

## Los Cerritos and Virginia County Club (R-1-L Zone)

Neighborhood Character Stabilization

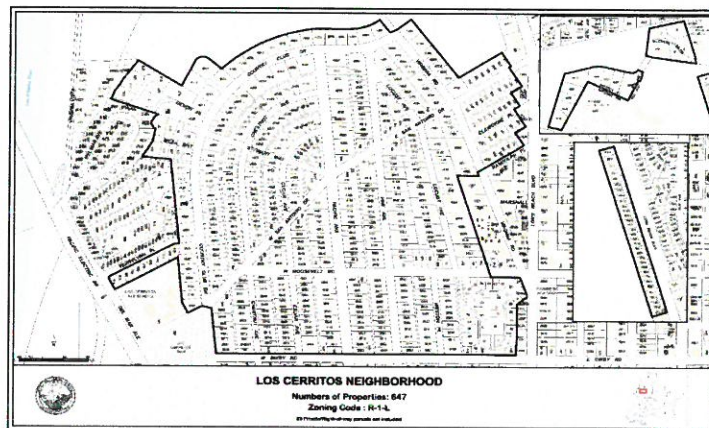
Study Session

December 1, 2016

# Planning Commission

---

## R-1-L Zone



## R-1-L Zone

- Zoning Regulations: "The R-1-L District is a single-family residential district with large lots. This District recognizes the need for an open, uncrowded living environment within metropolitan centers."
- General Plan Land Use Element: "The Virginia Country Club area is predominantly developed with large, estate-like single-family homes...of eclectic European and American architectural styles."



## R-1-L: Facts and Figures

- Number of properties: 647
- Average lot size: 10,748 square feet
  - Smallest lot: 2,414 square feet
  - Largest lot: 47,165 square feet
- Average home size: 2,822 square feet
  - Smallest home: 888 square feet
  - Largest home: 8,477 square feet
- Average home age: 75 years (1941)





## Residential Development Standards

CANNON 8 DEVELOPMENT STANDARDS

Table 31-2A

District	Units Per Lot	Lot Area Per Unit (Sq. Ft.)	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Minimum Yard Setbacks (ft.)	Maximum Building Height (ft.)	Maximum Lot Coverage (% of Lot)	Minimum Usable Open Space Per Unit	Floor Area Ratio
R-1-S	1	2,400	2,400	30	80	3 8	24 ft./28 ft.	N/A	8%(n)	1.2
R-1-M	1	3,600	3,600	40	8	4 8	25 ft. 2 St.	N/A	8%(n)	0.87
R-1-N	1	6,000	6,000	50	20	4(8) 1st St. 10 2nd St. 30	25 ft. 2 St.	50%	18%(n)	0.8
R-1-L	1	12,000	12,000	60	20	8 30	25 ft. 2 St.	50%	23%(n)	0.6
R-1-T	1	3,000	3,000	25(40)	10	6 8	25 ft. 2 St.	N/A	8%(n)	1.2
R-2-S	2	1,200	4,800	40	15(20)	3 10	24 ft./28 ft. (4) 2 St.	N/A	2%(n)	1.3
R-2-L	2	1,000	4,800	40	3(30)	3 8	32 ft./35 ft. (4) 3 St.	N/A	2%(n)	N/A
R-2-N	2	3,000	6,000	50	15	4(8) 20	25 ft. 2 St.	80%	8%(n)	0.60
R-2-A(n)	2	3,000	6,000	50	15	4(8) 20	25 ft. 2 St.	80%	8%(n)	0.60
R-2-L	2	4,000	6,000	60	15	4 10	32 ft. 2 St.	40%	8%(n)	N/A
R-3-S(n)	3	2,100	6,300	50	15	10% (n) 20	25 ft. 2 St.	N/A	200(p)	N/A
R-3-L	4	1,700	4,500	50	15	10% (n) 20	25 ft. 2 St.	N/A	200(p)	N/A
R-3-T(n)	N/A	See Table 31-2B	3,000	25(40)	10	10% (n) 20	25 ft. (f) 2 St.	N/A	250(p)	N/A
R-4-N(n)	N/A	See Table 31-2B	18,000	120	15	10% (n) 20	28 ft. 2 St. (f)	N/A	150(p)	N/A
R-4-N(f)	N/A	See Table 31-2B	18,000	120	18	10% (n) 20(f)	38 ft. (f) 3 St.	N/A	150(p)	N/A
R-4-H(n)	N/A	See Table 31-2B	18,000	120	10(m)	10% (n) 20(f)	See Table 31-3A	50%	150(p)	N/A
RM	N/A	2,400	18,000	120	10	4 10	30 ft. 2 St.	65%	200(p)	N/A
R-4-U(n)	N/A	See Table 31-2B	22,500	180	10	10% (n) 20(f)	65 ft. (f) 5 St.	N/A	180(p)	3.0

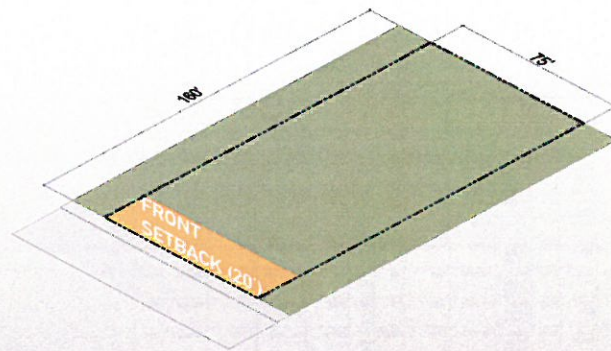


## Current R-1-L Development Standards

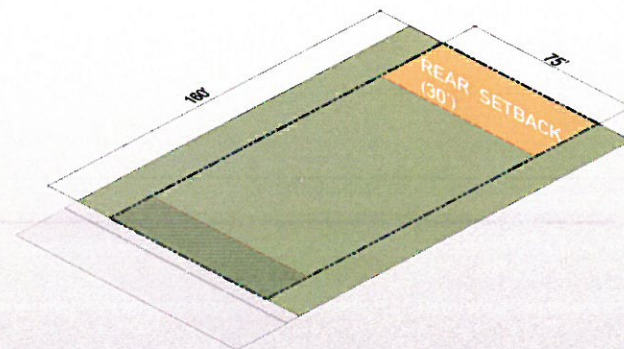
- Units per lot: 1
- Minimum lot size: 12,000 square feet
- Minimum lot width: 60 feet
- Minimum yard setbacks:
  - Front: 20 feet
  - Sides: 6 feet
  - Rear: 30 feet
- Maximum building height: 25 feet / 2 stories
- Maximum lot coverage: 40 percent
- Minimum usable open space: 23 percent
- Maximum floor area ratio: 0.6



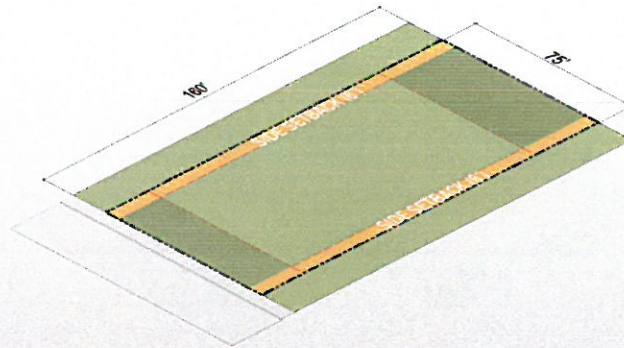
## Buildable Envelope



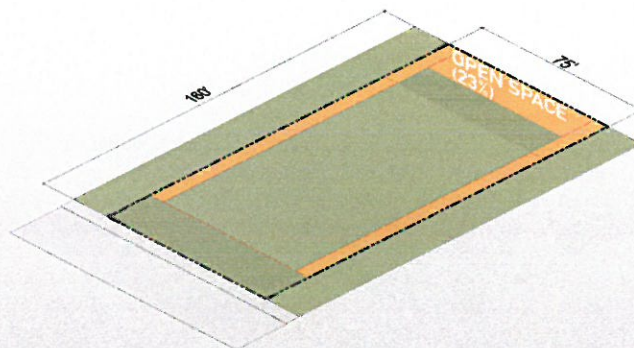
## Buildable Envelope



## Buildable Envelope

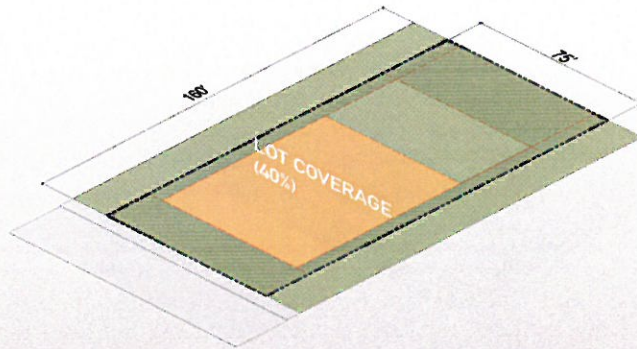


## Buildable Envelope

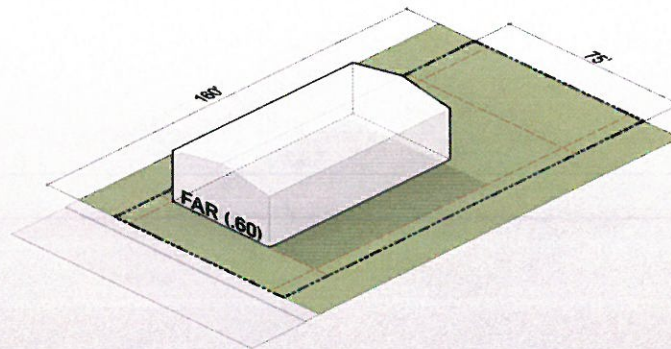




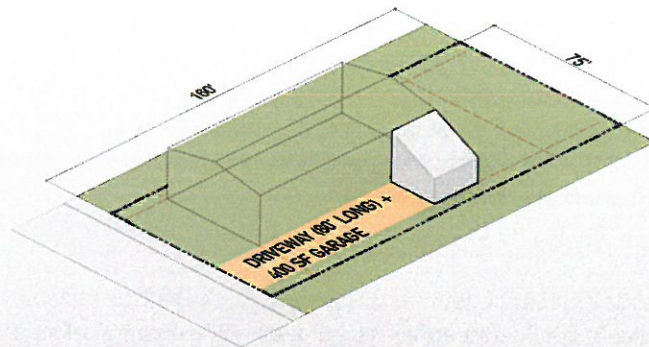
## Buildable Envelope



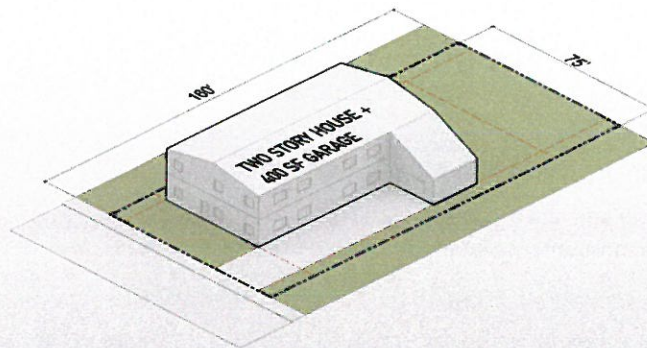
## Buildable Envelope



## Buildable Envelope



## Buildable Envelope



## Timeline of Events

- September 8, 2015: City Council adopts one-year moratorium ordinance against the issuance of permits for new homes and additions greater than 1,500 square feet in the R-1-L zone. Request for Planning Commission and Development Services staff to work with neighborhood residents and make recommendations to the City Council on possible revisions to R-1-L standards.
- October 2015 – April 2016: Meetings between staff and small group of neighborhood residents.
- August 23, 2016: City Council extends moratorium period to March 31, 2017.
- September 28, 2016: Community meeting #1 – Listening session.
- November 9, 2016: Community meeting #2 – Presentation of staff recommendations.

15



## Project Approach

City Council directive:

*"Review the Development Standards for the R-1-L Zone and make recommendations to the City Council"*

### Planning Approach

- Represent the broad interests of the community
- Recognize and strengthen the unique purpose of R-1-L zone as a unique community of large lot / estate homes
- Balance community concerns with private property rights
- Provide standards that work within the established zoning code structure

16





## Suggestions from Small Community Group

- Prohibit Lot Mergers
- Floor Area Ratio reduction
- Increased Front Setback
- Second-story Setback
- Street-side Setback
- An absolute cap on home size
- An increase in side yard setbacks for homes over 4,500 square feet
- Limitations on the number of kitchens and bedrooms
- Requiring additional on-site parking for homes with 5+ bedrooms
- Create a plane of light setback requirement
- Maximum 24-month construction timeline
- Parking restrictions on construction worker vehicle parking
- Further limitations on street side fence/wall heights



## Community Workshop

### Neighborhood Character

- Tight-knit community – people know each other; “It’s a neighborhood.”
- Open look and feel – wide streets and parkways, extensive landscaping, large setbacks.
- Diversity in building architecture – no prevailing style.
- Developments mostly proportional/scaled to their lot sizes; “We’re close but not too close.”



## What We Heard

### General Concerns

- Development not in scale with the existing neighborhood
- Impacts from building mass and bulk – loss of light and air
- Length of time and impacts from construction activities

### Specific Concerns with Development Standards

- Concerns about lot mergers/consolidations
- Size of current minimum front yard setback
- Need for a second story side setback
- Streetscape impacts of corner lot homes and fences/walls
- Current maximum Floor Area Ratio (FAR) is too high
- Require additional on-site parking for larger homes
- Construction timelines and construction personnel parking

19



## Staff Assessment

- Analysis of current R-1-L standards
- Review of community surveys
- Review of other jurisdiction standards
- Secured services of a consulting architect
- Quantitative analysis of neighborhood data
- Consistent with the Zoning Ordinance structure
- Within the scope of zoning regulations

20



## Lot Mergers/Consolidations

- Current minimum lot size: 12,000 square feet
- Current maximum lot size: No limit
- Existing lot size breakdown
 

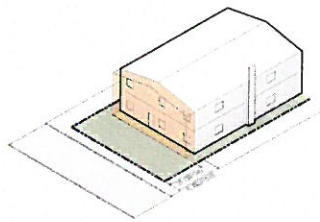
Lots 0 – 15,000 square feet:	553
Lots 15,001 – 20,000 square feet:	50
Lots 20,001+ square feet:	44
- Proposed maximum lot size: 20,000 square feet
- Proposed lot merger maximum: 2 lots

21



## Front Yard Setback

- Current minimum front yard setback: 20 feet
- Proposed minimum front yard setback: 25 feet

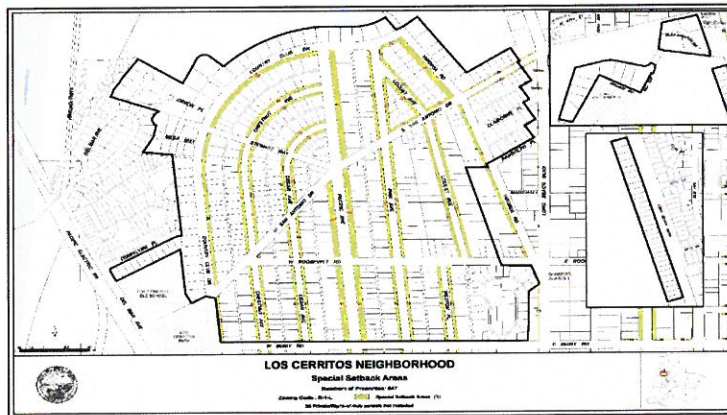


22





## Front Yard Setback

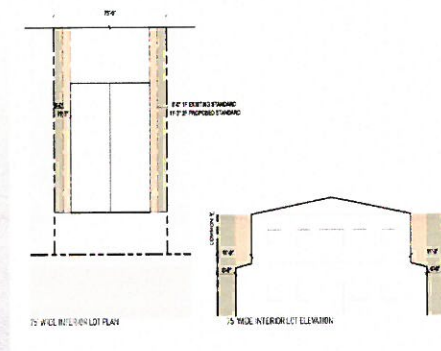


23



## Second Story Side Setback

- Current minimum second story side setback: 6 feet
- Proposed minimum second story side setback: 6 feet for lots 60 feet or less in width; 15% of lot width or 10 feet, whichever is greater, for lots greater than 60 feet in width.

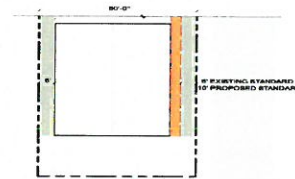


24



## Street Side Yard Setback

- Current minimum street side yard setback: 6 feet
- Proposed minimum street side yard setback: 10 feet

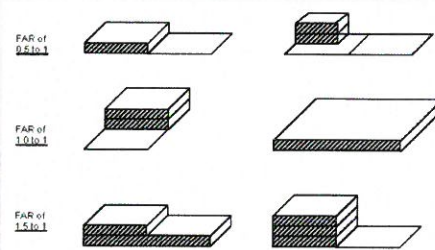


25



## Floor Area Ratio

- Floor Area Ratio (FAR): The numerical value obtained by dividing the gross floor area of a building or buildings on a lot by the total area of the lot. For single-family dwellings, basements, outdoor decks and balconies, and garage area up to 600 square feet are exempt from the FAR calculation.



26



## FAR: Lots 0-15,000 Sq. Ft.

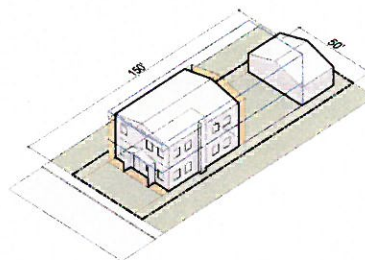
Properties in this range: 553

Current average FAR: .30

Highest FAR: .71

Current maximum FAR: .60

Proposed Maximum FAR: .50



27



## .50 FAR Home Examples



28





## FAR: Lots 15,001+ Sq. Ft.

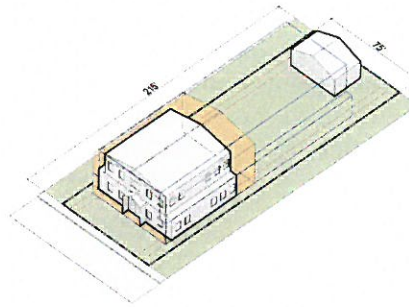
Properties in this range: 94

Current average FAR: .22

Highest FAR: .43

Current maximum FAR: .60

Proposed Maximum FAR: .40



29



## .40 FAR Home Examples



30



## Next Steps

- Receive Planning Commission comments
- January 19, 2017: Return to Planning Commission for action on amendments – public hearing
- February 21, 2017: Amendments to City Council for action – public hearing



32