

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Village Center 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 ^W	0	18.09 du/a	18 du/a
Gross Floor Area (s.f.)	18,800	Commercial – 8,094 Residential – 104,594	--
Lot Coverage	15.6%	33%	--
Floor Area Ratio (FAR%) ^W	15.6%	Total Site – 93.6% Commercial – 6.7%	Total Site – None Commercial – 10%
No. of Buildings On-Site	2	5	--
Distance Between Buildings	N/A	29'	29' min.
Building Height	20'-2"	50'-3"	--
No. of Stories	1	4	4 max.
Setbacks			
Front (Fremont Ave) ^W	28'+/-	Varies 10'-9" to 28'-8"	70' min.
Side (East)	65'+/-	Varies 65' to 53'-4"	24' min.
Side (West) ^W	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 ^W	--	30.5%	50% min. in 15 years
Frontage Landscaping ^W	28'-8"	10'-9"	15' min.
Buffer Landscape Strip Width ^W	0-5'	5'	10' min.
Buffer Landscape Strip Planting ^W	--	Varies > 20'	20' max.
Parking			
Total Spaces ^R	180	Total Site – 174 Residential – 100 (75 tandem garage 25 unassigned) Commercial – 74	Total Site – 173 min. Residential – 75 min. Commercial – 73 min.
Compact Spaces ^W	NA	Residential – 0 Commercial – 19	Residential – 13 max Commercial – 0

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Bicycle Parking	--	Residential – 50 secured in garage Commercial – 20	Residential – 13 Commercial – 4
Underground Utilities ^c	--	No	Yes

^w Waivers per State Density Bonus Law

^c Concession per State Density Bonus Law

^R Reduced parking per State Density Bonus Law