

RIP2 List of Potential Amendments from the PSC

1. **Amend the 'z' overlay (e.g. remove or alter the wildfire risk component)**
Status: The PSC has directed that staff remove wildfire risk as a component of the 'z' overlay for R2.5, R5, and R7 zones. The Commission will include in its discussion of the transmittal letter to City Council that staff should return with an update to the City's wildfire risk maps and the 'z' overlay after the state has adopted new wildfire risk maps in conjunction with Senate Bill 762
2. **Allow a second detached unit and facilitate fee-simple ownership options (e.g. detached duplex, two unit cottage cluster)**
(Introduced by Spevak, Bachrach)
3. **Make ADU rules more flexible (e.g. remove 15% coverage, remove size relationship - allow 800 sf)**
(Introduced by Spevak, Bachrach, Thompson)
4. **Modify Cottage Cluster rules (e.g. include pathway in open space, remove requirement for 1 courtyard per 8 units, allow garages/accessory structures to be "larger")**
(Introduced by Spevak)
5. **Facilitate more deeply affordable 4-6 plexes (e.g. create standards permitting "townhouse style", allow land division)**
(Introduced by Bachrach, Thompson)
6. **Encourage more fourplexes (e.g. increase FARs)**
(Introduced by Thompson, Bachrach)
7. **Remove lot size minimums for 3+ units (i.e. rely on FAR to determine what gets built)**
(Introduced by Spevak, Bachrach, Thompson)