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# Memo

To: **Michael and Aaron Brown**  
 From: **Stan Clauson Associates, Inc.**  
 Date: 25 April 2013  
 Re: Mountain House Residential Development Analysis / 905 E. Hopkins Avenue (PID # 273718206002)

- SCA previously provided an analysis targeted specifically to a lodging/free market development approach. This memo will address a multi-family residential development approach without a lodging component.
- The property consists of 12,000 SF and is located in the Residential Multi-Family (R/MF) zone district with a Lodge Preservation Overlay. It is possible to change the use to an entirely residential development.
- The RMF zone district promotes denser multi-family development. Accordingly, there is a 20% reduction to allowable floor area for single-family and duplex residential development. There are increases in allowable floor area based on the density (number of units) for multi-family development.
- Currently, there is approximately 17,200 SF of existing development – 2,700 SF is classified as residential (which has been determined to not be deed restricted), and 14,500 SF is classified as lodging (existing FAR is 1.43:1). The existing lodge contains 24 units. The 2,700 SF of existing residential development is not deed restricted as affordable housing, and can be credited to a development for purposes of mitigation.
- Dimensional requirements for the R/MF zone district are as follows:

Maximum height ( <i>according to density</i> )	
<ul style="list-style-type: none"> <li>• <i>Density greater than one unit/1500 SF gross lot area (requires a minimum of 8 units)</i></li> </ul>	32 feet
Floor Area Ratio	
<ul style="list-style-type: none"> <li>• <i>Density greater than one unit /750 SF gross lot area (requires a minimum of 16 units)</i></li> <li>• <i>Density greater than one unit/1,500 SF gross lot area (requires a minimum of 8 units)</i></li> <li>• <i>Single-family development (two single-family lots could be created)</i></li> </ul>	1.5:1 (18,000 SF) 1.25: (15,00 SF) 80% of R-6 (2,592 SF per lot)
Maximum multi-family unit size (SF) – areas w/in infill area	2,000 SF net livable (may be increased to 2,500 SF with TDR) <sup>1</sup>
Minimum front yard setback	5 feet
Minimum side yard setback	5 feet
Minimum rear yard setback	5 feet

Notes:

1. Individual unit size may be increased by extinguishing historic TDRs equal to 500 SF of additional net livable areas for each certificate. Additional net livable may be applied to multiple units however the maximum unit size is 2,500 SF of net livable.

- Affordable housing mitigation will be required for the additional free-market residential net livable area. Mitigation is required as 30% of net livable area. Mitigation can be constructed on-site, off-site, through buy down of existing units, or by extinguishing Affordable housing Credits. The existing 2,700 SF classified as non-deed-restricted residential is likely to represent a credit that will not require mitigation.
- Based on the above requirements, a redevelopment of the property with free market residential may include the following:
- **Eight Units with off-site housing development, buy-downs, or credits:**

Maximum allowed floor area: 15,000 SF

Assumption of 15% in circulation and non-unit space: 2,250 SF (12,750 SF remaining)

Minimum Number Units on site: 8 units @1,593.75 SF average (12,750 SF)

Off-site Affordable Housing Mitigation: 3,015 SF (30% of 12,750 -2,700 existing free-market residential or 10,050 SF)

Possible Mitigation Options:

- a) 3 two-bedroom units (950 SF each, sales price \$305,000) plus cash-in-lieu payment of approx. \$58,273
- b) 7 Affordable Housing Credits plus cash-in-lieu payment of approx. \$75,932.

Proposed Floor Area: 15,000 SF

- **Eight Units with on-site housing development:**

Maximum allowed floor area: 15,000 SF

Assumption of 15% in circulation and non-unit space: 2,250 SF (12,750 SF remaining)

Minimum Number Units on site: 8 units free-market and affordable

Free-market residential units: 5 units at 2,000 SF (10,000 SF)

On-site Affordable Housing Mitigation: 2,190 SF (30% of 12,500 -2,700 existing free-market residential or 7,300 SF)

Possible Mitigation Option: 3 one-bedroom units (700 SF each, sales price \$274,000) plus cash-in-lieu payment of approx. \$31,785

Proposed Floor Area: 14,350 SF

- **Sixteen Units with off-site housing development, buy-downs, or credits:**

Maximum allowed floor area: 18,000 SF

Assumption of 15% in circulation and non-unit space: 2,700 SF (15,300 SF remaining)

Minimum Number Units on site: 16 units @956.25 SF average (15,300 SF)

Off-site Affordable Housing Mitigation: 3,780 SF (30% of 12,750 -2,700 existing free-market residential or 12,600 SF)

Possible Mitigation Options: a) 3 three-bedroom units (1,200 SF each, sales price \$336,000) plus cash-in-lieu payment of approx. \$63,570  
b) 9 Affordable Housing Credits plus cash-in-lieu payment of approx. \$63,570.

Proposed Floor Area: 18,000 SF

- **Sixteen Units with on-site housing development:**

Maximum allowed floor area: 18,000 SF

Assumption of 15% in circulation and non-unit space: 2,700 SF (15,300 SF remaining)

Minimum Number Units on site: 16 units free-market and affordable

Free-market residential units: 13 units at 957 SF (12,441 SF)

On-site Affordable Housing Mitigation: 2,922 SF (30% of 12,441 -2,700 existing free-market residential or 9,741 SF)

Possible Mitigation Option: 3 two-bedroom units (950 SF each, sales price \$274,000) plus a cash-in-lieu payment of approx. \$25.428

Proposed Floor Area: 17,991 SF

Please note that every effort is made to provide accurate and complete information. The findings within this analysis are based on our best understanding of the client's intent and our understanding of land use code provisions that address those intentions. No warranty is expressed or implied as to the suitability or accuracy of this information. This analysis must be confirmed through a formal Pre-application Conference with public agency staff. Stan Clauson Associates, Inc. shall not be responsible for any consequential damages arising from any service or action performed.