

ATTACHMENT B
ZONING COMPARISON TABLE
800 San Antonio Road, 22PLN-00129

Table 1: COMPARISON WITH CHAPTER 18.16 (CS DISTRICT)
Residential Development Standards

| Regulation | Required | Existing | Proposed |
|--|---|--|--|
| Minimum Site Area, width and depth | None | APN 147-03-038 (800 San Antonio Road): 18,719 sf APN 147-03-043 (808-814 San Antonio Road): 19,475 sf | Resulting parcel: 38,194 sf 0.88 acres |
| Minimum Front Yard | 24 feet special setback | | 24 feet special setback |
| Special Setback (Front) | 24 feet – see Chapter 20.08 & zoning maps | ~18-20 feet | 24 feet |
| Rear Yard | 10 feet for residential portion of proposed project; none for commercial | ~56 feet to ~85 feet (varies for the three existing buildings across the site) | 10 feet with minor exceptions for portions of balconies |
| PC Special Requirement for Yards | 10' where opposite from a site in any RE, R-1, R-2, RM or applicable PC district, and separated therefrom by a street, alley, creek, drainage facility or other open area. For 60% or more residential projects, the minimum yard requirement shall be at least as restrictive as the yard requirements of the most restrictive residential district opposite such site line. | | Not Applicable/not adjacent to existing residential zone |
| Interior Side Yard | None | None | 5 feet both sides |
| Min. yard for lot lines abutting or opposite residential districts or residential PC districts | 10 feet ⁽²⁾ | Not Applicable | Not Applicable |
| Max. Site Coverage | 50% (19,097 sf) | 30.37% (11,600 sf) | 65% (24,526 sf) |
| | | | |

| | | | |
|---|--|---|---|
| Max. Building Height | 50 ft or 35 ft within 150 ft. of a residential district (other than an RM-40 or PC zone) abutting | ~12-14 feet (single story); site is not located within 50 feet of an RM-40 or PC Zone | 60 feet (55' top of roof, plus 5' parapet) 62 feet to top of equipment enclosure |
| PC Special Requirements for height | 50 ft when adjacent to RM-30, RM-40, 35 ft when adjacent to RE, R-1, R-2, RMD, RM, or PC | | Not Applicable/not adjacent to existing residential zone |
| Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone | None, as this site is not abutting a residential zone ⁽⁶⁾ | Not Applicable | Not Applicable/not adjacent to existing residential zone |
| PC Special Requirements for Daylight Plane | Non-residential uses abutting any RE, R-1, R-2, RM or any residential PC district – 10 ft and a 3:6 slope For >60% residential PC, the daylight planes may be identical to the daylight plane requirements of the most restrictive residential district abutting the site | | Not Applicable/not adjacent to existing residential zone |
| Residential Density | 30 du/ac per CS Zone 40 du/ac per Housing Element 107 du/ac per Housing Incentive Program | Not Applicable (currently exclusively commercial) | 87 DU/AC (76 units proposed) |
| Max. Floor Area Ratio (FAR) | 0.6:1 Residential (22,916 sf) 0.4:1 Commercial | 0.3:1 (11,600 sf) Commercial FAR | 2.99:1 (114,581 sf) 100% Residential FAR |
| Maximum Floor Area for HIP | In no event shall the Director approve a commercial FAR that exceeds the standard in Table 4 of Section 18.16.060(b) or a total FAR (including both residential and commercial FAR) in excess of 2.0 | | 2.99:1 (114,581 sf) 100% Residential FAR |
| Minimum Mixed-use Ground Floor Commercial FAR | 0.15:1 ⁽¹⁰⁾ 5,729.1 sf | Not Applicable | None provided |

(1) No parking or loading space, whether required or optional, shall be located in the first 10 feet adjoining the street property line of any required yard.

(2) Any minimum front, street side, or interior yard shall be planted and maintained as a landscaped screen excluding areas required

for access to the site. A solid wall or fence between 5 and 8 feet in height shall be constructed along any common interior lot line.

(6) The initial height and slope shall be identical to those of the most restrictive residential zone abutting the site line in question.

(10) In the CC(2) zone and on CN and CS zoned sites on El Camino Real, there shall be no minimum mixed use ground floor commercial FAR for a residential project, except to the extent that the retail preservation requirements of Section [18.40.180](#) or the retail shopping (R) combining district ([Chapter 18.30\(A\)](#)) applies.

18.16.080 Performance Standards. All development in the CS district shall comply with the performance criteria outlined in [Chapter 18.23](#) of the Zoning Ordinance, including all mixed use development

18.16.090 Context-Based Design Criteria. As further described in a separate attachment, development in a commercial district shall be responsible to its context and compatible with adjacent development, and shall promote the establishment of pedestrian oriented design.

| Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading) for Existing Commercial and Proposed Residential* | | | |
|---|--|-----------------|---------------------------|
| Type | Required | Existing | Proposed |
| Vehicle Parking | 1/1-bedroom unit 2/2-bedroom or larger unit 144 spaces total | N/A | 148 spaces, 76 EVSE ready |
| Bicycle Parking | 1 LT space per unit 76 spaces | N/A | 76 LT 8 ST |
| Loading Space | 1, for residential structures with >50 units | N/A | One |