

PARKING GARAGE DATA FORM

NAME: 400 E. 5th Avenue	PA-2020-055	ADDRESS: 400 E. 5th Ave	
LOT SIZE: 54,471 SF (1.25 ac)	ZONING: CBD/S	APN: 033-281-140	
FLOOR AREA: 400 E. 5 th Ave (garage)	APPROVED ¹ 210,509 SF	PROPOSED ¹ 201,431 SF	MAXIMUM ALLOWED 163,413 SF
FLOOR AREA RATIO: 400 E. 5th Ave (garage) Combined (zoning plot)	3.86 FAR 4.24 FAR ²	3.70 FAR 4.15 FAR ²	3.00 FAR
BLDG. HEIGHT:	46'-0"	45'-4"	55'
SETBACKS: <u>400 E. 5th Ave property</u> Front (E. 5th Ave.): Left side (S. Claremont): Right side (S. Railroad): Rear:	APPROVED (varies) 0' 9" 12'-6" 10'	PROPOSED 8'-10" 0 to 1/2" 13'-2 1/2" 10'-3"	MINIMUM REQUIRED 0' 0' 0' 0'
PARKING: Resident: Public Parking Garage: TOTAL PARKING:	APPROVED 164 <u>532</u> ³ 696	PROPOSED 164 <u>529</u> ³ 693	MINIMUM REQUIRED (0.5 space per unit per State Density Bonus) ⁴ 113 residential spaces
LOADING SPACES:	10' x 40' on-street ⁵	10' x 40' on-street ⁵	10' x 25' off-street
LOT COVERAGE: 400 E. 5 th Ave (garage)	APPROVED 88%	PROPOSED 86%	MAXIMUM 100%
FOOTNOTES: 1. Net floor area; exempted areas not included. 2. Increased FAR provided via a State Density Bonus concession. 3. A condition of approval (under <i>Parking Garage Layout</i>) allows the final parking garage layout to reduce the total number of public parking spaces up to 15 percent (up to 80 stalls). In no instance will the total number of designated residential parking spaces be modified. 4. Inclusive of accessible and visitor parking per density bonus. 5. On-street loading space approved under original SPAR (PA-2019-2019)			