

# MULTI-FAMILY RESIDENTIAL DATA FORM

NAME: 1919 O'Farrell Street Apartments (SPAR + SDPA + Fence Exception)		PA: PA-2020-037	ADDRESS: 1919 O'Farrell Street
LOT SIZE: 30,994 sq. ft. / 0.71 acre		ZONING: E1-1/R4	APN: 039-030-340
FLOOR AREA Residential (net): Common Area: TOTAL:		<b>PROPOSED</b> 46,192 sq. ft. 9,349 sq. ft. 55,463 sq. ft.	<b>MAXIMUM ALLOWED</b> - - 61,988 sq. ft.
F.A.R.:		1.79	2.0
RESIDENTIAL DENSITY:		69 units/acre <sup>1</sup>	50 units/acre
BLDG. HEIGHT:		45'-0"	45'-0"
STORIES:		4	-
UNITS: Base Density State Density Bonus <sup>1</sup> TOTAL:		- - 49	36 13 49
UNIT TYPE	NO.	<b>PROPOSED SIZE</b>	<b>MINIMUM SIZE</b>
1-Bedroom:	34	746 – 965 sq. ft.	540 sq. ft.
2-Bedroom:	11	1,172 – 1,188 sq. ft.	750 sq. ft.
3-Bedroom+:	4	1,556 sq. ft.	960 sq. ft.
TOTAL:	49		
SETBACKS: Front: Left Side: Right Side: Rear:		<b>PROPOSED</b> <sup>2</sup> 5'-0" 5'-0" 5'-0" 5'-0"	<b>MINIMUM REQUIRED</b> ½ height of building (21.5') ½ height of building (21.5') ½ height of building (21.5') ½ height of building (21.5')
PARKING:		<b>PROPOSED</b> <sup>3</sup> 64 stalls (Including 39 stalls in automated mechanical parking system) <sup>4</sup>	<b>MINIMUM REQUIRED</b> 25 stalls
BICYCLE PARKING Short-term: Long-term: TOTAL:		<b>PROPOSED</b> 4 54 58	<b>MINIMUM REQUIRED</b> 3 54 57
OPEN SPACE Common:  Private: TOTAL:		<b>PROPOSED</b> 6,643 sq. ft. AND 4,809 sq. ft. 11,542 sq. ft.	<b>MINIMUM REQUIRED</b> 5,880 sq. ft. OR 3,920 sq. ft.
LOT COVERAGE:		44.22% open at-grade	35% open at-grade
TREES: Heritage Trees Removed Non-Heritage Trees Removed Heritage Trees Preserved Non-Heritage Trees Preserved		2 9 12 0	

**FOOTNOTES:**

1. The applicant has requested a 35% density bonus through the State Density Bonus Law.
2. The applicant has requested to reduce setback requirements as a waiver through the State Density Bonus Law.
3. The applicant has requested to provide the reduced parking ratio of 0.5 stalls per unit through State Density Bonus Law.
4. The applicant has requested to use an automated mechanical parking system as a concession through the State Density Bonus Law. The applicant has also requested to eliminate the required overhead parking space clearance for the puzzle lift parking systems as a waiver through the State Density Bonus Law.