

Attachment D: Summary of Council Action on December 3, 2018

Multifamily Residential (RM) Districts Motion/Zoning Changes

(Motion, as Amended Below, Passed: 6-0 Filseth, Holman recused, Tanaka absent)

A. Unit Density. Replace RM-15 zoning designation, which allows 15 units per acre with a RM-20 designation that allows 20 units per acre, to align with Housing Element density allowance;

B. Minimum Density. Establish a minimum unit density as provided below. Allow fewer units when determined by the Planning Director, after review by the ARB, that existing site improvements or parcel constraints preclude meeting this minimum standard:

- RM-20: 11 units/acre
- RM-30: 16 units/acre
- RM-40: 21 units/acre

C. Non-complying Unit Density. Allow redevelopment and replacement of legally established residential housing units that exceed the maximum unit density allowed for the parcel, subject to the following criteria:

- Other than unit density, the project complies with all applicable development standards.
- The project is a residential rental project.
- The development shall not be eligible for a density bonus pursuant to PAMC

Chapter 18.15. The applicant must elect whether to utilize state density bonus law or the exception described herein as an alternative to state density bonus law;

D. Administrative Code Clean Up. Modify PAMC Section 18.13.040(g) regarding below market rate (BMR) housing units to reflect regulatory requirements of Chapter 16.65 of Title 16;

E. On-site Replacement. Allow a single-family home to be rebuilt as a single-family home and a duplex to be rebuilt as a duplex, without meeting the minimum density requirements and without making the project site non-conforming with respect to density.

Downtown Commercial (CD(C)) Motion/Zoning Changes

(Motion, as Amended Below, Passed: 6-1 Kou no, Scharff recused, Tanaka absent)

- A. Unit Density. Eliminate the unit density requirement restricting the maximum density to 40 units per acre;
- B. Unit Size. Establish a maximum average housing unit size of 1,500 square feet, (weighted average by the number of bedrooms);
- C. Retail Parking. Exempt the first 1,500 sq. ft. of ground-floor retail from parking requirements within residential mixed-use buildings;
- D. Driveway Approach. Preclude curb cuts on University Avenue, except for City-owned parcels or City-sponsored projects;
- E. Residential Only Development. Allow housing-only projects to be constructed downtown, except in the ground floor (GF) combining district. Retail preservation ordinance standards apply for market rate housing projects;
- F. Open Space. Allow rooftops to qualify for up to 75 percent of the usable open space requirement for the multi-family residential portion of a project, subject to objective performance standards (see draft ordinance for details);
- G. Housing Incentive Program (HIP). Establish a process that would allow property owners to apply to receive greater floor area than otherwise allowed under the zoning code and under State Density Bonus Law through waivers granted by the Director of Planning after review by the ARB. This program would be an alternative to the State Density Bonus Law and SB 35 streamlining, since it allows for more density. Components of the HIP include the following:
- FAR waiver to increase residential FAR from 1.0 up to 3.0, except for portion of FAR required to remain commercial by the requirements of the retail preservation ordinance or GF combining district;
 - No TDRs may be used in conjunction with a qualifying HIP project;
 - Require discretionary architectural review consistent with PAMC 18.76.020 and (Architectural Review).
- H. 1-Year Moratorium on In-Lieu Parking Program: Add language to Section 8 of the Ordinance indicating office uses above the ground floor shall not be eligible to participate in the in-lieu parking program for the period of one year or until the Planning and Transportation Commission returns to the City Council with a detailed study and recommendation;
- I. Further Parking Studies (2019 Task): Direct Staff and the Planning and Transportation Commission to further study decoupled parking, in lieu parking, and off-site parking for residential developments and return to Council in 2019;

J. Rooftop Open Space Standards: Add to the Ordinance a requirement that for rooftop gardens, no up lighting is to be allowed and light sources should be shielded; and

Parking Standards within 1/2-Mile of Fixed Rail

(Motion Passed: 3-2 Holman, Kou no)

The Council continued the discussion of the proposed reduced parking standards within 1/2-mile of a fixed rail station to a date uncertain.

Citywide Motion/Zoning Changes

(Motion, as Amended Below, Passed: 5-2 Holman, Kou no, DuBois, Tanaka absent)

A. Open Space. Establish a consistent open space requirement for multi-family housing units in multi-family residential and commercial districts of 150 square feet (current code ranges from 100 to 200 square feet depending on the number of units provided). Micro units, defined herein as units with less than 450 square feet, are proposed to have a commensurate requirement of 40 square feet/unit.

B. Review Process. Eliminate Site & Design Review, which currently applies to residential and residential mixed-use projects with 10 more units in commercial zones.

C. Retail Preservation Exemption. Exempt 100% affordable housing projects (120% AMI and below) from the retail preservation requirement except in the Ground Floor (GF) and Retail (R) combining districts;

D. Parking Standards. Adjust multifamily (and senior housing) parking requirements as recommended in the staff report.

E. Modify Affordable Housing Parking Reduction: Strike the proposed affordable housing standards related to parking for multi-family residential uses; and add that an affordable multi-family development may ask for a reduction in parking requirements up to 100% based on maximum anticipated demand; and

F. Retail Parking Exemption: Exempt the first 1,500 square feet of ground-floor retail from parking requirements within residential mixed-use buildings.