

SUBJECT: INTERPRETATION OF LOT COVERAGE – 19 4TH COURT

Recommendation

Direct staff as deemed appropriate.

Background

The applicant wants to replace an existing non-cantilevered second story deck with a new extended deck, a portion of which cantilevers out beyond underlying support posts. The applicant also proposes to replace an existing stairway leading from the second story deck to a roof deck with a new stairway in roughly the same location. A portion of the proposed stairway is also within the cantilevered area of the proposed deck.

At the September 26, 2000 meeting, the City Council reviewed the issue of lot coverage as it pertained to cantilevered decks/balconies covering other cantilevered decks and determined that cantilevered decks can be covered by other cantilevered decks and still be exempt from lot coverage.

Section 17.04.040, as amended by City Council Ordinance No. 00-1205, defines lot coverage and the exceptions to lot coverage as follows:

“17.04.040 General definitions.

“Lot coverage” means:

1. that portion of a lot covered by the area within the foundation of the main building and all accessory buildings and structures,
2. the area covered by cantilevers projecting from a building, and
3. the area covered by decks and stairs more than thirty (30) inches above grade as that term is defined in **Section 17.04.040.**

The following shall not be included when calculating lot coverage:

1. the area covered by architectural projections, eaves, and unenclosed balconies (i.e. balconies open on at least two sides and which may be under another balcony) that project five (5) feet or less from the face of a building,
2. non-structural stairs, patios, walkways, and planters which establish finish grade, and
3. fences and walls.”

Analysis

Staff is seeking direction on whether or not cantilevered stairs on cantilevered decks/balconies are exempt from lot coverage. Though the City Council ruled that cantilevered decks below other cantilevered decks are exempt from lot coverage, the code does not specifically address the exemption of stairways between the decks from lot coverage. Since it is not unusual for cantilevering decks to have stairway access to decks above, and given that cantilevered decks covered by other cantilevered decks are exempt from lot coverage per the City Council’s interpretation, staff believes that stairs on cantilevered decks should also be exempt from lot coverage, but is seeking Commission direction.

Scott Lunceford, Associate Planner

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Attachments:
1. Proposed Plan