

Zoning Text Amendment—Single Family Standards in Multi-Family Zoning Districts
Planning Commission Subcommittee Brainstorm Session #7
August 29, 2011, 5:30pm

Planning Commission Subcommittee:
Chair Stan Bair
Vice Chair Joan Cox

Staff:
Jeremy Graves, Community Development Director
Lilly Schinsing, Associate Planner

Community Participants:
Michael Rex
Geoff Butler
Sherri Faber

❖ **Define the Issues**

- Single family homes in two/multifamily zoning districts are allowed the same maximum development standards as duplexes/triplexes. These uniform standards could result in unusually large single family homes that could be out of character with the neighborhood
- There are few incentives or regulations to preserve existing or provide new duplexes/triplexes in multi-family districts. Converting existing duplexes/triplexes to single family homes would result in a loss of housing stock, which is contrary to goals of the Housing Element.

❖ **Review Possible “Single Family Standards in Multi-Family Zoning Districts: Proposed Amendments” (Staff Notes from July 28, 2011 Planning Commission Subcommittee Meeting – Attachment A)**

❖ **Review “Parcel Scenarios for the Modified Rex & Butler Option” (Attachment B)**

❖ **Steps to Move Forward**

- Planning Commission Meeting on Amendments (October)
- Type of Notice
 - Newspaper Ad (Minimum Legal Requirement)
 - Posted at City Hall (Minimum Legal Requirement)
 - Notice to all property owners in R2, R3, and PR Zoning Districts
 - Notice on City’s Website
 - Write-up in the Marinscope?