



CITY OF HUNTINGTON BEACH

City Council Interoffice Communication

To: Honorable Mayor and City Council Members
From: Grace Winchell, City Council Member *GW*
Date: November 24, 2004
Subject: **"H" ITEM FOR THE DECEMBER 6, 2004, CITY COUNCIL MEETING - LIMIT MAXIMUM BUILDING FLOOR AREA RATIO (FAR) FOR SINGLE-FAMILY RESIDENTIAL UNITS**

STATEMENT OF ISSUE:

The city has experienced an increase in the number of additions/expansions to existing single-family residences in existing, established residential neighborhoods. Some of these additions have included additional stories resulting in structures that are out of character and scale for the neighborhood.

In order to address this issue, it is recommended that a maximum floor area ratio (FAR) be included as a development standard in the RL districts only. This would limit the size and bulk of residential structures proportionate to the size of the lot. Such an ordinance would not affect existing homes that may not comply because there is existing language in the zoning code that addresses non-conforming structures. It will also not affect single-family homes in specific plan areas.

RECOMMENDED ACTION:

"Direct the Director of Planning to bring back to the Council an ordinance limiting the FAR to .5 for low density residential (RL) districts."

xc: Penny Culbreth-Graft, City Administrator
William P. Workman, Assistant City Administrator
Joan Flynn, City Clerk
Howard Zelefsky, Director of Planning
Ross Cranmer, Director of Building & Safety

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*Councilmember Winchell's
Item for 12/6/04 meeting*