

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Commercial General Business (both lots)	Same	Commercial General Business
Zoning District	1008 E. El Camino Real: C-2/ECR 1314-1320 Poplar Ave.: R-1/ECR	1008 E. El Camino Real: Same 1314-1320 Poplar Ave.: C-2/ECR	Rezone required for 1314- 1320 Poplar Ave.
Lot Size (s.f.)	92,731	89,310 net (2.05 acres) (after street dedication easement)	No min. in C-2; 1 acre for nonresidential and 2 acres for mixed use per Precise Plan
Gross Floor Area (s.f.)	Undetermined	212,402	No Max
Floor Area Ratio (FAR)	Undetermined	237.8%	No Max
★ Lot Coverage	Undetermined	39.4%	35% max. for C-2 40% for R-4
No. of Units	47 (44 mobile homes, 1 single-family and 1 duplex)	108	No max.
Density (units/acre)	17.8	52.7	No max.
Lockable Storage/Unit	N/A	200 cu. ft. per Studio/1BR; 300 cu. ft. per 2BR	200 cu. ft. per Studio/1BR; 300 cu. ft. per 2BR
No. of Buildings On- Site	46	2	NA
★ Distance Between Buildings (ft.)	N/A	20	32 min. for 5-story
★ Building Height (ft.)		Main Bldg: 67'-4" Poplar Flats: 39'-8"	With Green Building Incentive, 35' for portions w/in 75' of single-family zoning; 60' for all other portions; 85' for parapet
No. of Stories	1-2	Main Bldg: 5 Poplar Flats: 3	No max.
Setbacks			
Front – El Camino Real	N/A	15'	15' min.
Front – Poplar Ave.		15'	15' min.
Side	N/A	Main Bldg: 20' Poplar Flats: 9'	No min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Rear	N/A	Main Bldg: 67'-4"	None; 20' min. buffer to residential zoning district not combined with ECR
★ Total Parking Spaces	Undetermined	200 (1 covered assigned for 75 units and 2 covered assigned for 33 units; 59 unassigned/ guest)	201 141 assigned (1 covered assigned per unit minimum); 60 unassigned/guest
★ Compact Spaces	N/A	33 assigned (tandem)	10% unassigned
Covered Spaces	N/A	196	108 (1 per unit)
Bicycle Parking	N/A	102 secured plus 20 rack spaces	27 secured
Total Landscaping (sq. ft.)	N/A	22,362	20% per C-2 (17,860)
Landscaping per unit (s.f.)	N/A	210	None per C-2 375 min. per unit per R-4/R-5 standards
Usable Open Space (s.f. per unit)	N/A	394 (110 average private space)	380 min. per unit (80 min. private space per unit) per R-4/R-5 standards
Parking Lot Area Shading	0%	65%	50% min. in 15 years

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.