

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

Residential Land Uses:

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.)

Commercial (Mixed-Use) Land Uses:

3) **Designated Neighborhood Center** (Existing C4 Rose Avenue from 4th to Lincoln Blvd.):

- Density: Proposed 400 SF/Living Unit is okay.
- Maximum Height: Base of 3 Stories (\leq 33'), 5 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** (Smart & Final, Ralphs, and Ross properties)

- 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** (Existing M1 lots along Lincoln south of Washington):

- 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.