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.)	Per SDP (proposed amendment to LSP)
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 1	Setbacks (with proposed lot lines)					
Front (ft.) – Lakeside	N/A	Res. – 25'	25' min.			
Dr.	,	Hotel – 26'2"				
	N/A	Res. – 48' (to	25' min.			
Loft Side (ft.) Foot	,	proposed				
Left Side (ft.) – East		property line)				
		Hotel – 33'				
	N/A	Res. – No	25' min.			
D. 1. 0.1 (6) \ TT (right side				
Right Side (ft.) – West		Hotel – 25' (to				
		proposed				
	NI / A	property line) Res. – 30'	25' min.			
Rear (ft.) – South	N/A	Hotel – 25'	45 IIIII.			
	N/A	147,365 s.f.	All areas not used			
	IV/A	177,000 8.1.	as parking or			
Total Landscaping (s.f.)			structures shall be			
			landscaped			
Landscaping/Unit (s.f.)	N/A	422	400 min.			
(Residential)	,					
Useable Open	N/A	400	400 min.			
Space/Unit (s.f.)	,					
(Residential)						
Frontage Width (ft.)	N/A	15 min.	15 min.			
% Based on Floor Area	N/A	25%	20% min.			
(Hotel)	/ .	(41,721 s.f.)				
Buffer (ft.) Adj. Residential	N/A	83'3"	50 min.			
Parking Lot Shading (%)	N/A	65%	50% min. in			
Turning 200 Shading (70)			15 years			
	N/A	86%	70% (LSP)			
Water Conserving			80% min.			
Plants			(proposed			
			amendment to reflect SMC)			
Doubing			reflect SMC)			
Parking Total Spaces	N/A	Res. – 442	440 min. (LSP)			
Total Spaces	IV/II	Hotel - 255	Res. – 410			
		110101 200	Hotel/Rest. –			
			251			
			(proposed			
			amendment to			
			reflect SMC)			
Standard Spaces	N/A	Res 432	198 min. (LSP)			
_	,	Hotel - 255	No min.			
			(proposed			
			amendment to			
			reflect SMC)			





	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Tandem Spaces	N/A	Res. – 10	190 spaces are
<u>-</u>	,	Hotel -	tandem (LSP)
		None	Res - 125 max.
			Hotel – Not
			allowed
			(proposed
			amendment to
			reflect SMC)
Compact Spaces/%	N/A	Res. – None	35% max. (LSP)
of Total		Hotel –	Res- 19 max.
		None	Hotel – Not
			allowed
			(proposed
			amendment to
			reflect SMC)
Accessible	N/A	Res. – 17	15 min. (LSP)
		Hotel – 7	Per CBC
			(proposed
	77./4	D 110	amendment)
Covered Spaces	N/A	Res. – 442	1 per
(Residential)			residential unit
A . 1 TTT 1/1 /C/)	DT / A	04.061	(250)
Aisle Width (ft.)	N/A	24-26'	24' min.
Bicycle Parking	N/A	Res. – 80	80 min. (LSP)
		Class I	Res - 63 secured
		Hotel – 18 Class II	(Class I) min. Hotel – 3 racks
		Public – 10	
		Class II	(Class II) (proposed
		Class II	amendment to
			reflect SMC)
Impervious Surface	12,300	263,724	No max.
Area (sq. ft.)	12,300	203,124	ino illax.
	3%	69%	No max.
Impervious Surface (%)	3%	09%	ino iliax.

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