EXHIBIT F

FLOOR AREA RATIO GUIDELINES
ANALYSIS FOR 121 BROOKLINE

EXHIBIT F

FLOOR AREA RATIO GUIDELINES ANALYSIS FOR 121 BROOKLINE

The maximum allowed floor area for a 7,482 square foot lot is 2,634 square feet under the Town's floor area ratio (FAR) guidelines. The existing home at 121 Brookline has a total floor area of 3,268 square feet, which includes 1,752 square feet on the main floor, 1,034 square feet on the lower floor and a 482 square foot garage. The existing home is already 634 square feet over the maximum floor area. The proposed 540 square foot addition will expand the home to a total floor area of 3,808 square feet, which is 1,174 square feet over the maximum allowed. The proposed expansion of the home would be a 19.38% increase in habitable floor area, not including the garage area. If the variance is approved, the Design Review Board will need to consider an exception to allow the home to exceed the FAR guidelines.

Under Section VI of the Town's FAR guidelines, the Design Review Board should not grant a modification to the FAR standard for projects with one or more of the following adverse design characteristics:

1. Any building addition that requires a variance to a front, side or rear yard property line setback.
   Comment: *The existing home does not comply with the required front and side yard building setbacks for the 3-DUA zoning district. When the Moraga Country Club (MCC) project was originally approved as a planned unit development in Contra Costa County, it was conceived as a cluster townhouse project. All the hillside homes are detached homes, but many have side yards of only 5 or 6 feet and front yards of only 10 feet or less. The eave lines on many of the homes in the MCC encroach into the building setbacks, which does not comply with the November 14, 2001 interpretation by the Town Council for the definition of "yard" under Section 8.04.020 of the Municipal Code. When the MCC homes were built, the side yard setback was measured to the foundation line.*

   The requirement for a variance to expand the home on the south side would be considered an "adverse design characteristic" where a modification to the FAR standard should not be granted. However there are some special circumstances in this case. The existing home is already over the FAR. The applicant's original plan avoided the need for a variance by adding behind the garage on the north side. The neighbor's objections to an addition on the north side forced the applicant to change the addition to the south side where there are no other adjacent homes. The operative word in the FAR guidelines is "should" and not "shall"; therefore, the DRB could grant a FAR modification if the other required findings can be made.

2. The use of multiple or stacked retaining walls or retaining walls higher than three (3) feet to create level yard areas on hillside lots.
   Comment: *The project does not include any stacked retaining walls.*

The average floor areas in the table below do not include additional area for rooms that exceed 15 feet in height because this information is not in the Town's GIS data system.

Lots within 300-ft. subject to FAR Guidelines						
Address	**Lot Area**	**Floor Area**	**Garage**	**Total Area**	**FAR Max**	**Over-Under**
110 Brookline	4,968	1,819	484	2,303	1,900	403
111 Brookline	6,860	2,828	473	3,301	2,461	840
112 Brookline	5,451	1,819	484	2,303	2,030	273
113 Brookline	6,370	3,424	484	3,908	2,281	1,566
114 Brookline	5,320	2,029	484	2,513	1,965	483
115 Brookline	6,432	2,828	473	3,301	2,342	899
117 Brookline	7,644	3,424	484	3,908	2,690	1,218
119 Brookline	5,916	3,424	484	3,908	2,157	1,751
116 Brookline	6,144	1,875	484	2,359	2,220	78
1843 St Andrews Dr.	7,150	3,424	484	3,908	2,520	1,566
1844 St Andrews Dr.	6,300	1,819	484	2,303	2,281	-99
1849 St Andrews Dr.	5,607	2,828	473	3,301	2,094	1,207
1850 St Andrews Dr.	5,976	2,029	484	2,513	2,157	356
1855 St Andrews Dr.	6,392	1,903	494	2,397	2,281	-5
1861 St Andrews Dr.	5,720	2,828	473	3,301	2,094	1,020
1867 St Andrews Dr.	7,020	3,424	484	3,908	2,520	1,274
1873 St Andrews Dr.	9,870	1,887	504	2,391	3,253	-862
1879 St Andrews Dr.	5,859	3,424	484	3,908	2,157	1,814
1885 St Andrews Dr.	5,734	3,066	473	3,539	2,094	1,382
1891 St Andrews Dr.	5,985	3,424	484	3,908	2,157	1,751
1897 St Andrews Dr.	6,720	1,887	504	2,391	2,402	-70
109 La Quinta	5,110	2,028	462	2,490	1,900	590
111 La Quinta	7,920	2,032	462	2,494	2,745	-464
112 La Quinta	6,100	3,424	484	3,908	2,220	1,814
114 La Quinta	7,280	1,720	494	2,214	2,577	-247
116 La Quinta	5,661	2,828	473	3,301	2,094	899
118 La Quinta	6,480	3,424	484	3,908	2,342	1,627
AVERAGES	**6,370**	**2,625**	**482.1481**	**3,107**		

121 Brookline before and after additions						
Address	**Lot Area**	**Floor Area**	**Garage**	**Total Area**	**FAR Max**	**Over-Under**
Existing Home	7,482	2,786	482	3,268	2,634	634
Proposed Home	7,482	3,326	482	3,808	2,634	1,174