

# ATTACHMENT 2

2020-7525

166-176 E Fremont Ave

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## PROJECT DATA TABLE

|                                                 | EXISTING                    | PROPOSED                                                                                                | REQUIRED/<br>PERMITTED                                                         |
|-------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| General Plan                                    | Village Center<br>Mixed-Use | Same                                                                                                    | --                                                                             |
| Zoning District                                 | C-1/PD                      | Same                                                                                                    | --                                                                             |
| Lot Size (s.f.)                                 | 120,046                     | net lot - 120,356                                                                                       | None                                                                           |
| Acres                                           | 2.77 ac                     | 2.76 ac                                                                                                 |                                                                                |
| Number of Dwelling Units                        | 0                           | 50                                                                                                      | 50                                                                             |
| Residential Density <sup>W</sup>                | 0                           | 18.09 du/a                                                                                              | 18 du/a                                                                        |
| Gross Floor Area (s.f.)                         | 18,800                      | Commercial – 8,094<br>Residential – 104,594                                                             | --                                                                             |
| Lot Coverage                                    | 15.6%                       | 33%                                                                                                     | --                                                                             |
| Floor Area Ratio (FAR%) <sup>W</sup>            | 15.6%                       | Total Site – 93.6%<br>Commercial – 6.7%                                                                 | Total Site – None<br>Commercial – 10%                                          |
| No. of Buildings On-Site                        | 2                           | 5                                                                                                       | --                                                                             |
| Distance Between<br>Buildings                   | N/A                         | 29'                                                                                                     | 29' min.                                                                       |
| Building Height                                 | 20'-2"                      | 50'-3"                                                                                                  | --                                                                             |
| No. of Stories                                  | 1                           | 4                                                                                                       | 4 max.                                                                         |
| <b>Setbacks</b>                                 |                             |                                                                                                         |                                                                                |
| Front (Fremont Ave) <sup>W</sup>                | 28'+/-                      | Varies 10'-9" to 28'-8"                                                                                 | 70' min.                                                                       |
| Side (East)                                     | 65'+/-                      | Varies 65' to 53'-4"                                                                                    | 24' min.                                                                       |
| Side (West) <sup>W</sup>                        | 144'+/-                     | 15'-7"                                                                                                  | 24' min.                                                                       |
| Combined/Total Side                             | --                          | Varies 80'-7" to 77'-9"                                                                                 | 24' min.                                                                       |
| Rear                                            | 45'+/-                      | Varies 53'-7" to 60'-4"                                                                                 | 0' min.                                                                        |
| Total Landscaping (%)                           | 3.7%                        | 25%                                                                                                     | 20% min.                                                                       |
| % Based on Parking Lot                          | 5-10%                       | 69%                                                                                                     | 20%                                                                            |
| Parking Lot Area Shading <sup>W</sup>           | --                          | 30.5%                                                                                                   | 50% min. in 15 years                                                           |
| Frontage Landscaping <sup>W</sup>               | 28'-8"                      | 10'-9"                                                                                                  | 15' min.                                                                       |
| Buffer Landscape Strip<br>Width <sup>W</sup>    | 0-5'                        | 5'                                                                                                      | 10' min.                                                                       |
| Buffer Landscape Strip<br>Planting <sup>W</sup> | --                          | Varies > 20'                                                                                            | 20' max.                                                                       |
| <b>Parking</b>                                  |                             |                                                                                                         |                                                                                |
| Total Spaces <sup>R</sup>                       | 180                         | Total Site – 174<br><br>Residential – 100<br>(75 tandem garage<br>25 unassigned)<br><br>Commercial – 74 | Total Site – 173 min.<br><br>Residential – 75 min.<br><br>Commercial – 73 min. |
| Compact Spaces <sup>W</sup>                     | NA                          | Residential – 0<br>Commercial – 19                                                                      | Residential – 13 max<br>Commercial – 0                                         |

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|                                           | EXISTING | PROPOSED                                                 | REQUIRED/<br>PERMITTED             |
|-------------------------------------------|----------|----------------------------------------------------------|------------------------------------|
| <b>Bicycle Parking</b>                    | --       | Residential – 50<br>secured in garage<br>Commercial – 20 | Residential – 13<br>Commercial – 4 |
| <b>Underground Utilities</b> <sup>c</sup> | --       | No                                                       | Yes                                |

<sup>w</sup> Waivers per State Density Bonus Law<sup>c</sup> Concession per State Density Bonus Law<sup>r</sup> Reduced parking per State Density Bonus Law