

ATTACHMENT C
ZONING COMPARISON TABLE
2501 Embarcadero Way, 22PLN-00367

Table 1: COMPARISON WITH CHAPTER 18.28 (PF DISTRICT)

Regulation	Required	Existing	Proposed
Minimum Site Area, width and depth	None	44,566,185 (1023 ac)	44,802,715 (~1023 ac) ¹
Minimum Front Yard (Embarcadero Road)	20 feet	More than 50 feet	24 feet
Rear Yard	10 feet	More than 115 feet	Unclear (more than 100 ft)
Interior Side Yard	10 feet	More than 80 feet	Varies; 96 to 118 ft
Special Setback	24 feet – see Chapter 20.08 & zoning maps	Not applicable	Not applicable
Max. Site Coverage	30% (24,691 sf)	0.87%	0.89%
Max. Total Floor Area Ratio	1:1 (44,566.185 sf)	.0082: 1.0 (366,108 sf)	.0091: 1.0 (406,378 sf)
Max. Building Height	50 ft or 35 ft when located within 150 ft of residentially zoned property	Unknown	38 feet (permeate tank) 32.5 feet (canopy) 15 feet (electrical building)
Daylight Plane	None	Not Applicable	Not Applicable
Employee Showers	0 required for new square footage greater than 9,999 sf	Unclear	0 (facilities will be unmanned and maintained by existing RWQCP staff)

1. The project plans do not reflect a proposal to change the parcels; however, in staff's review it appears that a lot line adjustment may be necessary which ultimately would increase the square footage of the parcel on which the project is located.

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

Type	Required	Existing	Proposed
Vehicle Parking	To be determined by Director	Unclear	0 (facilities will be unmanned and maintained by existing RWQCP staff)
Bicycle Parking	To be determined by Director	Unclear	0
Loading Space	To be determined by Director	0	0