

Worksheet and options for potential amendments

1. Remove or alter the wildfire risk component in the proposed 'z' overlay in order to:

- increase total lots eligible for middle housing (beyond duplexes)
- better address patterns of segregation
- not add more RIP1 (R2.5, R5 and R7) lots to 'z' overlay

OPTIONS (pick one):

Achievable within compliance timeframe

- a) Retain staff proposal
 - No revisions required
- b) Retain now, update with state wildfire maps post adoption (staff preference)
 - No revisions now, more precautionary approach
- c) Don't apply wildfire risk in R2.5-R7 zones (removes 5,453 'z' lots in these zones)
 - Requires some mapping work
 - Need rationale for distinguishing between these and R10/R20 zones

Not achievable within compliance timeframe

- d) Remove wildfire risk from 'z', restrict middle housing types in R10/R20 to duplexes and triplexes
 - Requires infrastructure planning work, analysis and mapping (service bureaus are working with us to address SB458)
- e) Remove wildfire risk from 'z'
 - Requires infrastructure planning work, analysis and mapping (service bureaus are working with us to address SB458)
- f) Remove now, apply statewide wildfire mapping post adoption
 - Requires infrastructure planning work, analysis and mapping (service bureaus are working with us to address SB458)
 - Creates issues for R10/R20 like RIP1 lots are facing now
- g) Use modified wildfire data inputs
 - Would need to research and develop data and mapping methodology

2. Create option for two detached units that can be divided using SB458, in order to:

- Increase homeownership through fee simple expedited land division (SB458)
- increase flexible development and site layout options
- retain existing houses
- allows for 2nd unit to be larger than an ADU, less limited by existing house size

OPTIONS (pick one):

- a) Detached duplex (staff preference)
 - Will need a new set of development standards to address potential built form impacts.
 - Could have potential permutations throughout code, unless targeted to single dwelling zones.
- b) Two-unit cottage cluster
 - Able to use existing development standard proposals for cottage clusters
 - Would be ineligible on 'z' zoned lots
 - Keeps a clearer distinction between "attached" housing types (plexes) and detached types.
- c) Divide off an ADU (staff has significant concerns with this option)
 - Introduces a whole new land division type since it is not eligible under SB458 (ie. need to write a new set of land division standards, address definitional challenges while ensuring continued compliance with SB 1051, required ADUs)

QUESTIONS:

- i) Tie to existing house retention?
- ii) Tie to some level of affordability?
- iii) Tie to "smaller" houses only?

3. Modify the ADU codes, regardless of fee-simple option, in order to:

- Retain existing houses/provide alternatives to complete redevelopment
- Allow any ADU to be at least as large as the house, or up to 800 sq ft
- increase flexible development and site layout options
- Allow smaller homes same development allowances as larger homes

OPTIONS (pick one):

- a) Leave current ADU program intact, rely on flexibility from item #2 (staff preference)
 - Maintains current “accessory” relationship and is already well known and understood.
 - Other more flexible options are available to address the desire for larger second unit
 - Keeps a clearer distinction between ADUs and cottage clusters.
- b) Change building coverage limits by either:
 - i) Remove only ADU building coverage standards (retain overall lot coverage)
 - Is counter to the principle adopted with the accessory structures project of treating accessory buildings (e.g. sheds, garages, ADUs) similarly, regardless of their internal use
 - ii) Remove coverage limit for all accessory structures (retain overall lot coverage)
 - Would enable many detached unpermitted accessory structures to occupy a site, each potentially creating localized stormwater issues
- c) Allow ADUs to be larger by either:
 - i) Allow any ADU be as large or larger than a house, up to 800 sf
 - Challenging to claim the unit is somehow “accessory”
 - Inconsistent with prior decisions from 2016 Accessory Structures Project
 - ii) Allow any ADU to be up to 99% of house size up to 800 sf
 - Still retains an element of being “accessory”
 - More consistent with 2016 Accessory Structures Project that increased from 33% to 75%

QUESTIONS:

- i) Tie to existing house retention?

Scenario #1: 1,100 s.f single story existing house

OPTION 1: Detached duplex

New duplex unit

2,400 sf floor area

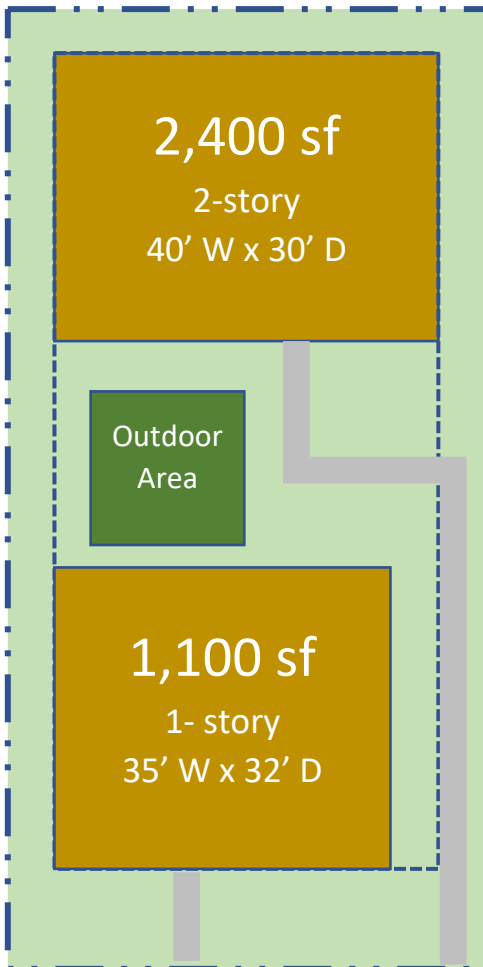
1,150 sf bldg. covg

Site:

3,500 sf total (0.7 FAR)

2,250 sf bldg. covg

250 sf open area (16x16)



OPTION 2: Cottage Units

New cottage unit

1,400-1,700 sf floor area

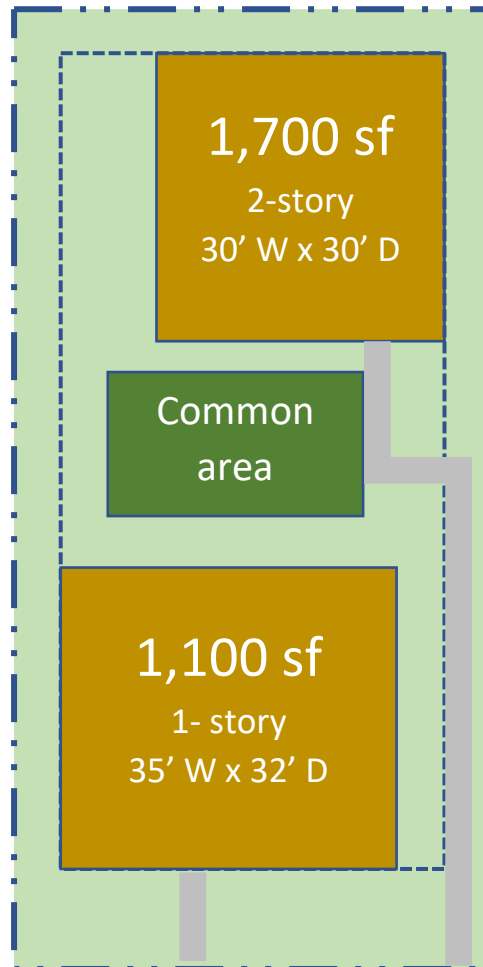
1,100 sf bldg. covg

Site:

2,800 sf total

2,200 sf bldg. covg

300-400 sf open area (15x27)



OPTION 3: ADU (not dividable)

New ADU

800 sf floor area

500 sf bldg. covg

Site:

1,900 sf total

1,600 sf bldg. covg

250 sf open area (16x16)



Scenario #2: 750 s.f single story existing house

OPTION 1: Detached duplex

New duplex unit

2,750 sf floor area
1,375 sf bldg. covg

Site:

3,500 sf total (0.7 FAR)
2,125 sf bldg. covg
250 sf open area (16x16)

OPTION 2: Cottage Units

New cottage unit

1,400-1,800 sf floor area
900 sf bldg. covg

Site:

2,550 sf total
1,650 sf bldg. covg
300-400 sf open area (15x27)

OPTION 3: ADU (not dividable)

New ADU

562 sf floor area
562 sf bldg. covg

Site:

1,312 sf total
1,312 sf bldg. covg
250 sf open area (16x16)

