

180 El Camino Real Subdivision – Zoning Ordinance Compliance for P21-0126

Zoning District – El Camino Real Mixed Use (ECRMX)

ECRMX Base Dev Standards	<u>Allowed</u>	<u>Proposed</u>
Minimum Lot Size	20,000	11.24 acres
Minimum Lot Width	50'	> 50'
Floor Area Ratio		
Min FAR	0.6, 0.3 active	>0.6 for entire site
Max FAR	2.5 (3.5 w/ incentives)	1.97 overall (2.5 Lot B, 2.84 Lot C)
Height		
Minimum Height	25'(B)	complies
Maximum Height	80'(B) (120' w/ incentives)	85' Residential, 108' R&D (providing incentives)
Minimum Yards		
Front (always ECR)	min 12', avg 16' (C)	complies
Interior Side	0'; 10' along R district	complies
Street Side	10'	complies
Rear	15' (B)(D)	n/a
Maximum Lot Coverage	90%	complies
Min Amount of Landscaping	10%	complies
 Additional Development Standards	 <u>Allowed</u>	 <u>Proposed 180 ECR Residential/R&D Project</u>
Increased Density, FAR, etc		Increased FAR and Height
Heights and Building Stepbacks		
Ground Floor Height	15' nonresidential	complies
Street Wall Height	25' min, 35' max	complies
Building Stepbacks – Front		n/a
Building Stepbacks – Rear	60 degree plane	complies

Supplemental Regulations	<u>Allowed</u>	<u>Proposed 180 ECR Residential/R&D Project</u>
Building Length and Separation	125' max, 30' separation	266' max, requesting exception
Required Commercial Frontage	65% (50% with PC exception)	Complies
Depth of Req'd Comm Frontage	75' (65' by Chief Plnr, less w/ PC)	Complies
Bldg Articulation		Complies
Bldg Trans and Req'd Openings	60% comm, 70% retail	Complies
Blank Walls	No more than 20'	Complies
Exterior Bldg Materials and Colors		Complies
Bldg Orientation and Entrances		Complies
Limits on Locations of Parking	Min 40' from prop line (for uncovered)	Complies
Parking Lot Access		Complies
Pedestrian Access		Complies
Pedestrian Walkway Design	5' min, permeable	Width complies
Truck Docks, Loading and Service		Complies (w/ Parking & Loading Plan)
Site and Development Regulations	<u>Allowed</u>	<u>Proposed 180 ECR Residential/R&D Project</u>
<i>Landscaping</i> (20.300.007)		
Areas to be Landscaped		Complies
General Landscaping Standards		Complies
Water Efficient Calculations		Required at Building Permit submittal
<i>Lighting and Illumination</i> (20.300.008)		
Nonresidential Buildings		Required at Building Permit submittal
Max Height	16', 20'	Complies
Shielding		Complies
<i>Screening</i> (20.300.012)		
Screening of Mech and Electrical Equip		Complies
Common Property Lines		n/a
<i>Trash and Refuse Collection Areas</i> (20.300.014)		
Location		Complies
Materials, Construction and Design		Required at Building Permit submittal

Parking Standards (20.330)	<u>Allowed</u>	<u>Proposed 180 ECR Residential/R&D Project</u>
Location of Required Parking		Complies
Parking Reductions	w/ Use Permit	w/ Use Permit
Bicycle Parking (20.330.008)		Complies
On-Site Loading (20.330.009)		Complies
Parking Area Design and Dev Standards (20.330.010)		Complies