

PROJECT DATA TABLE

1154 Sonora Court (Building A)

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Transit Mixed-Use	Same	--
Zoning District	Flexible Mixed-Use I/ Sonora Court (MXD- I/S)	Same	--
Lot Size (s.f.)	1.88 acres (81,933 s.f.)	Same	22,500 s.f. min.
Gross Floor Area (s.f.)	33,055 s.f.	Residential: 315,813 s.f. Office: 142,270 s.f.	122,899 s.f. max. office floor area
Lot Coverage	40.3%	67%	80% max.
Floor Area Ratio (FAR%)	40.3%	Office FAR: 173%	150% max. with Development Agreement
Residential Units	-	173	173 max using State Density Bonus with 115 base units
Density	-	92 du/ac (61 du/ac base density utilizing 7 LSAP incentive points plus state density bonus)	54 du/acre base density plus max. 26 LSAP incentive points
No. of Buildings On-Site	1	1	--
Building Height	20'	85'	100' max.
No. of Stories	1	7	--
Setbacks			
Front	37'	25'	25' min.
Side	40'	26'	10' min.
Rear	22'	10'	10' min.
Total Landscaping (s.f.)	--	15,235 s.f.(18.5%)	16,387 s.f. min. (20% min.)
Usable Open Space (s.f. per unit)	--	50 s.f. per unit	50 s.f. min. per unit
Parking			
Total Spaces	--	Total: 352 Residential: 119 Nonresidential: 227	No minimum auto parking requirement per AB 2097.



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Bicycle Parking	--	Residential: Class I: 44 Class II: 12 Nonresidential: Class I: 18 Class II: 6	Residential: Class I: 44 Class II: 12 Nonresidential: Class I: 18 Class II: 6

1170 Sonora Court (Building B)

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Transit Mixed-Use	Same	--
Zoning District	Flexible Mixed-Use I/ Sonora Court (MXD- I/S)	Same	--
Lot Size (s.f.)	1.09 acres (47,398 s.f.)	Same	22,500 s.f. min.
Gross Floor Area (s.f.)	14,902 s.f.	Residential: 181,575 s.f. Office: 79,211 s.f. Retail: 377 s.f.	71,097 s.f. max. office floor area with Development Agreement
Lot Coverage	31.4%	69.2%	80% max.
Floor Area Ratio (FAR%)	31.4%	Office FAR: 167%	150% max. with Development Agreement
Residential Units	-	107	107 max using State Density Bonus with 71 base units
Density	-	98 d.u./acre (61 du/acre base density utilizing 11 LSAP incentive points plus state density bonus)	54 du/acre base density plus max. 26 LSAP incentive points
No. of Buildings On-Site	1	1	--
Building Height	20'	85'	100' max.
No. of Stories	1	7	--
Setbacks			
Front	31'	25'	25' min.
Side	53'	10'	10' min.
Rear	39'	10'	10' min.



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Total Landscaping (s.f.)	--	5,802 s.f.(12.2%)	9,479 s.f. min.(20% min.)
Usable Open Space (s.f. per unit)	--	50 s.f. per unit	50 s.f. min. per unit
Parking			
Total Spaces	--	<i>Total: 207</i> <i>Residential:72</i> <i>Nonresidential:</i> 135	No minimum auto parking requirement per AB 2097.
Bicycle Parking	--	Residential: Class I: 28 Class II: 8 Office: Class I: 10 Class II: 4 Retail: Class I: 1 Class II: 1	Residential: Class I: 27 Class II: 6 Office: Class I: 10 Class II: 4 Retail: Class I: 1 Class II: 1



Starred items indicate waivers utilizing State Density Bonus Law.