

MULTI-FAMILY RESIDENTIAL DATA FORM					
NAME: Monte Diablo/North Kingston Pre-Application		PA: 19-008		ADDRESS: 131, 139, and 141 N. Kingston St. & 1218 Monte Diablo Ave.	
LOT SIZE: 53,760 sf (1.23 acre)		ZONING: R-4		APN: 033-171-180, -040, -050, and -060	
FLOOR AREA Building:		PROPOSED 80,526 sf		MAXIMUM ALLOWED 80,640 sf	
F.A.R.:		1.498		1.5	
RESIDENTIAL DENSITY:		28 DU/AC		870 sf/unit = 50 DU/AC	
UNITS:		35 units for entire site		62 units (61.79 DU total)	
BLDG. HEIGHT:		43'-8"		45'	
STORIES:		3-4 stories		Any, up to maximum height	
UNIT TYPE	NO.	PROPOSED SIZE		MINIMUM SIZE	
3-Bedroom:	6	1,814 – 2,375 sf		960 sf	
4-Bedroom:	29	1,877 – 2,453 sf		960 sf	
TOTAL:	35				
SETBACKS:		PROPOSED¹		MINIMUM REQUIRED¹	
Front: N. Kingston St. (abuts R2)		15 feet		15 feet	
Left Side: Monte Diablo Ave. (abuts R4)		Varies: 15' (front) to 8'-3" (rear)		Varies: 14'-6" (front) to 19'-9" (rear)	
Right Side: interior (abuts R2/R4)		12 feet		15 feet	
Rear: interior (abuts R4)		Varies: 15' (left) to 19'-3" (right)		Varies: 19'-6" (left) to 15' (right)	
PARKING:		PROPOSED²		MINIMUM REQUIRED²	
3-Bedroom Unit:		12 Standard		12 total (2 spaces per unit)	
4-Bedroom Unit:		71 total (Std: 40; Comp: 13)		72.5 total (2.5 spaces per unit)	
Visitor:		2 total (Std: 1; Comp: 1)		0 total	
TOTAL PARKING:		85 total (Std: 71; Comp: 14)		85 total (up to 25 compact)	
COVERED PARKING:		83		35	
BICYCLE PARKING		Short-term	Long-term	Short-term	Long-term
3-Bedroom:		sidewalk	12 (2/unit)	0.9 (0.15/unit)	9 (1.5/unit)
4-Bedroom:		sidewalk	58 (2/unit)	4.35 (0.15/unit)	43.5 (1.5/unit)
TOTAL:		2	70	6	53
OPEN SPACE		PROPOSED		MINIMUM REQUIRED	
		-		N/A	
LOT COVERAGE:		-		N/A	
FLOOD ZONE:		Yes, located in flood zone		Yes, located in flood zone	
FOOTNOTES:					
1. Waiver of development standards per Government Code Section 65915					
2. Parking calculations per state density bonus law Government Code Section 65915(p)(1)					