

MULTI-FAMILY RESIDENTIAL DATA FORM			
NAME: 1218 Monte Diablo Pre App		PA: PA-2023-026	ADDRESS: 1218 Monte Diablo Avenue 131 N. Kingston Avenue
LOT SIZE: 44,445 sq. ft. (1.02 ac)		ZONING: R4 (High-Density Multi-Family)	APN: 033-171-060, -180
FLOOR AREA		PROPOSED ²	MAXIMUM ALLOWED
Apartments		53,800 sq. ft.	-
Townhomes		24,004 sq. ft.	-
Common Areas		16,842 sq. ft.	-
Utilities		1,869 sq. ft.	-
TOTAL:		96,515 sq. ft.	66,667.5 sq. ft.
Below-Grade Parking		21,850 sq. ft.	-
F.A.R.:		2.18 ²	1.5
BLDG. HEIGHT:			
Apartments		55'-10" ²	45'-0"
Townhomes		31'-6"	45'-0"
STORIES:			
Apartments		5	-
Townhomes		3	-
UNITS:			
Base		51 Units	51 Units
Density Bonus ¹		24 Units	15 Units (27.5% for Low)
TOTAL UNITS:		75 Units	66 Units
UNIT MIX – TOWNHOMES:			
2-Bedroom		4	-
3-Bedroom		7	-
TOTAL TOWNHOMES		11	-
UNIT MIX – APARTMENTS:			
Studio		4	-
1-Bedroom		47	-
2-Bedroom		9	-
3-Bedroom		4	-
TOTAL APARTMENTS		64	-
UNIT TYPE	Number	PROPOSED SIZE	MINIMUM SIZE
Studio:	4	480-512 sq. ft.	350 sq. ft.
1-Bedroom:	47	661-896 sq. ft.	540 sq. ft.
2-Bedroom:	13	1,085-1,169 sq. ft.	750 sq. ft.
3-Bedroom+:	11	1,339-1,384 sq. ft.	960 sq. ft.
SETBACKS:		PROPOSED ²	MINIMUM REQUIRED
Front (N. Kingston St.)		-	-
Apartments		6'-0"	55'-10" (Abuts R2) ³
Townhomes		4'-9"	31'-6" (Abuts R2) ³
Left Side		8'-5"	15'-9" (Abuts R2) ⁴
Right Side (Monte Diablo Ave.)		6'-0"	25'-0" (Abuts R4) ⁴
Rear		-	-
Apartments		8'-0"	25'-0" (Abuts R4) ⁵
Townhomes		10'-5"	15'-9" (Abuts R4) ⁵
PARKING: ¹		PROPOSED ²	MINIMUM REQUIRED
Zero to One Bedroom		-	51 Spaces (1 space/unit)
Two to Three Bedrooms		-	36 Spaces (1.5 spaces/unit)
TOTAL PARKING:		63 Spaces	87 Spaces

LOADING SPACES:	Not Shown	(1) 10 ft. by 25 ft.
BICYCLE PARKING:		
Short-Term	6 Spaces	6 Spaces
Long-Term	85 Spaces	85 Spaces
OPEN SPACE:	PROPOSED	MINIMUM REQUIRED
TOTAL	18,157 sq. ft.	-
FLOOD ZONE:	Yes	-

FOOTNOTES:

1. The applicant shall revise the Density Bonus request to comply with State Density Bonus Law.
2. The applicant has requested a Waiver from this standard per State Density Bonus Law.
3. [SMMC 27.22.070(a)] On a parcel being developed for multiple-family use, if the front of the parcel abuts an R1 or R2 zoned parcel, the front setback measured from the property line shall be equal to the building height, or fifteen feet (15'), whichever is greater.
4. [SMMC 27.22.080(d)] For multiple family dwelling structures of more than two (2) stories in height on corner parcels, the minimum required side yard shall be one-half (1/2) the height of the building to a maximum of twenty-five feet (25')
5. [SMMC 27.22.090] For buildings more than three stories in height, the minimum rear yard shall be one-half (1/2) the height of the building to a maximum of twenty-five feet (25')

