

Motion to
Recommend Changes to City Planning's Proposed Land Use Parameters for the
Oakwood Subarea

- 1) **Designated Low Medium Residential** (Existing RD2, RD1.5 north of Rose Avenue.):
 - Density: Proposed density of 2 DU/1,500 is okay.
 - Maximum height: 2 stories with a height limit of 25' flat roof/ 30' sloped roof.
 - FAR: Base 0.55 for single-family project, 0.75 for multi-family project; no bonus for SFR project, 1.25 for MFR project with bonus.
 - Lot coverage: 40%.
 - Lot consolidation: 2 only if for multi-family project (ADU does not count.)

- 2) **Recommended Low Medium Residential** (Existing R1.5 proposed Medium Residential by City Planning.):
 - Density: Recommendation: stay with existing 2 DU \leq 4,000, 1 DU for each 1,500 SF of lot above 4,000 SF.
 - Maximum height: 2 stories with a height limit of 25' flat roof/ 30' sloped roof.
 - FAR: Base 0.55 for single-family project, 0.75 for multi-family project, 1.25 with bonus.
 - Lot coverage: 40%.
 - Lot consolidation: 2 only if for multi-family project (ADU does not count.)

- 3) **Designated Neighborhood Center** (Existing C4 Rose Avenue from 4th to Lincoln Blvd.):
 - Density: Proposed 800 SF/Living Unit is okay.
 - Maximum Height: Base of 3 Stories (\leq 33'), 4 Stories (\leq 44') with bonus.
 - FAR: 1.25, bonus FAR to 1.5.
 - Lot Coverage: 60% with increased buildable area not permitted under any circumstances (including bonus).
 - Lot Consolidation: 3 lots.

- 4) **Designated Village** (Existing C2 along Lincoln Blvd.):
 - Density: Proposed 400 SF/Living Unit is okay.
 - Maximum Height: 3 Stories (\leq 33'), 5 Stories (\leq 55') with bonus Stepped-back transition heights as required adjacent to lower land uses (R1.5, RD2 zoned properties). No roof decks when adjacent to Low Medium Residential land uses.
 - FAR: Base FAR to 1.25, 2.0 with bonus.

- Lot Coverage: 60% with increased buildable area not permitted under any circumstances including bonus.
- Lot Consolidation: Up to 3 lots.

5) **Designated Community Center** (Existing P and C2 lots on “Whole Foods” site.)

- Density: Change proposed minimum density to 800 SF/Living Unit.
- Maximum Height: 3 Stories ($\leq 33'$), 5 Stories ($\leq 55'$) with bonus; Stepped-back transition heights as required adjacent to lower land uses (R1, R2, RD zoned properties).
No roof deck when adjacent to Low Residential land uses.
- FAR: Base FAR 1.25, 2.0 with bonus
- Lot Coverage: 50% with increased buildable area not permitted under any circumstances (including bonus).
- Lot Consolidation: Up to 3 lots.

6) **Designated Hybrid Industrial** (Lots are SW of Rose Avenue & 4th Street.):

- Density: Proposed 800 SF/Living Unit is okay.
- Maximum Height: 3 Stories ($\leq 33'$), 5 Stories ($\leq 55'$) with bonus.
- Lot Coverage: 60% with increased buildable area not permitted under any circumstances (including bonus).
- Lot Consolidation: Up to 3 lots.

7) **Light Industrial** (Existing M1 lots NW of Hampton Drive and Sunset Avenue.)

- Density: No Living Units allowed, maybe some artist work/live spaces
- Maximum Height: 3 Stories (no bonus)
- FAR: 1.25 (no bonus)
- Lot Coverage 65%
- Lot Consolidation: 2

8) **Public Facilities** (Oakwood Park and two block to the east.)

- Oakwood Park must remain Open Space.
- Residential blocks east of Oakwood Park along Oakwood and Pleasant View Avenues between Broadway and California Avenues are not Public Facilities, but must be classified as Low Medium Residential.