

ATTACHMENT D
ZONING COMPARISON TABLE
800 San Antonio Road, 22PLN-00129

Table 1: COMPARISON WITH CHAPTER 18.16 (CS DISTRICT)
Residential Development Standards

Regulation	Required	Existing	Proposed
Minimum Site Area, width and depth	None	APN 147-03-038 (800 San Antonio Road): 18,719 sf APN 147-03-043 (808-814 San Antonio Road): 19,475 sf	Resulting parcel: 38,194 sf 0.88 acres
Minimum Front Yard	24 feet special setback		24 feet special setback
Special Setback (Front)	24 feet – see Chapter 20.08 & zoning maps	~18-20 feet	24 feet
Rear Yard	10 feet for residential portion of proposed project; none for commercial	~56 feet to ~85 feet (varies for the three existing buildings across the site)	10 feet Some corners of balconies protrude 2'-1'11". Protrusion is allowed per CS zoning in the rear setback.
PC Special Requirement for Yards	10' where opposite from a site in any RE, R-1, R-2, RM or applicable PC district, and separated therefrom by a street, alley, creek, drainage facility or other open area. For 60% or more residential projects, the minimum yard requirement shall be at least as restrictive as the yard requirements of the most restrictive residential district opposite such site line.		Not Applicable/not adjacent to existing residential zone
Interior Side Yard	None	None	5 feet both sides
Min. yard for lot lines abutting or opposite residential districts or residential PC districts	10 feet ⁽²⁾	Not Applicable	Not Applicable
Max. Site Coverage	50% (19,097 sf)	30.37% (11,600 sf)	60% (22,885 sf)

Max. Building Height	<p>50 ft or 35 ft within 150 ft. of a residential district (other than an RM-40 or PC zone) abutting</p> <p>Rooftop Garden allowed to exceed height by 12 ft. Stair and Elevator overrun allowed to minimum height feasible for access</p> <p>Mechanical equipment allowed to exceed height by 15 ft.</p>	~12-14 feet (single story); site is not located within 50 feet of an RM-40 or PC Zone	<p>60 feet 8 inches (55' top of roof, plus 4' parapet, 1'8" above existing grade)</p> <p>64 feet 8 inches to Rooftop Garden Trellis and mechanical enclosures</p>
PC Special Requirements for height	50 ft when adjacent to RM-30, RM-40, 35 ft when adjacent to RE, R-1, R-2, RMD, RM, or PC	Not Applicable	Not Applicable/not adjacent to existing residential zone
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	None, as this site is not abutting a residential zone ⁽⁶⁾	Not Applicable	Not Applicable/not adjacent to existing residential zone
PC Special Requirements for Daylight Plane	Non-residential uses abutting any RE, R-1, R-2, RM or any residential PC district – 10 ft and a 3:6 slope For >60% residential PC, the daylight planes may be identical to the daylight plane requirements of the most restrictive residential district abutting the site	Not Applicable	Not Applicable/not adjacent to existing residential zone
Residential Density	<p>30 du/ac per CS Zone</p> <p>40 du/ac per Housing Element</p> <p>107 du/ac per Housing Incentive Program</p>	Not Applicable (currently exclusively commercial)	85 DU/AC (75 units proposed)
Max. Floor Area Ratio (FAR)	<p>1.0 Total</p> <p>0.6:1 Residential (22,916 sf)</p> <p>0.4:1 Commercial</p>	0.3:1 (11,600 sf) Commercial FAR	<p>3.0:1 (114,893 sf Total)</p> <p>2.98:1 (113,815 sf Residential)</p> <p>0.02:1 (1,078 sf Commercial)</p>

Maximum Floor Area for HIP	In no event shall the Director approve a commercial FAR that exceeds the standard in Table 4 of Section 18.16.060(b) or a total FAR (including both residential and commercial FAR) in excess of 2.0	Not Applicable	3.0:1 (114,893 sf Total) 2.98:1 (113,815 sf Residential) 0.02:1 (1,078 sf Commercial)
Minimum Useable Open Space	150 sf per unit	Not Applicable	Common Open Space Provided: 1,830 sf roof deck, 1,529 sf courtyard = 3,359 sf or 44.8 sf per unit Private Open Space: Typical 65 sf – 155 sf Total per unit meets 150 sf min sf
Minimum Mixed-use Ground Floor Commercial FAR	0.15:1 ⁽¹⁰⁾ 5,729.1 sf or 1,500 sf ^(c)		1,078 sf

(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.

(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.

(c) A high-density residential or mixed-use project in the CS zone district, but not within the Ground Floor (GF) or Retail (R) combining districts, shall be required to replace only 1,500 square feet of an existing Retail or Retail-Like use. For the purposes of this partial exemption, high-density shall mean 30 or more dwelling units per acre.

18.16.080 Performance Standards. All development in the CS district shall comply with the performance criteria outlined in [Chapter 18.23](#) of the Zoning Ordinance, including all mixed use development

18.16.090 Context-Based Design Criteria. As further described in a separate attachment, 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.

Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading) for Existing Commercial and Proposed Residential*			
Type	Required	Existing	Proposed
Vehicle Parking	1/1-bedroom unit 2/2-bedroom or larger unit 144 spaces total	N/A	148 spaces, 76 EVSE ready
Bicycle Parking	1 LT space per unit	N/A	76 LT

	76 spaces		8 ST
Loading Space	1, for residential structures with >50 units	N/A	One