

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Mixed Use Transit Core	Same	Mixed Use Transit Core --
Zoning District	Flexible Mixed Use I	Same	Flexible Mixed Use - -
Lot Size (s.f.)	54,711	54,711	54,711
Gross Floor Area (s.f.)	19,440	217,840	NA
Lot Coverage	41%	69%	NA.
Floor Area Ratio (FAR%)	.40%	3.9%	NA
No. of Buildings On-Site	1	1	NA
Distance Between Buildings	NA	NA	NA.
Building Height	18'	75'-5 1/2" to roof 85' to parapet	75-85' max.
Setbacks			
★ Front (1st and 2nd story) Sonora Court Floors 3-7	35'	25'-3" 23'	35' min. 40 min
★ Street side-yard (1st and 2nd story)-San Zeno Way Stories 3-7	25'	15' 15'	15' min. 20' min
Interior side-yard	70'	16'-8"	10' min
Rear	44'	10'	10' min.
Total Landscaping (s.f.)	NA	13,710	10,942 (20% of site)
% Based on Parking Lot	NA	NA	NA
Parking Lot Area Shading	NA	NA Parking structure is podium style	50% min. in 15 years
Usable Open Space (s.f. per unit)	NA	78 per unit	50 min. per unit
Parking			
Total Spaces	40	134	88 space min (min. .50 spaces per unit according to State Density Bonus)
Bicycle Parking		212 total 200 (Class I) and 12 (Class 11)	71 min. 59 (Class I) and 12 (Class II)

★ Requested waivers to the Development Standards.