

Table 2 – Development Standards

	Zoning Ordinance/ Pueblo Viejo Revitalization Plan	Proposed	Complies with Code
Parking (Minimum)	<p>Zoning - <i>Retail:</i> 1 parking space for each 250 sq. ft. of gross floor area. Restaurants: 1 space per each 45 sq. ft. of customer area plus one space for each 200 sq. ft. of non customer area. <i>Multi-family:</i> requires One space per dwelling unit. PV standards- Mixed-Use: 3 spaces for 1,000 sq. ft. of gross floor area. Or 362 spaces</p>	<p>-On-Street Parking 38 spaces -On-Site Parking 104 spaces <u>Total spaces:</u> 142 spaces</p>	No –Due to density bonus law 61 spaces required.
Lot Requirements	Zoning - Minimum Lot width 50'	Lot width exceeds 50'	Yes
Height (maximum)	Zoning - 35' maximum PV standards – No maximum, but requires at least a minimum 3 stories.	60'	No – Though complies with PV standards
Density	Zoning – No density standard in C-G zoning. PV Standards – 20-65 du/acre	38 du/acre	Yes – Complies with PV standards and General Plan
Unit Size	Zoning – None PV Standards – <ul style="list-style-type: none"> • 1 bedroom 750 sq. ft. • 2 bedroom 900 sq. ft. • 3 bedroom 1,050 sq. ft. 	<ul style="list-style-type: none"> • 1 bedroom 542 sq. ft. • 2 bedroom 702 sq. ft. • 3 bedroom 932 sq. ft. 	No –but may be permitted in the PUD
Public Open Space Requirement	Zoning – None PV Standards – 10% for development over ½ acre	No public open space provided.	No
Landscaping	Zoning <ul style="list-style-type: none"> • Parking area or driveway abutting a street requires a 10' setback fully landscaped. 	<ul style="list-style-type: none"> • All areas exceed 10' fully landscaped setback • Internal landscaping % not identified but 	Substantially in compliance. Project conditioned to comply with all

	<ul style="list-style-type: none"> • Internal landscaping equal to a minimum of 5% of the parking and driveway area. • One 15 gallon tree for every 10 parking spaces. • All landscape planter beds in interior parking areas shall be not less than 5' in width 	<p>required by condition of approval.</p> <ul style="list-style-type: none"> • Due to Solar Canopy structures for on-site parking this 15 gallon tree standard cannot be met. • The rear property line planter to the rear of Panda Express is less than 5'. 	<p>landscape standards.</p>
<p>Mixed-Use Standards</p>	<p>Zoning – residential uses not permitted, unless a proprietor/manager/custodian unit.</p> <p>PV Standards</p> <ul style="list-style-type: none"> • Residential first floor development floor height must be elevated at least 3' above the sidewalk plane. • The first floor must be a minimum of 15 feet in height to accommodate modern commercial/retail activities. 	<p>Zoning – Applicant proposes zone change to allow mixed-use development with a planned unit development</p> <p>PV standards</p> <ul style="list-style-type: none"> • First floor development floor height is Not 3' above the sidewalk • The first floor retail Not 15 feet in height. 	<p>Zoning – with approval of Change of Zone</p> <p>PV Standards</p> <p>Complies generally except for residential first floor and retail height.</p>