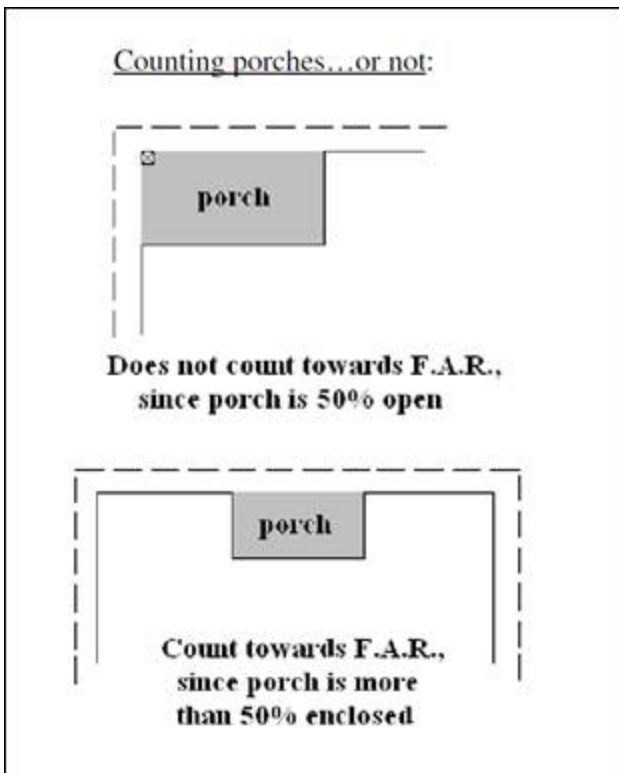


From: John Moniz
To: [John Baty](#)
Subject: Zoning Code Update Comment
Date: Tuesday, April 03, 2018 7:59:06 AM

Hello John,

Firstly, I want to congratulate you on a really nice update to the zoning code. The combination of text and graphics provides the reader a clear understanding of the allowable uses and development standards of each zoning district. The only section I think we need to consider more is how FAR is calculated, specifically the inclusion of porches in floor area. My concern is that, in the economic performance of any residential project, if a square foot or porch is considered the same as a square foot or living space, then all builders will choose to build a larger home than a larger porch, as the square footage of the living space is how they (the builders) make projects profitable. A reasonable approach might be represented by the graphic below:

- Porches (covered) that are open on at least two sides not count as floor area (not including posts)
- Porches (covered) that are open to only one side count as floor area
- Another interpretation might be that any porch element covered by the primary roof is counted as floor area



I look forward to your presentation on the 10th.

John Moniz, CGBP
Senior Planner

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