

7028 Scripps Crescent Street (APN 073-184-013)
Case No. 19-143-DRB
As-Built & Proposed Second Story Addition & Deck

Gross Floor Area and Floor-Area Ratios (FARs) for Nearby Residences

| RESIDENCE NUMBER | FLOOR AREA (SF) | LOT SIZE (SF) | MAX FAR (SF) | FAR EXCEEDANCE (SF) | % OF MAX FAR | NOTES |
|---|-----------------------|---------------------|--------------------|---------------------------|--------------------|--|
| 7028 SCRIPPS CRESCENT (RESIDENCE #1) | | | | | | |
| ASSESSOR DATA | 2,501 | 7,405 | 2,281 | 220 | 109.6% | Nearly identical to "As Built" Plans. |
| "EXISTING" | 2,325 | 7,405 | 2,281 | 44 | 101.9% | See note below. |
| "AS-BUILT" | 2,496 | 7,405 | 2,281 | 215 | 109.4% | Likely a much closer to match to what was originally approved than the "Existing" values reported above. |
| PROPOSED FOR 12/10/19 DRB HEARING | 2,922 | 7,405 | 2,281 | 641 | 128.1% | |
| PROPOSED FOR 1/28/20 DRB HEARING | 2,747 | 7,405 | 2,281 | 466 | 120.4% | Appears to be entirely located within the existing (permitted) unfinished attic space. |
| OTHER TWO-STORY RESIDENCES WITHIN THE FIRST UNIVERSITY VILLAGE HOA | | | | | | |
| <u>2</u> | <u>2,413</u> | <u>6,969</u> | <u>2,171</u> | <u>242</u> | <u>111.1%</u> | Has a permitted rear-yard addition that received a variance (23 feet to rear property line). Suspect Assessor data is incorrect. |
| 3 | 1,471 | 6,969 | 2,171 | (700) | 67.7% | |
| 4 | 2,197 | 6,969 | 2,171 | 26 | 101.2% | |
| 5 | 2,197 | 6,969 | 2,171 | 26 | 101.2% | |
| 6 | 2,197 | 7,405 | 2,281 | (84) | 96.3% | |
| 7 | 2,197 | 8,712 | 2,587 | (390) | 84.9% | |
| 8 | 2,328 | 7,405 | 2,281 | 47 | 102.0% | |
| 9 | 2,197 | 6,969 | 2,171 | 26 | 101.2% | |
| 10 | 2,197 | 8,712 | 2,587 | (390) | 84.9% | |
| 11 | 2,197 | 7,405 | 2,281 | (84) | 96.3% | |
| 12 | 2,197 | 7,405 | 2,281 | (84) | 96.3% | |
| 13 | 2,322 | 7,405 | 2,281 | 41 | 101.8% | |
| 14 | 2,009 | 10,018 | 2,833 | (824) | 70.9% | |

| OTHER NOTABLE ONE-STORY RESIDENCES WITHIN THE FIRST UNIVERSITY VILLAGE HOA | | | | | | |
|---|--------------|--------------|--------------|------------|---------------|--|
| 15 | 2,574 | 7,840 | 2,390 | 184 | 107.7% | Is located within the First University Village HOA. Floor area does not include a rear-yard second-story deck that is only accessible via a rear-yard spiral staircase; this was permitted by the County in 1999. |
| THE FOLLOWING EXAMPLES ARE NOT WITHIN THE 1 ST UNIVERSITY VILLAGE HOA, BUT ARE WITHIN THE GENERAL "NEIGHBORHOOD" OF THE HOA AS THEY ARE SEPARATED ONLY BY A SINGLE, LOCAL ROAD | | | | | | |
| 16 | 2,728 | 12,196 | 3,130 | (402) | 87.2% | Property is located on Pacific Oaks Road (one street over from Scripps Crescent) and is located across the street from residences that are clearly within the HOA. Should be considered as part of the general "neighborhood." |
| 17 | 2,728 | 11,761 | 3,077 | (349) | 88.7% | Middle of the next contiguous block to the west of Scripps Crescent. |
| <u>18</u> | <u>3,024</u> | <u>8,276</u> | <u>2,491</u> | <u>533</u> | <u>121.4%</u> | West side of the next contiguous block to the west of Scripps Crescent. |
| 19 | 2,151 | 7,840 | 2,390 | (239) | 90.0% | West side of the next contiguous block to the west of Scripps Crescent. |
| 20 | 2,319 | 7,840 | 2,390 | (71) | 97.0% | Middle of the next contiguous block to the west of Scripps Crescent. |
| 21 | 2,439 | 8,276 | 2,491 | (52) | 97.9% | Middle of the next contiguous block to the west of Scripps Crescent. |
| <u>22</u> | <u>2,633</u> | <u>7,405</u> | <u>2,281</u> | <u>352</u> | <u>115.4%</u> | Middle of the next contiguous block to the west of Scripps Crescent. |
| 23 | 2,819 | 9,147 | 2,676 | 143 | 105.3% | Middle of the next contiguous block to the west of Scripps Crescent. |
| 24 | 2,185 | 6,534 | 2,050 | 135 | 106.6% | There are several residences with this floor plan spread throughout the next contiguous block to the west of Scripps Crescent. |

Legend:

Bold indicates the residence is larger than the proposed As-Built layout.

Underline-italics indicates the residence exceeds the proposed As-Built's FAR.

Noteworthy Observations:

1. It appears that a total of 14 of the 92 residences within the First University Village HOA are two-story residences.
2. One residence (#15) within the HOA already has a permitted rear-yard, second-story deck with views into the rear yard of other residences within the HOA.
3. Both the residences, and the lots, are generally larger in the block immediately to the west of the HOA.
4. The As-Built second floor design would:
 - a. Not create the largest residence within the HOA; it would be exceeded by a single, one-story residence (#15).
 - b. Not have the greatest FAR within the HOA; it would be exceeded by a single, two-story residence (#2).
 - c. Have the 7th-greatest gross floor area among all single-family dwellings in the vicinity.
 - d. Have the fourth greatest FAR among all single-family dwellings in the area.
5. The Proposed (1/28/2020) second floor addition:
 - a. Would create the be largest residence within the HOA.
 - b. Would have roughly the same gross size as several of the residences in the development adjacent to (west of) the HOA. (As noted above, these residences are typically located on a larger lot.)
 - c. Would exceed the FAR of all but one residence in the block immediately to the west of the HOA.

Additional Notes:

Data were collected by manually reviewing imagery for two-story, single family residences in the area around the subject property. When a two-story residence was identified, data for the residence were collected from a separate mapping program that utilizes data available from the County's Assessor's office. All two-story residences within the HOA were reviewed, and most (but not all) two-story residences west of the HOA were reviewed. As such, this list should not be considered exhaustive.