

**EVALUATION OF 3rd FLOOR**  
**TRANSITION STANDARD**

30-foot 3rd floor setback required from property line when adjacent to single-family and duplex units.

**Standard: 30-foot 3rd floor setback required from property line when adjacent to existing single-family and duplex units.**

The transition zone refers to an increased setback (30' from the property line) for the 3rd floor of a building immediately adjacent to existing single-family residences or duplexes on sites zoned R-30 OV as part of the Housing Element Update.

There are a total of fifteen candidate sites identified in the Housing Element Update, of which six are partially adjacent to single-family residences or duplexes. Those sites are as follows:

- Site 02: Cannon Property (Piraeus)
- Site 08: Rancho Santa Fe Parcels (Gaffney/Goodsen)
- Site 09: Echter Property
- Site AD2: Baldwin & Sons Properties
- Site AD8: Vulcan & La Costa
- Site AD31: Meyer Proposal

The scaled plan view images on the following pages show each of those sites and the area where the transition zone is applicable. As shown, the transition zone is only applicable on limited portions of those sites.

***Difference from Proposed Standard***

The proposed development standard relating to transition areas contained in the April 13, 2018 Housing Element Update submittal that was accepted by HCD did not indicate a 30' 3rd floor transition zone. The proposed standards required an additional 5' setback for all floors when adjacent to single-family residential or duplexes. That additional 5' setback would be additive to the existing 10' front, side, and rear yard setbacks required in the proposed development standards.

Additionally, the previous standard included an aggregate 5' front stepback for the third story of any building as a way of reducing the impact of three stories on the adjacent areas. This has been removed to allow for more flexibility in the architectural design of future buildings on these sites.

***Conclusion***

As shown on the following pages, the proposed standard is only applicable on six of the fifteen candidate sites, and minimally on the ones where the transition zone is applicable. The example shows that on a sample building, the net difference in buildable square footage is minimal as well. When considering the removal of the aggregate 5' front stepback, the newly proposed development standards create little to no change in the volume of space available on site for dwelling units. The City Council and Planning Commission has analyzed the issue and come to the conclusion that the newly proposed design standard change regarding transition areas and stepback requirements will not preclude development at 30 du/ac.

# SITE 02: CANNON PROPERTY (PIRAEUS)



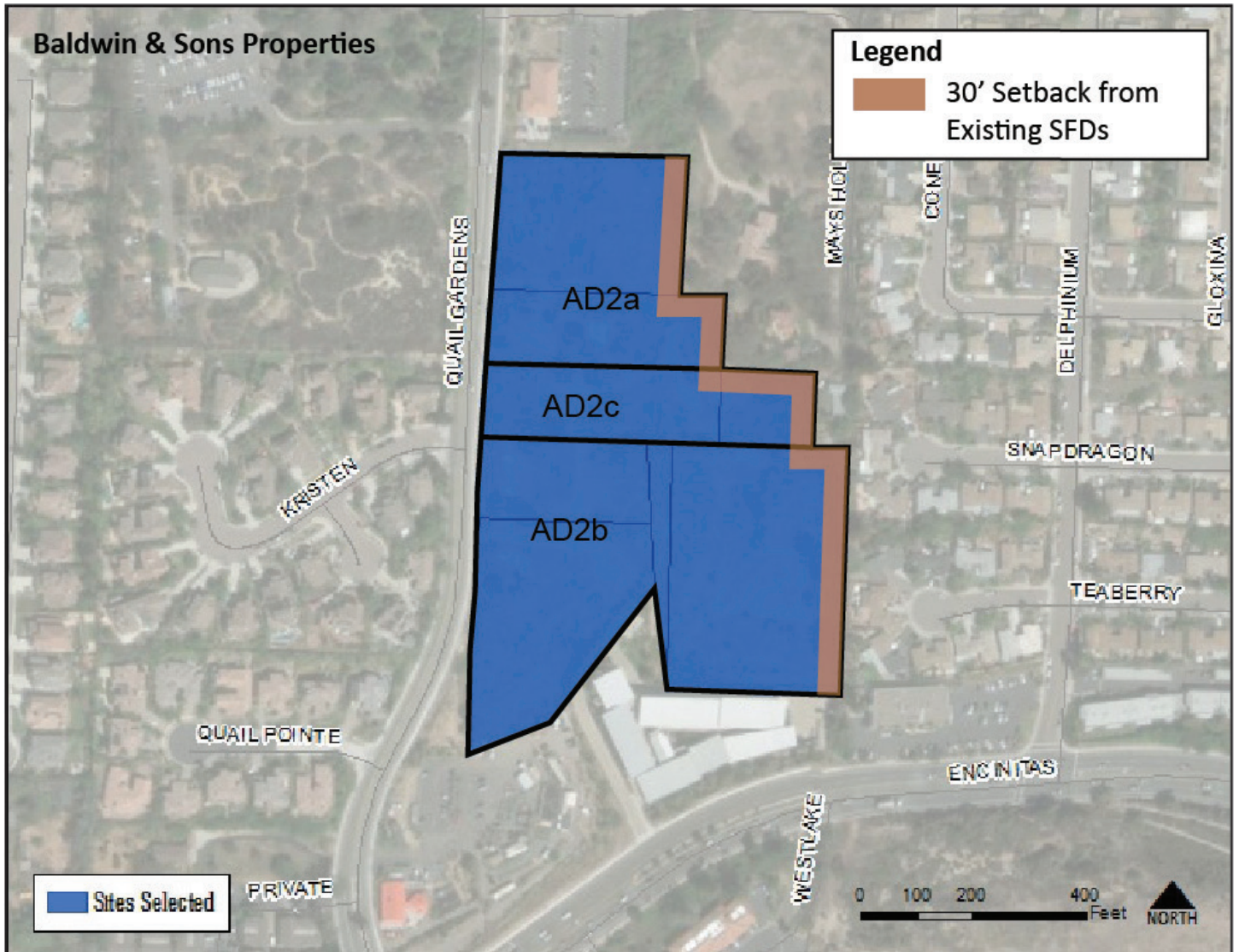
# SITE 08: RANCHO SANTA FE PARCELS (GAFFNEY/GOODSEN)



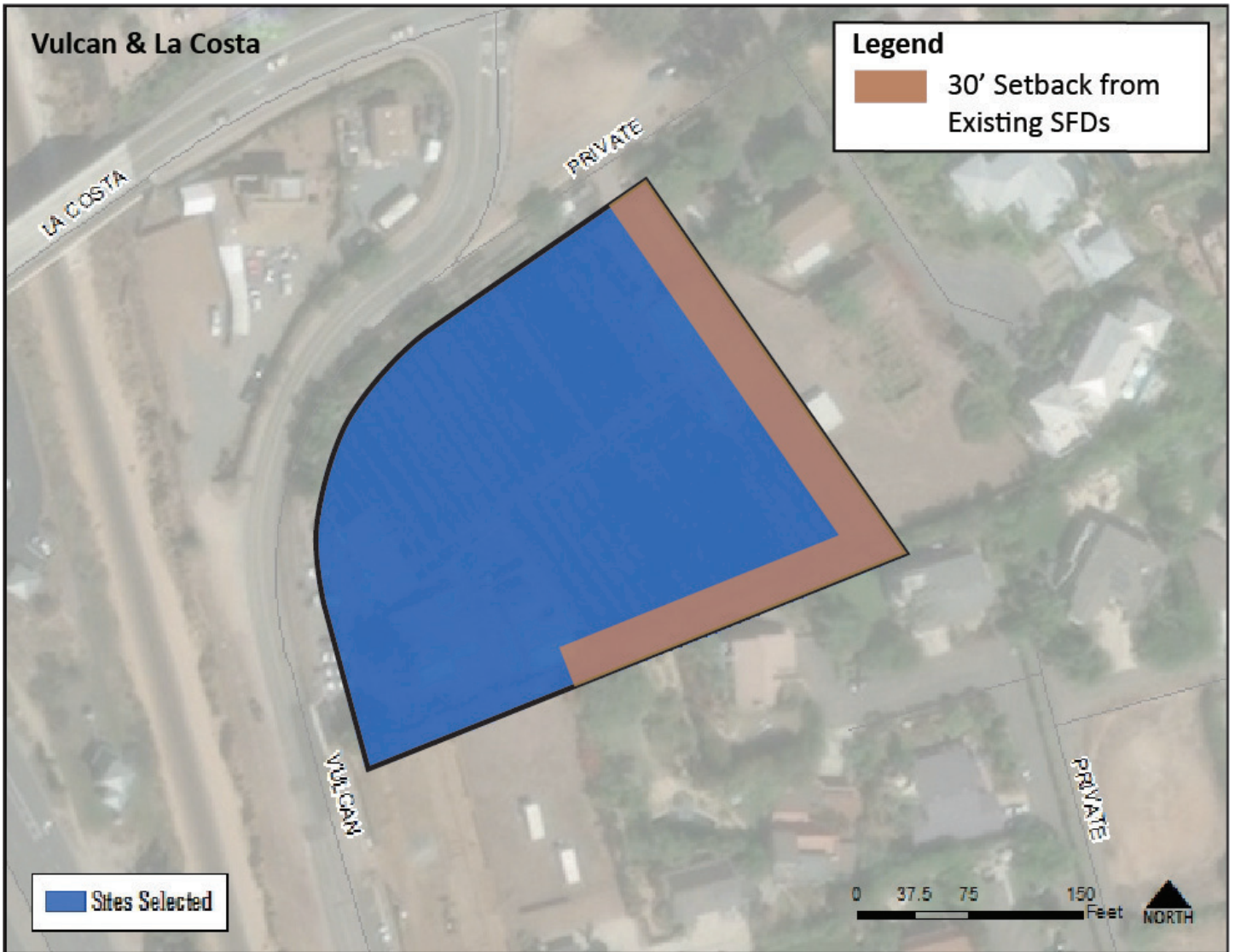
# SITE 09: ECHTER PROPERTY



# SITE AD2: BALDWIN & SONS PROPERTIES



# SITE AD8: VULCAN & LA COSTA



# SITE AD31: MEYER PROPOSAL

