

**PROJECT DATA TABLE**

DEVELOPMENT STANDARD	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
<b>General Plan Designation</b>	El Camino Real Specific Plan	Same	-
<b>Zoning District</b>	El Camino Real – Mixed Use 42 (ECR-MU42)	Same	-
<b>Lot Size</b>	105,415 sq. ft. (2.42 acres)	Same	Min. 0.85 acres
<b>Gross Floor Area</b>	3,060 sq. ft.	Mixed-Use Building: 203,481 sq. ft. Convalescent Hospital: 63,021 sq. ft. <b>Total: 266,502 sq. ft.</b>	-
<b>Lot Coverage</b>	2.9%	+/- 56.5%	-
<b>Commercial Area (Minimum Ground Floor Area)</b>	3,060 sq. ft.	12,232 sq. ft.	20,000 sq. ft.
<b>Minimum Ground Floor Active Use Area</b>	-	8,831 sq. ft.	1,270 sq. ft.
<b>Building Count</b>	2	2 (1 residential mixed-use; 1 convalescent hospital)	-
<b>Distance Between Buildings</b>	38'	77'	-
<b>Maximum Building Height (Feet)</b>	-	Mixed-Use Building: 75' Convalescent Hospital: 57'	75'
<b>Building Height (Stories)</b>	1-story buildings	Mixed-Use Building: 6 stories Convalescent Hospital: 3 stories	-
<b>Minimum Ground Floor Plate Height (Commercial)</b>	-	18'	18'
<b>Minimum Daylight Plane Angle (From Lot Line Shared with a Non-ECRSP Area Property)</b>	-	Complies	45-degree angle
<b>Setbacks</b>			
<b>Through/Furniture Zone Width (New Right-of-Way)</b>	-	El Camino Real Frontage: 13' Olive Avenue Frontage: 11'	El Camino Real Frontage: 13' Olive Avenue Frontage: 11'
<b>Frontage Zone Setback (Build-to Line)</b>	-	15'	15'

DEVELOPMENT STANDARD	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
Minimum Side/Rear Yard Setback (From Lot Line Shared with a Non-ECRSP Area Property)	-	19'-11"	10'
Minimum Stepback from Build-to Line	-	10'	Applied to 5 <sup>th</sup> and 6 <sup>th</sup> stories: 10 feet from the face of the building, for at least 60% of the building frontage length
Minimum Total Landscaped Area	-	21,899 sq. ft. (21% of lot area)	21,083 sq. ft. (20% of lot area)
Minimum Usable Open Space	-	18,994 sq. ft. (168 sq. ft. per unit)	16,950 sq. ft. (150 sq. ft. per unit)
<b>Off-Street Vehicle Parking</b>			
Multi-Family Residential (Senior Living Building)	-	123 spaces	Minimum: 123 spaces
Commercial (Senior Living Building)	-	49 spaces	Minimum: 59 spaces
Convalescent Hospital	-	78 spaces	78 spaces
<b>Bicycle Parking</b>			
Class I (Long-term)	-	87 spaces	Minimum: 87 spaces
Class II (Short-term)	-	12 spaces	Minimum: 12 spaces

★ Deviation from Sunnyvale Municipal Code requirements requested.

✚ Parking adjustment requested.