

**ATTACHMENT B**  
**ZONING COMPARISON TABLE**  
824 San Antonio Road, 23PLN-00181

**Table 1: COMPARISON WITH CHAPTER 18.16 (CS DISTRICT)**  
Mixed Use and Residential Development Standards

<b>Regulation</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Minimum Site Area, width and depth	None	19,412 sf (net) 21,780 sf (gross)	19,412 sf (net) 21,780 sf (gross)
Minimum Front Yard	24 feet along San Antonio Road.  0-10 feet to create an 8-12 foot effective sidewalk width <sup>(1), (2), (8)</sup>	Approximately 24 ft setback with existing 5ft sidewalk width,	24 ft front setback, proposed 8ft sidewalk width
Rear Yard	10 ft for residential portion; no requirement for commercial portion	Approximately 100 ft (varies)	Varies, greater than 20 ft.
Interior Side Yard	None	Approximately 5 left Approximately 20 right	6 ft left and right
Street Side Yard	None	N/A	N/A
Min. yard for lot lines abutting or opposite residential districts or residential PC districts	10 feet <sup>(2)</sup>	N/A	N/A
Build-to-lines	50% of frontage built to setback	Approximately 100% built at setback	Approximately 62% of upper floor built at setback
Special Setback	24 feet – see Chapter 20.08 & zoning maps	Approximately 24 ft	Approximately 24 ft
Max. Site Coverage	50%	Approximately 24% Approximately 5,218 sf	56% (10,900 sf)
Max. Building Height	50 ft	45 ft	47 ft 9 in
Max. Floor Area Ratio (FAR) <b>with HIP</b>	Total 2.0:1 (38,248 sf) 0.4:1 for nonresidential 1.6:1 for residential	Approximately 40% Approximately 8,787 sf	Total 2.0:1 (38,588 sf) 2,926 sf non-residential 35,662 residential
Minimum Mixed Use Ground Floor Commercial	.15:1, 1,446 sf	N/A	2,926 sf
Usable Open Space (Private and/or Common)	150 sf per unit	N/A	Approximately 300 sf per unit
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	N/A <sup>(6)</sup>	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..

(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

<b>Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)</b>		
<b>Type</b>	<b>Required</b>	<b>Proposed</b>
Vehicle Parking – Senior Housing	.75 per unit – 21 spaces 2 spaces for owner’s unit (2 bedrooms) 23 total	25 spaces provided
Vehicle Parking – Retail	First 1,500 sf exempt, 1 per 200 sf 6 spaces (does not include café use)	4 spaces provided
Bicycle Parking - Residential	1 LT space per unit, 1 ST guest space per 10 units 28 LT and 3 ST	34 LT and 6 ST (not currently allocated by use)
Bicycle Parking – Non-Residential	1 per 2,000 sf (20% LT, 80% ST) 2 LT and 2 ST	
Loading Space	1 Loading space for senior facilities where meals are provided and/or convalescent facilities (10,000-99,999 sf)	1 space provided