

SDR-28324 – Supplemental to Staff Report Page One
July 10, 2008 - Planning Commission Meeting

<i>Standard (Cliff's Edge)</i>	<i>Required/ Allowed</i>	<i>Approved SDR-25985</i>	<i>Proposed SDR-28324</i>	<i>Deviation %</i>
Min. Setbacks				
Principle Buildings and Accessory Structures from the Property Line				
<ul style="list-style-type: none"> • Single Story Structures • Two Story Structures • Three Story Structures 	10 Feet 20 Feet 30 Feet	n/a n/a > 30 Feet	n/a n/a > 30 Feet	0% 0% 0%
Principle Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter				
<ul style="list-style-type: none"> • Single Story Structure • Two Story Structure • Three Story Structure 	10 Feet 20 Feet 25 Feet	n/a n/a >25 Feet	n/a n/a >25 Feet	0% 0% 0%
Principle Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscaped Areas Adjacent to Perimeter Streets, or Paseo Pl				
<ul style="list-style-type: none"> • Single Story Structures • Two Story Structures • Three Story Structures 	10 Feet 10 Feet 10 Feet	n/a n/a >10 Feet	n/a n/a >10 Feet	0% 0% 0%
Living Area or Porch from Private Street or Parking (Ground Floor)	5 Feet	5 Feet	5 Feet	0%
Living Area or Porch from Private Street or Parking (Upper Floor)	2 Feet	0 Feet*	0 Feet*	0%*
Garage Face Setback from Private Street	Less than 5 Feet or 18 Feet plus	18 Feet	>18 Feet	0%
Building Separation				
<ul style="list-style-type: none"> • Balcony to Balcony • Balcony to Non-Balcony • Non-Balcony to Non-Balcony • Between Main Building & Accessory Structure 	30 Feet 20 Feet 15 Feet 10 Feet	>30 Feet >20 Feet >15 Feet >10 Feet	>30 Feet >20 Feet >15 Feet >10 Feet	0% 0% 0% 0%
Maximum Bldg Height	50 Feet Subject to Setback Criteria Above	40.75 Feet	43 Feet	5.2%
<ul style="list-style-type: none"> • Principle Building and Accessory Structures 				
Trash Enclosure	Yes	Yes	Yes	No Change
Mech. Equipment	Screened	Yes	Yes	No Change

* This project was originally approved with a zero-foot upper floor living area/porch setback from a private street or parking. Cliff's Edge Master Development Plan requires a two-foot separation. The zero-foot setback was not publically noticed nor was it submitted as a Waiver; therefore it has been submitted as a Waiver with SDR-28324.

Submitted after final agenda
 Date 7/9/08 Item 26

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<i>Units Proposed</i>		
<i>Approved SDR-25985</i>	<i>Proposed SDR-28324</i>	<i>Deviation%</i>
234 Units	234 Units	0%

<i>Landscaping and Open Space Standards</i>					
<i>Standards</i>	<i>Required</i>		<i>Approved SDR-25985</i>	<i>Proposed SDR-28324</i>	<i>Deviation%</i>
	<i>Ratio</i>	<i>Trees</i>			
Parking Area:	1 Tree / 10 Spaces	21 Trees*	20 Trees	32 Trees***	+ 37.5%
Buffer: Min. Trees	1 Tree / 30 Linear Feet	150 Trees	≈ 94 Trees**	94 Trees***	0%
TOTAL		171 Trees	≈ 114 Trees**	126 Trees***	+ 9.5%

Min. Zone Width:	10 Feet	6 Feet****	6 Feet****	0%****
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* Based on the number of parking area trees within the parking lot.

** The original approval of SDR-25985 contained the following notation: The amounts tabulated are approximations as there are conditions of approval that will adjust the perimeter lengths of the site. Therefore, the required technical landscape plan must be approved by the Master Developer and the Planning and Development Department prior to issuance of building permits to verify that all landscaping requirements are met.

*** The new proposed SDR contains the following remarks regarding landscaping: The proposed landscape plan is not in conformance with the Cliff's Edge Master Development Plan in regards to the amount of perimeter trees required. Therefore, the required technical landscape plan must be approved by the Master Developer and the Planning and Development Department prior to issuance of building permits to verify that all landscaping requirements are met.

**** This project was originally approved with a six-foot perimeter landscape buffer where Cliff's Edge Master Development Plan requires a 10-foot landscape buffer. The six foot perimeter buffer was not publically noticed nor was it submitted as a Waiver; therefore it has been submitted as a Waiver with SDR-28324.

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<i>Open Space Standards</i> <i>per Section 3.1.3 of the Cliff's Edge Master Development Plan and Design Guidelines</i>						
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>	<i>Required</i>	<i>Approved SDR-25985</i>	<i>Proposed SDR-28324</i>	<i>Deviation %</i>
11.3	20.7	100 SF / Unit	23,400 SF	44,195 SF	43,180 SF	2.3%

<i>Parking Requirement</i>									
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Base Parking Requirement</i>			<i>Approved SDR-25985</i>		<i>Proposed SDR-28324</i>		<i>Deviation %</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		<i>Regular</i>	<i>Handi-capped</i>	
			<i>Regular</i>	<i>Handi-capped</i>	<i>Regular</i>	<i>Handi-capped</i>			
Medium Density Development	1 Bedroom Units: 176	1.25 Spaces / Unit	216 Spaces	4 Spaces	220 Spaces		220 Spaces		
	2 Bedroom Units: 58	1.75 Spaces / Unit	101 Spaces	1 Space	102 Spaces		102 Spaces		
	Guests for 234 Units	0.2 Spaces / Unit	45 Spaces	2 Spaces	47 Spaces		22 Spaces	18 Spaces	
Sub-total			167 Spaces	7 Spaces	364 Spaces	16 Spaces	344 Spaces	18 Spaces	
TOTAL (including handicap)	234 Units		369 Spaces		380 Spaces		362 Spaces		1.89%