

ATTACHMENT 4 – PROJECT DATA TABLE				
NAME: 477 9 <sup>th</sup> Avenue, SPAR-SDPA-SUP		PA: 2022-047		ADDRESS: 477 9 <sup>th</sup> Avenue
LAND AREA: 69,976 sq. ft. (1.6 acres)		ZONING: E2-2 LAND USE: Executive Office		APN: 033-281-130
	PROPOSED		MAXIMUM ALLOWED	
FLOOR AREA				
Office ( <i>Existing: 21,601 sq. ft.</i> )	29,207 sq. ft.			
Residential (units, lobby, amenities)	122,214 sq. ft.			
Parking Garage	57,783 sq. ft.			
TOTAL:	209,204 sq. ft.		139,952 sq. ft.	
FLOOR AREA RATIO (FAR):	3.0 <sup>1</sup>		2.0	
BLDG. HEIGHT:				
Plate line:	53'-6"		55'-0" (plate line)	
Roof and/or parapet peak:	55'-8" / 65'-0"		-	
STORIES	5		-	
RESIDENTIAL DENSITY:				
Base Density:	50 units/ac.		50 units/ac.	
Density Bonus:	50% of Base Density		50% of Base Density	
Total:	75 units/ac.		75 units/ac.	
RESIDENTIAL UNITS:				
Base Density:	80		80	
Density Bonus:	40		40	
Total:	<b>120</b>		<b>120</b>	
RESIDENTIAL UNIT MIX:				
Studio	24 units (2 BMR) <sup>2</sup>		-	
1-bedroom	64 units (7 BMR) <sup>2</sup>		-	
2-bedroom	32 units (3 BMR) <sup>2</sup>		-	
	PROPOSED		MINIMUM REQUIRED	
DWELLING STANDARDS				
Studio	543 sq. ft.		350 sq. ft.	
1-bedroom	657 sq. ft. – 808 sq. ft.		540 sq. ft.	
2-bedroom	911 sq. ft. – 1,150 sq. ft.		750 sq. ft.	
SETBACKS:				
Front (S. Claremont St.):	7'-6"		7'-6"	
Street Side (9 <sup>th</sup> Ave.):	7'-6"		7'-6"	
Interior Side (northwest):	25'-0"		None	
Rear (Railroad):	40'-0"		40'-0" (easement)	
PARKING:				
Residential:	112 stalls		-	
General Office:	38 stalls		-	
TOTAL PARKING:	150 stalls		None Required <sup>3</sup>	
COVERED PARKING:	141 stalls		None Required <sup>3</sup>	
LOADING SPACES (min. 10 ft. x 25 ft.)	1		1	
BICYCLE PARKING:	<u>Short-Term</u>	<u>Long-Term</u>	<u>Short-Term</u>	<u>Long-Term</u>
Residential:	8	128	8	128
Office:	4	4	1	3
TOTAL BICYCLE PARKING:	<b>12</b>	<b>132</b>	<b>9</b>	<b>131</b>
OPEN SPACE (At-grade):	15% (10,486 sq. ft.) <sup>4</sup>		20% (13,995.2 sq. ft.)	
LOT COVERAGE:	68% (47,550 sq. ft.)		80% (55,980.8 sq. ft.)	

See next page for comments and notes.

## ATTACHMENT 4 – PROJECT DATA TABLE

### NOTES

1. The project requests a Waiver to exceed floor area ratio limits pursuant to State Density Bonus law.
2. The City's Below Market Rate (BMR) Inclusionary Program requires rental projects of 11 or more units to provide a minimum of 15 percent of the proposed units to be devoted to the Lower Income category. The applicant proposes to designate twelve units (15 percent of the base density) as affordable at the Very Low-income level, which includes a proposed mix of two studio units, seven one-bedroom units, and three two-bedroom units.
3. Assembly Bill (AB) 2097, effective January 1, 2023, prohibits the City from imposing parking requirements for projects within one-half mile of a major public transit stop.
4. The project requests a Concession for reduced at-grade open space pursuant to State Density Bonus law.