

## MEMORANDUM

TO: City Planning Commission

FROM: Matt Kowalski, City Planner

SUBJECT: R4C/R2A Zoning District Study Recommendation Report

DATE: May 4, 2012

Attached is the R4C/R2A Advisory Committee Recommendation Report. The committee has been working since December 2009 gathering public comment, reviewing data, researching issues and formulating recommendations for changes to the R4C and R2A Zoning Districts. The recommendation report is the culmination of the Advisory Committee's analysis and discussion.

Below are comments submitted late in the week by Wendy Carman and Ethel Potts, members of the Advisory Committee. Due to the timing of the packet preparation and the substantive nature of the comments, staff was not able to query the rest of the committee about whether to make revisions in the final report; however, the comments are included below for consideration by the Planning Commission.

### Regarding Proposed Parking Standards (page 9) – Wendy Carman

#1 The committee did not vote to recommend the standards that are described there. Instead, because while discussing this complex issue, we ran out of time and had to adjourn the meeting, we voted to make a general recommendation that we supported a graduated scale for calculating required parking that would be dependent not only on unit type, but also on maximum potential occupancy, number of bedrooms, and lot size and that Matt could come back to use with such a proposal when the revised report was circulated. What is there now is really Staffs proposal not ours.

#2. The proposal that Matt has laid it out would be an incentive for landlords to move away from 5 or 6 bedroom apartments. However, it will also do nothing to relieve parking problems and may reduce the landlord's obligation to provide as much parking per occupant as is currently required. The parking standard, which will average about 1 space per 4 potential occupants, will be worse for the neighborhoods than what is required for boarding houses that are required to provide 1 space per 3 potential occupants.

# 3. I believe this can be revised to suggestion a balanced approach, but this is not the solution.

Regarding Report Summary (Page 10) – Ethel Potts

I met with Wendy yesterday and she called my attention to page 10, Summary and Conclusion which again say, in effect, that more study is the Committee recommendation. DELETE SUMMARY AND CONCLUSION. We suggest substituting something like:

The recommendations above are the product of two years of comprehensive research, discussion and analysis. The issues identified throughout the course of this study are very complex. Those who gave input to the Advisory Committee expressed problems caused by such issues as unsustainable density, lack of parking, inadequate open space, and the number of small non-conforming lots. Our recommendations deal with these issues. The Advisory Committee recommends that the proposed changes be adopted, tried for a time, then be reviewed for effectiveness and possible amendment.

c: R4C/R2A Advisory Committee

Attachment: May 4, 2012 R4C/R2A Advisory Committee Recommendation Report