Question & Answer Matrix
July 7, 2026 - City Council Meeting

Log #	AB No.	Received From	Question	Staff Response
1	6962	Becker	Is there a redline of the Fee Schedule, or can you just confirm that there were no changes outside of section 8.C?	The only proposed change is to add the Affordable Housing Fee in Lieu of $25 and the note that follows with explanatory text on how the fee is calculated (see AB6962x1 page 26, section 8.C in the Fee Schedule). We talked internally and will make sure that we include a redline of the changes to the Fee Schedule when it is presented to the City Council in the future.
2	6961	Becker	I'm confused about the Figure 6 Daylight Plane illustrations on Exhibit 1 pages 35-38. Specifically, the measurement for the 30' step back in the illustrations do not line up with the building at the upper floors. In the illustration, the building appears to be ~26' from the property line, should those be 30' too? Is this a quirk of the drawing or am I misunderstanding how this works?	The illustrations in Figure 6 correctly depicts the daylight plane requirements in the code. There are three key dimensions for the daylight plane illustrations in MICC 19.11.030- Figure 6 (Ord. No. 26C-10, Exhibit C): • **27 Feet** – the **vertical** height at which the upper-story step back must begin. This is approximately the upper extent of the second story. • **30 feet** – the **horizontal** depth of the upper-story step back, measured from the edge of the sidewalk. This is roughly the depth at the fifth story if a forty-five-degree line is drawn from the upper extend of the second story, where the step back begins. • **57 feet** – the point at which the upper-story step back stops. Portions of the building taller than this point do not have to be stepped back more than 30 feet from the edge of the sidewalk.

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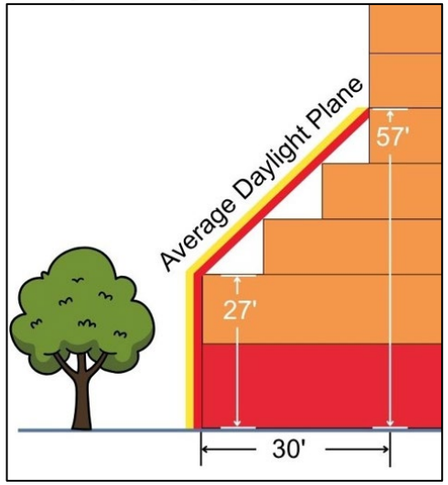
				Excerpt from Figure 6:  Effectively, this defines a trapezoid in which building facades may either conform to the upper-story step back or average the areas that protrude beyond the plane (debit area) with the areas that are set back from the plane (credit area) so that the average conforms to the trapezoid. The debits and credits are measured in cubic feet, and credit areas must equal the debit areas.

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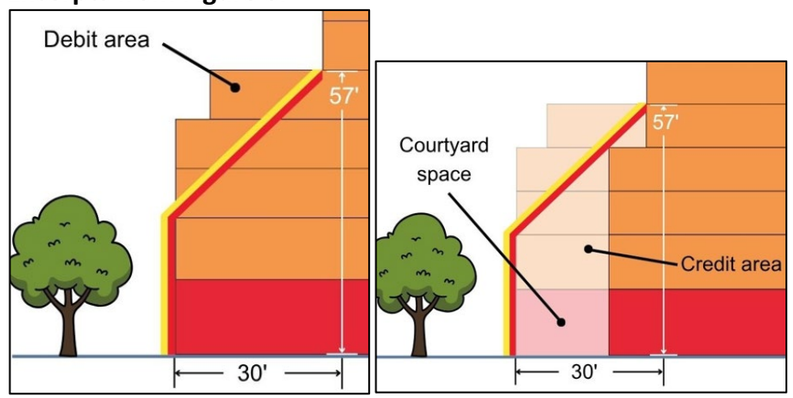
				Excerpts from Figure 6:  Note: this is not the only building facade modulation requirements in the Town Center. MICC 19.11.100 - Building Design also requires building facades to be modulated with a variety of architectural elements.