

PROJECT DATA TABLE – 1250 LAKESIDE DRIVE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Lakeside Specific Plan	Same	Lakeside Specific Plan
Zoning District	Lakeside Specific Plan	Same	Lakeside Specific Plan
Lot Size (s.f.)	384,498 (8.83 ac)	Res. lot- 232,424 (5.34 ac) Hotel lot – 152,073 (3.49 ac)	No min.
Gross Floor Area (s.f.)	N/A	Res. (incl. garage) - 446,418 + Hotel (not incl. garage) - 165,825 612,243 total	No max.
Lot Coverage (%)	N/A	47% (181,117 sq. ft.)	<i>Per SDP (proposed amendment to LSP)</i>
Floor Area Ratio (FAR)	N/A	159%	No max.
No. of Units (Residential)	N/A	250	186 min. 250 max.
Density (Residential units/acre)	N/A	47 du/ac	35 du/ac min. 47 du/ac max.
Meets 75% min?	N/A	Yes	186 min.
Residential Bedrooms/Unit	N/A	Studio – 70 1 bdrm – 110 2 bdrm - 70	LSP requires a range of unit types and sizes
Hotel Guest Rooms	N/A	263	237 min. 263 max.
Residential Unit Sizes (s.f.)	N/A	443 – 1,417 (791 avg)	LSP requires a range of unit types and sizes
Lockable Storage/Unit	N/A	300 cu. ft.	300 cu. ft. min.
No. of Buildings Onsite	N/A	2	No min.
Distance between Buildings (ft.)	N/A	83'3"	No min.
Building Height from top of curb (ft.)	N/A	Res. – 82' (with rooftop features to 88') Hotel – 85' (with rooftop features to 100')	85' max. (rooftop features can extend an additional 15') (proposed amendment to the LSP)
No. of Stories	N/A	Res. – 7 Hotel - 6	Res. - 7 max. Hotel – 8 max.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Setbacks (with proposed lot lines)			
Front (ft.) – Lakeside Dr.	N/A	Res. – 25' Hotel – 26'2"	25' min.
Left Side (ft.) – East	N/A	Res. – 48' (to proposed property line) Hotel – 33'	25' min.
Right Side (ft.) – West	N/A	Res. – No right side Hotel – 25' (to proposed property line)	25' min.
Rear (ft.) – South	N/A	Res. – 30' Hotel – 25'	25' min.
Total Landscaping (s.f.)	N/A	147,365 s.f.	All areas not used as parking or structures shall be landscaped
Landscaping/Unit (s.f.) (Residential)	N/A	422	400 min.
Useable Open Space/Unit (s.f.) (Residential)	N/A	400	400 min.
Frontage Width (ft.)	N/A	15 min.	15 min.
% Based on Floor Area (Hotel)	N/A	25% (41,721 s.f.)	20% min.
Buffer (ft.) Adj. Residential	N/A	83'3"	50 min.
Parking Lot Shading (%)	N/A	65%	50% min. in 15 years
Water Conserving Plants	N/A	86%	70% (LSP) 80% min. (proposed amendment to reflect SMC)
Parking			
Total Spaces	N/A	Res. – 442 Hotel - 255	440 min. (LSP) Res. – 410 Hotel/ Rest. – 251 (proposed amendment to reflect SMC)
Standard Spaces	N/A	Res. – 432 Hotel - 255	198 min. (LSP) No min. (proposed amendment to reflect SMC)



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Tandem Spaces	N/A	Res. – 10 Hotel - None	190 spaces are tandem (LSP) <i>Res - 125 max.</i> <i>Hotel – Not allowed (proposed amendment to reflect SMC)</i>
Compact Spaces/% of Total	N/A	Res. – None Hotel – None	35% max. (LSP) <i>Res- 19 max.</i> <i>Hotel – Not allowed (proposed amendment to reflect SMC)</i>
Accessible	N/A	Res. – 17 Hotel – 7	15 min. (LSP) <i>Per CBC (proposed amendment)</i>
Covered Spaces (Residential)	N/A	Res. – 442	1 per residential unit (250)
Aisle Width (ft.)	N/A	24-26'	24' min.
Bicycle Parking	N/A	Res. – 80 Class I Hotel – 18 Class II Public – 10 Class II	80 min. (LSP) <i>Res - 63 secured (Class I) min.</i> <i>Hotel – 3 racks (Class II) (proposed amendment to reflect SMC)</i>
Impervious Surface Area (sq. ft.)	12,300	263,724	No max.
Impervious Surface (%)	3%	69%	No max.

★ Starred items indicate proposed amendments to the Lakeside Specific Plan. *Italic font indicates the proposed amended standard.*