

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

Project Address: 860 and 858 Civic Center Drive and 1526 Alviso Street **Project Number: PLN24-00533**
Zoning: MU-CC – Mixed-Use Community Commercial

Standard	Existing	Proposed	Requirement	Complies? (Y/N)	Waiver?
Parcel Area (SF) (min):	--	0.16-acre	--	Y	--
Density (Units/Acre) Net					
Minimum:	--	26.2	20	Y	--
Maximum:	--		36	Y	--
Building Square Footage (SF)					
Building 1 and 2 Townhomes:	--	2,048	--	Y	--
Building 1 and 2 End TH:	--	2,100	--	Y	--
Building 1 and 2 End-Civic Center TH:	--	2,130	--	Y	--
Duplex Units:	--	2,118	--	Y	--
Accessory Dwelling Units:	--	521	--	Y	--
Commercial Space:	--	795	2,653.7	N	Y
Total (enclosed):	--	42,007	--	Y	--
Commercial Floor Area Ratio (FAR):	--	0.02	0.10	N	Y
Building Coverage (%)					
Building Coverage (All):	9,422	13,579	--	--	--
Townhome (Building 1 and 2) Setbacks (FT)					
Front:	--	2' - 9"	Min. 0 or 5; Max. 10	N	Y
Side (left):	--	10' - 7"	None	Y	--
Side (right):	--	10' - 7"	None	Y	--
Rear:	--	4' - 11"	10	N	Y
Building 2 Setbacks (FT)					
Front:	--	24' - 8"	Min. 0' or 5'; Max. 10	Y	--
Side (left):	--	4' - 9"	None	Y	--
Side (right):	--	4' - 9"	None	Y	--
Rear:	--	180	10	Y	--
Height (FT)					
Building 1 and 2:	--	44	40	N	Y
Accessory building:	--	35	40	Y	--

Project Data & Compliance Table

Standard	Existing	Proposed	Requirement	Complies? (Y/N)	Waiver?
Maximum Number of Stories:	--	4	4	Y	--
Parking:					
Is the site Gov. Code 65863.2 (AB 2097) eligible? Yes					
Off-Street:	--	36	0	Y	--
Class 1 Bicycle:	--				
Class 2 Bicycle:	--				
Landscaping					
Common Recreation Space:	--	2,097 SF	None	Y	--
Private Recreation Space:	--	254 – 368 SF	None	Y	--
Consistent with City's Complete Street Policy? Yes, provide a 6-foot sidewalk and 4-foot landscape strip.					