

SUMMARY OF FEEDBACK FROM COUNCIL WORK SESSION

DATE: AUGUST 22, 2023

Green = General agreement on these items, included in Draft Code

Yellow = Included in Draft Code, Items for Further Council Decision

Red = Not included in the Draft Code

| RL (Residential, Low Density) | | RYG |
|-------------------------------|--|-----|
| 1 | Limit ADUs to one story when there is no alley | |
| 2 | Allow ADU with single unit dwelling, not with a duplex | |
| 3 | Require ADU properties to be owner occupied (meaning owner must reside in one of the units) | |
| 4 | Allow two units maximum (house + ADU or duplex only) | |
| 5 | Allow duplexes ONLY IF 1) a lot is 100ft width or wider or 2) one unit is an affordable housing unit or 3) the duplex converts and integrates an existing structure or 4) a lot is within 1/4 mile of current or future high-frequency transit | |

| NCL (Neighborhood Conservation, Low Density) | | RYG |
|--|---|-----|
| 6 | Decrease minimum lot size to 4,500 sf | |
| 7 | Allow two units maximum on lots 4,500 - 6,000 sf (house + ADU or duplex) | |
| 8 | Restrict ADU height to the height of the primary building. | |
| 9 | Allow three units maximum on lots 6,000+ sf ONLY IF 1) a duplex + ADU or triplex converts and integrates an existing structure OR 2) a triplex or 3-unit cottage court includes one affordable unit | |

| NCM | | RYG |
|-----|--|-----|
| 10 | Decrease minimum lot size to 4,500 sf | |
| 11 | Allow three units maximum on lots 4,500 - 6,000 sf (single unit, duplex, row house and ADU only) | |
| 12 | Allow five units maximum on lots larger than 6,000 sf | |
| 13 | Allow six units on 6,000 sf or larger ONLY IF the development converts and integrates an existing structure (single unit, duplex, row house and ADU only) AND one unit is affordable | |
| 14 | Allow a Cottage Court (minimum 3 units, maximum 6 units) on lots 9,000 sf or larger | |

City-wide alternatives

| Affordable Housing | | RYG |
|--------------------|---|-----|
| 15 | Expand affordable housing incentives citywide and calibrate market-feasible incentives for ownership and rental | |
| 16 | Update definitions of affordable housing to match market needs for ownership and rental | |
| 17 | Extend required affordability term to 99 years (50-60 years) | |

| Private Covenants/HOAs | | RYG |
|------------------------|--|--------|
| 18 | Allow an HOA to regulate the option for detached or attached ADU | Green |
| 19 | Specify that HOA's can continue regulate aesthetics (color, window placement, height, materials, etc.) within the bounds of their existing rules | Green |
| 20 | Add language to allow HOA's to regulate site placement (additional setbacks, separation requirements) | Yellow |
| 21 | Allow an HOA to regulate whether a lot can be further subdivided | Red |

| Parking/Infrastructure | | RYG |
|------------------------|--|-------|
| 22 | Reduce parking requirements for multi-unit developments: 1 bedroom = from 1.5 to 1, 2 bedroom = from 1.75 to 1.5 | Green |
| 23 | Reduce parking requirements for affordable housing ONLY if the development has 7 or more units | Green |
| 24 | Require 1 parking space for an ADU | Green |
| 25 | Allow a tandem parking space to count ONLY IF an ADU or extra occupancy | Green |

| Input in Development Review | | RYG |
|-----------------------------|--|-------|
| 26 | Allow Affordable Housing projects to be reviewed under Basic Development Review | Green |
| 27 | Require a neighborhood meeting for some projects (larger, more complex, etc.) | Red |
| 28 | Require a pre-application conceptual review meeting for projects over 6 units | Red |
| 29 | Establish a defined comment period for public comments on Basic Development Reviews | Red |
| 30 | Require projects with Modifications go to P&Z when it involves a modification for certain code sections (such as parking, height, density) or; | Red |
| 31 | Require projects with Modifications go to P&Z when it involves more than a certain number of modifications | Red |

| Short Term Rentals | | RYG |
|--------------------|---|-------|
| 32 | Restrict new ADUs from being used as STR | Green |
| 33 | Allow existing ADU or Accessory Structures with STR license to continue operating under current license | Green |