

PLN18-0036 – Project Conformance Table

DA-1(S) Zoning Regulations	Source	Required	Proposed	Comment
Min Lot Area (sf)	2.08.304	10,000 sf	71,640	Meets Standard
Min Lot Width (ft)	2.08.304	100 ft	181.57	Meets Standard
Min Front setback (ft)	2.08.308	7 ft w/ 15-ft pedestrian zone	7 ft w/ 17 ft pedestrian zone	Meets Standard
Min Side Setback (ft)	2.08.308	0 ft	0 ft	Meets Standard
Min Corner Side Setback (ft)	2.08.308	0 ft	0 ft	Meets Standard
Min Rear Setback	2.08.308	Consistent with block	0 ft	Meets Standard
Height Min along E 14th (ft)	2.08.312	24 ft	64'-3"	Meets Standard
Height Max	2.08.312	75 ft	70'-8"	Meets Standard
Coverage Max	2.08.316	100%	92%	Meets Standard
FAR Max	2.08.320	3.5	2.79	Meets Standard
Site Landscaping Min	2.08.324	Per Site Plan Review Approval		
Max Wall Setback or Offsets	2.08.328	100 ft	99 ft	Meets Standard
Min Density (35 du/ac)	2.08.332	58	196	Meets Standard
Max Density w/ 20% Small Unit bonus (du)	2.08.332	197	196	Meets Standard
Max Density w/ 20% Small Unit bonus (du/ac)	2.08.332	120	120	Meets Standard
Min Total Open Space (60 sf/du)	2.08.336	11,760	19,941	Meets Standard
Min Open Space Per unit (sf/du)	2.08.336	60	102	Meets Standard
Ground Floor Retail	2.08.340.A	Front on E 14th St.	Front on E 14th St.	Meets Standard
Min Ground Floor Views into Building (50%)	2.08.340.B	2,209	2,228	Meets Standard
Min Amenities	2.08.344	7	9	Meets Standard
Min Residential Parking (1.5 spaces per unit)	4.08.108	294	216 (upper floor)	1.1 spaces per unit
Min Grocery Parking (1:500 sf)	4.08.108	46	70 ground floor (+71 shared level two)	24 spaces
Min Retail Parking (<5,000 sf exempt)	4.08.108	n/a		
Min Total Parking	4.08.108	340	286	Short 54 spaces*
Min Bike Parking - Garage (5% of vehicle req)	4.08.128	2	76	Meets Standard
Min Bike Parking - Sidewalk	4.08.128	0	8	Surplus of 8 spaces
Max Fence Height	4.04.364	3 ft in setback, max 8 ft	No fences	Meets Standard
Max Signs (15*sq rt LF) E 14th: Grocery	4.12.112	200	112	Meets Standard
Downtown Strategic Plan	Source	Required	Proposed	Comment
Land Use Plan	Fig 3, pg 16	Retail Mixed-Use	Retail Mixed-Use	Meets Standard
Min-Max Density	p. 19	35 - 75	120	Permitted by density bonus
Max Building Height	p. 19	75'	64'-8"	Meets Standard

*California Vehicle Code §22511.2 requires ADA EV parking spaces to be counted as two parking spaces for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. ADA EV charging would further reduce this number. CHS Parking Study dated 11/9/20 contains further information regarding parking management and allocation.