

## ZONING CONSISTENCY ANALYSIS

<u>ORDINANCE REQUIREMENTS</u>	<u>PROPOSED PROJECT</u>	<u>CONSISTENCY WITH STANDARDS</u>
<b>17.09.030 Front Yard Setback applicable to Calle Real:</b> Fifteen (15) feet from the property line	26'11"	Yes
<b>17.09.030 Interior Side Setback (East):</b> Fifteen (15) feet from the property line  <b>Trash enclosure may be located within interior side setback (17.24.140 (B) (2) (b))</b>	74'10" for building  6' for trash enclosure.	Yes
<b>17.09.030 Street Side Setback applicable to Los Carneros:</b> Fifteen (15) feet from the property line	21'6"	Yes
<b>17.090.030 Rear Yard Structure Setback (South):</b> Fifteen (15) feet from the property line	15'	Yes
<b>17.09.030 Maximum Lot Coverage: 40%</b>	21%	Yes
<b>17.09.030 Maximum Dwelling Unit Density (units/acre):</b> 20 Dwelling units per acre	26 dwelling units/ acre	Yes*  30% density bonus per State Density Bonus Law G.C. 65915 providing two (2) low income units
<b>17.09.030 Maximum Building Height:</b> Maximum height of 35'	37'2"	Yes  * Utilizing State Density Bonus Law Concession to increase maximum height

<b>17.09.030 Minimum Landscaping:</b> 10% required	22%	Yes
<b>17.07.050(B)(1) Common Open Space:</b> 100 square feet per unit 14 units = 1,400 square feet	1,400 square feet total	Yes
<b>17.07.050(B)(2)(a)and(b) Restricted Open Space:</b> 200 s.f. for units on ground;  and 60 s.f. for units without floor area on the ground story	4 ground floor units: 200 s.f. 10 second story units : s.f.	Yes
<b>17.38 Parking:</b> Total Auto Spaces: State Density Bonus Law Gov Code §65915(p) mandates no more than one parking space for one-bedroom units.  One space per 300 SF for commercial use.           EV Charging Spaces: 2  ADA Spaces: 2  Van Spaces: 1  Long-term Bicycle Spaces: 14  Short-Term Bicycle Spaces: 6	Total Provided: 20 spaces (18 for residential and 2 for commercial)           Provided: 2 spaces  Provided: 2 spaces  Provided: 1 space  Provided: 16  Provided: 10	Yes*           Yes  Yes  Yes  Yes  Yes

<b>17.090.030</b> <b>Limitations on Curb Cuts:</b> One per parcel unless a need is demonstrated	Using the 1 existing curb cut	Yes
<b>17.24.210</b> <b>Vision Clearance:</b> No structure or vegetation in excess of 3 feet within the “triangle” as defined in Section 17.24.210	No wall, fence or landscaping will exceed a height of 3 feet with the defined triangle.	Yes
<b>17.24.170</b> <b>Screening of Mechanical Equipment:</b> All mechanical equipment must be screened from public view.	Mechanical equipment is located on the roof of the buildings and is surrounded by a screen wall on all sides that is integrated into the building.	Yes
<b>17.24.140</b> <b>Trash Enclosures:</b> Must be located outside of front & street setbacks and required parking & landscape areas.	The trash enclosure is located in the northeastern corner of the property where trash collection is easily accessible. They will be within a solid enclosure structure. Per 17.24.140(B)(2)(b) since not abutting an “R” Zone District parcel trash enclosure may be located within interior side setback.	Yes
<b>17.35</b> <b>Parking Lot Lighting:</b> Must not exceed 20 feet in height. The light level at property lines must not exceed 0.1 foot candles.	Proposed parking lot lights are on 12 Foot poles. The foot candle at the property lines does not exceed 0.1 foot candles.	Yes
<b>17.30.070</b> <b>ESHA:</b> The Streamside Protection Buffer is 100 feet	The closest structure to Riparian Habitat is 125 feet.	Yes

<b>17.38.110 Parking Area Design and Development Standards</b> <b>J. Heat Island Reduction.</b> In order to reduce ambient surface temperatures in parking areas, at least 50 percent of the areas not landscaped must be shaded, of light-colored materials with a Solar Reflectance Index of at least 29, or a combination of shading and light-colored materials.	Concession requested.	Yes, based on using a State Density Bonus Concession
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