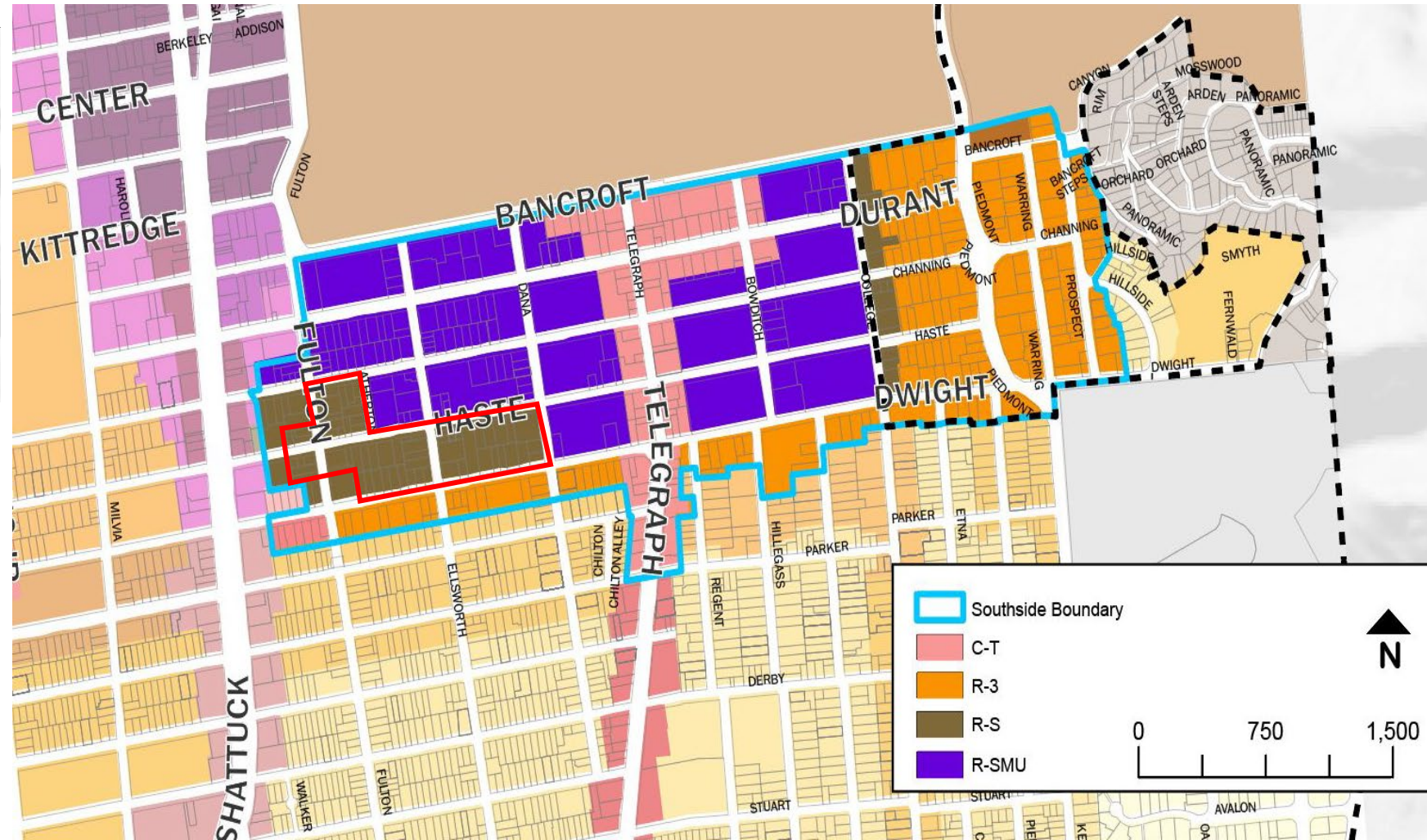


Proposed

Southside Map Amendments – R-3 to R-S

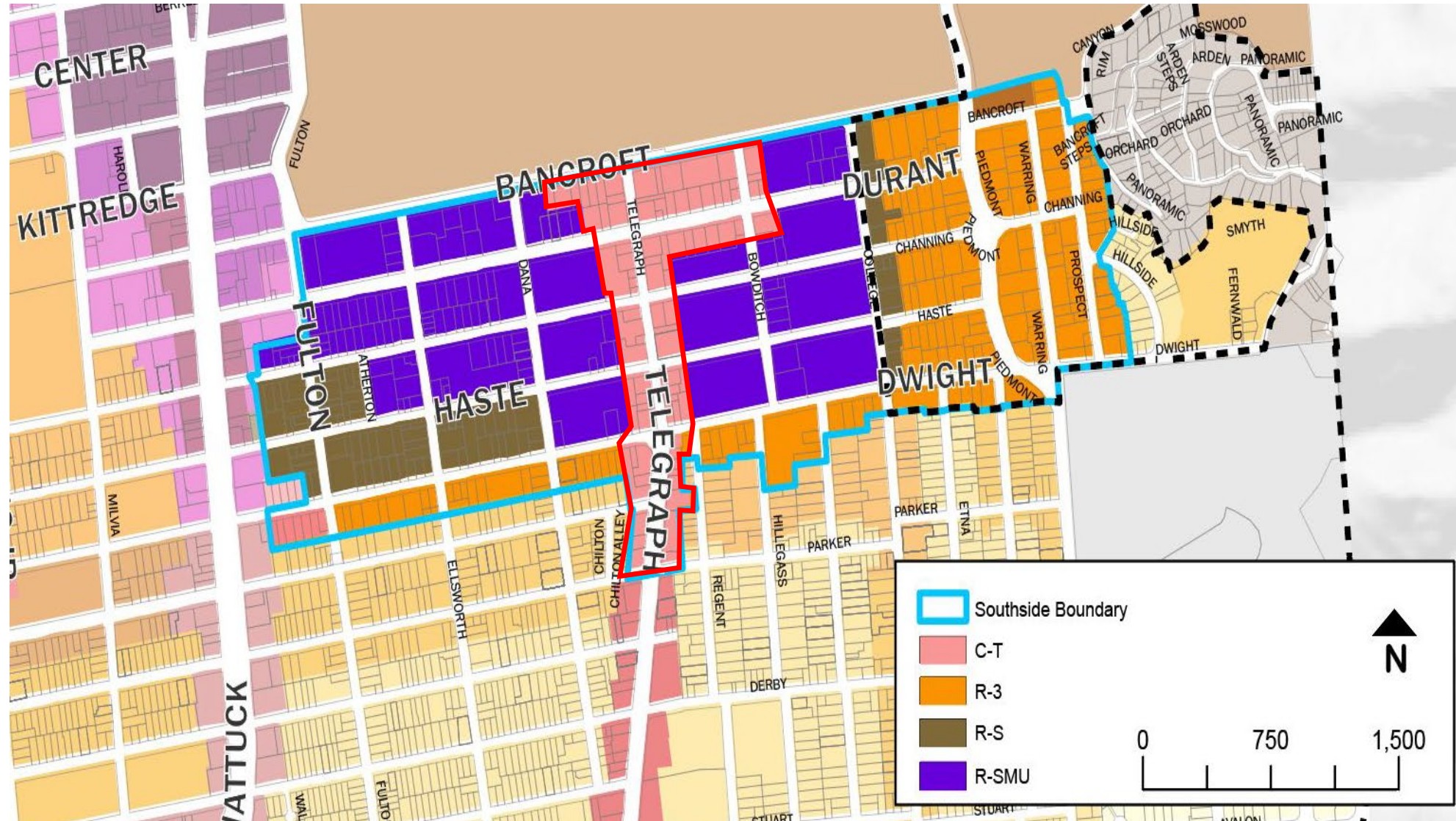


Current



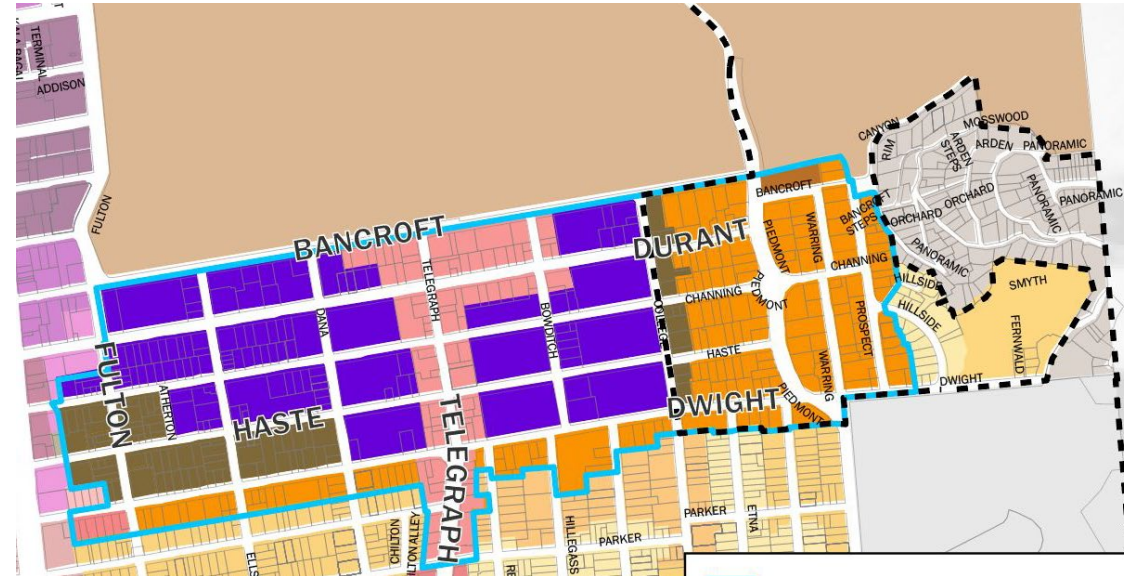
Proposed

Allowed Land Uses– Ground Floor Residential in C-T



Maximum Height

Zoning District	Current		Proposed
R-3 <i>(Southside only)</i>	35'	3 stories	45 feet
R-S	35' (45' with UP)	3 stories (4 with UP)	55 feet
R-SMU	60', (65-75' with UP)	4 stories (5 with UP)	85 feet
C-T <i>(south of Dwight)</i>	50' (65' with UP)	5 stories	65 feet
C-T <i>(north of Dwight)</i>	65', (75' with UP)	6 stories	85 feet



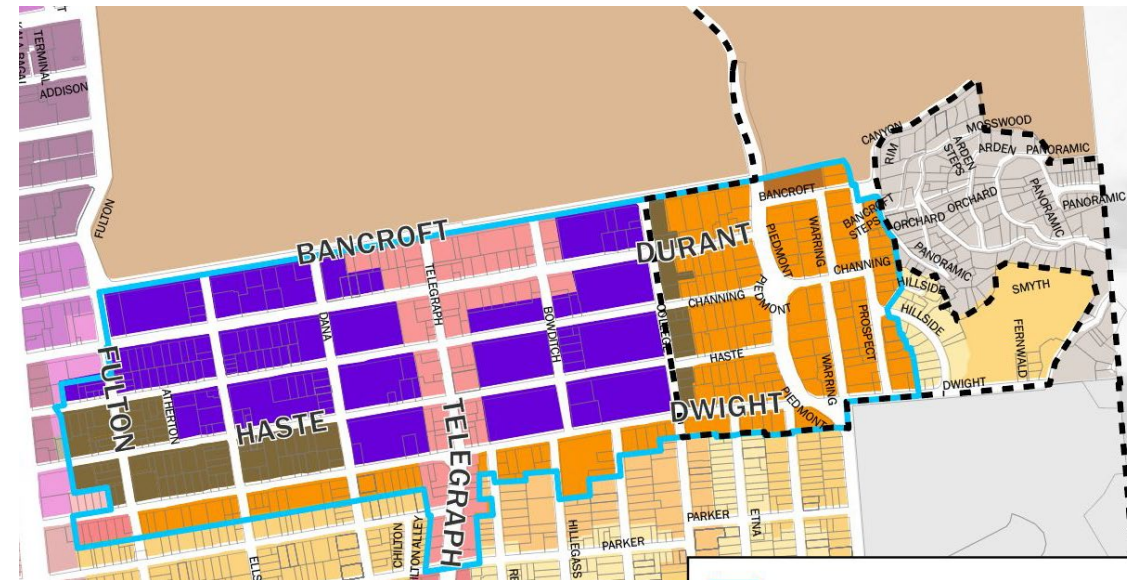
Regulate by height in feet only

85 feet = At least 12 stories if maximizing density bonus

Maximum Lot Coverage

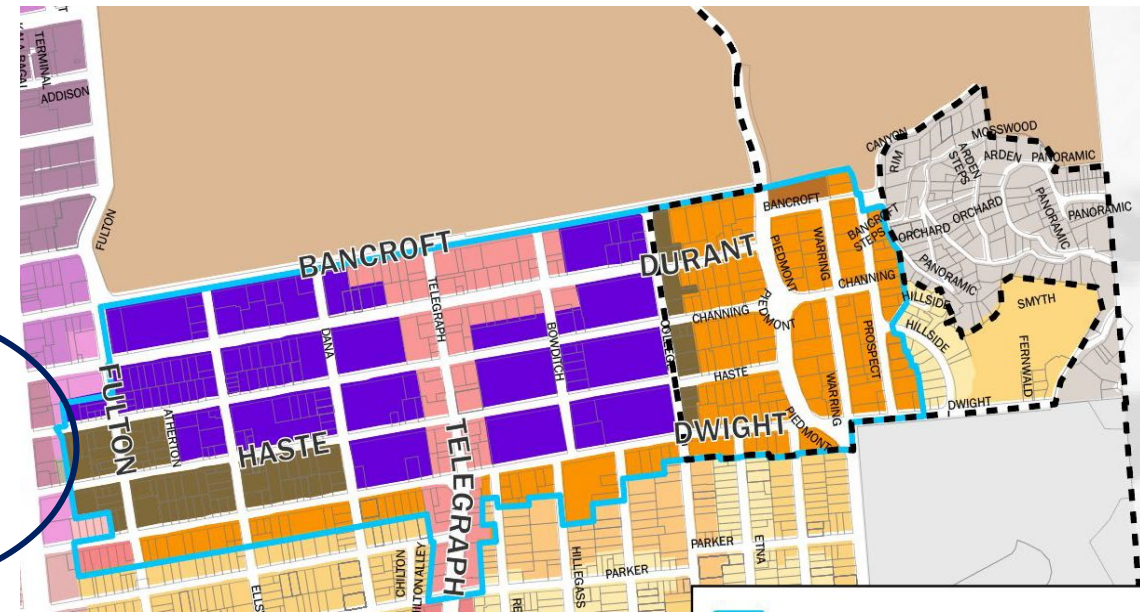
Zoning District	Current	Proposed
R-3 <i>(Southside only)</i>	30-50%*	70%
R-S	55-70%*	75%
R-SMU	40-60%*; 100% with AUP	85%
C-T <i>(south of Dwight)</i>	100%	No Change
C-T <i>(north of Dwight)</i>		

**Varies by # of stories, interior vs. corner lot*



Minimum Setbacks

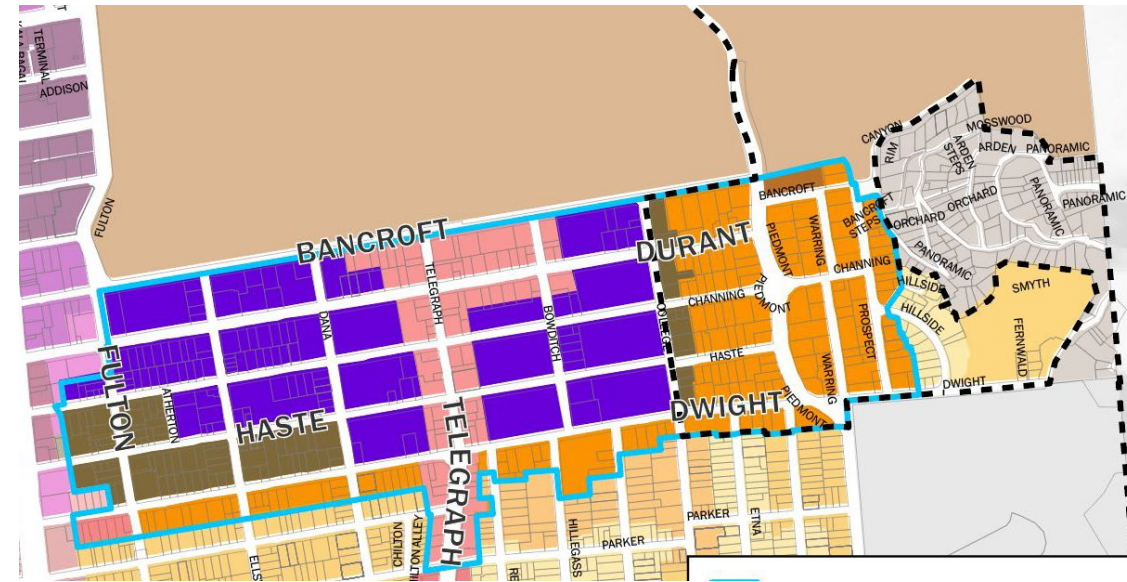
Zoning District	Current	Proposed
R-3 <i>(Southside only)</i>	Front and Rear: 15 ft Interior Side: 4 ft to 6 ft* Street Side: 6 ft to 10 ft*	Front : No change Rear: 4 ft. Interior Side: 4 ft Street Side: 4 ft.
R-S	Front : 10 ft Rear: 10 ft to 17 ft* Interior Side: 4 ft to 8 ft* Street Side: 6 ft to 10 ft*	Front : None Rear: 4 ft (5 ft in H) Interior Side: 4 ft (5 ft in H) Street Side: None (5 Ft in H)
R-SMU	Front : 10 ft** Rear: 10 ft to 19 ft* Interior Side: 4 ft to 10 ft* Street Side: 6 ft to 10 ft*	
C-T	None	No Change



*Varies by # of stories, interior vs. corner lot
Can be modified with an AUP or UP

Minimum Open Space

Zoning District	Current per dwelling unit	Current per GLA Resident
R-3 <i>(Southside only)</i>	200 sf	90 sf
R-S	50 sf	20 sf
R-SMU	40 sf	20 sf
C-T <i>(south of Dwight)</i>	40 sf	No min.
C-T <i>(north of Dwight)</i>	40 sf	No min



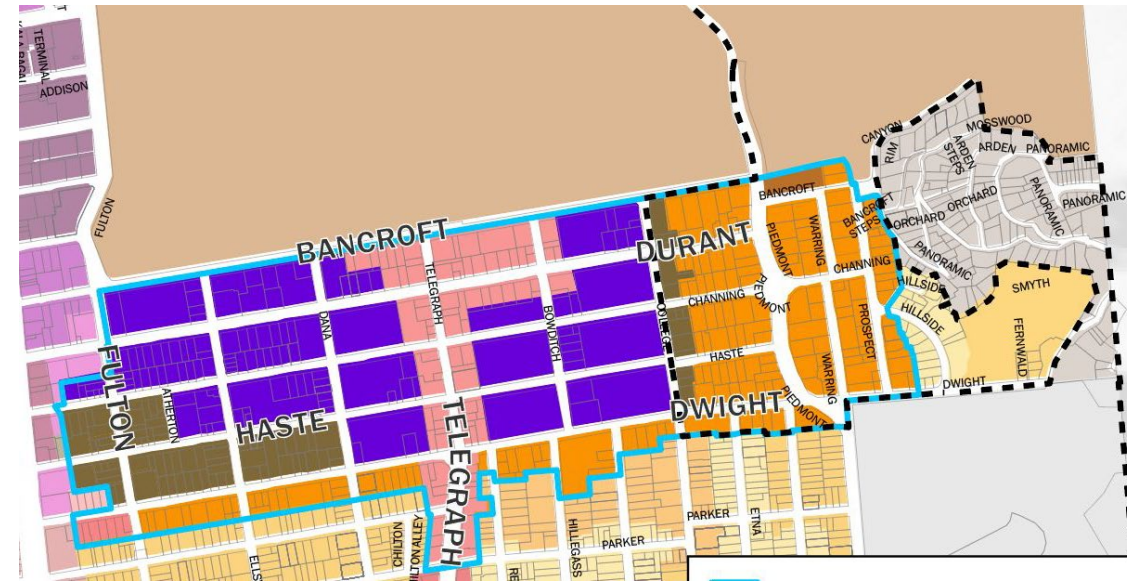
Proposed

A single requirement based on a ratio of total floor area, not per unit.

Minimum Building Separation

<i>Current Requirements</i>						
<i>Zoning District</i>	<i>1st Story</i>	<i>2nd Story</i>	<i>3rd Story</i>	<i>4th Story</i>	<i>5th Story</i>	<i>6th Story</i>
R-3 <i>(Southside only)</i>						
R-S	8' ¹	12' ¹	16' ¹	20' ¹		
R-SMU					24' ¹	
C-T <i>(south of Dwight)</i>	No minimum					
C-T <i>(north of Dwight)</i>						

¹ Reduce with AUP

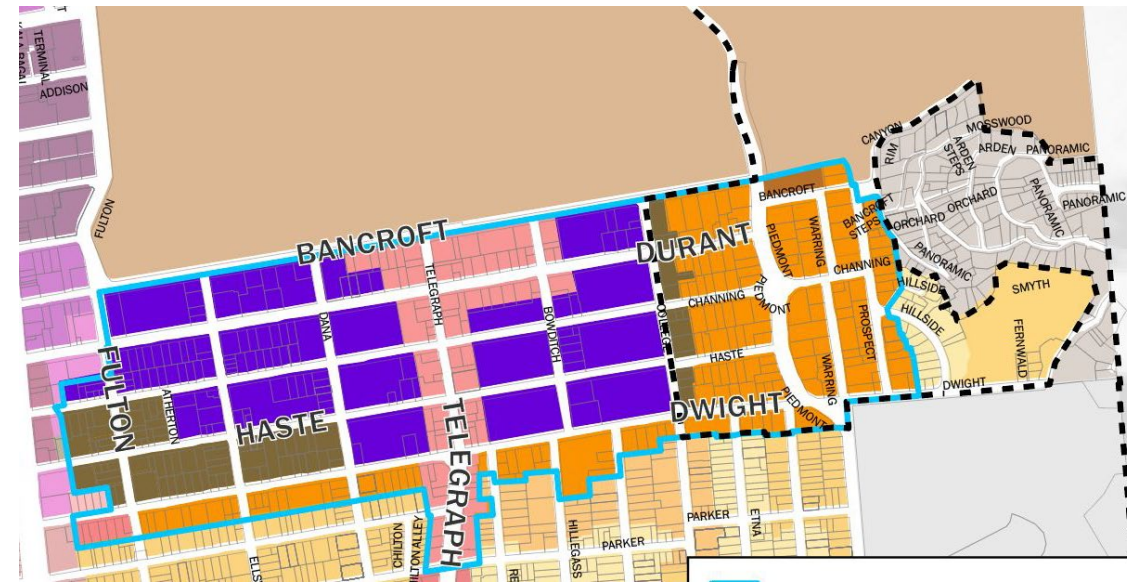


Proposed

No minimum
(Building & Fire Code continue to apply)

Minimum/Maximum Density

Zoning District	Units per Acre	SF Per GLA Resident
R-3 <i>(Southside only)</i>	None	350
R-S		
R-SMU		175
C-T <i>(south of Dwight)</i>		350
C-T <i>(north of Dwight)</i>		



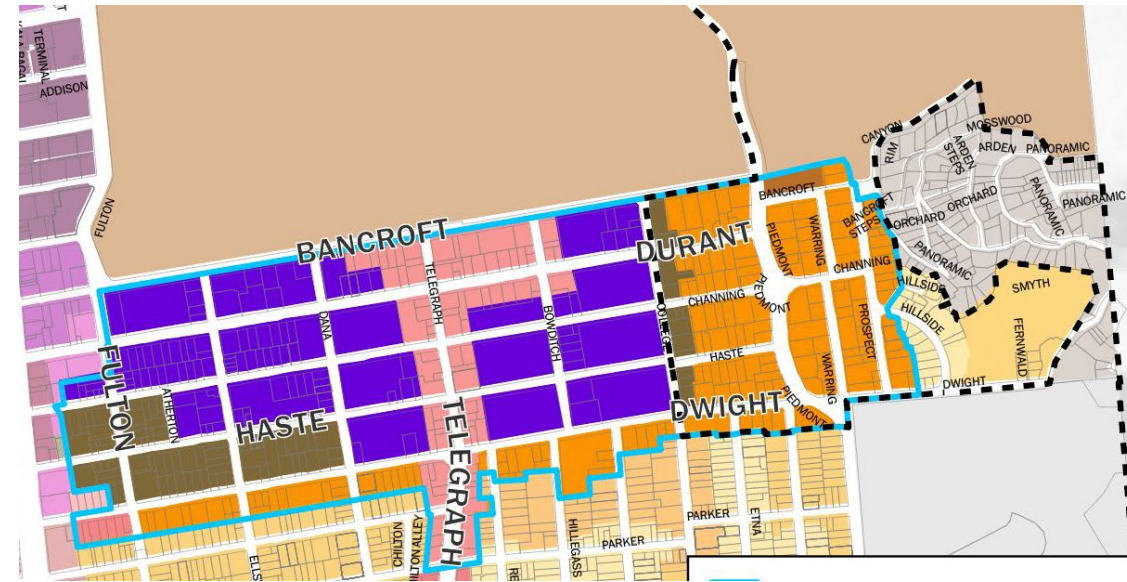
Proposed

AB 682's definition of shared unit:

"One or more habitable rooms, not within another dwelling unit, that includes a bathroom, sink, refrigerator, and microwave."

Floor Area Ratio Standard

Zoning District	Current	Proposed
R-3 <i>(Southside only)</i>	None	3.0
R-S		4.0
R-SMU		7.0
C-T <i>(south of Dwight)</i>	4.0	6.0
C-T <i>(north of Dwight)</i>	5.0	8.0



Proposed

Based roughly on 95% of zoning envelope (height) x (lot coverage)

Questions and Discussion

- **Provide feedback and direction to staff on the preparation of zoning amendments for the Southside Plan Area.**
- **Staff are particularly interested in:**
 - **Open Space**
 - **Density**
 - **FAR**

