



**Explanation**

8. Briefly explain potential costs of implementing study results, note estimated capital and operating costs, as well as estimated revenue/savings, include dollar amounts

Are there costs of implementation? No

**Explanation**

9. Staff Recommendation

**Staff Recommendation** Support

**If 'Support', 'Drop' or 'Defer', explain**

Clarifying the open space requirements by specifically stating the conditions and situations where the front yard can be counted will streamline the review process.

Reviewed by



Department Director

12/4/12  
Date

Approved by



City Manager

12/4/12  
Date