

**GENERAL PLAN AMENDMENT AND REZONING**

Address	APN	Current General Plan Land Use Designation	Current Zoning	Potential Land Use Designation	Potential Zoning	Staff Recommended General Plan Land Use Designation	Staff Recommended Zoning
521 E. Weddell Dr. (Sunnyvale International Church)	110-14-196	Industrial	MS-POA	School	PF Public Facility	School	PF Public Facility
531 E. Weddell Dr. (First Morning Chinese Christian Church)	110-14-186	Industrial	MS-POA	School	PF Public Facility	School	PF Public Facility
539 E. Weddell Dr. (Sunnyvale International Church)	110-14-158	Industrial	MS-POA	School	PF Public Facility	School	PF Public Facility
Seven Seas Park	110-14-202	Industrial to Residential Medium to High Density	MS-ITR-R3-PD	Park	PF Public Facility	Park	PF Public Facility
Hetch Hetchy ROW	110-14-189	Industrial	MS	Park	PF Public Facility	No Change*	No Change*

**LEGEND**

- MS = Industrial and Service
- MS-POA = Industrial and Service – Places of Assembly Combining District
- MS-ITR-R3-PD = Industrial and Service – Industrial to Residential – Medium Density Residential – Planned Development
- \* SFPUC has requested that the Hetch Hetchy ROW not be designated as PARK/PF.

**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Industrial	School	Same
<b>Zoning District</b>	MS-POA	PF	Same
<b>Lot Size (s.f.)</b>	59,682	59,682	None
<b>Gross Floor Area (s.f.)</b>	19,402	21,310 (1 <sup>st</sup> year)* 19,492	N/A
<b>Lot Coverage (%)</b>	32%	36% (1 <sup>st</sup> year)* 32%	40%
<b>Floor Area Ratio (FAR)</b>	32%	36% (1 <sup>st</sup> year)* 32%	N/A
<b>Building Height (ft.)</b>	23'	Same	55' max.
<b>No. of Stories</b>	1	Same	4 max.
<b>No. of Buildings on Site</b>	1	Same	N/A
<b>Setbacks</b>			
<b>Front (south):</b>	33'	Same	20'
<b>Front (east):</b>	28' – 11"	Same	20'
<b>Left Side:</b>	43'	Same	9'
<b>Rear:</b>	65'	Same	20'
<b>Landscaping</b>			
<b>Total Landscaping</b>	11,212	11,600	11,936 min.
<b>% Based on Lot Area</b>	19%	20%	20%
<b>*Parking Lot Shading %</b>	86%	86%	50% min. in 15 years
<b>Water Conserving Plants</b>	78%	78%	70% min.
<b>Parking</b>			
<b>Total Spaces</b>	74	39	39
<b>No. of Accessible</b>	5	3	3 min.
<b>Bicycle Parking</b>	7	34	2 min.
<b>Impervious Surface Area (sq. ft.)</b>	11,212	11,212	None per Zoning Code

\* Two modular classrooms (total 960 square feet) to be placed in the south parking lot for one year.