

**ATTACHMENT B**  
**ZONING COMPARISON TABLE**  
70 Encina, 24PLN-00095

**Table 1: COMPARISON WITH CHAPTER 18.16 (CC DISTRICT)**  
**Mixed Use and Residential Development Standards**

<b>Regulation</b>	<b>Required CC Residential Standards</b>	<b>Existing</b>	<b>Proposed PHZ</b>
Minimum Site Area, width and depth	No Requirement	100.0 feet x 121.19 feet 12,119 sf	100.0 feet x 121.19 feet 12,119 sf
Minimum Front Yard	0 feet	N/A	0 feet
Rear Yard	10 feet	N/A	<b>0 feet 3 inches</b>
Interior Side Yards	No Requirement	N/A	Varies, 0 feet – 5 feet
Max. Site Coverage	6,059 sf 50%	N/A	<b>7,108 sf</b> <b>58.64%</b>
Min. Landscape/Open Space	3,630 sf 30%		<b>0%, no ground-level landscaping or qualifying open space</b>
Min. Useable Open Space	150 sf per unit 1500 sf total	N/A	<b>Unit terraces vary 79 sf – 155 sf</b> <b>950 sf total</b>
Max. Building Height	50 feet	N/A	38 feet 9 inches
Residential Density	No Requirement	N/A	10 units 28 du/acre
Max. Floor Area Ratio (FAR)	1.25 15,150 sf	N/A	<b>22,355 sf</b> <b>1.84:1</b> <b>100% residential</b>
Daylight Plane	None	N/A	N/A

**Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)**  
**for Office\***

<b>Type</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Vehicle Parking	No parking required per AB 2097	Approximately 36 uncovered spaces	16 spaces
Bicycle Parking	1 LT space per unit	None	1 LT space in each unit garage