

ATTACHMENT D
ZONING CONSISTENCY TABLE
640 Waverley Street, 24PLN-00064

Table 1: COMPARISON WITH CHAPTER 18.18 (CD-C DISTRICT) Mixed-Use Development Standards		
Regulation	Required	Proposed
Minimum Building Setback		
Front Yard	None Required	5 feet
Rear Yard	10 feet for residential portion; no requirement for commercial portion	1 foot for commercial; 10 feet for residential
Interior Side Yard	None Required	4" min, 1 foot typical
Street Side Yard	No requirement	Not Applicable
Maximum Site Coverage (building footprint)	None Required	77.4% 4,085 square feet
Landscape Open Space Coverage	20% 1,000 square feet	39.8% 2,100 square feet
Open Space Required	150 square feet per residential unit (600 sf)	1,806 square feet
Maximum Height	50 feet	49' 6" feet (measured to mid-slope)
Daylight Plane for lot lines abutting one or more residential zoning districts or a residential PC district	Daylight plane height and slope identical to those of the most restrictive residential zone abutting the lot line	Not Applicable (No residential zone district abutting the lot line)
Residential Density (net)	40	33 du/ac (4 units)
Maximum weighted average unit size	1,500 square feet	1,387 square feet
Maximum Nonresidential Floor Area Ratio (FAR)	1.0:1 FAR	0.45:1 FAR 2,369 sf
Maximum Residential Floor Area Ratio (FAR)	2.0:1	1.71:1 FAR 8,796 sf
Total Floor Area Ratio	3.0:1 15,831 square feet	2.12:1 11,051 square feet

18.18.100 Performance Standards. In addition to the standards for development prescribed above, all development shall comply with the performance criteria outlined in 18.40 of the Zoning Ordinance.

18.18.110 Context-Based Design Criteria. Development in a commercial district shall be responsible to its context and compatible with adjacent development, and shall promote the establishment of pedestrian oriented design.

Type	Required	Proposed
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Vehicle Parking (within the Downtown Parking Assessment District)	None required in accordance with Assembly Bill 2097 Per PAMC: 1/250 sf of gross floor area for a total of 10 parking spaces for office use and 6 for residential use	8 (including 4 standard and two ADA stalls*)
Bicycle Parking	1/2,500 sf (40% long term and 60% short term) for office= 2 spaces (1 long term, one short term) 1 long-term space per unit; 1 guest space= 5 spaces Total Long Term: 5 Short Term: 2	Long Term: 6 Short Term: 4 (in public ROW)
Loading Space	None required	None

*Because ADA stalls count twice per PAMC, the applicant is indicating 8 total spaces on the project plans