



# 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:** November 13, 2019

**File No.:** 2019-234-SPF-SPR-CLV

**Application Type:** Class V Site Plan for Florida Medical Center of Delray.

#### General Data

**Agent:** Cotleur & Hearing; Don Hearing/David Milledge

**Applicant/Owner:** Caron of Florida, Inc.

**Address:** 4575 Linton Blvd.

**PCN:** 12-42-46-24-27-001-0000

**Property Size:** 3.46 Acres

**FLUM:** General Commercial (GC)

**Zoning:** Planned Commercial (PC)  
Medical Arts Overlay District

#### **Adjacent Zoning:**

- North: PC
- South: Planned Office Center (POC)
- East: Open Space (OS)
- West: PC



**Existing Land Use:** Vacant

**Proposed Land Use:** Non-Residential Licensed Service Provider

#### **Item before the Board:**

Consideration of a Class V Site Plan application, pursuant to LDR Section 2.4.5 (F), for **Florida Medical Center of Delray** at 4575 Linton Blvd. for the development of a vacant property into a 88,992 sf. Non-Residential Licensed Service Provider facility. The item includes the following:

- Site Plan;
- Landscape Plan;
- Architectural Elevations, and;
- Landscape Waiver from LDR Section 4.6.16(H)(3)(d), for the landscape barrier requirement between vehicular use area that abuts the property line to the north.

#### **Optional Board Motions for Action Item:**

1. Move to continue with direction.
2. Move approval of the Class V Site Plan (2019-234) for site plan, landscape plan, architectural elevations, and waiver from LDR Section 4.6.16(H)(3)(d) Landscape Barrier, for **Florida Medical Center of Delray**, by finding that the request is consistent with the Comprehensive Plan and Land Development Regulations.
3. Move denial of the Class V Site Plan Modification (2019-234) for site plan, landscape plan, and architectural elevations, and waiver from LDR Section 4.6.16(H)(3)(d) Landscape Barrier, for **Florida Medical Center of Delray**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the Land Development Regulations.

#### **Project Planner:**

Debora Slaski, Planner;  
[SlaskiD@mydelraybeach.com](mailto:SlaskiD@mydelraybeach.com),  
(561) 243-7348

#### **Review Dates:**

SPRAB: November 13, 2019

#### **Attachments:**

1. Complete Set of Plans
2. Waiver Request



**\*Notes:**

1. Modifications to the existing retention area located to the east shall be approved via a separate application prior to certification of the site plan and the improvements.

*\*If the request is approved, the items listed under the Notes section must be addressed as applicable.*

**Background:**

The 3.46 acres property has a legal description of Track 1, Delray Medical Parcel (PBC Records Plat Book 124 Page 191). The subject property is located on the north side of Linton Boulevard east of South Military Trail. The site is zoned Planned Commercial (PC) within the Medical Arts Overlay and has a future Future Land Use designation of General Commercial (GC).

The subject site was originally proposed to be developed as Phase II of the Delray Town Center/ Delray Town Center Executive Plaza development, which was approved by the City Commission on November 25, 1986. Phase I consisted of an 85,105 sf. retail center with a free-standing financial institution facility, and Phase II consisted of 98,950 sf. business and professional office development. At its meeting of August 23, 1988, the City Commission approved a major site plan modification for Delray Town Center Phase I. The approval included a 91,417 square foot shopping center with two outbuildings consisting of a 5,000 square foot drive-through bank and a 5,000 square foot restaurant. Phase I of the development was first constructed in 1991 (according to the Palm Beach County Property Appraiser's Office records), and the development has gone through several modifications and additions throughout the years. The proposals associated with the Phase II proposal associated were never constructed. The subject property, with the citywide rezoning on October 1, 1990, the property was rezoned from LC (Limited Commercial) to PC (Planned Commercial).

On May 20, 2003, the Commission approved the Delray Outpatient Properties Plat, being a replat of Parcel 2 of Delray Town Center (recorded in Plat Book 65, Pages 189-190). The Delray Outpatient Properties Plat, subdivided Parcel 2 of the Delray Town Center Plat into two new parcels, Parcel "A" and Parcel "B".

At its meeting of November 7, 2017, the City Commission approved a replat of Parcel "A" of the Delray Outpatient Properties Plat, recorded in Plat Book 99, Page 197-201. The request was for a final boundary plat for a 6.376 acre parcel of land to be replatted as Delray Medical Parcel. The purpose of the boundary plat was to subdivide a previously platted parcel into two tracts, Tract 1 containing 3.46 acres and Tract 2 containing 2.918 acres. This approval created the existing configuration of the subject parcel.

**Project Description:**

The development proposal incorporates the following:

- Construction of a four-story 88,992 sq. ft. Non-Residential Licensed Service Provider facility with 40 beds and associated amenities.
- Construction of a parking lot with 92 parking spaces and 21 guest spaces over stabilized sod;
- Installation of landscaping and provisions for lighting, loading area and refuse disposals.
- Landscape Waiver request from LDR Section 4.6.16(H)(3)(d), for the landscape barrier requirement between vehicular use area that abuts the property line to the north.

**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.

**LDR Section 4.3.4(K) Development Standards Matrix**

The following table demonstrates that the proposal complies with LDR Section 4.3.4(K) and Section 4.4.12 as it pertains to the PC Zoning District:



	Required	Provided
<b>Minimum Lot Size</b>	10,000 sf.	150,600 sf.
<b>Minimum Lot Width</b>	50'	413.07'
<b>Minimum Lot Depth</b>	100'	365.65'
<b>Minimum Lot Frontage</b>	125'	413.07'
<b>Minimum Floor Area</b>	6,000 sf	88,992 sf
<b>Setbacks:</b>		
Min. Front (South - Linton Blvd.)	10'	70.2'
Min. Side Interior (East)	0'	63.2'
Min. Side Interior (West)	0'	130.5'
Min. Rear (North)	10'	29.6'
<b>Minimum Open Space</b>	25%	30.52%
<b>Maximum Lot Coverage</b>	75%	22.29%
<b>Maximum Floor Area Ratio (FAR)</b>	3.0	0.59
<b>Maximum Building Height*</b>	48'	48' (61 ft.* to appurtenance)

\*Appurtenances usually required to be placed above the roof level of a building and not intended for human occupancy may be allowed to extend above the height limitations but only when specifically approved by action of the SPRAB, per LDR Section 4.3.4(J)(3)(b). Approval of the proposal would include acceptance of the proposed appurtenance height by the SPRAB.

**Special Landscape Setback:** Pursuant to LDR Section 4.3.4(H)(6)(b)(4), along Linton Boulevard, from A-1-A to the western City limits a 30' special landscape setback applies where no structures shall be altered, erected, or reconstructed; nor shall any paving be allowed except for driveways and sidewalks which lead to structures on, or provide access to, the site and then only when generally perpendicular to the frontage. The development plan complies with this requirement since a 30' landscape area has been provided along Linton Boulevard.

#### **LDR Article 4.6 - Supplemental District Regulations:**

##### **Supplemental District Regulations:**

**Commercial and Industrial Uses to Operate Within a Building:** Per LDR Section 4.6.6, all commercial uses shall operate within a completely enclosed building rather than outside, with the exception of the following allowable usage areas: off-street parking, refuse and service area, signage, loading and unloading, outside storage permitted by zoning district, and retail displays. All activities except for those permitted by the Code shall be conducted inside the proposed structure.

**Refuse Enclosure:** Pursuant to 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 right-of-way. The development proposal includes a dumpster enclosure located along the rear side of the property, facing north. The enclosure consists of a 6 ft. high concrete wall on three sides and an opaque metal gate on the fourth side. Landscaping is proposed around the enclosure as an additional buffer. Thus, the LDR requirement has been met.

**Lighting:** Pursuant to LDR Section 4.6.8, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The details provided indicate that wall mounted light fixtures and 19 ft. 8in. high light poles will be installed. The perimeter fixtures shall be sharp cutoff luminaries, shall confine the light to the site only. The chart below demonstrates compliance with the minimum acceptable standards for lighting of building entrance parking lot, and accent pathway pursuant to LDR Section 4.6.8(B)(3)(c):

Photometric Plan	Requirements		Proposed	
	Minimum (fc)	Maximum (fc)	Minimum (fc)	Maximum (fc)
Building Entrances	1.0	10.0	4.30	8.4
Parking Lot/Driveway	1.0	10	1.04	9.75



**Parking Requirements:** Pursuant to LDR Section 4.6.9(C)(1)(d), any use, or use category, which is not specifically listed herein shall have its parking requirement established at the time of approval of the site and development action associated with the new use or structure. The development includes a total of 113 parking spaces which 21 guest spaces are proposed over a stabilized surface, 9 spaces are of a compact design, 5 ADA compliant spaces, and the remaining 78 spaces are standard dimensions. As a comparison to the parking requirement of a Nursing Home, which presents similar intensity characteristics, one parking space per four beds is required. If the same requirement is considered for this proposal, 10 parking spaces would be required. The applicant stated that "this facility will include 65-70 medical and administrative staff, patients who are enrolled in treatments for 28-60 days and visitors who come to the facility on a at least a monthly frequency."

**Parking Surfaces:** Pursuant to LDR Section 4.6.9(D)(8)(b), a surface of sod over stabilized base shall be acceptable for required guest parking in multiple-family projects, as well as for parking used on a once-a-week or occasional basis. Parking lots and spaces proposed to be constructed of stabilized sod may be allowed through the site plan approval process. As stated above, the request includes 21 guest spaces over a stabilized surface which are located on the northwest side of the property. These spaces are to be used occasionally when the standard parking spaces are not available.

**Handicapped Spaces:** Pursuant to LDR Section 4.6.9(C)(1)(b), special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction. The Florida Accessibility Code for Building Construction and Federal ADA requirements for non-residential commercial properties require a number of parking spaces based on the number of overall spaces provided, versus the number of spaces required. A total of 5 ADA compliant spaces are required for parking lots with 101 to 150 parking spaces, and a total of 5 spaces are proposed in front of the main building entrance. Thus, this requirement is met.

**Off-Street Loading:** Per LDR Section 4.6.10(C), areas designated for the off-loading of vehicles or for loading and deliveries shall be located to the rear of buildings and shall be located so as to contain noise on-site. These areas shall not be located closer than 100 ft from any residentially zoned lot, and shall be appropriately designated, marked, and signed. Convalescent Facilities should provide two berths for 20,000 sf to 100,000 sf of gross floor area. The proposed loading area is located further than 100 ft. from the nearest residentially zoned property. The proposed 88,992 sq. facility sf. proposes a 25 ft 6 in. wide by 49. ft. 8 in deep loading area which can accommodate a minimum of two single units at a time.

**Bicycle Parking:** LDR Section 4.6.9(C)(1)(c) and Transportation Element Policy D-2.2 of the Comprehensive Plan recommend that a bicycle parking facility be provided. One bike rack for 6 bicycles has been located along the south side of the proposed building main entrance. Thus, this LDR requirement has been met.

**Swimming Pools:** LDR Section 4.6.15(G)(1), the tops of swimming pools which are no higher than grade level, may extend into the rear, interior or street side setback areas but no closer than ten feet to any property line. The proposed swimming pools located along the east side interior is located approximately 65 ft. from the property line. The pool area will be enclosed by aluminum fencing. Thus, this LDR requirement has been met.

#### **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)." The subject proposal is required to comply with the landscape standards under LDR 4.6.16. A proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner and found to be in compliance.

The proposed landscape plan provides parking area, perimeter, and foundation landscaping. The proposed landscaping consists of a variety of trees, shrubs, and ground covers including, but not limited to: Gumbo Limbo, Mahogany, Pigeon Plum, Christmas Palms, Alexander palms, Cocothrinax Palms, Coconut Palms, Medjool Date Palms, Sabal Palms, 'Red Tip' Cocoplum, 'Horizontal' Cocoplum, Small Leaf Clusia, Simpson's Stopper, Podocarpus, Green Island Ficus, Dwarf Yaupon Holly, Dwarf Schefflera, Minima Jasmine ground cover and a variety of Crotons. The landscape plan indicates a landscape barrier with planting tiers, including a variety of low shrubs and ground covers, along Linton Boulevard.

**Mitigation Plan:** The following existing trees are to be preserved on the property: 28 Live Oak trees and 25 Sabal Palms. There are 9 Live Oak trees with a Diameter Breast Hight (DBH) of 97 inches being removed and replaced with 161 additional caliper of trees. There are 9 Sabal Palms being removed are replaced with a variety of different species of over 28 Palm trees.





### **Landscape Buffer – Waiver Request:**

The applicant has requested a waiver to LDR Section 4.6.16(H)(3)(d), which requires that a landscaped barrier be provided between off-street parking and abutting property to the north. The landscape barrier may be 2' high at the time of planting and be maintained at not less than 3' in height. The landscape barrier shall be located between the common lot line and the off-street parking area or other vehicular use area in a planting strip of not less than five 5 feet in width that is free of any vehicular encroachment, including car overhang.

### **LDR Required Findings:**

Pursuant to LDR Section 2.4.7(B)(5), prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;
- (b) Shall not significantly diminish the provision of public facilities;
- (c) Shall not create an unsafe situation; and,
- (d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

The applicant's Waiver Justification is as follows:

*"The Applicant is unable to adhere to the technical requirement of this LDR due to previously approved and still existing driveway which runs east and west along the northern common lot line of the proposed project. The driveway services the adjacent shopping center and the medical office building to the north. Moreover, the driveway is subject to numerous ingress/egress easements which prohibits the relocation of such driveway. Due to the location of this driveway, there is no place to install a landscaped barrier between the driveway and the common lot line. Any landscape would have to be installed into asphalt and would block parking and completely restrict access to the medical office to the north. The intention of this LDR is to create screening for internal parking and other vehicular use areas of a proposed project. But for the location of this existing driveway, the proposed project has aligned itself with the intention of this code provision. Hypothetically, if the driveway was a public right-of-way, the proposed project would be compliant with this LDR due to its adequate landscape barrier between the parking lot and the hypothetical public right-of-way."*

The granting of the subject waiver will not adversely affect the neighboring area as the area under consideration is located along an internal development that was initially planned as a unified development; thus the site was once exempt from this requirement as there were no lot lines dividing the site. The driveway where the proposed buffer is required to be located is existing. Access to the adjacent property to the north would be impacted if modifications were necessary to accommodate a landscape buffer. It is not anticipated that the absence of landscape barrier will diminish the provision of public facilities or create an unsafe situation. The same waiver consideration has been granted to other projects with similar characteristics, such as master development plan proposals that included out-parcels that share common accesses.

### **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 proposed four-story building architectural design consists of a Coastal and Key West-type. The overall building design incorporates vertical openings, balconies, railings and fabric awnings. The building base composition incorporates wide openings with fabric awnings and wooden pergolas installed above the openings, molding details, and light stone accent walls. The main entrance, along the west elevation, features a porte cochere that extends from the building façade into the vehicular area; this



feature is designed with stone columns and a pitched roof that connects to the main structure. The exterior wall finish and details consist of light beige stone wall accents, decorative stucco brackets and trims, and light beige stucco walls. The building top section includes a combination of flat roof with parapet walls and a sloped hipped roof (flat cement tile material).

### **Findings Analysis:**

Pursuant to LDR Section 3.1.1, 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 analysis of 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), is zoned Planned Commercial (PC), and located within the Medical Arts Overlay District. Pursuant to LDR Section 4.4.12(G), within the Medical Arts Overlay District, Non-Residential Licensed Service Provider facility are allowed as principal uses.

Per LDR Appendix A, Non-Residential Licensed Service Provider shall mean a provider or facility licensed under Fla. Stat. Sections 397.311(25)(a)1., "Addictions Receiving Facility", 397.311(25)(a)4., "Detoxification; 397.311(25)(a) 5., "Intensive Inpatient Treatment"; and 397.311(25)(a)7., "Medication Assisted Treatment for Opiate Addiction", as amended from time to time.

**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.

Refer to Appendix A, as it relates to water, sewer, streets and traffic, parks and recreation, 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.

Refer to Appendix B 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.

Refer to the Site Plan Analysis section of this report, regarding compliance with the LDRs.

**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:

	<u>Zoning Designation:</u>	<u>Use:</u>
North	Planned Commercial (PC)	Medical Office
South	PC / Planned Office Commercial (POC)	Shopping Center/ Medical and Business Offices
East	Open Space (OS)	Retention Pond/ Open Space
West	PC	Shopping Center

The adjacent zoning districts are compatible with the PC zoning district and the proposed land use of Non-Residential Licensed Service Provider. Existing driveways provide access and connect the shopping center to the west, the office building to the north with the proposed facility. The nearest residential properties are located east of the existing retention pond located to the east of the



subject property. The properties located to the south are separated by Linton Blvd.

**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.

There are no unique conditions in terms of soil, topography or physical considerations to the land that would be negatively impacted by its redevelopment. The adjacent zoning districts are compatible with the PC zoning designation of the property. The subject vacant land is the last undeveloped parcel within the Medical Arts Overlay District.

**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).

A Courtesy notice has been provided to the following organization that have requested notice of developments in their areas:

- Shady Woods



**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 8" watermain existing on site (being relocated).
- Sewer service will be provided via a new 8" main which will be connected to the existing sewer on site.

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.

**Streets and Traffic:** A traffic study has been submitted that indicates that the Non-Residential Licensed Service Provider facility will generate 859 new net daily trips, with 71 am and 77 pm new peak hour trips. A letter from the Palm Beach County Traffic Division indicating that the project meets the Traffic Performance Standards of Palm Beach County was provided.

**Parks and Recreation Facilities:** Park dedication requirements do not apply for non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

**Solid Waste:** The proposed development will generate 262.52 (88,992 sq. x 5.9 lbs = 525.05 lbs / 2,000 = 262.52) tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047.

**Drainage:** Drainage will be accommodated by modifications to the existing retention area located to the east and new system of catch basins and exfiltration trenches on site.





**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