

ATTACHMENT 6

Summary

Single Family Mass and Bulk Recommendations Report

Reducing Single Family Mass and Bulk Recommendations Report

October 22, 2013

Summary of Consultant Recommendations

	Consultant Recommendations	Included in Draft Ordinance?
1	Add definitions for "Principal Residential Buildings" and "Architectural Projections" to the Zoning Code	No
2	Adjust the definition of height so it is always based on average ground level	No
3	Require modulation of front yard facing facades	No
4	Adjust height standards - reduce the maximum roof plate height near property lines	Yes; ordinance includes similar concept with different height standards
5	Limit the size of second floor in relation to the principal building area and the first floor area	No
6	Eliminate encroachment in required setbacks for architectural projections	Partial; ordinance prohibits lightwells in setbacks except for rear and street side setbacks; prohibits most encroachments in 9'-wide required side setback
7	Add setback standards for porte cocheres	Partial; ordinance requires porte cocheres to be set back from front façade
8	Increase side yard setbacks for residences south of Santa Monica Blvd.	Yes; ordinance requires nine-foot setback to extend through the property
9	Add landscape standards including required landscaped setback for front yard fences and walls, required mature trees, and required landscaping in side setback	Yes; ordinance includes slightly different standards
10	Relate maximum allowed basement floor area to above-grade scale and mass	No
11	Add standards to reduce visibility of driveway ramps and stairs and garage entrances as viewed from the street	No
12	Relate compliance with certain development standards to ability to receive streamlined review	A version of this is included as a request in Planning Commission Resolution
13	Consider increases to the parking requirements for homes with more than six bedrooms	Yes; ordinance includes slightly different parking requirements