

Permit#	Project Address	Project Description	Lot Size	Provided UOS	Reason for UOS Deviation
<b>Projects in R-3 Zoning Districts</b>					
2011-7829	411 and 425 North Fair Oaks and 599 Taylor Avenue	SDP: 8 townhomes	17,642 s.f.	385 s.f.	<ul style="list-style-type: none"> <li>The lot is a small corner lot.</li> <li>Conflict between the minimum density (75% min. density requirement), access and parking requirements, and design and setback requirements.</li> </ul>
2007-1106	1202-1204 Cortez Drive and 189-191 South Bernardo Avenue	SDP: 8 townhomes	17,434 s.f.	267 s.f.	<ul style="list-style-type: none"> <li>Corner lot with two fronts</li> <li>Reduction in overall unit size needed to achieve modest increase in UOS</li> <li>If only one front yard is considered, then USO increases to 524 s.f.</li> </ul>
2007-1107	185 South Bernardo Avenue	SDP: 8 townhomes	17,434 s.f.	267 s.f.	<ul style="list-style-type: none"> <li>Corner lot with two fronts</li> <li>Reduction in overall unit size needed to achieve modest increase in UOS</li> <li>If only one front yard is considered, then USO increases to 524 s.f.</li> </ul>
2014-7423	1071 Noriega Avenue	SDP: 10 townhomes (included rezoning to R-3/PD from R-3)	20,986 s.f.	254 s.f. and 73 s.f. of private balcony (80 s.f. min. for private useable open space)	<ul style="list-style-type: none"> <li>Small corner lot</li> <li>Tension between minimum density requirement and site design requirements (ped/vehicular access, parking, setback, onsite stormwater management)</li> <li>One front yard considered for UOS, it increases to 425 s.f. even with half credits</li> </ul>
2014-7770	845 Maria Lane	DR: 5 townhouse style condo units VAR: allow UOS in the required front yard	10,298 s.f.	441 s.f. (if front yard considered as UOS)	<ul style="list-style-type: none"> <li>Corner lot</li> <li>Reduces the driveways cuts Provides a friendlier streetscape</li> <li>Creates a functional OS</li> <li>Consistent with the existing townhomes south on Maria Ln</li> <li>Allows useable open space in the required front yards, instead of the garages facing the street and useable open space located in the back.</li> </ul>

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<b>Projects in R-4 Zoning Districts</b>					
2008-1245	660 S Fair Oaks Avenue	SDP: 124 Senior housing units with underground parking (included rezoning to R-4/PD from R-4)	102,179 s.f. (2.34 acres)	170 s.f. (380 s.f. minimum), and 59 s.f. private useable open space (80 s.f. minimum)	<ul style="list-style-type: none"> <li>Primarily one-bedroom unit; no families allowed to reside</li> <li>Two indoor community space area exceeding the minimum</li> </ul>
2013-7112	620 E Maude Avenue	SDP: 117 unit affordable housing projects (Armory site)	99,489 s.f. (2.28 acres)	336 s.f. (380 s.f. minimum) – required front yards and private useable open space combined	<ul style="list-style-type: none"> <li>State Density Bonus concession</li> <li>Proximity to a public park</li> </ul>
2015-7772	460 Persian Drive	SDP: 66 unit affordable rental apartment building	57,645 s.f. (1.32 acres)	205 s.f. (380 s.f. minimum)	<ul style="list-style-type: none"> <li>State Density Bonus concession</li> <li>Meets the minimum landscaped area</li> <li>Private useable open space access</li> <li>Active community space included</li> <li>Required community room exceeds the minimum</li> <li>Proximity to a public park</li> </ul>
2016-8065	1139 Karlstad Drive	SDP: 250 unit residential apartment building with podium parking	216,675 s.f. (4.97 acres)	326 s.f. (380 s.f. minimum)	<ul style="list-style-type: none"> <li>State Density Bonus concession</li> <li>Total landscaped area exceeds minimum</li> <li>Private useable open space access</li> <li>Substantial active community space within and outside the building</li> <li>Required community room exceeds the minimum</li> </ul>