

MULTI-FAMILY RESIDENTIAL DATA FORM			
NAME: Bay Meadows RES 6 – SPAR Modification	PA: 2020-033		ADDRESS: 3069 Kyne Street
LOT SIZE: 47,425 SF (1.09 ac)	ZONING: BM-SP		APN: 040-030-190
FLOOR AREA Residential: Underground Garage: TOTAL CREDITABLE FLOOR AREA:	APPROVED 105,164 SF 41,756 SF (not counted as creditable floor area) 105,164 SF	PROPOSED 95,036 SF 40,540 SF (not counted as creditable floor area) 95,036 SF	MAXIMUM ALLOWED 142,275 SF
F.A.R.:	2.22 FAR	2.00 FAR	3.0 FAR
RESIDENTIAL DENSITY:	50 units/ac	50 units/ac	50 units/ac
UNITS:	54	54	54 (per SPA based on 1.09 ac block size)
STORIES:	3 – 4	3 – 4	(no specific number within max. height limit)
BLDG. HEIGHT:	41 feet, 3 5/8 inches ¹	44 feet, 4 3/4 inches ²	55 feet ³
MAX. PARAPET HEIGHT:	46 feet 6 inches	51 feet 8 3/4 inches	None
UNIT TYPE 1-Bedroom: 2-Bedroom: 3-Bedroom+: TOTAL:	APPROVED 0 21 33 54	PROPOSED 5 23 26 54	MINIMUM SIZE ⁴ 540 SF 750 SF 960 SF
SETBACKS: Front (Kyne Street): N. Side (Landing Ave.): S. Side (View Corridor): Rear (Baze Road):	APPROVED 10 feet 10 feet 0 10 feet	PROPOSED 10 feet 10 feet 0 feet 10 feet	MINIMUM REQUIRED 10 feet 10 feet 0 feet 10 feet
PARKING: Standard Resident: Standard Tandem: Compact Resident: Compact Tandem: Accessible Resident: Accessible Van: TOTAL PARKING:	APPROVED 55 13 22 18 2 1 111 (Avg. 2.05/unit)	PROPOSED 36 25 41 0 2 2 106 (Avg. 1.96/unit)	MINIMUM REQUIRED (See Parking Management Plan) Not to exceed 1.75 – 2.25/unit
COVERED PARKING:	111	106	-
LOADING SPACES:	Two on-street, loading zone (7am- 5pm on Kyne Street and Baze Road)	Two on-street, loading zone (7 am-6 pm on Kyne Street and Baze Road)	One 10 ft x 25 ft loading space

BICYCLE PARKING Short-term 1-Bedroom: 5 2-Bedroom: 23 3-Bedroom: 26 TOTAL (as rounded): Long-term 1-Bedroom: 5 2-Bedroom: 23 3-Bedroom: 26 TOTAL (as rounded):	APPROVED [432 sq. ft. of bicycle storage space]	PROPOSED 6 spaces 80 spaces	MINIMUM REQUIRED <u>Short-term</u> 0.05/unit = 0.25 0.10/unit = 2.3 <u>0.15/unit = 3.9</u> 6.45 (6) <u>Long-term</u> 1.00/unit = 5.0 1.25/unit = 28.75 <u>1.50/unit = 39.0</u> 72.75 (73)
OPEN SPACE Common: Private: TOTAL OPEN SPACE:	APPROVED 6,495 SF 5,376 SF 11,871 SF	PROPOSED 8,538 SF 4,384 SF 12,922 SF	MIMIMUM REQUIRED⁵ 6,480 SF 4,320 SF 10,800 SF
LOT COVERAGE:	APPROVED 56% (27,051 SF)	PROPOSED 52% (24,896 SF)	MAXIMUM ALLOWED⁶ 70%
FOOTNOTES: <ol style="list-style-type: none"> 1. Building height shown was used an average grade plane elevation as the basis for determining building height under SPAR #2 (PA-2007-055). 2. Building height as defined in SMMC Section 27.04.080. 3. Maximum building height (as measured to top plate) is permitted to up 55 feet. However, any proposed building in excess of 45 feet requires the project meet Measure P findings outlined in Land Use Policy 1.5 of the City's General Plan. 4. Bay Meadows Phase II multi-family development defers to R6-D dwelling standards; minimum size requirements for units with kitchens shown. 5. Per the approved Specific Plan Amendment Development Framework Plan, open space requirements can be satisfied via the provision of 80 SF/unit of private space; providing common usable space at the rate of 150 percent of the private open space requirement; or a proportional combination of both. 6. Maximum of 70% of the Block area; all courtyards over subterranean parking may be considered open space. 			