City Council Meeting
R-1 Development Standards

APRIL 5, 2016
Overview

- Number of new homes / Second story additions
  (1996 - 2006 vs Nov 2006 - today)
- Allowable building area and lot coverage
  (E.S. vs Other cities)
- R-1 standards - clarification and correction
- Modulation
- Seek Council's Direction
Lot size = 50 x 130 = 6,500 sq ft

Maximum Building Area

Max Allowable Sq ft

Max Allowable Sq ft

Floor Area Ratio

Floor Area Ratio (F.A.R.)
Maximum Allowable Sq Ft

Lot size = 50 x 130 = 6,500 sq ft

Max Allowable Sq ft

= Lot size x Floor Area Ratio

Max Allowable Sq ft

= 6,500 sq ft x 53% (E.S Req)

Maximum Building Area

= 3,445 sq ft
Lot size 50 x 130 = 6,500 sq ft

Lot Coverage (Building Footprint)

Lot size 50 x 130 = 6,500 sq ft

Calculate area of building footprint

= 40 ft x 50 ft

= 2,000 sq ft

= Area of building footprint / Area of lot

= 2,000 sq ft / 6,500 sq ft

Lot Coverage = 0.31 or 31%
HOUSING MARKET WAS 2006's TOP BUSINESS STORY

Case-Shiller Home Price Index
(1890 - 2012)
### What Happened in El Segundo

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Homes</th>
<th>Average F.A.R.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996 - 2006</td>
<td>109</td>
<td>0.53</td>
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</table>

<table>
<thead>
<tr>
<th>FAR</th>
<th># of Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.53 to &lt; 0.60</td>
<td>27</td>
</tr>
<tr>
<td>0.60 to &lt; 0.65</td>
<td>6</td>
</tr>
<tr>
<td>&gt; 0.65</td>
<td>8</td>
</tr>
</tbody>
</table>
Built in 2004
Lot Area = 7,568 s.f.
Building Area = 3,958 s.f.
FAR = 0.52

E.S. = 0.53
Built in 2003
Lot Area = 10,026 s.f.
Building Area = 5,215 s.f.
FAR = 0.52

E.S. = 0.53
Built in 2005
Lot Area = 8,843 s.f.
Building Area = 5,176 s.f.
FAR = 0.59
E.S. = 0.53
Built in 2003
Lot Area = 6,482 s.f.
Building Area = 4,070 s.f.
FAR = 0.63
E.S. = 0.53
Built in 2004
Lot Area = 6,688 s.f.
Building Area = 4,344 s.f.
FAR = 0.65

E.S. = 0.53
Built in 2001
Lot Area = 7,320 s.f.
Building Area = 5,095 s.f.
FAR = 0.70
E.S. = 0.53
Built in 2006
Lot Area = 8,949 s.f.
Building Area = 6,801 s.f.
FAR = 0.76

E.S. = 0.53
Built in 2006
Lot Area = 6,105 s.f.
Building Area = 4,672 s.f.
FAR = 0.77

E.S. = 0.53
Mansionization Discussion

- Manhattan Beach,
- Hermosa Beach,
- Redondo Beach,
- Rancho Palos Verdes,
- Rolling Hills,
- Beverly Hills,
- Los Angeles and
- El Segundo

L.A. Mayor Signs Anti-Mansionization Ordinance

A Los Angeles zoning ordinance reduces the allowable building envelope for single-family tear remolds in the city’s older neighborhoods.

By Sandy Saliva

The war on McMansions continues, and Los Angeles is the latest front. Following a unanimous vote by Mayor Antonio Villaraigosa has signed into law an "anti-mansionization" ordinance that will restrict the envelope of new or remodeled single-family homes in many of the city’s older residential neighborhoods.

Meant to stem the proliferation of "big ugly stereo homes" that many residents claim are inappropriately scaled to the neighborhood, the measure sets its sights squarely on hardwired and remodeled additions. Under the new ordinance, square footage will be limited to about half of its existing square footage, and garages will be limited to 490 sq. ft. and homeowners incorporating larger setbacks or certain green features will be allowed to increase their footprints by ten percent.
PUBLIC MEETINGS for R-1 Standards

- April 19, 2005 - Item Introduced by Council person
- May 3, 2005 - Council established Ad Hoc Council Sub-Committee
- October 12, 2005 - Staff conducted Public Community Meeting
- November 9, 2015 - Council and Planning Commission Joint Meeting - Public Meeting
- December 19, 2005 - Staff conducted a Community Meeting
- January 16, 2006 - Staff conducted a Public Community Meeting
- March 4, 2006 - Council conducted a Community Meeting
- March 13, 2006 - Staff conducted a Public Community Meeting
- May 16, 2006 - City Council conducted a Community Meeting
- September 14, 2006 - Planning Commission - public hearing
- September 19, 2006 - Council - public hearing
- September 25, 2006 - Council meeting - First Reading and Introduction
- October 3, 2006 - Council meeting - Second Reading and adoption
- November 3, 2006 - Ordinance in effect
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1.5 years
11 Public Meetings
Items included in 2006

- Increased Side Yard Setback
- Front Setback Encroachment for Architectural Features
- Increased Lot Coverage - One Story
- Established Floor Area Ratio
- Two-Story Accessory Structures
- Additional Architectural Encroachments
- Vehicle Lifts allowed to meet for off-street parking
- 2nd Story Modulation
- Landscape Requirements
- Decreased Lot Coverage - Two Story
### Number of new homes and Second Story Additions – Impact El Segundo

<table>
<thead>
<tr>
<th>Period</th>
<th>Number of new homes/ 2\textsuperscript{nd} Story Additions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996 - 2006 (November)</td>
<td>109</td>
</tr>
<tr>
<td>2006 (November) - Current</td>
<td>70</td>
</tr>
</tbody>
</table>
California Construction Data

How to view the Excel®, .pdf, PowerPoint®, and Word® file formats provided on this website

Monthly data, from 1995:

- Seasonally Adjusted:
  - Residential (units and valuation) (.xls, 92k)
  - Nonresidential (valuation) (.xls, 92k)

- NOT Seasonally Adjusted (contains broader categories):
  - Residential (units and valuation) (.xls, 40k)
  - Nonresidential (valuation) (.xls, 40k)

Annual data, from 1975:

- Residential (units and valuation) (.xls, 16k)
- Nonresidential (valuation) (.xls, 16k)

Annual data, from 1960:
Residential Construction – units (000)

Great Recession

CA El Segundo
THE HOUSING MARKET CRASH OF 2007 AND WHAT CAUSED THE CRASH

Posted on December 10, 2011 by Tom DeGrace

The Housing Market Crash of 2007 was the worst housing crash in U.S. history. The Housing Market Crash of 2007 was the cause of the financial crisis. This nearly caused the U.S. to experience another depression like the Great Depression. There are a number of things we can look at to determine how the housing bubble occurred and what happened to cause the bubble to collapse.

The Housing Bubble

Great Recession

El Segundo
# Requirements - El Segundo Vs. Other Cities

<table>
<thead>
<tr>
<th>City</th>
<th>Floor Area Ratio (FAR)</th>
<th>Lot Coverage</th>
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<tbody>
<tr>
<td>El Segundo</td>
<td><strong>0.53</strong></td>
<td>60% of lot area - 1 story 43% of lot area - 1.5 story 35% of lot area - 2 story</td>
</tr>
<tr>
<td>Manhattan Beach (inland area)</td>
<td>Varies (.65, .7, and more) - Depends on size of lot</td>
<td>50% of lot area</td>
</tr>
<tr>
<td>Redondo Beach</td>
<td>0.65</td>
<td>No maximum</td>
</tr>
<tr>
<td>Torrance</td>
<td>0.60</td>
<td>50% of lot area - 1 story 40% of lot area - 2 story</td>
</tr>
<tr>
<td>Culver City (New in December)</td>
<td>0.60 (includes attached garages)</td>
<td>No Lot Coverage Req</td>
</tr>
<tr>
<td>Hawthorne</td>
<td>No FAR</td>
<td>52% of lot area</td>
</tr>
<tr>
<td>Hermosa Beach</td>
<td>No FAR</td>
<td>65% of lot area</td>
</tr>
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<td></td>
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<td></td>
<td></td>
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## First - Lot Coverage

<table>
<thead>
<tr>
<th></th>
<th>Before</th>
<th>New R-1 Ord</th>
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<tbody>
<tr>
<td>2 story</td>
<td>40%</td>
<td>35%</td>
</tr>
<tr>
<td>1 ½ Story</td>
<td></td>
<td>43%</td>
</tr>
<tr>
<td>1 Story</td>
<td>47%</td>
<td>60%</td>
</tr>
</tbody>
</table>
Lot Coverage (Building Footprint)
Maximum Allowable Lot Coverage
Lot size 50 x 130 = 6,500 sq ft

<table>
<thead>
<tr>
<th></th>
<th>1 or 2 stories</th>
<th>Lot Coverage Percentage</th>
<th>Lot Coverage Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1 Story</td>
<td>60%</td>
<td>3,900 sq ft</td>
</tr>
<tr>
<td></td>
<td>1 ½ Story - 60%</td>
<td>43%</td>
<td>2,795 sq ft</td>
</tr>
<tr>
<td></td>
<td>2 Story</td>
<td>35%</td>
<td>2,275 sq ft</td>
</tr>
</tbody>
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2 story House
Lot Coverage 35%
Lot size 50 x 130 = 6,500 sq ft

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Maximum Allowable Lot Coverage

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<th>Maximum building area</th>
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</thead>
<tbody>
<tr>
<td>El Segundo</td>
<td>No FAR req before</td>
<td>0.53</td>
</tr>
<tr>
<td>Manhattan Beach</td>
<td>0.65 + 240 sq ft</td>
<td></td>
</tr>
<tr>
<td>Inland Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Redondo Beach</td>
<td>0.65</td>
<td></td>
</tr>
<tr>
<td>Torrance</td>
<td>0.60</td>
<td></td>
</tr>
</tbody>
</table>
Built in 2009
Lot Area = 6,544 s.f.
Building Area = 2,933 s.f.
FAR = 0.45
E.S. = 0.53
Built in 2009
Lot Area = 6,522 s.f.
Building Area = 3,340 s.f.
FAR = 0.51
E.S. = 0.53
Built in 2010
Lot Area = 6,578 s.f.
Building Area = 3,297 s.f.
FAR = 0.50
E.S. = 0.53
Built in 2011
Lot Area = 19,150 s.f.
Building Area = 7,966 s.f.
FAR = 0.42

E.S. = 0.53
Built in 2015
Lot Area = 6,704 s.f.
Building Area = 3,458 s.f.
FAR = 0.50 - 0.52
E.S. = 0.53
Section 15-4A-6-1: (Site Development Standards for Lots Twenty Five Feet Wide or Less)

Subsection D. Setbacks:

1. Front And Rear Yard: The combined total of setbacks for the front and rear yard must be at least thirty feet (30'), with no front yard setback less than twenty two feet (22') and no rear yard setback less than five feet (5').

2. Side Yard: Structures must maintain a minimum setback on each side of the lot of ten percent (10%) of the width of the lot, but can never be less than three feet (3') and need not be more than five feet (5').
Clarify R-1 Code – Example 1

Section 15-4A-6-1: (Site Development Standards for **Lots Twenty Five Feet Wide or Less**)

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Section 15-4A-6: (Site Development Standards for Lots Wider than Twenty Five Feet)

Subsection H. Lot Coverage:

H. Lot Coverage: All buildings greater than eighteen feet (18') in height, including detached accessory buildings, cannot cover more than thirty five percent (35%) of the lot area. This coverage may be increased to sixty percent (60%) if all buildings on the lot are single story and do not exceed eighteen feet (18') in height. **If the buildings located on the lot are a combination of one and two (2) stories, where sixty percent (60%) of the total building area does not exceed eighteen feet (18') in height, the lot coverage must not be more than forty three percent (43%).** Properties that are permitted to have a second dwelling unit cannot cover more than forty percent (40%) of the lot area if there are buildings over eighteen feet (18') in height on the lot. Properties that are permitted to have a second dwelling unit cannot cover more than forty seven percent (47%) of the lot area if all buildings on the lot do not exceed eighteen feet (18') in height. Covered porches and eaves do not count toward lot coverage.
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Modulation
Modulation

A. Modulation of the second floor exterior perimeter walls must occur on the second floor of the dwelling that is equal to a minimum of fifteen percent (15%) of the building area (including garages and carports) on the ground floor, but not less than two hundred (200) square feet of area.

B. Modulation of the second floor exterior perimeter walls must occur on the side of the structure that faces the side yards.

C. The total area required to be modulated must be divided equally between both sides of the building facing the side yards.

D. Modulation must be a minimum of four feet (4') in depth and must be a maximum of six feet (6') in depth.

E. No additional modulation is required if the exterior walls of the second floor facing each side yard is set back an amount that is equal to the ten percent (10%) of the lot width and an additional four feet (4') in depth.

F. If a portion of the second floor facing a side yard is set back an amount that is equal to ten percent (10%) of the lot width plus an additional four feet (4') to six feet (6') in depth, that portion may count towards the total required area of modulation as required in subsection D2a of this section.
Council Direction

Work with the Community through the Planning Commission to study the following:

1. Clarify R-1 language/diagrams
2. Modulation – look for alternatives
3. Size of homes (Increase FAR > 0.53)