

PSC Scale Subcommittee
Recommendation Summary

Base Allowance (R5, 5,000sf lot):

- 0.5 FAR (2,500sf), with FAR defined per Proposed Draft.

FAR Rules:

- FAR (base + any earned through bonuses below) can be distributed between primary house and detached accessory structure(s), much like building coverage is today.

Height:

- For the bottom measurement point, follow the *Proposed Draft* suggestions. This will tend to lower the starting point.
- For the top measurement point, stick with *current regulation* (e.g. mid-point of gable or highest point of other roof types)

Design standards: Existing rules would remain unchanged, including:

- Front entry requirements (face the street or open onto a porch)
- Street glazing standards (15% min windows and front door)
- Design consistency between 2 units in a duplex (roof heights, materials trim, etc)

Detached accessory structures: Existing rules constraining size, height, placement, design compatibility and footprint would remain unchanged, including:

- 20' height limit
- 15% max site coverage cap, footprint must be smaller than primary structure
- Design compatibility requirement if 2-story (roof, trim, windows, siding)
- Rules on where they can be placed on a lot (e.g. behind existing house)

ADUs:

- Preserve current size cap: Smaller of 800sf or 75% of primary structure
- New rule: Allow ADUs in any configuration (recognizing that more than 1 internal ADUs is challenging from a building code perspective and more than 1 detached ADUs is challenging from a 15% site coverage cap on detached structures and limited yard area to fit them; however, this more flexible arrangement may work better in some situations.)
- Recommend to City Council a maximum limit on SDC waivers to 2 ADUs.

Up to 4 dwelling units are allowed, so long as they comply with FAR, site coverage, and other restrictions cited above. Eligible combinations (for corner and internal lots) are:

- 2 units: A house + ADU *or* a duplex
- 3 units: A house + 2 ADUs *or* a duplex + 1 ADU *or* a triplex
- 4 units: A 4-plex in a single building

FAR Bonuses for public benefits. From the options below, builders can select (1) and either (2) or (3). This keeps the total potential FAR capped at 0.8 (4,000sf).

(1) Additional units (e.g. more, smaller, and/or less expensive homes)

- a. 0.1 FAR (500sf) bonus per additional unit, capped at 2 additional units. The maximum achievable through this bonus is $0.5 + 0.2 = 0.7$ FAR (3,500sf) for 3 units. A 4th is also allowed, but wouldn't earn any additional FAR.
- b. Adding an ADU to a house is treated the same as going from a house to a duplex, each earning the same 0.1 FAR bonus.

(2) Affordability: on-site

- a. 0.1 FAR (500sf) bonus if one of the homes is affordable at 80% MFI. This could be used by mission-oriented builders (most likely serving first-time homebuyers rather than renters) to compete for property and/or include family-sized homes in developments.

(3) Affordability: pay in-lieu (only offered if there's concern on the PSC that 2,500sf is too small of a size cap for new single family homes)

- a. 0.1 FAR (500sf) bonus for payment of fee into an affordable housing fund (perhaps going to the same place as the Construction Excise Tax).
- b. A fee in lieu is not an available option if FAR adjustments are to be allowed.

Corner lots; Lots abutting higher density (CM, RH...) zones or urban parks

- With 4 units and .7 to .8 FAR already allowed, additional bonus density is not feasible. However, should the direction change to reduce the allowable number of units or FAR, these locations should be reevaluated as potential sites to increase back to four units.

Pre-existing development:

- **OPTION 1:** Smaller base size, allow a nominal bump over FAR cap. Under the recommendations above, a pre-existing 2,500+ square foot house couldn't add a detached accessory structure at all, even if there's site building coverage to spare. Consider providing flexibility to build a detached accessory structure that would be allowed under current code, even if doing so would exceed newly-introduced FAR caps. As proposed by staff, pre-existing homes may be expanded independent of the FAR cap, by 250 square feet every 5 years. Note: if an ADU is being added, the site would be allowed an additional .1 FAR (~500 s.f.)
- **OPTION 2:** Larger base size, no increases (without a land use adjustment). Instead of capping the size at 2,500 square feet for 1 unit and 3,000 square feet for two units, increase the base FAR to 3,000 square feet for 1 and/or 2 units. This provides more flexibility for existing homes, but reduces the incentive to add ADUs.

Internal conversions:

- As described above, pre-existing homes could be internally converted in to as many as 4 units. No more than 2 could be designated as ADUs.