

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Peery Park	Same	Peery Park
Zoning District	Peery Park Specific Plan – Mixed Industry Core (PPSP-MIC)	Same	Park Specific Plan – Mixed Industry Core (PPSP-MIC)
Lot Size (s.f.)	59,052 (1.35 acres)	Same	22,500 s.f.min.
Gross Floor Area (s.f.)	23,520	52,755	61,090 baseline; 174,545 max. with City Council Plan Review
Lot Coverage	39.8%	30.1%	N/A
Floor Area Ratio (FAR)	39.8%	89%	35% baseline; up to 100% with Council Plan Review
No. of Buildings On-Site	2	1	N/A
Distance Between Buildings	0	N/A	20' min.
Building Length	N/A	168'	275'
Building Height / No. of Stories	1	51'; 60" to roof screen / 3 stories	60'4 stories max within the PPSP-MIC subdistrict
Setbacks (Facing Property)			
Front (South)– Del Rey Ave.	34'	22'	15' min./30' max.
Front (East) – N. Pastoria Avenue	25'	25'	15' min./30' max.
Side (West)	64'	47'	0' min
Rear (South)	43'	115'	10' min.
Total Open Space/Landscaping (s.f.)	NA	48,872.6	34,909 s.f. min. (20% of lot area)
Parking Lot Area Shading (%)	NA	50.9%	50% min. in 15 years
Water-Efficient Landscaping Compliance	NA	Option 1 – No turf	Water Budget or 25% turf area 80% water- conserving plants
Parking			
Total Spaces	41	164	179 (115 through shared parking rate)
Surface Spaces	41	64	--
Covered Spaces	0	100	--
Accessible Spaces	0	6	As per Bldg Code
Aisle Width (ft.)	26'	24' - 26'	24' min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Bicycle Parking	0	29 (27 secured spaces, 2 rack spaces)	9 (min. 5% of total vehicular spaces provided)
Impervious Surface Area (s.f.)	52,340	41,140	No max
Impervious Surface	88.6%	69.6%	No max



Starred items indicate deviations from the Peery Park Specific Plan requirements