

MIXED-USE DATA FORM					
NAME: 1600-1620 S. El Camino Real & 1535-1543 Jasmine Street Pre-Application		PA: 18-038		ADDRESS: 1600-1620 S. El Camino Real & 1535-1543 Jasmine Street	
LAND AREA: 37,500 SF (0.86 acre)		ZONING: E2-2		APNs: 034-413-080, -090, -100, -110, -130, -140, -150	
FLOOR AREA Residential: Office: Parking: <i>(not included in FAR)</i> TOTAL:		PROPOSED 65,181 SF 9,809 SF <u>36,127 SF</u> 74,990 SF		MAXIMUM ALLOWED 75,000 SF	
F.A.R.:		1.99		2.0	
RESIDENTIAL DENSITY¹:		852 SF/unit = 51 DU/AC		870 SF/unit = 43 DU/AC	
UNITS^{2,5}:		44 DU		w/o density bonus: 43 DU w/ density bonus: 58 DU	
BLDG. HEIGHT:		55 feet (top of plate)		55 feet ³	
STORIES		n/a		Any, up to maximum height	
UNIT TYPE	NO.	PROPOSED SIZE		MINIMUM SIZE	
1-bedroom	12	882 SF		540 SF	
2-bedroom apt.	24	1,313 SF (apartments)		750 SF	
2-bedroom TH	8	1,417 SF (townhomes)		750 SF	
SETBACKS:		PROPOSED		MINIMUM REQUIRED	
Front (abuts E2-1/R4 and C2-1):		10'		10' (GP PA 5.1.1)	
Left Side (abuts E1-2):		1'-1"		0'	
Right Side (abuts C2-1/R4 & R3):		0'-10"		0'	
Rear (abuts R2):		7'-6"		7'-6" (ZC);	
PARKING:		PROPOSED		MINIMUM REQUIRED	
Resident ⁴ :		52		38 total (0.5 spaces per BR)	
Office:		<u>30</u>		<u>30 (1 space per 335 sf)</u>	
TOTAL PARKING:		82 (residential + office)		68 (residential + office)	
COVERED PARKING:		82		44	
BICYCLE PARKING:		Short-term	Long-term	Short-term	Long-term
1-Bedroom (12 units):				1 (0.05/unit)	12 (1.0/unit)
2-Bedroom (32 units):				<u>3 (0.10/unit)</u>	<u>40 (1.25/unit)</u>
Residential Total:		6	60	4	52
Office:		6	0	1 (1/20,000 sf)	1 (1/10,000 sf)
OPEN SPACE:		PROPOSED		MINIMUM REQUIRED	
		31%		20%	
PARCEL COVERAGE:		53%		Maximum 80% parcel coverage	
FOOTNOTES: 1. See SMMC 27.48.030 Special Uses and 27.24.040 Minimum Development Standards for more information. 2. Project will provide 11% "very low income" below-market-rate units. 3. Height limit is 55 feet if the project can meet all the requirements in General Plan's Land Use Element, PA 5.1: Mid-El Camino Real, and if approved by City Council. Otherwise, height limit is 40 feet. 4. Project site is located within 0.5 mile of public transit, and therefore qualifies for a density bonus. 0.5 parking spaces are required per bedroom. The project proposes 76 bedrooms, so 38 residential parking spaces are required. 5. Density Bonus: 35% additional units allowed.					