

**ATTACHMENT A
GENERAL PLAN AND MUNICIPAL CODE COMPLIANCE WORKSHEET**

Project Location and Permit Processing Time Limits

Project Address: 2425 20th Street
 Application Filing Date: July 30, 2020

CEQA Deadline: August 29, 2020
 PSA Deadline: September 28, 2020, with extension.

Total Process 81 days
 Review Time:

General Plan and Municipal Code Compliance Worksheet

CATEGORY	LAND USE ELEMENT	MUNICIPAL CODE	PROJECT
Permitted Use	Low Density Housing	Multi-Unit Structures [SMMC Table 9.08.020]	3-Unit Condominium Development
Minimum Parcel Area per Unit		2,000 SF (or 4 total units, whichever is less) [SMMC Table 9.08.030]	3-units
Maximum Number of Stories		2 stories [SMMC Table 9.08.030]	2 stories
Maximum Building Height		30' [SMMC Table 9.08.030]	27'-11" (including 2'-4" parapet)
Additional Stepbacks at Upper Stories		No portion of the building volume above 23' shall encroach into a daylight plane starting at 23' above the front setback line and sloping upward at a 45-	No portion of the front façade intersects required daylight plane.

		degree angle toward the rear of the parcel. [SMMC Table 9.08.030(B)]	
Maximum Parcel Coverage		Ground Floor – 45% .45 x 6,750 SF (Parcel Size) = 3,037.5 SF Second Floor – 90% of first floor .90 x 3,037.5 SF = 2,733.75 SF [SMMC Table 9.08.030]	Ground Floor – 2,811 SF Second Floor – 2,677 SF
Setbacks		Front – 20’ Side – 8’ Rear – 15’ [SMMC Table 9.08.030]	Front – 21’-10” Side – 8’ Rear – 25’
Transition Requirements Adjacent to R1 District		The maximum height within 25’ of an R1 District is 23’ for a building with a flat roof. A building with a pitched roof may be built to the maximum height. The building setback from an R1 District boundary shall be 10’ for interior side setbacks and 20’ for rear setbacks. A landscaped planting area, a minimum of 5’ in width, shall be provided along all R1 District boundaries. A tree screen shall be planted in this area with trees	No portion of the building is within 25’ of the centerline of the alley. The building has a rear setback 25’ from the centerline of the alley and the parcel does not have a side parcel line that abuts the R1 district. A landscaped planting area of 15’ has been provided between the rear parcel line and the proposed structure. Two trees no more than 15’

		<p>planted at a minimum interval of 15'.</p> <p>[SMMC Table 9.08.030(D)]</p>	<p>apart have been provided within this area.</p>
<p>Special Project Design and Development Standards</p>		<p>Street-facing pedestrian entries shall not be located below grade, and any excavation to access the entry shall be prohibited.</p> <p>An additional 5' setback beyond the minimum front yard setback is required for at least 25% of the width of the front façade. This setback shall be fully integrated into the building through balconies, decks, or other elements that articulate the front of the building.</p> <p>All required setbacks shall be open to the sky except for permitted architectural projections contained in Section 9.21.110.</p> <p>Mezzanines shall be concealed within the building and shall not appear as an additional story on the exterior building façade.</p> <p>An additional 2' average side yard setback from the minimum requirement shall be provided at each story. Setback areas greater than 5' in depth from the minimum side yard setback,</p>	<p>No street-facing pedestrian entry is below grade.</p> <p>50' parcel width – 16' aggregate side setbacks = 34' front maximum elevation width.</p> <p>$34' \times .25 = 8.5'$</p> <p>Provided additional front setback with a minimum depth of 5' beyond the front setback: First Story – 10'-6" Second Story – 14'-6"</p> <p>All setbacks are open to the sky.</p> <p>N/A. No mezzanines proposed.</p> <p>Average depth required – 10' (8' side setback + 2' additional)</p> <p>North Elevation Average Setback – 10'</p>

		<p>or the area used to comply with the additional setback requirements of this Section, shall not be used to satisfy compliance with this requirement.</p> <p>The allocation of allowable parcel coverage area shall be distributed to provide clear delineation between individual units through: changes in wall plane, in plan or section; use of additional setbacks; use of decks or balconies; or other architectural and spatial manipulation. A change in plane to differentiate individual units shall be a minimum of 12". However, more than one but no more than 3 units may be grouped together for the purpose of providing a shared entry, balcony or other common exterior space.</p> <p>[SMMC Table 9.08.030(E)]</p>	<p>South Elevation Average Setback – 10'</p> <p>Building modulation and change in wall plane provides clear delineation between individual units.</p>
Minimum Outdoor Living Area per Unit		<p>Private – 60 SF Total – 150 SF (150 x 3 = 450)</p> <p>[SMMC Table 9.08.030]</p>	<p>Private: Unit A – 300 SF Unit B – 350 SF Unit C – 240 SF</p> <p>Total – 1,155 SF</p>
Minimum Planting Area		<p>30% of Parcel Area</p> <p>[SMMC Table 9.08.030]</p>	<p>31.1% provided.</p>
Planting Areas		<p>Interior Side Setback Areas. At least 50% of each required setback area shall</p>	<p>All setback areas provide at least 50% landscaped</p>

		<p>be planting area, except that for parcels less than 50' in width, 50% of any one interior side setback area shall be planted.</p> <p>Adjacent to R1 Districts. A continuous planting area having a minimum width of 5' is provided along interior parcel lines when an R2, R3, or R4 District is adjacent to an R1 District.</p> <p>[SMMC Table 9.08.030(G)]</p>	<p>area, unless needed for development operations. North Side Yard – 490 SF South Side Yard – 650 SF</p> <p>A landscaped planting area of 15' has been provided between the rear parcel line and the proposed structure.</p>
Parking		<p><u>Market Rate</u> 2 or more bedrooms = 2 spaces per unit</p> <p>[SMMC Table 9.26.060]</p>	<p>6 parking spaces provided.</p> <p>3 (2 bedroom) units x 2 parking spaces = 6</p> <p>Approved by Mobility Division on January 20, 2021</p>
Parking Access		<p>Access to parking areas shall be from alleys.</p> <p>[SMMC Section 9.28.120(B)(3)]</p>	<p>Subterranean garage is accessed from the alley.</p> <p>Approved by Mobility Division on January 20, 2021</p>
Trash Area		<p>Multi-unit residential developments between three and ten units must provide an outdoor enclosure that is an equivalent size to 21' x 7.5'.</p> <p>Modifications to the size requirements to a trash enclosure may be approved if an adequate alternative is provided.</p> <p>[SMMC Section 9.21.130(C)(2) & (D)]</p>	<p>11' x 12'-10" trash enclosure provided along the alley.</p> <p>Approved by the RRR Division on December 16, 2020.</p>

<p>Mechanical Equipment Screening</p>		<p>All exterior mechanical equipment shall be screened on all vertical sides at least to the height of the equipment it is screening and incorporated into the design of buildings to the maximum extent feasible.</p> <p>[SMMC Section 9.21.140(A)]</p>	<p>Rooftop mechanical equipment is screened by a 2'-4" parapet.</p>
<p>Development Impact Fees</p>		<p>Parking and Recreation Development Impact Fee</p> <p>Affordable Housing Production Program.</p> <p>Child Care Linkage Requirements</p> <p>Private Developer Cultural Arts Requirement</p> <p>Transportation Impact Fee</p> <p>Condominium Facilities Tax</p>	<p>Parks and Recreation Development Impact Fee: \$7,493.22 x 2 units = \$14,986.44 (Approximate total)</p> <p>Affordable Housing Production Program: \$42.62 x 5,780 SF = \$246,343.60 (Approximate total)</p> <p>Child Care Linkage Fee: \$156.54 x 3-units = \$469.62 (Approximate total)</p> <p>Private Developer Cultural Arts Requirement: N/A 3-unit project; applicable for projects of 5-units or more.</p> <p>Transportation Impact Fee Area 2: \$3,864.99 x 2-units = \$7,729.98 (Approximate total)</p> <p>Condominium Facilities Tax (\$1,000 x 3-unit) = \$3,000</p>