

TABLE 1-2: EXISTING SPECIFIC PLAN REGULATIONS & CONDO GUIDELINES							
ASHLAND CHERRYLAND BUSINESS DISTRICT SPECIFIC PLAN				CASTRO VALLEY BUSINESS DISTRICT SPECIFIC PLAN		SAN LORENZO VILLAGE CENTER SPECIFIC PLAN	
	TA (Transit Access)	TC (Transit Corridor)	RC (Residential/Commercial)	Land Group D (Medium Density Residential) - Subareas 7,11	Land Group E (High Density Residential) - Subareas 8,9,10	Retail	Mixed-Use
Lot Dimensions							
Site area				10,000 sf; 20,000 sf (next to existing high density residential/BART)	20,000 sf		
Lot width				Width to Depth Ratio: 1:2 (next to existing high density residential/BART)	60'		
Lot width, corner							
Height							
Stories				3; except subareas 8,10, 7&9 along Redwood Rd, btwn I-580 & CV Blvd; determined w/ SDR			
Height				45'; except subareas 8,10, 7&9 along Redwood Rd, btwn I-580 & CV Blvd; determined w/ SDR	determined w/ SDR	50'; 30' on paseo largavista, res portions of via arriba	
Street Wall	25' min	25' min	25' min	75% along property line across from existing high-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							
Max Density	50 du/ac		15-25 du/ac	20-40 du/ac; actual density determined w/ SDR	40-60 du/ac; actual density determined w/ SDR		19.66 du/ac (overall)
				17.5 du/ac (10,000-20,000 sf lots)			# of units per parcel assigned by plan; ranges 130-580 units
				21 du/ac (over 20,000 sf lots)			
Setbacks							
Front	10' max	bldg at/near property line		0-5' (only for subarea 9 as "pedestrian oriented 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						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							
Min Open Space							150 sf/unit (rooftops; courtyard gardens)
Private Open Space for units on ground floor (Condo Guideline)	300 sf/unit	300 sf/unit	300 sf/unit	300 sf/unit		300 sf/unit	300 sf/unit
Min. Dimension for private open space units on the ground floor (Condo Guideline)	15'	15'	15'	15'		15'	15'
Private Open space - units not on ground floor (Condo Guideline)	Adequate balconies; Min dimension 8'	Adequate balconies; Min dimension 8'	Adequate balconies; Min dimension 8'	Adequate balconies; Min dimension 8'		Adequate balconies; Min dimension 8'	Adequate balconies; Min 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							
Driveway Width	12' max for one-way; 20' max for two way	20' max					
Curb Cuts	Min 75' apart	Min 50' apart					
Parking							
Commercial	3.5 spaces/1000 sf	2 spaces/1000 sf		determined w/ SDR			
Residential	1.1/unit	1.25/unit		determined w/ SDR			2/unit
	behind street frontage	okay along street frontage if 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
Guest parking (Condo Guideline)	0.5/unit for units <1,000 sf; 1.0/unit for units >1,000 sf	0.5/unit for units <1,000 sf; 1.0/unit for units >1,000 sf	0.5/unit for units <1,000 sf; 1.0/unit for units >1,000 sf	0.5/unit for units <1,000 sf; 1.0/unit for units >1,000 sf		0.5/unit for units <1,000 sf; 1.0/unit for units >1,000 sf	0.5/unit for units <1,000 sf; 1.0/unit for units >1,000 sf