ATTACHMENT 2: 1-ACRE DEVELOPMENT STANDARDS EXAMPLE

Purpose

The purpose of this section of the memo is to determine whether the development standards associated with the proposed R-30 zone inhibit development at 30 units per acre. This zone was proposed to implement the 2019 Encinitas Housing Element Update (HEU). The following sample developments examine one-acre parcels that share the same characteristics as many of the sites proposed to be zoned R-30 listed in the HEU and makes assumptions (listed below) as to what a "typical" housing development might look like. Actual developments will likely be more creative with their use of space to gain more building area.

The proposed development standards provide that, in projects built on opportunity sites designated with an R-30 Overlay, maximum average unit size "shall not exceed 1,000 square feet of floor area for rental projects and 1,150 square feet of floor area for ownership projects." This analysis shows that it is possible to meet the maximum allowed average unit size of 1,000 and 1,150 square feet.

Methodology

This memo creates four separate sample developments for the purposes of showing different potential development scenarios. Those development scenarios are as follows:

- **Development 1A**: Assumes 15% of units will be affordable and 85% will be market-rate units, and **"full"** impact from the 3rd floor setback requirement.
- **Development 1B**: Assumes 15% of units will be affordable and 85% will be market-rate units, and **no** impact from the 3rd floor setback requirement.
- **Development 2A**: Assumes 100% of units will be affordable and **"full"** impact from 3rd floor setback requirement.
- **Development 2B**: Assumes 100% of units will be affordable and **no** impact from 3rd floor setback requirement.

The analysis for each development looks at the different components of the proposed development standards and how much space they require. These include:

- Setbacks (10' on all sides) requirements
- Parking spaces, drive aisles, and parking lot landscaping
    - Parking spaces and drive aisles are calculated at 340 SF per space[1].
    - Additional space is reserved for parking lot landscaping. This is calculated at 10% of the overall parking area
- Private and common amenity space requirements
    - Common amenity space may be located within the setback requirements, per the proposed development standards.
- Building efficiency
    - Calculated as 80% of the buildable area, per industry standards, with 20% devoted to common interior walkways, elevators, and stairways.

[1] While parking efficiency varies across developments, Kimley-Horn uses approximately 340 SF per parking space for conceptual planning purposes based on previously developed projects with similar characteristics.

- 30’ 3rd floor setback requirement where the property is adjacent to single-family homes.

Assumptions

- *Product Mix – (5) studios, (10) 1-bedroom units, (10) 2-bedroom units, (5) 3-bedroom units*
    - *Development 1A & 1B: 25 market-rate, 5 affordable*
        - *Studios: 4 market-rate, 1 affordable (5 total)*
        - *1-bedroom: 9 market-rate, 1 affordable (10 total)*
        - *2-bedroom: 8 market-rate, 2 affordable (10 total)*
        - *3-bedroom: 4 market-rate, 1 affordable (5 total)*
    - *Development 2A & 2B: All units are affordable.*
- *The 30’ third-floor setback adjacent to single-family residential development is conservatively estimated to remove 50% of the buildable area of that floor. This is based on a typical building width of 40’ directly adjacent to the setback line. The 10’ of setback plus additional 20’ required by the third-floor setback would remove half of the buildable area.*
- *Each development scenario analyzed in this memo can accommodate a flat roof or a pitched roof. To be conservative, the lower maximum height permitted by the proposed development standards (33 feet for a flat roof) is assumed. The development scenarios each further assume that natural grade for purposes of measuring building height is determined under the language of proposed Encinitas Municipal Code Section 30.16.010 (B)(6)(d)(iv), which provides that the Planning Commission shall modify the standard process for determining natural grade if strict interpretation of the code would result in a physical constraint that precludes construction of a proposed housing development between 25 and 30 units per net acre.*

Analysis

This section details the analysis of each development scenario, including assumptions made for each. Graphics and tables are included to further explain each development standard and the impact that it has on the overall buildable area. For the purposes of this analysis, **“buildable area”** is defined as the amount of square footage reserved as livable space for residential units.

Table 1, *Summary Table of Development Scenarios,* shows the deductions in square footage and the average square foot size per unit for each of the four Development Scenarios.

Table 1
Summary Table of Development Scenarios

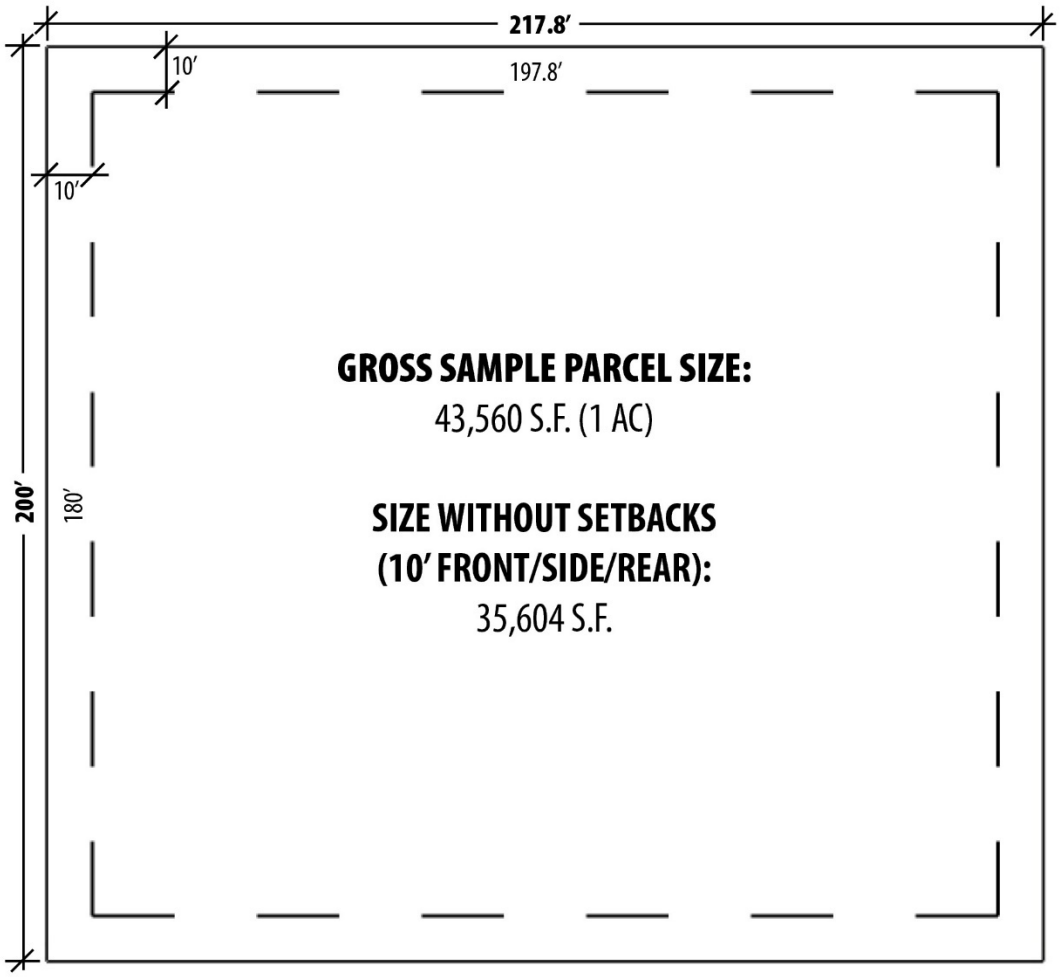
	DEVELOPMENT SCENARIOS			
	1A	**1B**	**2A**	**2B**
Total Building Area	43,560	43,560	43,560	43,560
SF Removed				
Setbacks (inclusive of common amenity space)	7,956	7,956	7,956	7,956
Parking (340 SF each, 2-story structures for 1A and 1B)	10,880	10,880	13,600	13,600
Parking Lot Landscaping (10% of Parking)	1,088	1,088	1,360	1,360
Amenity Space (common and private)	5,400	9,000	2,000	6,000
Subtotal (SF deducted from Total Building Area)	***25,324***	***28,924***	***24,916***	***28,916***
Buildable Area (1-floor)	18,236	14,636	18,644	14,644
Buildable Area (3-floor)	**54,708**	**43,908**	**55,932**	**43,932**
3rd Floor Stepback (50% loss of 3rd floor)	9,118	0	9,322	0
Misc Building Space (20% deduction of Buildable Area)	9,118	8,782	9,322	8,785
Total Buildable Floor Area	*36,472*	*35,126*	*37,288*	*35,139*
Average SF per Unit	**1,216**	**1,171**	**1,243**	**1,171**

Notes:
1. Developments 1A and 1B show a podium or wrap style parking scenario, with at least half of the parking under residential units or all parking stacked in a 2-story parking structure. The total required parking for Developments 1A and 1B is 21,760 SF.
2. Each Development scenario assumes a different amount of amenity space is allocated to the perimeter setback area.
- Development 1A assumes 3,600 SF of amenity space within the perimeter setback.
- Development 1B assumes no amenity space within the perimeter setback.
- Development 2A assumes 7,000 SF of amenity space within the perimeter setback.
- Development 2B assumes 3,000 SF of amenity space within the perimeter setback

Setbacks

The sample development fits 30 units on 43,560 square feet (1 acre) of land. As shown on **Exhibit 1**, *Sample Development Example*, the development uses the proposed 10' minimum setback for the front, side, and rear setbacks. This setback is exclusively a building setback and per the proposed development standards, "may include landscaping, pathways, storm water quality facilities, passive site amenities, surface parking or similar facilities." Common amenity space is also permitted to be located within the perimeter setback area.

Exhibit 1
Sample Development Example



Parking

Parking spaces are calculated based on the product mix shown in the assumptions above. **Table 2**, *Parking Calculations for Development Scenarios*, shows the parking needed for Development Scenarios 1 and 2. Development Scenarios 1A and 1B consider an 85% market-rate and 15% affordable housing combination per the City of Encinitas' adopted Inclusionary Housing Ordinance. Development Scenarios 2A and 2B consider an 100% affordable housing option, lessoning the amount of parking required.

Research and outreach to building and development professionals during the Housing Element Update process revealed that projects that are composed primarily of market-rate products may incorporate the use of a parking structure or podium style parking, with parking underneath the housing units. This is often accomplished by placing the parking beneath the building in a subterranean nature. Development Scenarios 1A and 1B consider that parking will either be accommodated in a 2-story parking structure or with approximately half of the parking under the housing units. Thus the table and accompanying note show half of the require space needed to accommodate parking in Development Scenario 1A and 1B. It should be noted that the buildable area footprint in both Development Scenarios

1A and 1B is 22,085, meaning that potentially all of the required parking could be shown in a podium-style. This analysis considers a more conservative approach if that were determined to not be feasible.

In order for 100% affordable housing projects to be financially feasible, they likely need to include entirely surface parking. Development Scenario 2 considers all parking as surface parking. Consultation with parking and transit professionals concludes that 340 SF/parking space is an appropriate standard to use when calculating the amount of space needed to accommodate parking spaces and drive aisles on a site.

Table 2
Parking Calculations for Development Scenarios

	Unit Mix (1A & 1B)		**Parking Need (1A & 1B)**		**Unit Mix (2A & 2B)**		**Parking Need (2A & 2B)**	
	Market	*Affordable*	*Market*	*Affordable*	*Market*	*Affordable*	*Market*	*Affordable*
Studio	4	1	7	1	0	5	0	5
1 bd	9	1	20.25	1	0	10	0	10
2 bd	8	2	18	3	0	10	0	15
3 bd	4	1	11	2	0	5	0	10
Total:			***56.25***	***7***			***0***	***40***
			Total (Spaces)	**64**			**Total (Spaces)**	**40**

Amenity Space

Amenity space is calculated using the 300 S.F. per unit total combination for public and private amenity space outlined in the proposed R-30 development standards. This 300 S.F. typically consists of 100 S.F. of private amenity spaces and 200 S.F. of common amenity space, though the composition can vary. This analysis, as shown in the notes in **Table 1**, considers that some portion of the amenity space for Development Scenarios 1A, 2A, and 2B will be accommodated for within the required perimeter setbacks. The proposed R-30 Overlay development standards allow for a combination of private and common amenity space, so long as it totals 300 SF per unit. For Development Scenarios 1A and 2B, the majority of amenity space is located within the interior of the development and not in the perimeter setback. Development Scenario 1B shows no amenity space within the perimeter setback.

Alternatively, parking could be accommodated within the perimeter setback in place of amenity space, or more likely, some combination of the two. This scenario does not consider using the full perimeter setback for either amenity space or parking as it is not likely to get 100% efficiency, though that is an option that would provide developers with even more flexibility in reaching the maximum allowed unit sizes.

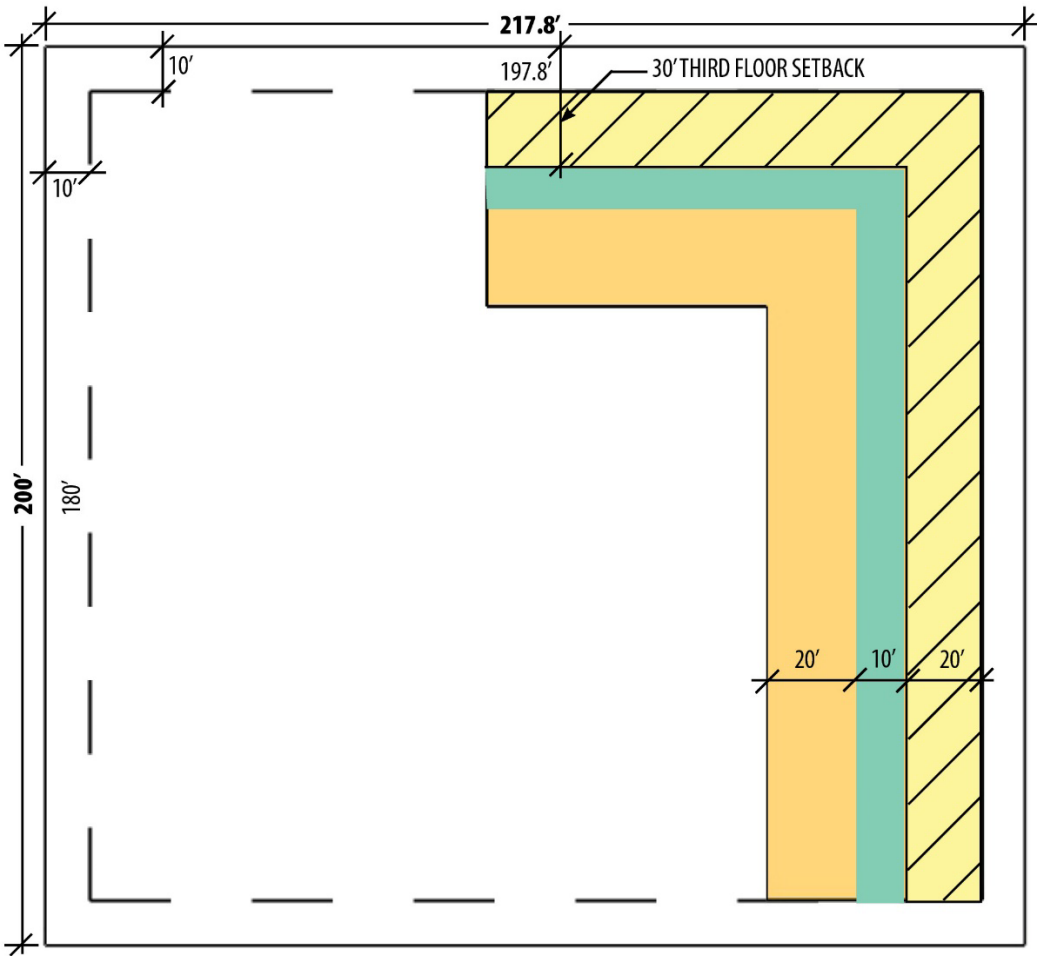
30' Third-Floor Required Setback Adjacent to Single-Family Residential Uses

In order to decrease the visual impact of new development within the R-30 overlay zone on adjacent existing single-family residential neighborhoods, the City of Encinitas has included a 30' third-floor setback at the third floor of any new development when located directly adjacent to single-family residential uses. This applies only to the third floor and is composed of the existing 10' perimeter setback and an additional 20' building setback.

Development Scenarios 1A and 2A assumes a common building width of 50' (20' of living area, a 10' internal hallway, and another 20' of living area) that is wrapped around the edge of the property adjacent to single-family residential uses so that they would be "fully" impacted by the required additional setback. An example building layout of this impact is shown in **Exhibit 2**, *Sample Building Showing Loss of Buildable Area Due to the 30' Third Floor Setback.*

As shown in the example, there is assumed to be a width of 40' of "buildable area" once the internal walkway is not considered. This means that a 20' setback would remove approximately 50% of the buildable area of the third floor. This methodology is reflected in **Table 1** for Development Scenarios 1A and 2A.

Exhibit 2
Sample Building Showing Loss of Buildable Area Due to the 30' Third Floor Setback



Conclusion

When taking into account the deductions in buildable area due to setbacks, parking, amenity space, building efficiency, and the 30' third-floor setback, the average unit sizes for the four development scenarios are as follows:

Table 3
Summary Table

Development Scenario	Average Unit Size (S.F.)
1A	1,155
1B	1,171
2A	1,181
2B	1,172

This exceeds the required 1,000 square feet of floor area for rental projects and 1,150 square feet of floor area for ownership.

Furthermore, detailed and creative site planning will create more opportunities for efficiencies within these calculations. These examples show a range of development scenarios that are fairly conservative in nature so as to ensure that the development standards are truly implementable in a real-world application.

The contents and analysis described in this memo demonstrates that the development standards associated with the proposed R-30 Overlay zone do not inhibit development at 30 units per acre.