

TABLE 1

**12803 Washington Boulevard – Requested Project Approvals**

Item	Developer Request	Approval Process
1.	Increased density allowed under Mixed Use Ordinance to 50 units per acre based on Community Benefit Project Approval.	Approved by City Council, 12/14/2015 pursuant to Mixed Use Ordinance.
2.	Approved increased density to <b>37 units</b> (35% bonus) by providing three (3) Very Low Income affordable units.	DDA modified to permit both SB 1818 and Community Benefit density bonuses.
3.	Height: allow an increased maximum bldg height of 56'-0" to top level roof.	Concession #1 under SB 1818.
4.	Allow balconies and enclosed living areas to encroach into 5' front façade setback above 15' required by Mixed Use Ordinance.	DDA modified to permit encroachments.
5.	Allow balconies and enclosed living areas to encroach into 60° angle from property line as required by Mixed Use Ordinance.	Concession #2 under SB 1818.
6.	Allow tandem parking.	Administrative Use Permit.
7.	Reduced residential guest parking	No guest parking required under SB 1818.
8.	Subsurface Encroachment Easement.	Approved in 2008 DDA – revised area of encroachment is <u>less</u> than area approved in DDA. DDA to permit.