

ATTACHMENT B
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 6” protrusion for some balconies
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 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)	65% (24,526 sf)
Max. Building Height	50 ft or 35 ft within 150 ft. of a residential district (other than an RM-40 or PC zone) abutting	~12-14 feet (single story); site is not located within 50 feet of an RM-40 or PC Zone	60 feet (55' top of roof, plus 5' parapet) 62 feet to top of equipment enclosure
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 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 adjacent to existing residential zone
Residential Density	30 du/ac per CS Zone 40 du/ac per Housing Element None required on San Antonio between E Charleston and Leghorn	Not Applicable (currently exclusively commercial)	87 DU/AC (76 units proposed)
Minimum Landscape/Open Space Coverage	30% (11,458 sf)	Unknown	30.2% (11,556)
Usable Open Space (Private and/or Common)	150 sq ft per unit ⁽²⁾	Not Applicable	86 sf per unit (currently front area and most private balconies do not count toward open space)

Max. Floor Area Ratio (FAR)	0.6:1 Residential (22,916 sf) 0.4:1 Commercial Note: maximum floor area allowed for residential within a housing incentive program area: In no event shall the Director approve a commercial FAR that exceeds the standard Table 4 of Section 18.16.060(b) or a total FAR (including both residential and commercial FAR) in excess of 2.0	0.3:1 (11,600 sf) Commercial FAR	2.99:1 (114,581 sf) 100% Residential FAR
Minimum Mixed-use Ground Floor Commercial FAR	0.15:1 ⁽¹⁰⁾ 5,729.1 sf	Not Applicable	Not Applicable to exclusively residential except that 1500 sf of retail or retail-like use is required in accordance with PAMC Section 18.40.180 (retail preservation ordinance)

- (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.

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 76 spaces	N/A	76 LT 8 ST
Loading Space	1, for residential structures with >50 units	N/A	One provided (off site)