

MIXED-USE DATA FORM				
PA NAME: 435 E. 3 rd Ave., SPAR + SDPA		PA: PA-2021-081		ADDRESS: 435 E. 3 rd Ave.
LAND AREA: 11,035 sq. ft. (+/- 0.25 acre)		ZONING: CBD/S (Central Business District Support) GP: Downtown Retail Core Support		APN: 034-181-160
		PROPOSED:		MAXIMUM ALLOWED:
FLOOR AREA: Office Residential TOTAL FLOOR AREA:		33,529 sq. ft. 6,364 sq. ft. 39,893 sq. ft.		- - 33,105 sq. ft.
FLOOR AREA RATIO:		3.61 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 67.5 units/acre
RESIDENTIAL UNITS: Base Density Density Bonus TOTAL		5 Units - 5 Units		13 Units 5 Units 18 Units
RESIDENTIAL UNIT MIX: Studio 1 Bedroom 2 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" - -
		PROPOSED:		MINIMUM REQUIRED:
PARKING: Office: Residential: TOTAL PARKING:		- - - None Proposed		- - - None Required ²
BICYCLE PARKING: Office: Residential: TOTAL BICYCLE PARKING:		Short-Term 4 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:		600 sq. ft. 128 to 415 sq. ft./unit		335 sq. ft. (1% of commercial sq. ft.) 80 sq. ft./unit
¹ The project requests an Incentive pursuant to State Density Bonus law. ² Assembly Bill (AB) 2097, effective January 1, 2023, prohibits the City from imposing parking requirements for projects within one-half mile of a major public transit stop.				