

ATTACHMENT 5

**Standards vs. Guidelines Options Comparison
Homes Proposing Over 100% of the Maximum FAR**

	Proposed Guidelines (over 85% FAR projects)	Proposed Standards/Regulations (over 100% FAR projects)
Planning Commission Modification	Not required.	Required.
Submittal fees	Modestly higher fee than standard projects for special ABR review.	Significantly higher review fee than standard projects for Planning Commission Mod. review.
ABR vote	Same as for standard requirements: simple majority approval vote required.	Supermajority of voting members required.
20 closest homes analysis	Standard Assessor's report	Full current available data to be researched
Photo streetscape	Panoramic streetscape photo presentation.	Photo simulation of proposed project included in streetscape photo presentation
Streetscape drawings	Outline silhouettes of building only of streetscape drawing	Outline silhouettes which include window and door outlines
Three dimensional graphics	Perspective drawing or model	Model or computer model
Landscape Plans	Required	Required
Story poles	Likely to be required	Full level of story poles required
Neighbor workshop	Required prior to first ABR hearing.	None required

Parcels Developed with Single Family Homes within Lot Size Ranges by Neighborhood

Infill* Neighborhood	Total SFR Parcels	<=7,500 Sq. Ft.	%	<=9,000 Sq. Ft.	%	<=10,000 Sq. Ft.	%	<=11,000 Sq. Ft.	%	<=12,000 Sq. Ft.	%	<=15,000 Sq. Ft.	%
1 Downtown	10	7	70.0	8	80.0	9	90.0	9	90.0	10	100.0	10	100.0
2 East Beach	10	8	80.0	9	90.0	9	90.0	9	90.0	9	90.0	9	90.0
3 East Mesa	1049	597	56.9	839	80.0	883	84.2	914	87.1	944	90.0	990	94.4
4 East San Roque	1051	562	53.5	825	78.5	912	86.8	963	91.6	996	94.8	1028	97.8
5 Eastside	1089	812	74.6	929	85.3	955	87.7	987	90.6	1030	94.6	1061	97.4
6 Hidden Valley	292	21	7.2	152	52.1	193	66.1	226	77.4	246	84.2	264	90.4
7 Hitchcock	243	126	51.9	196	80.7	214	88.1	219	90.1	224	92.2	237	97.5
8 Hope	452	152	33.6	323	71.5	364	80.5	396	87.6	417	92.3	436	96.5
9 Laguna	369	314	85.1	342	92.7	353	95.7	356	96.5	358	97.0	363	98.4
10 Lower East	101	93	92.1	98	97.0	98	97.0	98	97.0	101	100.0	101	100.0
11 Lower Riviera	583	273	46.8	350	60.0	387	66.4	415	71.2	439	75.3	483	82.8
12 Lower State	28	25	89.3	25	89.3	27	96.4	27	96.4	27	96.4	27	96.4
13 Lower West	187	164	87.7	182	97.3	182	97.3	183	97.9	186	99.5	187	100.0
14 Milpas	39	39	100.0	39	100.0	39	100.0	39	100.0	39	100.0	39	100.0
15 North State	2	1	50.0	2	100.0	2	100.0	2	100.0	2	100.0	2	100.0
16 Oak Park	510	385	75.5	449	88.0	470	92.2	486	95.3	501	98.2	508	99.6
17 Samarkand	499	124	24.8	312	62.5	381	76.4	420	84.2	458	91.8	483	96.8
18 San Roque	732	41	5.6	237	32.4	398	54.4	457	62.4	514	70.2	617	84.3
19 Upper East	543	162	29.8	239	44.0	276	50.8	319	58.7	338	62.2	411	75.7
20 Veronica Springs	47	7	14.9	42	89.4	45	95.7	47	100.0	47	100.0	47	100.0
21 West Beach	17	16	94.1	16	94.1	17	100.0	17	100.0	17	100.0	17	100.0
22 West Downtown	225	207	92.0	215	95.6	218	96.9	221	98.2	224	99.6	224	99.6
23 West Mesa	728	352	48.4	546	75.0	590	81.0	608	83.5	624	85.7	657	90.2
24 Westside	1457	1186	81.4	1294	88.8	1336	91.7	1372	94.2	1402	96.2	1418	97.3
Total	10263	5674	55.3	7669	74.7	8358	81.4	8790	85.6	9153	89.2	9619	93.7

This table is arranged by neighborhoods with single family lots, listed in the left-most column. The number of lots underneath a certain lot size is shown in subsequent columns. The percent of the lots within each lot size category is also shown. Shading indicates the smallest lot size range on the table where 80% or more of a neighborhood's single family home parcels are included within the listed lot size range. 19 out of 24 Infill neighborhoods reach this point when up to 10,000 square foot lots are included. (The five Infill neighborhoods with larger lot size ranges are: Hidden Valley, Lower Riviera, Samarkand, San Roque and Upper East neighborhoods.)

Hillside* Neighborhood	Total SFR Parcels	<=7,500 Sq. Ft.	%	<=9,000 Sq. Ft.	%	<=10,000 Sq. Ft.	%	<=11,000 Sq. Ft.	%	<=12,000 Sq. Ft.	%	<=15,000 Sq. Ft.	%
1 Alta Mesa	1039	159	15.3	275	26.5	419	40.3	615	59.2	700	67.4	832	80.1
2 Bel Air	485	51	10.5	77	15.9	111	22.9	154	31.8	203	41.9	311	64.1
3 Campanil	299	7	2.3	39	13.0	59	19.7	68	22.7	76	25.4	92	30.8
4 Cielito	518	22	4.2	50	9.7	64	12.4	81	15.6	85	16.4	110	21.2
5 Eucalyptus Hill	640	24	3.8	42	6.6	55	8.6	74	11.6	95	14.8	191	29.8
6 Foothill	244	7	2.9	9	3.7	9	3.7	9	3.7	9	3.7	19	7.8
7 Riviera	731	44	6.0	85	11.6	124	17.0	145	19.8	166	22.7	263	36.0
Total	3956	314	7.9	577	14.6	841	21.3	1146	29.0	1334	33.7	1818	46.0

*These neighborhoods are generally Infill and Hillside, the Hillside Design District boundary does not follow neighborhood boundaries.





