

1919-1933 Gamel Way, 574 Escuela, 1970 Latham St.
Project Consistency Comments

On August 25, 2023, the following comments were provided to the applicant of 1919-1933 Gamel Way, 574 Escuela, and 1970 Latham St. regarding the proposed project plans and materials submitted to staff. Although these items are not required to be addressed for the project application to be complete, they provide information to the applicant on which aspects of the project are inconsistent with City standards, regulations, and policies.

- 1) The formal application will require a Planned Community Permit, Development Review Permit, Heritage Tree Removal Permit, and Vesting Tentative Map application. Additionally, since the proposed project is not fully consistent with the Zoning and the General Plan, the project may apply State Density Bonus Law provisions that provide a mechanism for modifications to the development standards and requirements of the R-3 zoning district and the General Plan Medium Density (13 to 25 dwelling units/acre) residential designation as concessions or waivers. However, each of the development standards needs to be listed as either a concession or waivers and it should be indicated in a table how the proposed development standards compare to or differ from the required development standards of the R-3 zoning district.

- 2) Please see Table 1 below for inconsistencies with the development standards of the R-3 zoning district and Medium Density Residential general plan land use designation. A(The inconsistencies below are based on the assumption that the City approves the vacation of and conveys the public street Gamel Way to be included in the project site. It is noted that the proposed project is contingent on said conveyance and would not be able to move forward as proposed without such separate approvals.)

Table 1. Inconsistencies with the R-3 zoning district and Medium Density residential Designation

Standard	Requirement	Proposed	Compliance
Units	80.5 units maximum	210 units	Non-compliant
Floor Area Ratio	1.05 maximum	3.0	Non-compliant
Front Setback	15 ft., but not less than the height of the adjacent building wall of the subject parcel, as measured to the top of the wall plate	18'6"	Compliant
2 nd -floor	Wall plate 22'3"	18'6"	Non-Compliant
3 rd floor	Wall plate 32'6"	18'6"	Non-Compliant
4 th floor	Wall plate 42'9"	18'6"	Non-Compliant
5 th floor	Wall plate 53'	18'6"	Non-Compliant

Standard	Requirement	Proposed	Compliance
6 th floor	Wall plate 63'3"	18'6"	Non-Compliant
Side Setbacks	15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.	18'6" (south property line) 22'4" (north property line)	Compliant
2 nd floor	Wall plate 12'	18'6" (south property line) 22'4" (north property line)	Compliant
3 rd floor	Wall plate 22'3"	18'6" (south property line) 22'4" (north property line)	Non-Compliant (south) Compliant (North)
4 th floor	Wall plate 32'6"	18'6" (south property line) 22'4" (north property line)	Non-compliant
5 th floor	Wall plate 53'	18'6" (south property line) 22'4" (north property line)	Non-compliant
6 th floor	Wall plate 63'3"	18'6" (south property line) 22'4" (north property line)	Non-compliant
Rear setback	15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.	18'	Compliant
2 nd floor	Wall plate 22'3"	18'	Non-compliant
3 rd floor	Wall plate 32'6"	18'	Non-compliant
4 th floor	Wall plate 42'9"	18'	Non-compliant
5 th floor	Wall plate 53'	18'	Non-compliant
6 th floor	Wall plate 63'3"	18'	Non-compliant
Site Coverage	35% maximum 35,137	64% 64,762	Compliant
Height	45' maximum	68'3"	Non-compliant

Standard	Requirement	Proposed	Compliance
Pavement Coverage	20% of site maximum outdoor area dedicated to automobile use	Information not included	Information not included
Open Area	55% minimum 55,344 square feet, which include a minimum of 40 square feet of private open space (yards, decks, balconies per unit)	63% 63,464square feet 50 square feet per unit.	Compliant (Information needs to be verified adequate information was not submitted to make a clear determination)
Personal Storage	500 cubic feet	164 cubic feet per unit	Non-compliant
Fences of walls	Fences or walls may be 6 feet in height, but shall not exceed 7 feet	6 feet	Compliant
Parking	Two (2) covered spaces per unit + 0.3 guest space (270 total required)	1 car per unit 210, + 40 guest spaces (250 total spaces).	Non-compliant