

ATTACHMENT C
ZONING COMPARISON TABLE
4333-4345 El Camino Real, 24PLN-00152

Table 1: COMPARISON WITH CHAPTER 18.16 (CS DISTRICT)
Exclusively Non-residential Development Standards

Regulation	Required	Existing	Proposed
Minimum Site Area, width and depth	None	Two Lots: 4333 El Camino Real 17,406 sf (irregular lot dimensions) 4345 El Camino Real 41,370 sf (irregular lot dimensions)	No change
Minimum Front Yard	0-10 feet to create a 12 foot effective sidewalk width ^{(1), (2), (8)}	0 feet	15 feet on El Camino Real
Rear Yard	10 feet	Approx. 75 feet for Parcel 1 Approx. 5 feet for Parcel 3	29 ft for Parcel 1 8 ft for Parcel 3
Interior Side Yard	None 10 feet adjacent to residential uses	Approx. 2 feet for Parcel 1 Approx. 5 feet for Parcel 3	Varies for Parcel 1 10 ft for Parcel 3
Street Side Yard	5 feet	Approx. 5 feet	5 feet
Build-to-lines	50% of frontage built to setback on El Camino Real 33% of side street built to setback on Cesano Ct ⁽⁷⁾	Parcel 1 complies Parcel 3 does not comply	0% of frontage built to setbacks
Max. Site Coverage	50% (29,388 sf)	Parcel 1: 34% (5,924 sf) Parcel 3: 26% (10,913 sf)	40.5% (23,810 sf)
Max. Building Height	50 ft	Two stories	45'11"
Max. Floor Area Ratio (FAR)	1.25:1 for housing inventory sites	Need info	1.22 (59,982 sf)
Max. Residential Density	No maximum for sites on El Camino Real	N/A	20 du/acre for 4335 ECR 22 du/acre for 4335 ECR

(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

18.24 Contextual Design Criteria and Objective Design Standards. As further described in a separate attachment, the project shall comply with objective design standards that facilitate streamlined review.

Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading) for Multiple Family Residential*			
Type	Required	Existing	Proposed
Vehicle Parking	2 per unit for a total of 58 parking spaces	Unknown	58 parking spaces in individual unit garages 2 guest spaces
Bicycle Parking	1 per unit long term (29) 1 per 10 units short term (3)	Unknown	1 per unit long term (29) 8 short term
Loading Space	None required for fewer than 50 units		Not provided