

**Planning Commission Meeting, June 7, 2018**  
**Item 8A – Housing Element Update 2018**

**Motion: The Planning Commission unanimously recommended the City Council approve the Housing Element Update with the following recommendations:**

- Require Affordable Units to be constructed on-site – For development on R-30 sites, all affordable units shall be built on-site. In-lieu fees shall not be offered.
- Average Maximum Unit Size - Keep unit size recommendation as proposed – just use maximum average unit size. However, specify that the maximum average unit size is expressed in square feet of Floor Area (defined term).
- Transitions - Add a 3<sup>rd</sup> floor setback of 30' from the property line for “transitional” areas that are adjacent to existing single-family residence and existing duplex; delete the requirement for an additional 5' setback at ground level in transition areas if the 3<sup>rd</sup> floor setback is incorporated
- Step backs- Remove E.5 (5-foot step back) as long as transitional zones language is in place (see above)
- Lot Coverage - Keep lot coverage as proposed
- Parking - Keep parking as proposed which requires fewer spaces for affordable units.
- Building Height - Revise height standards to include a maximum of 30' to the top of the plate with an additional 3' (33' total) to accommodate a parapet and 5' (35' total) to accommodate a pitched roof
  - Include heights graphic in development standards, portrayed to scale
- Façade Wall Plane Requirements: Keep façade wall plane requirements as proposed. Remove wall plane articulation graphic from development standards (page 78 of PC staff report)
- Height Encroachment for Appurtenances - Additional 5' extension as measured from the top of plate
- Special Purpose Overlay Zones - Section 30.08.010F. (page 43 of PC Staff Report) - Revise language regarding special overlay zones to clarify that properties in the R30 overlay zone must also comply with requirements included in other overlay zones applicable to the property
- Clarify Language – Delete language (page 126 of the PC Staff Report) stating “spirit and intent” and replace with the specific applicable development standards to more clearly state which standards apply

- Clarify language – Replace language on pages 122 (subsection 4) & 144 (subsection 9) with the specific applicable development standards to more clearly state which standards apply
- Section E.2 - Clarify that once a project is approved using the R30 development standards, it can no longer use the underlying zoning designation going forward. Modify language, "...until such time as a development is ~~proposed~~ approved confirming..." (Page 77 of the PC Staff Report)
- Mixed Use Sites - Specify permitted uses in mixed-use R-30 designation in the specific plans to be clear about which uses are permitted after an R30 project is approved
- Determining Natural Grade – (Page 72 of PC Staff Report) add that each finding (i- iii) shall be made only if/when necessary to develop 25 – 30 DU , consistent with finding (iv)
- Up-zoned Sites – Revisit sites with the possibility of adding the Lake & Birmingham site
  - Attempt to get a more equitable distribution
- Support the modifications outlined in the Memo provided to the Commission dated June 7, 2018:
  - Amend Ordinance (Pages 38 and 83) to include language and changes to the zoning map related to APN: 257-01-117 (L7)
  - Add new Program 3C: Monitoring of Development Standards
  - Insert amended Encinitas Ranch Specific Plan Zoning Map and Section 3.3.5.