

MEETING DATE: **6.8.15**

AGENDA ITEM: Report and Discussion Regarding Large Single Family
Developments in the City

ATTACHMENTS

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2. Summary Table of Housing Size and Lot Size	2
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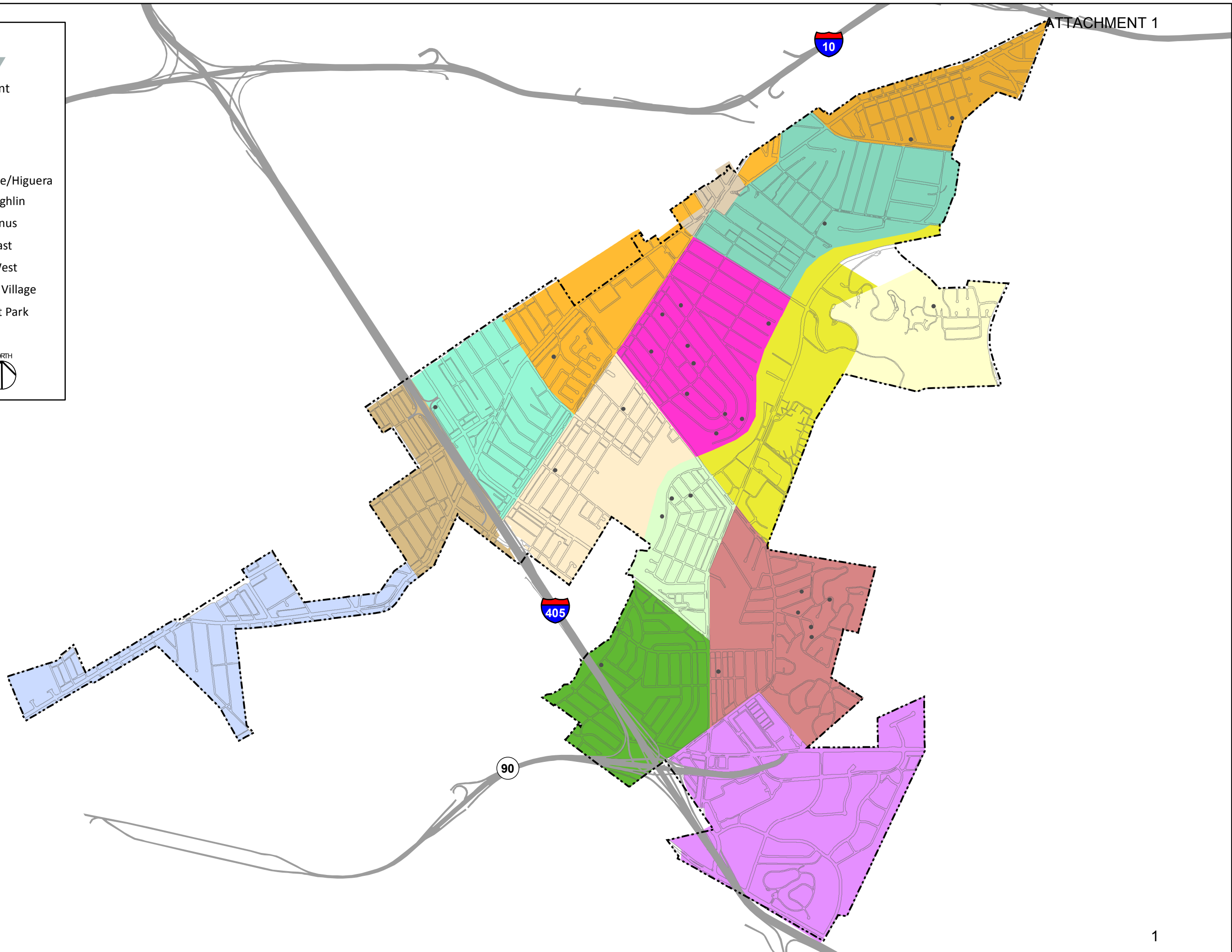
Single Family Residential

- ≥ 3000 Square Feet

Neighborhoods

Blair Hills	Lucerne/Higuera
Blanco/Culver Crest	McLaughlin
Clarkdale	McManus
Culver/West	Park East
Downtown	Park West
Fox Hills	Studio Village
Jefferson	Sunkist Park
Washington Culver	

0 0.25 0.5 Miles



Summary of New Single Family Residential Building Permits December 2011 - April 2015

	Address	Permit Date	Lot Area (square footage)	Building Square Footage	Percentage of Building Area to Lot Area	Maximum Building Area	over / under CC code	Net New Square Footage
1		12/29/2011	5,395	3,578	66%	3,658	-80	2,378
2	Former Vacant Lot	04/30/2012	4,380	3,000	68%	3,252	-252	3,000
3		08/09/2012	8,163	3,516	43%	4,898	-1382	438
4		01/07/2013	6,216	3,145	51%	3,986	-841	678
5		03/28/2013	6,450	3,401	53%	4,080	-679	703
6		04/09/2013	5,000	3,078	62%	3,500	-422	2,250
7		10/31/2013	6,750	3,148	47%	4,200	-1052	105
8	Hillside Areas with Irregular Lots	12/19/2013	16,071	4,289	27%	9,643	-5354	2,073
9	Former Vacant Lot	05/14/2014	3,840	3,000	78%	3,036	-36	3,000
10		05/19/2014	5,590	3,199	57%	3,736	-537	1,676
11		06/10/2014	11,300	3,045	27%	6,780	-3735	150
12		07/03/2014	6,745	3,153	47%	4,198	-1045	1,326
13		07/15/2014	6,450	3,559	55%	4,080	-521	2,000
14		07/21/2014	6,000	3,596	60%	3,900	-304	2,139
15		07/31/2014	5,770	3,596	62%	3,808	-212	2,434
16		08/04/2014	5,775	3,172	55%	3,810	-638	1,903
17	Not Under Construction	08/21/2014	4,840	3,361	69%	3,436	-75	2,161
18	Hillside Areas with Irregular Lots and Former Vacant Lot	10/10/2014	8,050	4,217	52%	4,830	-613	4,217
19		12/04/2014	4,968	3,364	68%	3,487	-123	2,309
20		12/15/2014	5,000	3,055	61%	3,500	-445	1,950
21		12/16/2014	5,775	3,312	57%	3,810	-498	2,244
22		01/12/2015	5,775	3,509	61%	3,810	-301	2,347
23	Not Under Construction	04/29/2015	5,000	3,500	70%	3,500	0	2,740
24		01/30/2015	6,869	4,074	59%	4,248	-174	2,387
25		01/22/2015	8,079	4,661	58%	4,847	-186	2,925
26	Hillside Areas with Irregular Lots	01/28/2015	20,110	3,798	19%	12,066	-8268	100
	New Construction							
	Additions							

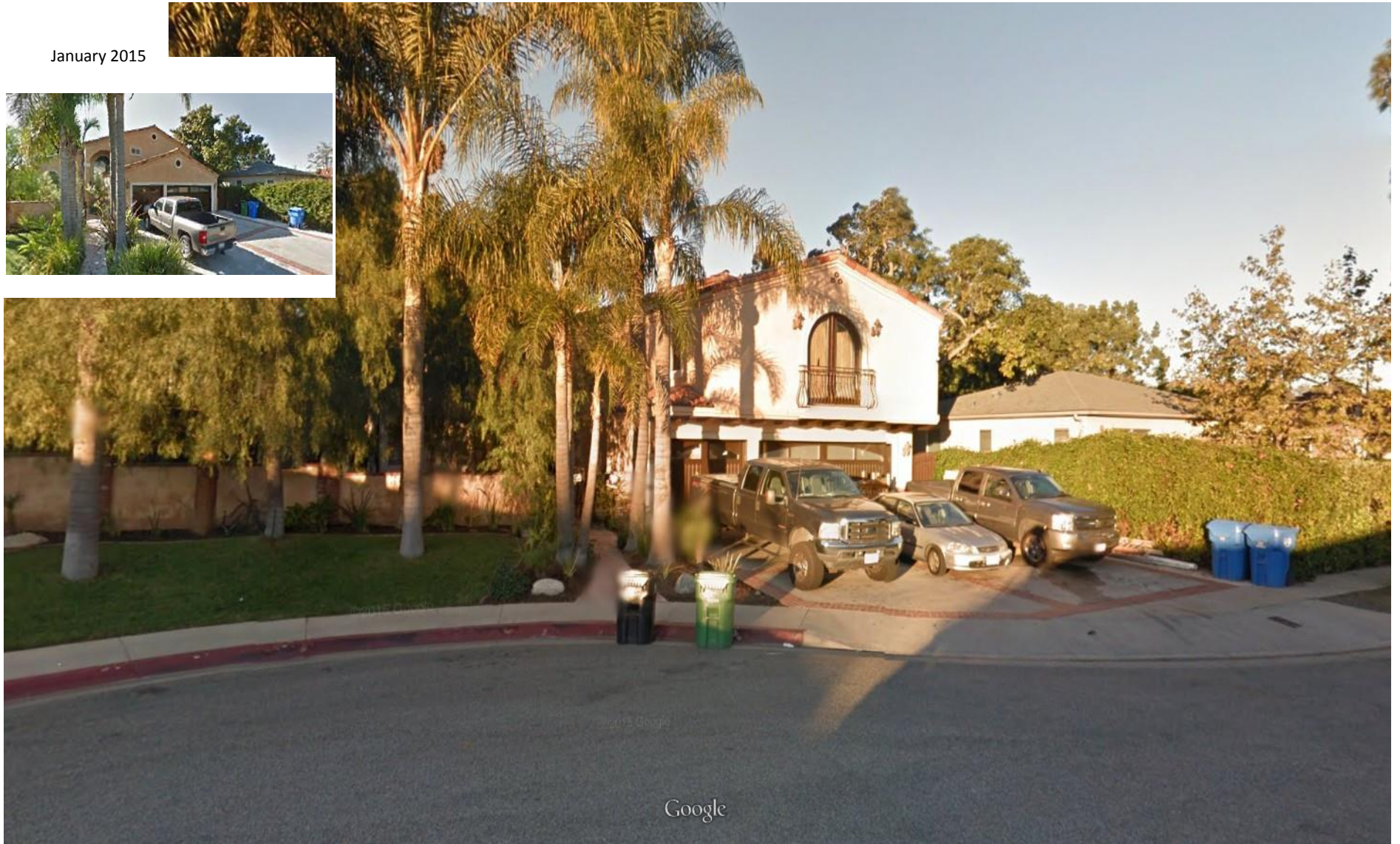
1



2

Unavailable

January 2015



March 2015



February 2011



5

January 2015



February 2011



6



7



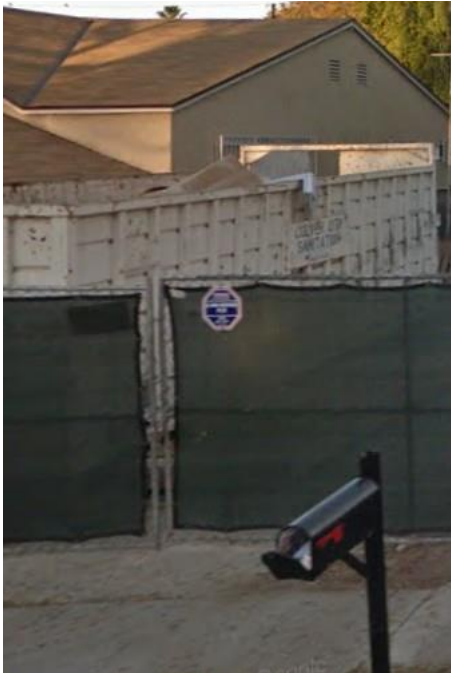




January 2015



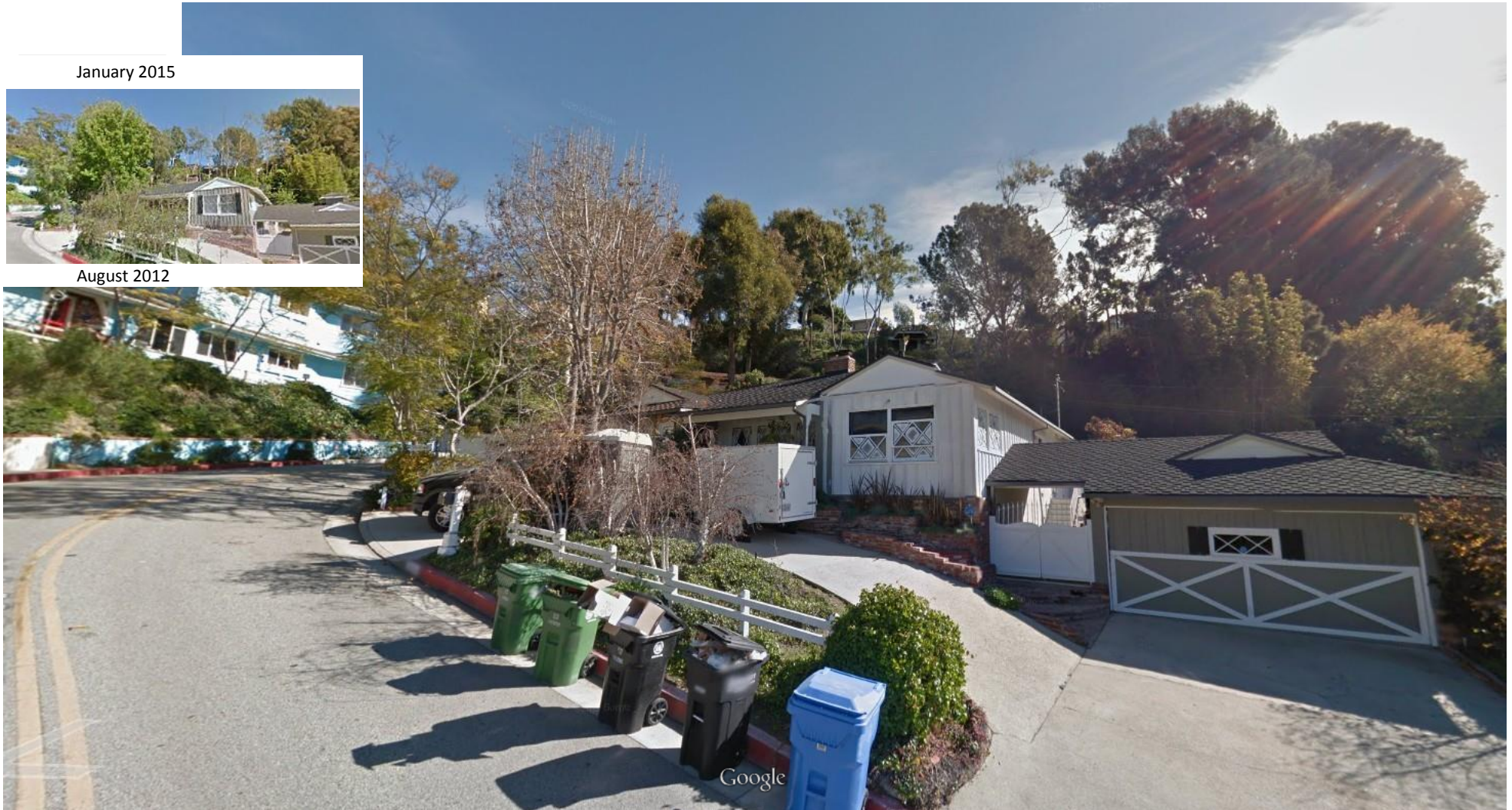
February 2011



January 2015



August 2012

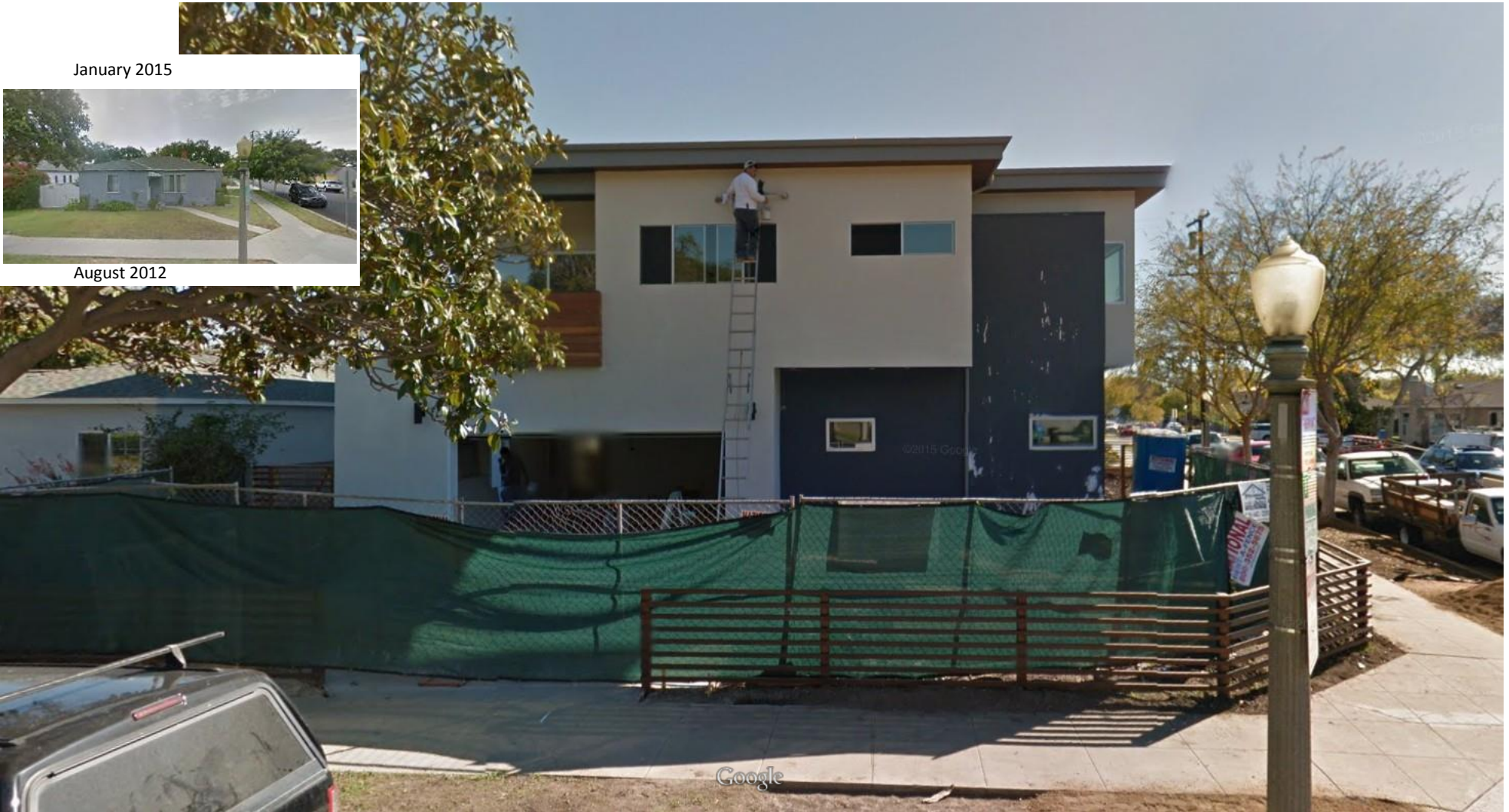




January 2015



August 2012



January 2015



February 2011





January 2015



February 2011





January 2015



June 2011



January 2015



August 2012









January 2015



June 2011

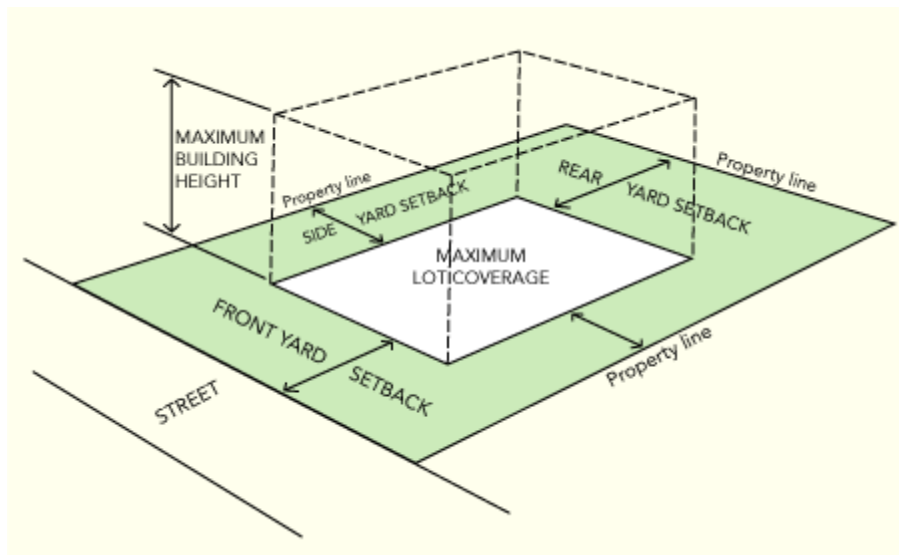








Building Envelope



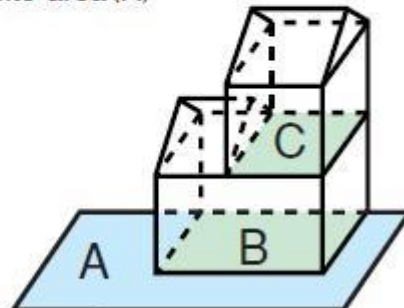
Calculations

● Floor-Area Ratio (FAR)

$$\text{FAR}(\%) = \frac{\text{total floor area (B+C)}}{\text{site area (A)}} \times 100$$

● Building Coverage Ratio (BCR)

$$\text{BCR}(\%) = \frac{\text{building area (B)}}{\text{site area (A)}} \times 100$$

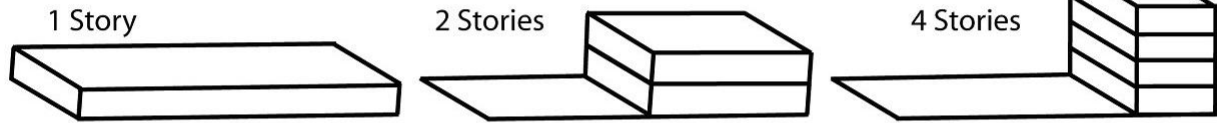


Floor Area Ratio

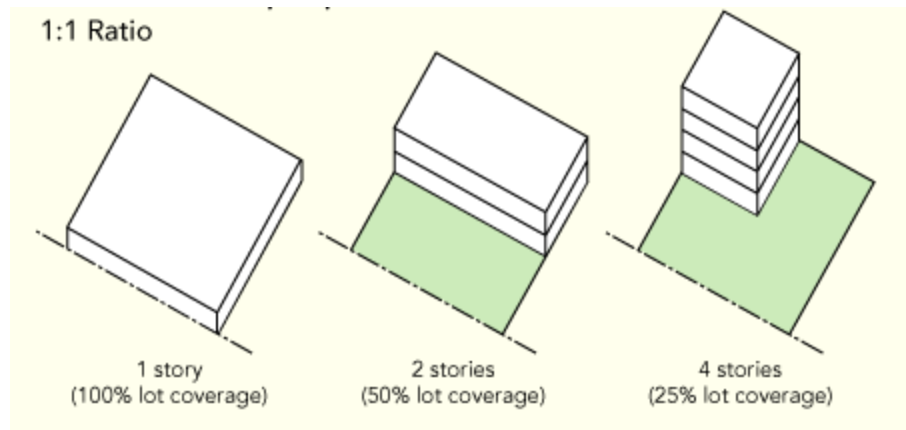
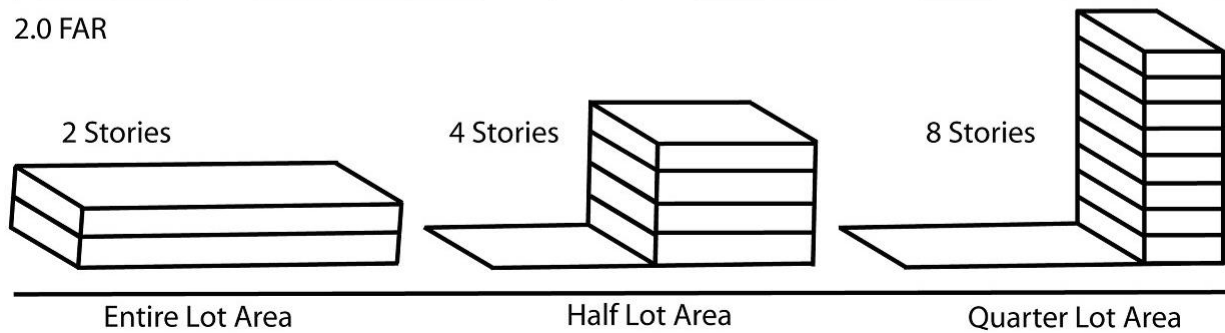
0.5 FAR



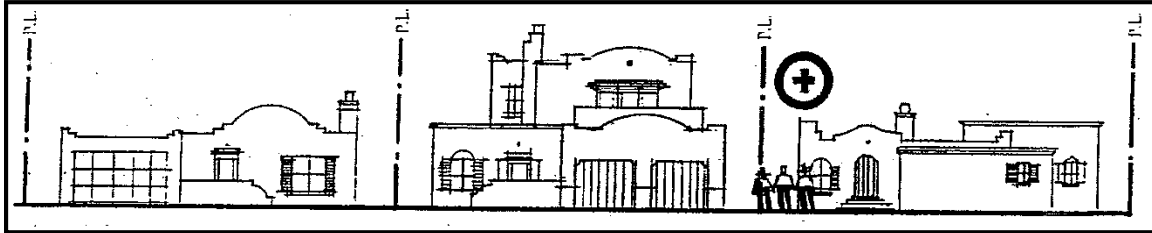
1.0 FAR



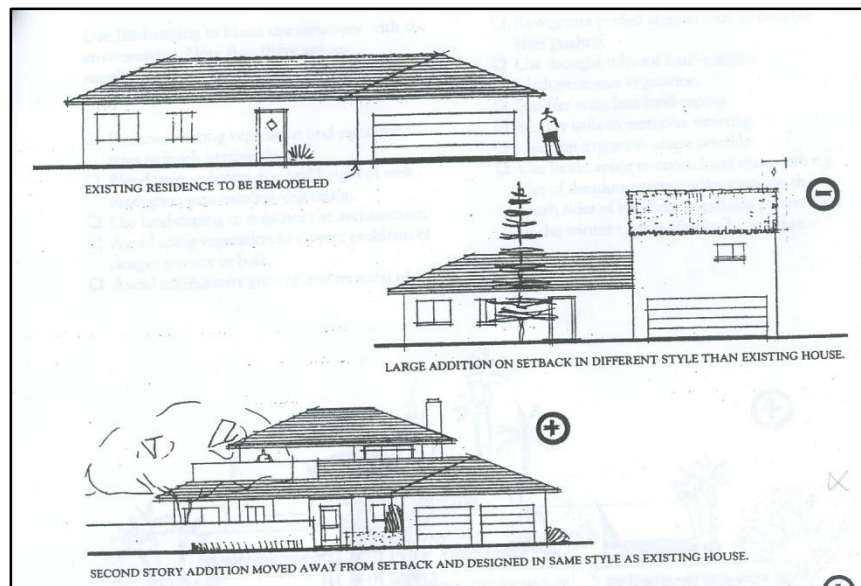
2.0 FAR

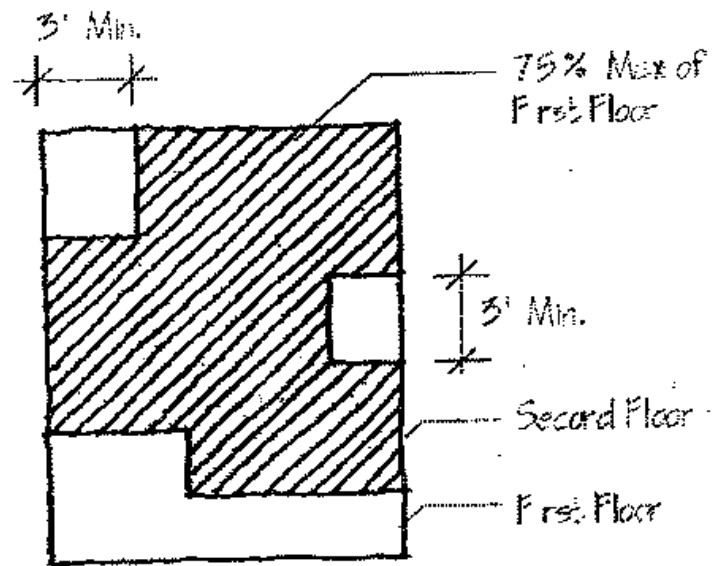


Upper Floor Step Backs



Addition consistent with existing structure



Second Floor as a percentage of First Floor

Plan (Not to Scale)

