



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: September 23, 2020 **File No.:** 2020-115-SPF-SPR-CL5 **Application Type:** Class 5 Site Plan – Spice Office Building

General Data:

Agent: Covelli Design Associates, Inc

Applicant/Owner: Dixie Holdings 17, LLC

Location: East side of NE 5th Avenue, between NE 3rd Street and NE 4th Street

PCN: 12-43-46-16-05-105-0180

12-43-46-16-05-105-0200

Property Size: 0.423 acres

FLUM: CC (Commercial Core)

Zoning: CBD (Central Business District – Central Core Sub-District)

Adjacent Zoning:

- North: CBD (Central Business District)
- South: CBD
- East: CBD
- West: CBD

Existing Land Use: RetailOffice

Proposed Land Use: 9,975 sq.ft. Office

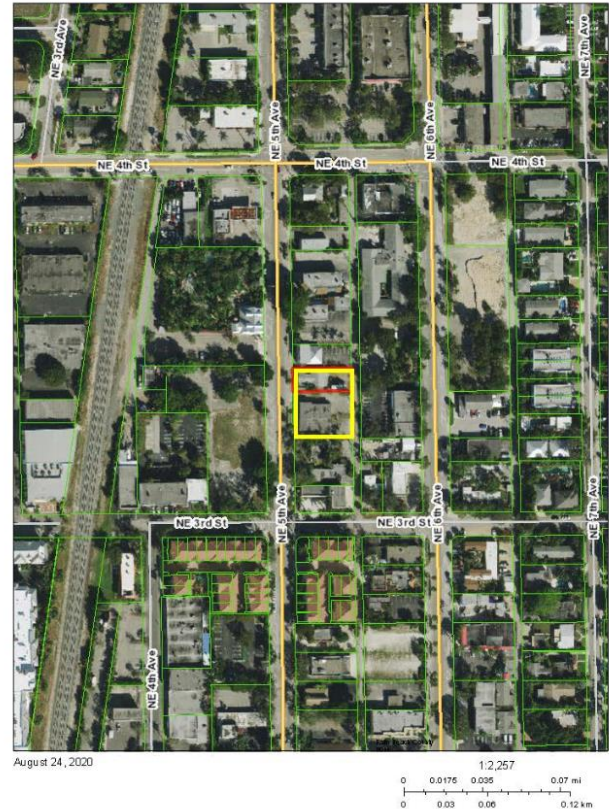
FAR: 0.53

Item before the Board:

The action before the Board is the approval of a Class V Site Plan application for Spice Office Building pursuant to LDR Section 2.4.5 (F)(1)(a), including the following:

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Architectural Elevations

Location Map



Optional Recommendations:

- A. Continue with direction.
- B. Move approval of the request for a Class V Site Plan 2020-115-SPF-SPR-CL5 for **Spice Office Building**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in LDR Sections 2.4.5(F), 4.6.18 (E), 4.6.16 and Chapter 3 of the Land Development Regulations.
- C. Move denial of the request for a Class V Site Plan 2020-115-SPF-SPR-CL5 for **Spice Office Building**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in LDR Section 2.4.5(F), Chapter 3, Section 4.6.18(E), and Section 4.6.16.

Notes: The following must be satisfied of the site plan is approved based on the respective timing.

1. That the applicant will need to enter into an easement and be recorded for the encroachment of the streetscape onto the subject property prior to issuance of a building permit.

Project Planner:

Scott Pape, AICP, Principal Planner;
pape@mydelraybeach.com,
(561) 243-7040 x7321

Review Dates:

SPRAB Board:
September 23, 2020

Attachments

1. Site Plans
2. Landscape Plans
3. Architectural Elevations



2. That the right-of-way dedication for two feet to the alley be accepted by the City Commission and a recorded deed be provided prior to issuance of a building permit.
3. That the applicant enter a landscape maintenance agreement and be recorded for the landscaping in the public right-of-way prior to issuance of a building permit.
4. That a letter be provided from the Palm Beach County Traffic Division indicated a finding of concurrency prior to site plan certification.

Project Request:

The proposed project is a Class V Site Plan proposal to demolish the existing buildings on the property and construct a two-story 9,975 square foot office building. It includes the construction of a parking lot along the east side of the property with a one-way driveway from NE 5th Avenue and the alley. A 5-foot high fence will be constructed around the parking lot.

Background:

The subject property is a 0.43-acre site comprised of portions of Lots 18, 19, and 20 of Block 105 of the Highland Park Subdivision, the Benjamins Subdivision and Town of Delray Subdivision. The property is zoned Central Business District (CBD) within the Central Core Sub-District and has a Future Land Use Map designation of Commercial Core (CC). The property contains two buildings that were built in 1940 and 1965. These will be demolished as part of the development proposal.

On February 11, 2020, the City of Delray Beach Development Services Department received a Class V Site Plan application for a the proposed office building at the subject site.

Review and Approval Procedures:

- Pursuant to LDR Section 4.4.13(A), **Purpose and intent for the CBD**, *The Central Business District (CBD) Zone District is established in order to preserve and protect the cultural and historic aspects of downtown Delray Beach and simultaneously provide for the stimulation and enhancement of the vitality and economic growth of this special area.*
- Pursuant to LDR Section 4.413(A)(1), **The Central Core Sub-District**, *regulations are intended to result in development that preserves the downtown's historic moderate scale, while promoting a balanced mix of uses that will help the area evolve into a traditional, self-sufficient downtown. Residential development is permitted at higher densities in this area than any other part of the city, in order to foster compact, pedestrian oriented growth that will support downtown businesses.*
- Pursuant to LDR Section 4.4.19 (K)(2), **SPRAB review and approval process**, *for any new development requiring approval under Sections 2.4.5(F) Class V Site Plan, 2.45(H) Landscape Plans, or 2.4.5(I) Architectural Elevations, approval must be granted by the Site Plan Review and Appearance Board (SPRAB), unless the property is located within a designated historic district or is individually designated.*
 - ✓ The follow site plan analysis demonstrates compliance with the applicable Land Development Regulations for site plan review.

Site Plan Analysis:**Compliance With The Land Development Regulations:**

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

Central Business District (CBD)**Central Core Sub-District:**

- Pursuant to LDR Section 4.4.13 (A)(1), the regulations are intended to result in development that preserves the downtown's historic moderate scale, while promoting a balanced mix of uses that will help the area evolve into a



traditional, self-sufficient downtown. Residential development is permitted at higher densities in this area than any other part of the city, to foster compact, pedestrian oriented growth that will support downtown businesses.

- ✓ The proposed office building is consistent with the surrounding built environment that consists of a mix of uses including offices, retail, and personal services.
- Pursuant to LDR Section 4.4.13 (D)(1)(a)(4), **First Floor Height**, *the ground story of commercial or mixed-use buildings shall be a minimum of 12 feet tall.*
 - ✓ The plans show 14' height for the ground floor of the building, thus, complying with this requirement.
- Pursuant to LDR Section 4.4.13 (D)(1)(a)(6), **Story Heights**, *each story above the ground story in all buildings must be at least nine feet tall.*
 - ✓ The plans show 11' for the second floor, thus complying with this requirement.
- Pursuant to LDR Section 4.4.13(E)(2)(a)(1-3), **Streetscape standards**. *The combination of public sidewalk (located within the right-of-way) and hardscape (located in front setback areas) shall provide a minimum streetscape area no less than 15 feet in width, measured from the back of curb.*
 - ✓ In accordance with this LDR section, new developments are required to provide a 15' foot streetscape area that includes a Curb Zone (at least 4' wide), Pedestrian Clear Zone (at least 6' wide) with any remaining front setback area used for ground story design. The plans show a 4' wide curb zone, a 6' wide pedestrian zone within a 15' wide streetscape area. Portions of the pedestrian clear zone encroach into the private property. Thus, a note is attached that the applicant will need to enter into an easement for this encroachment.
- Pursuant to LDR Section 4.4.13(E)(3), the main entrance to every building shall be accessible directly from and face a public right-of-way or civic open space. The main entrance(s) to ground story commercial space(s) shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than 75 feet.
 - ✓ The primary street entrance to the office building is located along NE 5th Avenue, which complies with this requirement.
- Pursuant to LDR Section 4.4.13(E)(4), Frontage Types define architectural characteristics for the detailing of building entrances. Seven distinct frontage types have been identified, which are appropriate for different uses. There are seven types allowed frontages in the CBD. Utilization of one or more of these frontage types is required.
 - ✓ The proposed office building uses the bracketed balcony frontage type.
- Pursuant to LDR Section 4.4.13(E)(4)(c), **Bracketed balcony**. A bracketed balcony is a second-story balcony, located over the main building entry, which provides cover for a person entering or exiting the building, emphasizes the entryway, and creates a semi-public space overlooking the street. The Delray Beach Architectural Design Guidelines provide guidance on balcony detailing. Bracketed balconies are typically associated with buildings with commercial uses in the ground story; however, bracketed balconies may be used with residential uses if combined with a stoop.
 - ✓ The proposed office building complies with the bracketed balcony design requirements. The building setback is 10' (10' to 15' required) and the depth of the balcony is 4' (maximum 5' allowed). The width of the balcony is 14' 1" (minimum 4' width required).
- Pursuant to LDR Section 4.4.13(F)(2)(a), **Architectural Façade Articulations**, *Buildings articulations that respond to the site's unique urban condition, such as but limited to, locations on corners, near public open spaces, terminating the visual axis of a street, and/or that emphasize main building entries, shall be clearly expressed in the design. Building articulations in the form of a change in building height and building placement shall be incorporated so that building façade proportions do not exceed height to width ratios of 3:1 or 1:3. Building articulations shall be reinforced by changes in roof design, fenestration patterns, or architectural elements.*
 - ✓ The plans show that the proposed façade design for the office building comply with the height to width ratios.
- Pursuant to LDR Section 4.4.13 (F)(2)(b), **Tripartite Composition**, *All buildings shall have a clearly expressed base, middle, and top in the façade design.*



- ✓ The architectural elevation plans and renderings show that the proposed buildings are Anglo Caribbean designed with Tripartite Composition. The buildings are designed with a base that consists of a raised stucco base. The middle is denoted by symmetrical window treatments with shutters. The top is a hip roof and widow walk. As proposed, the design meets this requirement.
- Pursuant to LDR Section 4.4.13(F)(2)(c), **Visual Screening**, *Building facades shall be designed to visually screen "Secondary Street" uses and large expanses of blank walls. Appropriate façade design to screen these uses incorporates the consistent use of materials and construction assemblies, fenestration patterns, architectural articulation, and features such as, but not limited to, the application of architectural screens, louvers, or glass. In addition, at the sidewalk level, vegetated surfaces and planters or window display shall be incorporated. Paint, faux treatments, scoring, construction joints, lighting, and material projections less than two inches are permitted, but do not fulfill the façade design requirements.*
 - ✓ The north and south sides of the building include horizontal reveals to provide interest to these elevations.

Visual Impact Analysis

- Pursuant to LDR Section 4.4.13(K), **Visual Impact Analysis**, *A 3-D visual impact analysis will be required which includes a model of the proposed development in a format compatible with GIS, such as SketchUp, Communityviz, City Engine, etc. Models shall depict building height, massing, and other details such as rooftop equipment which may visually impact adjacent properties.*
 - ✓ The applicant has provided is a 3-D impact analysis model that shows the subject site and the adjacent properties and structures within 100-feet of the property. The model demonstrates that the size and scale of the proposed development is compatible with the surrounding properties.

Adjacent Land Uses:

- Pursuant to LDR Section 2.4.5(F)(5), **Adjacent land use designations**, *"the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values."*

The subject property is bordered on all sides by CBD. The surrounding uses are offices to the north, residential to the south, community residence to the east, and vacant to the west. The proposed office building is compatible with the surrounding uses and will improve the aesthetics of the property.

Base District Requirements:

- Pursuant to **LDR Section 4.3.4 (K), Table 4.4.13 (C)**, as shown on the site plans the proposed project meets or exceeded the minimum development standards for lot dimensions, setbacks, open space and lot coverage; thus, this requirement is met (see table below).

LDR Table 4.4.13 (C) Dimensional Requirements by CBD Sub-district

Proposed Building	Required	Provided
Minimum lot requirements		
Lot Area	2,000 sf min.	18,439 sf
Lot Width	20' min.	149.92'
Building Setbacks:		
Front (first through third story)[NE 5 th Avenue]	10 ft. min./15 ft. max.	10'
Side Interior	0' min.	0' (North) 0' (South)
Rear	10' min.	62.90'
Maximum Height (Max. Height outside of the Atlantic Avenue Limited Height Area)	4 Stories and 54 ft.	35' – top of roof
Building Frontage Required on Primary Streets	75% min./ 100% max.	100%(NE 5 th Av)

**Off-Street Parking Requirement:**

- The following table demonstrates the site plan's compliance with **LDR Section 4.4.13 (l)(2) Table (L), Off Street Parking Requirements for CBD**

	Required	Provided
1 space per 500 sf of net floor area	20	24 spaces
Total =	20 spaces	24 spaces

- Pursuant to LDR Section 4.6.9(C)(1)(b), **Handicapped Spaces**, *Special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction. Such spaces shall not be in addition to, but shall substitute for, required parking.*
 - ✓ According to the 2012 Florida Accessibility Code, the project is required to provide one handicap parking space and one is provided.
- Pursuant to LDR Section 4.6.9(D)(3)(b), **Point of Access to the street system**, *a minimum width of 12' is required for a one-way driveway.*
 - ✓ The driveway width along NE 5th Avenue is 16' wide.

Right-of-Way Dedication:

- Pursuant to LDR Section 5.3.1 (A)(3), **Street Dedication** *When development is adjacent to an existing or planned street, the development shall be responsible for providing one-half of the ultimate right-of-way or such portion of the ultimate right-of-way which is yet undedicated and which is on that development's side of the ultimate right-of-way center line. In situations where there are unusual topographic features, greater or lesser dedications may be required.*
 - ✓ The existing right-of-way width for the alley along the east side of the property is 16'. The required right-of-way width is 20'. The site plan indicates that a 2' dedication has been accommodated into the site design. A note is attached that a right-of-way dedication be accepted by the City Commission and a recorded deed be provided prior to issuance of a building permit.

Site Visibility Requirement:

- Pursuant to LDR Section 4.6.14(B)(1), **Visibility Triangle**, *when an access way intersects a street or alley, 10 ft. sight visibility triangles areas shall be provided as measured from the area on both sides of a driveway formed by the intersection of a driveway and the parcel boundary with a length of 10 ft. along the driveway and a length of 10 ft. along the property line and the third side being a line connecting the ends of the other two lines.*
 - ✓ The site plan indicates a clear 10' sight visibility triangle at the intersection of the driveway at the alley.

Lighting:

- Pursuant to LDR Section 4.6.8 (A)(1), **Luminaries Maximum Height**, *for commercial sites are 25'.*
 - ✓ As shown on photometric plan page ES-1.1, the plans show surface mounted light fixtures throughout the site at 20'.
- Pursuant to LDR Section 4.6.8 (A)(3) table 2, **Photometric requirement**, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The following chart shows the photometric calculations proposed for the site.

Photometric Plan	Requirements		Proposed	
	Minimum (fc)	Maximum (fc)	Minimum (fc)	Maximum (fc)
Parking lots	1	12	1.1	9.5
Canopies, Drive-Thru, Overhangs	3	30	5.2	20.3

**Landscape Requirements:**

- Pursuant to LDR Section 4.4.13(E)(2)(b), street trees are intended to provide a shaded environment for the pedestrian, provide a physical separation between pedestrians and vehicles, improve the overall visual appearance of the street, and reduce urban heat island effects. Street trees shall be a canopy species, planted in the public right-of-way directly in front of the property line(s), uniformly spaced no greater than 30 feet on center. Spacing of trees may only exceed 30 feet in order to accommodate curb cuts, fire hydrants, utilities, existing trees, and other infrastructure elements. Palm varieties may be used at corners, crosswalks, or to accent building entrances and may be permitted in lieu of shade trees when physical conditions may prevent the proper growth of shade trees, as determined by the Development Services Director. Consistency in street tree species shall be established on both sides of the street along each block. The first to develop shall establish the species with approval from the Development Services Director. Street trees shall be located in the curb zone of the streetscape, in order to separate pedestrians from vehicular lanes and to provide room for tree canopies. Street trees may be planted in planting strips, landscaped planters or tree grates with approval from the Development Services Director. All trees shall be Florida Grade #1 or better. Canopy species: Minimum 14 feet in height with a clear trunk space of six feet and a spread of no less than eight feet. Palm trees: Minimum 18 feet in height, with a clear trunk space of eight feet. In the event that site constraints, such as existing utility easements, infrastructure, or right-of-way constraints prevent the installation of required street trees, the Development Services Director may approve a different organization of the curb and pedestrian clear zones. Additional elements such as removable planters of small palms and shrubs, vines or seasonal flowers may be required. In addition, the building shall provide devices such as awnings or roof overhangs to establish a shaded pedestrian environment. The property owner shall be required to enter into a maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any tree grates, irrigation, and landscaping installed by the property owner to meet the requirements of this section.
 - ✓ The landscape plan indicates that Montgomery Palms with 14' of grey trunk will be planted along NE 5th Avenue. A note is attached that the applicant enter a landscape maintenance agreement for this landscaping in the public right-of-way.
- Pursuant to LDR Section 4.6.16(C)(1)(a), **Compliance**. Prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C),
 - ✓ The landscape plans have been reviewed by the City's Senior Landscape Planner for compliance 4.6.16 (H)(3) for new commercial developments. The design as proposed meets the minimum requirements for tree and shrub quantity, plant size, species selection, drought tolerance and site placement.
- Pursuant to LDR Section 4.6.16(H)(3)(i), **Landscape islands**, which contain a minimum of 135 square feet of planting area, with a minimum dimension of nine feet, exclusive of the required curb, shall be placed at intervals of no less than one landscaped island for every 13 standard parking spaces. One shade tree shall be planted in every island with a minimum of 75 square feet of shrubs and groundcovers.
 - ✓ The landscape plan indicates that landscape islands that meet the dimensional requirements will be provided at the north and south ends of the at-grade parking area on the east side of the building.

Architectural Elevations and Aesthetics

- Pursuant to **LDR Section 4.6.18(E) Criteria for Board Action**, the following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits:

If the following criteria are not met, the application shall be disapproved.

- (1) *The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*
- (2) *The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
- (3) *The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.*



- ✓ The proposed anglo-caribbean designed office is consistent with the CBD design requirements. The quality of the architecture will not cause the local/evolving environment to depreciate in appearance or value. The proposed development is compatible with development in the area.

Establishment of the Proposed Use/ Certificate of Occupancy:

- Per LDR Section 2.4.6(C), a certificate of occupancy is required prior to the establishment of use on any site or occupancy of a structure. Prior to issuance of an occupancy permit, all conditions associated with this development approval shall be met, unless otherwise required.

Required Findings:

- Pursuant to Section 3.1.1 (**Required Findings**), *prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:*

Section 3.1.1 (A) - Future Land Use Map:

- *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map.*
 - ✓ The subject property has a Future Land Use Map (FLUM) designation of Commercial Core (CC) and a Zoning map designation of Central Business District (CBD). In accordance with the land use element of the Comprehensive plan Table L-6, the CBD zoning designation is consistent with the CC FLUM designation.

Section 3.1.1 (B) – Concurrency:

- As described in Appendix A, a positive finding of concurrency is made as it relates to water, sewer, drainage, parks and recreation, solid waste, and traffic.

Section 3.1.1 (C) - Consistency:

- *A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.*
 - ✓ As described in Appendix B, a positive finding of consistency is made as it relates to the performance standards contained in Article 3.2.

Section 3.1.1 (D) – Compliance with the LDRs:

- As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs is made.

Comprehensive Plan Policies:

A review of the objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable objectives or policies were noted.

Future Land Use Element (FLUE)

- *Objective A-1: Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*
 - ✓ The proposed development will be compatible in use, intensity and appearance with the surrounded buildings in the CBD zoning district.
- Pursuant to LDR Section 3.2.3 (B), separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists, and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.
 - ✓ The plans show a proposed bike rack, widening of the adjacent sidewalk, and an alternative fuel vehicle parking space.



Review by Others:

Utility Providers:

- Pursuant to 2.4.2 (C)(2)(a), utility providers were notified of the site plan submission and no objections have been provided to date.

Downtown Development Board (DDA):

The DDA considered the development proposal at their meeting on September 14, 2020 and voted to support the project.

Appendix "A" – Concurrency Findings

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer:

- The office building will be taking water service via a lateral connection to a 4" water main along the alley.
- The office building will have sewer service via a lateral connection to a 8" sewer main along the alley. Pursuant to the City's Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South-Central County Wastewater Treatment Plant for the City at build-out.

Streets and Traffic:

- The proposed offices will generate 53 additional average daily trips with 33 additional peak a.m. trips and 5 additional peak p.m. trips. It is noted that the applicant will need to submit a finding of concurrency reflecting from the Palm Beach County Traffic Division.

Solid Waste:

Proposed Demand:

Offices $9,975 \text{ g.s.f} \times 5.4 \text{ lbs} = 53,865 / 2,000 = 26.93 \text{ tons per year}$

- ✓ The proposed Spice Office Building will add **26.93 tons** of waste per year to the current demand. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2048, thus, meeting concurrency.

**APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)**

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent



- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent

- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent