RESIDENTIAL SUBDIVISIONS CONDOMINIUMS AND CONDOMINIUM CONVERSIONS REVIEW PROCEDURES

All condominium and condominium conversion projects require approval of a Tentative Map and a Use Permit for Planned Unit Development. The procedure for reviewing these applications can be summarized as follows:

- 1. Preliminary Map Submit Preliminary Map with brief letter explaining proposal with request for Preliminary Map Meeting to the Planning, Engineering and Environmental Compliance Division. A fee is not currently required for this review, which is a formal meeting between the applicant, the applicant's engineer and City staff. Three full size plans of the Preliminary Map are required. (Municipal Code Chapter 33, Article 5, Division 1, Section 33-49 thru 33-54.) The purpose of the preliminary Map Meeting is to provide early concept review of the plan.
- 2. **Tentative Map and Use Permit Application** Submit the Project Application and fees for Tentative Map, Use Permit and Planned Unit Development to the Planning, Engineering and Environmental Compliance Division. (Municipal Code Chapter 33, Article 5, Division 2, Section 33-55 thru 33-63.)
- 3. Development Review Committee (DRC) All applications for Tentative Maps are submitted to the DRC for evaluation. The DRC consists of representatives of various City Departments. The purpose is to determine if the application is complete, to identify issues, concerns and potential inconsistencies with standards, and to determine potential environmental impacts. Complete applications will be scheduled for Public Hearing. Applications requiring additional information are deemed incomplete. Applicants will be notified in writing when additional information is required.
- 4. **Environmental Determination** The Planning, Engineering and Environmental Compliance Division files a California Environmental Quality Act (CEQA) determination after the application is complete. At a minimum the CEQA determination will be posted for no less than 21 days prior to the Public Hearing.
- 5. **Planning Commission Review** All applications for Tentative Maps require Public Hearing review before the Planning Commission. The Planning Commission provides a recommendation to the City Council.
- 6. **City Council Review** All applications for Tentative Maps require Public Hearing review and approval by the City Council. Council decisions are final.

Findings

The Planning Commission and City Council must make clear and substantive findings when approving new condominiums or condominium conversions. They are as follows:

FINDINGS FOR APPROVAL (Municipal Code Chapter 33, Article 2, Section 33-9M.)
 The Planning Commission shall not recommend approval and the City Council shall not approve a Tentative Map or Final Map for a condominium subdivision unless they find that the project complies with the requirements of State law and City ordinances as they apply to condominium projects and Use Permit.

2. <u>ADDITIONAL FINDINGS FOR APPROVAL OF CONDOMINIUM CONVERSION</u> PROJECTS

All of the following requirements must be satisfied:

- 1. That the condominium conversion project as proposed meets the development, notice, tenant protection, inclusionary housing, local sales and marketing and CC&R standards for condominium conversions established in this Section and in Government Code Section 66427.1.
- 2. That the proposed conversion as a total package will have a beneficial impact upon the provision of a balanced housing mix within the City of Monterey by encouraging owner occupancy and below market rate affordability. In making this finding, the Planning Commission and/or City Council may consider, but need not treat as determinative, the following factors:
 - a. The vacancy factor as determined by a survey conducted by the developer to establish such vacancy factor;
 - The potential that the conversion project by location, unit size and surroundings will
 result in market rate pricing that will be attractive to the local workforce and
 conversely less attractive to second home purchasers;
 - c. That the extent of remodel will result in a substantial improvement in visual appearance and benefit the adjacent properties and neighborhood;
 - d. That the extent of the remodel will result in substantial improvement in the on-site amenities that are available to the future owners of the condominium property; and,
 - e. That the cumulative loss of rental units due to the proposed conversion will not have a significant impact on the availability of rental housing that is affordable to low, moderate and work force level household incomes. (Ord. 3402, 1-2-2008)

Attached Submittals:

- Major Subdivisions Preliminary Maps Application Checklist
- Major Subdivisions Tentative Maps Application Checklist
- Residential Condominium Subdivision Requirements

Contacts:

Map Questions - City Engineer Tom Reeves (831) 646-3920
Zoning Questions - Principal Planner Kim Cole (831) 646-3759
Inclusionary Housing Questions - Administrative Analyst Sandra Reeder (831) 646-3995
Fire Department Questions - Deputy Fire Marshall David Reade (831) 646-3908
Building Questions - Chief of Permit & Inspection Services John Kuehl (831) 646-3890

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	Residential Condominium Subdivision Requirements	Submitted Items Check (√)	Applicant's Report (Note Page Number)
Α.	APPLICATION AND REVIEW REQUIREMENTS	Chicon (,)	,
	Preliminary Map Application (Municipal Code Chapter 33, Article 5, Sections 33-49 through 33-54)		
	Tentative Map, Master Use Permit and Planned Unit Development (PUD) Application (Municipal Code Chapter 33, Article 5, Division 2, Sections 33-55 through 33-63)		
В.	APPLICATION SUBMITTAL REQUIREMENTS		
	1. Plans (See Major Subdivision - Tentative Maps Application Checklist and Section C7 of this document.)		
	 Conditions, Covenants and Restrictions (See Municipal Code Chapter 33, Article 2, Section 33-9 I.) Outline of the proposed CC&R's. 		
	Compliance with State Subdivision Map Act Provisions Statement		
C.	ADDITIONAL APPLICATION SUBMITTAL REQUIREMENTS		
	Tenant Information consisting of:		
	 The name of the authorized occupant(s) of the rental premises, the length of present occupation and expiration dates of present leases; 		
	b. A list of the names and unit numbers of all present tenants;		
	c. A list of all presently vacant units within the project;		
	 d. Household demographics of all tenants including any potentially extreme hardship households as described in Section F.2.b. of this Ordinance, household income as identified in rental application; the number of children with ages, if known; and pets; 		
	e. Identify any units that may be subsidized by rental assistance programs such as, but not limited to, Section 8 Housing or HOME Tenant Based Rental Assistance; and,		
	f. Number of vehicles per household, if known.		
	 Tenant Notification: A copy of all notices sent to tenants informing them of "Intent to Convert" and documentation of the date the notice was provided. 		
	3. Existing Property Plans and Report Information: A property assessment report describing the condition, the normal useful life, and the remaining useful life of building and site features. The property assessment report shall include an existing site survey and assess all of the following features:		
	 Paving, walkways and hardscape areas such as brick, cobble stone or inter-locking pavers; 		
	b. Site drainage;		
	c. Foundations;		
	d. Exterior walls;		
	e. Roof structure and roof covering;		
	f. Guard rails and steps;		
	g. Glass, glazing and screens;		
	h. Interior cabinets, counters, sinks, tubs and floor coverings;		

	Residential Condominium Subdivision Requirements	Submitted Items Check (1)	Applicant's Report (Note Page Number)
i.	Electrical systems including analysis of compliance with current code standards and/or verify that systems are adequate under current code standard;	Check (V)	Number
i	Plumbing including assessment/constraints to add individual water meters;		
, k.	<u> </u>		
I.	Fire safety systems;		
m.			
n.			
0.			
D.			
- '			
q.	Exterior lighting;		
r.	Interior and exterior common or public areas;		
S.	·		
t.	Landscaping including irrigation system and tree removals;		
u.	Recreational facilities including swimming pool safety components and condition and age of support equipment;		
V.	Security improvements, including fences and gates; and,		
W.	3 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		
	nvironmental, Structural, Seismic Resistance, Pest Control and Code Compliance Analysis Reports consisting of:		
a.	paint and mold sampling;		
b.	Detailed structural engineering assessment of the current seismic resistance condition of all structures based on review of building division records, site inspection and selective destructive testing as determined necessary by the Building Official;		
C.	A pest control report prepared by a person licensed to prepare such report;		
d.	Analysis of existing improvements and their consistency with current code requirements. Identify improvements that do not conform with current code requirements and identify improvements needed to conform; and,		
e.	A summary report documenting the date and purpose for all building permits issued for the property.		
	eismic Resistance Disclosure Statement that acknowledges the current seismic resistance condition of the site		
	ructures.		
6. Pr A to co	roposed Improvement Schedule schedule of any and all improvements to be made to the project. Include in the schedule list all improvements proposed correct deficiencies identified in the property report sections. Identify in the schedule all improvements that will be impleted prior to applying for Final Map recordation and/or prior to the sale of individual units. Include any proposed shedule of phased unit sales.		
7. Pr	reposed Plans and Reports Six (6) copies of a plot plan and architectural plans with at least the following information, awn to scale:		

	Residential Condominium Subdivision Requirements	Submitted Items Check (1/2)	Applicant's Report (Note Page Number)
a.	The location, height, gross floor area and architectural plans sufficient to describe the exterior appearance of all	1,7	,
	structures and proposed uses for each existing structure and unit to remain and for each proposed new structure;		
b.	The location, use and type of surfacing for all open storage areas;		
C.	The location, dimension size, access and screening of refuse areas;		
d.	and proposed;		
e.	The location of nearest bus stop and path of disabled accessible travel to the property;		
f.	The location of all fire hydrants and emergency truck turnaround;		
g.	The location and type of surfacing for all driveways, pedestrian ways, vehicle parking areas, and curb cuts;		
h.	The location, height, and type of materials for walls or fences;		
i.	The location of all landscaped areas, the type of landscaping, and method of irrigation;		
j.	The location and description of all recreational facilities;		
k.	The location and dimension size of all parking spaces. Calculate and show existing parking space to unit ratio and proposed ratio. Identify the location, size and number of parking spaces to be used in conjunction with each condominium unit and identify the number of spaces assigned to individual units. Identify and locate disabled accessible parking spaces. Identify and locate shared and visitor parking spaces;		
I.	The location, type and size of all drainage pipes and structures;		
m.	The location, type and size of all on-site and adjacent overhead utility lines; and,		
	A grading plan showing existing contours, building pad elevations, and percent slope for all driveways, parking areas, walkways, disabled accessible travel paths and pedestrian ways.		
PROJI With th	INIMUM IMPROVEMENT STANDARDS FOR NEW CONDOMINIUM AND CONDOMINIUM CONVERSION ECT APPLICATIONS ne following minimum improvement standards:		
1. No	oise and Sound Transmission. (Municipal Code Section 33, Article 2, Section 33-9, E.1.)		
Ex an an	ecycling and Waste Enclosures. (Municipal Code Section 33, Article 2, Section 33-9, E.2.) cisting enclosures that do not conform to adopted standards and guidelines shall be upgraded to conform. All recycling and waste enclosures shall be disabled accessible to all dwelling units and shall be located no more than 150 feet from by unit.		
Cit pre Ap de	orrection of Immediate Hazards. (<i>Municipal Code Section 33, Article 2, Section 33-9, E.3.</i>) ty staff shall submit a report upon the results of their inspection of property reports and physical inspection of the emises requested for conversion. The correction of any identified Code violations shall be required as a Condition of opproval and shall be corrected prior to recording of the Final Map or Parcel Map, unless such Code violations are seemed to be immediately hazardous to the residents of the project in which case they will be corrected in accordance the Notice of Compliance procedures.		

Residential Condominium Subdivision Requirements	Submitted Items Check (1)	Applicant's Report (Note Page Number)
4. Minimum Building and Site Improvements to include: (Municipal Code Section 33, Article 2, Section 33-9, E.4.) A developer shall be required to provide the following building and site improvements to the property that is approved for conversion. All required improvements shall conform to the requirements of the current Building Code or other adopted code that is applied to building construction and other codes, including but not limited to, Mechanical Code, Plumbing Code and Fire Code. Additional property improvements may be required by the Building Inspector if the improvements	emocn (1)	
are determined necessary to correct deficiencies that are identified in the property reports and inspection. The minimum building and site improvements shall include.		
a. Building Improvements:		
i) Verification of sound transmission rating;		
ii) Handrails and guardrails, to standard;		
iii) Deck flashing, to standard;		
iv) Bedroom window size and egress, to standard;		
v) Class A roof assembly; and,		
vi) Tempered glass/glazing, to standard.		
b. Fire Protection Improvements:		
i) Fire resistive ceiling and wall assembly;		
ii) Fire separation (draft stops) in attic areas;		
iii) Hard wire-smoke detectors;		
iv) Fire alarms; and,		
v) Fire sprinkler retrofit.		
c. Electrical Improvements:		
i) GFCI (Ground Fault Circuit Interrupter) in kitchen, bath and exterior;		
ii) AFCI (Arc Fault Circuit Interrupter);		
iii) A minimum of two (2) small appliance circuits in kitchen; and,		
iv) Identification of the location of all electrical sub-panels.		
d. Plumbing Improvements:		
i) Individual water heater per unit; and,		
ii) Separate water meter and shut-off per unit		
e. Gas and Electric Meter Improvements:		
i) Separate gas meter per unit; and,		
ii) Separate electrical meter per unit.		
f. Mechanical Improvements:		
i) Furnace locations as authorized in current building code or other adopted code; and,		
ii) Exhaust fan in the bathroom, if there is no window ventilation.		

Residential Condominium Subdivision Requirements	Submitted Items Check (1)	Applicant's Report (Note Page Number)
g. Disabled Accessibility Improvements:	- Chicon (1)	1101111001)
i) Ten percent (10%) of units to be disabled accessible or adaptable; and,		
ii) A disabled accessible path of travel from all identified accessible parking spaces to all accessible units.		
h. Swimming Pool Improvements:		
i) Anti-Entrapment devices, to standard; and,		
ii) Security fence and gate, to standard.		
5. Off-site Improvements: (<i>Municipal Code Section 33, Article 2, Section 33-9, E.5.</i>) Prior to approval of the Final Map, the developer shall construct or provide financial security with the City guaranteeing construction of improvements to City standards of any and all substandard or deficient street improvements on or adjacent to the project. These improvements may include, but are not necessarily limited to, curbs, gutters, sidewalks, ramps, driveways, drainage devices, and street trees. The constructed improvements or bond shall be approved by the City Engineer.		
6. Pest Control Report Improvements: (Municipal Code Section 33, Article 2, Section 33-9, E.6.) Prior to the approval of the Final Map, the developer shall repair or replace any damaged or infested areas in need of repair or replacement in accordance with the structural pest control report.		
7. Major Repairs Summary Report: (<i>Municipal Code Section 33, Article 2, Section 33-9, E.7.</i>) Prior to issuance of a Certificate of Occupancy by the Building Official, the developer shall prepare a summary report to document all major repairs to building and mechanical systems made during the renovation in accordance to the building permit and/or identified as necessary due to discovery during the renovation.		
E. TENANT RIGHTS AND PROTECTIONS (See Municipal Code Section 33, Article 2, Section 33-9, F. for detailed notice requirements.)		
Tenant Notification to consist of:		
a. Sixty (60) Day Intent to Convert Notice.		
b. Ten (10) Day Planning Commission Public Hearing Notice.		
c. Ten (10) Day City Council Public Hearing Notice.		
d. Ten (10) Day Final Map Approval Notice.		
e. One Hundred Eighty (180) Day Termination of Tenancy Notice.		
f. Ten (10) Day Notice of Application for Final Public Report Notice.		
g. Five (5) Day Public Report Notice.		
h. Ninety (90) Day Exclusive Right to Purchase Notice.		
 i. The developer shall provide a certification attesting to compliance with the notice requirements (a)-(d) and agreement to comply with requirements (e)-(h) to the City prior to approval of the Final Map. 		
Tenant Relocation Assistance Plan consisting of:		
 Each of the tenants of the proposed project receiving the 60-day notice of intention to convert (Section F.1.(a) above) shall be eligible for a relocation allowance based on the following factors: 		
i) Three (3) year or less occupancy shall receive a relocation allowance equal to three (3) months rent;		

	Residential Condominium Subdivision Requirements	Submitted Items Check (1)	Applicant's Report (Note Page Number)
	ii) Three (3) year and one month to ten (10) year occupancy shall receive a relocation allowance equal to four (4) months rent; and,		
	iii) Greater than ten (10) year of occupancy shall receive a relocation allowance equal to six (6) months rent.		
b.	The developer is required to prepare, and each tenant is required to be notified, of a program to assist tenants where conversion would create an extreme hardship. Some examples of possible extreme hardships are elderly tenants, over age 65, who cannot physically prepare for a move, elderly tenants with a long-term tenure such as ten (10) years in their units, tenants with disabilities or serious and potentially terminal diseases. Extreme hardship tenants will qualify for greater reimbursement compensation that is two (2) times the amount that is established for non-hardship tenants. To establish and document whether an extreme hardship situation exists, the City can employ at the developer's expense a Relocation Coordinator whose responsibility shall be to assess the specific circumstances of the potential extreme hardship tenants. The Relocation Coordinator shall provide a report and recommendation for approval by the Property and Housing Manager. The report shall include written determination of findings, identification of the tenants who qualify under the extreme hardship criteria and recommendations regarding the actions necessary to satisfactorily address the extreme hardship.		
C.			
	All non-purchasing tenants shall be provided with up-to-date information on available apartments of comparable size, quality and price located within the Monterey Peninsula area. This requirement shall apply to all tenants who have received the 60-day notice to convert. It shall commence with issuance of the 90-day exclusive right to purchase notice and run concurrently with that entitlement.		
Inclusi condo of unit shall b fractio propos in the the co	JSIONARY HOUSING PLAN ionary Housing as specified by the City of Monterey Inclusionary Housing Ordinances shall be required for all minium projects. The affordability pricing criteria for the Inclusionary Housing shall be established by the City. The mix s (studio, one-bedroom, two-bedroom, etc.) dedicated as the inclusionary housing shall be approved by the City and be proportionate to the mix of units contained in the project as a whole. Where any proportional calculation results in a n of a unit, a fraction of 1/2 or more shall be a whole unit, a fraction of less than 1/2 shall be disregarded. Tenants in sed conversion projects shall qualify for the purchase of inclusionary units pursuant to requirements for initial purchase Inclusionary Housing Ordinance and as set forth in the Affordable Housing Agreement, that is approved by the City for nversion project. The tenants shall be notified in writing of the Inclusionary Housing program and the City's affordability of criteria.		
G. LOCA It is the is also owner or by e	L HOMEOWNERSHIP ASSISTANCE PLAN e goal of the City of Monterey to increase homeownership and the percentage of owner occupied housing in the City. It to the goal of the City of Monterey that at least fifty percent (50%) of the units in a condominium subdivision should be occupied and purchased by tenants residing in rental units in the City of Monterey or by employees working in the City existing tenants in apartments that are proposed for conversion. To meet these goals, the developer shall provide local ownership assistance as follows.		

Residential Condominium Subdivision Requirements	Submitted Items Check (1)	Applicant's Report (Note Page Number)
Incentives for tenants residing on the property, by tenants residing in other rental units in the City of Monterey and by employees working in the City of Monterey.	Oneck ()	, rumsery
Ownership incentives may include, but not be limited to:		
a. Low interest loans;		
b. Down payment assistance;		
c. Reduced prices;		
d. Application of a percentage of rent payment towards a down payment for purchase of a unit within the project;		
e. Continued housing on site for tenants who purchase converted units; or,		
f. Other similar items approved by the City.		
2. Local Purchase Program: To the extent permissible by law, the developer shall develop and implement a local purchase program that will demonstrate a good faith effort in the judgement of the Property and Housing Manager to direct preferences, incentives and/or marketing efforts to people who presently live or work in the City of Monterey to purchase condominium units. The extent of the local purchase program shall be subject to the review and approval of the City of Monterey and documented in the Ownership Assistance Plan.		
 Other Incentives and Disincentives: The City Council may, at their discretion, establish other incentives and disincentives to achieve the "at least 50%" policy that is identified in Section G above. 		
Sections H., I. and J. are requirements of the development, but no submittal required. The information will be utilized as criteria for City staff to determine Findings for Approval.		
H. FINDINGS FOR APPROVAL		
The Planning Commission shall not recommend approval and the City Council shall not approve a Tentative Map or Final Map for a condominium subdivision unless they find that the project complies with the requirements of State Law and City ordinances as they apply to condominium projects and Use Permit.		
I. ADDITIONAL FINDINGS FOR APPROVAL OF CONDOMINIUM CONVERSION PROJECTS All of the following requirements must be satisfied:		
 That the condominium conversion project as proposed meets the development, notice, tenant protection, inclusionary housing, local sales and marketing and CC&R standards for condominium conversions established in this Section and in Government Code Section 66427.1. 		
2. That the proposed conversion as a total package will have a beneficial impact upon the provision of a balanced housing mix within the City of Monterey by encouraging owner occupancy and below market rate affordability. In making this finding, the Planning Commission and/or City Council may consider, but need not treat as determinative, the following factors:		
 a. The vacancy factor as determined by a survey conducted by the developer to establish such vacancy factor; 		
 The potential that the conversion project by location, unit size and surroundings will result in market rate pricing that will be attractive to the local workforce and conversely less attractive to second home purchasers; 		

		Residential Condominium Subdivision Requirements	Submitted Items	Applicant's Report (Note Page
			Check (√)	`Number)
	C.	That the extent of remodel will result in a substantial improvement in visual appearance and benefit the adjacent properties and neighborhood;		,
	d.	That the extent of the remodel will result in substantial improvement in the on-site amenities that are available to the future owners of the condominium property; and,		
	e.	That the cumulative loss of rental units due to the proposed conversion will not have a significant impact on the availability of rental housing that is affordable to low, moderate and work force level household incomes. (Ord. 3402, 1-2-2008).		
J.	STANI	DARDS FOR CONDOMINIUM CONVERSIONS (Municipal Code Chapter 38, Article 5, Section 38-26 N.)		
		llowing regulations shall apply to the conversion of existing rental housing to condominiums:		
		rpose: The purpose of these condominium conversion provisions include, but are not limited to:		
	a.	To insure a reasonable mix of affordable housing units within the City.		
	b.	To encourage ownership housing in conformity with the Housing Element of the General Plan.		
	C.	apartments, cooperative apartments, stock cooperatives, or into any other form of individual ownership of what had previously been multiple family rental units meet the standards required by this resolution, the Zoning Ordinance, the Subdivision Ordinance, and building codes adopted by the City.		
	d.	To protect actual and prospective owners of such units against the unknowing purchase of units violating City codes and standards.		
	e.	To insure maximum ownership opportunities for existing tenants.		
	f.	To insure fair and equitable treatment for tenants displaced as a result of such conversions.		
	g.	To provide assistance for elderly households that have occupied a unit for a long period of time in the event of a conversion.		
	2. La	nd Use Requirements		
		Permits required: A use permit and subdivision map shall be required for approval of a condominium conversion. A vacancy determination conforming to the Housing Element shall be required prior to approval of a condominium conversion.		
	b.	Density: No additional units shall be added of the project exceeds the density allowed by the underlying zone.		
	C.	Site Development Standards: Any new construction shall comply with the coverage, floor area ratio, height, yard, setback, and other development standards of the underlying zone. Existing physical improvements which do not meet the site development standards of the underlying zone may be retained.		
	d.	Parking: Condominium conversion projects shall comply with R-3 zone parking standards. A portion of the required parking, as approved by the City, shall be set aside for visitor parking and shall be uniformly distributed throughout the development.		

	Residential Condominium Subdivision Requirements	Submitted Items	Applicant's Report (Note Page
		Check (√)	`Number)
ϵ	o. Open Space:		
	The total square footage of open space shall not be reduced if it is less than R-3 zone standards. Open space may be transferred from Shared Open Space to Private Open Space as defined in the Zoning Ordinance. Existing Private Open Space in any Unit shall not be reduced. Any new units constructed on the site shall meet the open space standards of the underlying zone. Bicycle storage and recreation or common rooms may be counted as open space.		
f			
	A landscaping plan shall be submitted for approval by the Planning Commission after recommendation by the Architectural Review Committee. All landscaping shall be installed and shall be inspected by Architectural Review committee staff before occupancy of the dwelling units.		
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	Each unit within the project shall have at least 300 cubic feet of enclosed, weatherproofed, and lockable storage		
	space at a single location. Such space shall be for the sole use of the unit owner and shall have a minimum		
	horizontal surface area of 25 square feet and a minimum interior dimension of four feet. Such storage space may be		
	provided in any location approved by the Planning Commission, but it is the intent of this standard to require space		
-	over and above that normally associated with the unit, such as clothes, linen, or guest closets or food pantries. Laundry Facilities:		
'	Each project shall provide adequate laundry facilities by:		
	constructing a laundry room with the equivalent of one standard washing machine for each five dwelling units and		
	an equivalent capacity in automatic clothes dryers, or,		
	2) provide properly designed and plumbed areas within each dwelling unit for washer and dryer installation.		
i.			
	unless a separate, screened parking area is provided. This parking area shall not qualify as required parking or Open		
	Space.		
j.			
	Recreation Rooms or common rooms are encouraged. A recreation or common room may be used to meet Open		
	Space requirements.		
k	Bicycle Parking:		
	Secure bicycle parking or bicycle lockers are encouraged. Bicycle parking may be used to meet Open Space		
	requirements.		
l.			
	Tot lots are encouraged in projects with family housing units. Units with two or more bedrooms are considered family units unless the project is limited to senior housing.		