

Contact Information

Neighborhood Council: Silver Lake Neighborhood Council

Name: Scott Plante

Phone Number: [\(617\) 308-8729](tel:6173088729)

Email: scott.plante@silverlakenc.org

The Board approved this CIS by a vote of: Yea(13) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 03/09/2016

Type of NC Board Action: For if Amended

Impact Information

Date: 01/23/2017

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 13-1478-S3

Agenda Date: 01/24/2017

Item Number: 16-1045

Summary: We suggest standards not be changed without public participation.

Address cumulative impact of multiple projects: Upon 25th unit of new housing during 2-year period within 2000' radius, City shall conduct a traffic/infrastructure study before additional housing approved.

We urge the following:

- 1.Codify into enforceable rules. Retain all existing zoning codes, setbacks, requirements for landscaping, parking, massing, scale, compatibility with neighborhood character.
- 2.Maintain all present zoning codes/regulations with regard to height, without variances, to prevent negative precedents.
- 3.Determine prevailing height of surrounding area. When zoning allows different height, project conforms to the more restrictive.
- 4.Mandate GROUND LEVEL open space.
- 5.Encourage open, not rooftop, decks.
- 6.Restrict rooftop decks to where encouraged by NCs. No doghouses permitted. Limit area to 1/3 roof area, face decks to interior.
- 7.Require projects be contextual with neighborhood/NC Land Use recommendations.
- 8.Apply guest-parking rules regardless of number/units. A 2 unit project must have min one guest parking space.
- 9.FAR of all structures on lot shall occupy no more than 65% lot area.
- 10.Require setbacks: front shall follow underlying zone. Rear setbacks shall be 10-15 feet depending on zone. Side setbacks five feet plus one additional foot for each story after two stories.
- 11.Require on-site trash pick-up from private vendor for four units or more.
- 12.No cantilevering allowed over common driveway.
- 13.Require developers provide proof from Housing Department Ellis Act applied and terms of Act followed.
- 14.Require ALL projects visit NC with completed project maps showing adjacent properties, site plans, scaled renderings, elevations, floor and landscape plans.

Adaptive Reuse for multi-unit properties:

Apply provision to properties of 2+ units, rather than limiting to 5+ units.

Waive parking requirements and min lot size to encourage adaptive reuse of older properties.