RESIDENTIAL STANDARDS IMPROVEMENT PROGRAM SUBCOMMITTEE

MEETING AGENDA

Monday, February 22, 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 current progress report (attached).
   b. Review of Floor Area Ratio (FAR) additional design features and bonus points (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
2-19-10

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.
7. Change 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

8. Change FAR Pt. # 13 from 'opaque' glass to 'obscure' glass (clarifies that windows for this pt. are not to be see through, 86.08.035B13).
9. Allow columns and roof of a covered and "unenclosed" Porte-Cochere attached to a dwelling to project 1/3 into SYSB, but not less than 3' from PL. If a front porch is present, the Porte-Cochere may extend into FYSB as provided for in 86.56.610. Said Porte-Cochere shall be 'architecturally similar in design and materials' as the attached dwelling, be limited to one story and 14' in height and shall not exceed a length of 20'.
10. Change FAR PT. #20 from requiring courtyards to have a depth of 30% of the lot width from the normal setback line to measure the required depth from the property line.
11. Update FAR PT. #22 regarding dormer standards to conform to the amended dormer provisions.
12. Provide FAR pt for locating solar panels to not be visible from ground-level directly in front of the dwelling as viewed from within the adjoining street rights-of-way.
13. Require a greater 2nd story rear yard setback for large lots (86.08.050C) as follows:
    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, ***except for lots which are both 110 feet or greater in depth and 6000 sq.ft. or greater in lot area, there shall be a second story rear yard of not less than 40 percent of the lot depth.*** ~~*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 **40** ~~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.*

14. Provide FAR point for limiting height of main structure to 90% of otherwise allowable height (related to 86.08.035B6 & 18. Would pts. be cumulative?).
15. The height limit exception for cupolas needs to be updated for the revised definition of building height. Approved. City staff and Dorothy Howard, Architect will revise.

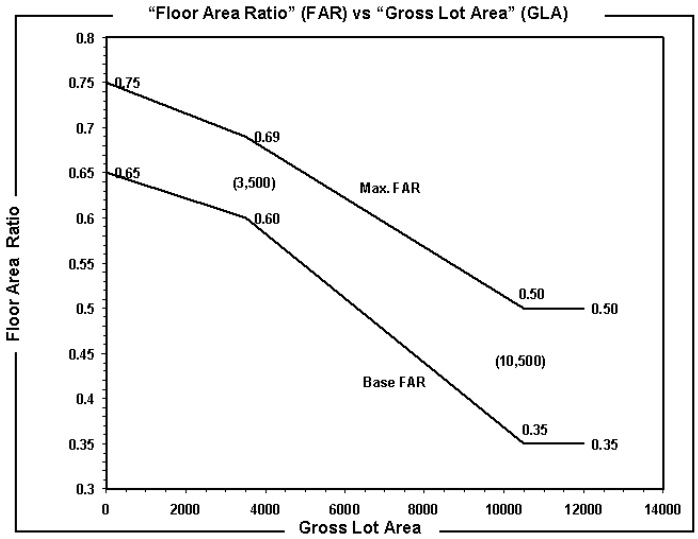
Reviewing:

1. FAR Point Values

Floor Area Ratio (FAR)
Allowable FAR and Additional Design Features and Point Values
Revised 2-8-10

86.08.035 Floor area ratio.

Development shall not exceed a base and maximum "floor area ratio" (FAR) in accordance with the following chart and table:



Allowable Base "Floor Area Ratio" (FAR) and Maximum FAR vs. "Gross Lot Area" (GLA)											
GLA	**Base FAR**	**Max FAR**	**GLA**	**Base FAR**	**Max FAR**	**GLA**	**Base FAR**	**Max FAR**	**GLA**	**Base FAR**	**Max FAR**
600	0.641	0.740	3100	0.606	0.697	5600	0.525	0.633	8100	0.436	0.565
700	0.640	0.738	3200	0.604	0.695	5700	0.521	0.630	8200	0.432	0.562
800	0.639	0.736	3300	0.603	0.693	5800	0.518	0.628	8300	0.429	0.560
900	0.637	0.735	3400	0.601	0.692	5900	0.514	0.625	8400	0.425	0.557
1000	0.636	0.733	3500	0.600	0.690	6000	0.511	0.622	8500	0.421	0.554
1100	0.634	0.731	3600	0.596	0.687	6100	0.507	0.619	8600	0.418	0.552
1200	0.633	0.729	3700	0.593	0.685	6200	0.504	0.617	8700	0.414	0.549
1300	0.631	0.728	3800	0.589	0.682	6300	0.500	0.614	8800	0.411	0.546
1400	0.630	0.726	3900	0.586	0.679	6400	0.496	0.611	8900	0.407	0.543
1500	0.629	0.724	4000	0.582	0.676	6500	0.493	0.609	9000	0.404	0.541
1600	0.627	0.723	4100	0.579	0.674	6600	0.489	0.606	9100	0.400	0.538
1700	0.626	0.721	4200	0.575	0.671	6700	0.486	0.603	9200	0.396	0.535
1800	0.624	0.719	4300	0.571	0.668	6800	0.482	0.600	9300	0.393	0.533
1900	0.623	0.717	4400	0.568	0.666	6900	0.479	0.598	9400	0.389	0.530
2000	0.621	0.716	4500	0.564	0.663	7000	0.475	0.595	9500	0.386	0.527
2100	0.620	0.714	4600	0.561	0.660	7100	0.471	0.592	9600	0.382	0.524
2200	0.619	0.712	4700	0.557	0.657	7200	0.468	0.590	9700	0.379	0.522
2300	0.617	0.711	4800	0.554	0.655	7300	0.464	0.587	9800	0.375	0.519
2400	0.616	0.709	4900	0.550	0.652	7400	0.461	0.584	9900	0.371	0.516
2500	0.614	0.707	5000	0.546	0.649	7500	0.457	0.581	10000	0.368	0.514
2600	0.613	0.705	5100	0.543	0.647	7600	0.454	0.579	10100	0.364	0.511
2700	0.611	0.704	5200	0.539	0.644	7700	0.450	0.576	10200	0.361	0.508
2800	0.610	0.702	5300	0.536	0.641	7800	0.446	0.573	10300	0.357	0.505
2900	0.609	0.700	5400	0.532	0.638	7900	0.443	0.571	10400	0.354	0.503
3000	0.607	0.699	5500	0.529	0.636	8000	0.439	0.568	≥10500	0.350	0.500

The base FAR may be cumulatively increased to the maximum FAR shown in the above chart and table if the development is designed:

A. With a different front elevation compared to all other development on both the subject block face and the block face immediately across the street from the front of the subject property if new construction, replacement, or 50 percent or more reconstructed or restored; and

B. With one or more of the following additional design features incorporated into the project. Each additional design feature has a corresponding FAR bonus which is cumulatively added to the base FAR up to the maximum FAR permitted above. In addition, the following list is succeeded by a list of FAR deductions which cumulatively reduce the allowable FAR but in no case shall the allowable FAR be reduced below the above base FAR:

ADDITIONAL DESIGN FEATURES	FAR BONUS
LANDSCAPE (A maximum of .04 FAR Bonus points permitted)	
1. ~~Plant or p~~Preserve a tree and its root system in the required front yard, with a minimum diameter of eight inches for a shade tree or 16 inches for a palm tree (measured four feet, six inches above the root crown) and a height of no less than 20 feet and install an automatic irrigation system, for all landscaping in the front yard, including the adjoining public property.	~~.01~~ .02
2. Preserve a shade tree and its root system in the rear yard, with a minimum diameter of eight inches (measured four feet, six inches above the root crown) and a height of no less than 20 feet and install an automatic irrigation system, for all landscaping in the rear yard.	.01
~~2. Preserve a tree and its root system on the subject property, other than within the required front yard, with a minimum diameter of eight inches for a shade tree or 16 inches for a palm tree (measured four feet, six inches above the root crown) and a minimum height of 20 feet.~~	~~.01~~
3. Plant a shade tree in the required front yard, with a minimum diameter of three inches (measured four feet, six inches above the root crown) and install an automatic irrigation system, for all landscaping in the front yard, including the adjoining public property.	.01
~~3. A required front yard with no wall, fence, or hedge over three feet in height excluding walls, fences, or hedges on or within 12 inches of the common side property lines, architectural features or columns on said walls or fences up to a maximum of four feet in height, and landscape accessory structures as permitted in CMC 86.56.595.~~	~~.01~~
4. A required front yard with no walls or fences over three feet in height ~~in accordance with the above number 3~~ excluding walls, fences, or hedges on or within 12 inches of the common side property lines, architectural features or columns on said walls or fences up to a maximum of four feet in height, and landscape accessory structures as permitted in CMC 86.56.595 plus all of the following: A. Installed landscaping with automatic irrigation for the entire lot and adjoining public property which has been designed by a licensed landscape architect; B. Preservation or installation of three trees on the subject private property with at least one tree located in the front yard. A minimum of two of said trees shall be shade trees and all shade trees shall have a diameter of no less than three inches (measured four feet, six inches above the root crown). One of said trees may be a cluster of palm trees with a minimum of three stems with each stem having a minimum six-foot brown trunk height; C. A minimum of 35 percent of the lot shall be landscaped of which a maximum of one-half shall be decorative hardscape or water features; and D. Plant material shall cover a minimum of 80 percent of the front yard between the main building and the front property line (excluding driveways ~~designed in accordance with the below number 17D~~ within the front yard where the center of the driveway is planted and maintained with turf or other plant material equal to 100 percent or more of the total width of all hard drivable surface area).	.02

NEIGHBORHOOD COMPATIBILITY	
~~5. A main building with all facades being of a different color, style, and texture and all visible roofs being of a different color, as compared to the main buildings of the adjoining next door neighbors.~~ (MOVED TO FAR DEDUCTIONS #31)	~~.01~~
~~6. A main building with a maximum flat or ridge roof height of 150 percent of the flat or sloped roof ridge height of the shortest of the immediately adjoining next door main building, provided at least one of the neighboring main buildings does not exceed one story or 14 feet in height.~~ (MOVED TO BELOW SETBACKS & HEIGHT SECTION)	~~.02~~
~~7~~5. An addition designed to be compatible to, and to retain, the architectural style of the original dwelling.	.01
6. Undergrounding of all existing and future utilities to the site.	.01
7. A photovoltaic (PV) system integrated into the building architecture (BIPV) with a minimum 1.2kw (e.g. thin film PV cells integrated into roof shingles).	.01
8. Photovoltaic solar panels located to not be visible from ground-level directly in front of the dwelling as viewed from within the adjoining street rights-of-way.	.01
FRONT PORCH	
~~8~~9. An unenclosed front porch with a minimum of 50 percent of the perimeter walls of said porch at least 65 percent or more permanently open to the passage of light and air (porches on corner lots may wrap a maximum of 60 percent of the required length around the corner of the dwelling from the front to the street side yard so long as required setbacks are satisfied): A. Raised a minimum of 12 inches above the ground, has a length of at least 70 percent of the width of the dwelling, projects out a minimum of eight feet from the dwelling (eaves may project an additional 12 inches) and a minimum of 50 percent is covered with a permanent solid waterproof roof and the remaining portion covered by a minimum 10 percent solid trellis; or B. Has a length of at least 50 percent of the width of the dwelling, projects out a minimum of six feet from the dwelling (eaves may project an additional 12 inches) and is 100 percent covered with a permanent solid waterproof roof.	.02 .01
ROOFS	
~~9~~10. A roof on the main building having a slope of at least 4:12 but less than 6:12 for at least 80 percent of the total building area with eaves projecting a minimum of 12 inches for the entire sloped roof perimeter.	.01
~~10~~11. A roof on the main building with a pitch of 6:12 or greater for at least 80 percent of the total building area with eaves projecting a minimum of 12 inches for the entire sloped roof perimeter and the 6:12 portion of the roof's ridge axis runs perpendicular to the street.	.02
~~11~~12. A main building with a variation of roof lines visible from all adjoining street rights-of-way.	.01
~~12~~13. A roof on the main building having a slope of 4:12 or greater for at least 80 percent of the total building area with eaves equivalent to at least five percent of the width of the front facade for the entire sloped roof perimeter with a minimum of 24 inches.	.01
WINDOWS	
~~13~~14. All windows along both side facades of the main building, at each story, offset horizontally at least 12 inches (edge to edge) from windows of immediately adjoining main buildings. Windows with a sill height of 66 inches or more above the floor, opaque, or separated by 20 feet or more horizontally are not required to be offset.	.01
COVERAGE	
~~14~~15. A maximum total structural coverage of 40 percent with exceptions otherwise permitted: A. For lots with a "gross lot area" of 5,600 square feet or less; or B. For lots with a "gross lot area" greater than 5,600 square feet.	 .02 .01
~~15~~16. A main building where the second story "gross floor area" and "floor area equivalent" is 50 percent or less of the "gross floor area" and "floor area equivalent" of the first story.	.02
GARAGES AND DRIVEWAYS	
~~16~~17. A detached garage with a maximum of 11 feet in height for flat roofs or 13 feet in height for sloped roofs of 4:12 or greater with a minimum separation of 40 feet to the main building. Said separation shall be open from the ground to the sky except for projections otherwise permitted.	.02

~~17~~18. The following features shall only apply to lots that do not abut an alley, or due to the location of the lot or physical attributes of the land the garage can only be accessed by vehicles through the front yard, the garage provides the required covered parking, and the lot is not a corner lot:	
A. All of the garages located in the rear 50 percent of the lot depth with a driveway maximum width of 10 feet in the first 30 percent of the lot depth.	.02
B. All parking garage doors which are visible from the street with a maximum cumulative door width of 18 feet, set back four feet or more from the dominant adjoining building facade and contain windows and architectural details.	.01
C. All parking garages with vehicle access doors turned 90 degrees or more from the street or which are otherwise not visible from the street, provided the garage door(s) are facing the adjacent side yard setback and the garage wall facing toward the street does not extend beyond the adjacent front facade of the building.	.01
D. Driveways within the front yard setback where the center of the driveway is planted and maintained with turf or other plant material equal to 100 percent or more of the total width of all hard drivable surface area (wheel well, "Bermuda" or "Hollywood" style driveways).	.01
E. Underground parking provided on lots which are 50 feet or less in width and with a maximum cumulative vehicle door width of 18 feet.	.01
SETBACKS AND HEIGHT (A maximum of .03 FAR points permitted for building height)	
~~18~~19. A main building limited to one story with a maximum height of 14 feet to top of a flat roof and 20 feet to the ridge or peak of sloped roofs (otherwise permitted exceptions allowed).	.03
~~5~~20. A main building with a maximum flat or ridge roof height of 150 percent of the flat or sloped roof ridge height of the shortest of the immediately adjoining next door main building, provided at least one of the neighboring main buildings does not exceed one story or 14 feet in height.	.02
21. A main building with a roof height limited to 90% of otherwise allowable height.	.01
~~19~~22. A second story front facade set back a minimum of eight feet from the dominant first story facade for a minimum of 70 percent of the width of the first story.	.01
~~20~~23. A courtyard along the side facade of the main building, open to the side yard, of at least 15 feet in width (parallel to the side property line), and a minimum depth of 30 percent of the lot width from the normal setback line. Said courtyard shall be open to the sky, except for architectural features which may project into the courtyard up to a maximum of 10 percent of the lot width. Said courtyard shall be an integral part of the main building and not open to the front or rear yards.	.01
~~21~~24. An increased front yard set back a minimum of eight feet for all stories for 50 percent or more of the front facade width with exceptions otherwise permitted from said increased setback line; provided, that any portion of a garage along the front facade is set back the additional eight feet.	.02
~~22~~25. All buildings with one increased side yard setback above 16 feet in height which slopes away from the vertical plane of the required side yard setback line by at least 45 degrees. Dormers shall be permitted to encroach into the 45 degree setback; provided, that they shall be set back from the side property line a minimum of 150 percent of the required side yard, shall not exceed eight feet in width and a cumulative width of 25 percent of the length of the roof abutting the side yard and shall maintain a minimum of eight-foot separation between dormers. The highest point of each such dormer shall be a minimum of one foot lower than the ridge of the abutting main roof.	.01
~~23~~26. A second increased side yard setback in accordance with item number 22 for the opposite side yard for all buildings.	.01
~~24~~27. One side yard setback above the first story which is at least 33 percent greater than the minimum required side yard setback.	.01
~~25~~28. A main building with one side yard setback for all stories which is at least 33 percent greater than the minimum required side yard setback with projections otherwise permitted from the increased setback line except for eaves which may project from the minimum setback line.	.01
~~26~~29. A second increased side yard setback in accordance with item number 25 for the entire length of the main building's second or opposite side yard.	.01

~~27~~30. On lots which are 30 feet or less in width: two or more attached dwellings and covered parking constructed with a common zero side yard setback on two or more lots having contiguous interior lot lines. The remaining side yards shall not be less than 20 percent of the width of each respective lot. All side street lot lines and interior lot lines adjoining property not part of the development shall not be permitted to have such a reduced side yard.	.02
ARCHITECT AND DESIGN REVIEW	
~~28~~31. Plans drawn and signed by a California licensed architect with the architect-of-record's title block on all sheets of the plans and an affidavit signed by the architect stating that the plans were drawn by or under the direct supervision and approval of him or her.	.01
~~29~~32. Approval from the Design Review Commission.	.01
HISTORIC DESIGNATION	
~~30~~33. Approval of a historic alteration permit by the City of Coronado Historic Resource Commission to alter, add to, or modify a main building designated as a historic resource by the City of Coronado, State of California, or the Federal Government.	.02
FAR DEDUCTIONS	
~~31~~34. FAR Deductions:	
A. More than 18 lineal feet (cumulative) of garage door(s) on the front facade of the main building;	-.01
B. A deck or balcony on any building adjoining a building facade or on or above the roof which is above the finished floor of the second story or 14 feet above "grade," which does not have all of the following minimum setbacks: 1. A side yard setback of twice the required side yard with a maximum of eight feet; 2. A rear yard setback of 60 percent of the lot depth for lots 100 feet or more in depth and 50 percent of the lot depth for lots less than 100 feet in depth; and 3. A setback of five feet from the adjoining front facade;	-.01
C. A main building whose front and side elevations have architectural elements such as, but not limited to, windows, doors and columns that are higher than 14 feet or have a cumulative proportion opening-to-solid of greater than 30 percent with each story per facade calculated separately;	-.01
D. A finished first story floor or a finished floor directly above an underground parking garage or basement greater than 30 inches above "grade";	-.01
E. Landscaping with plant material or water features between the front of the main building and the front property line which is less than 40 percent of said area for lots with a "frontage" less than 50 feet in width and less than 60 percent for lots with a "frontage" of 50 feet or greater.	-.01
F. A main building with a front facade of the same color, style, and texture, as compared to the main buildings of the adjoining next door neighbors.	-.01