

## ATTACHMENT 4 – FACTUAL DATA SHEET

NAME: 222 S. Fremont Street, Gateway Terrace, Pre-Application		PA: 2019-036		ADDRESS: 717 E. 3rd Avenue (Proposed: 222 S. Fremont Street)	
LOT SIZE (GROSS): 25,327 sf (0.58 acre)		ZONING: R4-D (High Density Multi-Family)		APN: 033-163-050 and 033-163-170	
FLOOR AREA Building and Accessory Structure(s)		PROPOSED 53,000 sf (approximate)		MAXIMUM ALLOWED 75,981 sf	
F.A.R.		2.10		3.0	
RESIDENTIAL DENSITY		68.9 DU/AC		50 DU/AC	
RESIDENTIAL UNITS		40 units (including 4 BMR and 10 Density Bonus units)		30 units (round up from 29.1 base) 41 units (35% Density Bonus)	
BLDG. HEIGHT (Plate Line) Highest Roof Point		55' 64'		55' Not applicable	
STORIES		5 stories		Any, up to maximum height	
UNIT TYPE	NO.	PROPOSED SIZE		MINIMUM SIZE	
1-Bedroom:	16	758 – 1,047 sf		540 sf	
2-Bedroom:	20	972 – 1,551 sf		750 sf	
3-Bedroom:	4	2,036 – 2,729 sf		960 sf	
TOTAL UNITS:	40				
SETBACKS Front: E. 3 <sup>rd</sup> Avenue Left Side: West property line Right Side: S. Fremont Street Rear: North property line		PROPOSED 20 feet 15 feet 15 feet 37.6 and 67.8 feet		MINIMUM REQUIRED 20 feet 15 feet Varies: 15 to 20 feet <sup>1</sup> 37.6 and 40 feet	
PARKING	NO.	PROPOSED		MINIMUM REQUIRED <sup>2</sup>	
1-Bedroom Units:	16	59 total spaces		20 Total Spaces	
2-Bedroom Units < 1,400 sf:	15	(41 standard and 17 compact, including 9 EV, 2 accessible and 1 van accessible)			
2-Bedroom Units > 1,400 sf:	5				
3-Bedroom Units:	4				
BICYCLE PARKING <sup>3</sup>	NO.	Short-term	Long-term	Short-term	Long-term
1-Bedrooms Units:	16	4 racks	28 bike room (not met)	0.8 (0.05/unit)	16 (1.0/unit)
2-Bedroom Units < 1,400 sf:	15			1.5 (0.10/unit)	18.8 (1.25/unit)
2-Bedroom Units > 1,400 sf:	5			0.8 (0.15/unit)	7.5 (1.5/unit)
3+ Bedroom Units:	4			0.6 (0.15/unit)	6 (1.5/unit)
TOTAL BICYCLE PARKING:	52			4	48
OPEN SPACE <sup>4</sup>		PROPOSED Private (14 units): 4,140 sf Common (21 units): 3,150 sf (5 units not met)		MINIMUM REQUIRED Private (14 units): 1,400 sf Common (26 units): 3,900 sf	
LANDSCAPING		1,005 sf		25% of required rear yard	
LOT COVERAGE		PROPOSED 45.23% <sup>5</sup>		MAXIMUM ALLOWED 45%	

### FOOTNOTES:

1. SETBACKS. Properties located within the Gateway Area, R4-D District require an additional 8 feet setback for portions of the building over 25 feet in height along Fremont Street. [See Zoning Code § 27.28.023]
2. PARKING. Government Code Section 65915 (p)(2) permits a reduced parking ratio of 0.5 spaces per unit inclusive of accessible and guest parking for affordable rate development within one-half mile of major transit.
3. BICYCLE PARKING. Required bicycle parking calculations are rounded up when resulting in a fraction of one-half or more, an additional space shall be required; if such fraction is less than one-half it may be disregarded.
4. OPEN SPACE. Creditable usable open space is subject to the minimum standards of Zoning Code § 27.28.032 and may be provided as a proportional combination of private open space or common open space.
5. DEVELOPER INCENTIVES. The City's Density Bonus and Below Market Rate ordinance includes increased maximum lot coverage and reduced setbacks as prescribed incentives, provided that the project remains consistent with the City's General Plan and applicable design guidelines. [See Zoning Code § 27.15.040]
6. An Historic Resource Evaluation Report and Archaeological Assessment are required prior to demolition of the existing residential structure and any site work associated with the proposed improvements.