

ATTACHMENT B
ZONING COMPARISON TABLE
788 San Antonio Road, 25PLN-00062

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

Regulation	CS w/HIP Zoning	19PLN-00079	Proposed PC
Minimum Site Area, width and depth	None	APN 147-03-041 (788 San Antonio Road): 22,622 sf APN 147-03-043 (796 San Antonio Road): 21,267 sf Resulting parcel: 43,414 sf .99 acre	No change
Minimum Front Yard (Leghorn Street)			
Street Side Yard (San Antonio Road)	24 feet special setback	25 feet	26 feet
Rear Yard	10 feet for residential portion of proposed project; none for commercial	10 feet	No change
Interior Side Yard	None	10 feet	No change
Min. yard for lot lines abutting or opposite residential districts or residential PC districts	10 feet ⁽²⁾	Complies/Not applicable	Complies adjacent to the 800 San Antonio PC
Max. Site Coverage	50% (21,707 sf) Or as approved by the Director of PDS as a part of a discretionary review under the HIP.	67.9% (29,467 sf)	67.9% (29,467 sf)
Max. Building Height	50 feet	49 feet 5 inches	85 feet
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	Complies/Not applicable	85 feet
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

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 Applicable
Residential Density	30 du/ac per CS Zone No maximum density per Housing Incentive Program	102 DU/AC (102 units proposed)	168 DU/AC (168 units proposed)
Maximum Floor Area for HIP	2.0:1, inclusive of a minimum of 1,500 sf commercial area (86,828 square feet)	2.0:1 (86,614 sf total) 2.98:1 (84,811 sf Residential) 0.02:1 (1,803 sf Commercial)	3.3:1 (189,884 sf total) 0 commercial proposed
Minimum Useable Open Space	150 sf per unit	Common Open Space Provided: 6,587 sf or 64.6 sf per unit Combined Total Private Balcony Open Space: 8,788 sf or 86.2 sf per unit Average total per unit meets 150 sf min sf	Common Open Space Provided: 6,474 sf or 38.5 sf per unit Private Open Space: 12,864 sf or 77 sf per unit Average total per unit 100 sf
Minimum Mixed-use Ground Floor Commercial FAR	1,500 sf ^(c)	1,803 sf	0 sf

(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.

(c) A high-density residential or mixed-use project in the CS zone district, but not within the Ground Floor (GF) or Retail (R) combining districts, shall be required to replace only 1,500 square feet of an existing Retail or Retail-Like use. For the purposes of this partial exemption, high-density shall mean 30 or more dwelling units per acre.

Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading) for Existing Commercial and Proposed Residential*			
Type	Required	19PLN-00079	Proposed
Vehicle Parking	1/1-bedroom unit	126 spaces required 126 spaces provided	199 spaces required 73 proposed

	2/2-bedroom or larger unit No parking required for commercial		
Bicycle Parking	1 LT space per unit .1 ST space per unit	102 LT and 12 ST required 102 LT and 18 ST provided	199 LT and 20 ST required 132 LT and 18 ST proposed
Loading Space	1, for residential structures with >50 units	Not applicable at time of approval	None proposed