

RESIDENTIAL STANDARDS IMPROVEMENT PROGRAM SUBCOMMITTEE

MEETING AGENDA

Monday, January 11, 2010 4 P.M.

**City Hall
Crown Conference Room
1825 Strand Way, Coronado, California**

1. ROLL CALL
2. DIRECTORS REPORT
3. ORAL COMMUNICATIONS: Each person wishing to speak before the Subcommittee on any matter shall approach the Subcommittee; give name and address, and limit address to three minutes. State law generally precludes the Subcommittee from discussing or acting upon any topic initially presented during oral communication. Your information may be received, placed on the next agenda or referred to the appropriate City staff.
4. DISCUSSION ITEMS: Review of the Single Family Zone Residential Standards Improvement Program (RSIP) including an evaluation of areas needing further review to determine if there are improved development standards the City should be applying and if there are any recommended amendments including:
 - a. Review of side yard setbacks for roof decks (86.08.090);
 - b. Review of 2nd story rear yard setback for large lots (86.08.050C);
 - c. Continued discussion of possible amendments recommended by Dorothy Howard, Architect (see attached);
 - d. Review of current progress report (see attached).
5. ADJOURNMENT



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (619) 522-7320. Assisted listening devices are available at this meeting. Ask the City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with a disability. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

**RSIP SUBCOMMITTEE
AMENDMENTS UNDER CONSIDERATION
PROGRESS REPORT
1-6-10**

Approved Recommendations To Date:

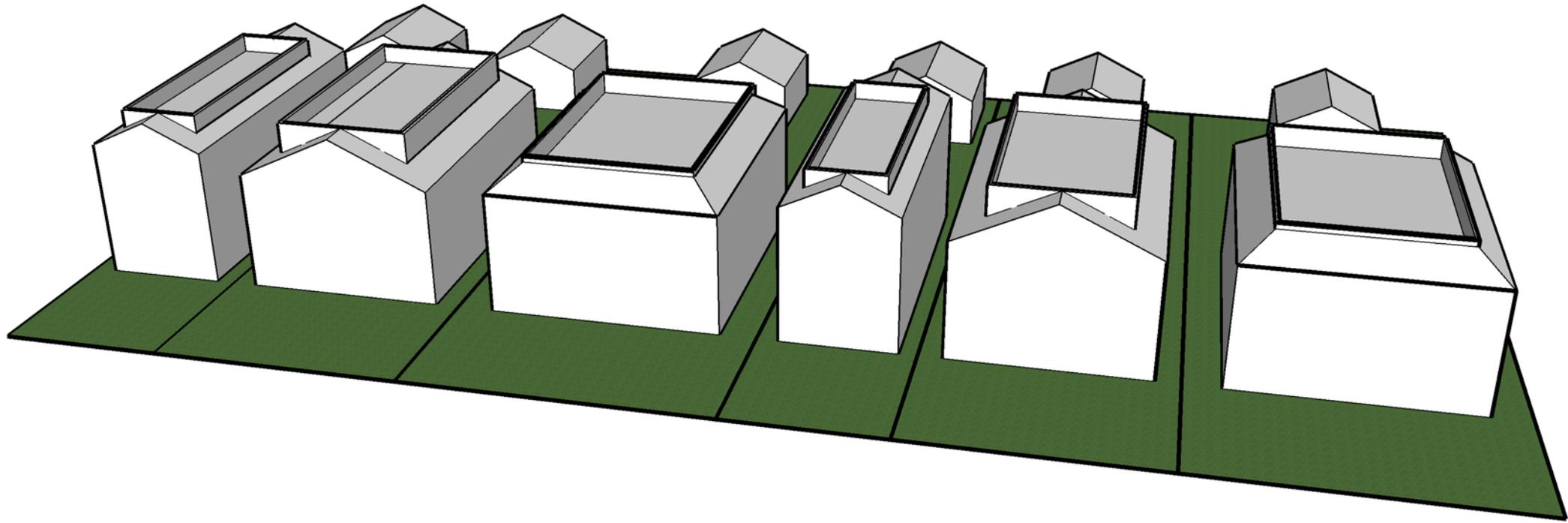
1. Increase FAR point for preserving 8” or larger existing tree in front or rear yard from 1 pt. to 2 points (but not both yards– not cumulative).
2. Reduce size of required planted tree in the front or rear yard for FAR point from 8” to 3” for 1 point.
3. Provide FAR Pt. for undergrounding of utilities.
4. Provide FAR Pt. for a building integrated photovoltaic (PV) system (BIPV) with a minimum 1.2kw (e.g. thin film PV cells integrated into roof shingles).
5. Change height limit of flat roofs from 22’ to 23’ and reduce the height of parapet walls for flat roofs from 25’ to 23’ 6” except for a max. of 40% ? of the roof perimeter which may extend to 25’. A maximum of 60% of the front parapet may extend above 23’ 6” up to 25’.
6. Change rear yard setback for roof decks above 14ft. in height from 50% and 60% of lot depth for lots <100' or ≥ 100' depth, respectively, to 50% of lot depth for all lots.

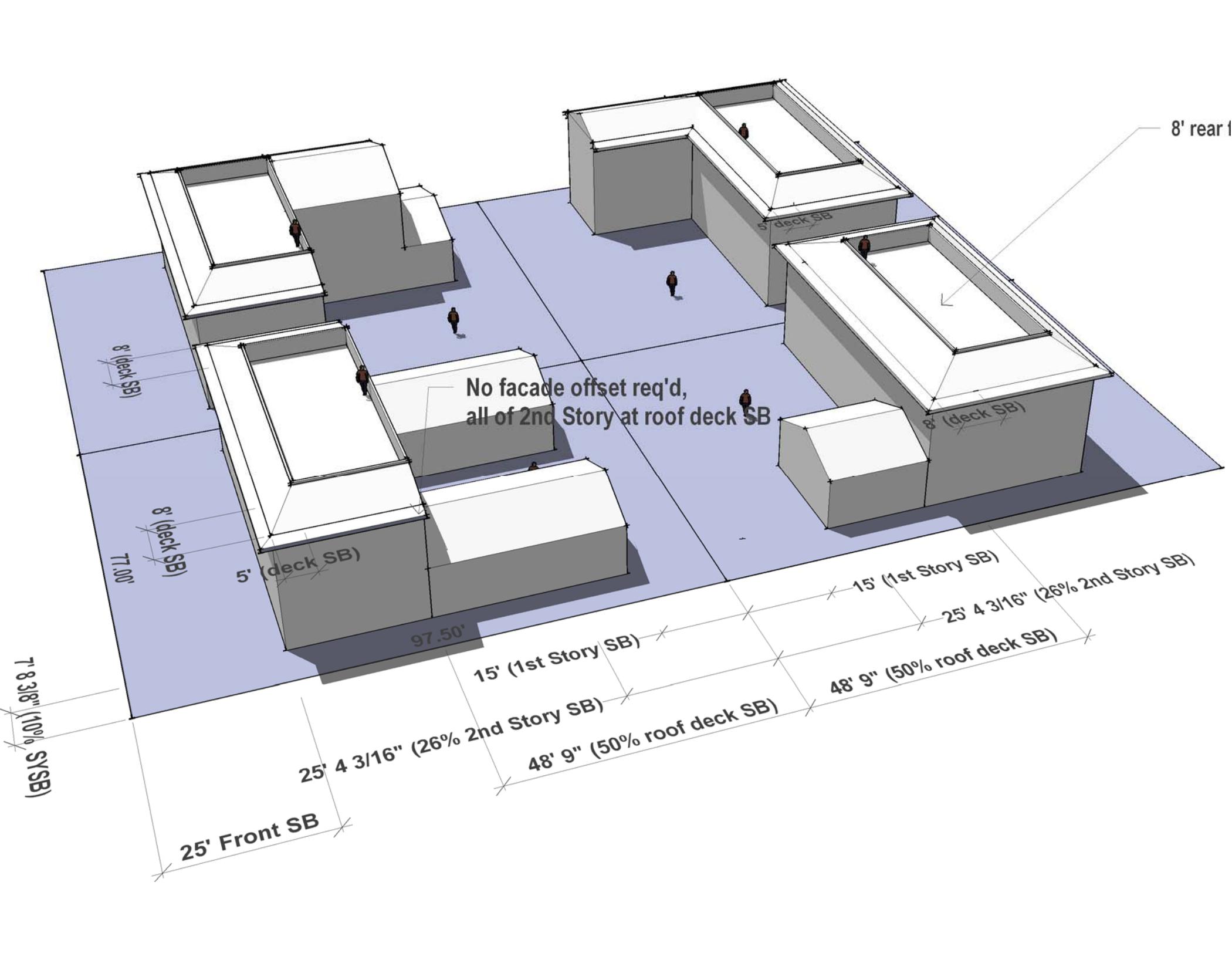
Reviewing:

1. Review of side yard setbacks for roof decks above 14’ in height (86.08.090).
 - a. Existing:
An interior side yard setback of twice the required side yard with a maximum of eight feet from the side facade;
 - b. Proposed:
An interior side yard setback from the side façade of the structure as follows;

Lot width	Facade setback required
25 feet or less	3 feet
Greater than 25 feet, up to 50 feet	5 feet
Greater than 50 feet	8 feet

2. Review of 2nd story rear yard setback for large lots (86.08.050C).
 - a. Existing:
For all lots except those with a rear property line adjoining a public park or bay, there shall be a second story rear yard of not less than 20 percent of the depth of the lot for lots 100 feet or less in depth and 26 percent of the lot depth for lots greater than 100 feet in depth. However, in no case would the lot area of the required second story rear yard be required to exceed 20 percent or 26 percent of the gross lot area, respectively. (The handle portion of a panhandle lot shall be excluded from lot depth calculations.)
 1. *The height of a single story within the required second story rear yard shall comply with the allowable height for accessory buildings.*
 2. *Roof decks and second story balconies are prohibited in the second story rear yard except as otherwise permitted to project from said increased second story setback line.*
3. Review of amendments recommended by Dorothy Howard, Architect (see separate list).





No facade offset req'd,
all of 2nd Story at roof deck SB

8' rear 1

8' (deck SB)

8' (deck SB)

5' (deck SB)

5' deck SB

8' (deck SB)

97.50'

15' (1st Story SB)

25' 4 3/16" (26% 2nd Story SB)

48' 9" (50% roof deck SB)

15' (1st Story SB)

25' 4 3/16" (26% 2nd Story SB)

48' 9" (50% roof deck SB)

25' Front SB

7' 8 3/8" (10% 1st Story SB)

77.00'

RSIP Amendment Suggestions

By Dorothy Howard, Architect 10.21.09 DH
With updates from RSIP Subcommittee 12-14-09
(Relevant code sections and considerations by Peter Fait,
Associate Planner in parenthesis)

1. FAR point for preserving 8" tree should be for backyard too (86.08.035B1&2 would pts. be cumulative for both yards?) – Approved and in progress report.
2. Consider changing height limit of flat roofs from 22' to 23' and reduce the height of parapet walls for flat roofs from 25' to 23' 6" except for a max. of ___% (research) of the roof perimeter which may extend to 25'. A maximum of 60% of the front parapet may extend above 23' 6" up to 25' – Approved and in progress report.
3. Allow limited 'buttress' type arch'l projections into FYSB
4. Allow 3' SYSB for detached garage, as long as total of both SYSBs for garage = 20% of lot width, NTE 10' total (86.08.060)
5. For landscape area calc, count 2x area of container for container grown plants (86.08.130, plants are usually more difficult to keep healthy and alive when in containers)
6. Include basement light wells in exceptions to 'grade' definition (basements & underground parking are exempt and light wells would be in the same category – no amendment required) 86.04.318)
7. FAR pt # 13 should read 'obscure' not 'opaque' glass (this would help clarify that windows for this pt. are not to be see through, 86.08.035B13)
8. Allow columns of one story Porte-Cochere to encroach 1/3 into SYSB, but not less than 3' from PL. Allow Porte-Cochere to extend into FYSB same as porch, *if porch is present*.
9. FAR pt #20- consider loosening this to 30% of lot width measured from PL, not SB
10. FAR pt #22- conform allowable dormers to new dormer rules
11. Add FAR point for BIPV (Building Integrated Photovoltaic, example see: http://www.pv-tech.org/news/a/dow_chemical_company_unveils_new_bipv_solution) – Approved and in progress report.
12. Add FAR pt for screening view of solar panels from beyond ground-level at PL (all sides or just from street?)
13. Add FAR point for limiting height of main structure to 90% of otherwise allowable height (related to 86.08.035B6 & 18. Would pts. be cumulative?)
14. The height limit exception for cupolas needs to be updated for the revised definition of building height. See attached.
15. Consider adding a FAR point for a new dwelling built in a specific architectural vernacular historically common in Coronado? This is similar to the current FAR point for an addition in keeping with the style of the original dwelling.

HEIGHT LIMIT EXCEPTIONS

(See CMC 86. 56.050)

