

Hillside Code Update

Topic No. 4

- Should the footprint of a structure be included in the disturbed area calculation?
- During the December 20th Planning Commission meeting, there was discussion and concern that including the building footprint as disturbance would create a Proposition 207 issue. The Commission identified that further review is needed and requested that staff provide several case studies comparing the current and proposed disturbance calculations to help evaluate the impact of the proposed changes.
- The following information is comparison of several projects identifying the amount of disturbance under current code and identifying the amount of disturbance if the building footprint is included in the disturbance calculation.

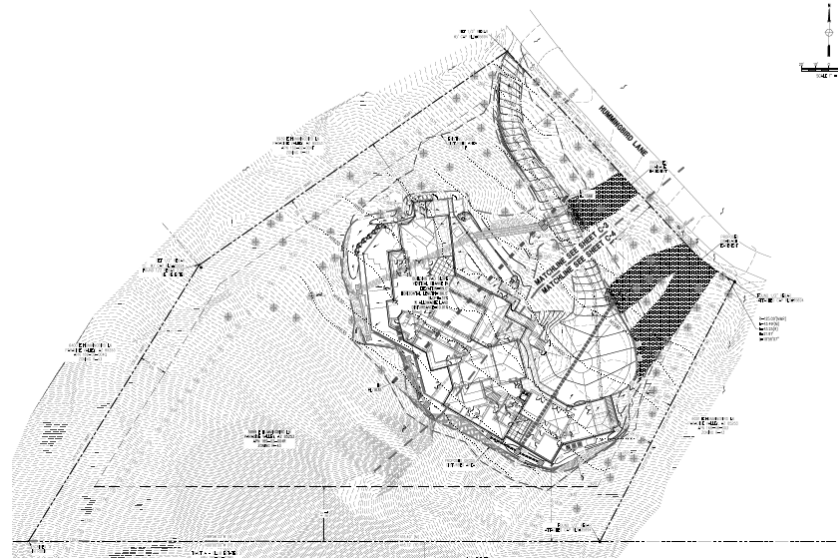
Example 1

Current Code

Description	Quantities
Area of Lot	1.42 acres or 110,454 Sq. Ft.
Area Under Roof	17,369 Sq. Ft.
Proposed Floor Area Ratio	15.4%
Building Site Slope	37%
Allowable Disturbed Area	11,056 Sq. Ft. (10.01%)
Proposed Disturbed Area	11,056 Sq. Ft. (10.01%)

Potential Code

Description	Quantities
Area of Lot	1.42 acres or 110,454 Sq. Ft.
Area Under Roof	17,369 Sq. Ft.
Proposed Floor Area Ratio	15.4%
Building Site Slope	37%
Allowable Disturbed Area	11,056 Sq. Ft. (10.01%)
Proposed Disturbed Area	23,336 Sq. Ft. (21.1%)



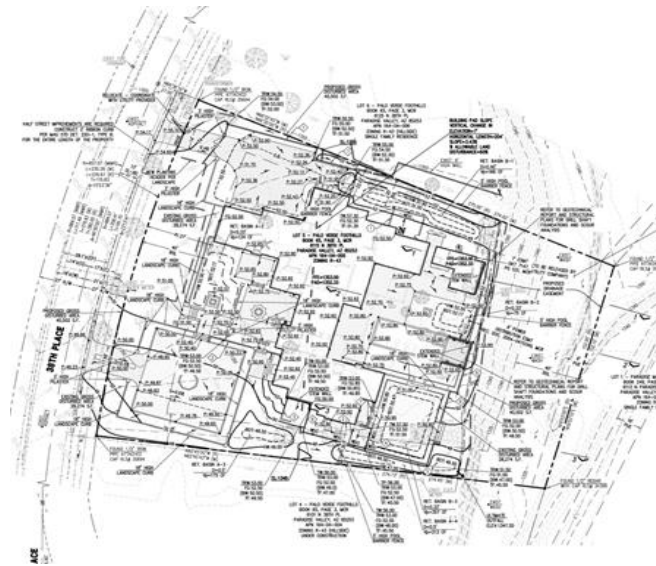
Example 2

Current Code

Description	Quantities
Area of Lot	1.22 acres or 53,076 Sq. Ft.
Area Under Roof	11,505 Sq. Ft.
Proposed Floor Area Ratio	21.67%
Building Site Slope	21.18%
Allowable Disturbed Area	31,846 Sq. Ft. (60.0%)
Proposed Disturbed Area	30,144 Sq. Ft. (56.8%)

Potential Code

Description	Quantities
Area of Lot	1.22 acres or 53,076 Sq. Ft.
Area Under Roof	11,505 Sq. Ft.
Proposed Floor Area Ratio	21.67%
Building Site Slope	21.18%
Allowable Disturbed Area	31,846 Sq. Ft. (60.0%)
Proposed Disturbed Area	36,831 Sq. Ft. (69.4%)



Example 3

Current Code

Description	Quantities
Area of Lot	1.75 acres or 76,483 Sq. Ft.
Area Under Roof	7,153 Sq. Ft.
Proposed Floor Area Ratio	9.35%
Building Site Slope	20.4%
Allowable Disturbed Area	14,685 Sq. Ft. (19.2%)
Proposed Disturbed Area	13,917 Sq. Ft. (18.2%)

Potential Code

Description	Quantities
Area of Lot	1.75 acres or 76,483 Sq. Ft.
Area Under Roof	7,153 Sq. Ft.
Proposed Floor Area Ratio	9.35%
Building Site Slope	20.4%
Allowable Disturbed Area	14,685 Sq. Ft. (19.2%)
Proposed Disturbed Area	18,612 Sq. Ft. (24.3%)

