

MIXED-USE DATA FORM				
PA NAME: 435 E. 3 rd Ave., Pre App		PA: PA-2021-021		ADDRESS: 435 E. 3 rd Ave.
LAND AREA: 10,980 sq. ft. (+/- 0.25 acre)		ZONING: CBD/S (Central Business District Support) LAND USE: Downtown Retail Core Support		APN: 034-181-160
	PROPOSED:		MAXIMUM ALLOWED:	
FLOOR AREA: Office Residential TOTAL FLOOR AREA:		33,876 sq. ft. 6,276 sq. ft. 40,152 sq. ft.		- - 32,940 sq. ft.
FLOOR AREA RATIO:		3.66 ¹		3.0
RESIDENTIAL DENSITY: Base Density Density Bonus TOTAL		20 units/acre Not requested 20 units/acre		50 units/acre 35% of the Base Density 75 units/acre
RESIDENTIAL UNITS: Base Density Density Bonus TOTAL		- - 5 Units		13 Units 5 Units 18 Units
RESIDENTIAL UNIT MIX: Studio 1 Bedroom 2 Bedrooms 3 or More Bedrooms		1 Unit 4 Units - -		- - - -
BUILDING HEIGHT:		55'-0"		55'-0"
STORIES:		5		-
SETBACKS: E. 3 rd Ave. S. Claremont St. Side Rear		3'-4" 2'-0" 0'-10" 0'-10"		10'-0" 10'-0" 10'-0" 10'-0"
	PROPOSED:		MINIMUM REQUIRED:	
PARKING: Office: Residential: TOTAL PARKING:		- - None Proposed ²		To be evaluated through a Parking Demand Study (SMMC 27.64.100(a)(1))
BICYCLE PARKING: Office: Residential: TOTAL BICYCLE PARKING:		Short-Term 3 Spaces	Long-Term 9 Spaces	Short-term 2 (1/20,000 sf) <u>0 (0.05/unit)</u> 2 Spaces Long-term 4 (1/10,000 sf) <u>5 (1.0/unit)</u> 9 Spaces
OPEN SPACE: Commercial: Residential: Private: Common:		600 sq. ft. > 130 sq. ft./unit Not Required ³		364 sq. ft. (1% of commercial sq. ft.) 80 sq. ft./unit 150% of Required Private Open Space
¹ The project requests an Incentive/Concession pursuant to State Density Bonus law. ² The project requests an Incentive/Concession pursuant to State Density Bonus law to pay CPID Parking In-Lieu Fees for all required parking spaces. ³ SMMC 27.38.130 allows projects to provide 80 sq. ft. per unit as private usable open space, common usable open space of at least 150% of the private usable open space requirement, or a combination of both.				