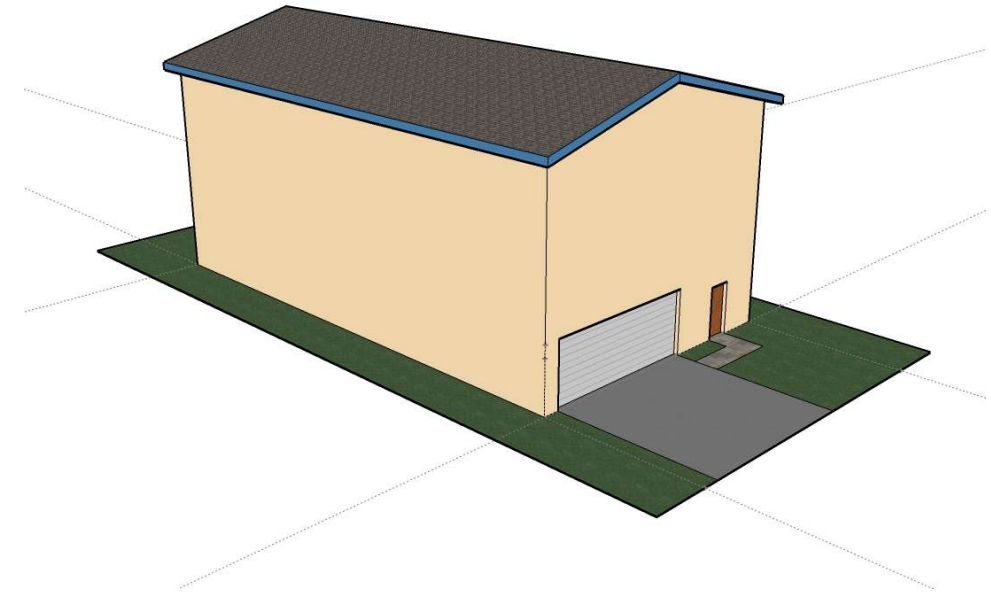


Floor Area Ratio and the Proportional Stories Rule

Current Zoning Code



Floor Area Ratio

3:1
Allowable Floor Area is less than or equal to three times the Buildable Area, including the first 400 sq ft of garage

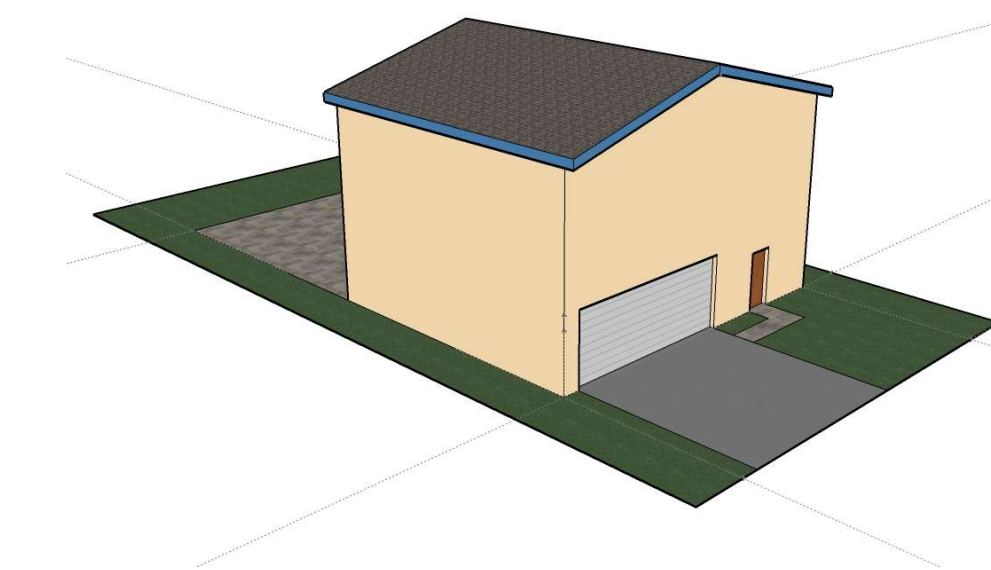
Process

By Right
Department of Building and Safety

Total Development Potential

Height Intervals **3:1**
Up to 18 feet 2,600 sq ft
Up to 28 feet 4,940 sq ft
Up to 33 feet 7,020 sq ft

Proposed Initial FAR

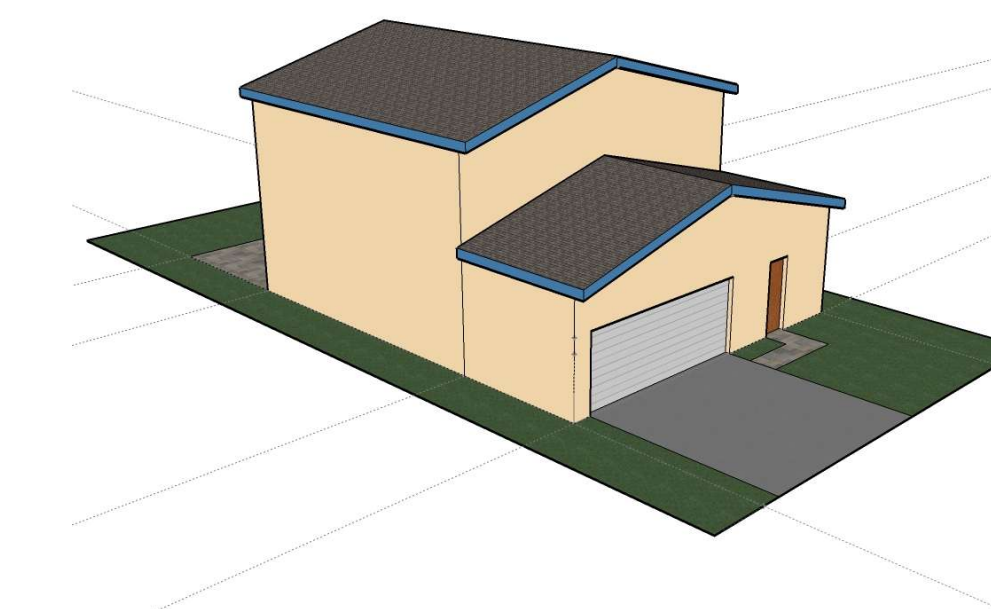


1:1
Allowable Floor Area is less than or equal to Buildable Area, not including the first 400 sq ft of garage

By Right
Department of Building and Safety

Height Intervals **1:1**
Up to 18 feet 2,600 sq ft
Up to 28 feet 2,470 sq ft
Up to 33 feet 2,340 sq ft

Proportional Stories Rule Bonus

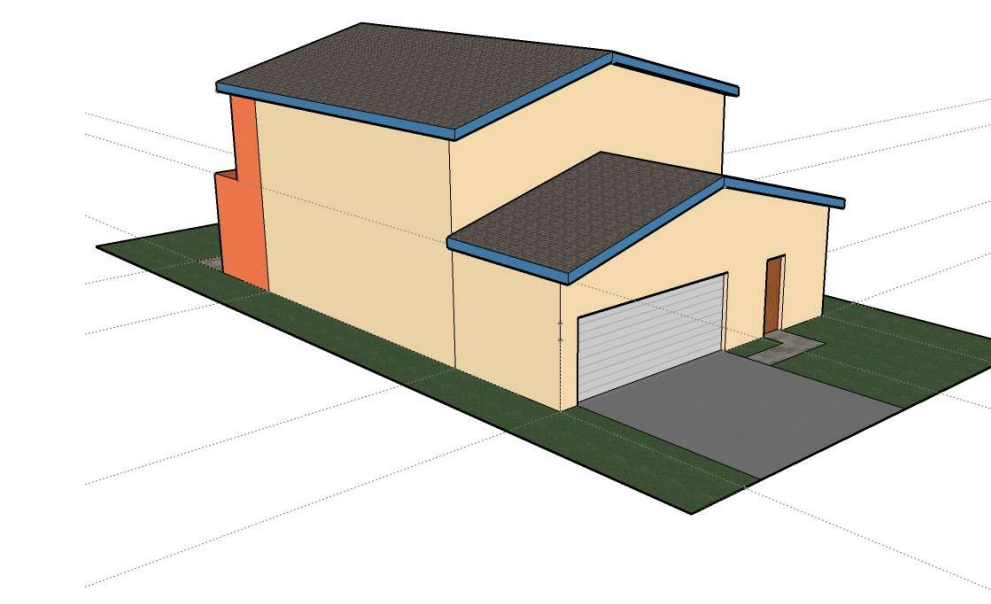


1.25:1
Allowable Floor Area is 1.25 times the Buildable Area, not including the first 400 sq ft of garage

By Right
Department of Building and Safety verifies Proportional Stories Rule (PSR)

Height Intervals **1.25:1**
Up to 18 feet 2,600 sq ft
Up to 28 feet 3,088 sq ft
Up to 33 feet 2,925 sq ft

Minor Residential Plan Review

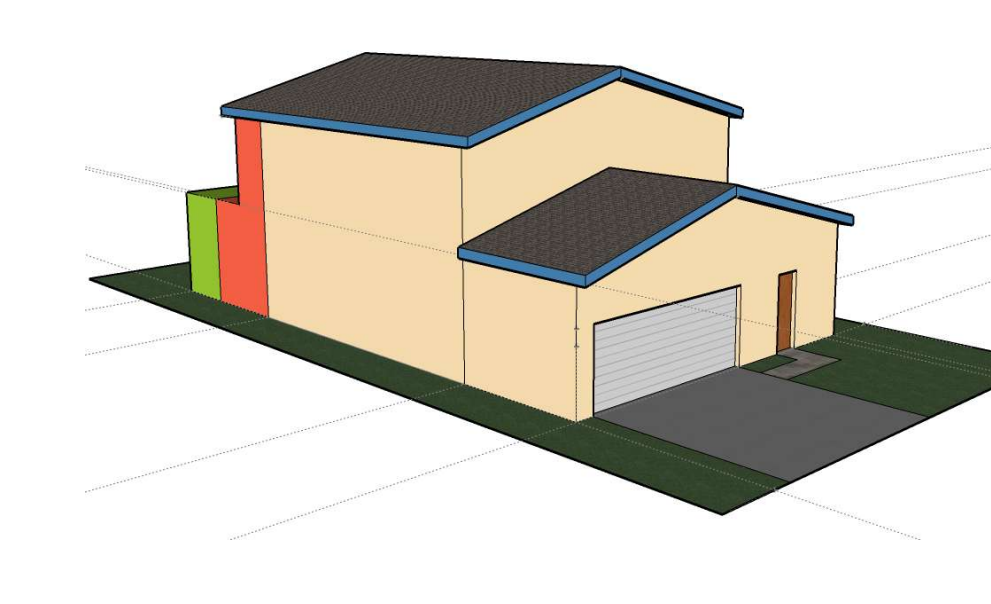


1.5:1
Allowable Floor Area is up to 1.5 times the Buildable Area, not including the first 400 sq ft of garage

Department of City Planning reviews PSR
Does not require public hearing
Adjacent property owners notified of decision
Appeals go to the Area Planning Commission

Height Intervals **1.5:1**
Up to 18 feet 2,600 sq ft
Up to 28 feet 3,705 sq ft
Up to 33 feet 3,510 sq ft

Full Residential Plan Review



Greater than 1.5:1
Allowable Floor Area is between 1.5 and 3 times the Buildable Area, not including the first 400 sq ft of garage

Area Planning Commission reviews all cases
Department of City Planning reviews PSR
Requires public hearing with Area Planning Commission or Hearing Officer
Property owners within 100' notified of decision
Appeals go to City Council

Height Intervals **Greater than 1.5:1**
Up to 18 feet 2,600 sq ft
Up to 28 feet 4,940 sq ft
Up to 33 feet 7,020 sq ft