

MULTI-FAMILY RESIDENTIAL DATA FORM

NAME: 4 West Santa Inez Condos		PA: 15-104		ADDRESS: 4 West Santa Inez Avenue / 1 Engle Road	
LOT SIZE: 10,763 square feet		ZONING: R4		APN: 032-075-010 / 032-075-100	
FLOOR AREA Residential (net): Leasing/Common Area ¹ : TOTAL:		PROPOSED 13,643 square feet <u>1,679 square feet</u> 15,322 square feet		MAXIMUM ALLOWED 16,145 square feet	
F.A.R.:		0.97		1.5	
RESIDENTIAL DENSITY:		40 units/acre		40 units/acre	
BLDG. HEIGHT: Floors 1 – 3: Floor 4 (intermediate plate height):		30 feet 34 – 38 feet		46-feet 9-inches	
STORIES:		4		-	
UNITS:		10		10	
UNIT TYPE	UNITS	PROPOSED SIZE		MINIMUM SIZE	
1-Bedroom:	1	766 square feet		540 sf	
2-Bedroom:	3	1,008 – 1,370 square feet		750 sf	
3-Bedroom+:	<u>6</u>	<u>1,442 – 1,825 square feet</u>		960 sf	
TOTAL:	10	13,643 square feet			
SETBACKS:		PROPOSED		MINIMUM REQUIRED	
Floors 1 -3:					
Front (Santa Inez Avenue):		15 feet		15 feet (1/2 building height)	
Front (Engle Road):		15 feet		15 feet (1/2 building height)	
Street Side (El Camino Real):		15 feet		15 feet (1/2 building height)	
Interior Side:		15 feet		15 feet (1/2 building height)	
Floor 4:					
Front (Santa Inez Avenue):		18 feet		18 feet (25% of building width)	
Front (Engle Road):		26.5 feet		18 feet (25% of building width)	
Street Side (El Camino Real):		20.5 feet		18 feet (25% of building width)	
Interior Side:		19.5 feet		18 feet (25% of building width)	
PARKING:		PROPOSED		MINIMUM REQUIRED	
Resident (1.6-2.0/du):		17 underground automated		19	
		4 underground traditional		--	
Visitor (0.2/du):		2 unrestricted stalls		2	
TOTAL PARKING:		23		21	
COVERED PARKING:		23		21	
LOADING ZONE:		0 (not required)		0 (required for >50 units)	
BICYCLE PARKING	UNITS	Short-term	Long-term	Short-term	Long-term
1-Bedroom:	1			0.05 (0.05/du)	1.00 (1.00/du)
2-Bedroom:	3			0.30 (0.10/du)	3.75 (1.25/du)
3-Bedroom+:	<u>6</u>			<u>0.90 (0.15/du)</u>	<u>9.00 (1.50/du)</u>
TOTAL:	10	<u>2</u>	<u>19</u>	1.25	14

FOOTNOTES:

1. Includes leasing area, lobby, mechanical rooms, trash rooms, fitness center, enclosed covered corridors, storage areas, community room, lounge and pool equipment room.