

## PROJECT DATA TABLE

|                                                         | EXISTING                       | PROPOSED                                                                                      | REQUIRED/<br>PERMITTED                                                          |
|---------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <b>General Plan</b>                                     | Commercial<br>General Business | Same                                                                                          | Commercial<br>General Business                                                  |
| <b>Zoning District</b>                                  | C-2/ECR                        | Same                                                                                          | C-2/ECR                                                                         |
| <b>Lot Size (s.f.)</b>                                  | 129,342                        | 107,365                                                                                       | No min.                                                                         |
| <b>Gross Floor Area (Mixed<br/>Use Building) (s.f.)</b> | N/A                            | 116,479                                                                                       | No max.                                                                         |
| <b>Gross Floor Area (Hotel)<br/>(s.f.)</b>              | N/A                            | 55,754                                                                                        |                                                                                 |
| <b>Lot Coverage (%)</b>                                 | 21%                            | 54%                                                                                           | 40% max.                                                                        |
| <b>Floor Area Ratio (FAR)</b>                           | 44%                            | 93.3%                                                                                         | No max.                                                                         |
| <b>No. of Units</b>                                     | 0                              | 49 residential<br>units & 51<br>hotel rooms<br>(155 combined<br>with existing<br>Grand Hotel) | max.                                                                            |
| <b>Density (units/acre)</b>                             | 0                              | 18.3                                                                                          | 24 max.                                                                         |
| <b>Bedrooms/Unit</b>                                    | N/A                            | 2-4 per unit                                                                                  | ---                                                                             |
| <b>Unit Sizes (s.f.)</b>                                | N/A                            | 719 - 1,965 s.f.<br>(apartment<br>units) & 2,800<br>- 3,500 s.f.<br>(single family<br>homes)  | N/A                                                                             |
| <b>Building Height - Mixed<br/>Use Podium Building</b>  | N/A                            | 60" at parapet<br>peak) 49'6" –<br>53'6"                                                      | 55' max.<br>60' w/ green<br>building incentive                                  |
| <b>Building Height –<br/>Single Family Homes</b>        | N/A                            | 26' to 28'                                                                                    | 30' within 75 of<br>single family<br>homes                                      |
| <b>Building Height - Hotel</b>                          | N/A                            | 46' – 51'                                                                                     | May exceed 75'<br>through approval<br>of a Use/Special<br>Development<br>Permit |
| <b>Lockable Storage/Unit</b>                            | N/A                            | 300 cu. ft.                                                                                   | 300 cu. ft.                                                                     |
| <b>No. of Stories</b>                                   | 2                              | 4 - Mixed Use<br>Podium<br>Building<br>2 – Attached<br>Single Family<br>4 – Hotel<br>Building | 3 max.                                                                          |

|                                                                     | EXISTING | PROPOSED                             | REQUIRED/<br>PERMITTED                          |
|---------------------------------------------------------------------|----------|--------------------------------------|-------------------------------------------------|
| <b>Setbacks</b>                                                     |          |                                      |                                                 |
| <b>El Camino Real (south) (ft.)</b>                                 | N/A      | 15' -26' (17'-28' for upper stories) | 15' min.<br>20' avg.                            |
| <b>S. Pastoria Ave. (east) (ft.)</b>                                | N/A      | 15' - 23' (13'6"-18')                | 15' min.                                        |
| <b>W. Olive Ave(north) (ft.)</b>                                    | N/A      | 15' -16' 7"                          | 15' min.                                        |
| <b>Rear (west) (ft.)</b>                                            | N/A      | 15' (after required lot merger)      | No min.                                         |
| <b>Total Landscaping</b>                                            | N/A      | 31,345/36%                           | 18,351/20% min.                                 |
| <b>Landscaping/Unit</b>                                             | N/A      | 804                                  | 425 min.                                        |
| <b>Usable Open Space/Unit</b>                                       | N/A      | 810                                  | 400 min.                                        |
| <b>Parking Lot Shading (%)</b>                                      | N/A      | 63%                                  | 50% min. in 15 years                            |
| <b>Water Conserving Plants</b>                                      | N/A      | 80%                                  | 80% min.                                        |
| <b>Parking – Mixed Use Podium Building</b>                          |          |                                      |                                                 |
| <b>Total Spaces</b>                                                 |          | 106                                  | 103 min.                                        |
| <b>Assigned for Apartment Uses</b>                                  | N/A      | 40                                   | 40 min.                                         |
| <b>Unassigned for Apartment Uses</b>                                | N/A      | 40                                   | 40 min.                                         |
| <b>Compact/% of total</b>                                           | N/A      | 0/0%                                 | 28/50% of commercial and 35% of residential max |
| <b>Accessible</b>                                                   | N/A      | 4                                    | 4 min.                                          |
| <b>Parking – Attached Single Family Homes</b>                       |          |                                      |                                                 |
| <b>Total Spaces</b>                                                 | N/A      | 36                                   | 36 min                                          |
| <b>Covered Spaces</b>                                               | N/A      | 18                                   | 18 min                                          |
| <b>Parking –Hotel Building (combined with existing Grand Hotel)</b> |          |                                      |                                                 |
| <b>Total Spaces</b>                                                 | N/A      | 120 + 6 tandem for valet use         | 124 min.                                        |
| <b>Compact/% of total</b>                                           | 0        | 36/28%                               | 62/50% max                                      |
| <b>Accessible</b>                                                   |          | 5                                    | 5 min.                                          |
| <b>Aisle Width (ft.)</b>                                            | 26'      | 26'                                  | 26' min.                                        |
| <b>Bicycle Parking</b>                                              | 0        | 12 – Mixed Use<br>6 - Hotel          | 113 min.                                        |

|                                          | <b>EXISTING</b> | <b>PROPOSED</b> | <b>REQUIRED/<br/>PERMITTED</b> |
|------------------------------------------|-----------------|-----------------|--------------------------------|
| <b>Impervious Surface Area (sq. ft.)</b> | 105,820         | 100,762         | No max.                        |
| <b>Impervious Surface (%)</b>            | 82              | 78%             | No max.                        |



Starred items indicate deviations from Sunnyvale Municipal Code requirements.