

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

<b>Table 1: COMPARISON WITH CHAPTER 18.18 (CD-C DISTRICT)</b> Mixed-Use Development Standards			
<b>Regulation</b>	<b>Required</b>	<b>Proposed</b>	
<b>Minimum Building Setback</b>			
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	
<b>Maximum Site Coverage</b> (building footprint)	None Required	77.4% 4,085 square feet	
<b>Landscape Open Space Coverage</b>	20% 1,000 square feet	39.8% 2,100 square feet	
<b>Open Space Required</b>	150 square feet per residential unit (600 sf)	1,806 square feet	
<b>Maximum Height</b>	50 feet	49' 6" feet (measured to mid-slope)	
<b>Daylight Plane for lot lines abutting one or more residential zoning districts or a residential PC district</b>	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)	
<b>Residential Density (net)</b>	40	33 du/ac (4 units)	
<b>Maximum weighted average unit size</b>	1,500 square feet	1,387 square feet	
<b>Maximum Nonresidential Floor Area Ratio (FAR)</b>	1.0:1 FAR	0.45:1 FAR 2,369 sf	
<b>Maximum Residential Floor Area Ratio (FAR)</b>	2.0:1	1.71:1 FAR 8,796 sf	
<b>Total Floor Area Ratio</b>	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.

<b>Type</b>	<b>Required</b>	<b>Proposed</b>
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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