

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

**Project Location and Permit Processing Time Limits**

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Project Address: 1665 Appian Way  
 Application Filing Date: August 9, 2016 (Revised Submittal – May 21, 2020)

CEQA Deadline: June 20, 2020, with extension.  
 PSA Deadline: July 20, 2020, with extension.

Total Process Review Time (Days): 272 days

**General Plan and Municipal Code Compliance Worksheet**

<b>CATEGORY</b>	<b>LAND USE ELEMENT</b>	<b>MUNICIPAL CODE</b>	<b>PROJECT</b>
Permitted Use	Medium Density Housing	Multi-Unit Structures [SMMC Table 9.08.020]	2-Unit Condominium Development
Minimum Parcel Area per Unit		Tier 2 with Community Benefits – 1,250 SF [SMMC Table 9.08.030]	2-units
Maximum Number of Stories		Tier 2 with Community Benefits – 3 stories [SMMC Table 9.08.030]	3 stories
Maximum Building Height		Tier 2 with Community Benefits – 40' [SMMC Table 9.08.030]	40'
Additional Stepbacks at Upper Stories		No portion of the building volume above 35' shall encroach into a daylight plane starting at 35' above the front setback line and	No portion of the front façade intersects required daylight plane.

		<p>sloping upward at a 45-degree angle toward the rear of the parcel.</p> <p>[SMMC Table 9.08.030(B)(2)]</p>	<p>(Based on Variance approval of a 15' front setback)</p>
Maximum Parcel Coverage		<p>Ground Floor – 50%</p> <p>.45 x 4,414 SF (Parcel Size) = 2,207 SF</p> <p>Second Floor – 90% of allowable first floor</p> <p>.90 x 2,207 SF = 1,986 SF</p> <p>Third Floor – 90% of allowable first floor</p> <p>.90 x 2,207 SF = 1,986 SF</p> <p>[SMMC Table 9.08.030]</p>	<p>Ground Floor – 1,930 SF</p> <p>Second Floor – 1,946 SF</p> <p>Third Floor – 1,946 SF</p> <p>(Based on Variance approval of a 15' front setback)</p>
Setbacks		<p>Front – 30'</p> <p>Interior Side:</p> <ul style="list-style-type: none"> <li>- Parcels less than 50' wide: 4' or 16% of parcel width, whichever is greater</li> <li>- Parcels 50' wide or greater: 8'</li> </ul> <p>Street Side – 15% of parcel width</p> <p>Rear – 15'</p> <p>[SMMC Table 9.08.030]</p>	<p>Front – 15' (Based on Variance approval of a 15' front setback)</p> <p>Interior Side:</p> <ul style="list-style-type: none"> <li>- 7.5' @ 46.5' parcel width</li> <li>- 8' @ 50+' parcel width</li> </ul> <p>Street Side:</p> <ul style="list-style-type: none"> <li>- 7.5' @ 46.5' parcel width</li> <li>- 8' @ 50+' parcel width</li> </ul> <p>Rear – 15'</p>

<p>Transition Requirements Adjacent to R1 District</p>		<p>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.</p> <p>The building setback from an R1 District boundary shall be 10' for interior side setbacks and 20' for rear setbacks.</p> <p>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 planted at a minimum interval of 15'.</p> <p>[SMMC Table 9.08.030(D)]</p>	<p>N/A. Not adjacent to R1.</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</p>	<p>No street-facing pedestrian entry is below grade.</p> <p>30'-9" front façade x .25= 7.69</p> <p>Provided additional front setback with a minimum depth of 5' beyond the front setback at all stories.</p> <p>All setbacks are open to the sky.</p>

		<p>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, 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 stepbacks; 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>Mezzanine concealed within third story.</p> <p>Buildable Elevation – 70'</p> <p>Average additional side setback – 70' x 2 = 140 SF</p> <p>West Elevation – 558 SF</p> <p>East Elevation – 423 SF</p> <p>(Based on Variance approval of a 15' front setback)</p> <p>Building modulation and change in wall plane provides clear delineation between individual units.</p>
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Minimum Outdoor Living Area per Unit		Private – 60 SF Total – 150 SF (150 x 2 = 300 SF)  [SMMC Table 9.08.030]	Private: Unit 1 – 275 SF Unit 2 – 1,797 SF  Total – 2,072 SF
Minimum Planting Area		25% of Parcel Area  [SMMC Table 9.08.030]	23.9% (1,057.5 SF)  (Based on Major Modification approval of a 4.17% reduction)
Planting Areas		Setbacks Areas Adjacent to Streets. All visible portions of a required setback area adjacent to a street that are not used for driveways or walks shall be dedicated for planting areas or landscaping.  Interior Side Setback Areas. At least 50% of each required setback area shall be planting area, except that for parcels less than 50' in width, 50% of any one interior side setback area shall be planted.  [SMMC Table 9.08.030(G)]	Complies.  East Side Setback – 50.5% provided
Parking		<u>Market Rate</u> 2 or more bedrooms = 2 spaces per unit  [SMMC Table 9.26.060]	2 units w/ 2+ bedrooms = 4 parking spaces.  4 parking spaces provided.
Bicycle Parking		<u>Long-term</u> 1 space / bedroom	Long Term: 5 bedrooms x 1 space = 5  6 provided.

		<p><u>Short-term</u> 10% of long-term, but no less than 2</p> <p>[SMMC Table 9.28.140]</p>	Short Term – 2 provided
Trash Area		<p>Duplexes shall include a designated area to store refuse, recycling, and organic materials screened from public view or a designated area in a garage or accessory structure</p> <p>[SMMC Section 9.21.130(C)(1)]</p>	Refuse and recycling area provided in the semi-subterranean garage with a staging area along Pacific Terrace.
Mechanical Equipment Screening		<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>	All exterior mechanical equipment will be screened.
Community Benefits		<p><u>Unit Mix</u></p> <p>Market rate units:</p> <ul style="list-style-type: none"> <li>- Minimum 15% 3-bedroom units</li> <li>- Minimum 20% 2-bedroom units</li> <li>- Maximum 15% studios</li> <li>- Average number of bedrooms for market rate units combined shall be 1.2 or greater.</li> </ul> <p>[SMMC Section 9.21.030(A)(2)]</p>	<p>2 unit project</p> <ul style="list-style-type: none"> <li>- One, 2-bedroom unit</li> <li>- One, 3- bedroom unit</li> </ul> <p>3-bedroom: 50%</p> <p>2-bedroom: 50%</p> <p>2.5 average number of bedrooms</p>

Development Impact Fees		Parks and Recreation Development Impact Fee	Parks and Recreation Development Impact Fee – Not applicable, proposed project is not adding additional dwelling units.
		Condominium Facilities Tax	Condominium Facilities Tax – (\$1,000 x 2-units). Total tax = \$2,000.
		Affordable Housing Production Program	Affordable Housing Production Program – (\$42.62 x 4,761.5 SF) Approximate Total Tax = \$202,935.13
		Child Care Linkage Fee	Child Care Linkage Fee – (\$159.14 x 2-units). Approximate Total Tax = \$318.28.
		Cultural Arts Requirement	Cultural Arts Requirement – Not applicable, only for projects of 5-units or more.
		Transportation Impact Fee	Transportation Impact Fee – Not applicable, proposed project is not adding additional dwelling units.
		Affordable Housing Commercial Linkage Fee	Affordable Housing Commercial Linkage Fee - Not Applicable, only for commercial square footage.