

GENERAL INFORMATION:	
General Plan General Corridor	Zoning Industrial General (IG)
Redevelopment Plan N/A	Overlay Zone/District East Washington (-EW)
Legal Description Lots 244, 245, and 246 of Tract No. 6256 APNs 5065-016-005 and 5065-016-006	Existing Land Use Commercial (Auto Repair)

ADJACENT ZONING AND LAND USES

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
North	RMD	Residential (Single Family Home)
South	IG	Industrial (Warehouse and Wholesale)
East:	IG	Commercial (Restaurant)
West	IG	Commercial (Office, Retail, Auto Repair)

<u>Project Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Lot Area	9,989 s.f.	No Change	NA
Building Area	3,414 s.f.	16,900 s.f.	NA

Parking:			
	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Standard	Unknown	30	34 (Minimum)**
Handicapped	0	3	2 (Minimum)
EV	0	17*	17* (Minimum)
Compact Parking	0	10	12 (Maximum)**
Total:		43	48**

Notes: * Some Standard and Compact stalls double as EV stalls.

** Project requests Administrative Modification for reduction in number of parking stalls.

Building Height:

<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
1 story	3 stories/47'-3'	3 stories/43 ft. (Maximum)***

Note: *** Project requests Administrative Modification for increase in building height.

Building Setbacks:

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Front	NA	0 ft.	0 ft.
Rear	NA	2 ft. to 25 ft.	2 ft. to 25 ft.
Side (west)	NA	0 ft.	0 ft.
Side (east)	NA	0 ft.	0 ft.

ESTIMATED FEES:		
<input checked="" type="checkbox"/> New Development Impact Fee	<input checked="" type="checkbox"/> School District: TBD	<input checked="" type="checkbox"/> Plan Check: TBD
<input type="checkbox"/> In Lieu Parkland Fee: TBD	<input checked="" type="checkbox"/> Art: TBD	<input checked="" type="checkbox"/> Sewer: TBD
INTERDEPARTMENTAL REVIEW:		
The Project Review Committee reviewed the project during the Preliminary Project Review phase on April 2, 2020 and, following the application submittal, provided responses on August 12, 2021. Comments have been incorporated into the plans or were made part of the recommended conditions of approval.		
ART IN PUBLIC PLACES:		
The project will be subject to the City's Art in Public Places Program. Applicant's decision TBD.		