

PROJECT DATA TABLE

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
General Plan Category	Medium Density Residential	Same	Medium Density Residential
Zoning District	R-3	Same	R-3
Lot Size (sq. ft.)	10,298	Same	10,298.
Gross Floor Area (sq. ft.)	1,941	11,052	No max
Floor Area Ratio (%)	20%	107%	No max
Lot Coverage (%)	20%	40%	40% max
Number of Units	1	5	7
Density (units/acre)	1	21	24 max
Meets 75% min?	N/A	Yes 87%	18 DU/MIN
Bedrooms / Unit	4	3	N/A
Unit Sizes (sq. ft.)	1,941	2,226-2,238	N/A
Lockable Storage / Unit (cu. ft.)	N/A	2-Car Garage	3 cu. ft. Min
Number of Buildings On-Site	1	1	N/A
Building Height (ft.)	23	33'-6"	35'max
No. of Stories	1	3	3 max
Front Setbacks (Maria Lane)(1st Story/2nd Story)	29'	20'	20' min.
Front Setbacks (Bellomo Avenue) (1st Story/2nd Story facing property)	18'	1 st story-6' 2 nd -story- 9'	1 st story-6' 2 nd -story- 9'min
Right Side Setbacks (East Elevation) (1st Story/2nd Story facing property)	110'	20'	20'min
Rear Setback (South Elevation)	110'	20'	20'min
Landscaping (total sq. ft.)	5,808	3,490	2,125 min
Landscaping (sq. ft./unit)	N/A	698	425 min
Useable Open Space (sq. ft./unit)	N/A	441	400
Water Conserving Plants (%)	N/A	80%	70% min
Parking			
Total No. of Parking Spaces	2	13	13 min
Covered Spaces	0	10	10 mi.
Aisle Width (ft.)	N/A	24'	24' min
Bicycle Parking	N/A	In garage	In garage