

FINDINGS AND CONDITIONS OF APPROVAL

FINAL PLANNED DEVELOPMENT #14-02: N STREET COHOUSING

Findings

1. The proposed development conforms to the General Plan, which identifies the site for low density residential development.
2. The proposed development is consistent with the requirements of Preliminary Planned Development #12-03.
3. That the use is appropriate in area, location, and overall planning for the purpose intended and the design and development standards create an environment of sustained desirability and stability and such development shall meet performance standards established by the Planned Development and the Zoning Ordinance.
4. The auto, bicycle and pedestrian traffic systems are adequately designed to meet anticipated traffic and are designed to provide the minimum amount of interference with each other.
5. The project constitutes an innovative land use; promotes diverse land development patterns; promotes preservation of usable open space; utilizes technological innovations related to solar access; and provides a variety of housing options for the community.
6. The proposed project is e categorically exempt from further environmental review, pursuant to CEQA Guidelines section 15305(a), as minor alterations in land use limitations which do not result in any changes in land use or density.

Conditions of Approval:

1. **Project approval.** This approval is for the final development standards for the N Street Cohousing project, Lots 166-180 (Davis Manor No. 5 Subdivision).
2. **Development Standards.** R-1-6 development standards shall apply unless superseded by this or subsequent Final Planned Developments. Development standards are shown in the following Table 1.
3. **Parking.** A minimum unobstructed space, meeting the required dimensional parking space size, shall be provided within the driveway, carport or garage, for parking spaces required for the primary and secondary units.
4. **Garages and carports.** Garages and carport shall not be used for storage if they are required parking spaces.
5. **Changes.** Future amendments to these standards would require a revised Final Planned Development which would be subject to review and approval by the Planning Commission.

Table 1.
Final Planned Development Standards

For Standards not Specified Below, R-1-6 Standards Shall Apply

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| <p>Minimum Interior Side Yard Setbacks, First & Second Stories:</p> | <p><u>Lots 167-176, Lots 178-179:</u> First Story: 4' each side / 8' total Second Story: 4' south / 10' north</p> <p><u>Lots 166 and 180</u> First story: existing setbacks Second story: south side same as first floor setbacks; 10' north</p> <p><u>Lot 177 (Common House):</u> First Story: 0' south / 5' north Second Story: 4' south / 10' north</p> |
| <p>Minimum Rear Yard Setbacks, First & Second Story:</p> | <p><u>Lots 167, 169-176, 178-180:</u> 32'</p> <p><u>Lot 177:</u> 27'</p> <p><u>Lot 166:</u> 25'</p> <p><u>Lot 168:</u> First story: 20' / Second Story 32'</p> |
| <p>Maximum FAR:</p> | <p><u>Lots 168-176, 178-180</u> 50%</p> <p><u>Lot #177 (Common House):</u> 65%</p> |
| <p>Maximum Size Second Dwelling Units: (REQUIRES CUP)</p> | <p><u>Lots #172-173:</u> Up to a maximum of 1,200 square feet, not to exceed size of primary dwelling unit.</p> <p><u>Lots #166-171, 174-176, 178-180:</u> 75% of primary structure</p> <p><u>Lot 177 (Common House):</u> 100% of primary structure</p> |

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| <p>Required Off Street Parking Spaces: Second Dwelling Units</p> | <p>Minimum 1 uncovered space for 2 or fewer bedrooms. Minimum 2 spaces for 3 or more bedrooms.</p> |
| <p>Location of Off Street Parking :</p> | <p><u>Lot #177 (Common House)</u> Two tandem parking configurations are permitted in the driveway</p> |
| <p>Covered Parking Requirement:</p> | <p>Covered Parking is not required within the PD</p> |
| <p>Minimum Side Yard Setbacks Decks & Balconies</p> | <p><u>Lot #180</u> First & Second Story: Same as existing first story setbacks on the south side / 4' north side</p> <p><u>All other lots</u> First & Second Story: 4' both sides</p> |
| <p>Non Permanent Buildings</p> | <p>Non permanent buildings may cross property lines.</p> |
| <p>Backyard Access</p> | <p><u>Lots#166-167, Lots #169-180</u> No restrictions (fences) are allowed on passage through rear 32' of, unless such restrictions are agreed to with immediate neighbor.</p> |
| <p>Solar Access</p> | <p><u>All Lots, except Lot #177 (Common House),</u> No dwelling within the PD shall cast a shadow on their northern neighboring house more than 4' above ground and at a point 5' north of it's neighbors southern property line at noon on the 21st of December.</p> <p>An exception is made for pitched roofs up to a 6:12 slope on a garage on the north side of the property. All houses will comply with the 30' from grade height restriction as is established at the time the Final PD is established.</p> <p>Shadows from balcony rails are exempted from the solar access restriction if they cast a shadow to sun ratio of 1:3 or less.</p> |