

2014 Council Study Issue

**CDD 14-06 Review Ratio of Second Story to First Story in Single Family Homes**

**Lead Department** Community Development

**Sponsor(s)** Planning Commission

**History** 1 year ago: 2 years ago:

1. **Scope of the Study**

a. What are the key elements of the study?

There have been several recent applications for projects adding a second story in predominantly single-story neighborhoods. In these single-story neighborhoods, the Single-family Design Techniques include a standard that second story floor area should not exceed 35% of the first story floor area. This requirement is especially critical in single-story neighborhoods because a home that has a second floor ratio greater than 35% of the first floor would result in a home with much greater massing on two floors than other homes in the neighborhood. A concern may be that restricting possible second floor area could limit reinvestment in an area.

The study could include:

- Review of current guideline requirements
- Survey of standards from other cities
- Consider providing additional design techniques to allow a larger second floor area while not negatively impacting the neighborhood
- Consider if the 35% limitation impacts neighborhoods with smaller homes more than those with larger homes
- Community outreach

b. What precipitated this study?

The Planning Commission has recently reviewed projects on appeal which staff denied partially because of a request to have a second floor that exceeds the 35% limitation.

c. Is this a multiple year project? No Planned Completion Year 2014

**d. Fiscal Impact**

a. Cost to Conduct Study

i. Level of staff effort required (opportunity cost)

Major  Moderate  Minor

ii. Amount of funding above current budget required \$0

Will seek budget supplement  Will seek grant funding

iii. Explanation of Cost:

b. Costs to Implement Study Results

No cost to implement.

Unknown. Study would include assessment of potential costs.

Some cost to implement. Explanation:

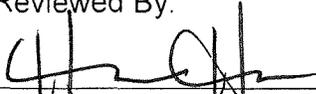
**e. Expected participation in the process**

- Council-approved work plan
- Council Study Session
- Board/Commission Review by Planning Commission

**f. Staff Recommendation**

a. Position: Drop

b. Explanation: The Techniques are guidelines, not code requirements, and there are instances when a home design that exceeds 35% is a good design. A new home is reviewed taking into account all guidelines of the Techniques, and amending one aspect (the 35% ratio) would not be appropriate without also reviewing the remainder of the document. Staff does not recommend revising the Techniques for one specific issue, but the entire guidelines should be reviewed if a change is proposed.

Reviewed By:	Approved By:
	
10/10/13	10-15-13
Department Director      Date	City Manager      Date