



# SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

## DEVELOPMENT SERVICES DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444  
PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

### SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: April 10, 2019

File No.: 2018-158-SPM-  
SPR-CL 5

Application Type: Class V Site Plan, Landscape Plan,  
Architectural Elevations– 405 South

#### General Data:

Agent/Applicant: Stephen Albanese

Owner: Stephen Albanese

Location: 405 SE 6<sup>th</sup> Ave

PCN: 12434621010010092

Property Size: 0.27 Acres

FLUM: General Commercial (GC)

Zoning: General Commercial (GC)

#### Adjacent Zoning:

- North: Central Business District (CBD) Central Core Sub-district (CC)
- South: GC
- East: GC (Single Family Residence)
- West: GC

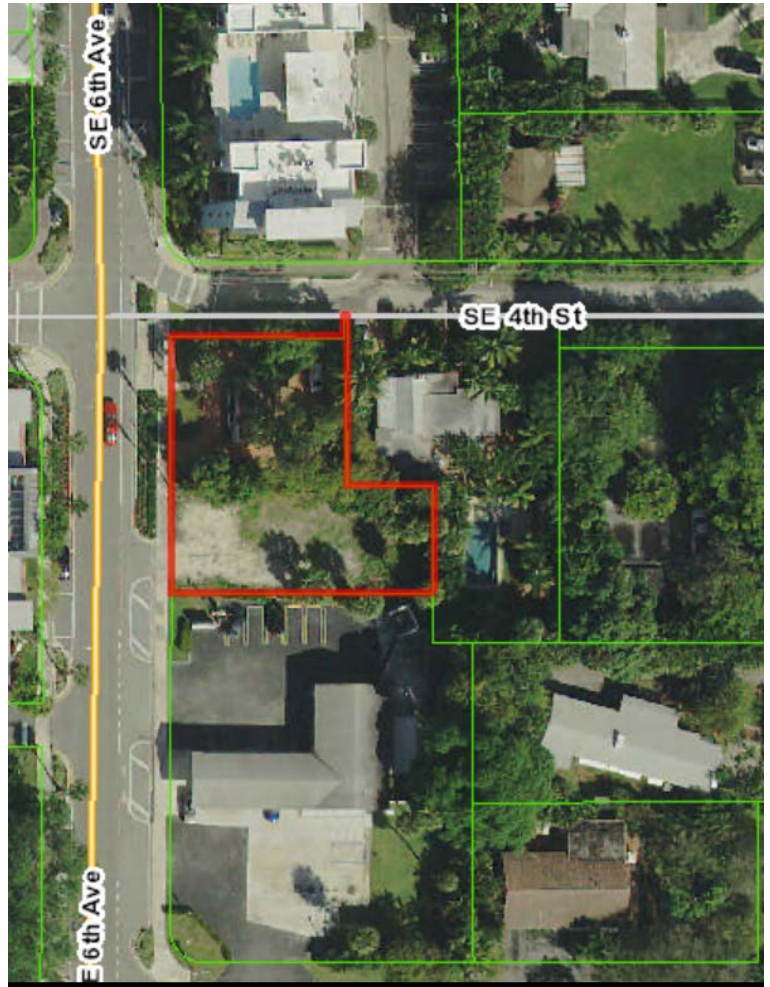
Existing Land Use: Vacant Land

Proposed Land Use: Mixed-use building consisting of 3 residential units and 3 office units.

#### Item before the Board:

The action before the Board is the consideration of a Class V Site Plan application for the **405 South** located at **405 SE 6<sup>th</sup> Avenue** pursuant to LDR Section 2.4.5 (F), including the following:

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



#### Staff Recommendations

By separate motions:

#### Site Plan:

Move approval of the Class V Site Plan (2018-158) for **405 South** located at **405 SE 6<sup>th</sup> Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations.

*\*Note: If the site plan is denied, no further action shall be taken on the landscape plan or architectural elevations due to potential inconsistencies.*

#### Landscape Plan:

Move approval of the Landscape Plan for **405 South** located at **405 SE 6<sup>th</sup> Avenue**, by adopting the findings of fact and law

#### Project Planner:

Christine Stivers, Senior Planner;  
[stiversc@mydelraybeach.com](mailto:stiversc@mydelraybeach.com),  
561-330-6056

#### Review Dates:

#### Attachments:

1. Site Plans
2. Elevations
3. Landscape Plan



contained in the staff report and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in LDR Sections 2.4.5(H) and 4.6.16.

**Architectural Elevations:**

Move approval of the Architectural Elevations for **405 South located at 405 SE 6<sup>th</sup> Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request meets criteria set forth in LDR Sections 2.4.5(l)(5) and 4.6.18(E).

**Notes:**

1. Prior to Site Plan Certification, the note stating Townhouses are fee simple shall be removed from SP-1 (Site Plan) and replaced with a note stating all units will be leased.
2. Prior to issuance of building permit, a Landscape Maintenance Agreement for street trees shall be recorded.

**Background:**

The subject property is located on the east side of SE 6<sup>th</sup> Avenue at the south east corner of the intersection of SE 6<sup>th</sup> Avenue and SE 4<sup>th</sup> Street, both one-way streets. The property is made up of 3 parcels all consisting of portions of Lot 9, Block 1, Osceola Park, as recorded in Plat Book 3, Page 2, of the Public Records of Palm Beach County. The parcels are joined under a Unity of Title as recorded in ORB 30091, PG 1865, of the records of Palm Beach County. The site is approximately 0.27 acres and has been vacant since 2016.

Prior to demolition, there were two single story residential dwellings on individual parcels that constitute the site. The residences were built in the 1950's with the following addresses; 602 SE 4<sup>th</sup> Street and 405 SE 6<sup>th</sup> Avenue. Around 1986, the residence at 405 SE 6<sup>th</sup> Avenue was converted to commercial office use. The Zoning Map at the time of residential construction may have shown the parcels as a residential zoning district, however, the parcels were zoned as Commercial-2 on the 1970 Zoning Map. The parcels continued to be zoned as some form of Commercial Zoning in subsequent Zoning Maps until the time when the parcels were rezoned to General Commercial (GC) with the Citywide rezoning associated with the approval of the Land Development Regulations in 1990. The property has a Future Land Use Map (FLUM) designation of General Commercial (GC).

Around 1960, the Florida Department of Transportation (FDOT) undertook a Right-of-Way (ROW) taking at the southeast corner of SE 6<sup>th</sup> Avenue and SE 4<sup>th</sup> Street. In June of 2018, a Quit Claim Deed from FDOT to the Owner of the subject parcel was recorded reverting a portion of the initial ROW taking for SE 4<sup>th</sup> Street to the Owner. Currently, a 35-foot ROW has been established on SE 4<sup>th</sup> Street along the subject parcel. In 2016, the adjoining property owner to the east of the subject parcel requested to purchase a 15-foot wide portion of SE 4<sup>th</sup> Street ROW the length of their property. Resolution 25-16 was approved to permit the sale with the conditions that an access easement (ORB 28547/PG 1408) and hold harmless agreement (ORB 28547/PG1412) were granted to the City for utility maintenance and access. Therefore, the ROW width of SE 4<sup>th</sup> Street along the adjoiner's property is 25-feet wide.

**Project Description:**

The applicant has submitted a Class V Site Development plan to construct a mixed use building that contains three residential units and three office units. Pursuant to LDR Section 4.4.9(B)(5) dwelling units can be in the same structure as a commercial use. Both residential and office units will be for lease. The office units occupy the ground floor on the south side of the building. The residential units are three-story with a one-car garage occupying the ground floor on the north side of the building and two additional stories above the garages and office units. There are 2 two-bedroom residential units and 1 one-bedroom residential unit. Square footage under air for the residential units and the offices are as follows:

- Unit A: Two bedroom: 2,631 sf
- Unit B: One bedroom: 2,013 sf
- Unit C: Two bedroom: 2,210 sf
- Office 1: 809 sf
- Office 2: 591 sf
- Office 3: 646 sf

Three one-car garages, driveways, and nine spaces on the south side of the building provide the 16 required parking spaces. A bike rack has been included to address Transportation Element - Policy D-2.2 in which bicycle parking and facilities shall be required on all new development and redevelopment. Solid waste for the residential units will be housed in the garages, Solid waste totes will be utilized for the office units.

**Site Plan Analysis:**

The following items identified in the Land Development Regulations shall specifically be addressed by the Site Plan Review and Appearance Board (SPRAB) for final action on the site and development applications/requests, as presented.

The subject property is within the GC Zoning District. The following table illustrates the required standards for the GC zoning district for this parcel.

	Required	Provided
<b>GC Zoning District, Development Standards(4.3.4.K)</b>		
Lot Size	0-ft	11,871 sf
Lot Depth	0-ft	122.64-ft
Lot Width(SE 6 <sup>th</sup> Ave)	0-ft	119.45-ft
Lot Frontage (SE 6 <sup>th</sup> Ave)	0-ft	119.45-ft
Max Lot Coverage	75%	27.20%
Min Open Space	25%	26.75%
Floor Area (Minimum square feet) <ul style="list-style-type: none"> <li>Office</li> </ul>	No minimum per office space (see below for minimum total commercial use required)	591-809 sf
<ul style="list-style-type: none"> <li>Two Bedroom Residential (4.3.4(K)(1))</li> </ul>	900 sf	2,210-2,631 sf
<ul style="list-style-type: none"> <li>One Bedroom Residential (4.3.4(K)(1))</li> </ul>	600 sf	2,013 sf
Front Setback (SE 6 <sup>th</sup> Ave)	10-ft	10-ft
Rear Setback (Eastern Property Lines)	10-ft	10-ft 9-in
Side Street (SE 4 <sup>th</sup> Street)	10-ft	10-ft
Side Interior (northern prop line, south of adjoining single family residence)	10-ft	10-ft
Side Interior (Southern prop line, north of Chevron gas station)	10-ft	51-ft
Maximum Height	48-ft	41-ft
Special Landscape Setback- (4.3.4(H)(6)(b)(2))	10-ft (SE 6 <sup>th</sup> Ave/S. Federal Highway)	10-ft

**Dwelling Units in same structure as Commercial:**

LDR Section 4.4.9 (B)(5) provides parameters for the mixed use of residential and commercial uses in the same structure:

Standard	Required	Provided
Commercial Use Location	Must be located on Ground Floor	Located on Ground Floor
Minimum Square Footage of Commercial Use: 25% or greater of total structure(minus vehicular use)	≥25% of 6854 sf: 1712 sf	2046 sf
Residential Use Location	Not permitted on Ground Floor	Second and third floor(Garage on ground floor/no residential habitable area permitted on Ground Floor)
Density not to exceed 12 DU/AC	11,871 sf/43,560 sf/AC =0.27AC x 12 DU/AC = 3.27 DU	3.0 DU
Residential and commercial use access location	Use access must be separated	Residential access provided on north side of structure, Commercial access provided on south side of structure

**Section 4.6.4(2), Special District Boundary Treatment:**

Section 4.6.4(2), Special District Boundary Treatment, requires where the rear or side of commercially zoned property directly abuts residentially zoned property without any division or separation between them, such as a street, alley, railroad, waterway, park, or other public open space, the commercially zoned property shall provide a ten-foot building setback from the property line located adjacent to the residentially zoned property. In addition, either a solid finished masonry wall six feet in height, or a continuous hedge



at least four and one-half feet in height at the time of installation, shall be located inside and adjacent to the portion of the boundary line of the commercially zoned property which directly abuts the residentially zoned property. If a wall is used, it shall have only those openings as required by other city codes to meet hurricane or severe storm construction standards. No walkways or other pedestrian ways shall be located through the wall or hedge. The adjoining property to the east is zoned GC, but the Use is single family residential, therefore, the Applicant has provided a continuous hedge a minimum of 54" in height along the adjoining property line of the residential use. A 5 foot fence is proposed for additional screening and privacy. A positive finding can be made.

#### **Lighting:**

Regarding the commercial aspect of the site, 22 foot high pole mounted lighting within the parking lot is proposed. Maximum permitted height is 25-ft. Proposed foot candle values are within the permitted minimum and maximum ranges, which comply with the requirements of LDR Section 4.6.8(B)(3), Illumination Standards. Although the values are near the minimum illumination values, the residential use on the upper floors of the structure must be considered. The Crime Prevention through Environmental Design (CPTED) notes that LED lighting is used and is the highest recommended light source and provides the best visibility with the least distortion. A positive finding can be made.

#### **Minimum Parking Requirements:**

Per LDR Section 4.6.9(C)(8), when a building on a unified site contains a mix of uses, the minimum total number of required parking spaces are determined by utilizing the shared parking table. Two bedroom dwelling units require 2.0 spaces per unit (4 spaces). One bedroom dwelling unit requires 1.5 spaces per unit (2 spaces). The residential units will utilize one-car garages, driveways and one guest space on the northern side of the structure accounting for 7 spaces. The offices will not be sharing the 7 designated spaces, therefore those spaces are categorized as reserve or "other" per the LDR requirements (having a 100% usage value). Guest spaces are 0.5 spaces per dwelling unit, therefore, 1.5 spaces will be added into the residential category (not having a full 100% usage value). Business and professional offices require 4 sp/1000 sf net floor area or 8.18 spaces for entry under the office category (multiple percentage usage values). Once all required values were entered into the shared parking table, it was determined that 16 spaces are needed to serve the development. The applicant has provided 16 spaces, 3 of which are compact and one handicap accessible space. The 9 spaces located at the south side of the building will be utilized for office and guest parking.

#### **Refuse Enclosure:**

Per LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public rights-of-way. As stated previously, the residential solid waste will be housed within the garages of the residential units. Solid WasteTotes shall be utilized for the office/commercial units. The refuse area is located on the eastern wall of the structure, enclosed on 3 sides. The area is further screened from the adjoining parcel with the 54" continuous hedge and 5-foot high fence.

#### **Landscape Analysis:**

Pursuant to LDR section 4.6.16(C)(1)(a), 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). A proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner and found to be in compliance. A tree disposition plan was included with the landscape plans. Removal, relocation and mitigation has been determined for the existing trees. Mitigation was found to be in compliance. Street trees located within the right-of-way are proposed along SE 4<sup>th</sup> Street. A Landscape Maintenance Agreement for the street trees has been prepared and will be recorded prior to issuance of building permit. Air conditioning units are screened from the public right-of-way by a 42" high podocarpus hedge.

#### **Architectural Elevations Analysis**

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 (SPRAB) 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 elevations are in good taste and good design and will not materially depreciate the surrounding environment. The contemporary design integrates well with the development to the north of SE 4<sup>th</sup> Street contributing to the image of beauty and harmony. The development to the north consists of four stories and the proposed structure consists of three stories. The three-story structure with the commercial use on the ground floor will aid in bringing the street façade into a more human scale as the commercial development to the south of the subject parcel is only one story.

The materials chosen; sand-rubbed white stucco finish, gray linear tile finish, recessed building façade areas and linear banding will not cause the nature of the local environment to materially depreciate in appearance and value. The proposed structure and project provide for the transition from residential located to the north and commercial located to the south by providing residential units on the north and commercial office space to the south, therefore, is in harmony with the developments in the general area. Therefore, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E).

Pursuant to **LDR 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, 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 four areas.

**FUTURE LAND USE MAP:** The use or structures must be allowed in the zoning district and the zoning district must be consistent with the land use designation.

The subject property has a Future Land Use Map designation of General Commercial (GC) and is zoned General Commercial (GC). The GC zoning district is consistent with the GC Future Land Use Map (FLUM) designation. Pursuant to LDR Section 4.4.9(B)(5), dwelling units can be in the same structure as a commercial use in the GC zoning district when certain standards are met. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map.

**CONCURRENCY:** Facilities which are provided by, or through, the City shall be provided to new development concurrent with issuance of a Certificate of Occupancy. These facilities shall be provided pursuant to levels of service established within the Comprehensive Plan.

As described in Appendix A, a positive finding of concurrency can be made as it relates to water, sewer, streets and traffic, parks and recreation, open space and solid waste.

**CONSISTENCY:** Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(F)(5) for the request shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.

As described in Appendix B, a positive finding of consistency can be made as it relates to Development Standards for Site Plan Actions.

**COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS (LDRs):** Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

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

**LDR Section 2.4.5(F) (5) - Compatibility (Site Plan Findings):** 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 following table indicates the zoning and land use of the properties surrounding the subject parcel:



Adjacent Zoning		Adjacent Land Use
North	Central Business District (CBD)	Residential Condominiums (Meridian Condo Delray)
South	General Commercial (GC)	Chevron Gas Station
East	General Commercial (GC)	Single Family Residential
West	General Commercial (GC)	Medical Office Building

The subject parcel is located along a FDOT thoroughfare right-of-way between CBD zoning to the north and GC zoning to the south, east and west. The subject parcel abuts a residential property to the east. The applicant has provided the buffer as required by Section 4.6.4(2), Special District Boundary Treatment along the eastern property line to aid in mitigation of any negative impacts to the residential property. The proposed mixed uses of residential and office are compatible and harmonious with adjacent and nearby properties. Therefore, a positive finding can be made for Section 2.4.5(F) (5), that 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.

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

**Future Land Use Element Objective A-1** - Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

The property was previously developed as single family residences. The zoning has been Commercial in nature since at 1970. Given the development of the SE 6<sup>th</sup> Avenue corridor which includes a mix of multi-family residential as well as commercial uses, the proposed mixed-use building is consistent with and complementary to the adjacent land use needs. There are not special physical or environmental characteristics of the land that would be negatively impacted by the development.

**Transportation Element - Policy A-6.2:** The approval of a modification to an existing site development plan and/or conditional use shall be conditioned upon the upgrading of its points of access to meet adopted standards.

Pursuant to LDR Section 6.1.4(C)(1-2), the minimum width of a two way driveway is 24 feet. Where there are no points of conflict in the immediate vicinity of the driveway and internal circulation, the width may be approved at 20. This plan has a driveway width of 22-feet and a stacking distance of 18-feet which provides enough distance for a vehicle to be stopped in the drive area and not encroach onto the public sidewalk. The access is consistent with the Transportation Element of the Comprehensive Plan and associated policies.

**Transportation Element - Policy D-2.2:** Bicycle parking and facilities shall be required on all new development and redevelopment.

As mentioned in the project description, the site plan includes the installation of a bicycle rack. The provision of a bicycle rack is consistent with the Transportation Element of the Comprehensive Plan and associated policies.

**Review by Others:**  
The development proposal is not in a geographic area requiring review by the Pineapple Grove Main Street (PGMS), West Atlantic Redevelopment Coalition (WARC), Historic Preservation Board (HPB), Downtown Development Authority (DDA) or the Community Redevelopment Agency (CRA).

**Courtesy Notice:**  
Courtesy notices have been provided to the following homeowner's associations and/or civic groups:

- Barton Apartments  
Ms. Carolyn Farnham  
904 SE 5th Ave.



## SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Delray Beach, FL 33483

Letters of objection or support, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

### Assessment and Conclusion:

The proposed development is consistent with the existing development within the area of the subject parcel. Additionally, the development is consistent with the policies of the Comprehensive Plan and can be found consistent with Chapter 3 of the Land Development Regulations. Also, a positive finding can be made with respect to LDR Section 2.4.5(F)(5), Findings, regarding compatibility of the propose development with the surrounding properties.

### Alternative Actions:

- A. Continue with direction.
- B. Move approval of the Class V Site Plan (2018-158), Landscape Plan, and Architectural Elevations for **405 South located at 405 SE 6th Avenue**, as amended, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 2.4.5(H)(5), 2.4.5(I)(5), 4.6.16, 4.6.18(E) and Chapter 3, Performance Standards, of the Land Development regulations.
- C. Move denial of the Class V Site Plan (2018-158), Landscape Plan, and Architectural Elevations for **405 South located at 405 SE 6th Avenue**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in 2.4.5(F)(5), 2.4.5(H)(5), 2.4.5(I)(5), 4.6.16, 4.6.18(E), and Chapter 3, Performance Standards, of the Land Development regulations.

Staff Report Prepared by: *Christine Stivers, Senior Planner*



**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:** •

- Water service will be provided by an existing 12" line located within SE 4<sup>th</sup> Street.
- Sewer service will be provided by an existing 8" line located within SE 4<sup>th</sup> Street.

Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

**Streets and Traffic:** A Traffic Statement has been submitted that indicates that the office and 3 dwelling units will generate 49 new daily trips and 7 new AM Peak Hour trips and 5 new PM Peak Hour trips. The proposed development is within the Coastal Residential Exception Area (CREA), therefore meets the Traffic Performance Standards of Palm Beach County.

**Parks and Recreation Facilities:** The proposed units will not have a significant impact with level of service standards for parks and recreation facilities. However, per LDR Section 5.3.2, whenever a development is proposed upon land which is not designated for park purposes in the Comprehensive Plan, an impact fee assessed for the purpose of providing park and recreational facilities shall be imposed. The amount of the fee shall be \$500.00 per dwelling unit, therefore a fee of \$1,500 will be collected prior to building permit issuance.

**Solid Waste:** Solid waste generated each year by this development will be approximately 0.8 tons per residential unit (3 units) for a total of 2.4 tons per year. Solid waste generated by the 2,046 sf of office will be 5.4 pounds per square foot, therefore, 5.52 tons per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2046.

**Drainage:** Drainage will be accommodated on site. No problems for adjacent properties are anticipated with respect to drainage as it relates to this standard.





**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