

Attachment 2: Project Data/Compliance (Multi-Family)

Project Address: 451 El Camino Real
Zoning: Mixed-use Regional Commercial

Project Number: PLN24-00279

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parcel Area (SF) (min):	--	10.2 acre	--	Y
Density (Units/Acre)				
Density	--	39.4	37-50	Y
Commercial FAR				
Commercial FAR:	--	0	Up to 3.0	N (Concession)
Building Square Footage (SF)				
4 Plex Townhouse:	--	186,000		
6 Plex Townhouse:	--	41,100		
Multi-family Building:	--	475,000		
Main Building Setbacks (FT)				
Front:	--	10	0 or 5-10	Y
Side (left): Side (right):	--	10 10-50+	0	Y
Side, Corner:	--	--	0	Y
Rear:	--	21	10	Y
Multi-story Stepback:	--	0		M (Waiver)
Height (FT)				
Main building:	--	Three-story (38) – Five-story (64)	6-story/60	N (Wavier)
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				Y
Off-Street – Multi-family:	--	359		
Off-Street – Townhouse:		196		
Class 1 Bicycle (Multi-family/Townhouse):	--	297/98	1 per unit	Y
Class 2 Bicycle (Multi-family):	--	15	1 per 20 units	Y
Landscaping				
Open Landscaped Area:	--	178,841	30% of area (143,269)	Y
Consistent with City's Complete Streets Policy? 5' Landscape/ 10' sidewalk				Y