

ATTACHMENT 4 – PRELIMINARY DATA SHEET				
NAME: 477 9 th Avenue, Pre-App	PA: 2022-004		ADDRESS: 477 9 th Avenue	
LAND AREA: 69,976 sq. ft. (1.6 acres)	ZONING: E2-2 LAND USE: Executive Office		APN: 033-281-130	
	PROPOSED		MAXIMUM ALLOWED	
FLOOR AREA Office (<i>Existing: 21,600 sq. ft.</i>) Residential Parking Garage TOTAL:	28,100 sq. ft. 124,283 sq. ft. 56,821 sq. ft. 209,204 sq. ft.		139,952 sq. ft.	
FLOOR AREA RATIO (FAR):	3.0 ¹		2.0	
BLDG. HEIGHT: Plate line: Roof / parapet peak:	53'-6" 55'-8" / 65'-0"		55'-0" (plate line) N/A	
STORIES	5		-	
RESIDENTIAL DENSITY: Base Density: Density Bonus: Total:	50 units/ac. 50% of Base Density 75 units/ac.		50 units/ac. 50% of Base Density 75 units/ac.	
RESIDENTIAL UNITS: Base Density: Density Bonus: Total:	80 40 120		80 40 120	
RESIDENTIAL UNIT MIX: Studio 1-bedroom 2-bedroom	24 units 64 units 32 units		- - -	
	PROPOSED		MINIMUM REQUIRED	
DWELLING STANDARDS Studio 1-bedroom 2-bedroom	587 sq. ft. 669 sq. ft. – 804 sq. ft. 945 sq. ft. – 1,150 sq. ft.		350 sq. ft. 540 sq. ft. 750 sq. ft.	
SETBACKS: Front (S. Claremont St.): Street Side (9 th Ave.): Interior Side (northwest): Rear (Railroad):	7'-6" 7'-6" 20'-0" 40'-0"		7'-6" 7'-6" None 40'-0" (easement)	
PARKING: Residential: General Office: TOTAL PARKING:	120 stalls 48 stalls ³ 168 stalls		60 stalls ² 74 stalls ⁴ 134 stalls	
COVERED PARKING:	154		60	
LOADING SPACES	N/A		1	
BICYCLE PARKING:	<u>Short-Term</u>	<u>Long-Term</u>	<u>Short-Term</u>	<u>Long-Term</u>
Residential:	8	132	8	128
Office:	2	4	2	4
OPEN SPACE (At-grade):	16% (11,385 sq. ft.)		20% (13,995.2 sq. ft.)	
LOT COVERAGE:	67% (46,836 sq. ft.)		80% (55,980.8 sq. ft.)	

See next page for comments and notes.

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Notes:

Conceptual plans do not contain the level of detail necessary to verify full code compliance. This preliminary data sheet is subject to change upon the project's formal planning application submittal.

1. DEVELOPER INCENTIVES. The City's Density Bonus and Below Market Rate ordinance includes increased maximum floor area ratio 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]
 2. The project requests the reduced parking ratio of 0.5 stalls per residential unit pursuant to the State Density Bonus Law, Government Code Section 65915 (p)(2)(A).
 3. New projects located within the Central Parking Improvement District (CPID) may request a Parking Demand Study to determine off-street parking ratios specific to the office component of the project [SMMC 27.64.100(a)(5)]. Parking in-lieu fees may also be paid for eligible off-site parking stalls not provided on-site.
 4. The project is required to provide at least 25 percent of the required off-street parking on-site and up to 50 percent if a parking study determines that public off-street parking occupancy within a quarter-mile of the project location exceeds 85 percent at peak periods.
- Archaeological – Site is located within low sensitivity zone. No archaeological resources evaluation required prior to project approval.
 - Historical – Existing building is less than 50 years old (constructed in the early 1980s). No historic evaluation required at this time.
 - Noise – Site is located within an area of high noise due to the neighboring Caltrain railway tracks.
 - Tree – Project includes removal of trees that may be considered Protected. More information to be submitted during the formal planning application stage.
 - Grading – More information to be submitted and reviewed during the formal planning application stage.
 - Traffic - Studies to be required during the formal planning application stage.
 - Easement – Existing 40-foot roadway and utilities easement located at the westerly property line.