

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

Add the following WHEREAS:

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.

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 do not disincentivize the construction of small scale missing middle projects in favor of single family homes.

Add the following BE IT FURTHER RESOLVED:

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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 relating to single family homes and small scale missing middle projects is proportionate to the scale of the 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.