MEMORANDUM

DATE: April 13, 2017

TO: Planning Commission

FROM: John Swiecki, Community Development Director

SUBJECT: Commissioner-initiated discussion of standards for home sizes/lot coverage/floor area ratio- Central Brisbane

At the September 8, 2016 meeting, the Commission directed that this item be formally agendized for discussion. Subsequently, it was the consensus of the Commission to postpone the discussion until after new Commissioners were appointed in 2017.

Relevant zoning regulations for the R-1 residential zoning district are attached for reference. An inventory of vacant properties in the R-1 District are also attached (excerpt from Appendix E, 2015 Housing Element).

R-1 Residential District

17.06.040 - Development regulations.

The following development regulations shall apply to any lot in the R-1 district:

A. Lot Area.

1. The minimum area of any lot shall be five thousand (5,000) square feet.

2. A single-family dwelling may be constructed on a lot of record with an area of less than five thousand (5,000) square feet, subject to the provisions of this chapter and the limitations set forth in Section 17.32.100.

B. Density of Development. Not more than one dwelling unit shall be located on each lot in the R-1 district, except for a secondary dwelling unit authorized by a use permit granted pursuant to Chapter 17.43 of this title.

C. Lot Dimensions. The minimum dimensions of any lot shall be as follows:

Width	Depth
50 feet	100 feet

D. Setbacks. The minimum required setbacks for any lot shall be as follows:

1. Front setback: Fifteen (15) feet, with the following exceptions:

   a. Where the lot has a slope of fifteen percent (15%) or greater, the minimum front setback may be reduced to ten (10) feet.

   b. Where fifty percent (50%) or more of the lots of record in a block have been improved with single-family dwellings, the minimum front setback may be the average distance of the front outside wall of the single-family structures from the front lot line, if less than fifteen (15) feet.

2. Side setback: Five (5) feet, with the exception that a lot having a width of less than fifty (50) feet may have a side setback reduced to ten percent (10%) of the lot width, but in no event less than three (3) feet or the minimum setback required by the Uniform Building Code, whichever is greater.

3. Rear setback: Ten (10) feet.

E. Lot Coverage. The maximum coverage by all structures on any lot shall be forty percent (40%).

F. Floor Area Ratio. The maximum floor area ratio for all buildings on a lot shall be 0.72. Where the size of the lot is three thousand seven hundred (3,700) square feet or less, one covered parking space designed to accommodate a full-size automobile shall be excluded from the calculation of floor area ratio; provided, however, such exclusion shall not exceed a total area of two hundred (200) square feet.

G. Height of Structures.

1. Except as otherwise provided in subsection (G)(2) of this section, the maximum height of any structure shall be as follows:

   a. Twenty-eight (28) feet, for lots having a slope of less than twenty percent (20%); or

   b. Thirty (30) feet, for lots having a slope of twenty percent (20%) or more.

2. For a distance of fifteen (15) feet from the front lot line, the height of any structure shall not exceed twenty (20) feet as measured from finish grade; provided, however, garages may be constructed to a height of fifteen (15) feet above the elevation of the center of the adjacent street when permitted by Section 17.32.070 of this title and so long as the total

height of the garage and any permitted living area underneath does not exceed thirty (30) feet from finish grade.

H. Articulation Requirements. Unless exempted, outside walls that are greater in size than twenty (20) feet in width and twenty (20) feet in height shall have a cumulative area of articulation as follows:

1. Front outside wall: Thirty percent (30%) articulation.

2. Side outside walls:

a. Interior side outside wall: No articulation requirement.

b. Exterior side outside wall: Where the structure is located on a lot having an average width of forty (40) feet or greater, the articulation requirement for the exterior side outside wall shall be twenty percent (20%). No articulation shall be required for the exterior side outside wall of structures located on lots having an average width of less than forty (40) feet.

3. Rear outside wall: Thirty percent (30%) articulation.

4. Exemptions: Single story two (2) car garages and accessory structures not exceeding a floor area of one hundred twenty (120) square feet shall be exempted from all articulation requirements.

I. Landscaping Requirements.

1. Front Setback. A minimum of fifteen percent (15%) of the front setback area shall be landscaped where the lot has a front lot line of thirty (30) feet or greater.

2. Downslope Lots. The rear of any newly constructed main structure on a downslope lot shall be screened with trees and shrubs in accordance with a landscape plan approved by the planning director.

3. Irrigated Landscapes. New and rehabilitated, irrigated landscapes are subject to the provisions of the water conservation in landscaping ordinance (refer to Chapter 15.70) or the latest state provisions, whichever is more effective in conserving water.

J. Nonconforming Residential Structures and Uses. Nonconforming residential structures and nonconforming residential uses, as defined in Section 17.02.560, may be repaired, restored, reconstructed, enlarged or expanded in accordance with the provisions of Chapters 17.38 and 17.34 of this title.

K. Recycling Area Requirements. For new subdivisions containing an area where solid waste is collected and loaded in a location which serves five or more living units, adequate, accessible and convenient areas for depositing, collecting and loading recyclable materials in receptacles shall be provided to serve the needs of the living units which utilize the area. This requirement shall also apply to all institutional buildings and City facilities (including buildings, structures, and outdoor recreation areas owned by the city) where solid waste is collected and loaded. The area shall be located and fully enclosed so as to adequately protect neighboring uses from adverse impacts such as noise, odor, vectors, wind-blown litter or glare. The area shall be designed to prevent storm water run-on to the area and runoff from the area, and roofs shall be designed to drain away from neighboring properties. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the area.

Table E.8
Currently Zoned R-1 Residential in Central Brisbane,
Vacant Sites and Potential Lot Splits (Partially Vacant)
Housing Element Sites Inventory: Opportunity Sites for Residential Development

Subarea: Central Brisbane
General Plan Land Use Designation: Residential, 2.5 – 14 units/acre
Infrastructure Capacity & Site Constraints: Infill with City services. Potential in the R-1 Zoning District Includes Vacant Lots, Potential Lot Splits and associated Secondary Dwelling Units (SDU's). SDU only sites are shown on Table F.14, at the end of this appendix The potential for development of secondary dwelling units is 10 units (8 lower income and 2 moderate income), based on trends. Site specific SDU potentials are shown here (under Maximum Capacity) where they are associated with addition of other potential units, via lot splits or on vacant lots. However, SDU's are not individually shown under "Realistic Potential 2007-2014" on this table, but are included on Table F.9. Also, see Chapter III for further discussion.

Address		APN	Land Area		Existing Use	Current Zoning	General Plan Density (units/acre)		Capacity (Net Potential New Units)			Site Specific Notes
			Sq. Ft.	Acres			Min.	Max.	Min.	Max. (inc. SDUs)	Realistic Potential 2015-2022	
258	Humboldt Rd	007202020	5,957	0.136	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
316	Humboldt Rd	007301160	4,616	0.106	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	Lot line adjustment recorded in 2007 to make two lots for a potential of 2 SFR's.
326	Humboldt Rd	007301150	5,000	0.115	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
600	Humboldt Rd	007402040	2,717	0.062	Vacant	R-1	NA	8.7 [B]	NA	0	**0**	Combined parcels recognized by the City as a single property, conforming for **1 SFR**
		007402050	4,714	0.108	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
625	Humboldt Rd	007401070	4,444	0.102	Vacant	R-1	NA	8.7 [B]	NA	1	**1**	Conforming for SFR
728	Humboldt Rd	007432100	5,417	0.124	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
730	Humboldt Rd	007432090	5,123	0.117	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
779	Humboldt Rd	007431230	3,464	0.079	Vacant	R-1	NA	8.7 [B]	NA	1	**1**	Conforming for SFR
783	Humboldt Rd	007431250	6,115	0.140	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
875	Humboldt Rd	007441250	7,300	0.167	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
24	Kings Rd	007303070	15,500	0.355	SFR	R-1	NA	8.7 [B]	NA	3	**1**	Potential for lot split to 2 parcels
50	Kings Rd	007303060	12,700	0.291	SFR	R-1	NA	8.7 [B]	NA	3	**1**	Potential for lot split to 2 parcels
90	Kings Rd	007303120	7,879	0.180	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
150	Kings Rd	007410110	14,432	0.331	SFR	R-1	NA	8.7 [B]	NA	3	**1**	Potential for lot split to 2 parcels

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			Sq. Ft.	Acres			Min.	Max.	Min.	Max. (inc. SDUs)	Realistic Potential 2015-2022	
160	Kings Rd	007410100	9,332	0.214	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
180	Kings Rd	007410090	5,195	0.119	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
262	Kings Rd	007423050	5,082	0.116	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
280	Kings Rd	007423030	12,340	0.283	SFR	R-1	NA	8.7 [B]	NA	3	**1**	Potential for lot split to 2 parcels
298	Kings Rd	007423010	5,079	0.116	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
303	Kings Rd	007432140	12,512	0.287	SFR	R-1	NA	8.7 [B]	NA	3	**1**	Potential for lot split to 2 parcels
372	Kings Rd	007471020	11,500	0.264	SFR	R-1	NA	8.7 [B]	NA	3	**1**	Potential for lot split to 2 parcels
462	Kings Rd	007443110	5,581	0.128	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
466	Kings Rd	007443120	5,606	0.128	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
460	Klamath St	007262190	10,000	0.229	SFR	R-1	NA	8.7 [B]	NA	3	**1**	Potential for lot split to 2 parcels
100	Lake St	007461020	5,993	0.137	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
150	Lake St	007461010	3,160	0.072	Vacant	R-1	NA	8.7 [B]	NA	1	**1**	Parcel is conforming for SFR
11	Margaret Ave	007423120	5,271	0.121	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
20	Margaret Ave	007410010	4,068	0.093	Vacant	R-1	NA	8.7 [B]	NA	1	**1**	Parcel is conforming for SFR
221	Mendocino St	007332080	2638	0.060	Vacant	R-1	NA	8.7 [B]	NA	1	**1**	Parcel is conforming for SFR
50	Paul Ave	007410300	4,932	0.113	Vacant	R-1	NA	8.7 [B]	NA	1	**1**	Parcel is conforming for SFR
92	Paul Ave	007410210	4,431	0.102	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	Parcel Map required for subdivision of these sites (in common ownership), which total 18,946 for a total potential of **3 single family homes**, plus secondary dwelling units.
94	Paul Ave	007410200	7,959	0.183	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
96	Paul Ave	007410270	2,968	0.068	Vacant	R-1	NA	8.7 [B]	NA	0	**0**	
	Paul Ave	007410280	3,588	0.082	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	

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850	San Bruno Ave	007551030	19,048	0.437	Vacant	R-1	NA	8.7 [B]	NA	4	**2**	Potential for lot split to three parcels
100	Santa Clara St	007233210	5,307	0.121	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
114	Santa Clara St	007233200	5,705	0.130	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
212	Santa Clara St	007341080	6,194	0.142	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
231	Santa Clara St	007342170	2,484	0.057	Vacant	R-1	NA	8.7 [B]	NA	1	**1**	Conforming for SFR
250	Sierra Point Rd	007313040	7,258	0.166	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
800	Sierra Point Rd	007521020	5,160	0.118	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
807	Sierra Point Rd	007522180	15,120	0.347	SFR	R-1	NA	8.7 [B]	NA	3	**1**	Potential for lot split to 2 parcels
855	Sierra Point Rd	007522140	6,751	0.154	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
865	Sierra Point Rd	007522150	6,751	0.154	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
120	Trinity Rd	007301090	3,894	0.089	Vacant	R-1	NA	8.7 [B]	NA	1	**1**	Conforming for SFR
240	Trinity Rd	007202060	12,800	0.293	SFR	R-1	NA	8.7 [B]	NA	3	**1**	Potential for lot split to 2 parcels
20	Tulare St	007242090	5,000	0.114	Vacant	R-1	NA	8.7 [B]	NA	2	**1**	
Totals									**NA**	**95**	**47**	