

6/9 Item 61 Water Quality  
CM Vela Amendment 1 - V4 to V5 Additions Bolded  
Proportionate Standards for Missing Middle Housing

Add the following WHEREASes:

WHEREAS, small scale missing middle housing projects (projects with approximately 3 to 12 units) are required to comply with the same procedures and requirements for review of water quality protections and site plans as large scale multifamily residential projects, while single family homes are not subject to those requirements, creating an incentive for developers to build single family homes over missing middle housing to avoid water quality regulations, contributing to suburban sprawl and the housing affordability crisis;

**WHEREAS, a large single family home can actually have more impervious cover than a multi-unit development, and the amount of impervious cover for a project is one of the key factors affecting drainage regardless of project type and should be taken into account when evaluating water quality and drainage requirements for site plans;**

Insert the following language after line 153:

The City Council directs the City Manager to account for differences in the additional cost of compliance resulting from these code amendments between single family homes, small scale missing middle projects and larger multifamily projects, so that such costs are proportionate to the scale of the project **and the amount of impervious cover**, and do not disincentivize the construction of small scale missing middle projects in favor of single family homes.

Add the following BE IT FURTHER RESOLVED:

**BE IT FURTHER RESOLVED:**

The City Council initiates City Code amendments and directs the City Manager to provide recommendations for changes to the City Code to ensure that the cost of compliance with water quality, drainage, and Site Plan requirements is **proportionate to the amount of impervious cover for a project**, and does not disincentivize the construction of small scale missing middle projects in favor of single family homes, including applying some water quality and drainage requirements to single-family development as proposed during the LDC Revision.