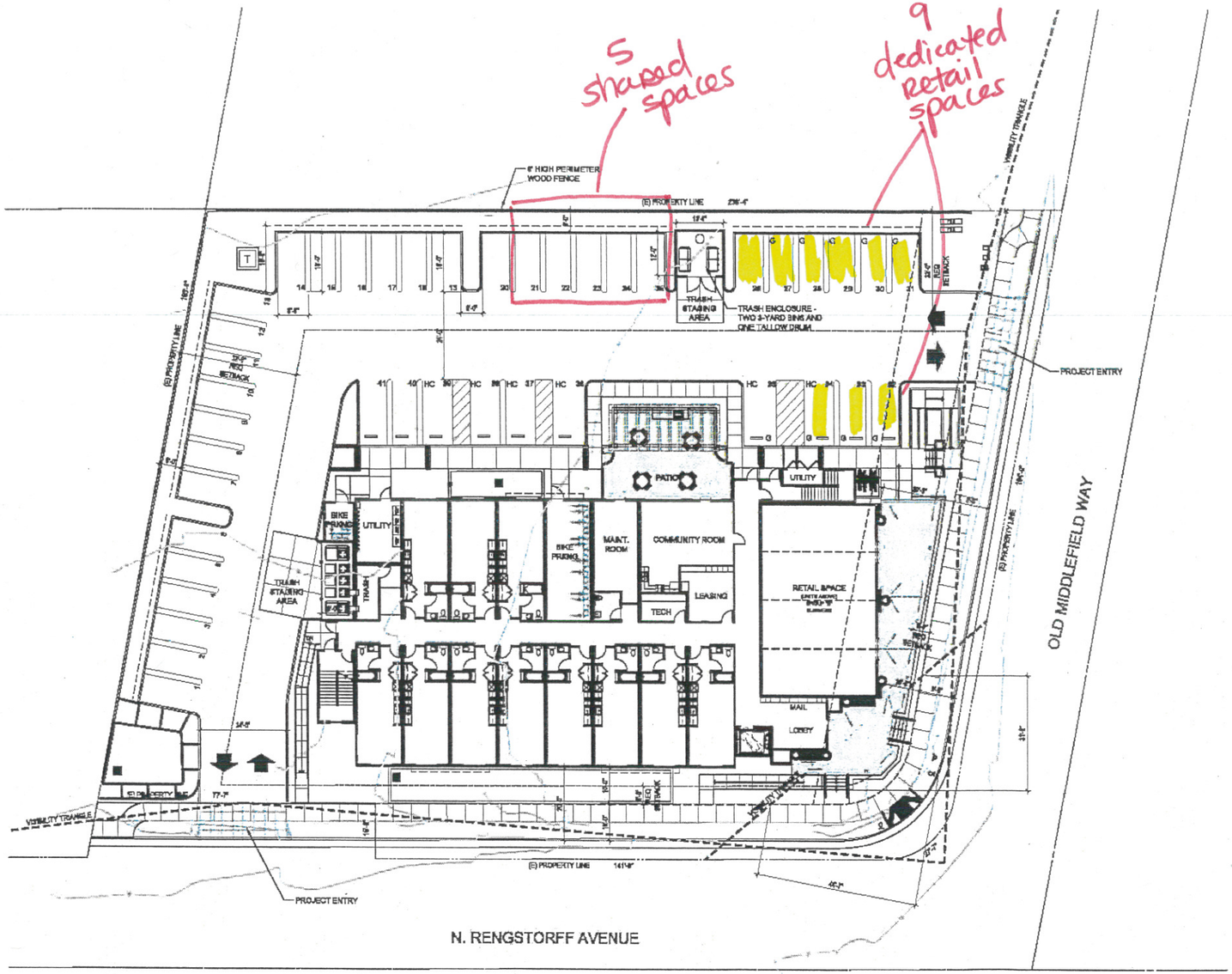

Development Feature	Requirement		Proposed
Dwelling Unit Standards	The following standards apply to Multi-Family Housing. Standards for Townhouse and Row house Developments are listed separately in Sections A36.12.040.K and A36.12.040.L respectively.		N/A
Lot Area	20,000 square foot minimum, except that lot sizes in Townhouse and Rowhouse developments approved through a PUD permit are listed separately in Sections A36.121.040.K and A36.12.040.L, respectively.		36,224 SQ. FT.
Lot Width	None.		See Site Plan
Density	42 units per acre maximum.		59 DU/AC with 30% affordable housing density bonus
Floor Area Ratio	1.35 maximum for office, retail and housing (office portion shall not to exceed .35 FAR).		Building: 0.93 Office: 0.006
Setbacks	See Section A36.12.040.I for exceptions to required setbacks.		
	Front	5' behind sidewalk minimum.	5' minimum
	Rear	0.5' minimum but not less than the height of the adjacent wall (measured to top of wall plate).	33' minimum
	Sides	15'.	15'
	Between Principal Structures	One-half the sum of nearest opposing walls (measured to top of wall plate).	N/A
Site Coverage	None.		11,514 SQ. FT.
Pavement Coverage for Area Dedicated to Auto	45 percent or the zoning administrator may approve higher percentage in proportion to commercial in mixed-use development.		14,514 SQ. FT. (40%)
Height Limits	See Section 36.40.1 for exceptions to height limits.		
	45' to ridge (35' to top of wall plates) except that buildings with commercial space may be 50' to ridge. Lower height may be required for portions of buildings adjacent to existing residential.		Building Height: 45'-0"
Open Area	45 percent, including 40 square feet of private open area per unit; zoning administrator may approve reduced open area in proportion to commercial space in mixed-use development.		*Affordable Housing Concession #1:* 28.6 percent Site Area: 36,224 sq. ft. Common Open Space Area: 10,376 sq. ft.
Personal Storage	80 square feet of enclosed and secured storage area for bulky personal effects (such as recreational equipment) for each unit; typically in garage area.		*Affordable Housing Concession #2:* No personal storage
Parking	See Division A36.37 (Parking and Loading).		Vehicular Parking Provided:

Unit Type	Ratio	Units	Required	Total	
Studio	0.62/unit	48	29.8		Residential Parking 32
1 Bdrm	1.5/unit	1	1.5		Retail Parking Spaces 9
Retail	1.0/1000sf / 1,600sf	16	16	48	(5 accessible spaces total) 41
					Note: Provided Parking Based on Council approved Parking Study for Residential Parking Ratio. Time limited shared parking agreement with residential brings retail parking to 16 spaces.
Bicycle Parking				49	49 Spaces Provided

TREE SUMMARY

TREES TO REMAIN: TREES 1-9
TREES TO BE REMOVED: TREES 10-26

NOTE: SEE LANDSCAPE SHEET L1.0 FOR SPECIES, SIZE, AND DRIP-LINE AREA OF TREES.

UNIT CALCULATIONS:

UNIT TYPE	QTY.	NET SF	GROSS SF	TOTAL (NSF)	TOTAL (GSF)
P1 STUDIO	30	405	436	12,150	13,140
P1 STUDIO - ALT	16	405	452	6,480	7,232
P1-UFAS STUDIO	2	426	466	852	932
TOTAL BMR UNITS	48			19,482	21,304
MNGR'S UNIT (P2)	1	751	901	751	901
TOTAL UNITS	49			20,233	22,105

819 N. RENGSTORFF

Mixed-Use Workforce Studios Development

ROEM Corporation
1650 Lafayette Street
Santa Clara, CA 95850
408.984.5600

Eden Housing, Inc.
22645 Grand Street
Hayward, CA 94541
510.582.1450

Site Plan

MOUNTAIN VIEW , CA

KTGY JOB # 2010-0314 01.09.2012

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