

ATTACHMENT B
ZONING COMPARISON TABLE
4075 El Camino Way, 22PLN-00391

Table 1: COMPARISON WITH CHAPTER 18.16 (CN DISTRICT) AND EXISTING PCs (5116, 3775) Exclusively Non-residential Development Standards			
Regulation	Required CN	Existing (PC 5116 and PC 3775)	Proposed
Site Area, width and depth	None	110,642 sf Irregularly shaped	110,642 sf Irregularly shaped
Minimum Front Yard (El Camino Way)	0-10 feet to create an 8-12 foot effective sidewalk width ^{(1), (2), (8)}	14.5 ft	14.5 ft
Rear Yard	10 feet abutting residential districts	10 ft	10 ft
Interior Side Yard	None	N/A left 8 ft other sides	N/A left 8 ft other sides
Street Side Yard (W. Meadow Drive)	20 feet ⁽²⁾	20 ft	20 ft
Build-to-lines	50% of frontage built to setback on El Camino Way 33% of side street built to setback on W. Meadow Drive ⁽⁷⁾	Approximately 7.5 ft (2.3%) built to front setback Approx. 7.5 ft plus 2 corners (8.2%) built to street side setback	Approximately 7.5 ft (2.3%) built to front setback Approx. 7.5 ft plus 2 corners (8.2%) built to street side setback
Max. Site Coverage	50% (55,321 sf)	46.5% (51,478 sf)	46.8% (51,800 sf)
Max. Building Height	25 ft and 2 stories	32 ft 5 in	32 ft 5 in New addition max height 28 ft
Max. Floor Area Ratio (FAR)	0.5:1 (55,321 sf) residential 0.4:1 (44,257 sf) non- residential 0.9:1 (99,578 sf) total	0.43:1 (47,500 sf) residential 0.76:1 (84,490 sf) non- residential (convalescent) 1.19:1 (131,984 sf) total	0.43:1 (47,500 sf) residential 0.82:1 (90,377 sf) non-residential (convalescent) 1.25:1 (137,887 sf) total
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	R-1 rear yard is 45 degrees at 16 ft ⁽⁶⁾	Complies	See plan set sheet A4.3 for proposed daylight plane protrusions.

(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

Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)			
Type	Required	Existing PC	Proposed
Vehicle Parking	0.75 per Senior Housing Unit (33 spaces) 1 per 2.5 beds Convalescent Facilities (55 spaces)	41 spaces Senior Housing 55 spaces Convalescent Facilities	41 spaces Senior Housing 55 spaces Convalescent Facilities Complies
Bicycle Parking	None per Senior Housing Unit 1 per 25 beds Convalescent Facilities (2 LT)	None	None
Loading Space	1 loading space for 10,000-99,999 sf. 2 required for 100,000-199,999 sf.	Not specified on plans, to be checked in formal submittal	Not specified on plans, to be checked in formal submittal