

MULTI-FAMILY RESIDENTIAL & PARKING GARAGE DATA FORM

NAME: 480 E. 4th Ave & 400 E. 5th Ave		PA: 19-033	ADDRESS: 480 E. 4 th Ave & 400 E. 5 th Ave
LOT SIZE: 50,587 SF (1.16 ac) & 54,471 SF (1.25 ac)		ZONING: CBD/S	APN: 034-183-060 & 033-281-140
FLOOR AREA: 480 E. 4 th Ave (multi-family) 400 E. 5 th Ave (garage)		PROPOSED ¹ 234,350 SF 210,509 SF	MAXIMUM ALLOWED 151,761 SF 163,413 SF
FLOOR AREA RATIO: 480 E. 4 th Ave (multi-family) 400 E. 5 th Ave (garage) Combined (zoning plot)		4.63 FAR 3.95 FAR 4.24 FAR ²	3.00 FAR
RESIDENTIAL DENSITY:		93.36 units/net acre ³ (w/ state DB)	Unlimited w/ state DB ³
BLDG. HEIGHT:		74'-5" (multi-family bldg.) 46'-0" (parking garage)	88 ft ⁴
STORIES:		7	No max, up to max height
UNITS:		225 units	Base density (w/out DB): 121 units Max DB: unlimited ³
UNIT TYPE	NO.	AVG. PROPOSED SIZE	MINIMUM REQUIRED
Studio	65	468 SF	-
1-Bedroom:	48	624 SF	-
2-Bedroom:	53	884 SF	-
3-Bedroom:	<u>59</u>	1,144 SF	-
TOTAL:	225		
SETBACKS: <u>480 E. 4th Ave property</u> E. 4th Ave (front): S. Claremont (street side): S. Railroad (side): E. 5th Ave (rear): <u>400 E. 5th Ave property</u> Front: Left side: Right side: Rear:		PROPOSED (varies) 3' to 7' (18' to 21' for plaza) ~0" to 5'-7" 1'-8" to 6'-3" 4' to 7'	MINIMUM REQUIRED 0' 0' 0' 0'
PARKING: Resident:		PROPOSED 164	MINIMUM REQUIRED (0.5 space per unit per State Density Bonus) ⁶
Public Parking Garage: TOTAL PARKING:		<u>532</u> ⁵ 696	113
LOADING SPACES:		10' x 40' at on-street	10' x 25' off-street

BICYCLE PARKING:	PROPOSED		MINIMUM REQUIRED	
	<u>Short-term</u>	<u>Long-term</u>	<u>Short-term</u>	<u>Long-term</u>
Studio (65):	0.05/unit=3.25	1.0/unit=65	0.05/unit=3.25	1.0/unit=65
1-Bedroom:	0.05/unit=2.40	1.0/unit=48	0.05/unit=2.40	1.0/unit=48
2-Bedroom:	0.10/unit=5.30	1.25/unit=66.25	0.10/unit=5.30	1.25/unit=66.25
3-Bedroom:	0.15/unit=8.85	1.50/unit=88.50	0.15/unit=8.85	1.50/unit=88.50
TOTAL:	20	268	19.80	267.75

OPEN SPACE:	PROPOSED		MIMIMUM REQUIRED 80 SF useable open space/unit or 150% sf private usable open space in common usable open spaces if private open space cannot be provided (27,000 SF)
Private:	320 SF (4 units x 80 SF min.)		
Common:	21,004 SF		
Total:	21,323 SF		

LOT COVERAGE:	PROPOSED		MAXIMUM
480 E. 4 th Ave (multi-family)	66%		
400 E. 5 th Ave (garage)	88%		

FOOTNOTES:

1.

Includes leasing area, lobby, mechanical rooms, trash rooms, covered corridors, storage areas, community room, et cetera (exempted areas not incuded).

2.

Density bonus concession.

3.

Base density is 50 units per acre, or 121 units (2.41 acres). The provisions of AB 1763 exempt the housing development from any maximum controls on density when qualifying projects are located within a half-mile of a major transit stop.

4.

AB 1763 allows qualifying 100 percent affordable housing project within a half-mile of a major transit stop to build up to three additional stories or up to 33 feet in additional height.

5.

A condition of approval (under *Parking Garage Layout*) allows the final parking garage layout to reduce the total number of public parking spaces up to 15 percent. In no instance will the total number of designated residential parking spaces be modified, nor will the percentage of compact parking spaces be allowed to increase.

6.

Inclusive of accessible and visitor parking per density bonus.