

ATTACHMENT B
ZONING COMPARISON TABLE
310 California Avenue, 23PLN-00304

Table 1: COMPARISON WITH CHAPTER 18.16 (CC(2) DISTRICT)
Exclusively Non-residential Development Standards

Regulation	Required	Existing	Proposed
Minimum Site Area, width and depth	No Requirement	12,000 sf	12,000 sf
Minimum Front Yard (Park Boulevard)	0-10 feet to create an 8-12 foot effective sidewalk width ^{(1), (2), (8)}	12 ft	12 ft
Rear Yard	No Requirement	4 ft	4 ft
Street Side Yard	No Requirement	2 inches	2 inches
Interior Side Yard	No Requirement	6 ft 2 inches	6 ft 2 inches
Min. yard for lot lines abutting or opposite residential districts or residential PC districts	10 feet ⁽²⁾	N/A	N/A
Build-to-lines	No Requirement	N/A	N/A
Max. Site Coverage	No Requirement	10,800 sf	10,800 sf
Max. Building Height	37 feet ⁽⁴⁾	2 stories, 25 ft	2 stories, 25 ft
Max. Floor Area Ratio (FAR)	2.0:1 (24,000 sf)	12,544 sf	13,694 sf
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	None ⁽⁶⁾	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..

(4) As measured to the peak of the roof or the top of a parapet; penthouses and equipment enclosures may exceed this height limit by a maximum of five feet, but shall be limited to an area equal to no more than ten percent of the site area and shall not intrude into the daylight plane.

(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

Table 1: COMPARISON WITH CHAPTER 18.16 (CC(2) DISTRICT) continued
Exclusively Non-residential Development Standards

Topic	Requirement	Proposed
Hours of Operation (18.16.040 (b))	Businesses with activities any time between the hours of 10:00 p.m. and 6:00 a.m. shall be required to obtain a conditional use permit. The director may apply	6:00 am to 8:00 pm, aligning with community work hours

	conditions of approval as are deemed necessary to assure compatibility with the nearby residentially zoned property	
Outdoor Sales and Storage (18.16.040 (h))	N/A	N/A
Recycling Storage (18.16.040 (i))	N/A	N/A
Employee Showers (18.16.040 (j))	N/A	N/A
Office Use Restrictions (18.16.050)	Total floor area of permitted office uses on a lot shall not exceed 25% of the lot area, provided a lot is permitted between 2,500 and 5,000 sf of office use. The maximum size may be increased with a CUP issued by the Director.	None

**Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)
for Office**

Type	Required	Existing	Proposed
Vehicle Parking	<p>Total = 77 spaces</p> <p>Commercial Recreation 1 space for each 4 person capacity, or as adjusted by the Director, not to exceed 30% reduction = 47 required</p> <p>Eating and Drinking 1 space for each 60 sf of public service area, plus 1 space for each 200 sf for all other areas = 30 required</p>	<p>No parking provided on site.</p> <p>Subject site paid into former California Avenue Parking District equivalent to 47 parking spaces.</p>	<p>No parking provided on site.</p> <p>No additional parking is required under AB 2097.</p> <p>Subject site paid into former California Avenue Parking District equivalent to 47 parking spaces.</p>
Bicycle Parking	<p>Commercial Recreation 1 space per 16-person capacity, or as adjusted by the Director = 12 required</p> <p>Eating and Drinking No Requirement</p>	<p>Four short term bike spaces provided in the public right-of-way</p>	<p>Four short term bike spaces provided in the public right-of-way</p>
Loading Space	<p>Commercial Recreation No Requirement</p> <p>Eating and Drinking 0-4,999 sf = 0</p>	<p>None</p>	<p>None</p>

