

ATTACHMENT C
ZONING CONSISTENCY ANALYSIS
3980 El Camino Real, 24PLN-00041

Table 1: COMPARISON WITH CHAPTER 18.13 (RM-20 DISTRICT)

Regulation	Required	Proposed
Minimum/Maximum Site Area, Width and Depth	8,500 sf area, 70-foot width, 100-foot depth	Irregular ~338.65 feet L X ~219.74 feet W 73,711 sf (1.69 acre)
Minimum Front Yard	20 feet	30 feet
Rear Yard	10 feet	70 feet, 8 inches
Street Side Yard	16 feet	Not Applicable
Interior Side Yard (for lots greater than 70 feet in width)	10 feet	35 feet, 4 inches from east side 72 feet, 8 inches from west side
Max. Building Height	30 feet	36 feet Concession Requested
Side Yard Daylight Plane	10 feet at interior side lot line then 45 degree angle	Complies
Rear Yard Daylight Plane	10 feet at rear setback line then 45-degree angle	Complies
Max. Site Coverage	35% (plus an additional 5% for covered patios or overhangs) (8,294 sf)	28% (20,373 sf)
Max. Total Floor Area Ratio	0.5:1 (36,855 sf)	0.86:1 (63,291 sf) Concession requested
Residential Density	11 to 20 units per acre (19 to 34 units)	61 DU on 1.69 acre = 36 units per acre Complies with State Density Bonus Law
Minimum landscape/ Site Open Space	35% (5,847 sf)	24% (17677 sf) Waiver Requested
Minimum Usable Open Space	150 sf per unit	150.4 sf per unit
Minimum Common Open Space	75 sf per unit	5,463 sf (89.5 sf per unit)
Minimum Private Open Space	50 sf per unit	None Waiver Requested

**Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking)
for Multiple-Family Residential**

Type	Required	Proposed
Vehicle Parking	1 per studio unit 1 per 1-bedroom unit 1.5 per 2-bedroom or larger unit ⁽¹⁾ =77 Spaces Tandem parking is permitted for multiple-family and two-family uses at a maximum of 25% of the units ⁽¹⁾	79 – 3-bedroom units; 24 spaces 0% tandem
Loading Area	Residential and mixed-use structures with fifty (50) or more dwelling units shall provide at least one (1) on-site, short-term loading space for passenger vehicles, to be used by taxicabs and similar transportation and delivery services	None Proposed
Bicycle Parking	One (1) Long-term bicycle parking space per unit=61 spaces One (1) short-term bicycle parking space per 10% of units=6 spaces	72 LT spaces; sixe (6) ST spaces

(1) In accordance with state density bonus law, only 1.5 parking spaces is required, and all units may have tandem parking. Therefore, although this requirement does not meet the city’s local code requirements, this allowance is provided per state law without the need for an additional waiver/concession.

Regulation	Required	Proposed
Parking lot Design	5-foot planting strip	Complies
	Minimum required interior landscaping=7.5%	9.3%
	Landscape islands minimum 5x5	Minimum 6x18
	Landscape islands every 10 spaces in a row	Complies
	Minimum 1 tree per 6 parking stalls	Number of trees in landscape islands: 8
	Number of parking spaces: 79 Number of tree required: 13	Number of trees on perimeter: 13
		Total number of trees counted: 21

	<p>Tree plantings should shade 50% of the parking lot surface areas in 15 years</p> <p>Tree Canopy area required: 11,829(50%)</p>	<p>Tree canopy area provided: 7,833 (33%)</p>
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