



MEMORANDUM

DATE: September 19, 2011
TO: Planning Commission
FROM: Mike Moore, Planning and Building Director
SUBJECT: Discussion – Second Units and Commercial Zoning Regulations

Attached for your review are the revised Second Unit and Commercial Zoning Regulations based on the Commission's last discussion of these topics at your meeting of August 22, 2011.

The Second Unit regulations are amended to reflect the following changes based on Commission comments:

- The mandatory components of a "kitchen" now include "built-in dish and utensil storage spaces." This language was optional in the previous version.
- Section "C" governing the size of a second unit was split into two (now "C" and "D"). Section "D" was clarified regarding the combined size of detached second unit and garage.
- The former Section "D", now Section "E", was modified to add the 500 square foot limit and eliminate the provision that allowed a second unit above a detached accessory structure only when it didn't expand the footprint.
- A new Section "M" regarding deed restrictions was added.

Amendments to the Commercial regulations include the following recommendations from the Commission:

- Purpose statement number 7 (regarding adequate parking) was deleted.
- The definition of "Alcoholic Beverage Establishment" listing of use types (dance bar, piano bar, etc.) was amended.
- The "Use Table" was consolidated and uses listed alphabetically.
- Language was added to allow existing single-family residences within commercial zones to not be considered "non-conforming" and to apply single-family residential development standards for any subsequent improvements.
- "Good Neighbor" regulations are added in a new Section 20.40.050, including the recommended opening and closing times discussed at the last meeting.

In addition to the review of the proposed regulations, the continued Commission discussion should also include recommendations on the following items:

- The boundary of the new Downtown Commercial District;
- Downtown Commercial development standards, particularly related to building height;
- Incorporation of the Professional and Administrative Office (P-A) zone into the Neighborhood Commercial (C-N) zone.