

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