TABLE 1-2: EXISTING SPECIFIC PLAN REGU	LATIONS & CONDO GUIDELINES	<u> </u>					
TABLE 1-2. EXISTING STEELING FEAR REGO	ASHLAND CHERRYLAND BUSINES			CASTRO VALLEY BUSINESS DI	STRICT SPECIFIC DI AN	SAN LORENZO VILLAGE C	ENTER SPECIFIC DI AN
	ASTIEAND CHERRIEAND BOSINE	33 BISTRICT SPECIFIC FEAR		Land Group D (Medium Density Residential) -	Land Group E (High Density Residential) -	SAN ESKENZO VIELAGE C	ENTER SPECIFIC PEAN
	TA (Transit Access)	TC (Transit Corridor)	RC (Residential/Commercial)	Subareas 7,11	Subareas 8,9,10	Retail	Mixed-Use
Lot Dimensions	((, , , , , , , , , , , , , , , , , , , ,	3.3.3.3.1,2.2	3.5.5.5.5.7.5		
				10,000 sf; 20,000 sf (next to existing high density			
Site area				residential/BART)	20,000 sf		
				Width to Depth Ratio: 1:2 (next to existing high			
Lot width				density residential/BART)	60'		
Lot width, corner							
Height							
				3; except subareas 8,10, 7&9 along Redwood Rd,			
Stories				btwn I-580 & CV Blvd; determined w/ SDR			
				45'; except subareas 8,10, 7&9 along Redwood Rd,		50'; 30' on paseo largavista, res	
Height				btwn I-580 & CV Blvd; determined w/ SDR	determined w/ SDR	portions of via arriba	
				75% along property line across from existing high-			
Street Wall	25' min	25' min	25' min	density residential/BART			
Daylight Plane (adjacent to residential)	45 degrees	45 degrees	45 degrees			45 degrees	
FAR							
Min FAR (non-residential)	.75:1						
Max FAR (Condo Guideline)	1:3	1:3	1:3	1:3		1:3	1:3
Ground Floor Retail	50% of ground floor space						
Density							
					40-60 du/ac; actual density determined w/		
Max Density	50 du/ac		15-25 du/ac	20-40 du/ac; actual density determined w/ SDR	SDR		19.66 du/ac (overall)
							# of units per parcel assigned by
				17.5 du/ac (10,000-20,000 sf lots)			plan; ranges 130-580 units
				21 du/ac (over 20,000 sf lots)			
Setbacks							
				0-5' (only for subarea 9 as "pedestrian oriented			
Front	10' max	bldg at/near property line		area"); actual setback determined w/ SDR	determined w/ SDR	0'	
Front (adjacent to residential)	match residential setback for 20'					match residential	
Side						0'	
Side (adjacent to residential)	10'	10'	10'			match residential	
Street Side							
Rear	401					0'	
Rear (adjacent to residential)	10'					10'	
Distance between walls at entry areas and							
parking/driveways (Condo Guideline)	Min. 12'	Min. 12'	Min. 12'	Min. 12'		Min. 12'	Min. 12'
Open Space					I		450 of / wit / or often a countries of
							150 sf/unit (rooftops; courtyard
Min Open Space			1				gardens)
Private Open Space for units on ground floor	200 -51	200 -5/	200 eff :::	200 - 51 11		200 -5/	200 of the it
(Condo Guideline) Min. Dimension for private open space units on	300 sf/unit	300 sf/unit	300 sf/unit	300 sf/unit		300 sf/unit	300 sf/unit
1 ' ' '	451	a e l	451	451		451	451
the ground floor (Condo Guideline)	15' Adequate balconies; Min dimension	15' Adequate balconies; Min	15' Adequate balconies; Min	15'		15'	15' Adequate balconies; Min
Private Open space - units not on ground floor				Adaguata belessies Adia disconsis a Ol		Adaquata balancian Minding dia and	1
(Condo Guideline)	8'	dimension 8'	dimension 8'	Adequate balconies; Min dimension 8'		Adequate balconies; Min dimension 8'	dimension 8'
Play Areas (Condo Guideline)	40 sf/child	40 sf/child	40 sf/child	40 sf/child		40 sf/child	40 sf/child
Driveway	12' max for one-way; 20' max for						
Drivoway Width		301 may					
Driveway Width Curb Cuts	two way Min 75' apart	20' max Min 50' apart					
Parking	IVIIII 73 apart	iviiii 30 apart					
Commercial	3.5 spaces/1000 sf	2 spaces/1000 sf		determined w/ SDR			
Residential	1.1/unit	2 spaces/1000 st 1.25/unit	1	determined w/ SDR determined w/ SDR			2/unit
Nesidellilai	1.1/01111	okay along street frontage if		determined w/ SDR			2/ 4/11/1
	behind street frontage	landscape buffer provided					
Unit parking (Condo Guideline)	2 per unit; 1 covered	2 per unit; 1 covered	2 per unit; 1 covered	2 per unit; 1 covered		2 per unit; 1 covered	2 per unit; 1 covered
onit parking (condo odideline)	0.5/unit for units <1,000 sf; 1.0/unit	0.5/unit for units <1,000 sf;	0.5/unit for units <1,000 sf;	0.5/unit for units <1,000 sf; 1.0/unit for units >1,000		0.5/unit for units <1,000 sf; 1.0/unit for	0.5/unit for units <1,000 sf;
Guest parking (Condo Guideline)	for units >1,000 sf	1.0/unit for units >1,000 sf	1.0/unit for units >1,000 sf	sf		units >1,000 sf	1.0/unit for units >1,000 sf
Guest harking (condo duidenne)	101 411165 > 1,000 51	1.0/ unit for utilts >1,000 SI	1.0/ unit 101 units >1,000 SI	31		uiiits ~1,000 Si	1.0/ unit 101 units /1,000 SI