

**ATTACHMENT 4**

**COASTAL ZONING ORDINANCE ANALYSIS**

# Haskell's Landing Zoning Ordinance Analysis

**HASKELL'S LANDING 07-102- DP  
ZONING ORDINANCE CONSISTENCY ANALYSIS**

The following table identifies various applicable zoning requirements of the DR Design Residential zone district and the project's compliance with each of these requirements:

	<b>Required</b>	<b>Proposed</b>	<b>Consistent Y/N</b>
<b>Lot Size/Density; DR-8</b>	<b>Maximum 8 dwelling units per gross acre; 5,445 square feet per dwelling unit.</b>	<b>Approximately 7.0 dwelling units per gross acre; 6,223 square feet per dwelling unit</b>	<b>Yes</b>
<b>Front Yard Setback</b>	<b>Exterior Boundaries: 20 feet from ROW line of any street.</b>	<b><u>Hollister Avenue:</u> 11 feet (Unit SF19)  <u>Las Armas Road:</u> 11 feet (Unit SF5 )</b>	<b>Yes, with approval of modification</b>
<b>Side Yard Setback</b>	<b>Exterior Boundaries: 10 feet.</b>	<b>12 feet</b>	<b>Yes</b>
<b>Rear Yard Setback</b>	<b>Exterior Boundaries: 10 feet.</b>	<b>12 feet</b>	<b>Yes</b>
<b>Building Coverage</b>	<b>≤ 30% of net area</b>	<b>21.92%: 138,061 square feet</b>	<b>Yes</b>
<b>Building Height</b>	<b>≤ 35 feet average</b>	<b>27 feet maximum</b>	<b>Yes</b>

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	Required	Proposed	Consistent Y/N
<b>Parking spaces:</b>	<b>229:</b> (2 spaces / SFD; 1 covered space/ 1-brm or studio MFD; 1 covered + 0.5 covered or uncovered / 2-bdrm MFD; 1 covered + 1.0 covered or uncovered / 3-bdrm MFD; Visitor: 1/5 DU	<b>258</b>	<b>Yes</b>
<b>Parking Area Setbacks</b>	Uncovered areas screened from street & adjacent residences to height of 4' by plantings, fences or walls.	40 Guest parking spaces within extended driveways; 45 on-street parking spaces.	Yes, with approval of modification
<b>Parking Design</b>	No encroachment into street or sidewalk when backing out of space.	Encroachment into private drive.	Yes, with approval of modification
<b>Landscaping/Open Space</b>	≥ 40% common open space; 10' wide strip along the perimeter of development.	55%; 396,072 s.f. 30'-wide strip along Hollister Avenue	Yes
<b>Driveways /uncovered parking separated from property lines by landscaped strip</b>	≥ 5 feet	Skyline and deciduous trees located along parking areas	Yes
<b>Minimum perimeter landscaped strip</b>	10 feet	10 feet inclusive of private yards on western and eastern property boundaries y	Yes