

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Medium Density Residential	Same	Medium Density Residential
Zoning District	R-3/PD	Same	R-3/PD
Lot Size	6,540 sq. ft. (148) 30,483 sq. ft. (156) 37,023 sq. ft. (Total)	37,023 sq. ft.	8,000 sq. ft. min, 1,800 sq. ft. per dwelling unit
Lot Size (acre)	0.85 ac	0.85 ac	0.18 ac min.
Lot Coverage	28.4%	39.7%	40% max.
Gross Floor Area	11,582 sq. ft.	36,565 sq. ft.	-
Floor Area Ratio (FAR)	31.3%	98.7%	-
No. of Units	2	19	20 max.
Density (units/acre)	8.3 du/ac	22.3 du/ac	24 du/ac max.
Meets 75% max?	No	Yes	-
Unit Sizes (sq. ft.)	2,586 sq. ft. (148) 1,062 sq. ft. (156)	1,914 ~ 1,967 sq. ft.	-
Building Height	25' (148) 21' (156)	34'-6"	35' max.
No. of Stories	Two (148) One (156)	Three	Three max.
No. of Buildings on Site	7	3	-
Setbacks			
Front	20' (148) 20' (156)	20'-0" (Bldg 1) 15'-0" (156)	15' min. 20' avg.
★ Left Side	12'-0"	7'-6" (1F) 10'-6" (2F~3F)	12' min.
★ Right Side	10'-2"	7'-6" (1F) 10'-6" (2F~3F)	12' min.
★ Combined Side	-	15'-0" (1F) 21'-0" (2F & 3F)	24' min.
Rear	-	75'-9"	20' min.

2021-7826 148 and 156 Crescent Avenue

Parking			
Total Spaces	-	42	45 min. (29 min. per DBL)
Assigned Spaces	2	36	36 min.
Bicycle Parking	-	6 Class I	5 Class I min.
Landscaping			
Total Landscaped	-	6,420 sq. ft.	7,405 sq. ft.
Total Landscaped %	-	17.3%	20% of lot area min.
Landscaping/Unit (sq. ft.)	-	247 sq. ft.	425 sq. ft. min.
Usable Open Space/Unit (sq. ft.)	-	225 sq. ft.	400 sq. ft. min.
Parking Lot Area Shading (%)	-	55.5%	50% min. in 15 years



★ Starred items indicate waivers requested using State Density Bonus Law