



Downtown Lincoln
Code Audit
**Project Overview &
Scope of Work**

September 14th, 2022





Project Overview

This project is an assessment of the land use code and regulations in Downtown Lincoln. The goal of this assessment is to recommend changes to code and regulations the City can implement to increase housing development opportunities in the Downtown area.

Recommendations typically include:

- Removing or relaxing regulatory land use barriers
- Encouraging wider range of housing options, types, sizes
- Encouraging vertical mixed use housing
- Enhancing design standards without impeding on housing development
- Building public awareness of how current zoning constrains housing development

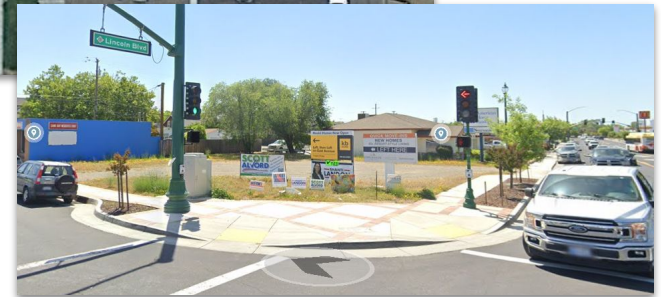
Task 2: Market Assessment

- 
Compile available data and general information on the housing market for development in the downtown area.
- 
Compile existing standards for zones to audit.
- 
Interview developers to vet compiled market and zoning information.
- 
Review policy documents that may influence goals for downtown development.

	C Commercial	R-1 Single Family	R-2 Duplex	R-3 Multiple	BP Business Professional
LOT DIMENSIONS					
Min Lot area (sf)	2,500 ft	6,000 sf	6500 sf	8500 sf	6,250
Min lot width (ft)	25 ft	50 ft	50 ft	68 ft	50 ft
Min lot depth (ft)	100 feet	100 feet	100 feet	100 feet	
Min lot frontage (ft)					
BUILDING PLACEMENT					
Max front setback (ft)	n/a				
Min front setback (ft)	n/a	20 ft	25 ft	25 ft	20 ft
Min side setback (ft)	n/a	5 ft	5 ft	5 ft	5 ft
Min rear setback (ft)	n/a	10 ft	10 ft	15 ft	5 ft
Placer County Property tax			1.09%		
Assessment Ratio			100%		
California State Sales tax			6%		
Placer County Sales tax			1.25%		
Market Prices and Unit Sizes		Avg Unit Size		Sale Price	
SF 1 bdrm			1,120		\$514,900
SF 2 BR			1,728		\$653,493
SF 3 BR			1,813		\$592,952
Duplex (sf)					
Fourplex (sf)					
Stacked flats/Condo units					


Task 3: Opportunity Site Identification


- ✓ **Identify development prototypes** that are suitable for each studied zone
- ✓ **Identify 3 - 4 opportunity sites** that ground development prototypes in reality
- **Analyze the opportunities and constraints** for development of each opportunity site



Task 4: Existing Zoning and Policy Assessment

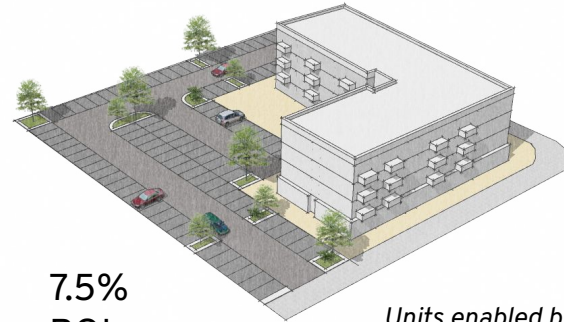
- **Conduct pro forma-based analysis** of the City’s existing zoning code and policies of identified zones.
- **Identify and illustrate barriers and impacts** to construction feasibility and affordability of development prototypes.
- **Use opportunity sites as test cases**, as appropriate.

 *Includes field visit to observe opportunity sites in person and present findings of assessment.*

	A	B	C
Physical Stats			
	Housing Units / Hotel Rooms	294	 Building Footprint
	Jobs	-	 Landscaping
	Net Rentable/Sellable Square Feet	254,310	 Parking Area
	Housing / Hotel Room Density (Per Acre)	39.7	 Net-to-Gross
	Job Density (Per Acre)	-	
	FAR	0.93	
Financial Stats			
Rental (Residential and Commercial)		Target Return	Actual Return
	IRR on Project Cost (Unleveraged Return)	12.0%	
	Cash-on-Cash (After Year 3)	10.0%	
	IRR on Investor Equity (Leveraged Return Before Tax)	25.0%	
	Debt Service Coverage Ratio (Year 3)	1.25	
	IRR on Public Participation	5.0%	
Owner Residential		Target Return	Actual Return
	Project Rate of Return	25.0%	
Physical Inputs			
Average Residential Unit Size		Avg. Unit Size (Net sf)	% of Units in
	Affordable	750	
	Studio Affordable	450	
	3 Bedroom	1,250	
	2 Bedroom	975	
	1 Bedroom	725	
	Studio	550	
	Calculated Avg. Residential Unit Size	867	
	User-defined Avg. Residential Unit Size	865	Apply Resident

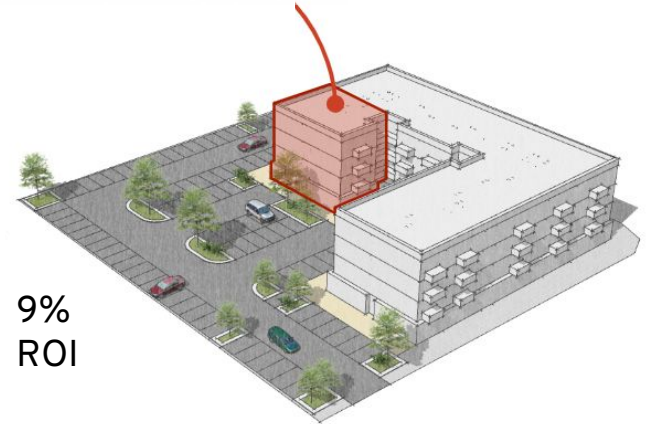
Task 5: Alternatives Testing and Visualizations

- **Test the impact of changes to zoning standards** identified as barriers.
- **Test the impact of changes to other policies or new incentive tools.**
- **Create visualizations** to show the building form and site improvements under existing code vs code changes



7.5%
ROI

Units enabled by density increase



9%
ROI

Task 6: Draft Zoning and Policy Recommendations

- **Recommend zoning and policy changes** based on assessment results
- Hold worksession with City staff to refine recommendations

Example Recommendations

Recommended Zoning Changes

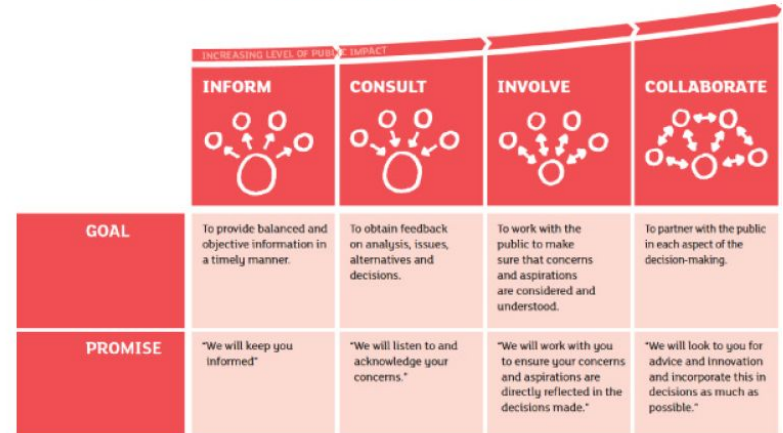
Zoning changes recommended to address lack of supply for multifamily housing and townhouses/plexes.

1. Reduce Minimum Lot Size Standards for Multi-Unit Housing
2. Rezone Land in the R-1 Zone to a Higher Density Zone
3. Establish a Minimum Density in the R-3, R-4, and C Zones

Task 7: Stakeholder and Community Engagement

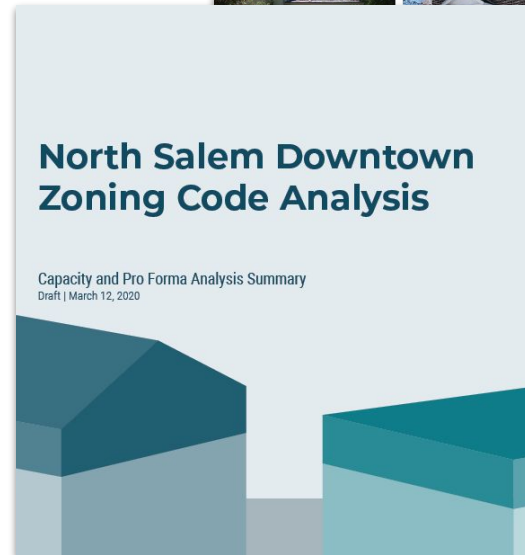
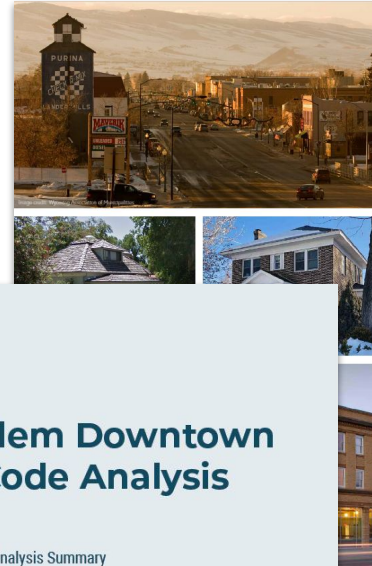
- **Meet with key stakeholders** and community groups to discuss draft recommendations
- **Hold joint work session with Planning Commission and City Council**

IAP2 SPECTRUM OF PUBLIC PARTICIPATION



Task 8: Final Zoning and Policy Recommendations

- Create a highly visual final report that summarizes key findings and presents actionable recommendations.



LANDER CODE AUDIT PROJECT
**EXISTING ZONING
CODE ANALYSIS**

DRAFT
February 10, 2020



Additional Code Amendment Tasks

- Prepare set of code amendments to address compliance with state laws associated with:
 - Accessory Dwelling Units
 - Streamline Ministerial Approval Process
 - Affirmatively Furthering Fair Housing

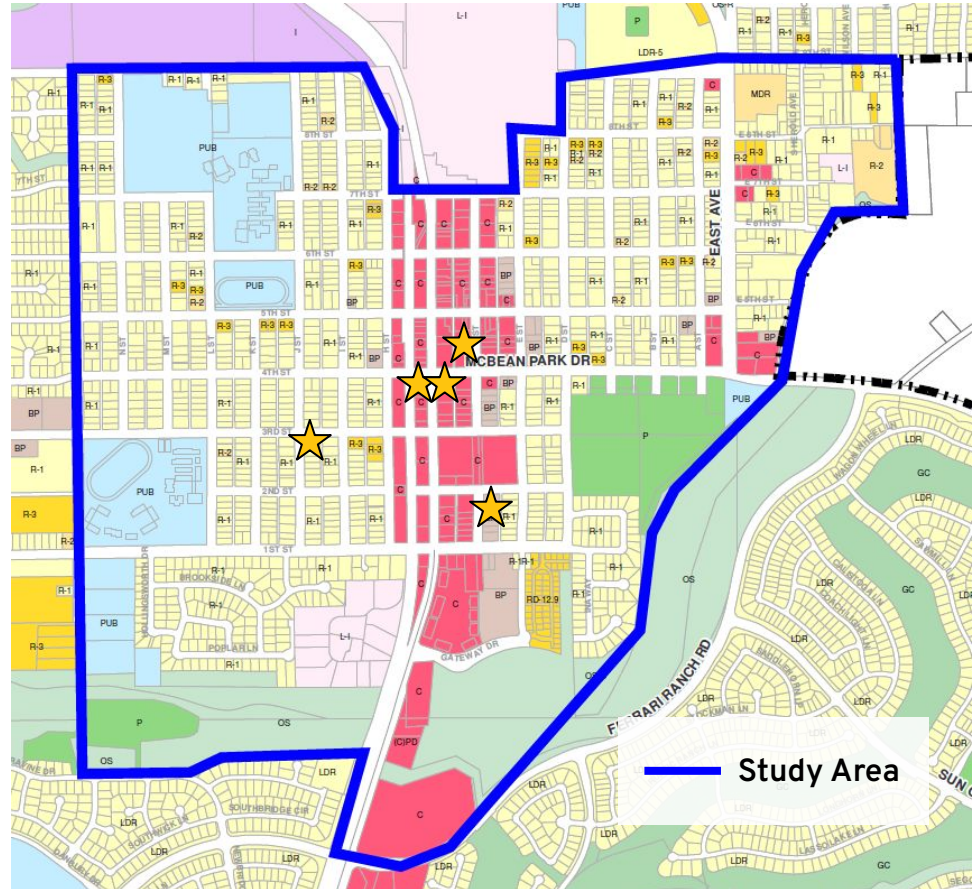


Downtown Lincoln
Code Audit
Opportunity Sites

Opportunity Site Options

Zoning	Address	Site Size (sf)
Commercial (C)	<u>394 G St, Lincoln, CA 95648</u>	15,000
Commercial (C)	<u>395 G St, Lincoln, CA 95648</u>	10,000
Commercial (C)	<u>444 F St, Lincoln, CA 95648</u>	9,750
Business Professional (BP)	<u>167 F St, Lincoln, CA 95648</u>	9,750
R-3	<u>881 3rd St, Lincoln, CA 95648</u>	13,000

Opportunity Site Locations



Commercial (C) Zone

[394 G St, Lincoln, CA 95648](https://www.google.com/maps/place/394+G+St,+Lincoln,+CA+95648)

SW corner of Lincoln Blvd & McBean

Site Size: 15,000 SF

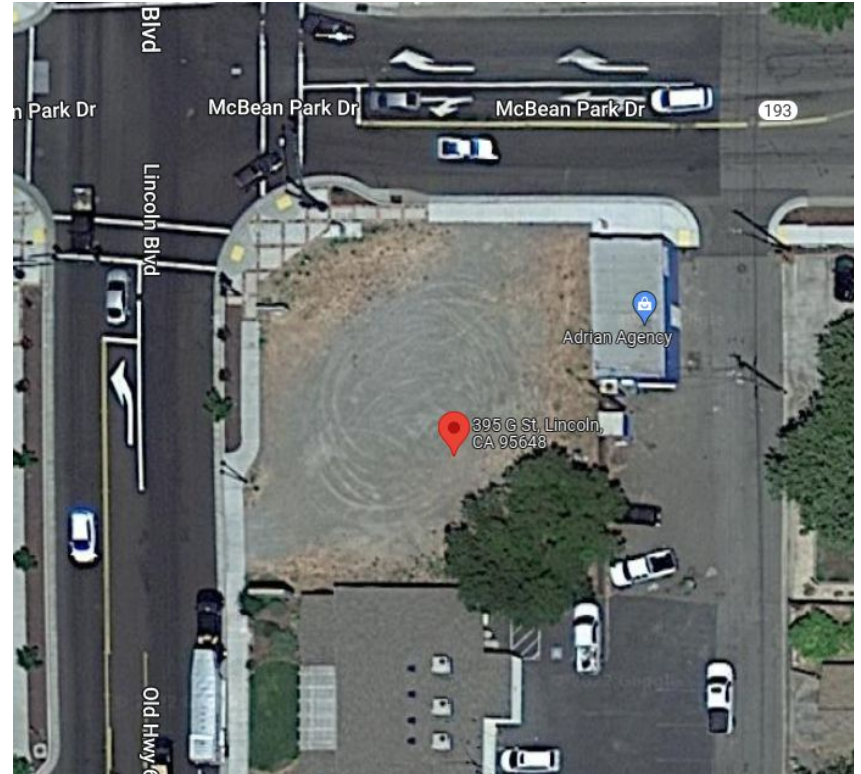


Commercial (C) Zone

[395 G St, Lincoln, CA 95648](#)

SE corner of Lincoln Blvd and McBean

Site Size: 10,000 SF



Commercial (C) Zone

[444 F St, Lincoln, CA 95648](https://www.google.com/maps/place/444+F+St,+Lincoln,+CA+95648)

F St, between McBean and 5th

Site Size: 9,750 SF



Business Professional (BP) Zone

[167 F St, Lincoln, CA 95648](#)

F St, between 1st & 2nd St

Site Size: 9,750 SF



Multiple Residential (R-3) Zone

[881 3rd St, Lincoln, CA 95648](https://www.google.com/maps/place/881+3rd+St,+Lincoln,+CA+95648)

SE corner of 3rd & I St

Site Size: 13,000 SF

