

ATTACHMENT C
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 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)	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	No maximum density for residential projects on San Antonio Road between Leghorn and E Charleston Road	Not Applicable (currently exclusively commercial)	87 DU/AC (76 units proposed)
Max. Floor Area Ratio (FAR)	0.6:1 Residential (22,916 sf) 0.4:1 Commercial	0.3:1 (11,600 sf) Commercial FAR	2.99:1 (114,581 sf) 100% Residential FAR
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		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	None provided (exclusively residential Use)
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- (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