



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: July 10, 2019

File No.: 2019-100-SPM-SPR-
CL IV

Application Type: Class IV Site Plan Modification,
Landscape Plan, Architectural Elevations and Internal
Adjustments– Village Square Homes Phase III

General Data

Agent: Mark Rickards, Kimley-Horn

Applicant/Owner: Delray Beach Housing Authority

Location: Phase III of Village Square Homes (Refer to
map at right).

PCN:12434620810180020 and associated parcels

Property Size: 3.07 Acres

FLUM: Medium Density (MD)

Zoning: Multiple Family Residential (RM)

Adjacent Zoning:

- North: RM
- South: Industrial (I)
- East: RM
- West: Light Industrial (LI)

Existing Land Use: Vacant land platted for single family
and duplex units.

Proposed Land Use: Multiple Family Residential- 54
Townhomes-Workforce Housing

Item before the Board:

The action before the Board is the consideration of a
Class IV Site Plan application for **Village Square Homes
Phase III** pursuant to LDR Section 2.4.5 (G), including the
following:

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Architectural Elevations
- ☐ Internal Adjustments:
 - LDR Sec. 4.4.6(F)(3)(a)(3): Side(Interior)
Setback-One and Two Story
 - LDR Sec. 4.4.6(F)(3)(b): Setback for garages
facing an alley



Optional Board Motions for Action Item:

1. Move to continue with direction.
2. Move approval of file number 2019-100, a Class IV Site Plan Modification, Landscape Plan, Architectural Elevations and Internal Adjustments for Village Square Homes Phase III 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), 2.4.5(I)(5), 2.4.7(C)(5), 4.6.18(E), 4.6.16, and Chapter 3 of the Land Development Regulations.

Project Planner:

Christine Stivers, Senior Planner;
stiversc@mydelraybeach.com,
561-330-6056

Review Dates:

SPRAB: July 10, 2019

Attachments:

- 1.Site Plans
- 2.Elevations
- 3.Landscape Plan



3. Move denial of file number 2019-100, a Class IV Site Plan Modification, Landscape Plan, Architectural Elevations and Internal Adjustments for Village Square Homes Phase III, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Sections 2.4.5(G)(5), 2.4.5(I)(5), 2.4.7(C)(5), 4.6.18(E), 4.6.16, and Chapter 3 of the Land Development Regulations.

Notes:

1. Prior to site plan certification, all references noting the units as “apartments” shall be revised to read “townhouse”.
2. Prior to site plan certification, the Base Building Elevations per Ordinance 02-19 shall be noted on the site plan and on the elevations.
3. Prior to site plan certification, a note shall be added to the plans that no end unit shall exceed 2 stories.
4. Prior to site plan certification, provide a sidewalk from the interior walk system to the entrance walk of the recreation area near the parallel parking area.
5. Prior to building permit issuance, the development must be platted.
6. Prior to building permit issuance, draft Homeowner Association documents shall be submitted for review by Planning and Zoning. The documents shall note that one garage space must be reserved for vehicle parking.
7. Prior to building permit issuance, speed deterrent locations and details along the rear alley shall be included in the engineering plan set.
8. Prior to building permit issuance, proposed street lighting shall be provided on the engineering plan set.

Assessment and Summary:

The property consists of 3.07 acres and is zoned RM (Multiple Family Residential). The development consists 54 workforce housing townhomes that exceed the minimum required square footage and meet parking requirements. The multiple family residential use is consistent with the surrounding properties. The proposed density was approved through a Conditional Use. The architectural style of the townhomes will be aesthetically pleasing, a visual asset and is compatible with existing developments on adjacent properties. The applicable performance standards of Section 4.4.6 have been met.

Background:

Village Square Homes is a three phase project with Phase I and II completed and constructed. Phase III is 3.07 acres and is the subject of the site plan modification. The original development consisted of 18.18 acres and was platted as Village Square at Delray Beach in PB 118, PG 122, all of the public records of Palm Beach County. The parcels that make up Phase III are located between SW 12th and 13th Avenue and SW 8th and SW 10th Streets, also known as Lots 1-10 and Lots 12A-18B of the previously mentioned plat. The project area is in the Multiple Family Residential (RM) zoning district within the Carver Estates Overlay District and has a Future Land Use Map (FLUM) designation of Transitional (TRN).

On July 18, 2011, the Planning and Zoning Board recommended approval to allow an increase in residential density above the allowable 12 dwelling units per acre (du/ac) to 13.91 du/ac pursuant to the City's Family/Workforce Housing Program for a 253-unit development known as Village Square. Multiple family residential developments may exceed 12 units per acre, up to a maximum of 24 units per acre within the Carver Estate Overlay District defined in Section 4.5.11, subject to the provisions of Section 4.4.6(I) and Article 4.7. On August 2, 2011, the City Commission approved the conditional use for a density of 13.91 du/ac.

On June 13, 2012, the Site Plan Review and Appearance Board approved the Village Square Development Class V Site Plan for 253 residential units that included Landscape Plans and Architectural Elevations. Phase I was the construction of a three-story rental building and amenities targeted for senior living; Phase II was the construction of a clubhouse and six three-story rental buildings with a mix of six one-bedroom units, 66 two-bedroom units, 48 three-bedroom units and 24 four-bedroom units for a total of 144 rental units at rent significantly below current market rates; Phase III proposed the construction of 11 three-bedroom single family homes and 14 three-bedroom duplex units that would be available for purchase.

On April 15, 2019, The Planning and Zoning Board recommended approval to allow a modification of the Conditional Use approval to allow an increase for a previously approved density of 13.91 du/ac to 15.51 du/ac within the Carver Estates Overlay District. The increase in dwelling units is located in Phase III of the previously approved Village Square Homes development. There are no changes proposed for the Phases I and II. On May 21, 2019, the City Commission approved the modification of the Conditional Use approval by Resolution No. 109-19 to permit a density of 15.51 du/ac.

Project Description:

The applicant has submitted a Class IV Site Development plan to construct 54-fee simple workforce housing townhomes within the Carver Estates Overlay District. There are twelve 1,469 sf, 2-bedroom units that are 2-stories, six 1,366 sf, 3-bedroom units that are 2 stories and thirty-six 1,667 sf, 3-bedroom units that are 3-stories. Each townhouse has a two-car garage and two parking spaces



provided in the driveway and, at a minimum, a front porch for outdoor gathering. The units face towards the adjoining streets and back onto a private alley. There is a centralized common area that has a pool and playground area and common open space areas provided between and within the front yards of each 6-unit townhouse row for passive recreation. In addition to the on-site parking, there are 48 on-street parallel parking space provided around the perimeter of the project area.

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.

Section 4.3.3(O)-Special Requirements for Specific Uses: Townhouses and Townhouse Type of Development.-

Per Section 4.3.3(O)(2), each townhouse, or townhouse type, development shall be platted with a minimum designation of the interior street system as a tract. The development proposes the rear alley to be a platted tract. **Prior to building permit issuance, the development must be platted.**

Per Section 4.3.3(O)(3), setbacks shall be measured as follows:

- (a) Setbacks from the perimeter of the overall project shall be as established by the base zone district requirements.
- (b) Setbacks interior to the project shall be measured from the platted street system. This development proposes a private alley tract to which the rear setback shall be measured.

TABLE 1

Minimum Building Setbacks (Perimeter)		
Setback Standard	Required per 4.4.6(F) Multi-Family development in Carver Estates Overlay District.	Provided
Front (SW 12 th /13 th Avenues)	15-ft.	15-ft.
Side Street (SW 8 th /10 th Streets)	15-ft.	21-ft.
Minimum Building Setbacks(Interior) per 4.4.6(F) *Internal Adjustment Request		
Rear (Private alley with garages)	20-ft. for garage	*19.1-ft
Side (Interior): Two-story	10-ft. from interior lot lines between units	*Zero-ft. with 15-ft. open space between units(end units have a zero lot line status)
Porch Encroachment permitted	No greater than 5-ft into front setback and encroachment cannot occupy more than 50-ft of the building frontage	40 linear feet of 5-ft porch encroachment (typical)

The property is located in the RM Zoning District. Section 4.4.6(F)(3) has specific setbacks for multi-family developments in the Carver Estates Overlay. As shown in the table above, the proposed development meets the perimeter building setback requirements for multi-family buildings. The rear garage setback and the two-story side interior setback are subjects of internal adjustment requests.



The applicant has requested an internal adjustment for the interior side lot line setback between buildings and for the rear building setback distance between the alley and the garage.

Per LDR section 2.4.7(C)(1) **Internal Adjustments** 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.

Per 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 required distance between two multi-family two-story end units is 10 feet from the interior lot line. The applicant has provided a distance of zero-feet between the interior lot line and the end units and a fifteen-foot wide open space area between each townhouse row. Notwithstanding the distance from the lot line, the total distance between two story units is 15-feet, lacking 5-feet of separation to meet the intended separation distance of 20-feet. The maximum relief requested is 10-feet in relation to the interior lot lines, but in essence, the maximum relief of distance between buildings is 5-feet. In areas of higher density it is not uncommon to have building closer together and the architect has designed the buildings so there are no first floor windows on the building sides where the green corridors are located. Staff supports the internal adjustment as the open space tracts resulting from the utilization of the internal adjustment create usable green corridors away from the perimeter streets and alley for all of the residents to utilize. Additionally, the applicant is proposing front porches on each unit to provide additional outside gathering area. Granting this relief from Section 4.4.6(F)(3)(a)(3); interior side setbacks, does not diminish the practical application of the affected regulation and by granting such relief a superior development product will result with additional common area green space and front porches for all units. **Prior to site plan certification a note shall be added to the plans that no end unit shall exceed 2 stories.**

The required distance between the garage and the alley is 20-feet and the applicant has provided a distance of 19.1-feet for the 18 interior units of each townhome row. In order to provide for the required building offsets and the common arched sidewalk, a common element of all the townhouse rows, the applicant is requesting a 0.9-feet relief of setback distance between the alley tract line and the garage. The intent of the setback distance is to provide for vehicle parking in the driveway without encroaching into the public right-of-way. Although the alley is not public, the intent is to keep parked vehicles out of the travel lanes. The 19.1' driveways are longer than the standard 18-foot city parking space. The maximum relief requested is 0.9-feet. Staff supports the internal adjustment as the driveway space provides ample area to pull off the alley and park without encroachment. Additionally, the applicant is constructing 48 offsite parallel parking spaces around the perimeter of the development. Granting this relief from Section 4.4.6(F)(3)(b); Setback for garages facing an alley, does not diminish the practical application of the affected regulation and by granting such relief a superior development product will result with additional parking around the perimeter of the development.

Sections 4.3.3(O)(4)(a)-(d): Design Standards

- 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. Each townhouse row consists 6 units. The two interior units within each townhouse row have like front setbacks. Each unit out from the two interior units have a minimum 4-foot offset from the adjoining unit.

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

The townhouse row consists of 6 units and is approximately 115-feet in length.

- 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.

The development has a perimeter of existing streets, therefore only the rear alley would be considered an interior street.



The garages are located on the side having access to the interior street. Each townhouse row has a common sidewalk to which all of the units connect. The common sidewalk then ties into the perimeter sidewalk, including the common areas.

- 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 Village Square Homes development provided recreational open fields in Phases I and II. Phase III is providing a pool and playground as well as open grass area. The open space area provided for Phase III is greater than 25%.

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:

TABLE 2

RM Zoning Standards		
Building Setbacks (min.):	Required	Proposed
Front (SW 12 th Ave/SW 13 th Ave)	See Table 1	See Table 1
Side Street (SW 8 th /10 th Streets)	See Table 1	See Table 1
Rear	See Table 1	See Table 1
Maximum Lot Coverage	40% max.	36%
Open Space (non-vehicular)	25% min.	>25%
Building Height	35' from BBE**	33'-4"
Maximum Density (Carver Estates Overlay District)	Max 24 units/acre by conditional use	***15.51 units/acre
Min. Lot Size (sf.)	8,000 sf	134,061 sf
Min. Lot Frontage (ft.)	60-ft.	1,570-ft.
Min. Lot Width (ft.)	60-ft.	194-ft.
Min. Lot Depth (ft.)	100-ft.	690-ft.

** Base Building Elevation (Prior to site plan certification the BBE must be noted on the site plan and the architectural elevations.)

*** Per Conditional Use Approval 5-21-19

Per LDR Section 4.3.4(K), the minimum floor area for two and three-bedroom units are as follows:

TABLE 3

Multi-Family Units		
Number of Bedrooms	Required	Provided
Two Bedroom Unit	900 sf	1,469 sf
Three Bedroom Units	1,250 sf	1,366-1,667 sf

The minimum floor area for multi-family exceeds the minimum required.

LDR Section 4.4.6 Medium Density Residential (RM):

Per LDR Section 4.4.6(A), 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 12 units per acre, except within the Southwest Neighborhood Overlay District and the Carver Estates Overlay District where the maximum density is 24 units per acre. 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. Within the Southwest Neighborhood Overlay District, the Southwest 10th Street Overlay District, and the Carver Estates Overlay District, the



actual density is also based upon the development's ability to comply with Article 4.7 (Family/Workforce Housing). 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.

Per Section 4.4.6(H)(6)(a), density bonuses above 12 units per acre may be granted as a Conditional Use to eligible properties within the Carver Estates Overlay District, defined in Section 4.5.11, subject to the regulations set forth in Chapter 4, "Zoning Regulations", and Article 4.7, "Family/Workforce Housing". On May 21, 2019 the City Commission approved Resolution No. 109-19 to increase the allowable density for the subject parcel to 15.51 du/ac based on positive findings that it is consistent with respect to LDR Sections 2.4.5(E)(5) (Conditional Use Findings), 4.4.6(H)(Special Regulations), 4.4.6(I)(Performance Standards) and 4.7 (Family/Workforce Housing) of the Land Development Regulations, Chapter 3 (Performance Standards) and consistency with the policies of the Comprehensive Plan.

It should be noted that the previously approved conditional use for this site approved a density of 13.91 du/ac on the 18.18 acres that encompassed all three phases of the project. The modification of the approved conditional use also considered the 18.18 acres for the density calculation.

LDR Chapter 4.6 Supplementary District Regulations:

Parking:

Per LDR Section 4.6.9(C)(2)(c), multiple family two or more bedroom dwelling units shall provide two (2) spaces per unit; and guest parking shall be provided at a rate of one-half (0.5) a space per dwelling unit up to the first 20 units, 0.3 spaces per unit for units 21-50, and 0.2 spaces per unit for units 51 and above. For Phase III, each unit has a two-car garage to meet the 2 spaces per unit requirement. Additionally, there is space within the rear driveways of each unit to accommodate at least one guest parking space. There are three parallel spaces provided at the recreation area within Phase III, as well as 48 parallel parking spaces provided along the Phase III frontage of SW 12th Avenue and SW 13th Avenue.

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. The site was previously cleared therefore a tree disposition plan was not required. Street trees located within the right-of-way are proposed along SW 12th Avenue and SW 13th Avenue. **A Landscape Maintenance Agreement for the street trees shall be recorded prior to building permit issuance.**

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 development proposal consists of 54 townhomes with two-car garages. All garages are accessed off of the private alley. The front facades that face SW 12th and SW 13th Avenue along with the proposed landscaping and green open space areas will visually enhance the area. Per the applicant, the architectural styles of Dutch Caribbean and Anglo Caribbean are traditional for this region. The building structures are primarily masonry and stucco, both easily maintainable. The architectural detailing includes parapets, railings, traditional and Bermuda shutters along with a varied color palette reflecting the Dutch and Anglo Caribbean styles.

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.

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 TRN, and a zoning designation of RM. RM zoning is consistent with TRN FLUM designation. Pursuant to LDR Section 4.4.6(D)(10), multiple family residential development may exceed 12 units per acre, up to a maximum of 24 units per acre within the Carver Estates Overlay District as defined in Section 4.5.11 subject to the provisions of Section 4.4.6(I), and Article 4.7. Based on the above, positive findings 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.

A positive finding of concurrency can be made as it relates to water, sewer, streets and traffic, parks and recreation, and solid waste was made as part of the Conditional Use approval.

CONSISTENCY: Compliance with performance standards set forth in Chapter 3 and required findings in Section 2.4.5(G)(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 A, 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	Multiple Family Residential (RM)	Multiple Family Residential Workforce Housing
South	Industrial (I)	Industrial development
East	Multiple Family Residential (RM)	Single Family and Multiple Family Residential
West	Light Industrial (LI)	Rapid Response Team and Vacant Land

The proposed multiple-family development for Phase III will be compatible and harmonious with the surrounding neighborhood as a



higher density use transitioning from Multiple Family residential to light industrial and industrial uses to the south and west, as well as continuing the multiple family development pattern that prevails in the neighborhood to the north and east. The additional fee simple homes will provide opportunity for more home owners that have an investment in the neighborhood 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 proposed fee simple townhome development is appropriate and consistent with the surrounding area. There are existing multi-family residences on the adjacent properties to the north and east. From a planning point of view, the higher density of the multi-family development provides an appropriate transition to the light industrial use to the west and industrial use to the south. 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 proposed development will replace the severely deteriorated housing that was demolished in 2009. The provision of workforce housing within the development will assure that affordable housing will be maintained within the neighborhood. Safety, habitability and stability of the neighborhood should be significantly improved by introducing additional homeowners into the area.

Review by Others:

The development proposal is in the geographic area of the Community Redevelopment Agency (CRA).

Courtesy Notice:

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

Delray Beach Heights
Mrs. Betty Goodman
930 SW 11th Terrace
Delray Beach, FL 33444

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

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



APPENDIX "A" - 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