

ATTACHMENT C
ZONING COMPARISON TABLE
310 California Avenue, 23PLN-00304

Table 1: COMPARISON WITH CHAPTER 18.16 (CC(2) DISTRICT)
Exclusively Non-residential Development Standards

Regulation	Required	Existing	Proposed
Minimum Site Area, width and depth	No Requirement	12,000 sf	12,000 sf
Minimum Front Yard (Park Boulevard)	0-10 feet to create an 8-12 foot effective sidewalk width ^{(1), (2), (8)}	12 ft	12 ft
Rear Yard	No Requirement	4 ft	4 ft
Street Side Yard	No Requirement	2 inches	2 inches
Interior Side Yard	No Requirement	6 ft 2 inches	6 ft 2 inches
Min. yard for lot lines abutting or opposite residential districts or residential PC districts	10 feet ⁽²⁾	N/A	N/A
Build-to-lines	No Requirement	N/A	N/A
Max. Site Coverage	No Requirement	10,800 sf	10,800 sf
Max. Building Height	37 feet ⁽⁴⁾	2 stories, 25 ft	2 stories, 25 ft
Max. Floor Area Ratio (FAR)	2.0:1 (24,000 sf)	12,544 sf	13,694 sf
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	None ⁽⁶⁾	N/A	N/A

- (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..
- (4) As measured to the peak of the roof or the top of a parapet; penthouses and equipment enclosures may exceed this height limit by a maximum of five feet, but shall be limited to an area equal to no more than ten percent of the site area and shall not intrude into the daylight plane.
- (6) The initial height and slope shall be identical to those of the most restrictive residential zone abutting the site line in question.
- (7) 25 foot driveway access permitted regardless of frontage, build-to requirement does not apply to CC district.
- (8) A 12 foot sidewalk width is required along El Camino Real frontage

Table 1: COMPARISON WITH CHAPTER 18.16 (CC(2) DISTRICT) continued
Exclusively Non-residential Development Standards

Topic	Requirement	Proposed
Hours of Operation (18.16.040 (b))	Businesses with activities any time between the hours of 10:00 p.m. and 6:00 a.m. shall be required to obtain a conditional use permit. The director may apply	6:00 am to 8:00 pm, aligning with community work hours

	conditions of approval as are deemed necessary to assure compatibility with the nearby residentially zoned property	
Outdoor Sales and Storage (18.16.040 (h))	N/A	N/A
Recycling Storage (18.16.040 (i))	N/A	N/A
Employee Showers (18.16.040 (j))	N/A	N/A
Office Use Restrictions (18.16.050)	Total floor area of permitted office uses on a lot shall not exceed 25% of the lot area, provided a lot is permitted between 2,500 and 5,000 sf of office use. The maximum size may be increased with a CUP issued by the Director.	None

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

Type	Required	Existing	Proposed
Vehicle Parking	<p>Total = 77 spaces</p> <p>Commercial Recreation 1 space for each 4 person capacity, or as adjusted by the Director, not to exceed 30% reduction = 47 required</p> <p>Eating and Drinking 1 space for each 60 sf of public service area, plus 1 space for each 200 sf for all other areas = 30 required</p>	<p>No parking provided on site.</p> <p>Subject site paid into former California Avenue Parking District equivalent to 47 parking spaces.</p>	<p>No parking provided on site.</p> <p>No additional parking is required under AB 2097.</p> <p>Subject site paid into former California Avenue Parking District equivalent to 47 parking spaces.</p>
Bicycle Parking	<p>Total = 15 spaces</p> <p>Commercial Recreation 1 space per 16-person capacity, or as adjusted by the Director = 12 required</p> <p>Eating and Drinking 1 per 600 sf of public service area, plus 1 per 2,000 sf for other areas = 2.82 spaces</p>	<p>Four short term bike spaces provided in the public right-of-way.</p>	<p>Four short term bike spaces provided in the public right-of-way.</p>

Loading Space	Commercial Recreation No Requirement Eating and Drinking 0-4,999 sf = 0	None	None
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