

MIXED-USE DATA FORM			
NAME: 1 Hayward Ave., SPAR + SDPA		PA: PA-2019-045	ADDRESS: 1 Hayward Ave.
LAND AREA: 12,820 sq. ft. (0.29 acre)		ZONING: E2-1/R4	APNs: 034-275-130
FLOOR AREA		PROPOSED	MAXIMUM ALLOWED
Office		4,495 sq. ft.	-
Residential		15,315 sq. ft.	-
Common Area ¹ :		5,510 sq. ft.	-
TOTAL:		25,320 sq. ft.	25,640 sq. ft. (/R4)
Basement:		9,510 sq. ft.	-
F.A.R.:		1.982	2.0 (/R4)
RESIDENTIAL DENSITY:		61.16 DU/AC	Zoning code (1 DU/2,000 sf): 21.78 DU/AC Zoning code with DB (1 DU/1,000 sf): 43.56 DU/AC Zoning code with DB + 50% increase: 65.34 DU/AC
UNITS:		18 DU	Zoning code (1 DU/2,000 sf): 6.41 DU Zoning code with DB (1 DU/1,000 sf): 12.8 DU Zoning code with DB + 50% increase: 19.2 DU
BLDG. HEIGHT ² :		42'-7 7/8" to T.O.P. 50'-6" incl. elevator bulkhead	40'-0"
STORIES		4 + Basement	-
UNIT TYPE	NO.	PROPOSED SIZE	MINIMUM SIZE
1-bedroom (junior)	3	640-935 sq. ft.	-
1-bedroom (standard)	15		-
SETBACKS/BUFFERS:		PROPOSED	MINIMUM REQUIRED
Front (Hayward Ave. E2-1/R4):		9' (to garage/balcony walls)	7'-6"
Left Side (El Camino Real. R1C) ³ :		10' (1 st floor); 8' (2 nd -4 th floors)	½ Building Ht. per GP (21'-3.9")
Right Side (abuts R5):		15'-10" to bldg; 10'-1" to trash enclosure	½ Building Ht. or buffer 15'-0"
Rear (abuts E2-1):		10'-6"	0'
PARKING:		PROPOSED	MINIMUM REQUIRED
Resident (0.5 per unit):		9	9 (18 bedrooms)
Office (DB: 1 per 335 sq. ft.) ⁴ :		13	14 (rounded up from 13.88)
TOTAL PARKING:		22	
LONG TERM BICYCLE PARKING:		PROPOSED	1 br: (18 units)(1 space) = 18 spaces Office: (4,650sf)(1/10K sf) = 0.46 spaces = 18 long-term spaces total
		19	
SHORT TERM BICYCLE PARKING:			1 br: (18 units)(0.05 space) = 0.9 spaces Office: (4,650)(1/20,000) = 0.23 spaces = 1 short-term space total
		4	
MAXIMUM PARCEL COVERAGE:		74.6%	80%
OPEN SPACE:		PROPOSED	MINIMUM REQUIRED
		3,260 sq. ft. (25.4%)	2,564 sq. ft. (20%)
USABLE OPEN SPACE:		2,550 sq. ft.	1,440 sq. ft.
COMMENTS: 1. Includes first floor office/residential shared lobby, first floor covered area for parking, elevators/stairs, trash room. 2. For lots more than 100 feet deep, buildings over 40 feet may be permitted up to a maximum of 55 feet if they conform with specific Planning Area policies, per the General Plan. 3. Setbacks per General Plan Land Use Element, Policy PA 5.1(1). 4. State Density Bonus waiver requested to reduce required office parking ratio to 1 stall per 360 sf of office floor area.			