

Attachment 2: Project Data/Compliance (Mixed-Use)

Project Address: 3521 and 3591 Homestead Road Project Number: PLN24-633
Zoning: MU-NC – Mixed-Use Neighborhood
Commercial

Standard	Existing	Proposed	Requirement	Complies? (Y/N)	Waiver or Concession?
Parcel Area (SF) (min):	--	5.5-acre	--	Y	--
Density (DU/AC)		26.7	Min. 20 Max. 36	Y	
Building Square Footage (SF)					
Six Building Type 100 (Attached Townhomes):	--	132,426	--	--	--
One Building Type 101 (Attached Townhomes):	--	7,449	--	--	--
Two Building Type 200 (Stacked Condos):	--	44,142	--	--	--
Five Building Type 300 (Stacked Condos):	--	161,000	--	--	--
Total (enclosed):	--	345,017	--	--	
Commercial Floor Area Ratio (FAR):	--	0.02	0.10	N	Y
Building Coverage (%)					
Building Coverage (All):	--	47%	--	--	--
Building Setbacks (FT)					
Front, Homestead Road - Commercial:	--	0'	0'	Y	--
Front, Homestead Road - Residential:	--	10'	0'	Y	--
Front, Lochinvar Avenue:	--	10'	0'	Y	--
Side, Interior:	--	10'	0'	Y	--
Side, Corner:	--	7' - 6"	0'	Y	--
45-degree Daylight Plane	--	0'	15' above grade at 45- degree at the side property line	N	Y

Project Data & Compliance Table

Standard	Existing	Proposed	Requirement	Complies? (Y/N)	Waiver or Concession?
Height (FT)					
Attached Townhomes:	--	36'	32'	N	Y
Stacked Condos:	--	51'	32'	N	Y
Maximum Number of Stories:	--	4'	3'	N	Y
Commercial:	--	16' 7"	32'	Y	--
Parking:					
Is the site Gov. Code 65863.2 (AB 2097) eligible?					N
Off-Street:	--	341	314	Y	--
Class 1 Bicycle:	--	12	8.6	Y	--
Class 2 Bicycle:	--	147	147	Y	--
Landscaping					
Common Recreation Space:	--	5,300 SF	None	Y	--
Private Recreation Space:	--	127 SF	None	Y	--
Consistent with City's Complete Street Policy? Yes, provides a 6-foot sidewalk and 4-foot landscape strip.					