

**SURVEY OF OTHER CITIES  
SINGLE FAMILY DWELLINGS ZONING STUDIES**

| <b>CITY</b>           | <b>STUDY</b>                                      | <b>CONSULTANT</b>                  | <b>SCOPE</b>                                                                                                                                                                                                                                                                                                                                                | <b>TIMING</b>    | <b>RESULT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------|---------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Beverly Hills</b>  | Central Area Bulk & Mass Study                    | <b>Yes<br/>Cost:<br/>\$148,000</b> | <ul style="list-style-type: none"> <li>-Reduce perceived mass and bulk of homes in the Central Area</li> <li>-Ensure adequate, obscured parking in the Central Area</li> </ul>                                                                                                                                                                              | <b>12 Month</b>  | <ul style="list-style-type: none"> <li>-Ensure new construction is compatible with, and enhances, neighborhood character through design criteria</li> <li>-Construction of basement area to reductions of bulk and mass</li> <li>-Utilize stepbacks and setbacks to achieve bulk and mass reductions</li> <li>- Adjustments in Height Standards</li> <li>-Preserve the opportunity to build homes to current floor area standards</li> <li>- Limiting The Size Of Second Floors</li> <li>- Reduce The Visibility Of On-Site Parking From Streets</li> </ul> |
| <b>West Hollywood</b> | West Hollywood West Neighborhood Overlay District | <b>Yes<br/>Cost:<br/>\$163,000</b> | <ul style="list-style-type: none"> <li>-Manage Change in the neighborhood</li> <li>-Protect desirable qualities and characteristics of the neighborhood</li> <li>-Ensure new construction and remodels enhance existing eclectic character</li> <li>-Allow flexibility for creative design solutions</li> <li>-Provide clear rules and guideline</li> </ul> | <b>12 months</b> | <ul style="list-style-type: none"> <li>-Establish .50 FAR</li> <li>-Establish 2<sup>nd</sup> floor proportionality requirement</li> <li>-Average front setback of abutting properties with a minimum of 10 feet</li> <li>-6 foot second floor setback</li> <li>-5 ft side and 15 ft. rear setback</li> <li>-25 ft. max. height</li> <li>-Basement and detached garage not counted toward FAR</li> <li>-Building massing modulation</li> <li>-Balcony privacy screening</li> <li>-Attached garage additional 5 ft. setback</li> </ul>                        |

| CITY               | STUDY                                                                            | CONSULTANT | SCOPE                                                                                                                                                                                                                                | TIMING                                                                                                                                          | RESULT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------|----------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Los Angeles</b> | Baseline Mansionization Ordinance / Stabilize the Conflict of Out-of-Scale Homes | <b>No</b>  | <ul style="list-style-type: none"> <li>-Address issue of larger single family homes in established neighborhoods</li> <li>-Protect scale and character of R1 neighborhoods</li> </ul>                                                | <ul style="list-style-type: none"> <li>-In place since 2008</li> <li>-Interim Controls adopted for 14 specific neighborhoods in 2015</li> </ul> | <ul style="list-style-type: none"> <li>-Establish .50 base FAR for R1 and reduce FAR proportionally for lots &gt; 7,500 sq.ft.</li> <li>-Garages up to 400 sq.ft. not counted in FAR</li> <li>-Basements not counted in FAR</li> <li>-Allow 20% floor area bonus for Front façade stepbacks, second story 75% proportionality, and/or green building methods</li> <li>-Height max. of 33 ft. for sloped and 28 ft. for flat roofs.</li> <li>-Interim controls vary by neighborhood and include measures such as reduced FAR; maximum additional square footage of 120% of prior; including basements in FAR for hillside lots; Limiting floor area bonus to 15%</li> </ul> |
| <b>Burbank</b>     | R1 Interim Control Ordinance                                                     | <b>No</b>  | <ul style="list-style-type: none"> <li>-FAR changes</li> <li>-Setback changes</li> <li>-Require discretionary review for single family homes by Planning Director or designee.</li> </ul>                                            | -2 year interim ordinance to allow City to study the feasibility of zoning code changes                                                         | - Staff conducting research including a visual preference survey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Arcadia</b>     | Planning Study                                                                   | <b>No</b>  | <ul style="list-style-type: none"> <li>-Address potential changes to FAR, height, setbacks, lot coverage, basements, parking</li> <li>-Community meetings in process</li> <li>-Establish Zoning Review Advisory Committee</li> </ul> | <b>-In process</b>                                                                                                                              | <b>-In Process</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| CITY            | STUDY                                            | CONSULTANT | SCOPE                                                                                                                                | TIMING           | RESULT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <b>Pasadena</b> | Mansionization Compatibility Code Revision Study | <b>No</b>  | -Three phase Study:<br>1) Lower Hasting Ranch;<br>2)Non-historic and Non-hillside single-family houses;<br>3) Hillside Overlay Zones | <b>2-3 years</b> | -Phase 1: Moratorium with interim measures. Draft zoning change regulations complete and under review include: compatibility of architectural style; reduction in FAR and lot coverage; limit unbuildable slope areas in Far calculation; eliminate second stories<br>-Phase 2: Community meetings held. Issues under consideration and analysis by staff: architectural compatibility; changes to FAR, lot coverage, setbacks and height to address massing and scale; privacy concerns for two story dwellings; neighborhood notification of new construction;<br>-Phase 3: Not started |