

PROJECT DATA TABLE

| | EXISTING | PROPOSED | REQUIRED/ PERMITTED |
|------------------------------------|----------------------------------|--|-----------------------------------|
| General Plan | High Density Residential | Same | -- |
| Zoning District | R-4/PD | Same | -- |
| Lot Size (s.f.) | 17,743 – Lot 1 13,833 – Lot 2 | 31,576 s.f. less 575 s.f. for ROW =31,001 s.f. | 8,000 min. |
| Density | NA | 24 du = 33 du/ac | 36 du/ac min. 75% = 25 du |
| Gross Floor Area (s.f.) | 3,060 – Lot 1 960 – Lot 2 | 52,986 (all 4 bldgs.) | -- |
| Lot Coverage | 17.25% - Lot 1 6.94% - Lot 2 | 44% | 40% max. +5% Green Bldg 45% |
| Floor Area Ratio (FAR%) | 17.25% - Lot 1 6.94% - Lot 2 | 168% | NA |
| No. of Buildings On-Site | 1- Lot 1 2 – Lot 2 | 2 | NA |
| Distance Between Buildings | NA | 27'10"-across driveway | 29' min. |
| Building Height | NA' | 48'6" to parapet 54' to top of stairs 60'6" to top of elevator | 55' max. 80' 80' |
| No. of Stories | 1 | 4 | 4 max. |
| Setbacks | | | |
| Front (Ahwanee Ave) | NA | 25' | 20' min. |
| Side (left and right sides) | NA | 7'-13' 7' @ 1 st ; 10' @ 2 nd 13' @ 3 rd and 4 th | 18' min. |
| Combined/Total Side | NA | 14'-26" | 36' min. |
| Rear (single-family homes) | | 40'5" @ levels 1-3 51'-5" @ levels 4 | 20' min. |
| Total Landscaping (s.f.) | | 9,100 – total 379 per unit | 9,000 min. 375 min. per unit |
| % Based on Parking Lot | | 30% | 20% |
| Parking Lot Area Shading | NA | 51% | 50% min. in 15 years |

ATTACHMENT 2

2018-7006

210, 214 Ahwanee Avenue

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| | EXISTING | PROPOSED | REQUIRED/ PERMITTED |
|--|----------|--|--|
| Usable Open Space (s.f. per unit) | NA | 332 per unit (95 s.f./du not eligible) | 380 min. per unit (300 common, 80 private) |
| Parking | | | |
| Total Spaces | | Assigned 2 per unit = 48 Unassigned = 10 Total 58 | 2 covered/2,3 BR + 0.4 unassigned/ Unit =Total 58 State Density Bonus: 2 /2, 3 BR unit =Total 48 |
| Compact Spaces Residential Uses | NA | 0 | Residential: 10% max. of unassigned spaces |
| Bicycle Parking | NA | 0 (6 req as COA) | 6 |



Items indicate State Density Bonus Waiver to Sunnyvale Municipal Code requirement/standards not met



Items indicate deviations from Sunnyvale Municipal Code requirement