

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Transit Mixed Use	Same	Transit Mixed Use
Zoning District	DSP 11 Downtown Specific Plan Block 11	Same	DSP 11 Downtown Specific Plan Block 11
Lot Size	6,500 s.f.	Same	2,600 s.f.
Gross Floor Area	2,377 s.f.	3,125 s.f.	N/A
Lot Coverage	36.6%	49.6%	60% max.
Floor Area Ratio (FAR)	36.6%	48.1%	N/A
Building Height	12'-2"	14'-11 1/4"	30' max.
No. of Stories	One	Same	Two max.
Setbacks			
Front	15'-11"	Same	18' min.
Rear	21'-7 7/16"	14' ¹	20' min.
Left Side	5'	Same	4' min.
Right Side	18'	4'	4' min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.
Landscape	32%	22%	20% min.
Useable Open Space	2,095 s.f.	1,849 s.f.	500 s.f. per unit

1. Per SMC 19.48.050 – rear yard encroachment of up to 10 feet and no more than 25% coverage permitted