



MEMO

TO: City Council
FROM: Planning & Development Services Department, Andrea Villalobos, Senior Planner
DATE: October 17, 2019
RE: Redwood Garage Alternative Compliance Appeal - Clarification

Purpose

Staff is seeking clarification on the conditions associated with the Redwood Garage Alternative Compliance appeal approved by Council on October 15, 2019. Council approved the appeal with staff recommended conditions with the below revisions in red.

3. ~~In no case shall the garage be the front most protrusion of the house, but it may be flush. Garages may extend a maximum of 6 feet beyond the front façade of the house on a maximum of 50% of the homes within the subdivision. All other garages shall not be located in front of the front façade of the house;~~
4. A front porch shall be required on a minimum of ~~25%~~ 50% of the homes. The front porch shall extend in front of the front façade of the house and shall be a minimum of 6 feet of clear space in all directions and shall have a minimum area of 60 square feet;

The following pages provide an overview of clarifications needed.

Garage Location Condition

Current Code: In a “semi-flush” option per section 7.1.4.1 of the development code, a garage must be positioned between 5 and 20 feet behind the front wall plane of the house (Figure 1). Adding a porch to a house is optional, and the front of a porch is not considered a “front wall plane of a house”.

Approved Alternative Compliance Language: Per the approved condition, all garages in the subdivision must be positioned behind or flush with the front most protrusion of the house. Under this condition, a garage can either be built to current code standards (Figure 1), flush with the front wall plane of the house (Figure 2), flush with a protrusion, such as a porch, (Figure 3), or behind a protrusion, such as a porch (Figure 4).

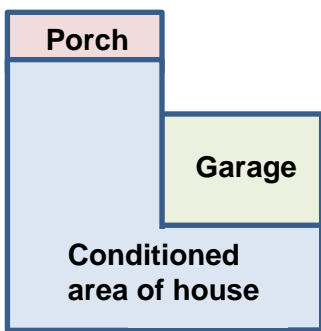


Figure 1 (Current Code, semi-flush): Garage must be set-back 5-20' from the front wall plane.

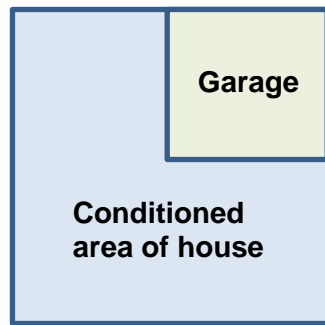


Figure 2: Garage is flush with the front wall plane

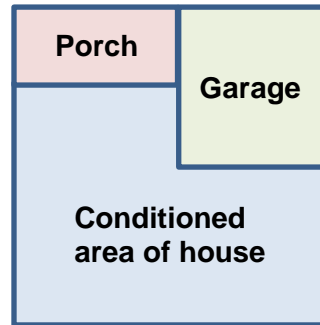


Figure 3: Garage is flush with the front protrusion, such as a porch.

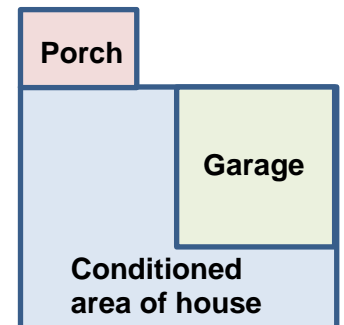
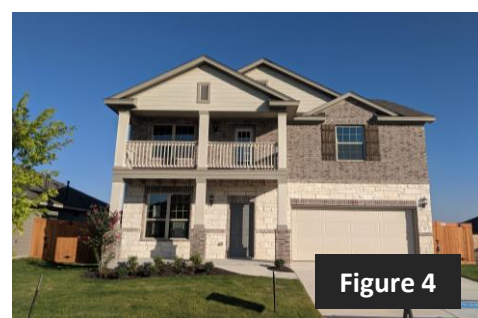
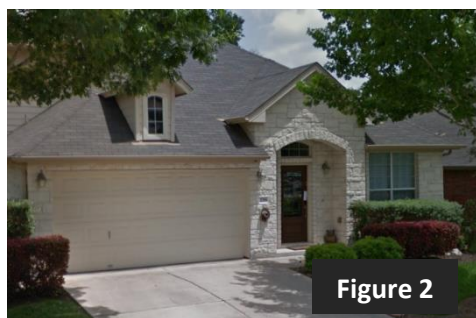
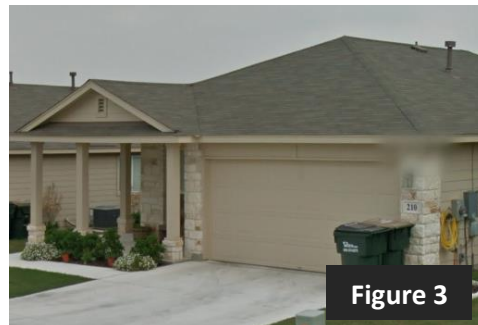


Figure 4: Garage is behind the front protrusion, such as a porch.



Staff Recommended Revision to Language: In order to ensure the above intent is achieved, staff recommends adding the following language in red to Condition #3. This condition clarifies that a maximum of 50% of the homes can look like Figure 2, 3, and 4. The remaining homes must meet current code.

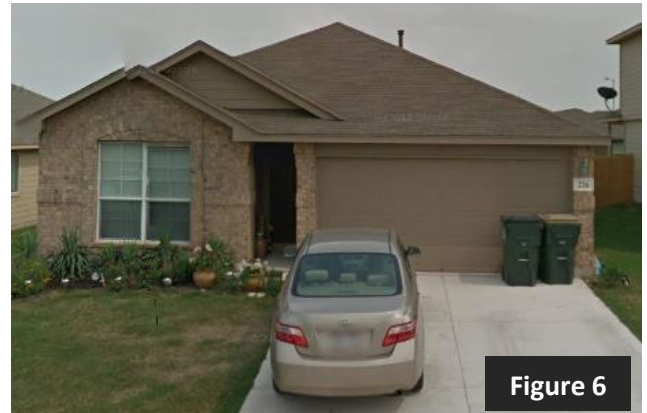
In no case shall the garage be the front most protrusion of the home, but it may be flush on a maximum of 50% of the homes within the development. For the purposes of this condition, a front porch is considered a protrusion of the home.

Police /Fire Additional Language

At the October 15, 2019 meeting, staff included alternative language in the presentation to further clarify the Police and Fire Department's intent for garage location. The language was as follows:

Where the garages extend past the front façade of the house, the front entry door shall be flush with the façade, and/or not be set back as to cause a recessed entry.

During the motion, it was unclear whether Council approved this language. The purpose of this language was to ensure that the front door be flush with the front façade (Figure 5) rather than recessed (Figure 6).



If it was Council's intent to keep this language, it can be added to the end of condition #3 so that the full condition is as follows in red (assuming the revision on page 2 is included):

In no case shall the garage be the front most protrusion of the home, but it may be flush on a maximum of 50% of the homes within the development. For the purposes of this condition, a front porch is considered a protrusion of the home. Where the garages extend past the front façade of the house, the front entry door shall be flush with the façade, and/or not be set back as to cause a recessed entry.

Front Porch Condition

At the October 15, 2019 meeting, Council increased the percentage of porches that are required throughout the subdivision from 25% to 50%. As currently written below, a porch must “extend in front of the front façade of the house” (Figure 7). However, condition #3 states that a front porch can be flush with a garage (Figure 8) and is not required to extend in front of the front façade of the house. Therefore, staff recommends revising the language as follows to ensure consistency with condition #3.

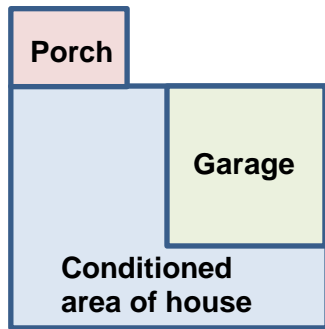


Figure 7: Porch extends in front of the front wall plane of the house.

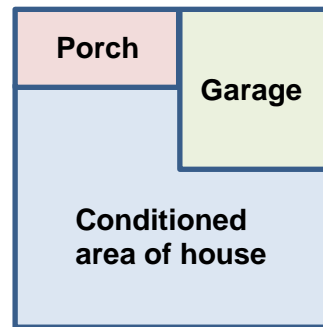


Figure 8: Porch is flush with the garage.

Staff Recommended Revision to Language: In order to ensure the above intent is achieved, staff recommends adding the following language in red to Condition #4:

A front porch shall be required on a minimum of 50% of the homes. The front porch shall ~~extend in front of the front façade of the house and shall~~ be a minimum of 6 feet of clear space in all directions and shall have a minimum area of 60 square feet;