



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: February 27, 2019

File No.: 2019-001-
SPM-SPR-CL5

Application Type: Class V Site Plan Modification

General Data:

Agent: Silberstein Architecture

Owner: Gary S. Scarafile

Location: 215 NE 7th Avenue

PCN: 12-43-46-16-06-122-0031

Property Size: 0.35 Acres

FLUM: MD (Medium Density)

Zoning: RM (Multiple Family Residential)

Adjacent Zoning:

- RM (North)
- RM (West)
- RM (South)
- R-1-AA (East)

Existing Land Use: Single Family Home

Proposed Land Use: Multiple Family



Item before the Board:

The action before the Board is for the approval of A Class V Site Plan for 215 NE 7th Avenue, pursuant to Land Development Regulations (LDR) Section 2.4.5(F)(H), and (I). This includes:

- ☐ Internal Adjustment
- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Architectural Elevations

Recommendation: By Separate Motions

Internal Adjustment:

Move approval of the Internal Adjustment to LDR Section 4.6.15(G)(1) Pool Setbacks, which requires a minimum ten-foot setback for swimming pools located in the rear, interior or side street setback areas and shall not extend into the front setback area noted in Section 4.3.4(K), based on positive findings with LDR Section 2.4.7(C)(5).

Site Plan:

Move approval of the Class V Site Plan Modification (2019-001) for 215 NE 7th 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 Sections 2.4.5(G)(5) and Chapter 3 of the Land Development Regulations.

Landscape Plan:

Move approval of the request for Landscape Plan (20198-001) for 215 NE 7th Avenue, by adopting the findings of fact and law 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 Sections 4.6.16 of the Land Development Regulations.

Project Planner:

Jen Buca, Assistant Planner;

buca@mydelraybeach.com,

561-243-7138

Review Dates:

SPRAB Board:

Attachments:

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



Architectural Elevations:

Move approval of the Architectural Elevations (2019-001) for **215 NE 7th Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Notes:

1. Prior to issuance of a building permit a Sidewalk Easement needs to be executed and recorded
2. Prior to issuance of a building permit the tree mitigation fund must be paid.
3. Prior to certification a note on the plans that all utilities shall be placed underground.

Background:

The project is located on the west side of NE 7th Avenue between NE 2nd Street and NE 3rd Street and consists of Lot 3, Less the south 10 feet thereof, Wellbrock Subdivision, according to the plat thereof as recorded in Plat Book 24, Page 219, of the Public Records of palm Beach County Florida. The property consists of 0.35 acres and is zoned RM (Multiple Family Residential). The Future Land Use Map designation is Medium Density (MD). The project consists of the demolition or the possible relocation of an existing single-family home and the construction of 2 story 3-unit townhome development.

Project Description:

The development proposal consists of the following:

- Demolition or possible relocation of the existing structure
- Construction of three fee simple townhomes in the Masonry Modern style. Unit "B" sharing party walls with Units "A" and "C" giving a finished appearance of a single building. The townhomes consist of three-bedroom units, (Unit "A" and "C" under air square footage is 3,241 square footage and Unit "B" is 3,337 square feet. All units are two stories and accommodate a two-car garage.
- Installation of an 8-foot-tall masonry wall for privacy
- Installation of grade level pools
- Installation of associated landscaping

Site Plan Analysis:

Compliance with The Land Development Regulations (LDR):

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

LDR Section 4.4.6 Medium Density Residential (RM) purpose and intent:

The Medium Density Residential (RM) District provides a residential zoning district with flexible densities having a base of six units per acre and a maximum of twelve units per acre for this property. The actual density of a particular RM development is based upon its ability to achieve certain performance standards which are intended to mitigate the impacts of the increased density and ensure that the project is compatible with surrounding land uses. Further, the Medium Density Residential District provides for implementation of those objectives and policies contained within the Housing Element of the Comprehensive Plan which call for accommodating a variety of housing types.

LDR Section 4.4.6(I) Performance Standards:

The following standards shall apply to all site plans approved subsequent to October 7, 1997, and for modifications to existing developments which involve the creation of additional residential units. In order to increase a project density beyond six units per acre, the approving body must make a finding that the development substantially complies with the performance standards listed in



this section. The intent of the standards is to mitigate the impacts of the additional density both internal and external to the site. The extent to which a project meets the standards will determine the number of units per acre that will be permitted. For example, if a project meets or exceeds all the standards and is otherwise consistent with applicable standards and policies of the City's Comprehensive Plan and Land Development Regulations, the maximum density is permitted. Projects which only partially achieve these standards will be permitted a correspondingly lower density. The performance standards are as follows:

The density of the overall development is 8.57 units per acre, which requires a finding of substantial compliance with all applicable Performance Standards since it exceeds six units per acre. The following are the specific Performance Standards with an analysis of each:

- a) The traffic circulation system is designed to control speed and reduce volumes on the interior and exterior street network. This can be accomplished through the use of traffic calming devices; street networks consisting of loops and short segments; multiple entrances and exits into the development; and similar measures that are intended to minimize through traffic and keep speeds within the development at or below 20 m.p.h.

Analysis

Since the project is an infill development within an existing residential neighborhood and not a larger development with an interior road network, this performance standard is not applicable.

- b) Buildings are placed throughout the development in a manner that reduces the overall massing and provides a feeling of open space.

Analysis

The proposed residential units are designed within the required setbacks for the RM (Multiple Family) zoning district. The chosen architectural style of Modern Masonry carves away at the solid mass of a block building to reduce its massing effect. Based on the above, a finding of compliance can be made.

- c) Where immediately adjacent to residential zoning districts having a lower density, building setbacks and landscape materials along those adjacent property lines are increased beyond the required minimums in order to provide a meaningful buffer to those lower density areas. Building setbacks are increased by at least 25% of the required minimum; at least one tree per 30 linear feet (or fraction thereof) is provided; trees exceed the required height at time of planting by 25% or more; and a hedge, wall or fence is provided as a visual buffer between the properties.

Analysis

The proposed development is surrounded to the north, south and west by RM (Multiple Family Residential - Medium Density) zoned properties and to the east by R-1-AA (Single Family Residential). This is three fee simple, two story townhomes with a 25-foot setback from the rear. There is lush mature landscaping that exists of several Areca Palms. Additional Areca Palms and Japanese Blueberry trees will be planted for more privacy. There is also an existing chain link fence. Based on the above, this performance standard is partially met.

- d) The development offers a varied streetscape and building design. For example, setbacks are staggered and offset, with varying roof heights (for multi-family buildings, the planes of the facades are offset to add interest and distinguish individual units). Building elevations incorporate diversity in window and door shapes and locations; features such as balconies, arches, porches, courtyards; and design elements such as shutters, window mullions, quoins, decorative tiles, etc.

Analysis

The three-unit development faces NE 7th Avenue. Unit B is setback 4 feet to break the monotony of the straight-line affect. The modern masonry look consists of flat roofs, shiplap tongue and groove wood siding in silver stain, float finish stucco and clear glass railings. There are ground level pools, and individual courtyards with a perimeter wall and landscaping. Based on the above, a finding of compliance can be made.

- e) A number of different unit types, sizes and floor plans are available within the development in order to accommodate households of various ages and sizes. Multi-family housing will at a minimum have a mix of one, two- and three-bedroom units with varying floor plans.



Analysis

The project consists of an infill development that proposes three townhomes. The three units will range from 3,241 sf to 3,337 sf under air conditioning. Each unit has a slightly different overall floor plan therefore, a finding of compliance can be made.

- f) The development is designed to preserve and enhance existing natural areas and/or water bodies. Where no such areas exist, new areas which provide open space and native habitat are created and incorporated into the project.

Analysis

Since this standard is for larger projects, it does not apply to smaller in-fill developments of this type. Therefore, this performance standard is not applicable.

- g) The project provides a convenient and extensive bicycle/pedestrian network, and access to available transit.

Analysis

The development proposes the replacement of the existing sidewalk along NE 7th Avenue. This will improve the bicycle/pedestrian network of the area and enhances the walkability of the neighborhood. In addition, the proposed development is one block east of NE 6th Avenue which has access to Palm Beach County Palm Tran Bus Service. Based on the above, a finding of compliance can be made.

Summary

In conclusion, a finding of compliance can be made to (b), (d), (e), and (g). With respect to (c) the standard is partially met and (a) and (f) each of the standards is not applicable to the project. Pursuant to section 4.4.6(l)(2), it is acknowledged that some of the above referenced standards may not be entirely, applicable to small infill type residential projects. For those types of projects, the ultimate density should be based on the attainment of those standards which are applicable, as well as the developments ability to meet or exceed other minimum code requirements. As the development is following the applicable standards, the 8.57 unit per acre density is acceptable.

LDR Section 4.4.6 (H) (Special Regulations - RM zone district):

Recreational areas shall be required for all owner-occupied developments which have homeowner associations that must care for retention areas, private streets, or common areas.

This development will consist of three fee simple townhomes with individual courtyards and pool areas. There are not common areas, retention or private streets, therefore there will not be an HOA. Based upon the above, compliance with this code requirement has been achieved.

LDR Section 4.3.3(O) (Townhouse Design Standards):

As described below, the development proposal complies with the design standards for townhouse developments outlined in LDR Sections 4.3.3(O)(4)(a) through (d):

- a) No more than two townhouses may be constructed without providing a front setback of no less than 4' offset front to rear.

The purpose of this requirement is to prevent a long linear appearance. The front setback for the proposed development is along NE 7th Avenue. There are no more than two townhomes proposed along the front setback; therefore the 4' offset is not required.

- b) No townhouse row shall consist of more than 8 units or a length of 200'.

The townhouse row consists of three units and is 88' in length, thus meeting this code requirement.



- c) Service features, garages, parking areas, and entrances to dwelling units shall, whenever possible, be located on a side of the individual lot having access to the interior street. Walkways should be designed to connect dwelling units with each other and connect each dwelling unit with common open space

This standard applies to large townhouse developments and does not apply to this infill situation.

- d) Not less than 25% of the total area, less water bodies, shall be usable open space, either for recreational or some other suitable purpose, public or private.

The basis for this standard is to assure that larger residential developments provide adequate recreational amenities. With smaller developments, provision of these amenities is not considered financially feasible, and the required contribution of \$500.00 per unit (park impact fee) is considered adequate. It is noted, however, that 28.9% will be landscape/open space.

LDR Section 4.3.4(K) Development Standards Matrix:

The following table indicates that the proposal complies with LDR Section 4.3.4(K), as it pertains to the RM (Multiple Family Residential – Medium Density) zoning district:

RM Zoning Standards	Required (1&2)	Proposed (1&2)
Building Setbacks (min.):		
Front (NE 7 th Avenue)	25'	25'1"/25'1"
Side Interior Setback (south)	15'	15'1"
Rear	25'	36'10"/25'1"
Maximum Lot Coverage:	40% max.	35.5%
Open Space:	25% min.	28.9%
Building Height (max.):	35'	28'6"
Minimum Floor Area:		
3BR (Unit A and C)	1,250 sf	3,241 sf
....3BR (Unit B)	1,250 sf	3,337 sf
Minimum/Maximum Density:	6-12 units/acre	8 du/ac
Min. Lot Size (sf.)	8,000 sf	15,316 sf
Min. Lot Frontage (ft.)	60 ft.	98.60
Min. Lot Width (ft.)	60 ft.	98.60
Min. Lot Depth (ft.)	100 ft.	155.50

LDR Chapter 4.6 Supplementary District Regulations:

LDR Section 4.6.9(C)(2)(c) Vehicle Parking:

Two or more-bedroom dwelling units shall provide two spaces per unit and one-half space per unit for guest parking. The parking requirement for the site is 7.5 spaces. The development proposes two standard guest spaces in front of the two-car garage for each unit for a total of 12 parking spaces. The parking requirement is met.

LDR Sections 4.6.15(G)(1) Pool Setbacks:

A minimum ten-foot setback is required for swimming pools located in the rear, interior or side street setback areas. Swimming pools shall not extend into the front setback area noted in Section 4.3.4(K). The proposed pools meet the required perimeter setbacks., but do not meet the interior setbacks within the interior sides of the units. Pursuant to LDR section 2.4.7(C)(1) **Internal Adjustments:** An adjustment involves the lessening, or a total waiver, of those development standards which affect the spatial relationship among improvements on the land. An adjustment shall only be considered during the site and development plan review process and shall be only for requirements which do not pertain to, or affect, standards that apply to the perimeter of an overall development proposal (plan). An adjustment may be granted by the body or board which is empowered to approve or deny the site and development plan.



Pursuant to LDR Section 2.4.7(C)(5) **Findings**. Concurrent with granting relief from a development standard or regulation, the granting body must find that such relief does not diminish the practical application of the affected regulation (requirement) and that by granting such relief a superior development product will result.

The applicant has applied for an internal adjustment for the pool setback requirement within the confinements of internal side setbacks within Unit A and C, which have a zero setback and Unit B which has a 7'10" setback from Unit A and B. Staff supports the internal adjustment based on the history of several projects in the past being approved with zero to 5' foot setbacks being applied to similar projects as the code section does not specifically state otherwise. This current LDR section specifically speaks to setbacks in the rear, interior or side street setback areas regarding pools but does not refer to internal setbacks within the interior of a townhome development. This is one of the sections of the code that is on the list for clarification in the future. The applicant has also supplied a justification letter. Therefore, granting this relief from section 4.6.15(G)(1) pool setbacks; does not diminish the practical application of the affected regulation and by granting such relief a superior development product will result.

LDR Section 5.3.1(D)(2) Right-of-Way:

The existing right-of-way width on NE 7th Avenue is 40 feet. The City Engineer has approved a 5-foot ROW dedication and a 5-foot sidewalk easement along NE 7th Avenue to bring the ROW width closer to compliance within the 60-foot ROW required. The plans comply with the request. A sidewalk easement will be required prior to building permit issuance.

LDR Section 6.1.8 Undergrounding of Utilities:

Utility facilities serving the development shall be located underground throughout the development. All utilities lines that will serve the subject development shall be placed underground. A note shall be placed on the plans prior to certification.

Landscape Analysis

A landscape plan has been submitted, evaluated and recommended for approval by the City Senior Landscape Planner. Landscape Plan L-1 details the mitigation of the existing trees for the development. A mitigation in lieu fee of \$515.00 will be collected and the City Senior Landscape Planner will verify the in-lieu fees. Other trees will be mitigated by replacing in kind on site. The proposed landscaping consists of planting Japanese Blueberry Tree, Silver Buttonwood, Areca Palms, Blue Latin Palm, Cabbage Palmetto, Montgomery Palm, shrubs such as Japanese Blueberry Column, Rojo Congo, Shrubbery Yew Green Island Ficus Dwarf Podocarpus and Walter's Viburnum. The in-lieu fee must be paid prior to building permit issuance.

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 (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 development proposal consists of three townhomes with two car garages. The building is a Masonry Modern architecture style with flat roofs, float finish stucco painted in Ice Cubes Silver, vertical windows with clear glass anodized aluminum frames, with clear glass hand rails and shiplap tongue and groove wood siding in Silver. The first floor has covered porches with ground level pools, individual courtyards and a six-foot white vinyl fence and landscaping.

The proposed architectural elevations present design elements that will contribute to the image of the residential area by introducing a development that will maintain the architectural harmony, compatibility and quality of the neighborhood. It will not cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Based on the above, positive findings with respect to LDR Section 4.6.18(E) can be made.



Required Findings:

Pursuant to LDR Section 2.4.5(F)(1)(a), **Class V Site Plan Modification**, a new application for development of vacant land, or for modification of a developed property when no valid site plan of record exists, and which requires full review of Performance Standards found in Section 3.1.1.

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 subject property has a Future Land Use Map designation of MD (Medium Density Residential) and is zoned RM (Medium Density Residential). Pursuant to LDR Section 4.4.6(B)(3), within the RM zoning district, multiple family structures up to 12 units per acre are allowed as a permitted use, subject to compliance with the performance standards of LDR Section 4.4.6(I). Since compliance with the Performance Standards has been provided, the proposed density increase to 8.57 units per acre is permitted and appropriate.

Section 3.1.1 (B), Concurrency: As described in Appendix A, a positive finding of concurrency can be made as it relates to water, streets and traffic, sewer, drainage, parks and recreation, open space, and solid waste.

Section 3.1.1 (C), Consistency (Standards for Site Plan Actions): As described in Appendix B, a positive finding of consistency can be made as it relates to Standards for Site Plan Actions.

Section 3.1.1 (D), Compliance with the Land Development Regulations: As described under the Site Plan Analysis Section of this report, a positive finding of compliance with the Land Development Regulations can be made, subject to compliance.

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.

Compatibility is not a concern, as similar uses exist on the surrounding properties. This townhouse development will be compatible and harmonious with the adjacent and nearby properties and should enhance property values in the area.

Comprehensive Plan Policies: A review of the objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable policies and objectives are 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 proposed fee simple townhome development is appropriate and consistent with the surrounding area. There are existing multi-family residential developments on the adjacent properties to the north, south, and west. Located to the east is R-1-AA (Single Family Residential). Thus, the proposed development can be deemed a compatible and appropriate use for this site.

Housing Element Policy A-12.3: In evaluating proposals for new development or redevelopment, 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.

The development is surrounded RM the north, south and west. There is a single- family residence to the east (R-1-AA). A 6 foot- high fence and landscaping is proposed to negate nuisances such as noise, odors, and dust. The traffic volumes will be minimal as there are only 3 units. They can be accommodated by the surrounding road network. Thus, the proposal will not negatively impact the stability of the adjacent residential areas.



Review by Others:

The development proposal is not located in an area which requires review by the Community Redevelopment Agency (CRA), the Downtown Development Authority (DDA), Pineapple Grove Main Street (PGMS) or West Atlantic Redevelopment Coalition (WARC). On June 19, 2018, the development proposal was reviewed by the Green Implementation Board (GIAB). A copy of the review has been attached to the report.

Courtesy notices have been sent to the following homeowner's and/or civic associations:

- Palm Trail

Letters of objection or support, if any, will be presented at the SPRAB meeting.

Green Initiative Advancement Board (GIAB)

The GIAB reviewed the site plans for sustainable design on November 15, 2019 and was supportive of the project as the applicant was providing Energy Star Appliances, LED lighting, and low flow water fixtures and have skylights to allow sunlight into the unit, reducing electrical consumption. The insulation of the roof is R30 and the wall are R5, meeting state code. In addition, the builder has agreed to install infrastructure for solar panels.

Assessment and Conclusion

The property consists of 0.35 acres and is currently zoned RM (Multiple Family Residential). The development consists of the construction of three townhomes; all units consists of three bedrooms (the under air square footage of Units A and C are 3,241 SF and Unit B is 3337 SF). All units accommodate a two-car garage and will be two stories with grade level pools and individual courtyards in the rear. There will also be individual landscaping. The Masonry Modern Architectural style of the townhomes will be a visual asset and is compatible with existing and new multi developments on adjacent properties. The original home was built in 1939, which qualifies it to be designated Individually Historic. For this process to happen, the homeowner is the responsible party to designate the home. In this case, the home was not designated historic but has aesthetic qualities for a relocation to an empty plot of land to save it. Therefore, interested parties have investigated the possible relocation. This is not a requirement but would be a wonderful asset to the Delray Community if the home could be saved. The development substantially meets the performance standards of LDR 4.4.6.

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Alternative Actions:

- A. Continue with direction.
- B. Move approval of the request for an Internal Adjustment, Class V Site Plan Modification, Landscape Plan and Architectural Elevations 2019-001 for **215 NE 7th 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 LDR Section 2.4.7(C)(5), Chapter 3, Section 4.6.18(E), and Section 4.6.16.
- C. Move denial of the request for an Internal Adjustment, Class V Site Plan Modification, Landscape Plan and Architectural Elevations (2019-001) for **215 NE 7th 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 LDR Section 2.4.7(C)(5), Chapter 3, Section 4.6.18(E), and Section 4.6.16.

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**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 and sewer service will be provided to the site through an existing 12" water main and an 8" sewer main along NE 7th Avenue. The Comprehensive Plan states that adequate water and sewer treatment capacity exists to meet the adopted level of service standard at the City's build-out population based on the current FLUM.

Streets and Traffic: A traffic statement through EnviroDesign was provided on September 27, 2018 it has been determined the proposal development has an insignificant impact on the surrounding roadway network, meeting the requirement of Palm Beach County's Traffic Performance Standards. Therefore, a positive finding can be made.

Parks and Recreation Facilities: Pursuant to Land Development Regulations (LDR) Section 5.3.2, a park impact fee of \$500.00 per dwelling unit will be collected prior to issuance of a building permit for each unit. Based upon the proposed units, a park impact fee of \$1,500 will be required. Therefore, a positive finding can be made.

Solid Waste: The subject property will consist of three new units. Based on a waste generation rate of 0.8 tons per year for apartment and townhome units, the new units will generate an additional 4.9 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have enough capacity to handle all development proposals till the year 2048. Therefore, a positive finding can be made.

Drainage:

Preliminary engineering and drainage plans have been submitted with the proposed development. Drainage will be accommodated via an exfiltration trench system. Therefore, there appears to be no problems anticipated in accommodating on-site drainage. Based upon the above, positive findings with respect to this level of service standard can be made.

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