

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.

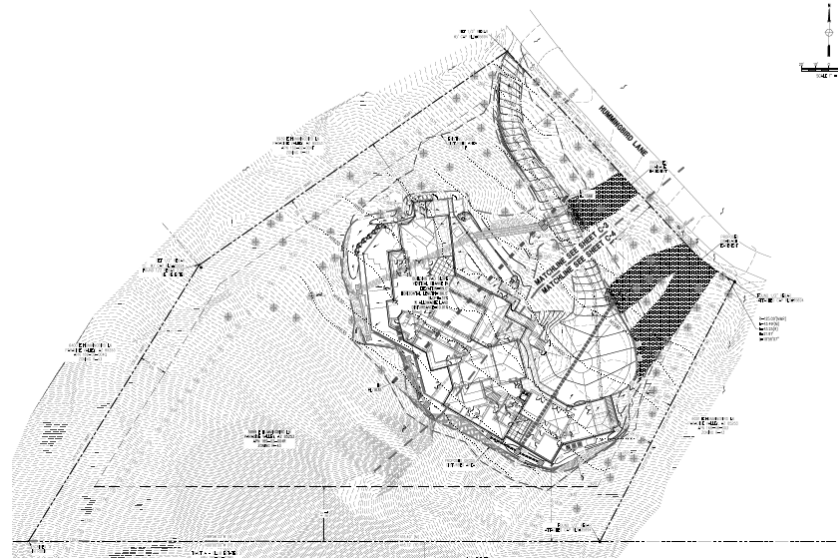
Example 1

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%) |



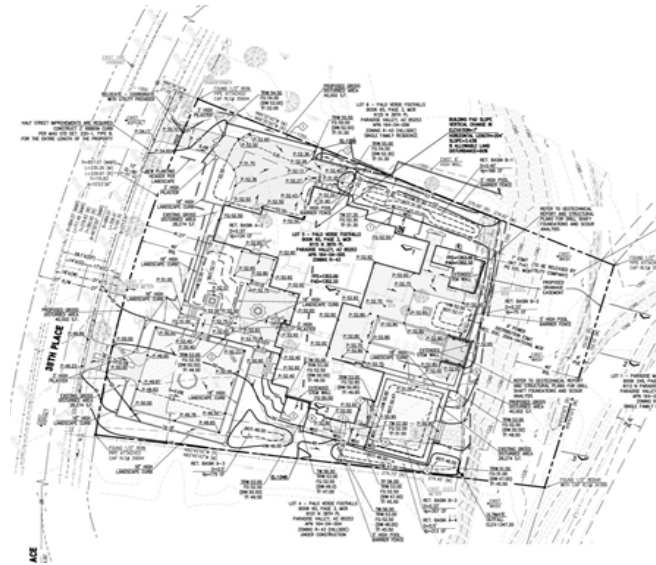
Example 2

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%) |

