Zone Text Amendment
R-1 Standards

February 7, 2017
City Council Direction

- Improve or eliminate modulation
- Clean up R-1 development standards
- Simplify
Are two-story new homes or additions a problem in your neighborhood?

- Yes: 70
- No: 256
Do you think the City of El Segundo should regulate the appearance of second stories on single family houses?

Yes: 176
No: 151
R-1 Subcommittee

- Multiple stakeholders
- Met throughout October
- Reviewed current standards
- Developed recommendations
Subcommittee Recommendations

1. Replace modulation with FAR to address massing
   - Overall FAR, 0.60
   - Second floor FAR, 0.25

2. Delete lot coverage standards (no longer needed)

3. Require 3-car garage at 3,500 sq. ft. instead of 3,000
What is modulation?

- Required indentations along exterior walls
- Intended to prevent “mansionization”
- Intended to reduce shadowing and promote air circulation
- Intended to enhance privacy
4 ways modulation does not live up to expectations
1. Modulation is too complicated

- It is confusing and difficult to understand
- It is even more difficult to design around
- It is difficult to plan check
- It creates floor plans that are wasteful and awkward
2. Modulation often promotes larger houses
3. Modulation does little to actually improve light and air access.

4. Modulation does nothing to enhance privacy.
How the new FAR-based proposal works
What is FAR?

- Stands for “Floor Area Ratio”
- Way of controlling a building size relative to the lot size
- How it is calculated:

\[
FAR = \frac{\text{House sq. ft.}}{\text{Lot sq. ft.}} = \frac{2,000}{6,000} = 0.33
\]
.52 FAR
(3,100 / 6,000)

Footprint = 3,600 sq. ft.
Livable area = 3,100 sq. ft.
.60 FAR (.25 over .35)

.25 FAR (2nd floor) = 1,500 sq. ft.
Remainder (1st floor) = 2,100 sq. ft.
.60 FAR
(.25 over .35)
.60 FAR
(.25 over .35)
.50 FAR

.25 FAR (2nd floor) = 1,500 sq. ft.
.25 FAR (1st floor) = 1,500 sq. ft.
## Calculation of FAR

<table>
<thead>
<tr>
<th></th>
<th>Old Code (.53)</th>
<th>New Code (.60)</th>
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<tbody>
<tr>
<td>Habitable areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>El Segundo (current)—.53</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Torrance—.60</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Redondo Beach—.65</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manhattan Beach—.70 (inland), 1.70 (beaches)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hawthorne—No FAR</td>
<td></td>
<td></td>
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<tr>
<td>Hermosa Beach—No FAR</td>
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<td></td>
</tr>
<tr>
<td>Culver City—.60</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Santa Monica—No FAR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garages</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Not counted</td>
<td>Not counted</td>
</tr>
<tr>
<td></td>
<td>(only up to 500 sq. ft.)</td>
<td>(only up to 500 sq. ft.)</td>
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<tr>
<td>1st floor covered porches</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>(only up to 500 sq. ft.)</td>
<td>(only up to 500 sq. ft.)</td>
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<tr>
<td>2nd floor covered balconies</td>
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<tr>
<td></td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>(only up to 500 sq. ft.)</td>
<td>(only up to 500 sq. ft.)</td>
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<tr>
<td>Vaulted ceiling areas</td>
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<td></td>
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<tr>
<td></td>
<td>One floor counted</td>
<td>Both floors counted</td>
</tr>
</tbody>
</table>
Special case—clearstory
(.25, including void, over .35)
Why reduce the 3-car garage threshold?

1. We lose the aesthetic of the front door when the front is all garage doors.
2. Garages are the largest contributor to first floor massing.
3. Most homes have driveways and most households use garages for storage.
4. Personal automobile ownership is expected to decline in the future.
5. Current standard is stricter than most cities.
6. New regulation does not prohibit large garages.
7. Allows more livable area on the ground floor.

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El Segundo (current)—2 in garage, 3 if over 3,000 sq. ft.

Hawthorne—2 in garage, 3 if over 4 bedrooms
Manhattan Beach—2 in garage plus 2 in driveway
Hermosa Beach—2 in garage
Torrance—2 in garage
Redondo Beach—2 in garage

Culver City—2 spaces
Pasadena—2 spaces
Santa Monica—2 spaces
Definitions

New:
• Accessory building/structure
• Accessory dwelling unit
• Accessory use
• Attached/Detached
• Balcony
• Ceiling
• Eave
• Floor Area Ratio
• Habitable area
• Primary dwelling
• Rotunda

Updated:
• Attic
• Basement
• Deck
• Dwelling unit
• Floor
• Floor area, and floor area (net)
• Porch
• Single-family, two-family and multiple-family dwelling
• Story, and first story
• Trellis
• Veranda
# Summary

<table>
<thead>
<tr>
<th></th>
<th>Pre-2006</th>
<th>2006-17</th>
<th>Proposed*</th>
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<tbody>
<tr>
<td>Total FAR</td>
<td>-----</td>
<td>.53</td>
<td>.60</td>
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<tr>
<td>2&lt;sup&gt;nd&lt;/sup&gt; stories</td>
<td>-----</td>
<td>modulation</td>
<td>.25 FAR</td>
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<tr>
<td>Lot Coverage</td>
<td>40-47%</td>
<td>35, 43, or 60%</td>
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<tr>
<td>Garage threshold</td>
<td>3,000</td>
<td>3,000</td>
<td>3,500</td>
</tr>
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</table>

*No proposed changes to setbacks or height limits*