

Development Regulations

Development Regulations for Subdivisions in SA-2

Code Section	District Regulation	Requirement	Proposed	Complies?
2.08.304	Minimum Lot Size	5,000 sf	PD Overlay applied to apply regulation site-wide. < 5,000 sf Unit lots: Vary 724 - 965 sf; Common lot: 9,644 sf.	Yes
2.08.304	Minimum Lot Width	50 feet	PD Overlay applied to apply regulation site-wide. Varies, < 50 ft	Yes

Development Regulations - Sitewide

Code Section	District Regulations	Requirement	Proposed	Complies?
2.08.316	Lot Coverage	100%	6,114 sf / 12,588 sf = 48.57%	Yes
2.08.320	Floor Area Ratio	Min FAR: n.a.; Max FAR in MUC (Corridor Mixed Use): 2.5 (site is in MUC)	13,275/12,588 sf = 1.055 FAR	Yes
2.08.324	Minimum Site Landscaping	10%	(1255.8÷12,588)x100% ≈10%	Yes
2.08.324(B)	Minimum Site Landscaping	Landscape Requirements in All Districts. Notwithstanding the minimum setback and landscaped yard requirements of this chapter, all open areas within, and adjacent to, a required front or corner side yard, other than areas used for walks, drives or parking and loading facilities, shall be landscaped consistent with Chapter 4.16 Landscape Requirements	Landscaping in front setback on E 14th St. Landscaping corner side setback on 135th Ave.	Yes
2.08.332(A)	Density for Multi-Family Residential and Mixed-Use Residential Development	The minimum and maximum density for residential and mixed-use development is as prescribed below, except that in the Corridor Mixed Use (MUC) General Plan Land Use Designation, maximum residential density in this category is dictated by applicable floor area ratio (FAR) limits rather than limits on dwelling units per acre.	Site is in MUC. Density regulation does not apply.	Yes

Development Regulations - Building A

Code Section	District Regulations	Requirement	Proposed	Complies?
			PD Overlay applying setbacks site-wide.	
2.08.308	Front Yard - E 14th St	5 to 10 ft	Varies, >10 ft	Yes
2.08.308	Rear Yard - Southwest PL	0 ft	>60 ft	Yes
2.08.308	Interior Side Yard - Northwest PL	0 ft	5 foot, 1 inch	Yes
2.08.308	Corner Side Yard - 135th Ave	0 ft	10 ft	Yes
2.08.308	Yards Abutting R Districts-Southwest PL	8 ft	>60 ft	Yes
2.08.308(E)(1)	Additional Building Setback-SA Districts	If ground floor residential is proposed: 5-10 feet shall be required.	Varies, >10 ft	Yes
2.08.308(E)(2)	Additional Building Setback- SA Districts.	South of Blossom Way: front setbacks shall achieve a 13.5-foot wide sidewalk.	13.5 ft sidewalk achieved.	Yes
2.08.308(F)(2)	Daylight Plane Regulations for Parcels Adjacent to R Districts.	Structures shall not intercept a one-to-one (1:1) or 45 degree daylight plane inclined inward from a point 15 feet above existing grade at an RD District boundary line to a point 35 feet above existing grade at 20 feet from the RD District boundary line.	Building A would be built inside this building envelope.	Yes
2.08.312	Height	24 ft minimum; 50 ft maximum.	30 ft	Yes

Development Regulations - Building B

Code Section	District Regulations	Requirement	Proposed	Complies?
			PD Overlay applying setbacks site-wide.	
2.08.308	Front Yard - E 14th St	5 to 10 ft	Varies, >60 ft	Yes
2.08.308	Rear Yard - Southwest PL	0 ft	8 ft	Yes
2.08.308	Interior Side Yard - Northwest PL	0 ft	5 foot, 1 inch	Yes
2.08.308	Corner Side Yard - 135th Ave	0 ft	10 ft	Yes
2.08.308	Yards Abutting R Districts-Southwest PL	8 ft	8 ft	Yes
2.08.308(E)(1)	Additional Building Setback-SA Districts	If ground floor residential is proposed: 5-10 feet shall be required.	Varies, >10 ft	Yes
2.08.308(E)(2)	Additional Building Setback- SA Districts.	South of Blossom Way: front setbacks shall achieve a 13.5-foot wide sidewalk.	13.5 ft sidewalk achieved.	Yes
2.08.308(F)(2)	Daylight Plane Regulations for Parcels Adjacent to R Districts.	Structures shall not intercept a one-to-one (1:1) or 45 degree daylight plane inclined inward from a point 15 feet above existing grade at an RD District boundary line to a point 35 feet above existing grade at 20 feet from the RD District boundary line.	Concession applied. Part of Building B would be built outside daylight plane.	Yes
2.08.312	Height	24 ft minimum; 50 ft maximum.	30 ft	Yes

Development Regulations - Applicable in All Districts

Code Section	District Regulations	Requirement	Proposed	Complies?
4.04.328	Refuse Storage Areas	A refuse storage area screened on all sides by a six foot solid wall using exterior materials, colors, and finishes that are also used on the primary building or located within a building, shall be provided prior to occupancy for all multi-family, uses..	Refuse enclosure at end of Building B, where it will not be visible from the right-of-way.	Yes
4.04.364(C)(1)	Fences, Walls, and Hedges in Commercial and Professional Districts	<u>Fences, Walls, and Hedges in Commercial and Professional Districts - Maximum Height.</u> The maximum height of a fence, wall, or hedge shall be eight feet except in required front or corner side yards where the maximum height shall be three feet.	3 feet high.	Yes
4.04.364(C)(2)		<u>Minimum Standards for Fences Along Street Frontages.</u> Fences that are adjacent to the required minimum front, corner side and/or rear yard with frontage along a public street frontage shall be constructed of either: (a) tubular steel, or of equally high quality "visually transparent" style; or (b) a solid architectural wall compatible with the building colors and materials.	Wrought iron atop masonry.	Yes
4.04.364(C)(3)		<u>Materials.</u> Fencing and walls shall be constructed using stone, brick, wood, composite wood, tubular steel, finished concrete, or stucco. Chain link fencing and corrugated metal fencing are prohibited.	Wrought iron atop masonry.	Yes
	Parking/Transportation			
4.08.108(Table)	"Off-street Parking and Loading Spaces Required" Table	<i>Density Bonus Law parking ratios apply</i> <ul style="list-style-type: none"> Two-Bedroom units: 1.5 spaces per unit Three-Bedroom units: 1.5 spaces per unit Total spaces required: 13.5 spaces Spaces may be provided through tandem or uncovered parking, but not on-street parking.	<i>Density Bonus Law applied.</i> Providing 17 covered parking spaces: 14 spaces in garages, and 3 spaces in carports	Yes
4.08.128(A)(1)(b)(ii)(A)	Short-Term Bicycle Parking	For Multi-family residential uses, the number of short-term secure bicycle parking spaces shall be at least 5% of the requirement for automobile parking spaces, with a minimum of one space. $0.05 \times 13 = .65 \Rightarrow$ One bicycle parking space is required	Conditioned.	Yes
4.08.128(B)(1)(a)(ii)	Long-Term Bicycle Parking	For Multi-Family Residential uses within the SA District: a minimum of one long-term bicycle parking space per unit.	Providing one bicycle parking area per unit.	Yes
4.08.148	Driveways–Visibility	Visibility of a driveway crossing a street property line shall not be obstructed between a height of 3 feet and 7 feet. The obstruction restriction area includes all the land in a triangular area on either side of the driveway measured 10 feet from the street property line along the driveway and 10 feet from the driveway along the street property line.	All buildings, fences, and trees are behind the driveway visibility triangles of the new driveway, and those of nearby properties.	Yes.

Development Regulations - Multi-Family Development

Code Section	Building Design Requirements	Proposed	Complies?	
4.04.336.A.1	Buildings located within 20 feet of a front or street side lot line shall be oriented toward the adjacent front or street side lot line with the building frontage(s) parallel to the fronting pedestrian walkway(s).	Building A is oriented parallel to E 14 th St. Building B Unit 9 entrance is oriented parallel to 135 th Avenue.	Yes	
Entrances – Ground Floor Residential Uses – Individual				
4.04.336.A.2.b.ii	All units accessed through ground level individual entrances from the exterior shall provide a minimum of one primary individual entranceway per unit in accordance with the following standards. [All standards shall be met.]	One primary individual entranceway was provided per unit for Units 1-5, and 9.	Yes	
4.04.336.A.2.b.ii(A)	The primary entranceway shall be emphasized with a projection (such as a porch) or recess with a minimum depth of three feet and a minimum area of nine square feet.	All canopies for Units 1-5 and 9 have been provided with min 3-foot deep canopies.	Yes	
4.04.336.A.2.b.ii(B)	In buildings located within 20 feet of a front or street side lot line, all individually accessed units located along a public right-of-way shall have a primary entranceway oriented to and facing a right-of-way.	Units 1-5 have their primary entranceways oriented toward E 14 th St. Unit 9 has its primary entranceway oriented toward 135 th Ave. .	Yes	
4.04.336.A.2.b.ii(C)	All dwelling unit entranceways located in the interior of a site shall be accessed from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk.	Units 6,-8 have their entranceways accessed from a 4-foot wide pedestrian walkway that connects to the sidewalk along 135 th Ave.	Yes	
Encroachments into Required Setbacks				
4.04.336.A.3	Uncovered stairs, guardrails, handrails, ramps, stoops, landings, decks, porches, balconies, and platforms	All elements six feet or less above ground elevation – 10 feet into the Front or Corner Side Yard	N/A No such elements are proposed at less than 6 feet in height.	Yes
		All elements more than six feet above ground elevation – 7 feet into the Front or Corner Side Yard	Balconies encroach into the front and corner side yards by less than 7 feet.	Yes
4.04.336.A.3	Covered porches and patios	7 feet into the Front or Corner Side Yard and Must be unenclosed on three sides	Covered entryway canopies encroach into the front and corner side yards by less than 7 feet.	Yes
Building Design - Townhomes and Rowhouses				
4.04.336.A.4.d.i	The maximum number of units in any one contiguous building is six.	Max number of units is 5 units in Building A. Max number of units is 4 units in Building B.	Yes	
4.04.336.A.4.d.ii	Individual units shall be emphasized through two or more of the following methods. The methods chosen to meet this requirement may count toward other design requirements provided the necessary criteria are met. <ul style="list-style-type: none"> Variations of two feet or more between the horizontal planes of the primary entrance façade of adjacent units. A change in roof orientation between adjacent units (e.g., a gable roof adjacent to a hipped roof). A roofline offset of at least 18 inches for each unit exposed on the associated elevation. Change of colors or materials. 	Implementing two methods: <ul style="list-style-type: none"> Roofline offset of 18 inches on both buildings. Change of color or materials by unit. 	Yes	

Development Regulations - Multi-Family Development (continued)

	Windows and Openings - Residential Uses		
4.04.336.A.5.b	Windows for residential uses shall have trim at least one-half inch in depth, or be recessed at least two inches from the plane of the surrounding exterior wall.		Yes
	Façade Design		
4.04.336.A.6.a.i	All building facades shall incorporate details, such as window/door trim, window recesses, cornices, changes in materials, or other design elements.	Reveals, changes in planes, window and balcony recesses.	Yes
4.04.336.A.6.a.ii	Horizontal building elements shall be aligned within three feet of like buildings elements on the same facade and adjacent buildings.	On E 14th St, no like buildings would be adjacent to the new buildings. On 135th Ave, the two buildings would have horizontal elements aligned.	Yes
4.04.336.A.6.a.iii	No wall facing a public right-of-way shall run in a continuous plane of more than 30 feet without a window, door, or other opening.	Windows, balconies, and doors provided at compliant intervals.	Yes
4.04.336.A.6.b.i	Each façade shall have three or more colors and three or more materials.	All facades have 3 or more materials.	Yes
4.04.336.A.6.ab.ii	The following materials are prohibited: Vinyl siding; T-111 plywood siding; Exterior Insulation Finishing System (EIFS).	None such materials are proposed.	Yes.

Code Section	Space Requirements	Proposed	Complies?
	Residential Uses		
4.04.336.B.2	The minimum ground floor height for residential uses is 10 feet measured floor to floor.	Waiver Applied. Providing 8-foot ground floor height.	Yes
	Amenities		
4.04.336.B.4	Amenities that enhance the livability of the project shall be provided.† Include at least four of the following. <ul style="list-style-type: none"> • Conference room. • EV charging stations or 220 V power outlet for 25 % of required spaces. • Fitness center. • Lap pool. • Tenant activity area, (e.g. joint eating and cooking, clubhouse, play area, screening room, etc.). • On-site commercial child care. • Pet washing facility or relief area. • Playground or outdoor active recreation facility. • Public art. • Enclosed, lockable storage, min. 250 ft³ for min. 25% of the units. • Study room and/or library. • Publicly accessible open space provided consistent with Subsection 4.04.336.C.2 for projects with 25,000 square feet of floor area or less. • Publicly accessible open space provided in compliance with Subsection 4.04.336.C.2 and as follows: Projects with 25,000 square feet of floor area or less: Five square feet of publicly accessible open space per 1,000 square feet of gross floor area. • Provision of car sharing services for service subscribers. Car share parking spaces shall be accessible to car share subscribers 24/7 	Waiver Applied. Providing two amenities: <ul style="list-style-type: none"> • EV charging stations. • Tenant activity area. 	Yes

Development Regulations - Multi-Family Development (continued)

Code Section	Site Design Requirements	Proposed	Complies?	
4.04.336.C.1	Frontage improvements consistent with the Master Plan of City Streets, Bicycle and Pedestrian Master Plan, applicable Specific Plan and/or development strategy, Subdivision Improvement Standards, and any other applicable standard or requirement of the City shall be provided for all subdivisions, new construction, and additions of 10,000 square feet or more of gross floor area.	13.5-foot wide sidewalk required by South Area community plan.	Yes	
Open Space				
4.04.336.C.2	No portion of required open space shall be used for driveways or off-street vehicle parking and loading facilities, nor may one area of open space be double counted as satisfying the requirements of multiple types of required open space. However, the area provided to meet the open space requirement may count toward other site requirements such as landscaping, amenities, and stormwater retention and control if the area provided as open space also meets the criteria of those individual requirements.	Required open space has been allocated as private open space, and some is being used for front yard landscaping, meeting both regulations, as allowed.	Yes	
Area Requirements				
4.04.336.C.2	Private & Common Open Space (required area can be provided as a combination of private and common open space)	DA and SA Districts 60 sf/du CC, CN, NA, P, and RM Districts - 200 sf/du	Units 2, 3, 4: fenced yards (labeled as patios) Units 1, 5: balconies Units 6-9: balconies	Yes
Private Open Space				
4.04.336.C.2.a	Private Open Space provides open space areas for the exclusive use of the occupants of a single dwelling unit and includes but is not limited to balconies, decks, terraces, patios, fenced yards, and other similar private areas.	Using fenced areas and balconies.	Yes	
4.04.336.C.2.a.i	Private Open Space shall be a minimum of 60 square feet and have no dimension less than six feet.	Balconies meet minimum dimensions and square footage.	Yes	
4.04.336.C.2.a.ii	Private Open Space shall be accessible to only one dwelling unit by a doorway to a habitable room or hallway.	Fenced areas lead to livable areas that are not bedrooms. Balconies lead to living rooms.	Yes	
Lighting				
4.04.336.C.2.a.ii	Fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet or roof or eave of roof.	All light fixtures are proposed to below the height of the parapet.	Yes	
4.04.336.C.2.b.i	Lighting in parking areas, garage areas, and carport areas shall be maintained with a minimum of one foot-candle of illumination at the ground level during the hours of darkness	Conditioned to meet requirements.	Yes	
4.04.336.C.2.b.ii	Aisles, passageways, and recesses related to and within a development shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness.	Conditioned to meet requirements.	Yes	

Development Regulations - Multi-Family Development (continued)

Landscaping			
4.04.336.C.3	All areas of the site not used for access, parking, buildings, open space, mechanical equipment, or other function shall be landscaped consistent with Chapter 4.16, Landscape Requirements, and the following requirements. Required landscaping areas shall be planted with a combination of trees, shrubs, and groundcover. Stormwater treatment areas may count toward required landscaping.	All areas not used for access, parking, buildings, etc. are landscaped with groundcovers, grasses, shrubs, and trees.	Yes
4.04.336.C.3.a	A minimum of one 24-inch box size or greater tree shall be planted per 25 linear feet of landscape area. Tree grates shall be used for trees located in hardscape areas.	Each fenced yard is not more than 25 linear feet. 24-inch box trees proposed along 135 th Ave at required intervals.	Yes
4.04.336.C.3.b	Shrubs shall be a container size of five gallons or greater at planting and planted at spacing distances appropriate for the plant species.	5 gal shrubs proposed.	Yes
4.04.336.C.3.c	Landscaped areas that are not planted with trees or shrubs shall be planted with groundcover plants. Mulch (as a ground cover) shall be confined to areas underneath plants and is not a substitute for ground cover plants. <ul style="list-style-type: none"> • Groundcover plants other than grasses shall be four-inch pot size or greater and planted at spacing distances appropriate for the plant species. • Groundcover plants shall be planted at a density that will cover the entire area within two years. 	1 gal. shrubs is smallest proposed.	Yes
Vehicle Parking			
4.04.336.C.4.a	Parking shall be provided pursuant to Chapter 4.08 Off-Street Parking and Loading Regulations except that no parking is required for nonresidential uses less than 5,000 square foot in size and part of a mixed-use development.	Not a mixed-use development. See <i>Development Regulations Applicable in All Districts</i> , above, for parking regulations per Z.C. Chapter 4.08.	Yes
4.04.336.C.4.b	Curb cuts and driveways providing access to parking facilities shall be from an alley or secondary street, rather than from the principal street, wherever such alley or secondary access is feasible.	Curb cut is from secondary street, 135 th Avenue.	Yes
4.04.336.C.4.b.ii	Max. 24-ft driveway width, or minimum required for emergency vehicle access.	Driveway is 20 feet wide.	Yes
4.04.336.C.4.c	In the DA and SA Districts, a minimum of 15 percent of parking spaces shall be electric vehicle (EV) charging stations.	10 of 17 (59%) spaces will have EV chargers.	Yes
Pedestrian Access			
4.04.336.C.6.a	A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.	Pedestrian walkways connect Units 1, and 6-9 to tenant activity area. Shared aisle with pavers connects Units 2-5 to the tenant activity area.	Yes
4.04.336.C.6.b	On-site walkways shall be connected to the public sidewalk and other planned or existing pedestrian routes. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.	Units 1-5 are connected to the sidewalk along E 14 th St through a fenced yard. Units 6-9 are connected to the sidewalk along 135 th Ave through a walkway.	Yes
4.04.336.C.6.d.i	Pedestrian walkways shall be a minimum of four feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.	Walkways along Building B and along interior side of both buildings are minimum 4 feet wide.	