

ATTACHMENT C
ZONING COMPARISON TABLE
3265 El Camino Real, 24PLN-00012

The PHZ/PC Special Requirements (18.38.150) do not apply because the site is not within 150 ft of a residential zoning district

Regulation	Required CS Development Standard	AH Development Standard	Proposed
Minimum Site Area, width and depth	No minimum size or dimensions	No minimum size or dimensions	7,492 sf
Minimum Front Yard	0-10 ft to create an 8-12 ft effective sidewalk width ⁽⁸⁾	0-10 ft to create an 8-12 ft effective sidewalk width ⁽⁸⁾	4 ft, 12 ft effective sidewalk
Rear Yard	10 ft	10 ft	0 @ ground floor; 5 ft at parts of upper floors
Interior Side Yard	None	None	0-5 ft @ ground floor; 0-8 ft at upper floor
Build-to-Lines	50% of frontage built to setback ⁽¹⁾	50% of frontage built to setback ⁽¹⁾	100%; Complies
Max. Site Coverage	50% (3,746 sf)	None	87% (6,525 sf)
Max. Building Height	50 feet Add'l 15 ft for equipment	50 feet Add'l 15 ft for equipment	70 ft. 8 in. to roof deck 79 ft. 8 in. to elevator
Max. Floor Area Ratio (FAR)	0.6:1 (4,495 sf) for 100% residential sites on El Camino Real	2.0 for 100% affordable housing	4.42:1 (33,089 sf)
Residential Density ⁽⁴⁾	No max on El Camino Real	No max	323 du/acre
Min. Ground Floor Commercial FAR ⁽¹⁰⁾	None exists on site; therefore, no Retail Preservation	None required	None proposed
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	None, does not abut residential	None, does not abut residential	None, does not abut residential
Minimum Landscape/Open Space Coverage	30% (2,247.6 sf) ⁽²⁾ Max 1,348.6 sf rooftop garden (60% of 2,247.6 sf)	20% (1498.4 sf), may include rooftop garden	35% (2,655 sf) 1,700 sf rooftop garden (76% of req. 2,247.6 sf)
Minimum Useable Open Space (Private and/or Common)	150 sf per unit ⁽²⁾	50 sf per unit	31 sf per unit

(1) Twenty-five-foot driveway access permitted regardless of frontage.

(2) Required usable open space: (1) may be any combination of private and common open spaces; (2) does not need to be located on the ground (but rooftop gardens are not included as open space except as provided below); (3) minimum private open space dimension six feet; and (4) minimum common open space dimension twelve feet.

For CN and CS sites on El Camino Real and CC(2) sites that do not abut a single- or two-family residential use or zoning district, rooftop gardens may qualify as usable open space and may count as up to 60% of the required usable open space for the residential component of a project. In order to qualify as usable open space, the rooftop garden shall meet the requirements set forth in Section [18.40.230](#).

- (4) For CN sites on El Camino Real, height may increase to a maximum of 40 feet and the FAR may increase to a maximum of 1.0:1 (0.5:1 for nonresidential, 0.5:1 for residential).
- (8) A 12-foot sidewalk width is required along El Camino Real frontage.
- (10) In the CC(2) zone and on CN and CS zoned sites on El Camino Real, there shall be no minimum mixed use ground floor commercial FAR for a residential project, except to the extent that the retail preservation requirements of Section [18.40.180](#) or the retail shopping (R) combining district ([Chapter 18.30\(A\)](#)) applies.

Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading) for Multiple Family Use			
Type	Required Standard	Required AH	Proposed
Vehicle Parking	1 per studio or 1-bedroom unit (55 spaces)	.75 per unit of any size (41 spaces)	2 ADA spaces ¹ 30 stacker spaces 32 spaces total
Bicycle Parking	1 per unit (55 spaces), 100% - LT; 1 every 10 units (6) for guest parking – ST;	1 per unit (44 spaces), 100% - LT; 1 every 10 units (6) for guest parking – ST;	55 LT; 4 ST Provided Off-Site on Sidewalk on El Camino Real
Loading Space	One for more than 50 units	One for more than 50 units	None provided

¹ PAMC 18.52.040(b)(6-8) allows accessible loading zones to count as parking spaces. If those loading zones are shared between two stalls, they are double counted.