

PROJECT DATA TABLE


		EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
	General Plan	High Density Residential	Same	
	Zoning District	High Density Residential	Same	
	Lot Size (sq. ft.)	74,923	Same	min.
	Gross Floor Area (sq. ft.)	51,534	146,503	max.
	Floor Area Ratio (%)	69%	1.96%	None max.
Concession	Lot Coverage (%)	27%	45%	40% max.
	Total Number of Units	62	123	max.
	Sunburst Apts (E) to be demo'd	32		
	Parkview Apts (E) to remain	30		
	Orchard Garden (N)		91	
SDB	Density (Units/acre)	36 Units/ac	71.5% Units/ac	36 Units/ac max.
	Lockable Storage / Unit (cu. ft.)	n/a	300	300 s.f. min.
	Number of Buildings On-Site	4	2	
Waiver	Distance Between Buildings	24'	32'-9"	35' min.
SDB	Building Height (ft.)	36'-6"	75'	55' max.
SDB	No. of Stories	3	6	4 stories max.
	Front Setbacks (1st Story/2nd Story)			20' up to the 2nd floor and 29' for stories above the 2nd floor min.
	Parkview (E)	129'	Same	
	Sunburst (E) to be demo'd	15'		
Concession	Orchard Garden (N)		10'-4"	
	Left Side Setbacks(1 st Story/2 nd Story) ¹ Parkview Apartments	12'-1"	Same	9' for 1 st story and 15' for each story above 1 st story min.
	Right Side Setbacks(1 st Story/2 nd Story facing property)			9' for 1st story and 15' for each story above 1st story min.
	Sunburst (E) to be demo'd	9'-9"		
	Orchard Garden (N)		28'-6"	
	Rear Setback ¹	9'-10"	9'-10" (E) BLDG, 34' (N) BLDG	20' min.
	Landscaping (total sq. ft.)	18,782 SF (25%)	31,581 SF (42%)	14,984.6 SF (20%) min.
Waiver	Landscaping (sq. ft./Unit)	302.9 SF /Unit	227.75 SF/Unit	375 SF/Unit
	Useable Open Space (sq. ft./Unit)	406 SF/Unit	228 SF/Unit	380 SF/Unit. min.
	Parking Lot Area Shading (%)	54%	34%	50% min. in 15 yrs.
SDB	Total No. of Parking Spaces	116	90	90 min.
	Standards	94	32	n/a min.
	Compacts / % of total	16	9	10% max.
	Accessible Spaces	6	4	4 min.
	Covered Spaces	24	59	min.
	Aisle Width (ft.)	24'	24'	24' min.
	Bicycle Parking		129	31
	Impervious Surface Area (sq. ft.)	11,994	31,365	
	Impervious Surface (%)	16%	42%	
	Parking Lot Shading		34%	50% min.
	Solar Shading		20% (PM Shading)	10%

Waiver		EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
Concession			16% (AM shading)	
Waiver	Front Landscaping Buffer	15'	10' – 17'	15' min.
Waiver	Underground Utilities		Above ground transform	Undergrounding required
Waiver	Mechanical Equipment Screening		Transform located between the face of the building and street	Cannot be located between the face of the building and street

★ Starred items indicate a deviation

 State Density Bonus Concession

 State Density Bonus Waiver

 State Density Bonus Law allowances for Density, Height, Stories and Parking