

**SENIOR HOUSING PROJECT
4300 San Pablo Avenue-
Allowable Development
Under Current Zoning**

APN: 049-1079-014-01 and 049-1079-017-01

Lot Area: 10,425 sq. ft. + 10,175 sq. ft. (**20,600 sq. ft.**)

Acres: 0.24 + 0.23 (**0.47**)

Lot width/depth: 206' x 100'

Land Use Classification: Mixed Use with Residential

Zoning: Mixed Use with Residential (MUR)

Overlay Zones:

- Transit Hub (TH)
- Neighborhood Retail Overlay (NR)
- Pedestrian Priority Zone (PP)

Allowed Building height: 40/75 ft (base/bonus)

Allowed residential densities (unit/acre): 50/100 (base/bonus)

- For a 0.47 acre lot, base density allows **23.5 or 24 units** and a bonus density of **47 units**

Allowed FAR: 1.5/ 3.0 (base/ bonus)

- For a 20,600 sq. ft. lot, base square footage of the building is **30,900 (1.5 x 20,600) sq. ft.** and bonus square footage is **61,800 (3.0 x 20,600) sq. ft.**

Parking:

For senior housing developments, the estimated parking demand is 0.5 parking spaces per unit and 0.2 spaces per unit for guest parking. However, within the Transit Hub Overlay, all parking requirements are reduced by 50% (Section 9-3.406). Therefore, for the project site, parking demand will be 0.25 parking spaces per unit and 0.1 guest parking spaces per unit (Section 9-4.404).

-Parking (for base density):

- Parking Demand for 24 units: $(0.25 \times 24) = 6$ spaces
 - Minimum Required (-33%) = 4.02 or **4** spaces
 - Maximum Permitted (+10%) = 6.6 or **7** spaces
- Guest Parking Demand for 24 units: $(0.1 \times 24) = 2.4$ or **2** spaces
 - Minimum Required Guest parking = 1.61 or **2** spaces
 - Maximum Permitted Guest parking = 2.64 or **3** spaces

-Parking (for bonus density):

- Parking Demand for 47 units: $(0.25 \times 47) = 11.75$ or 12 spaces
 - Minimum Required (-33%) = 7.87 or 8 spaces
 - Maximum Permitted (+10%) = 12.93 or 13 spaces
- Guest Parking Demand for 47 units: $(47 \times 0.1) = 4.7$ or **5** spaces
 - Minimum Required Guest parking = 3.15 or **3** spaces
 - Maximum Permitted Guest parking = 5.17 or **5** spaces

Setbacks: Lots in non-residential zones do not have setback requirements, except where they abut a residential zone. This lot abuts a residential zone to the east. Thus, the setback requirements are as follows:

- Front (San Pablo Avenue): None
- Interior side (north): None
- Street side (43rd Street): 10 feet (same as front setback in adjacent residential zone)
- Rear: 10 feet, plus an additional 2 feet for each 1 foot by which building height exceeds 30 feet.

Open Space Requirements:

-Minimum open space per dwelling unit = 60 sq. ft./unit

- Minimum open space for base density (24 units) = $24 \times 60 = 1,440$ sq. ft.
- Minimum open space for bonus density (47 units) = $47 \times 60 = 2,820$ sq. ft.

-Open Space Requirement Notes:

- 60 sq. ft./unit requirement shall consist of 40 sq. ft. of private open space/unit and 20 sq. ft. of common open space/unit
- If necessary, common space may be substituted for private open space at the ratio 2:1.
- Required open spaces may not be located in driveways, loading and service areas, except in projects of 10 units or less, and as permitted by a minor conditional use permit with provisions. (Section 9-4.303)

State Density Bonus Requirements:

For a senior citizen housing development or a mobile home park that limits residency based on age requirements for housing older persons, pursuant to California Civil Code Section 789.76 or 799.5, the density bonus shall be 20% of the number of senior housing units.

**Please refer to Section 9-5-501-9-5.510 of the Planning Regulations for more detailed information on state density bonus program

- The 20% bonus is calculated using the base number, which in our case is 24 units. $24 + (24 \times 0.20) = 28.8$, round to 29 units (under the State Density Bonus Law, all density calculations resulting in fractional units shall be rounded up to the next whole number). From this calculation, it is clear that the City's density provides more dwelling units (47 units) than the State's density bonus system (29 units).

Break Down of Total sq. ft. of Each Unit (with bonus):

- 40 feet building height is approximately a four-story structure. Thus:
 - $30,900$ sq. ft. / 4 floors = $7,725$ sq. ft./floor
 - 24 units/ 4 floors = 6 units/ floor
 - $7,725$ sq. ft. / 6 units = $1,287$ sq. ft. per unit
 - Subtract 25% for circulation = 965 total usable sq. ft./unit.
- 75 feet building height is approximately a seven-story structure. Thus:
 - $61,800$ sq. ft. / 7 floors = $8,829$ sq. ft./floor
 - 47 units / 7 floors = 6.7 → rounded to approximately 7 units/ floor
 - $8,829$ sq. ft. / 7 units = $1,261$ sq. ft. per unit
 - Subtract 25% for circulation = 946 total usable sq. ft./ unit

Notes:

- Sites less than 1 acre in MUR can be comprised of a single use. (Section 9-3.202)
- Parking and loading areas are excluded from the FAR calculation (Section 9-8.206 (m and n))