

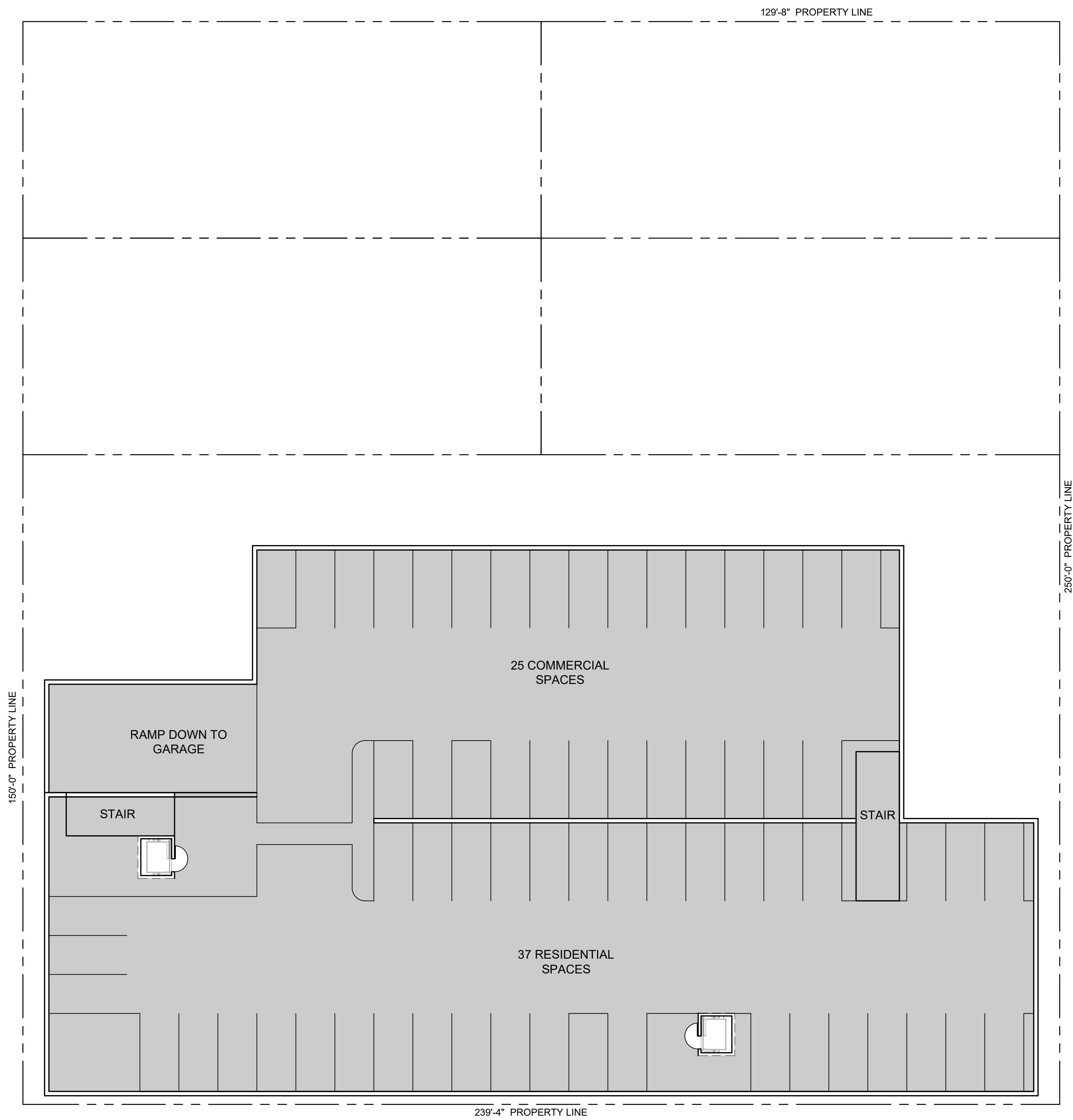
GARAGE PARKING DATA:

PARKING REQUIRED:

- 11 1 PER (11) 1 BEDROOM OR STUDIO
- 26 2 PER (13) 2 BEDROOM UNITS
- 37 RESIDENTIAL SPACES REQUIRED
(INCLUDES 1 HC SPACE)

- 5 RETAIL (1/200 SF)
- 20 OFFICE (1/250 SF 1HC+1EV INC.)
- 25 COMMERCIAL SPACES REQUIRED

PEPPER AVENUE



OLIVE AVENUE

REQUIREMENTS LISTED FOR CS ZONING

SETBACKS REQUIRED:

FRONT	12' SIDEWALK AT ECR
SIDE STREET	5'
ADJACENT TO R-1	10'
REAR AT R-1	20'

HEIGHT: 35' MAX WITHIN 150' OF R-1

OPEN SPACE REQUIRED:

150 SF/UNIT REQUIRED	5,550 SF / 37 UNITS MINIMUM	16,845 SF PROVIDED
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MAXIMUM LOT COVERAGE: 50% (17,947 SF) 48% (17,340 SF) PROVIDED

MAXIMUM FAR:

1:1 COMBINED MAX. FOR MIXED USE:	1.13:1 FAR PROVIDED (REQUIRES EXCEPTION)
0.6:1 RESIDENTIAL = 21,537 SF	.97:1 FAR PROVIDED (REQUIRES EXCEPTION)
0.4:1 NON RESIDENTIAL = 14,350 SF (15% OR 5,381 SF MIN. NON-RES AT GROUND FLOOR)	.16:1 FAR PROVIDED
	6,000 SF NON RES GROUND FLOOR PROVIDED

TOTAL LOT AREA : 35,895 SF (0.82 ACRES)

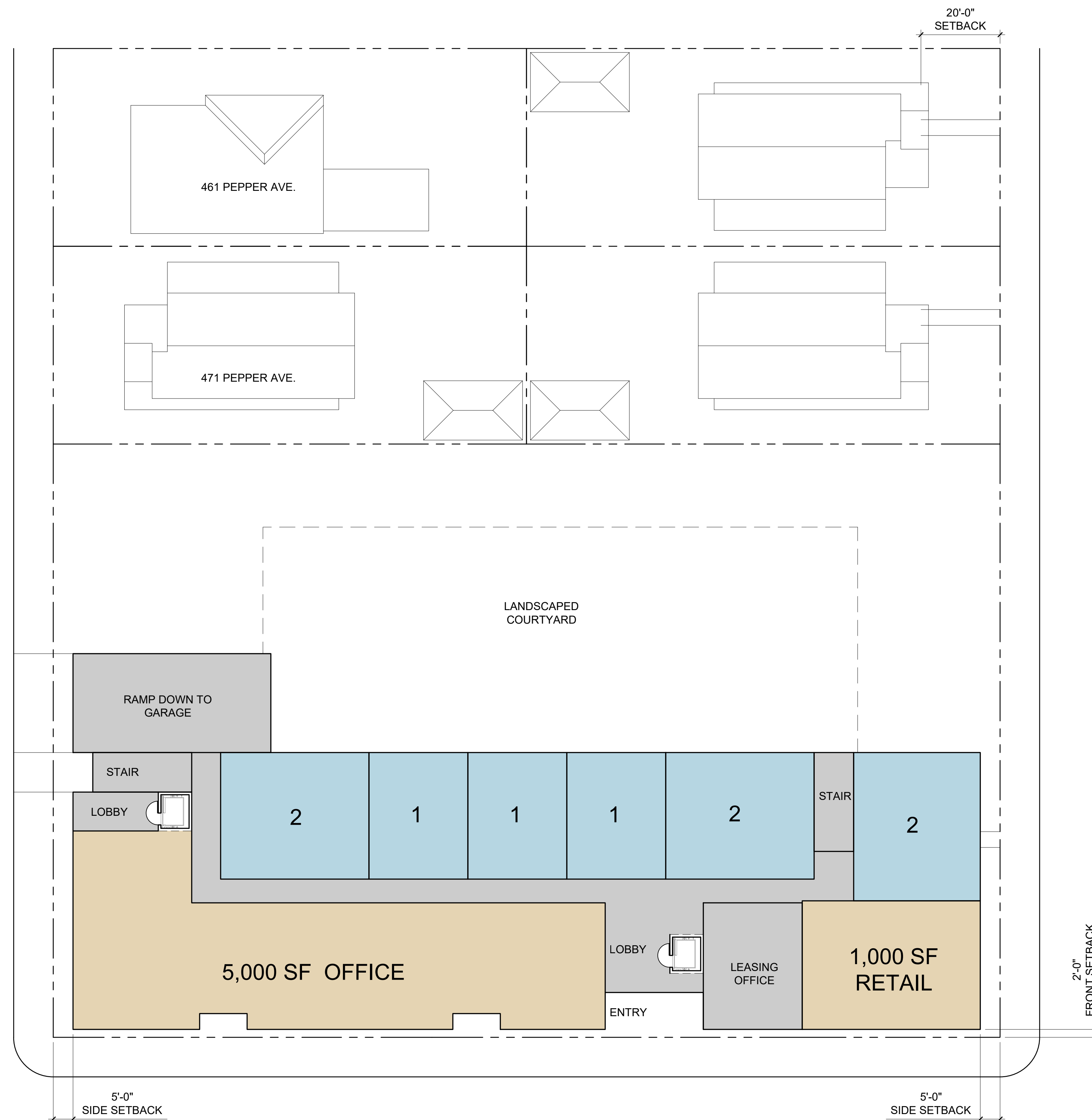
RESIDENTIAL DENSITY: 30 DU / AC MAXIMUM 30 DU/AC PROVIDED

GROSS BUILDING AREA:

17090 SQ. FT. LEVEL 1*
9473 SQ. FT. LEVEL 2
13939 SQ. FT. LEVEL 3
40,752 SF TOTAL

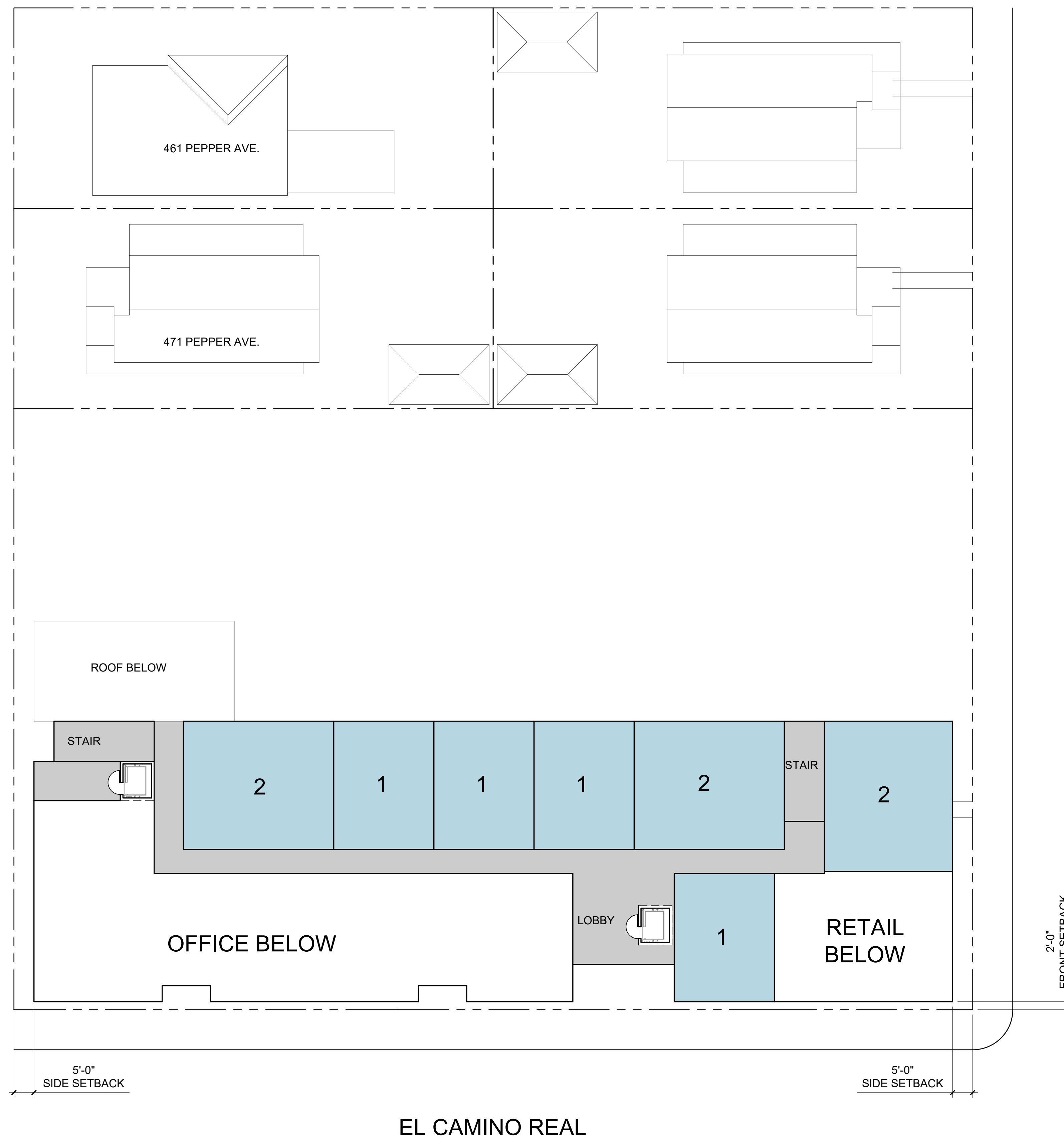
*LEVEL 1 INCLUDES 1,000 SF RETAIL AND 5,000 SF OFFICE SPACE TO REPLACE EXISTING USES ON SITE.

PEPPER AVENUE



OLIVE AVENUE

EL CAMINO REAL





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