

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	El Camino Real Specific Plan	Same	El Camino Real Specific Plan
Zoning District	El Camino Real Mixed Use 24 (ECR-MU24)	Same	El Camino Real Mixed Use 24 (ECR-MU24)
Lot Size	2.2 ac	2.17 ac 94525.2	0.7 ac min.
Lot Coverage	26%	38%	-
Gross Floor Area	24,936 sq. ft.	107,195 sq. ft.	-
Floor Area Ratio (FAR)	26%	113%	-
Number of Units	-	46	-
Density (units/acre)	-	21 du/ac	24 du/ac max.
Meets 85% min?	-	Yes	-
Bedrooms / Unit	-	2 bdrm / 18 3 bdrm / 16 4 bdrm / 12	-
Unit Sizes (sq. ft.)	-	1,415 ~ 2,236 sq. ft.	-
Number of Buildings On-site	1	7	-
Distance Between Buildings	N/A	14'-0" ~ 37'-1"	26' min.
Building Height	22'-0"	41'-9"	55' max.
No. of Stories	One	Three	-
Commercial Area (Min. Ground Floor Area)	24,936 sq. ft.	0 sq. ft.	12,300 sq. ft.
Min. Ground Floor Plate Height (Residential)	N/A	8'-0"	10'-0"
Min. Daylight Plane Angle (from lot line shared with non-ECRSP area property)	N/A	Complies	45-degree angle
Setbacks			
Through/Furniture Zone Width (new right-of-way)	-	El Camino Real : 13' Henderson : 11'	El Camino Real : 13' Henderson : 11'

W

W

W

	Frontage Zone Setback (build to line) – El Camino Real	63'-0"	15'-0"	15'-0" min.
	Frontage Zone Setback (build to line) – Henderson	31'-0"	15'-0"	15'-0" min.
	Side (east)	29'-6"	28'-9"	0'
	Min. Rear Yard Setback (from lot line shared with a non-ECRSP area property)	51'-8"	49'-7"	10'-0" min.
	Landscaping			
	Total Landscaping	20%	28%	20%
	Useable Open Space	-	243 sq. ft. / unit	200 sq. ft. / unit
W	Parking Lot Area Shading	-	21%	50% shading in 15 yrs
W	Min. Landscape Buffer Adjacent to Residential	10'-0"	4'-6"	10'-0"
W	Light Pole Height in Landscape Buffer	-	12'-0"	8'-0"
	Parking			
	Total Spaces	104	96	83 min.
	Covered Spaces	0	92	83 min.
	Uncovered Spaces	104	4	0
	Accessible Spaces	5	2	N/A
W	Garage Space	-	405 sq. ft. – 6 units 417 sq. ft. – 18 units 460 sq. ft. – 18 units 466 sq. ft. – 6 units	450 sq. ft. min.
W	Loading Space	-	None	Required
	Bicycle Parking			
	Class I (long-term)	0	46 (inside garage)	31 min.
	Class II (short-term)	4	8	4 min.

W "W" items indicate waivers requested using State Density Bonus Law