

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

<b>Table 1: COMPARISON WITH CHAPTER 18.16 (CN DISTRICT) AND EXISTING PCs (5116 AND 3775)<sup>(1)</sup></b> Exclusively Non-residential Development Standards		
<b>Regulation</b>	<b>Existing (PC 5116 and PC 3775)</b>	<b>Proposed</b>
Site Area, width and depth	110,642 sf Irregularly shaped	110,642 sf Irregularly shaped
Minimum Front Yard (El Camino Way)	14.5 ft	14.5 ft
Rear Yard (Closest to Wilkie Way)	10 ft	10 ft
Interior Side Yards	N/A left 8 ft other sides	N/A left 8 ft other sides <b>6 ft at proposed addition</b>
Street Side Yard (W. Meadow Drive)	20 ft	20 ft
Build-to-lines	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	47.4% (52,470 sf)	48.5% (53,668 sf)
Max. Building Height	32 ft 5 in	32 ft 5 in New addition max height 28 ft
Max. Floor Area Ratio (FAR)	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) <b>0.82:1 (90,379 sf) Assisted Living (Palo Alto Commons)</b>  <b>1.25:1 (137,906 sf) total</b>
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone <sup>(2)</sup>	Complies	Complies

(1) PC 3775 is for Palo Alto Commons, PC 5116 is for The Avant.

(2) The initial height and slope shall be identical to those of the most restrictive residential zone abutting the site line in question.

<b>Table 2: CONFORMANCE WITH CHAPTER 18.38.150 SPECIAL REQUIREMENTS FOR PC</b>	
<b>Requirement when Adjacent to RE, R-1, R-2, RM or applicable PC district</b>	<b>Proposed</b>
(b) The maximum height within 150 feet of any RE, R-1, R-2, RMD, RM, or applicable PC district shall be 35 feet	Complies, 32'6" height existing and to be maintained.
(c) A minimum interior yard of 10 feet shall be required, and a solid wall or fence between 5 and 8 feet in height shall be constructed and maintained along the common site line.	Complies, 10 foot setback for the building, 7 ft fence on property line.
(d) A minimum street-side or front yard of 10 feet shall be required. For housing projects, the minimum yard requirement shall be at least as restrictive as the yard requirements of the most restrictive residential district opposite such site line. The minimum yard shall be planted and maintained as a landscaped screen, excluding areas required for access to the site.	Complies, change to front or streetside setbacks are proposed.
(e) A maximum height established by a daylight plane beginning at a height of ten feet at the applicable side or rear site lines and increasing at a slope of three feet for each six feet of distance from the side or rear site lines until intersecting the height limit otherwise established for the PC district; for housing projects, the daylight planes may be identical to the daylight plane requirements of the most restrictive residential district abutting each such side or rear site line until intersecting the height limit otherwise established for the PC district. If the residential daylight plane, as allowed in this section, is selected, the setback regulations of the same adjoining residential district shall be imposed.	Complies. The addition fits within the R-1 side daylight plane that was established for the existing PC.

<b>Table 3: PARKING CONFORMANCE WITH ZONING CODE</b>			
<b>Type</b>	<b>Chapter 18.52 (For Reference Only)</b>	<b>Existing PC</b>	<b>Proposed</b>
Vehicle Parking	0.75 per Senior Housing Unit (33 spaces)	41 spaces Independent Senior Living (The Avant)	41 spaces Independent Senior Living (The Avant)
	1 per 2.5 beds Assisted Living (57 spaces)	57 spaces Assisted Living (Palo Alto Commons)	57 spaces Assisted Living (Palo Alto Commons)
			<b>Complies</b>

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