

MULTI-FAMILY RESIDENTIAL DATA FORM

NAME: 480 E. 4th Avenue	PA-2021-013		
LOT SIZE: 50,587 SF (1.16 ac)	ZONING: CBD/S		APN: 033-183-060
FLOOR AREA: 480 E. 4th Avenue	APPROVED ¹ 234,350 SF	PROPOSED ¹ 211,970 SF	MAXIMUM ALLOWED 151,761 SF
FLOOR AREA RATIO: 480 E. 4th Avenue Combined w/Parking Garage	4.63 FAR 4.24 FAR ²	4.20 FAR 3.93 FAR ²	- 3.00 FAR
BLDG. HEIGHT:	74'-5"	74'-5"	88' ³
SETBACKS: <u>400 E. 5th Ave property</u> North (S. Claremont St.): East (E. 5th Ave.): South (S. Railroad Ave.): West (E. 4th Ave.):	APPROVED (varies) 2'-9" to 6'-9" 4'-0" to 7'-0" 1'-8" to 6'-3" 3'-0" to 21'-0"	PROPOSED (varies) 2'-11" to 8'-0" 6'-5" to 9'-9" 5'-8.5" to 9'-0" 6'-2" to 24'-3"	MINIMUM REQUIRED 0' 0' 0' 0'
UNIT TYPE: Studio 1-Bedroom 2-Bedroom 3-Bedroom TOTAL UNITS:	APPROVED 65 48 53 <u>59</u> 225	PROPOSED 66 41 59 <u>59</u> 225	MINIMUM REQUIRED N/A
RESIDENTIAL DENSITY:	93.36 units/net acre	93.36 units/net acre	Unlimited w/State Density Bonus ⁴
BICYCLE PARKING:	APPROVED <u>Short-term</u> 0.05/65 = 3.25 0.05/48 = 2.40 0.10/53 = 5.30 <u>0.15/59 = 8.85</u> 20 <u>Long-term</u> 1.0/65 = 65 1.0/48 = 48 1.25/53 = 66.25 <u>1.50/59 = 88.5</u> 268	PROPOSED <u>Short-term</u> 0.05/66 = 3.3 0.05/41 = 2.05 0.10/59 = 5.9 <u>0.15/59 = 8.85</u> 20 <u>Long-term</u> 1.0/66 = 66 1.0/41 = 41 1.25/59 = 73.25 <u>1.50/59 = 88.5</u> 269	MINIMUM REQUIRED <u>Short-term</u> 0.05/unit 0.05/unit 0.10/unit 0.15/unit <u>Long-term</u> 1.0/unit 1.0/unit 1.25/unit 1.50/unit
TOTAL:			

FOOTNOTES:

1. Net floor area; exempted areas not included.
2. Increased FAR provided via an approved State Density Bonus concession.
3. 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.
4. 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.