

DR 24-002, O'Hara Apartments

	Objective Development Standards	Meets Requirement Yes/No	Comments
A	65912.123 (a) The development is a housing development project that proposes five (5) or more units.	Yes	26 units
B	65912.123 (b) The proposed residential density for the development meets or exceed the greater of the following: (A) The residential density allowed on the parcel by the local government. (B) 30 units per acre for sites of less than one acre in size. (C) 40 units per acre for sites of one acre or greater and located on a commercial corridor of less than 100 feet in width. (D) 60 units per acre for sites of one acre or greater and located on a commercial corridor of 100 feet in width or greater. (E) 80 units per acre for sites within one-half mile of a major transit stop.	Yes	(A) NA (B) Yes, 33.38 units per acre (C) NA (D) NA (E) NA
D	65912.123 (c) The height limit applicable to the housing development is the greater of the following: (1) The height allowed on the parcel by the local government. (2) 35 feet for sites on a commercial corridor of less than 100 feet in width. (3) 45 feet for sites on a commercial corridor of 100 feet in width or greater. (4) 65 feet for sites are within one-half mile of a major transit stop, are within a city with a population of greater than 100,000 and are not within a coastal zone.	Yes	(1) 3 stories, 40' max (2) NA (3) NA (4) NA
E	65912.123 (d) The property meets all setback standards (rows F-I).	Yes	See below (F-I)
F	65912.123 (d) (1) Front setbacks:	Yes	

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	<ul style="list-style-type: none"> All parking must be set back at least 25 feet. On the ground floor, a building or buildings must abut within 10 feet of the property line for at least 80 percent of the frontage. 		
G	65912.123 (d) (2) Side setbacks: <ul style="list-style-type: none"> Building(s) must abut within 10 feet of the property line for at least 60 percent of the frontage. 	Yes	
H	65912.123 (d) (3) For the portion of the property that abuts an adjoining property that also abuts the same commercial corridor as the property, no setbacks are required unless the residential use was constructed prior to the enactment of AB 2011.	Yes	The proposed building is setback 48 feet
I	65912.123 (d) (4) For the portion of the property line that does not abut a commercial corridor, a side street, or an adjoining property that also abuts the same commercial corridor as the property: (A) Along property lines that abut a property that contains a residential use, the following shall occur: (i) Ground floor shall be set back 10 feet. (ii) Starting with second floor, each subsequent floor shall be stepped back equal to seven feet multiplied by the floor number. (B) Along property lines that abut non-residential use, the development shall be set back 15 feet	Yes	The proposed building is setback at least 48' from abutting residential zoned properties.
J	65912.123 (e) Meets local parking requirements for bicycle, electric vehicle parking spaces or parking spaces that are accessible to persons with disabilities.	Yes	<ul style="list-style-type: none"> 2 accessible spaces 16 EV spaces 15 bicycle spaces <ul style="list-style-type: none"> 13 long term

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			o 2 short term
K	65912.123 (f) The development proponent has completed a phase I environmental assessment and mitigated any health hazards to a level of insignificance (provide documentation as an attachment).	Yes	See attached executive summary of Phase I
L	65912.123 (g) None of the housing on the site is located within 500 feet of a freeway.	Yes	
M	65912.123 (h) None of the housing on the site is located within 3,200 feet of a facility that actively extracts or refines oil or natural gas.	Yes	
N	65912.123 (j) Proposal is consistent with other objective zoning standards, objective subdivision standards, and objective design review standards from the closest zone.	Yes	See IODS Matrix and Density Bonus Law Waiver request matrix
O	65912.123(i) Development proponent has provided each commercial tenant on the site with a notice of pending housing development application.	N/A	