



## PROJECT SUMMARY

<b>GENERAL INFORMATION:</b>	
<b>General Plan</b> General Corridor	<b>Zoning</b> Commercial General (CG) – Proposed Industrial General (IG) – Existing
<b>Redevelopment Plan</b> N/A	<b>Overlay Zone/District</b> N/A
<b>Legal Description</b> S 10 FT of Lot 44 and Lots 42 and 43 of Tract 3872 APN: 4206-033-925 and 4206-033-057	<b>Existing Land Use</b> Single-story non-residential structure (sound studio/ media production) and surface parking

### ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	IG	1-story business service, retail, and general commercial
South	IG	1-story pet hotel and business service uses
East:	IG	Multi-story commercial business park
West	IG	1-story office, media production, and light industrial

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area:	±6,108 s.f.	NA	NA
Building Coverage:	±2,850 s.f.	±5,980 s.f.	NA
Dwelling Size:	0 s.f.	13,053 s.f. (total)	10,800 (minimum)

<u>Parking:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	7	22**	46*
Accessible	0	1	1
<b>Total:</b>	<b>3</b>	<b>13</b>	<b>46</b>

\*\*Proposed parking includes three (3) replacement public parking spaces, but not the proposed carshare space

<u>Building Height:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
	1 story/15 ft.	60 ft., 3 in.	56 ft. (maximum)*

<u>Building Setbacks:</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	3 ft., 6 in.	0 ft.	15ft / 5ft.*
Rear	0 ft.	2 ft.	0 ft.
Side (north)	16 ft.	0 ft.	0 ft.
Side (south)	0 ft.	0 ft.	0 ft.

\*All standards above with this notation are being modified through an applicable request (i.e. Administrative Modification, and DOBI concessions and waivers)

<b>ESTIMATED FEES:</b>		
<input checked="" type="checkbox"/> New Development Impact Fee	<input checked="" type="checkbox"/> School District: TBD	<input checked="" type="checkbox"/> Plan Check: TBD
<input checked="" type="checkbox"/> In Lieu Parkland Fee: TBD	<input checked="" type="checkbox"/> Art: TBD	<input checked="" type="checkbox"/> Sewer: TBD
<b>INTERDEPARTMENTAL REVIEW:</b>		
The Project Review Committee reviewed the project during the Preliminary Project Review phase and following the application submittal, and provided responses on December 5, 2019. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.		
<b>ART IN PUBLIC PLACES:</b>		
The project is required to comply with the City's Art in Public Places Program, as applicable.		