

ATTACHMENT B
ZONING COMPARISON TABLE
4075 El Camino Way, 23PLN-00202

Table 1: COMPARISON WITH CHAPTER 18.16 (CN DISTRICT) AND EXISTING PCs (5116, 3775) Exclusively Non-residential Development Standards			
Regulation	Required CN	Existing (PC 5116 and PC 3775)	Proposed
Site Area, width and depth	None	110,642 sf Irregularly shaped	110,642 sf Irregularly shaped
Minimum Front Yard (El Camino Way)	0-10 feet to create an 8-12 foot effective sidewalk width ^{(1), (2), (8)}	14.5 ft	14.5 ft
Rear Yard (Closest to Wilkie Way)	10 feet abutting residential districts	10 ft	10 ft
Interior Side Yards	None	N/A left 8 ft other sides	N/A left 8 ft other sides 6 ft at proposed addition
Street Side Yard (W. Meadow Drive)	20 feet ⁽²⁾	20 ft	20 ft
Build-to-lines	50% of frontage built to setback on El Camino Way 33% of side street built to setback on W. Meadow Drive ⁽⁷⁾	Approximately 7.5 ft (2.3%) built to front setback Approx. 7.5 ft plus 2 corners (8.2%) built to street side setback	No change, complies
Max. Site Coverage	50% (55,321 sf)	47.4% (52,470 sf)	48.5% (53,668 sf)
Max. Building Height	25 ft and 2 stories	32 ft 5 in	32 ft 5 in New addition max height 28 ft
Max. Floor Area Ratio (FAR)	0.5:1 (55,321 sf) residential 0.4:1 (44,257 sf) non- residential 0.9:1 (99,578 sf) total	0.43:1 (47,500 sf) Independent Senior Living (The Avant) 0.76:1 (83,511 sf) Assisted Living (Palo Alto Commons) 1.18:1 (131,011 sf) total	0.43:1 (47,500 sf) Independent Senior Living (The Avant) 0.82:1 (90,379 sf) Assisted Living (Palo Alto Commons) 1.25:1 (137,906 sf) total
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	R-1 is 45 degrees at 10 ft ⁽⁶⁾	Complies	Complies

(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.

(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 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)			
Type	Required	Existing PC	Proposed
Vehicle Parking	0.75 per Senior Housing Unit (33 spaces) 1 per 2.5 beds Assisted Living (57 spaces)	41 spaces Independent Senior Living (The Avant) 57 spaces Assisted Living (Palo Alto Commons)	41 spaces Independent Senior Living (The Avant) 57 spaces Assisted Living (Palo Alto Commons) Complies
Bicycle Parking	None per Senior Housing Unit 1 per 25 beds Assisted Living (2 LT)	None	4 short term 2 long term
Loading Space	1 loading space for 10,000-99,999 sf. 2 required for 100,000-199,999 sf.	None	No change