ATTACHMENT 1

# IMPERIAL BEACH

# Zoning Study

IMPERIAL BEACH

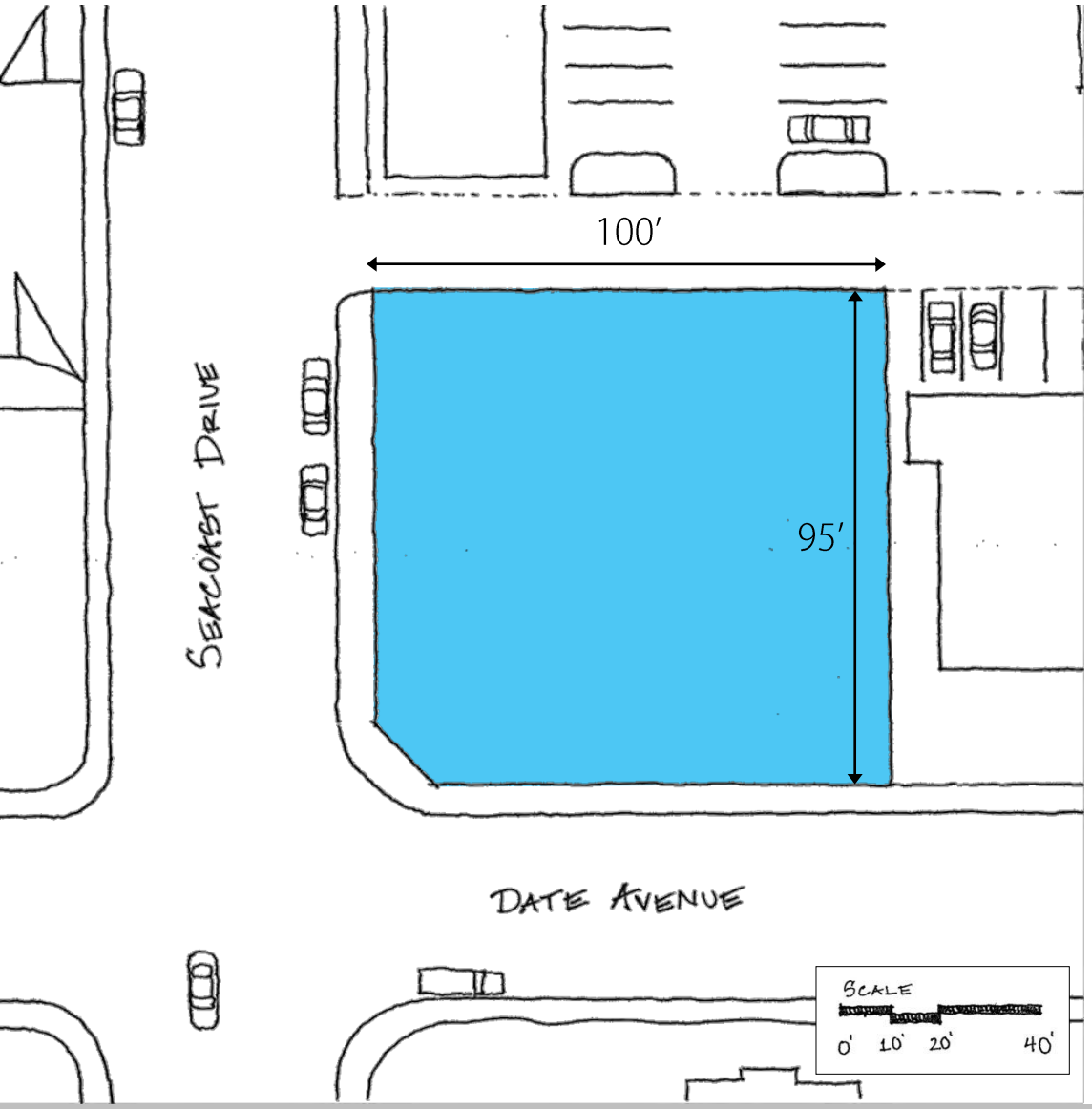
Zoning Study

# Seacoast Drive

# C-2 Existing Regulations
## Seacoast Drive

| | |
|---|---|
| • Building Height | 3 story / 30' |
| • Minimum Active Commercial Use Requirements | None |
| • Ground Floor Use Restriction | Residential restricted to 2nd floor and above |
| • 1st-Floor Commercial Height | None |
| • Setbacks | 0' if lot fronts Seacoast Drive, otherwise none required |
| • Stepbacks | For properties fronting Seacoast Drive, second story stepback is 5 feet for minimum 40% of frontage; third floor stepback is 10 feet from property line for minimum 60% of frontage. |
| • Density | 29 DU/Acre |
| • Parking Standards | Commercial: requirement varies by use; assumed 2 spaces/1000sf<br>Residential: 1.5 spaces/DU |

# Plan Study – Existing Site




## Parcel A Figures

- Lot Size– 9,450 SF
- Density– 29 DU/acre

Therefore, the maximum number of dwelling units permitted is 6 DU, or 1 DU per every 1,500 SF of lot area

*The following drawings are diagrammatic. More detailed subsequent drawings would necessarily take into account space for trash/recycling receptacles, open space, and storm water space requirements.

Lot Area/Parcel

# Plan Study – Ground Floor

## Development Figures

- Commercial– 3,350 SF

  Parking Required- 7 spaces

  @ 2 spaces/1,000 SF

- Residential– 7,800 SF or 6 DU

  Size varies per DU

  Parking Required- 9 spaces

  @ 1.5 spaces/DU

  **2 DUs are self-parked townhomes*

- Total Parking Required- 16 spaces

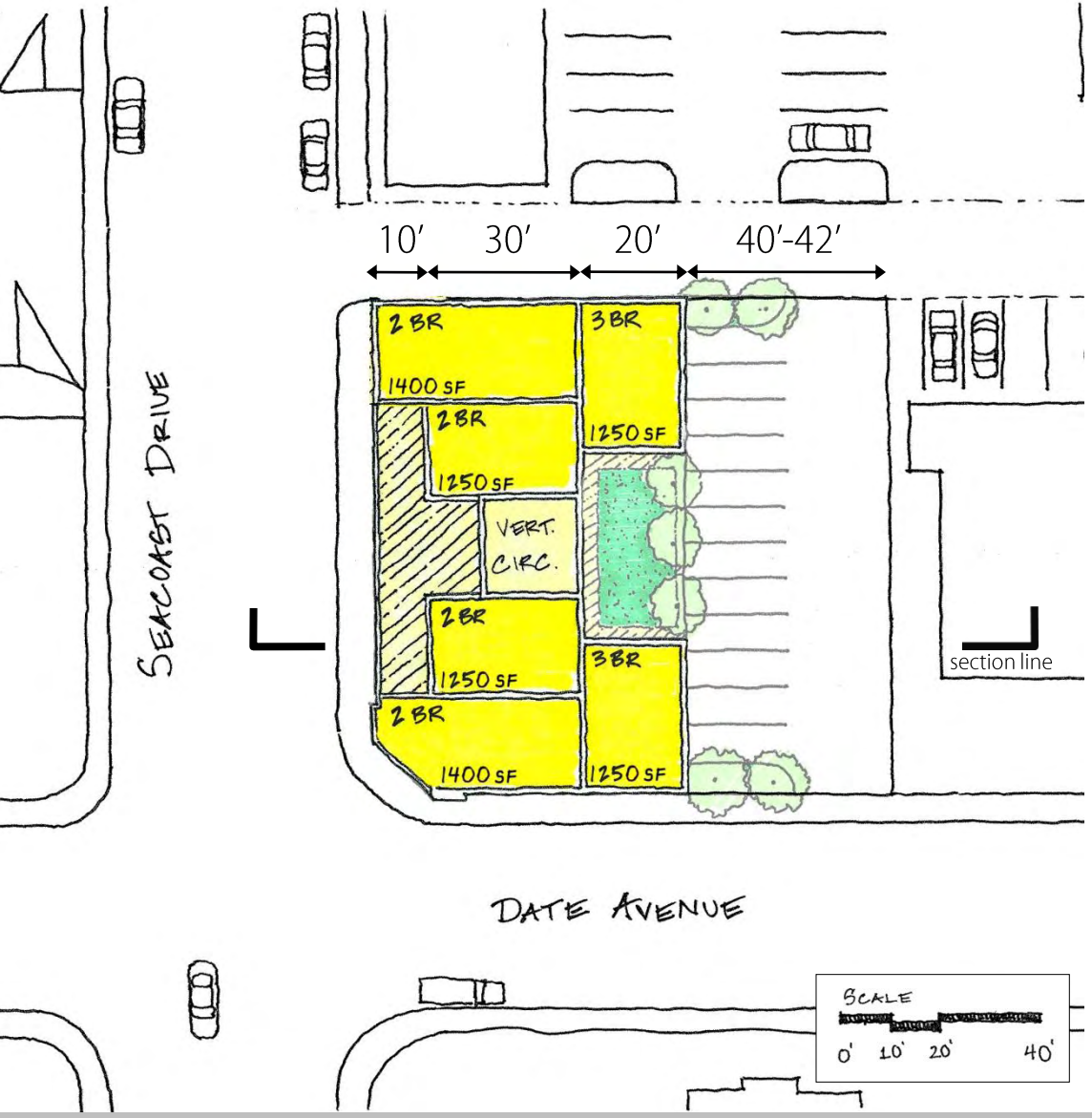
Total Development- 11,150 SF

Parking Provided- 16 spaces

Commercial

Residential

# Plan Study – 2nd/3rd Floor




## Development Figures

- Commercial– 3,350 SF

  Parking Required- 7 spaces

  @ 2 spaces/1,000 SF

- Residential– 7,800 SF or 6 DU

  Size varies per DU

  Parking Required- 9 spaces

  @ 1.5 spaces/DU

  **2 DUs are self-parked townhomes*

- Total Parking Required- 16 spaces

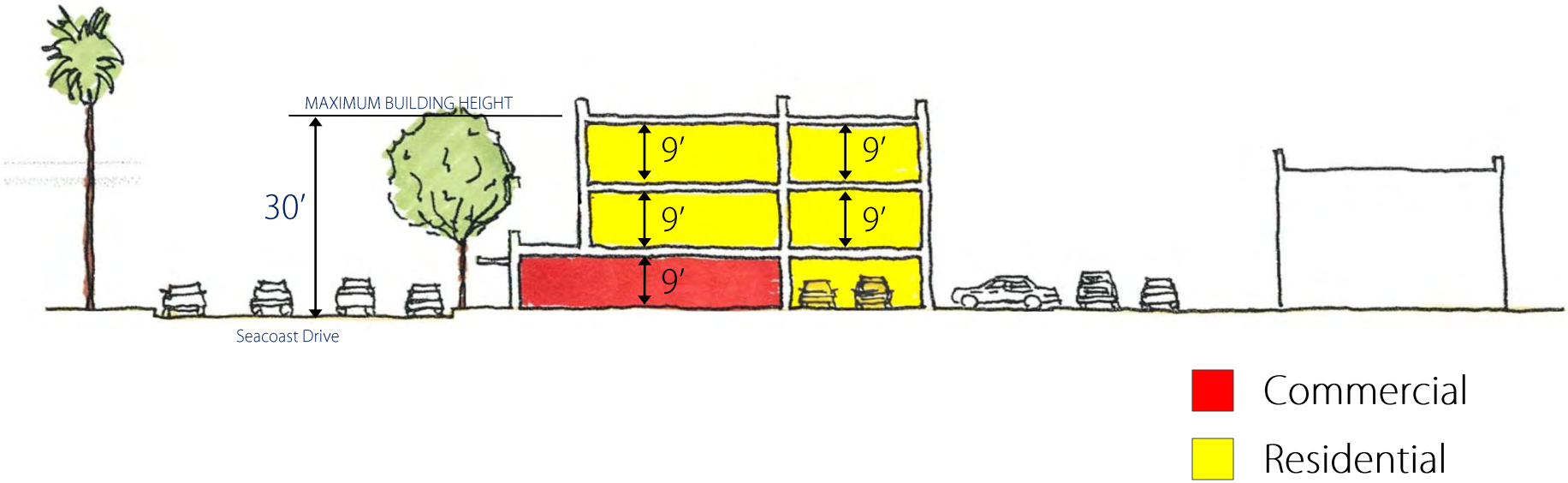
Total Development- 11,150 SF

Parking Provided- 16 spaces

Commercial

Residential

# Section Study



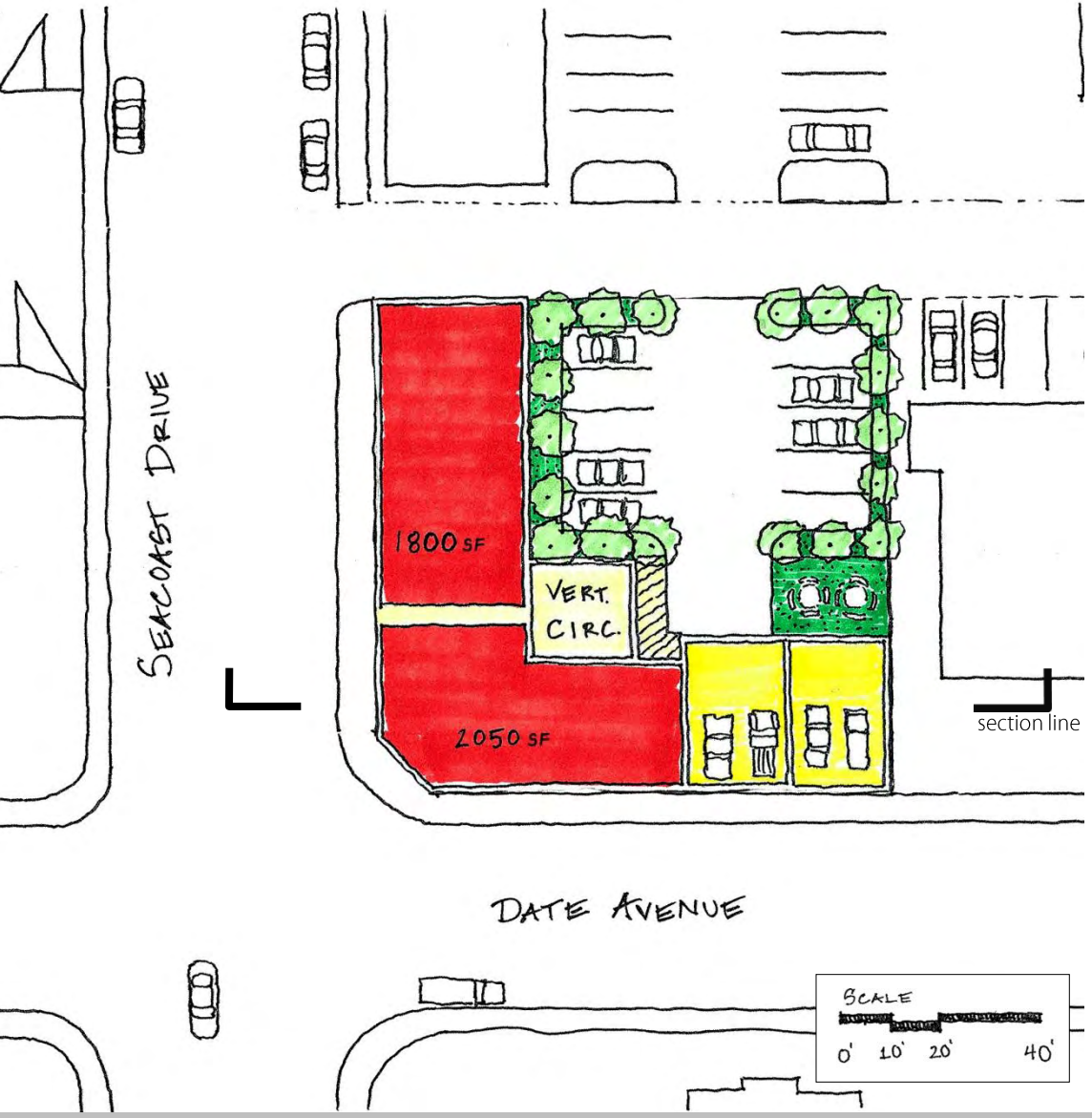

## Lessons Learned

- Commercial/retail space is less versatile and desirable with only 9' floor-to-ceiling height

# C/MU-2 Proposed Regulations

| | |
|---|---|
| • Building Height | 3 story / 30' |
| • Minimum Active Commercial Use Requirements | 60% minimum ground floor frontage along Seacoast Dr and Old Palm Ave |
| • 1st-Floor Commercial Height | 15' (or 20' if only 1-story building) |
| • Setbacks | 0' on all sides |
| • Stepbacks | Fronting Seacoast Drive, upper stories must step back 5-10 ft for minimum of 50% of street frontage |
| • Density | 29 DU/Acre |
| • Parking Standards | Commercial: 1 space/1000 SF<br>Residential: 1.5 spaces/DU |

# Plan Study – Ground Floor




## Development Figures

- Commercial– 3,850 SF

  Parking Required- 4 spaces

  @ 1 space/1,000 SF (@ 25% reduction=3 spaces)

- Residential– 5,300 SF or 6 DU's

  DU sizes vary per unit

  Parking Required- 9 spaces

  @ 1.5 spaces/DU

  **2 DUs are self-parked townhomes*

- Total Parking Required- 13 spaces

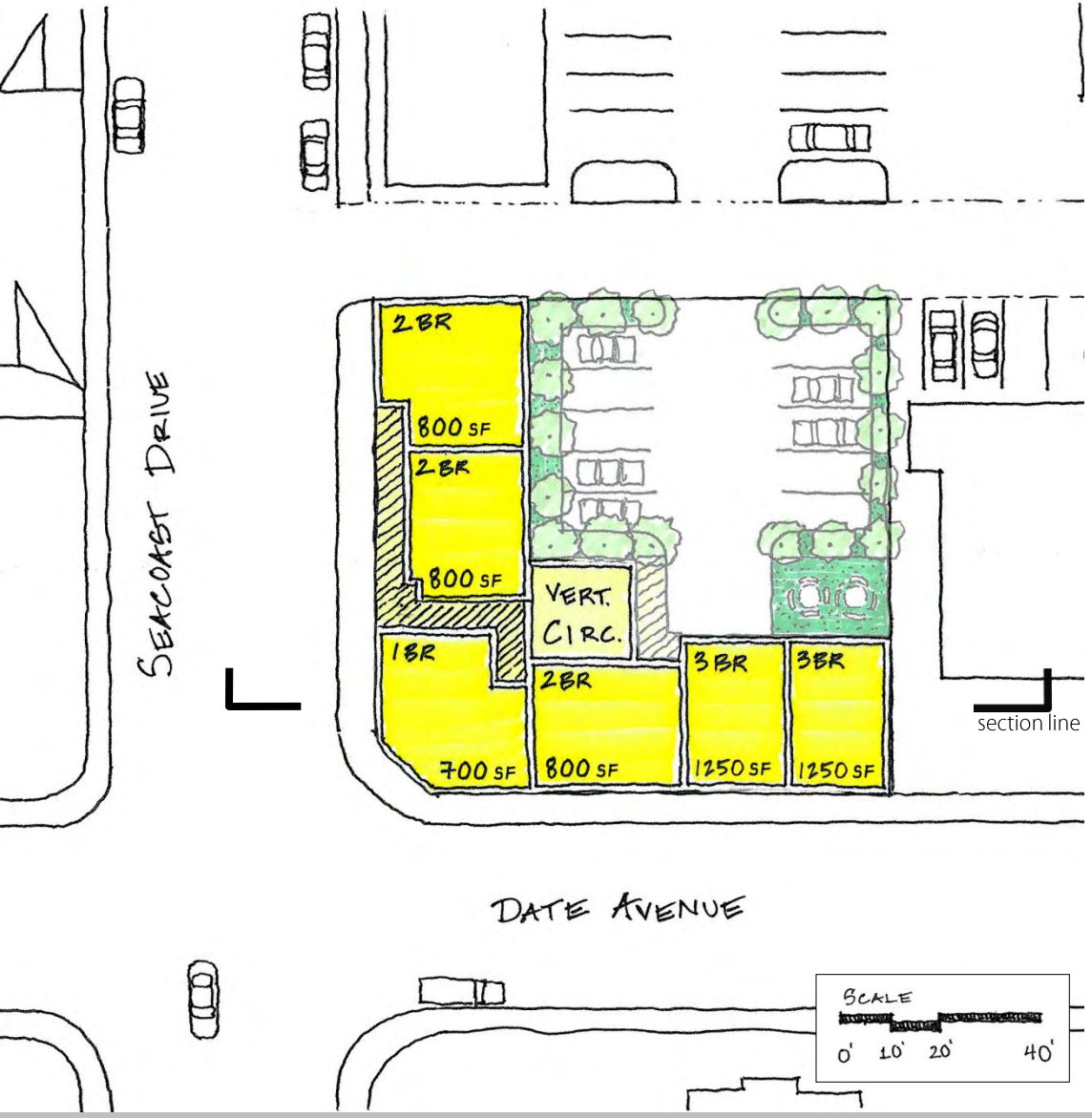
Total Development- 9,150 SF

Parking Provided- 14 spaces

Commercial

Residential

# Plan Study – 2nd Floor




## Development Figures

- Commercial– 3,850 SF

  Parking Required- 4 spaces

  @ 1 space/1,000 SF (@ 25% reduction=3 spaces)

- Residential– 5,300 SF or 6 DU's

  DU sizes vary per unit

  Parking Required- 9 spaces

  @ 1.5 spaces/DU

  **2 DUs are self-parked townhomes*

- Total Parking Required- 13 spaces

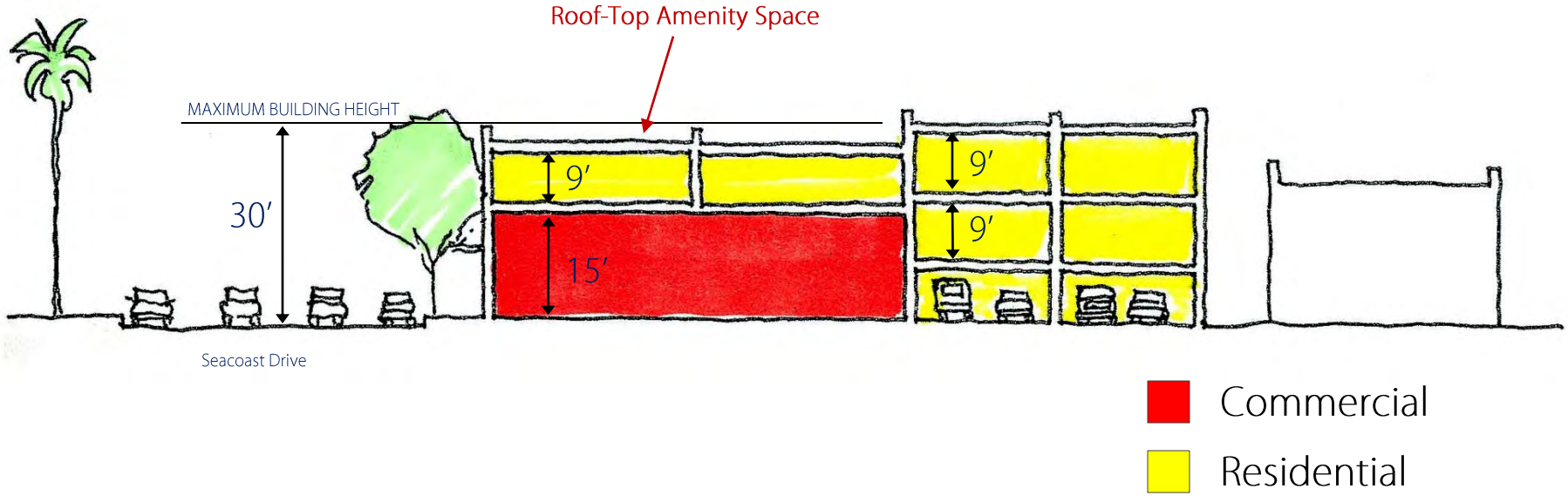
Total Development- 9,150 SF

Parking Provided- 14 spaces

Commercial

Residential

# Section Study




## Lessons Learned

- The 15′ minimum 1st-floor height requirement creates more versatile and desirable commercial space
- 1-story residential above commercial allows more clearance for living spaces
- While the maximum density is still achievable, each unit would be smaller, resulting in decreased total residential square footage
- 1-story residential above commercial offers potential for roof-top amenity space

# C/MU-2 Incentivized Regulations

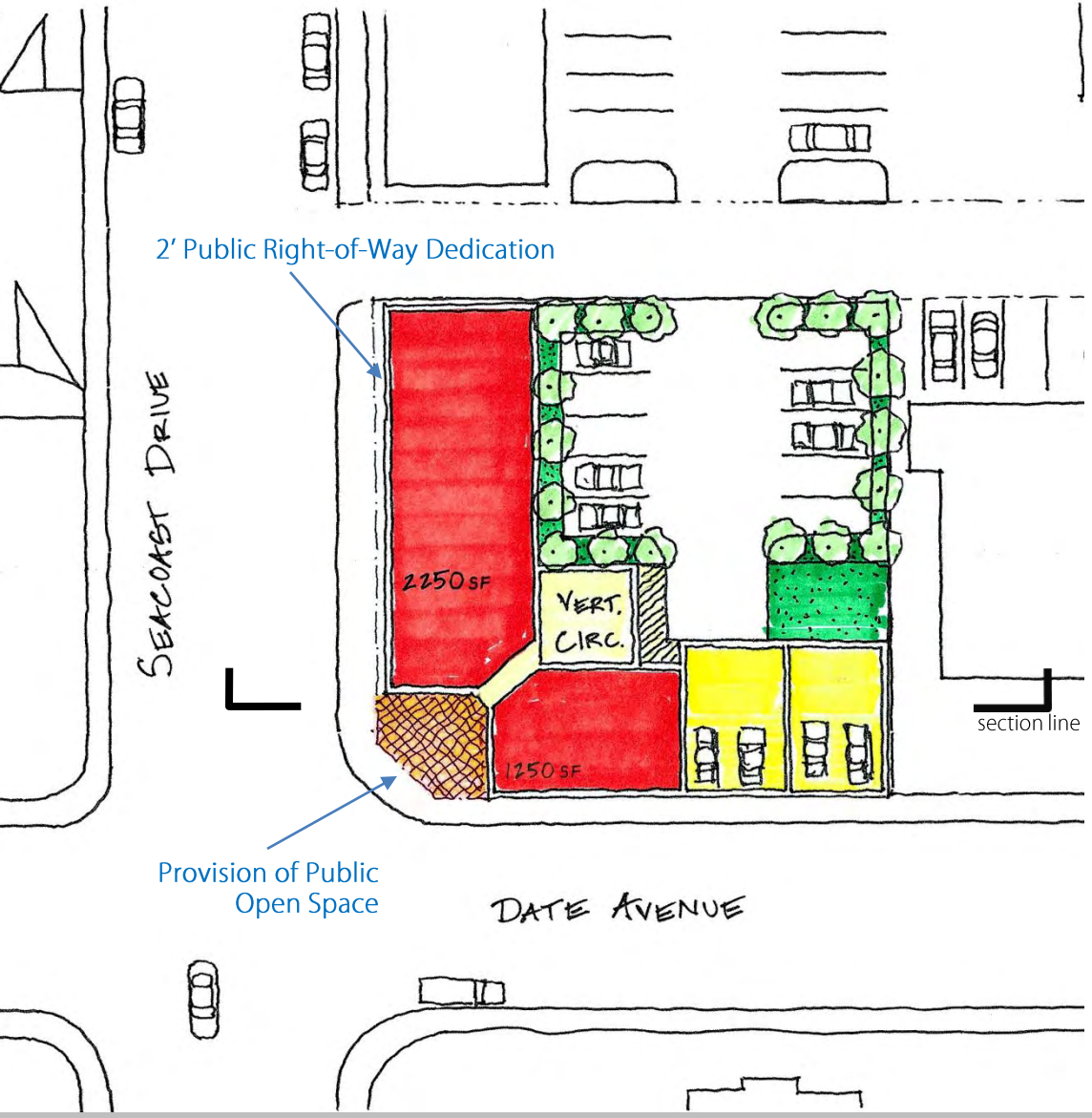
| | |
|---|---|
| • Lot Consolidation | Merged lots greater than 20,000 SF |
| • Green Building | Entire project must be capable of achieving certification |
| • Active Commercial Use | Entire project must provide a minimum of 75% ground floor active commercial uses on the ground floor |
| • Three Bedroom Units | 25% of the project must be 3 bedroom units |
| * • Provision of Public Open Space | Provide an additional 100 SF of public open space/plaza space with minimum dimensions of 6 ft by 10 ft |
| * • Public Right-of-Way Dedication | Dedicate a minimum of 1 ft of private property frontage to public use (creates a 1 ft front setback dedicated to public use) |
| • Provision of Greater Floor Stepback from Residential Property | Floors above first floor provide additional setback beyond required stepback (not yet quantified) |

*Accomplishing any 2 of the above allows a density increase (up to 36 DU/Acre) and height increase (up to 35 ft)

# C/MU-2 Incentivized Regulations

| | |
|---|---|
| • Building Height | 35' maximum building height |
| • Minimum Active Commercial Use Requirements | 60% min. ground floor frontage along Seacoast Dr and Old Palm Ave |
| • 1st-Floor Commercial Height | 15' (or 20' if only 1-story building) |
| • Setbacks | 0' on all sides |
| • Stepbacks | Fronting Seacoast Drive, upper stories must stepback 5-10 ft for minimum of 50% of street frontage<br>**Additionally, in this prototype we study a stepback of 5-10 ft for minimum of 50% frontage for upper stories which directly abut any residential uses or zones* |
| • Density | 36 DU/Acre |
| • Parking Standards | Commercial: 1 space/1000sf<br>Residential: 1.5 spaces/DU |

# Plan Study – Ground Floor




## Development Figures

- Commercial– 3,500 SF

  Parking Required- 4 spaces

  @ 1 space/1,000 SF (@ 25% reduction=3 spaces)

- Residential– 7,050 SF or 6 DU's

  DU sizes vary per unit

  Parking Required- 9 spaces

  @ 1.5 spaces/DU

  **2 DUs are self-parked townhomes*

- Total Parking Required- 13 spaces

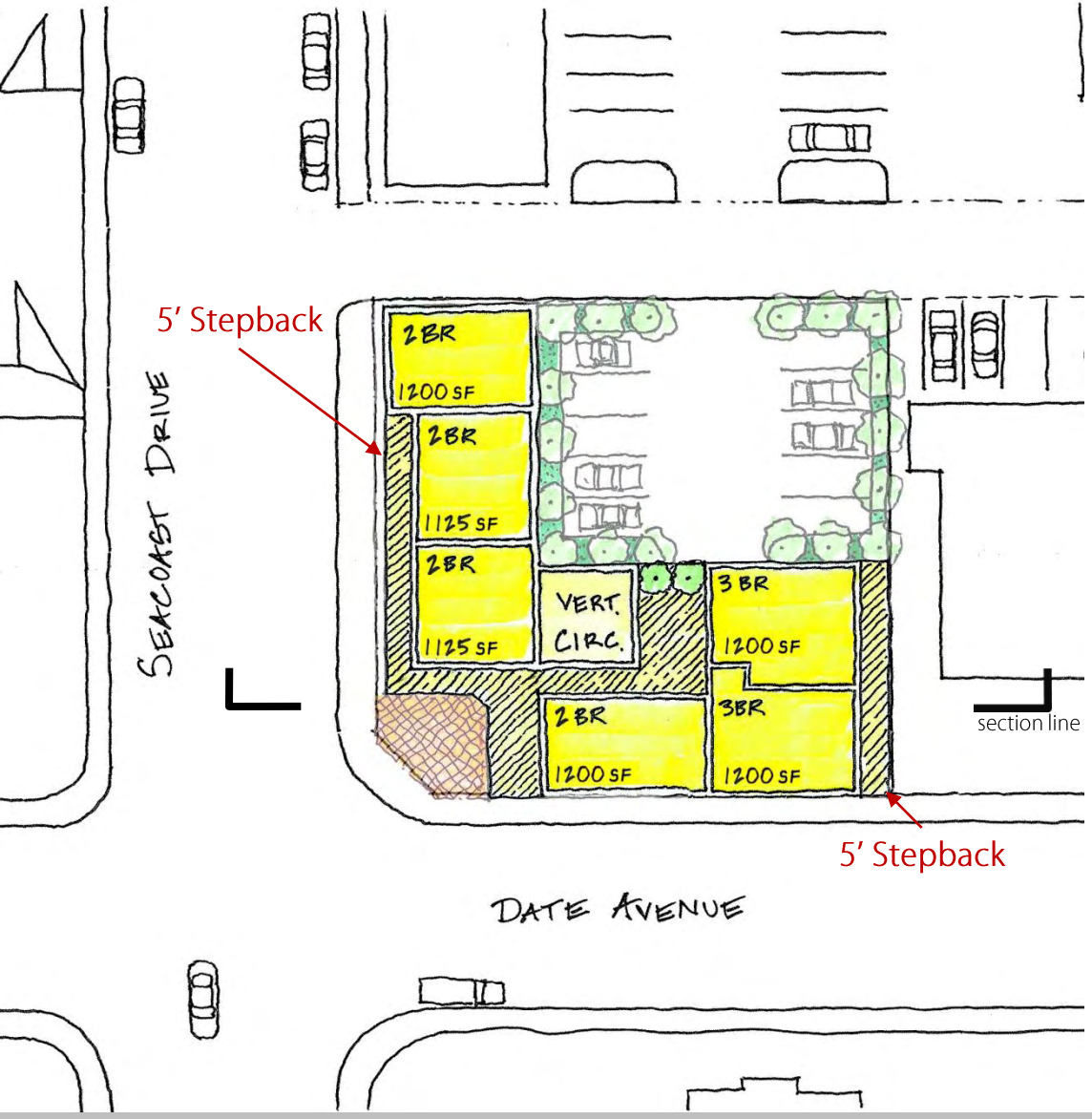
Total Development- 10,550 SF

Parking Provided- 14 spaces

Commercial

Residential

# Plan Study – 2nd Floor




## Development Figures

- Commercial– 3,500 SF

  Parking Required- 4 spaces

  @ 1 space/1,000 SF (@ 25% reduction=3 spaces)

- Residential– 7,050 SF or 6 DU's

  DU sizes vary per unit

  Parking Required- 9 spaces

  @ 1.5 spaces/DU

  **2 DUs are self-parked townhomes*

- Total Parking Required- 13 spaces

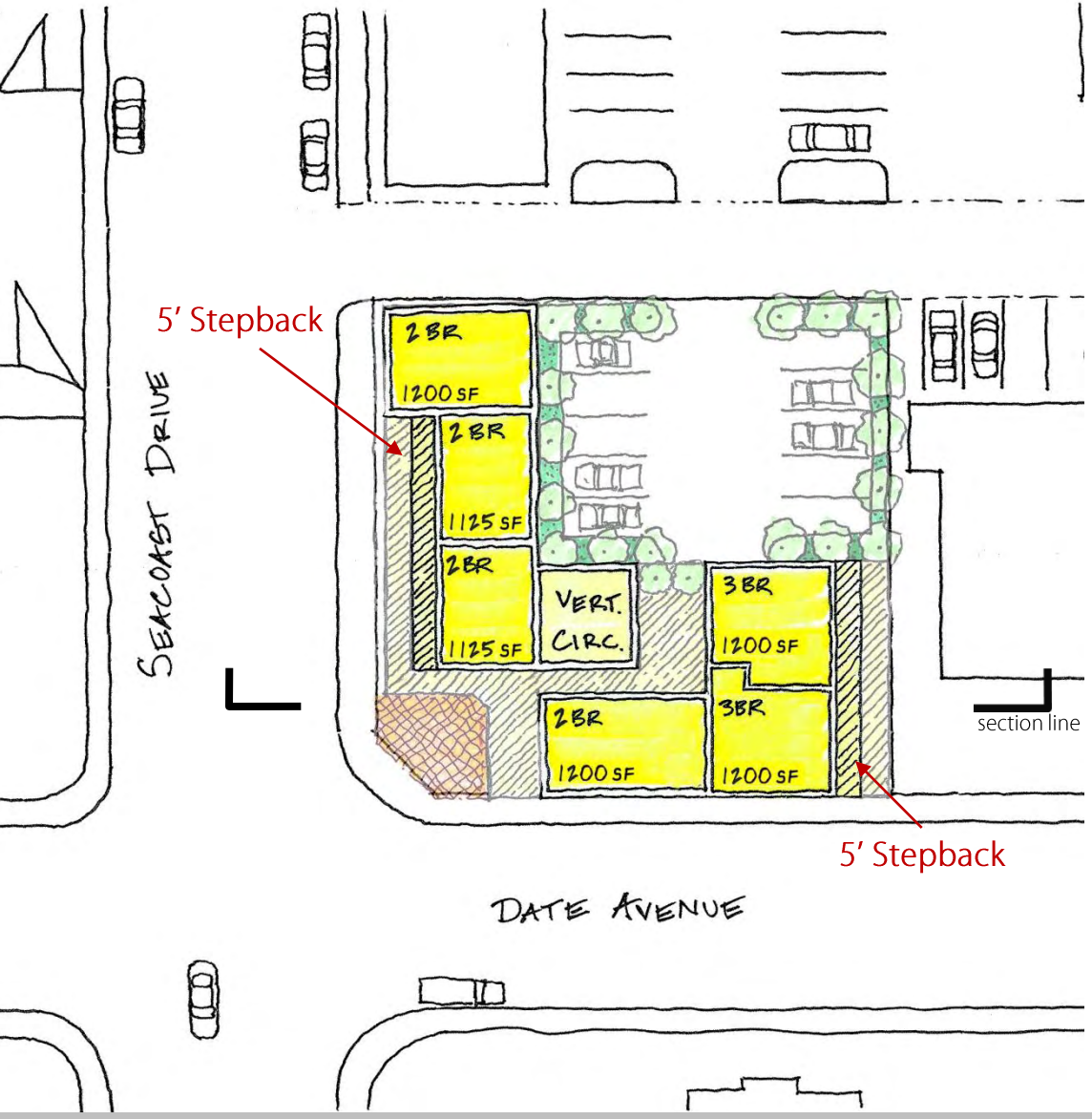
Total Development- 10,550 SF

Parking Provided- 14 spaces

Commercial

Residential

# Plan Study – 3rd Floor




## Development Figures

- Commercial– 3,500 SF

  Parking Required- 4 spaces

  @ 1 space/1,000 SF (@ 25% reduction=3 spaces)

- Residential– 7,050 SF or 6 DU's

  DU sizes vary per unit

  Parking Required- 9 spaces

  @ 1.5 spaces/DU

  **2 DUs are self-parked townhomes*

- Total Parking Required- 13 spaces

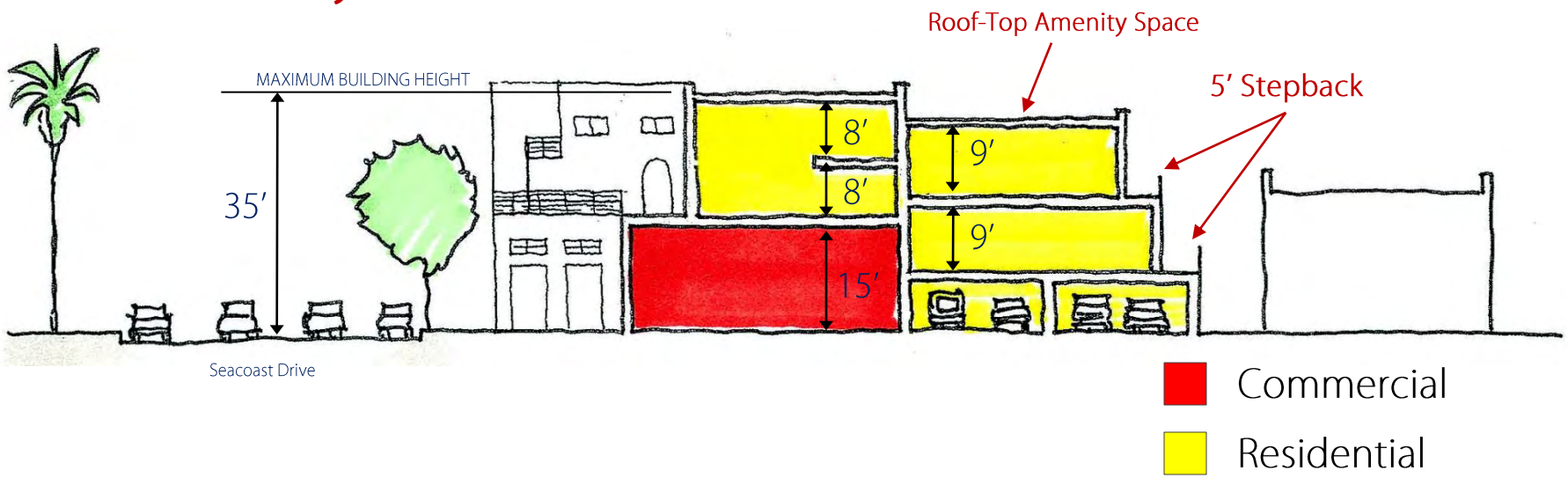
Total Development- 10,550 SF

Parking Provided- 14 spaces

Commercial

Residential

# Section Study




## Lessons Learned

- Regardless of maximum density increase, the lot size, stepback requirements, and resulting parking requirements limit the residential capacity to 6 DU
- The provision of Public Open Space and Public Right-of-Way Dedication has little impact on development square footages
- The 5 ft height increase allows for 2-story residential units above commercial/retail enabling increased square footage per dwelling unit

# Development Comparisons per Regulation Standards

| Seacoast Drive<br>Lot Size– 9,450 SF | Existing Regulations | Proposed Regulations | Incentivized Regulations |
|---|---|---|---|
| **Commercial Square Footage** | 3,350 SF | 3,850 SF | 3,500 SF |
| **Commercial Parking Required** | 7 spaces<br>@ 2 spaces/1000 SF | 4 spaces<br>@ 1 space/1000 SF | 4 spaces<br>@ 1 space/1000 SF |
| **Residential Square Footage** | 7,800 SF or 6 DU's<br>Unit size varies | 5,600 SF or 6 DU'S<br>Unit size varies | 7,050 SF or 6 DU's<br>@ 1,200 SF each |
| **Residential Parking Required** | 9 spaces<br>@ 1.5 spaces/DU | 9 spaces<br>@ 1.5 spaces/DU | 9 Spaces<br>@ 1.5 spaces/DU |
| **Total Development** | 11,150 SF | 9,450 SF | 10,550 SF |
| **Total Parking Required** | 16 spaces | 13 spaces | 13 spaces |
| **Total Parking Provided** | 16 spaces | 14 spaces | 14 spaces |
| | | • Reduced parking requirement<br>• 15 ft 1st floor commercial<br>• 5-10 ft stepback for min. 50% Seacoast Dr street frontage | • 35 ft maximum building height<br>• 5-10 foot stepback for minimum of 50% Seacoast Dr frontage as well as abutting residential |

## Lessons Learned

- The incentivized regulations allow for more, versatile and desirable commercial/retail space
- The incentivized regulations obligate the developer to fewer parking spaces, resulting in more space for development
- The incentivized regulations allow for increased residential square footage per dwelling unit

IMPERIAL BEACH
Zoning Study

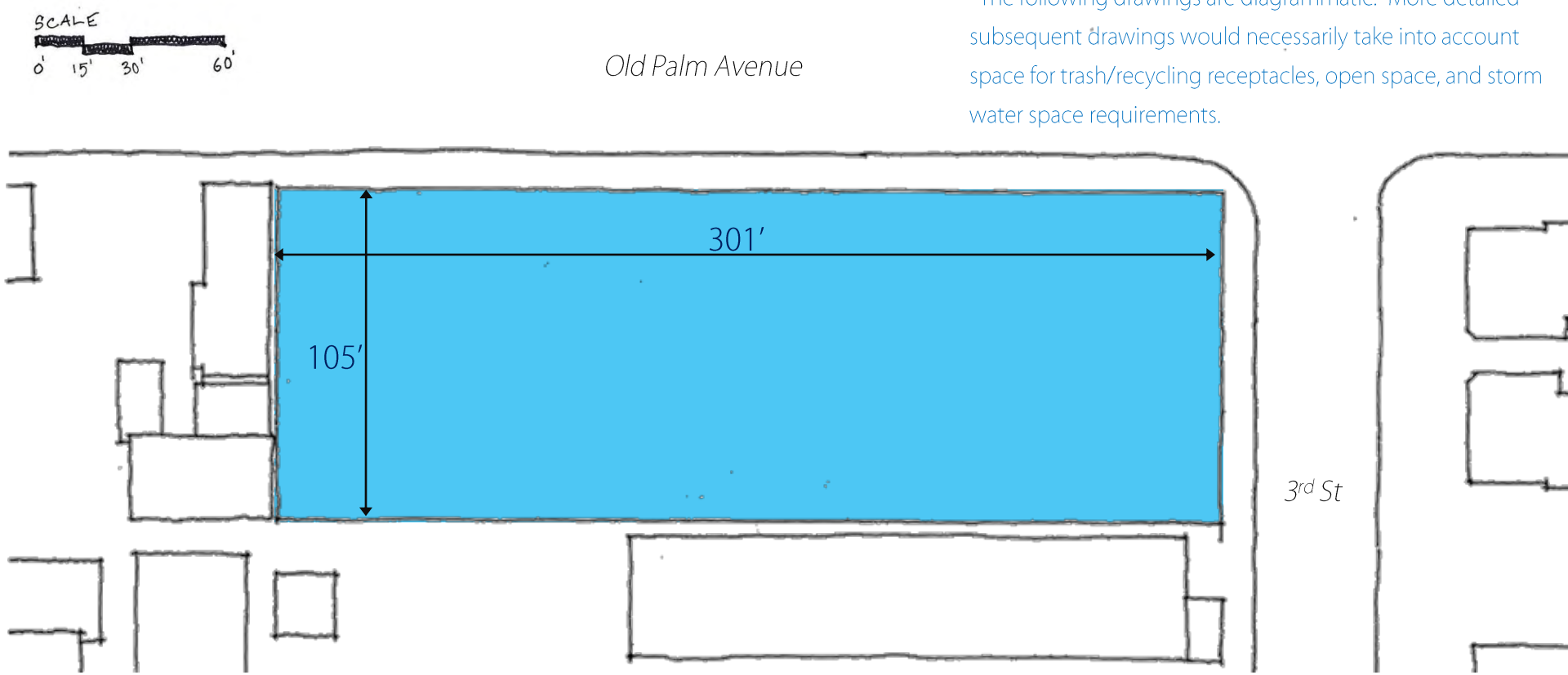
# Old Palm Avenue

# C-2 Existing Regulations
## Old Palm Avenue

| | |
|---|---|
| • Building Height | 3 story / 30' |
| • Minimum Active Commercial Use Requirements | None |
| • Ground Floor Use Restriction | Residential restricted to 2nd floor and above |
| • 1st-Floor Commercial Height | None |
| • Setbacks | 0' if lot fronts Seacoast Drive, otherwise none required |
| • Stepbacks | For properties fronting Seacoast Drive, second story stepback is 5 feet for minimum 40% of frontage; third floor stepback is 10 feet from property line for minimum 60% of frontage.<br>**Property not along Seacoast Dr, therefore no stepback requirement* |
| • Density | 29 DU/Acre |
| • Parking Standards | Commercial: requirement varies by use; assumed 2 spaces/1000sf<br>Residential: 1.5 spaces/DU |

# Plan Study – Existing Site

*The following drawings are diagrammatic. More detailed subsequent drawings would necessarily take into account space for trash/recycling receptacles, open space, and storm water space requirements.



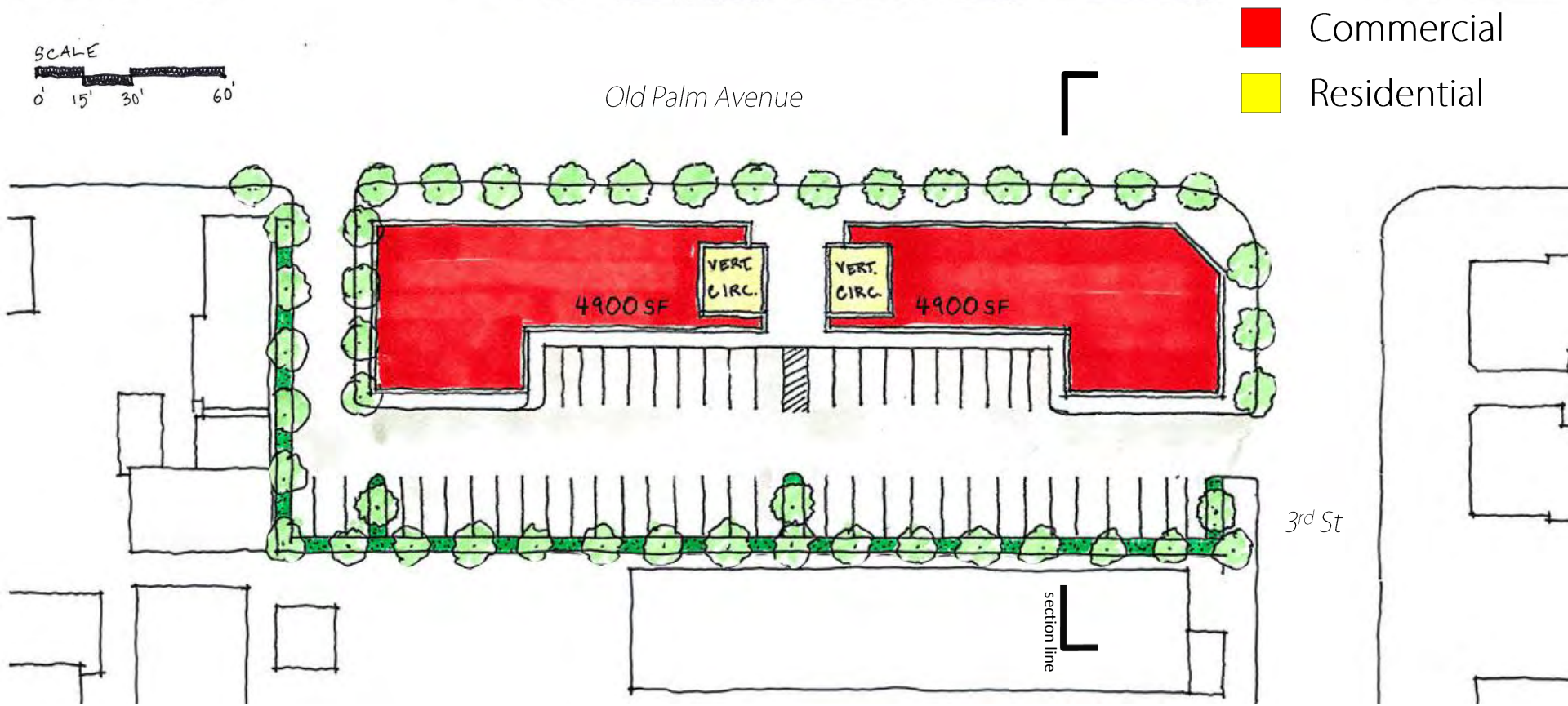

## Parcel B Figures

- Lot Size– 31,605 SF or 0.725 Acres
- Density– 29 DU/area

Therefore, the maximum number of dwelling units permitted is 21 DU, or 1 DU per every 1,500 SF of lot area

Lot Area/Parcel

# Plan Study – Ground Floor




## Development Figures

- Commercial– 9,800 SF
- Parking Required– 20 spaces

  @ 2 spaces/1,000 SF

# Plan Study – 2nd/3rd Floor

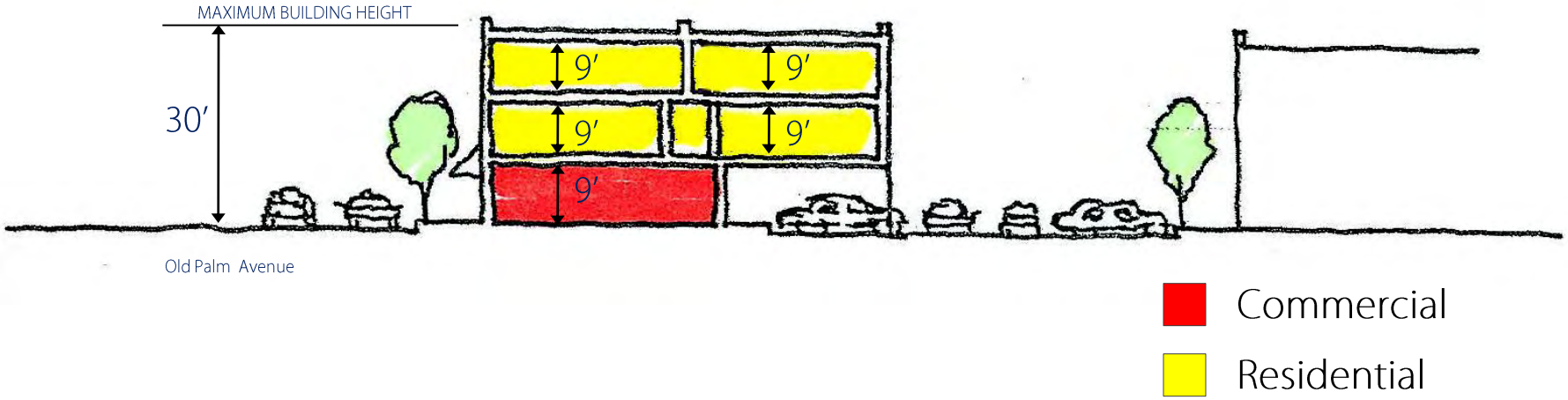
## Development Figures

- Commercial– 9,800 SF
- Parking Required– 20 spaces
  - @2 spaces/1,000 SF

- Residential– 27,400 SF or 21 DU
  Maximum density permitted @ 29DU/Acre
- Parking Required– 32 spaces
  @1.5 spaces/DU

- Total Parking Required– 52 spaces
- Total Development– 37,200 SF
- Parking Provided- 53 spaces

# Section Study



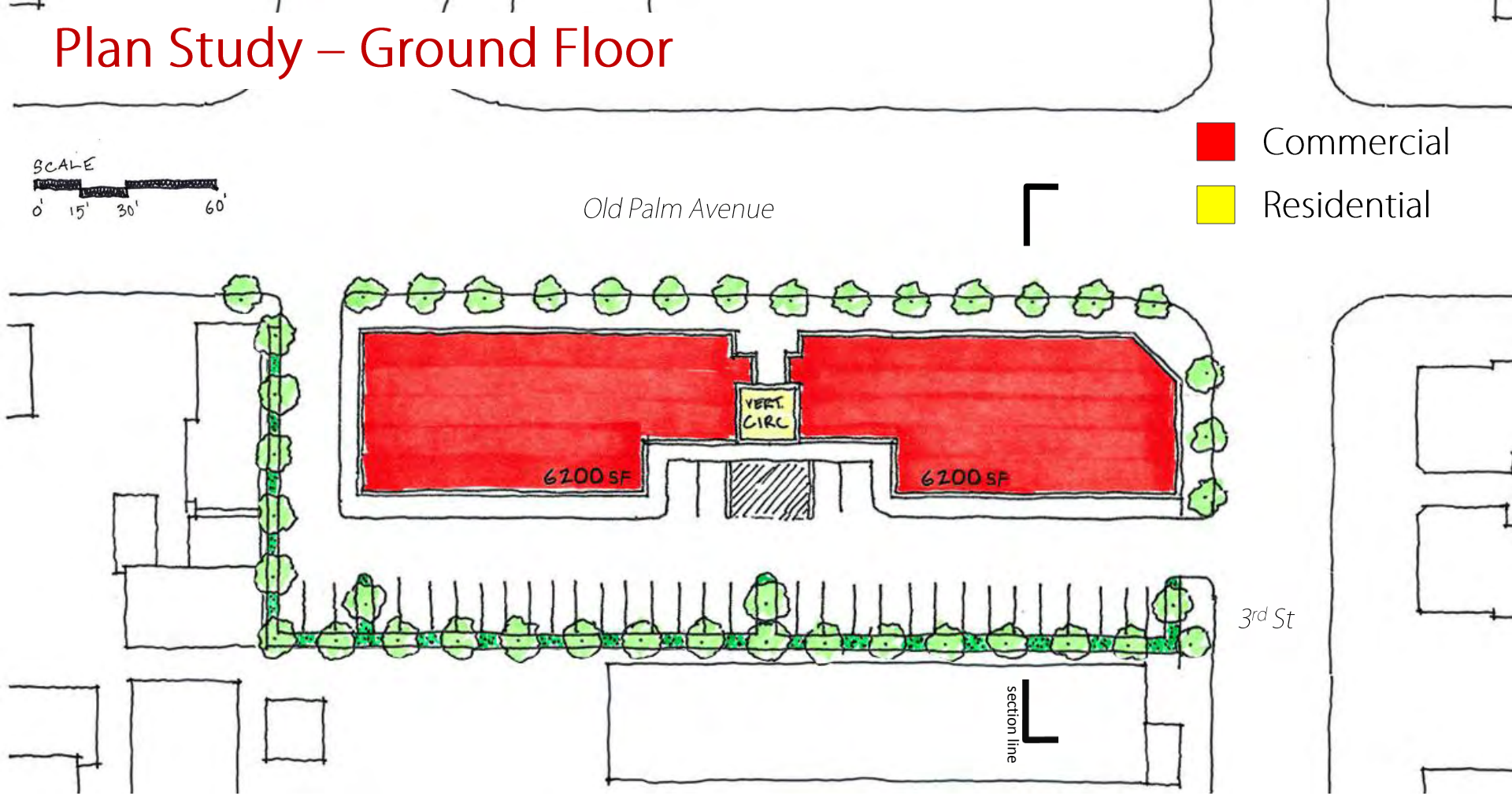

## Lessons Learned

- Commercial/retail space is less versatile and desirable with only 9′ height

# C/MU-2 Proposed Regulations
## Old Palm Avenue

| | |
|---|---|
| • Building Height | 3 story / 30' |
| • Minimum Active Commercial Use Requirements | 60% min. ground floor frontage along Seacoast Dr and Old Palm Ave |
| • 1st-Floor Commercial Height | 15' (or 20' if only 1-story building) |
| • Setbacks | 0' on all sides |
| • Stepbacks | Fronting Seacoast Drive, upper stories must step back 5-10 ft for minimum of 50% of street frontage<br>**Property not along Seacoast Dr, therefore no stepback requirement* |
| • Density | 29 DU/Acre |
| • Parking Standards | Commercial: 1 space/1000sf<br>Residential: 1.5 spaces/DU |

# Plan Study – Ground Floor




## Development Figures

- Commercial– 12,400 SF
- Parking Required– 12 spaces

@ 1 space/1,000 SF (@ 25% reduction=9 spaces)

# Plan Study – 2nd Floor

## Development Figures

- Commercial– 12,400 SF
- Parking Required– 12 spaces

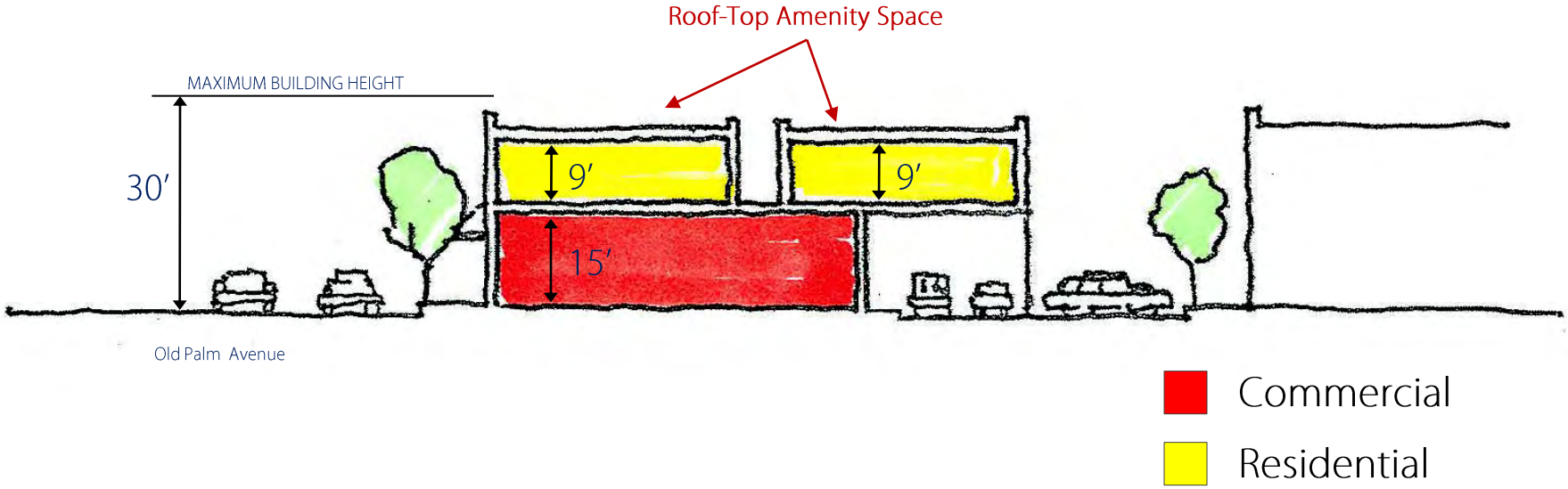
@ 1 space/1,000 SF (@ 25% reduction=9 spaces)

- Residential– 21,250 SF or 17 DU
- Parking Required– 26 spaces

@1.5 spaces/DU

- Total Parking Required– 38 spaces
- Total Development– 33,650 SF
- Parking Provided- 38 spaces

# Section Study




## Lessons Learned

- The decreased parking requirement allows 2,500 SF more commercial space
- The 15′ minimum 1st-floor height requirement creates more versatile and desirable commercial space
- Keeping residential to 1-story above commercial more acceptable clearance for living spaces
- While the maximum residential density is not quite achieved (17 DU provided), each unit exceeds optimum height clearance (at least 9 ft)

# C/MU-2 Incentivized Regulations

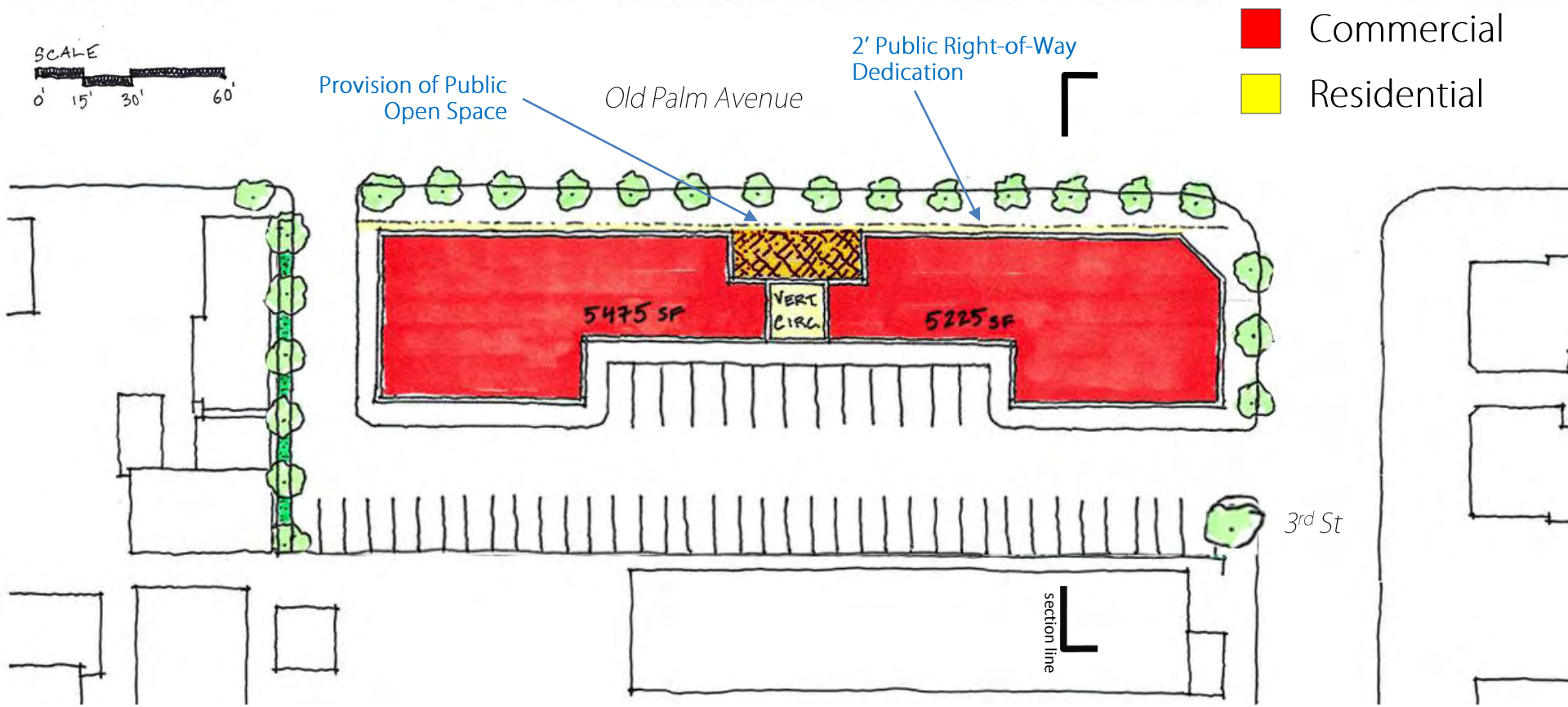
| | |
|---|---|
| • Lot Consolidation | Merged lots greater than 20,000 SF |
| • Green Building | Entire project must be capable of achieving certification |
| • Active Commercial Use | Entire project must provide a minimum of 75% ground floor active commercial uses on the ground floor |
| • Three Bedroom Units | 25% of the project must be 3 bedroom units |
| * • Provision of Public Open Space | Provide an additional 100 SF of public open space/plaza space with minimum dimensions of 6 ft by 10 ft |
| * • Public Right-of-Way Dedication | Dedicate a minimum of 1 ft of private property frontage to public use (creates a 1 ft front setback dedicated to public use) |
| • Provision of Greater Floor Stepback from Residential Property | Floors above first floor provide additional setback beyond required stepback (not yet quantified) |

*Accomplishing any 2 of the above allows a density increase (up to 36 DU/Acre) and height increase (up to 35 ft)

# C/MU-2 Incentivized Regulations

| | |
|---|---|
| • Building Height | 35' maximum building height |
| • Minimum Active Commercial Use Requirements | 60% min. ground floor frontage along Seacoast Dr and Old Palm Ave |
| • 1st-Floor Commercial Height | 15' (or 20' if only 1-story building) |
| • Setbacks | 0' on all sides |
| • Stepbacks | Fronting Seacoast Drive, upper stories must stepback 5-10 ft for minimum of 50% of street frontage<br>**Property not along Seacoast Dr, therefore no stepback requirement* |
| • Density | 36 DU/Acre |
| • Parking Standards | Commercial: 1 space/1000sf<br>Residential: 1.5 spaces/DU |

# Plan Study – Ground Floor




## Development Figures

- Commercial– 10,700 SF
- Parking Required– 11 spaces

@ 1 space/1,000 SF (25% reduction=9spaces)

# Plan Study – 2nd Floor

## Development Figures

- Commercial– 10,700 SF
- Parking Required– 11 spaces

@ 1 space/1,000 SF (25% reduction=9spaces)

- Residential– 30,750 SF or 26 DU

Maximum density permitted @ 36DU/Acre

- Parking Required– 39 spaces

@1.5 spaces/DU

# Plan Study – 3rd Floor

## Development Figures

- Commercial– 10,700 SF
- Parking Required– 11 spaces

@ 1 space/1,000 SF (25% reduction=9spaces)

- Residential– 30,750 SF or 26 DU

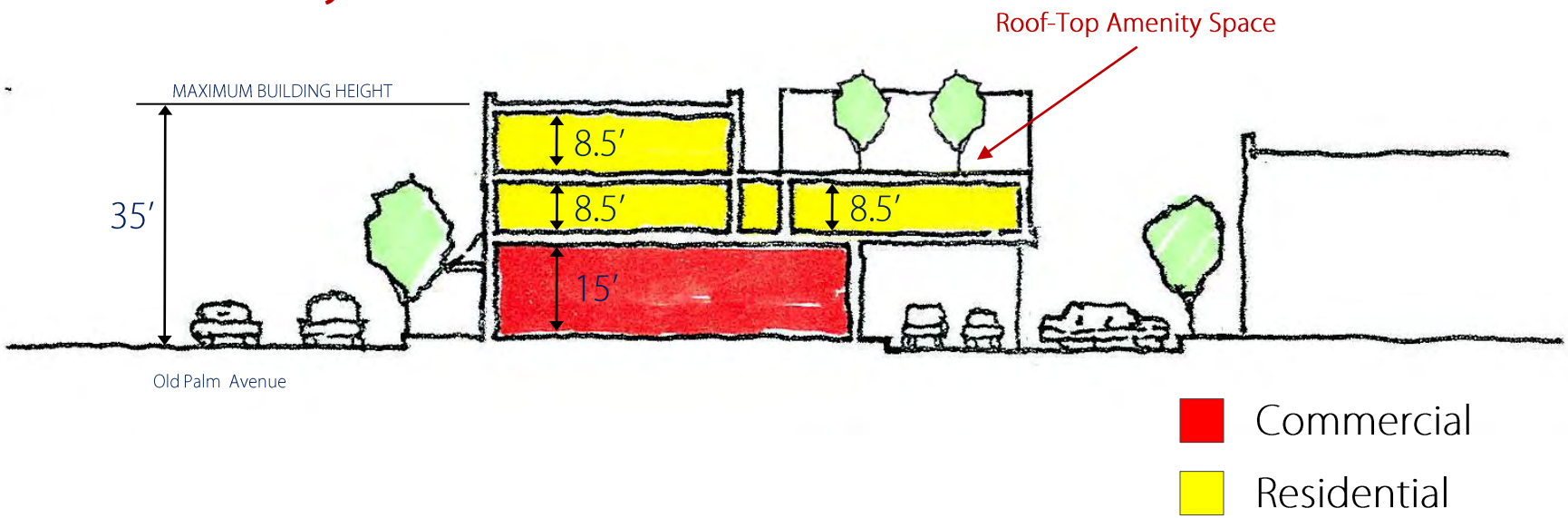
Maximum density permitted @ 36DU/Acre

- Parking Required– 39 spaces

@1.5 spaces/DU

- Total Parking Required– 50 spaces
- Total Development– 41,450 SF
- Parking Provided- 50 spaces

# Section Study




## Lessons Learned

- The provision of Public Open Space and Public Right-of-Way Dedication has little impact on development square footages
- The 5 ft height increase allows for 2-story residential units above commercial/retail enabling increased square footage per dwelling unit and maximum density (26 DU)
- 35 ft height maximum with 15′ ft commercial/retail first floor restricts ceiling heights- yielding lower than standard ceiling heights (9 ft)

# Development Comparisons per Regulation Standards

| | Existing Regulations | Proposed Regulations | Incentivized Regulations |
|---|---|---|---|
| **Commercial Square Footage** | 9,800 SF | 12,400 SF | 10,700 SF |
| **Commercial Parking Required** | 20 spaces<br>@ 2 spaces/1000 SF | 12 spaces<br>@ 1 space/1000 SF | 11 spaces<br>@ 1 space/1000 SF |
| **Residential Square Footage** | 27,400 SF or 21 DU's<br>Size/DU varies | 21,250 SF or 17 DU'S<br>@ 1,250 SF each | 30,750 SF or 26 DU's<br>Size/DU varies |
| **Residential Parking Required** | 32 spaces<br>@ 1.5 spaces/DU | 26 spaces<br>@ 1.5 spaces/DU | 39 Spaces<br>@ 1.5 spaces/DU |
| **Total Development** | 37,200 SF | 33,650 SF | 41,450 SF |
| **Total Parking Required** | 52 spaces | 38 spaces | 50 spaces |
| **Total Parking Provided** | 53 spaces | 38 spaces | 50 spaces |
| | | • Reduced parking requirement<br>• 15 ft 1st floor commercial<br>• 5-10 ft stepback for min. 50% Seacoast Dr street frontage | • 35 ft maximum building height<br>• 5-10 foot stepback for minimum of 50% Seacoast Dr frontage as well as abutting residential |

## Lessons Learned

- The incentivized regulations allow for more, versatile and desirable commercial/retail space
- The incentivized regulations obligate the developer to fewer parking spaces, resulting in more space for development
- The incentivized regulations allow for increased residential square footage per dwelling unit

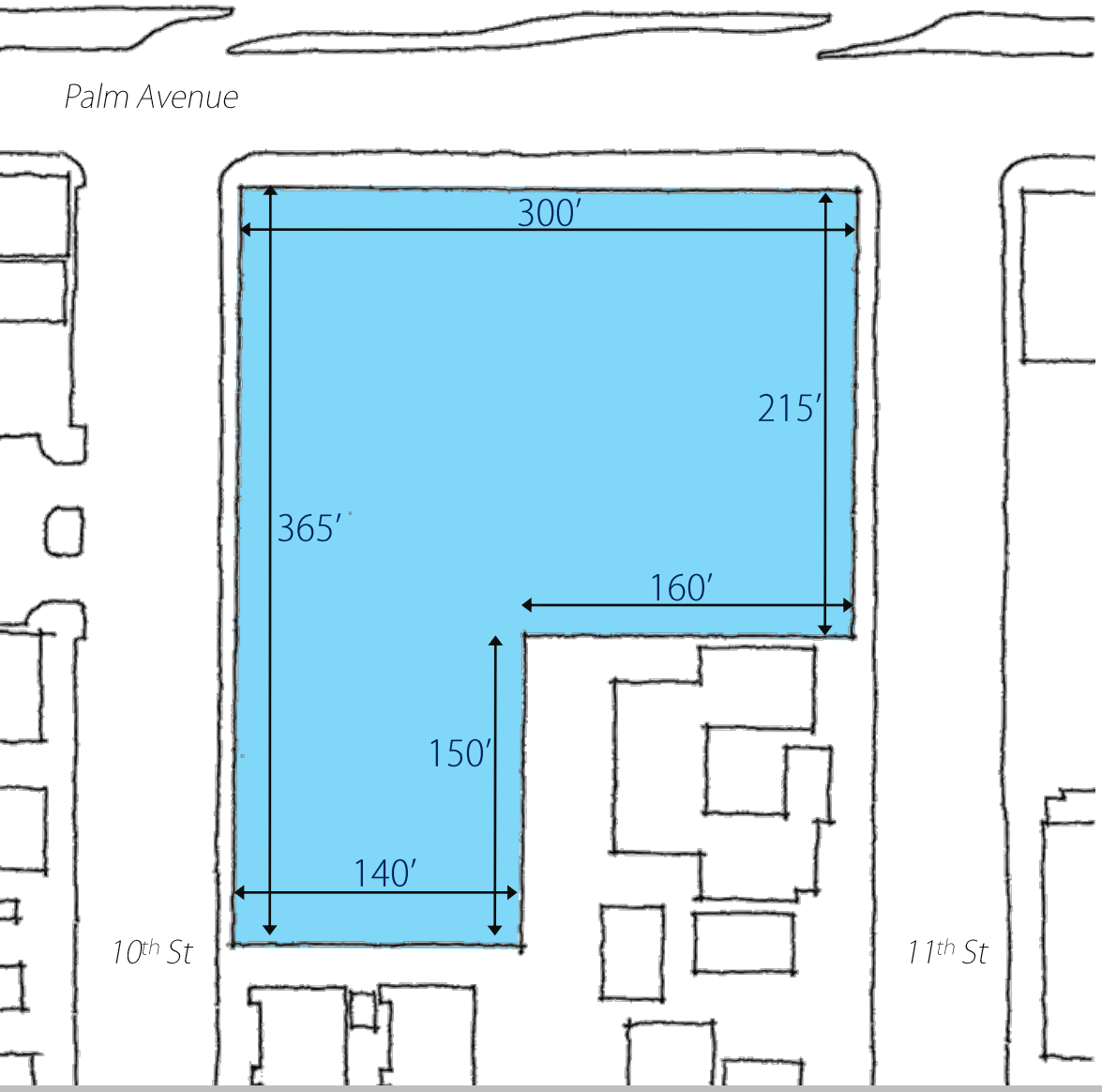
# Palm Avenue

IMPERIAL BEACH
Zoning Study

# C-1 Existing Regulations
## Palm Avenue

| | |
|---|---|
| • Building Height | 4 story / 40′ |
| • Minimum Active Commercial Use Requirements | None |
| • Ground Floor Use Restriction | Residential restricted to 2nd floor and above |
| • 1st-Floor Commercial Height | None |
| • Setbacks | None |
| • Stepbacks | None |
| • Density | 43 DU/Acre or 1DU/1000 SF of lot area per municipal code |
| • Parking Standards | Commercial: requirement varies by use; assumed 4 spaces/1000sf<br>Residential: 1.5 spaces/DU |

# Plan Study – Existing Site




## Parcel C Figures

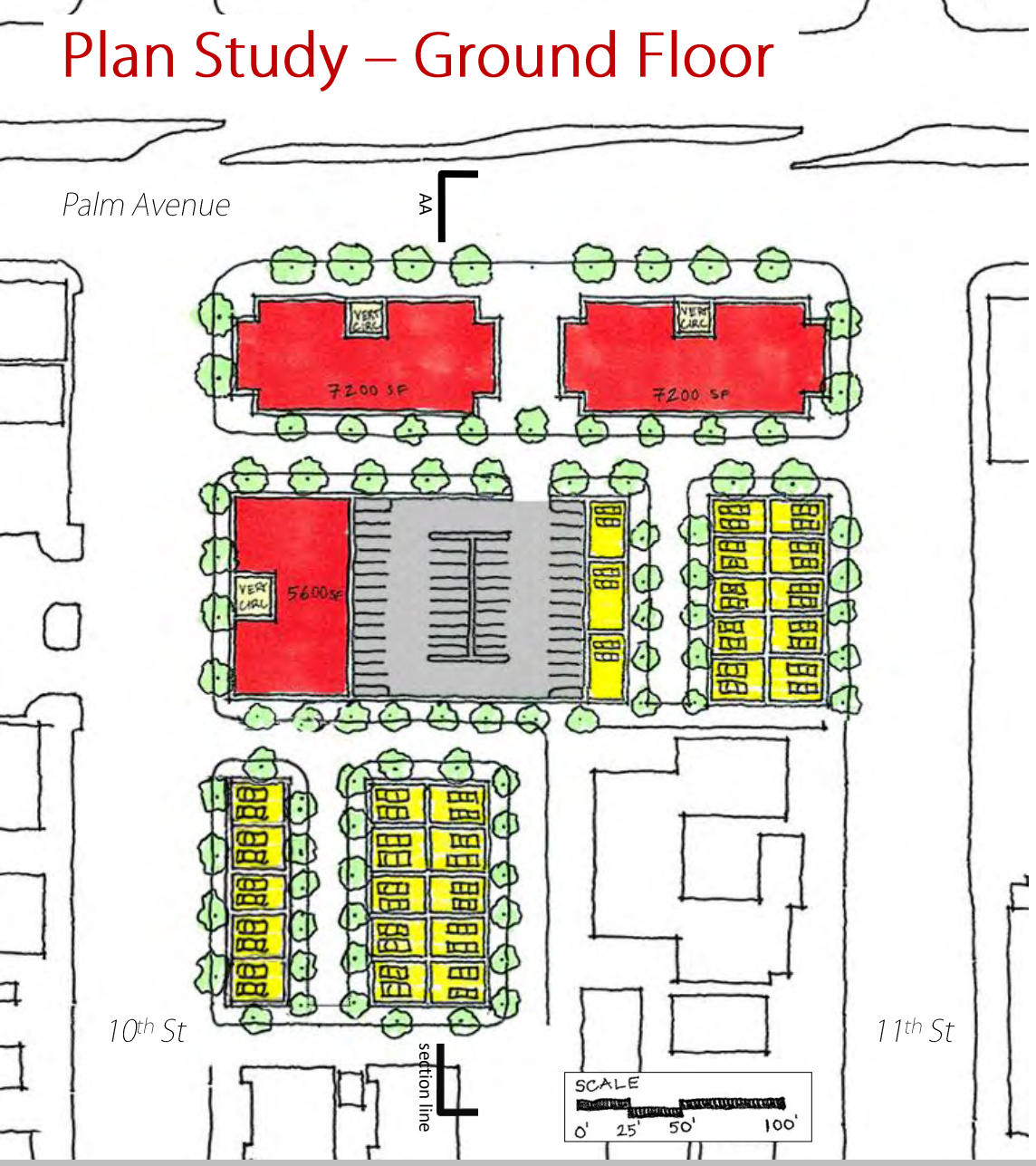
- Lot Size– 85,500 SF
- Density– 43 DU/Acre

Therefore, the maximum number of dwelling units permitted is 85 DU, or 1 DU per every 1,000 SF of lot area

*The following drawings are diagrammatic. More detailed subsequent drawings would necessarily take into account space for trash/recycling receptacles, open space, and storm water space requirements.

Lot Area/Parcel

# Plan Study – Ground Floor




## Development Figures

- Commercial– 20,000 SF

  Parking Required– 80 spaces

  @ 4 spaces/1,000 SF
- Residential– 101,700 SF or 70 DU

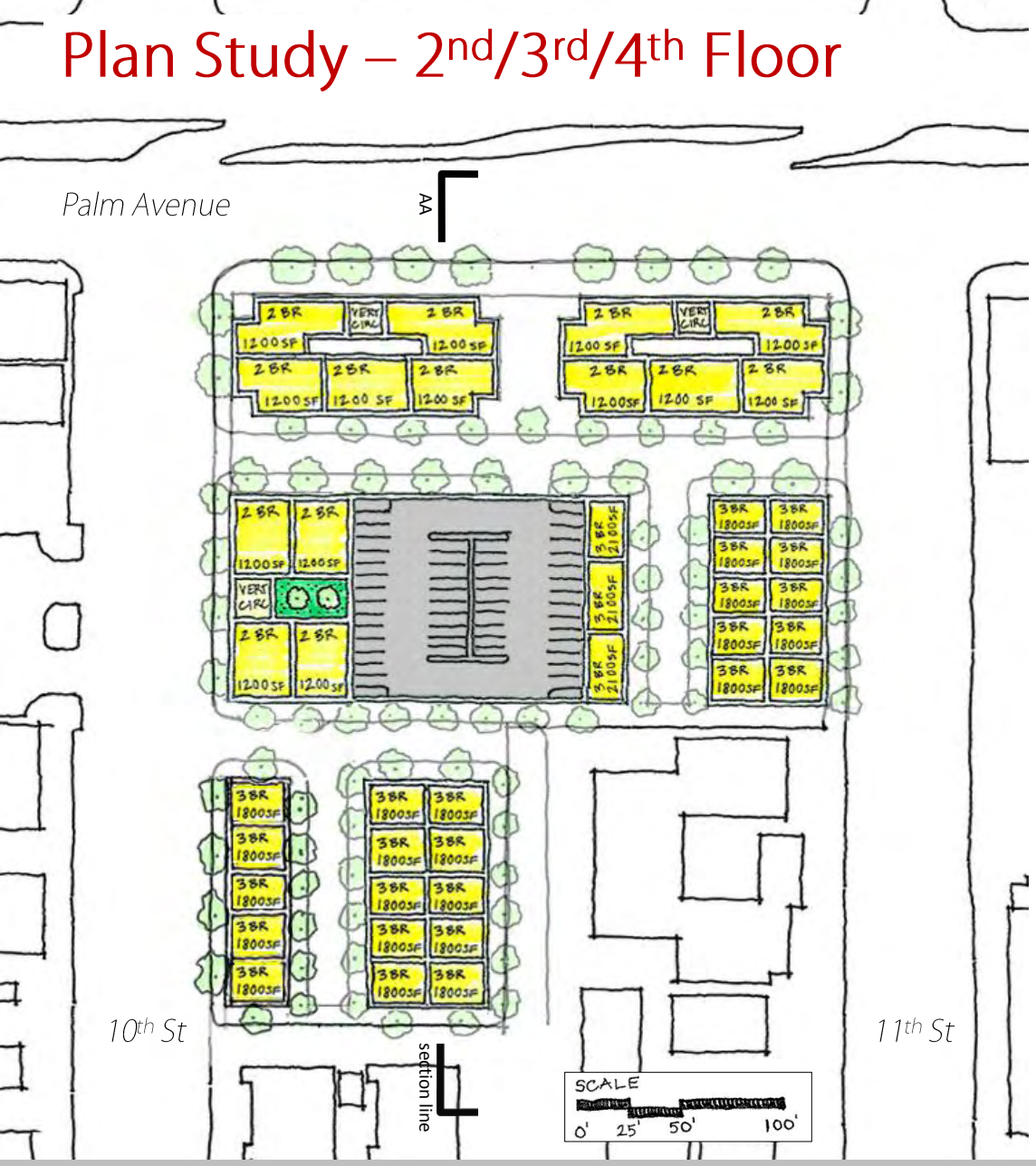
  Parking Required– 105 spaces

  @1.5 spaces/DU
- *28 DUs are self-parked townhomes*
- *The 3-story parking structure, which including the roof provides 4 levels for parking, yields 36 spaces/level*
- *The 144 spaces provided by the structure satisfy all parking needs excluding those of the self-parked townhomes*
- *144 spaces (structure) + 42 spaces (parking provided for 28 self-parked townhomes) = 186 spaces*
- Total Parking Required– 185 spaces
- Total Development– 121,700 SF
- Parking Provided- 186 spaces

Commercial

Residential

# Plan Study – 2nd/3rd/4th Floor




## Development Figures

- Commercial– 20,000 SF

  Parking Required– 80 spaces

  @ 4 spaces/1,000 SF

- Residential– 101,700 SF or 70 DU

  Parking Required– 105 spaces

  @1.5 spaces/DU

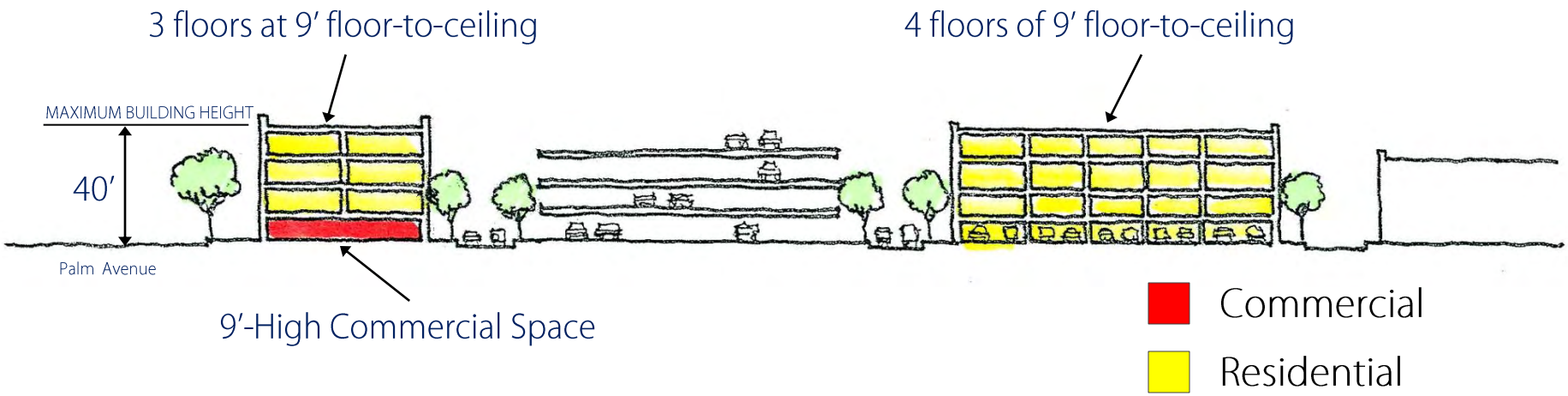
- *28 DUs are self-parked townhomes*
- *The 3-story parking structure, which including the roof provides 4 levels for parking, yields 36 spaces/level*
- *The 144 spaces provided by the structure satisfy all parking needs excluding those of the self-parked townhomes*
- *144 spaces (structure) + 42 spaces (parking provided for 28 self-parked townhomes) = 186 spaces*

- Total Parking Required– 185 spaces
- Total Development– 121,700 SF
- Parking Provided- 186 spaces

Commercial

Residential

# Section Study



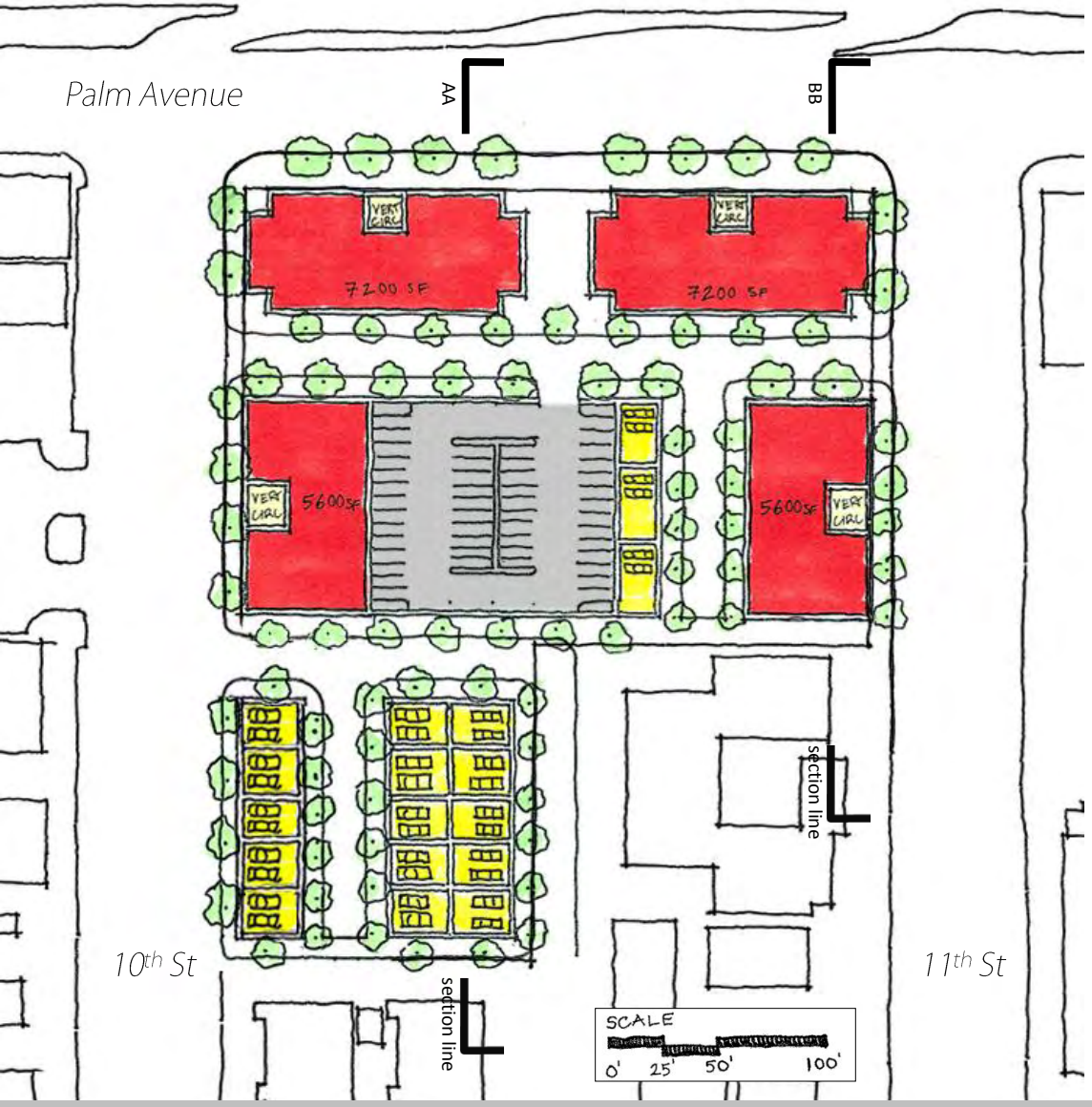

## Lessons Learned

- Commercial/retail space is less versatile and desirable with only 9′ height

# C/MU-1 Proposed Regulations
## Palm Avenue

| | |
|---|---|
| • Building Height | 4 story / 40' (no change from current standard) |
| • Minimum Active Commercial Use Requirements | 60% min. ground floor frontage along Palm Ave between 7th St & Florida |
| • 1st-Floor Commercial Height | 15' (20' if only 1-story building) |
| • Setbacks | General: 0' front, 10' rear, 5' side, 0' street side |
| • Stepbacks | At 2nd floor and above: 5'-10' if abutting residential uses or zones |
| • Density | 43 DU/Acre or 1DU/1000 SF of lot area per municipal code |
| • Parking Standards | Commercial: 2 space/1000sf<br>Residential: 1.5 spaces/DU |

# Plan Study – Ground Floor




## Development Figures

- Commercial– 25,600 SF

  Parking Required– 52 spaces

  @ 2 spaces/1,000 SF
- Residential– 74,900 SF or 54 DU

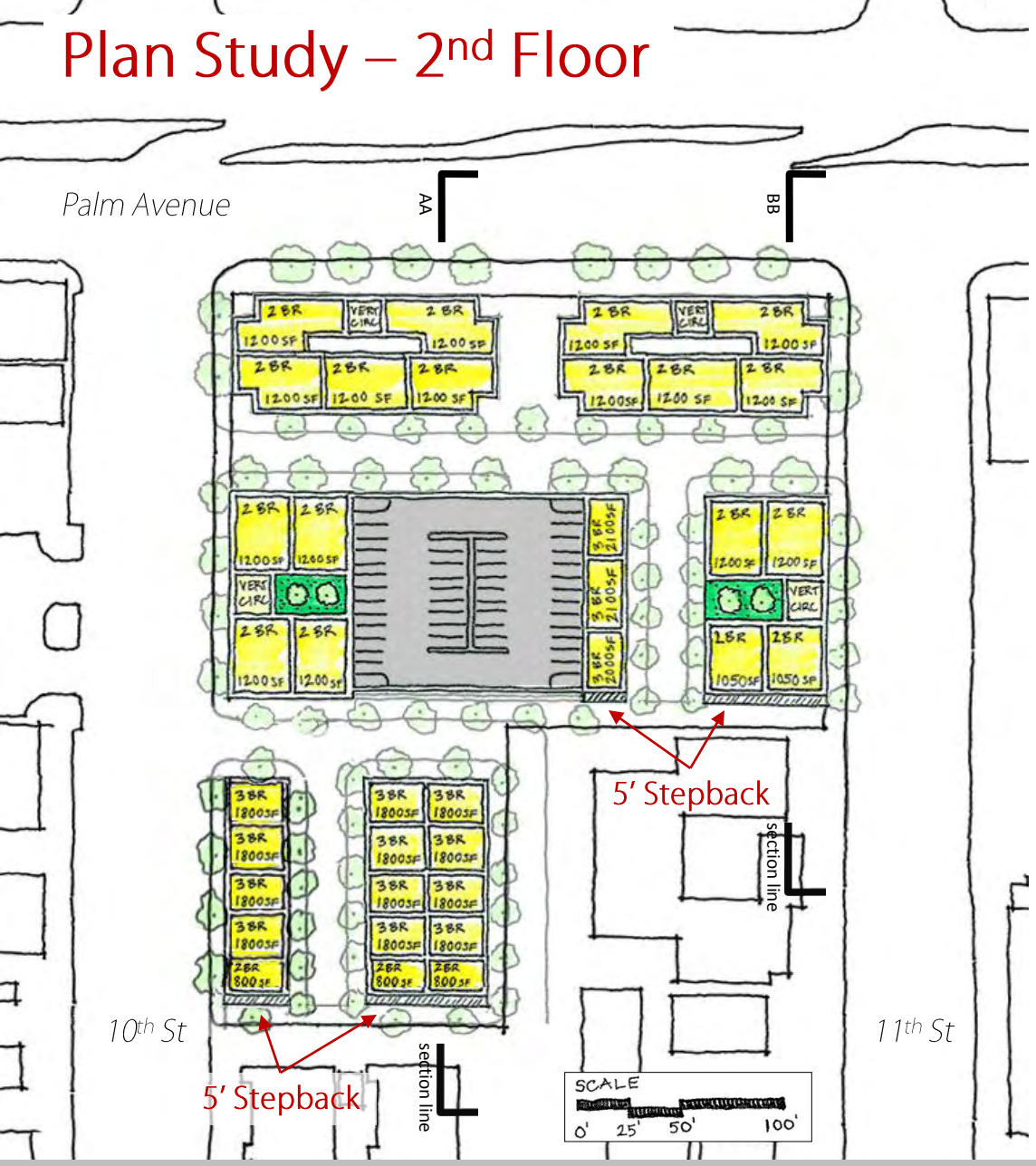
  Parking Required– 81 spaces

  @1.5 spaces/DU
- *18 DUs are self-parked townhomes*
- *The 3-story parking structure, which including the roof provides 4 levels for parking, yields 33 spaces/level*
- *The 132 spaces provided by the structure satisfy all parking needs excluding those of the self-parked townhomes*
- *132 spaces (structure) + 27 spaces (parking provided for 18 self-parked townhomes) = 159 spaces*
- Total Parking Required– 133 spaces
- Total Development– 100,500 SF
- Parking Provided- 159 spaces

Commercial

Residential

# Plan Study – 2nd Floor




## Development Figures

- Commercial– 25,600 SF

  Parking Required– 52 spaces

  @ 2 spaces/1,000 SF

- Residential– 74,900 SF or 54 DU

  Parking Required– 81 spaces

  @1.5 spaces/DU

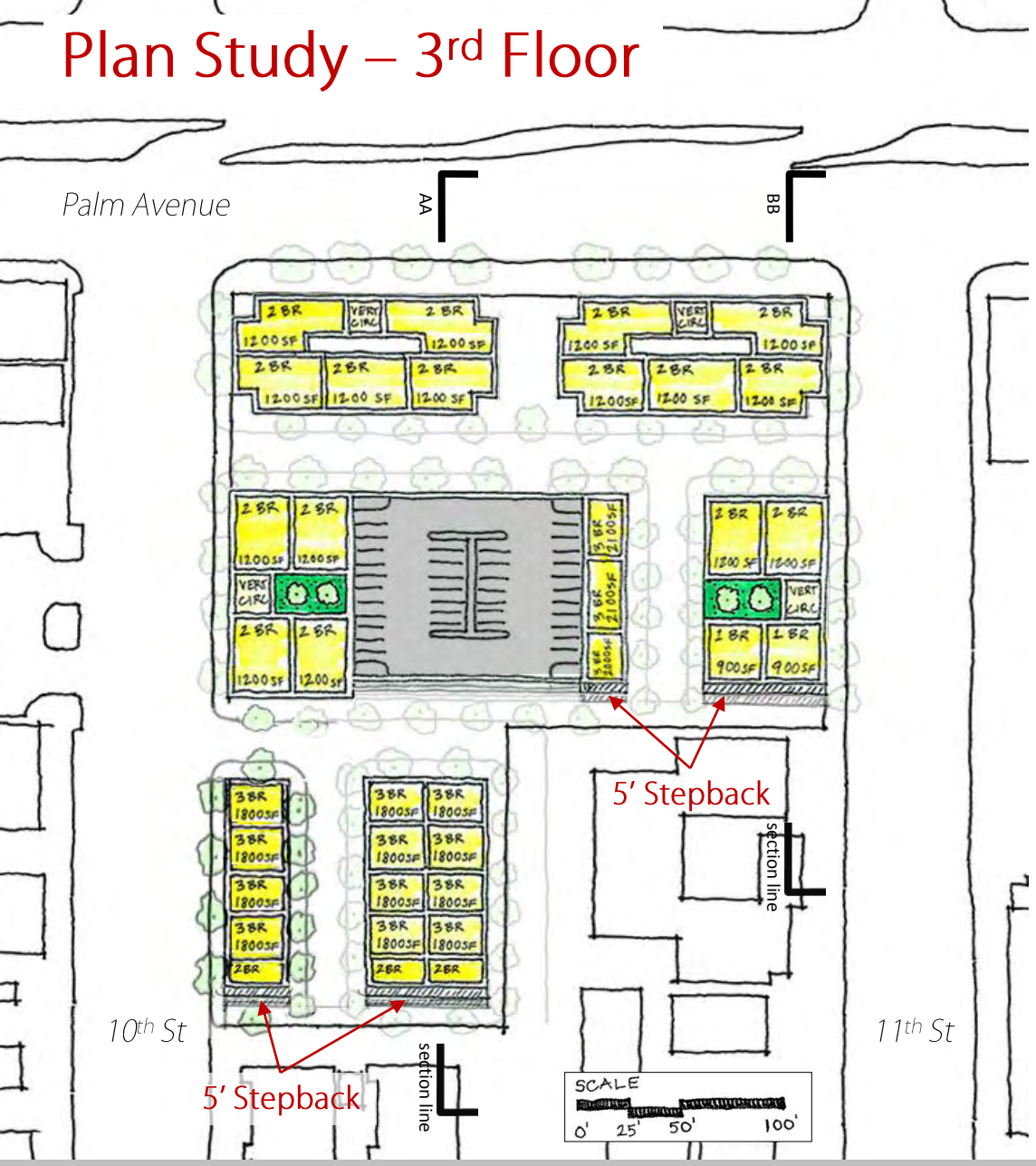
- *18 DUs are self-parked townhomes*
- *The 3-story parking structure, which including the roof provides 4 levels for parking, yields 33 spaces/level*
- *The 132 spaces provided by the structure satisfy all parking needs excluding those of the self-parked townhomes*
- *132 spaces (structure) + 27 spaces (parking provided for 18 self-parked townhomes) = 159 spaces*

- Total Parking Required– 133 spaces
- Total Development– 100,500 SF
- Parking Provided- 159 spaces

Commercial

Residential

# Plan Study – 3rd Floor




## Development Figures

- Commercial– 25,600 SF

  Parking Required– 52 spaces

  @ 2 spaces/1,000 SF
- Residential– 74,900 SF or 54 DU

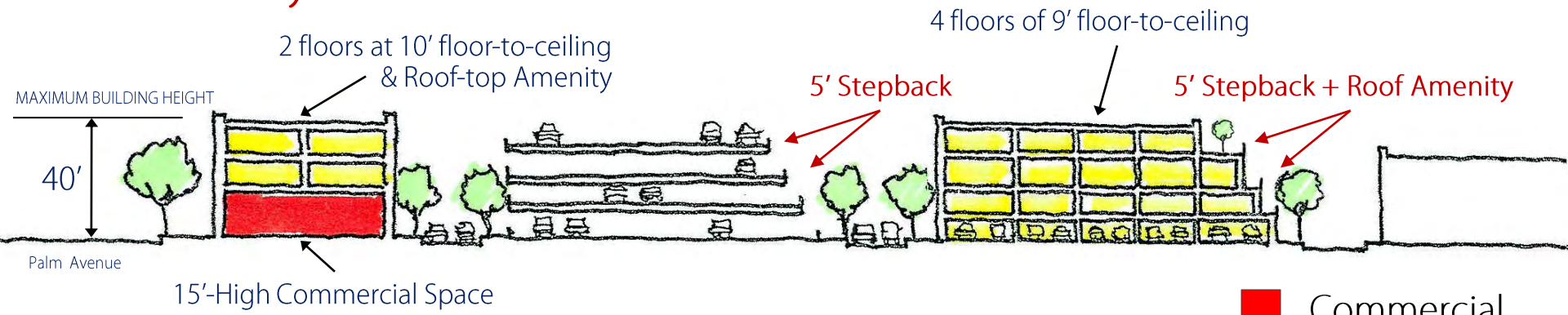
  Parking Required– 81 spaces

  @1.5 spaces/DU
- *18 DUs are self-parked townhomes*
- *The 3-story parking structure, which including the roof provides 4 levels for parking, yields 33 spaces/level*
- *The 132 spaces provided by the structure satisfy all parking needs excluding those of the self-parked townhomes*
- *132 spaces (structure) + 27 spaces (parking provided for 18 self-parked townhomes) = 159 spaces*
- Total Parking Required– 133 spaces
- Total Development– 100,500 SF
- Parking Provided- 159 spaces

Commercial

Residential

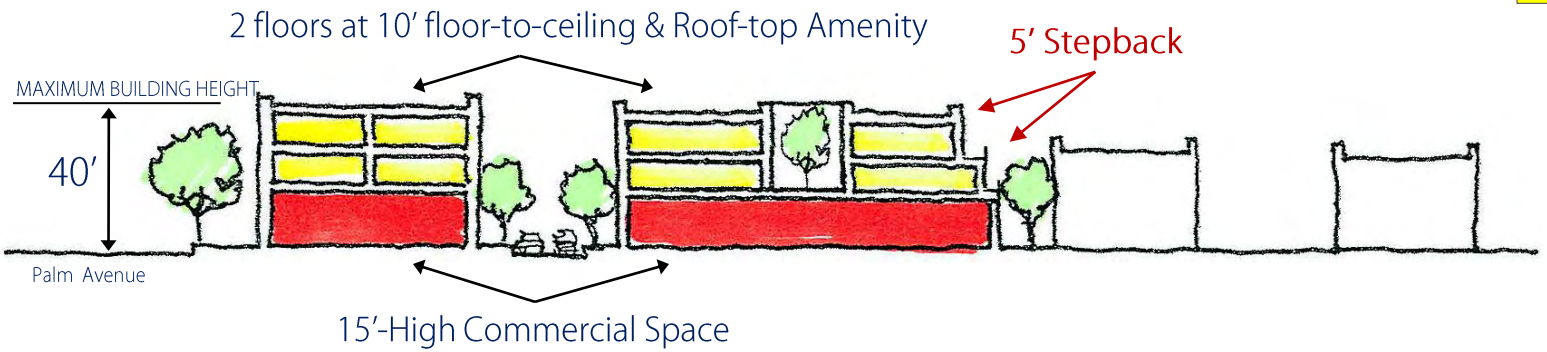
## Section Study AA




Commercial

Residential

## Section Study BB




### Lessons Learned

- The decreased parking requirement allows 5,600 SF more commercial space
- The 15' minimum 1st-floor height requirement creates more versatile and desirable commercial space
- Keeping residential to 2-stories above commercial more acceptable clearance for living spaces
- While the maximum residential density is not achieved, each unit exceeds optimum height clearance (at least 9 ft) and provides roof-top amenity spaces

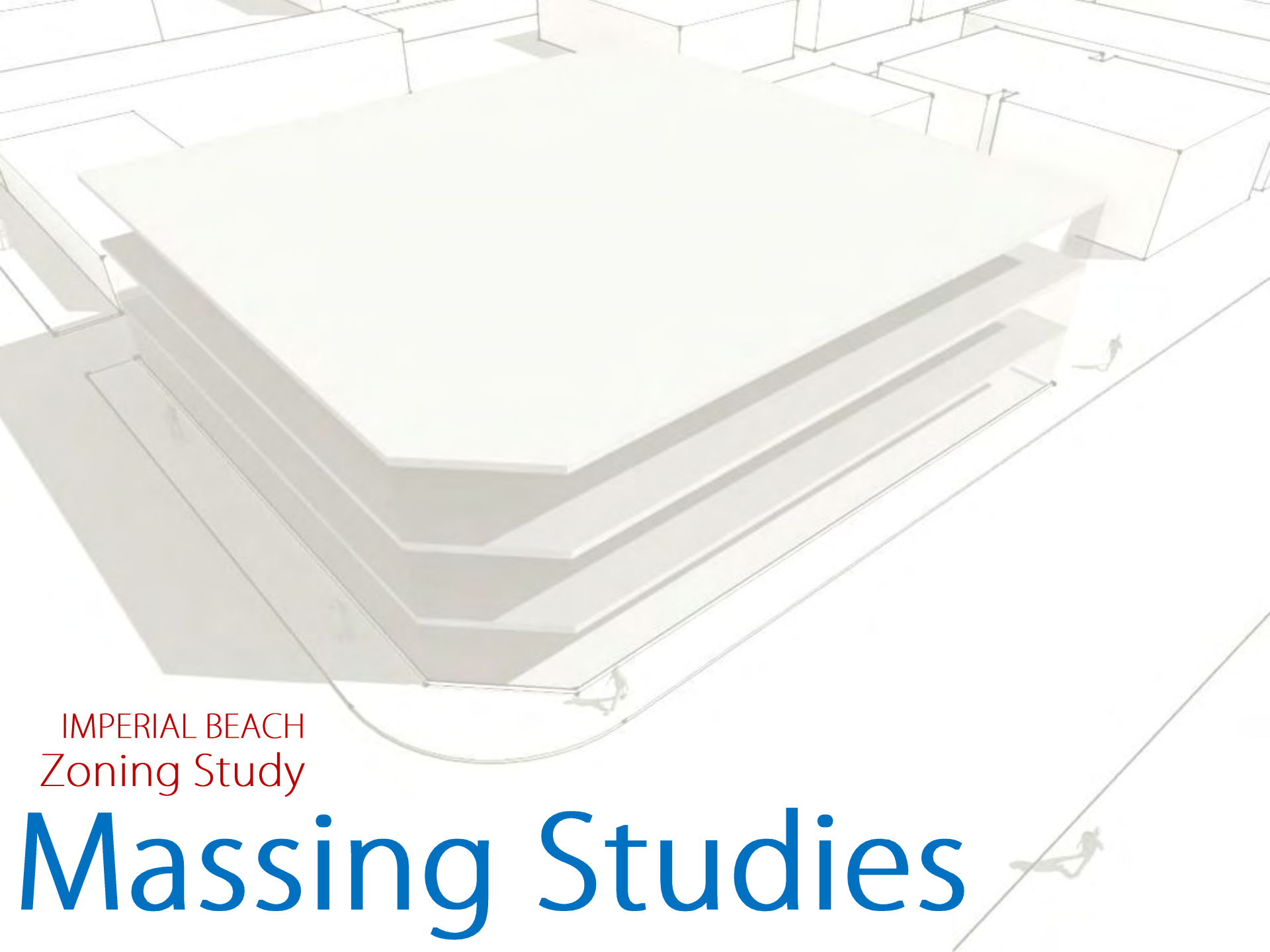
# Development Comparisons per Regulation Standards

| | Existing Regulations | Proposed Regulations | Incentivized Regulations |
|---|---|---|---|
| **Commercial Square Footage** | 20,000 SF | 25,600 SF | n/a |
| **Commercial Parking Required** | 80 spaces<br>@ 4 spaces/1000 SF | 52 spaces<br>@ 2 spaces/1000 SF | n/a |
| **Residential Square Footage** | 101,700 SF or 70DU's<br>Size/DU varies | 74,900 SF or 54 DU'S<br>Size/DU varies | n/a |
| **Residential Parking Required** | 105 spaces<br>@ 1.5 spaces/DU | 81 spaces<br>@ 1.5 spaces/DU | n/a |
| **Total Development** | 121,700 SF | 100,500 SF | n/a |
| **Total Parking Required** | 185 spaces | 133spaces | n/a |
| **Total Parking Provided** | 186 spaces | 159 spaces | n/a |

- Reduced parking requirement
- 15 ft 1st floor commercial
- At 2nd floor and above: 5'-10' if abutting residential uses or zones

## Lessons Learned

- The proposed regulations allow for more, versatile and desirable commercial/retail space
- The proposed regulations obligate the developer to fewer parking spaces, resulting in more space for commercial development
- Though proposed regulations decrease residential square footage, each unit has acceptable ceiling height

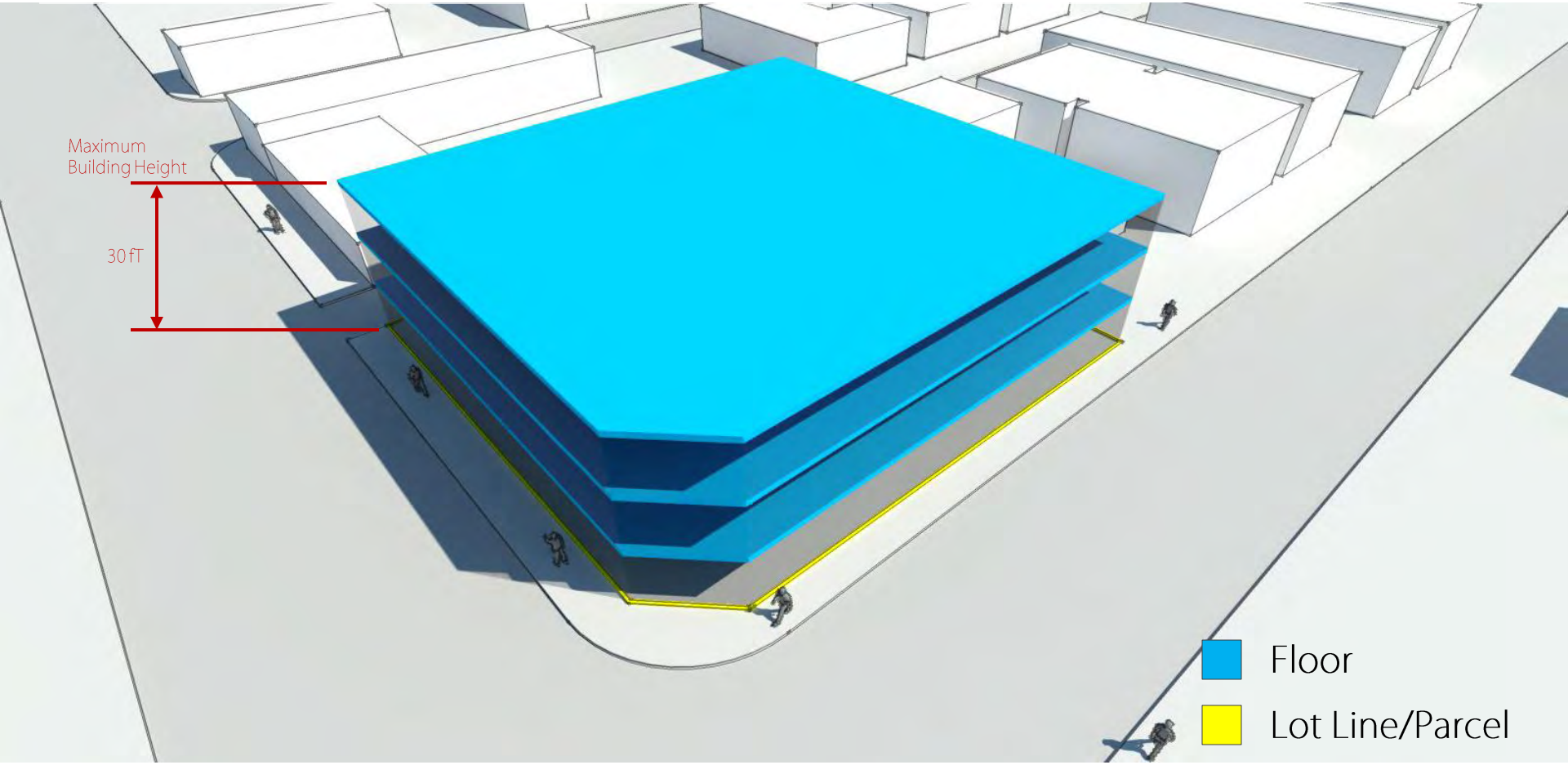


IMPERIAL BEACH

Zoning Study

# Massing Studies

# Massing Study 1- No Setbacks or Stepbacks

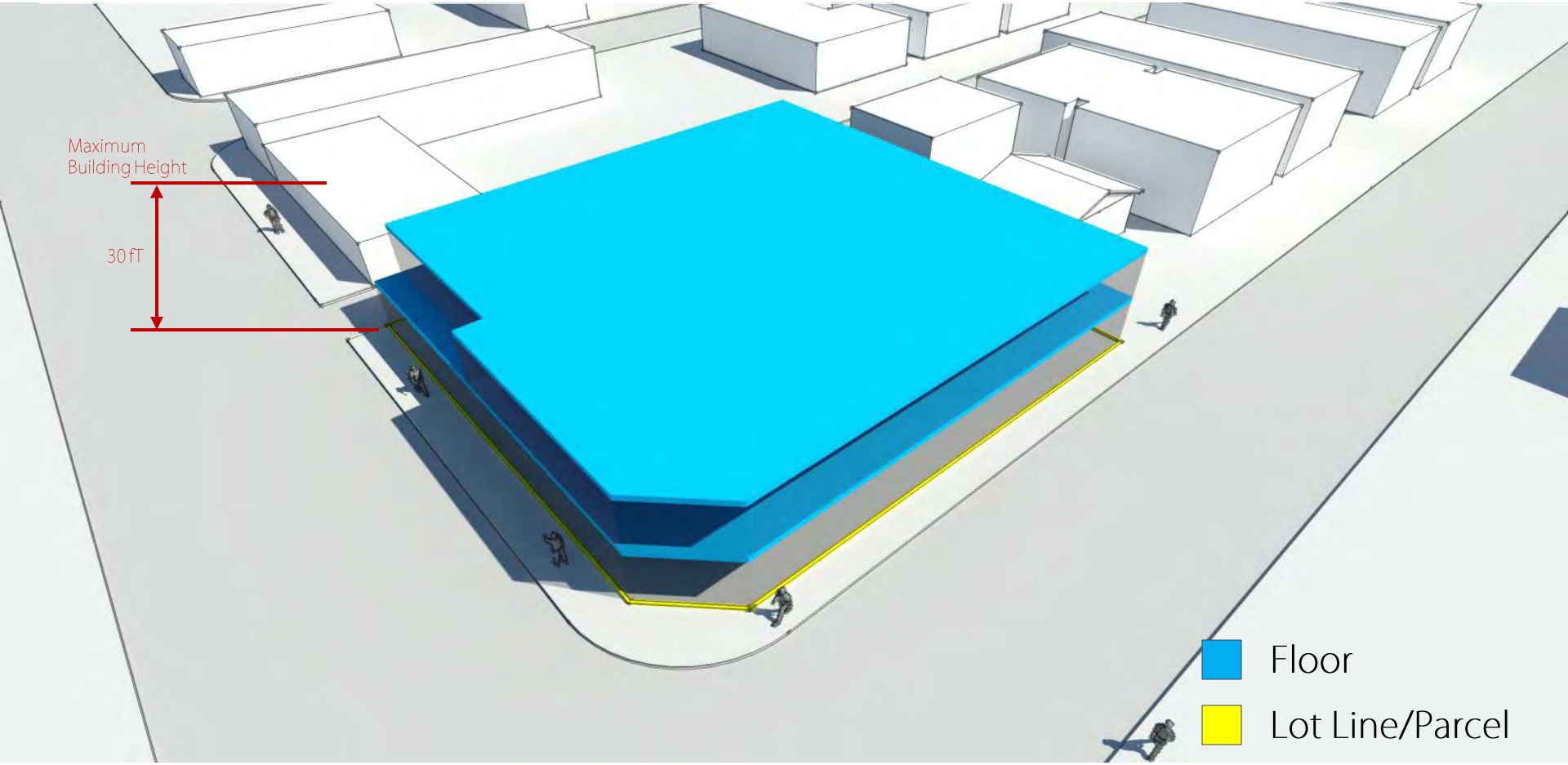



Ground Floor: 0 ft setback

Second Floor: 0 ft stepback

Third Floor: 0 ft stepback

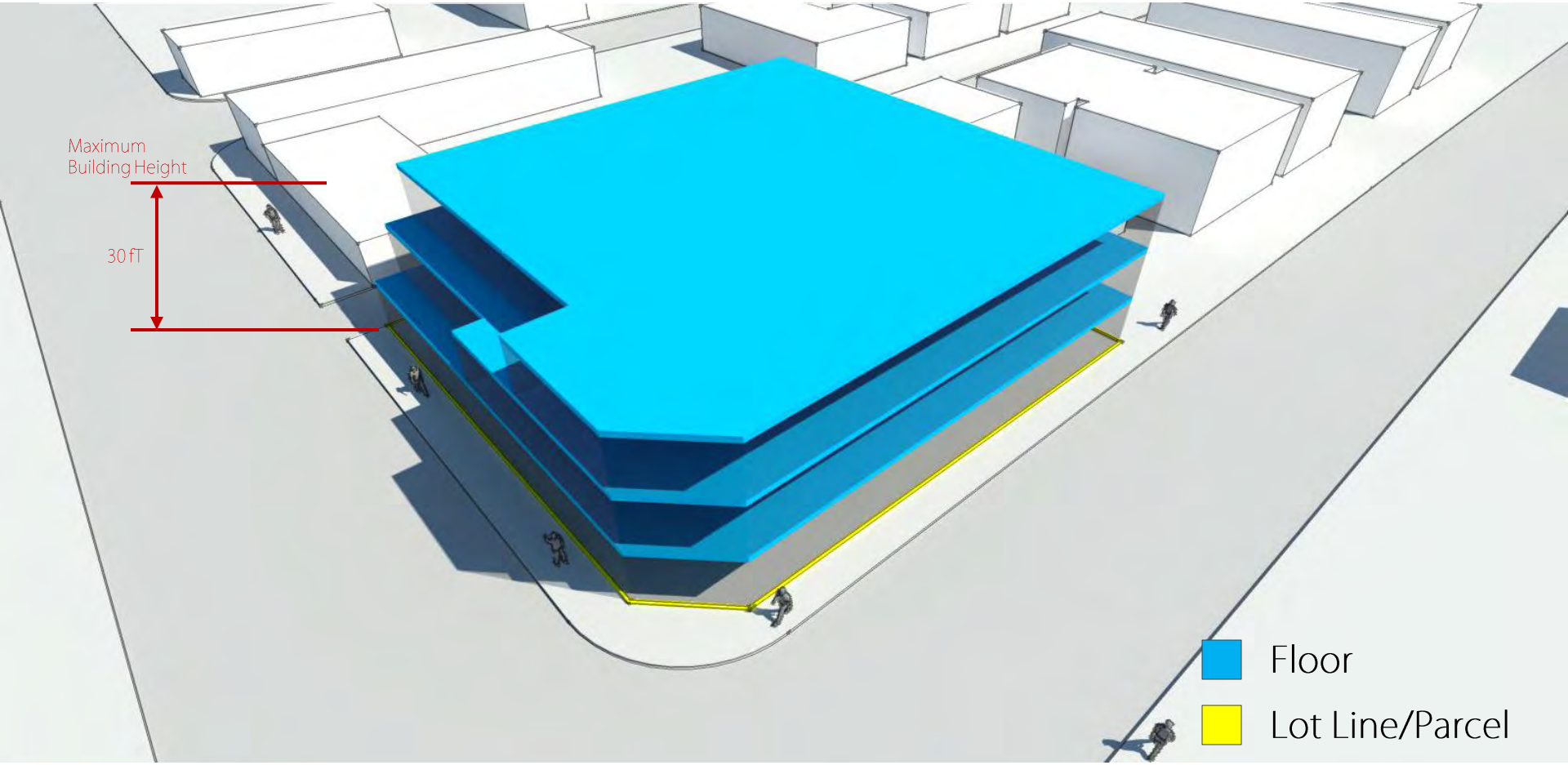
# Massing Study 2.1- Existing Regulations




Ground Floor: 0 ft setback

Second Floor: 5 ft stepback for minimum 40% frontage along Seacoast Drive

# Massing Study 2.2- Existing Regulations

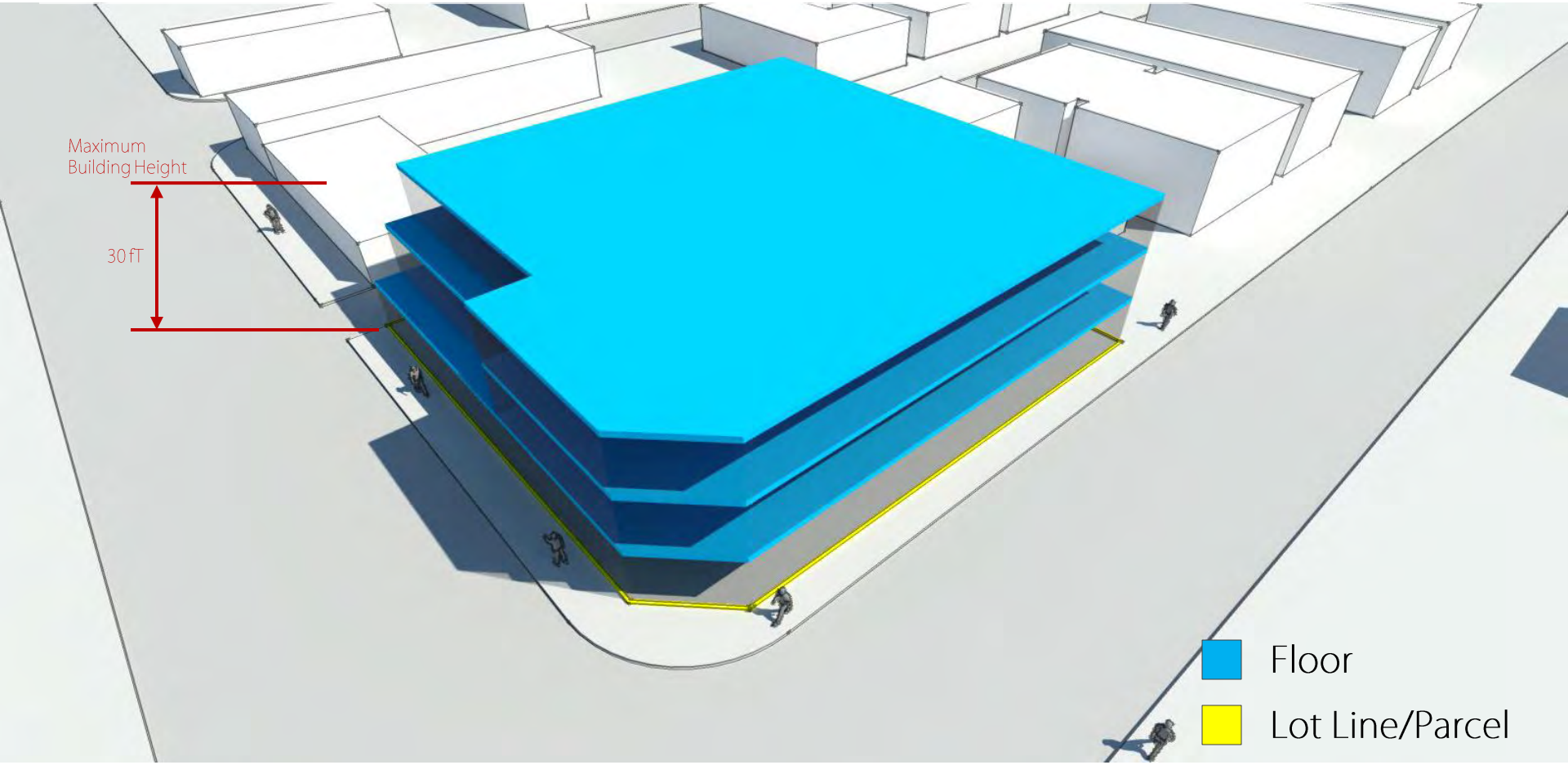



Ground Floor: 0 ft setback

Second Floor: 5 ft stepback for minimum 40% frontage along Seacoast Drive

Third Floor: 10 ft stepback for minimum 60% frontage along Seacoast Drive

# Massing Study 3- Proposed Seacoast Drive Stepbacks

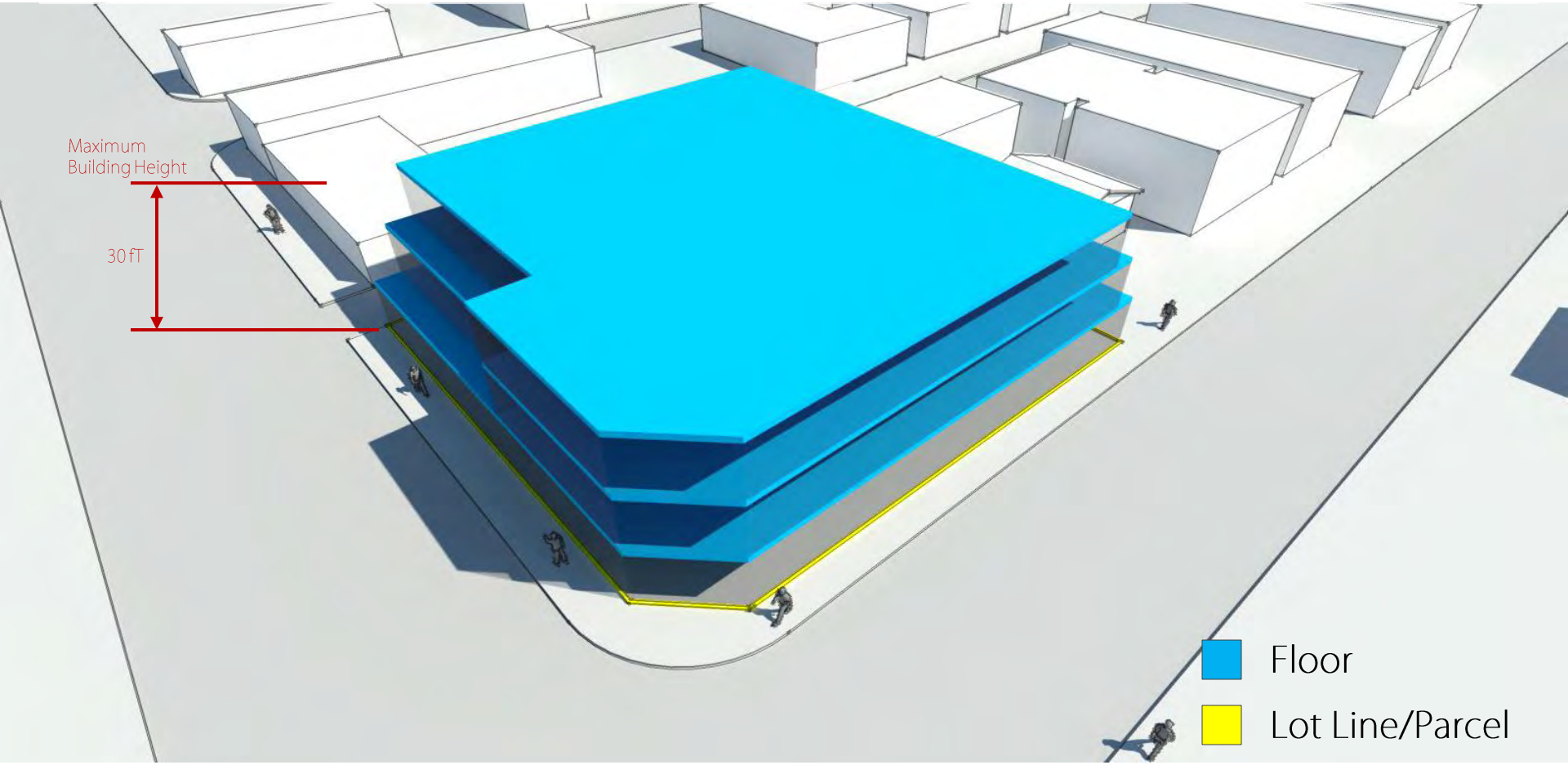



Ground Floor: 0 ft setback

Second Floor: 5 ft stepback for minimum 50% frontage along Seacoast Drive

Third Floor: 10 ft stepback for minimum 50% frontage along Seacoast Drive

# Massing Study 4- Proposed Stepbacks from Seacoast Drive and Abutting Residential

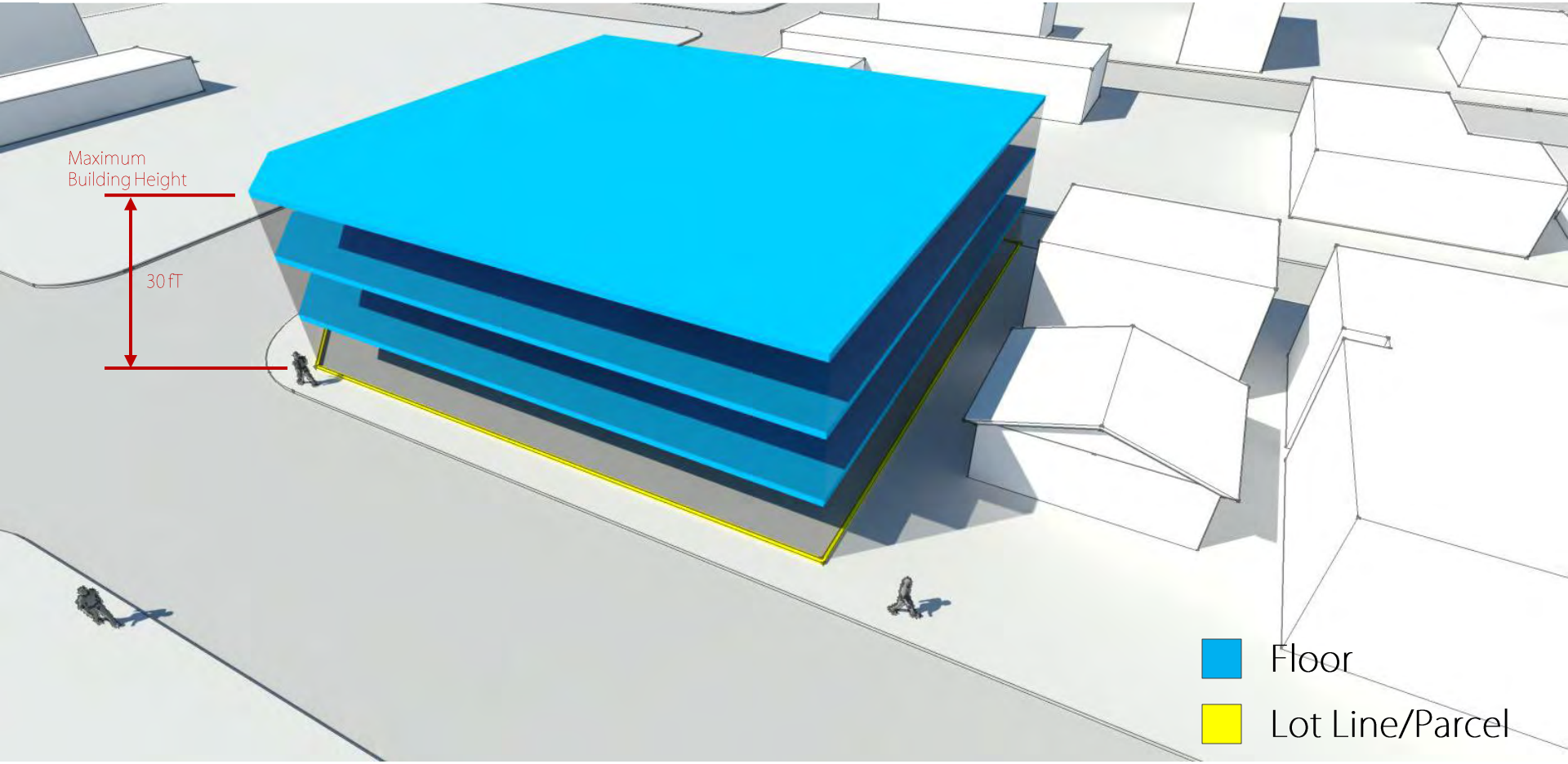



Ground Floor: 0 ft setback

Second Floor: 5 ft stepback for minimum 50% frontage along Seacoast Drive and abutting residential uses

Third Floor: 10 ft stepback for minimum 50% frontage along Seacoast Drive and abutting residential uses

# Massing Study 5- Existing Regulations

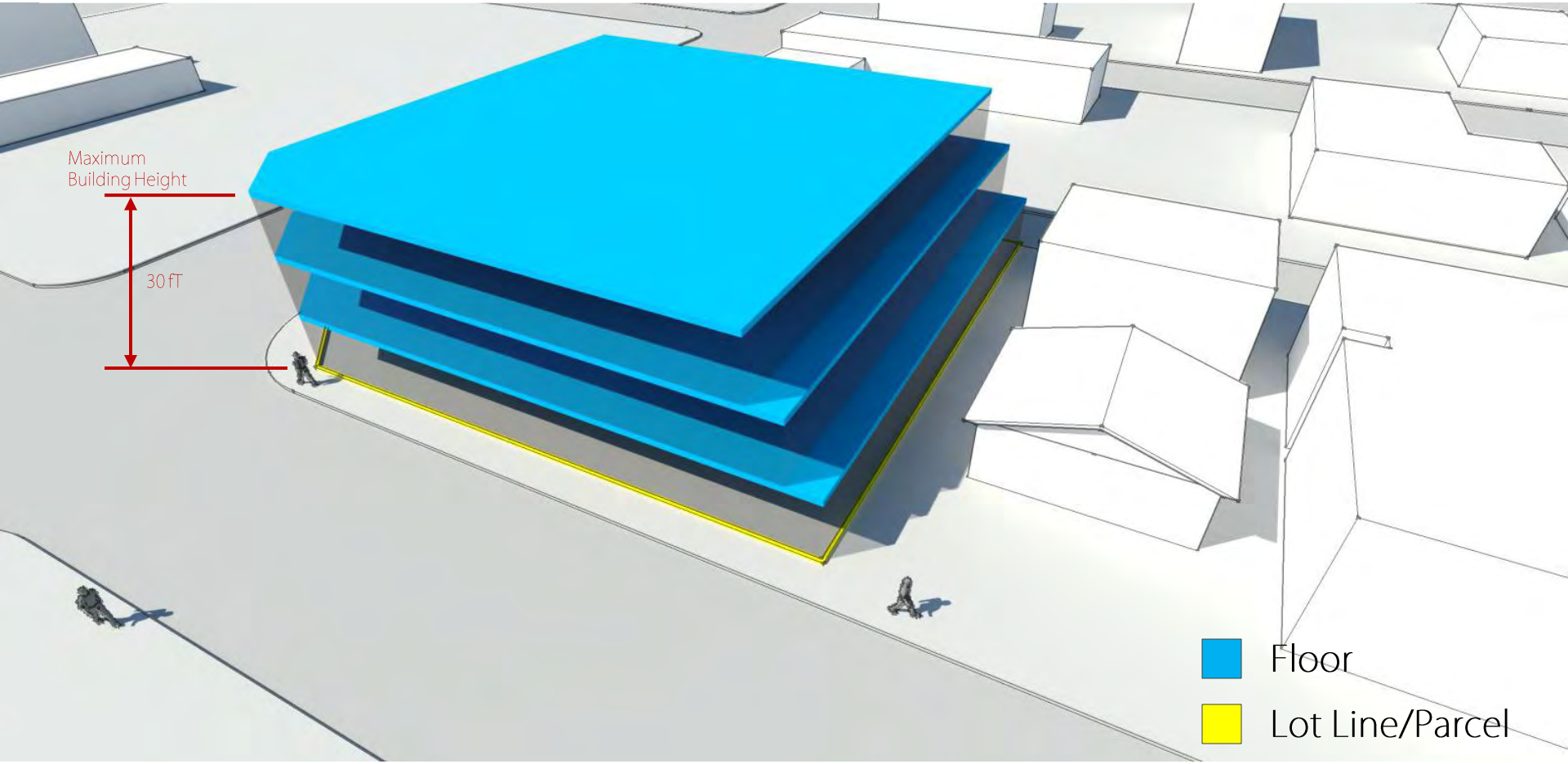



Ground Floor: 0 ft setback

Second Floor: 0 ft stepback

Third Floor: 0 ft stepback

# Massing Study 6- Proposed Stepbacks from Abutting Residential

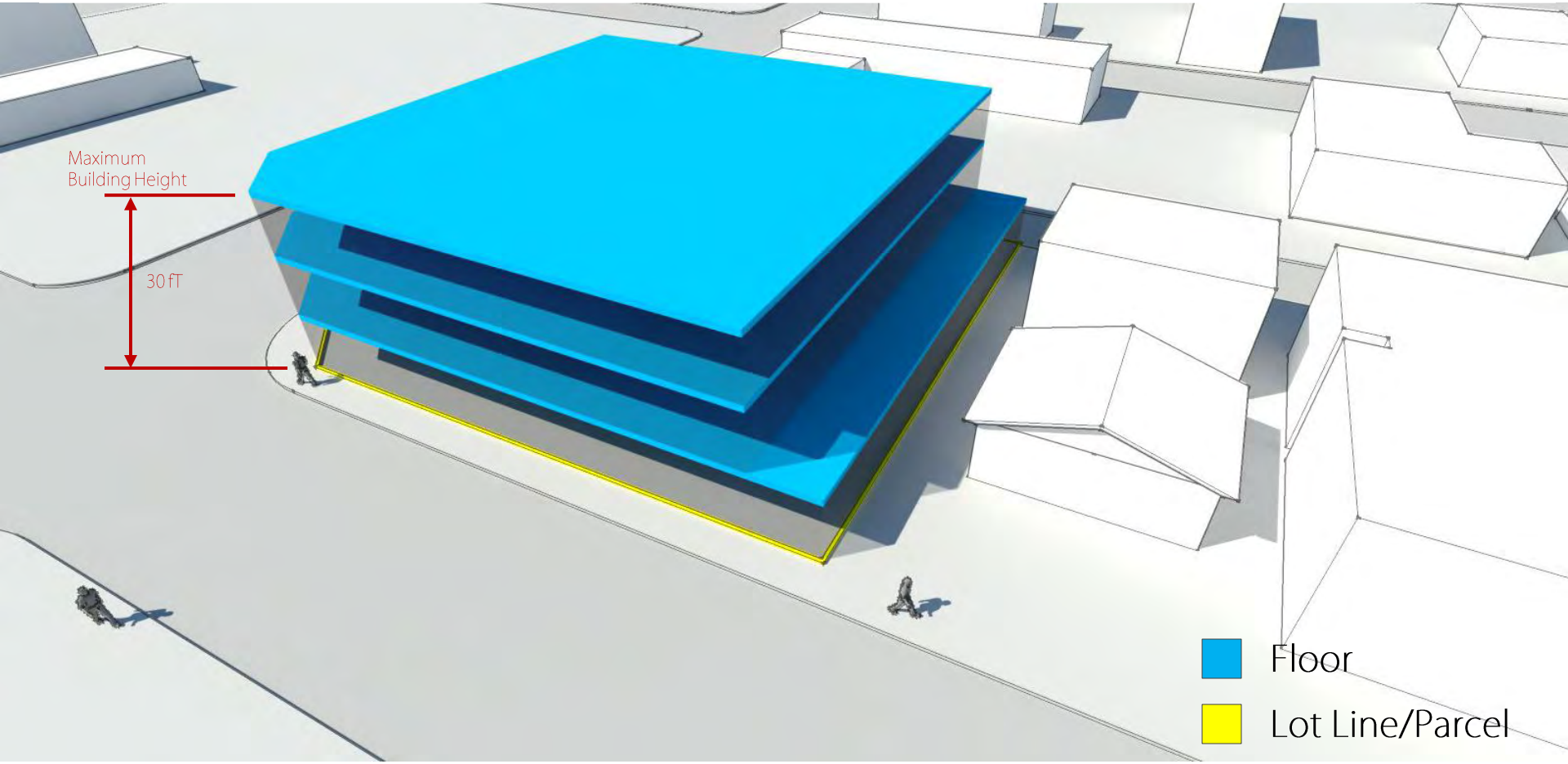



Ground Floor: 0 ft setback

Second Floor: 5 ft stepback from abutting residential uses or zones

Third Floor: 10 ft stepback from abutting residential uses or zones

# Massing Study 7- Proposed Additional Stepback Incentives from Abutting Residential

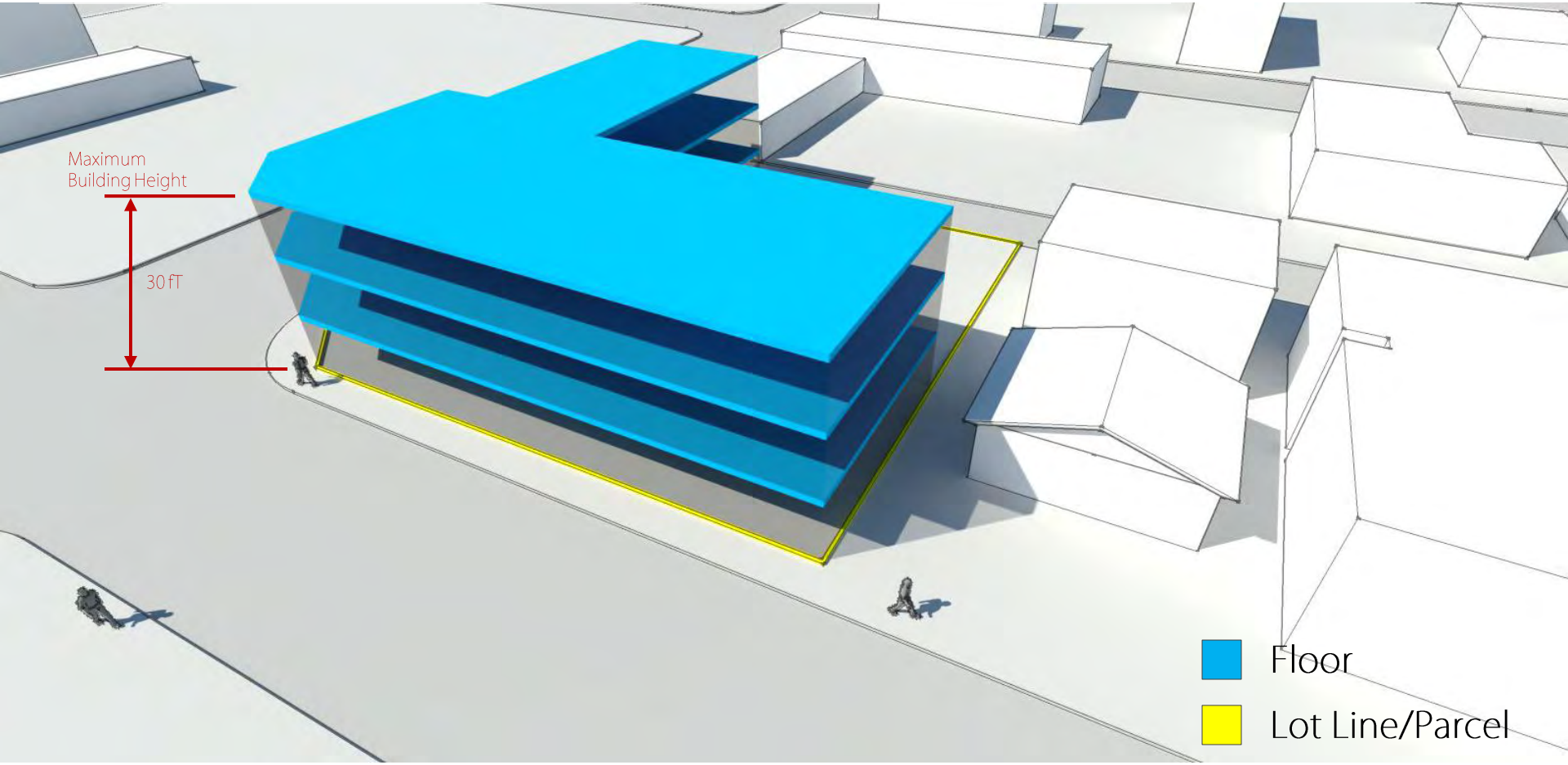



Ground Floor: 0 ft setback

Second Floor: 10 ft stepback from abutting residential uses or zones

Third Floor: 10 ft stepback from abutting residential uses or zones

# Massing Study 8- Proposed Stepback Option

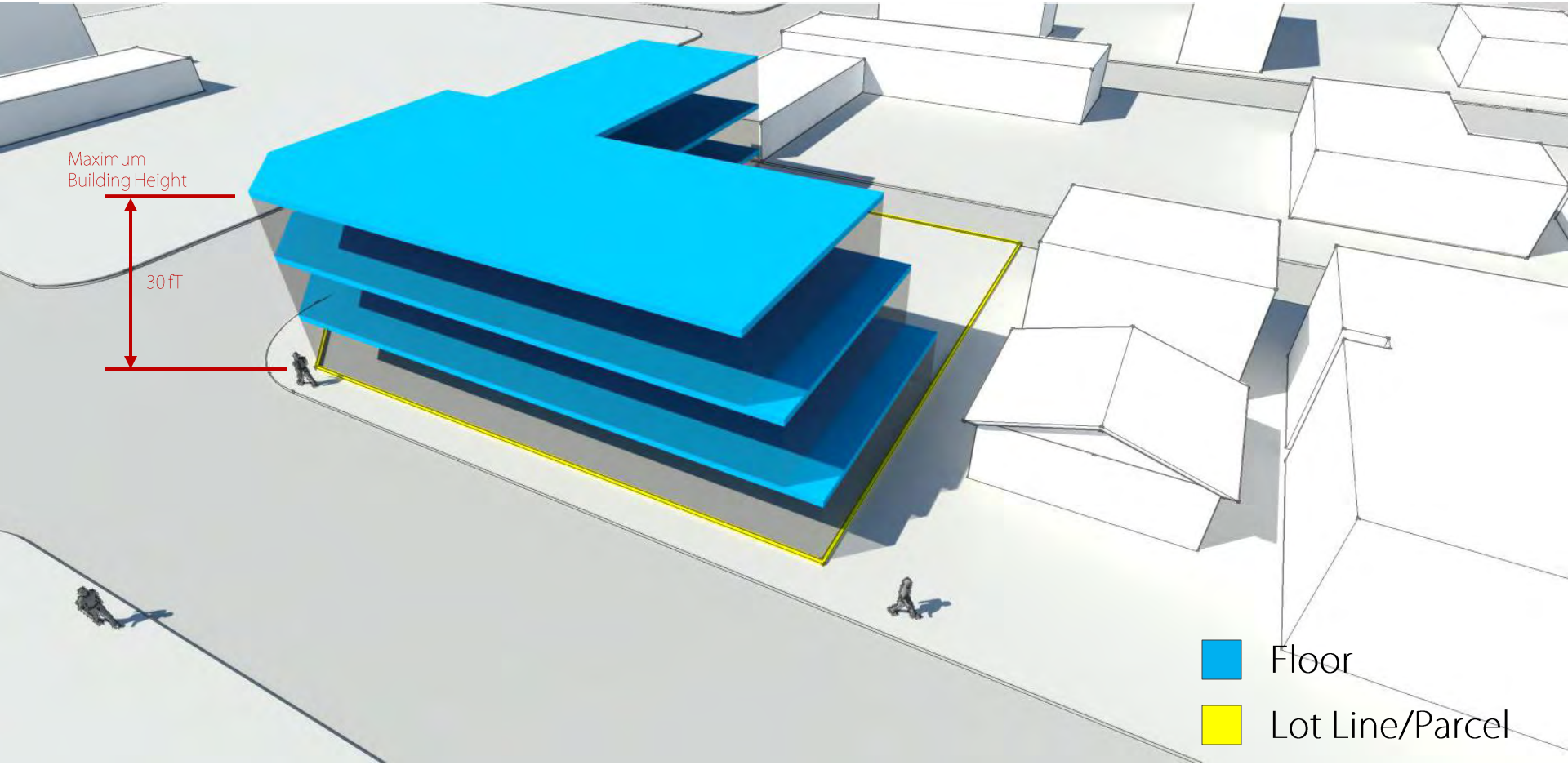



Ground Floor: 0 ft setback

Second Floor: 5 ft stepback for minimum 50% frontage along Seacoast Drive

Third Floor: 10 ft stepback for minimum 50% frontage along Seacoast Drive

# Massing Study 9- Proposed Stepback Option (Incentivized Prototype)

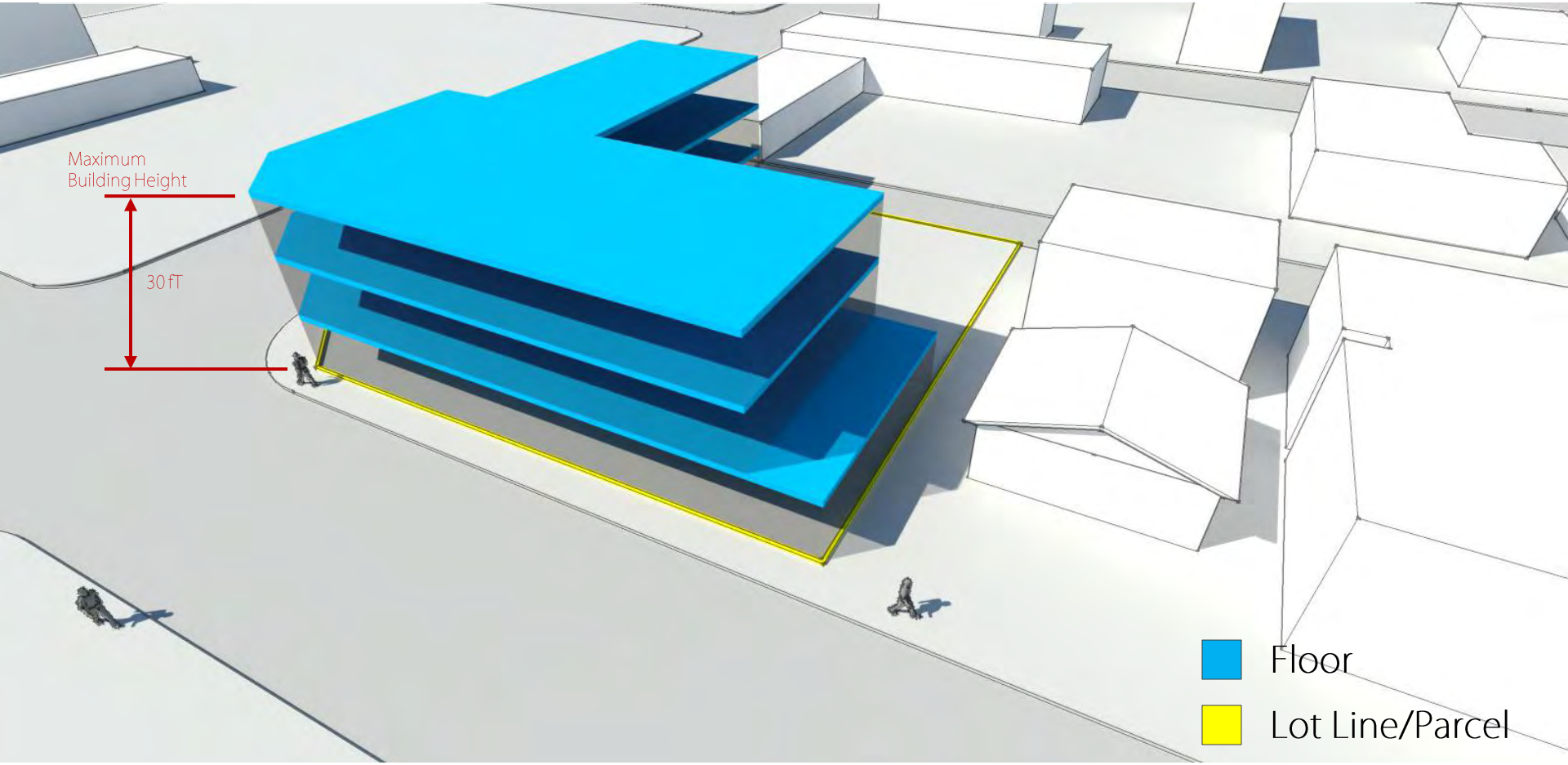



Ground Floor: 0 ft setback

Second Floor: 5 ft stepback for minimum 50% frontage along Seacoast Drive and abutting residential uses or zones

Third Floor: 10 ft stepback for minimum 50% frontage along Seacoast Drive and abutting residential uses or zones

# Massing Study 10- Proposed Stepback Option




Ground Floor: 0 ft setback

Second Floor: 10 ft stepback for minimum 50% frontage along Seacoast Drive and abutting residential uses or zones

Third Floor: 10 ft stepback for minimum 50% frontage along Seacoast Drive and abutting residential uses or zones

# Visual Simulations

IMPERIAL BEACH
Zoning Study

# 8 Foot Clearance

Floor-to-Ceiling Clearance

Visual Simulation

# 9 Foot Clearance

## Floor-to-Ceiling Clearance

Visual Simulation

# 10 Foot Clearance

## Floor-to-Ceiling Clearance

Visual Simulation