



City of Emeryville

INCORPORATED 1896

1333 Park Avenue, Emeryville, CA 94608-3517

t (510) 596-4300 | f (510) 596-4389

4300 San Pablo Avenue- Allowable Development Considerations (REVISED)

APN: 049-1079-014-01 and 049-1079-017-01

Lot Area: 10,425 sq. ft. + 10,175 sq. ft. (**20,600 sq. ft.**)

Acres: 0.24 + 0.23 (**0.47**)

Lot width/depth: 206' x 100'

Land Use Classification: Mixed Use with Residential

Zoning: Mixed Use with Residential (MUR)

Overlay Zones:

- Transit Hub (TH)
- Neighborhood Retail Overlay (NR)
- Pedestrian Priority Zone (PP)

Developers may opt to elect either the City's Base Zoning, the City Density Bonus or the State's Super Density Bonus.

	City Base Zoning	City's Density Bonus	State Super Density Bonus (AB 1763)
Allowed Building Height:	40 ft	75 ft	Three additional stories above 40 Feet, or 73 Feet, whichever is less.
Allowed residential densities	50 ft <ul style="list-style-type: none"> • For a 0.47-acre lot, base density allows 23.5 or 24 units 	100 ft <ul style="list-style-type: none"> • For a 0.47-acre lot a bonus density allows for 47 units 	No Maximum Density
Allowed FAR:	1.5 <ul style="list-style-type: none"> • For a 20,600 sq. ft. lot, base square footage of the building is 30,900 (1.5 x 20,600) sq. ft 	3.0 <ul style="list-style-type: none"> • For a 20,600 sq. ft. lot bonus square footage is 61,800 (3.0 x 20,600) sq. ft. 	FAR may be increased as one of the four allowable Incentives/Concessions.
Setbacks:	Lots in non-residential zones do not have setback requirements, except where they abut a residential zone. This lot abuts a residential zone to the east. Thus, the setback requirements are as follows: <ul style="list-style-type: none"> • Front (San Pablo Avenue): None • Interior side (north): None • Street side (43rd St): 10 ft (same as front setback in adjacent residential zone) 	Must comply with the City's Base Setback requirements	Setbacks may be reduced as one of the four allowable Incentives/Concessions.

	<ul style="list-style-type: none"> • Rear: 10 ft, plus an additional 2 ft for each 1 ft by which building height exceeds 30 ft. 		
<p>Parking:</p>	<p>For senior housing developments, the estimated parking demand is 0.5 parking spaces per unit and 0.2 spaces per unit for guest parking. However, within the Transit Hub Overlay, all parking requirements are reduced by 50% (Section 9-3.406). Therefore, for the project site, parking demand will be 0.25 parking spaces per unit and 0.1 guest parking spaces per unit (Section 9-4.404).</p> <ul style="list-style-type: none"> • Parking Demand for 24 units: $(0.25 \times 24) = 6$ spaces <ul style="list-style-type: none"> ○ Min Required (-33%) = 4.02 or 4 spaces ○ Max Permitted (+10%) = 6.6 or 7 spaces • Guest Parking Demand for 24 units: $(0.1 \times 24) = 2.4$ or 2 spaces <ul style="list-style-type: none"> ○ Min Required Guest parking = 1.61 or 2 spaces • Max Permitted Guest parking = 2.64 or 3 spaces 	<p>For senior housing developments, the estimated parking demand is 0.5 parking spaces per unit and 0.2 spaces per unit for guest parking. However, within the Transit Hub Overlay, all parking requirements are reduced by 50% (Section 9-3.406). Therefore, for the project site, parking demand will be 0.25 parking spaces per unit and 0.1 guest parking spaces per unit (Section 9-4.404).</p> <ul style="list-style-type: none"> • Parking Demand for 47 units: $(0.25 \times 47) = 11.75$ or 12 spaces <ul style="list-style-type: none"> ○ Min Required (-33%) = 7.87 or 8 spaces ○ Max Permitted (+10%) = 12.93 or 13 spaces • Guest Parking Demand for 47 units: $(47 \times 0.1) = 4.7$ or 5 spaces <ul style="list-style-type: none"> ○ Min Required Guest parking = 3.15 or 3 spaces ○ Max Permitted Guest parking = 5.17 or 5 spaces 	<p>Parking may be reduced or eliminated as one of the four allowable Incentives/Concessions.</p> <p>(NOTE: The City's Parking Requirements are already lower than the maximum allowed by the State Density Bonus Law, so reducing them further will require a request for an Incentive/Concession.)</p>
<p>Open Space Requirements:</p>	<p>Minimum open space per dwelling unit = 60 sq. ft./unit Minimum open space for base density (24 units) = $24 \times 60 = 1,440$ sq. ft.</p> <p>Open Space Requirement Notes:</p> <ul style="list-style-type: none"> • 60 sq. ft./unit requirement shall consist of 40 sq. ft. of private open space/unit and 20 sq. ft. of common open space/unit • If necessary, common space may be substituted for private open space at the ratio 2:1. 	<p>Minimum open space for bonus density (47 units) = $47 \times 60 = 2,820$ sq. ft.</p> <p>Open Space Requirement Notes:</p> <ul style="list-style-type: none"> • 60 sq. ft./unit requirement shall consist of 40 sq. ft. of private open space/unit and 20 sq. ft. of common open space/unit • If necessary, common space may be substituted for private open space at the ratio 2:1. • Required open spaces may not be located in driveways, loading and service areas, 	<p>Open Space may be reduced as one of the four allowable Incentives/Concessions.</p>

	<ul style="list-style-type: none"> Required open spaces may not be located in driveways, loading and service areas, except in projects of 10 units or less, and as permitted by a minor conditional use permit with provisions. (Section 9-4.303) 	<p>except in projects of 10 units or less, and as permitted by a minor conditional use permit with provisions. (Section 9-4.303)</p>	
Unit Mix Requirement:	<p>50% of the units must be 2-bedroom or larger units, including 15% of the units must be 3-bedroom or larger units, and no more than 10% studio units, all of which are subject to the design review guidelines for family-friendly housing.</p> <p>These requirements may be waived by the City Council upon a finding that the project will provide a housing type for which there is a demonstrated need that outweighs the importance of compliance with the unit mix and design requirements. Examples include senior housing, special needs housing, and multi-generational housing.</p>	<p>Must comply with the City's Base Unit Mix requirements or request a waiver from City Council.</p>	<p>Unit Mix may be reduced or eliminated as one of the four allowable Incentives/Concessions.</p>
Break Down of Total sq. ft. of Each Unit	<p>40 feet building height is approximately a four-story structure. Thus:</p> <ul style="list-style-type: none"> 30,900 sq. ft. / 4 floors = 7,725 sq. ft./floor 24 units/ 4 floors = 6 units/ floor 7,725 sq. ft. / 6 units = 1,287 sq. ft. per unit Subtract 25% for circulation = 965 total usable sq. ft./unit. 	<p>75 feet building height is approximately a seven-story structure. Thus:</p> <ul style="list-style-type: none"> 61,800 sq. ft. / 7 floors = 8,829 sq. ft./floor 47 units / 7 floors = 6.7 → rounded to approximately 7 units/ floor 8,829 sq. ft. / 7 units = 1,261 sq. ft. per unit Subtract 25% for circulation = 946 total usable sq. ft./ unit 	<p>Will vary based on Incentives/Concessions selected.</p>

Notes:

- Sites less than 1 acre in MUR can be comprised of a single use. (Section 9-3.202)
- Parking and loading areas are excluded from the FAR calculation (Section 9-8.206 (m and n))