

Attachment 2: Project Data/Compliance (Non-Residential)

Project Address: 840,868, & 870 Parker Street
Zoning: Heavy Industrial - HI

Project Number: PLN24-00352

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):				
840 Parker Street	12,665	38,845 (Lot Merger)	20,000	Y
868 Parker Street	10,800	0	20,000	Lot Merged
870 Parker Street	15,380	0	20,000	Lot Merged
Building Square Footage (SF)				
Main Building:				
840 Parker Street	1,945	20,284	--	--
868 Parker Street (to be demolished)	2,915	0	--	--
870 Parker Street (to be demolished)	4,153	0	--	--
Total:	9,015	20,284	--	--
Floor Area Ratio				
840 Parker Street	0.15	0.52	0.45	N (Requesting Minor Modification)
868 Parker Street	0.26	0.00	0.45	Y
870 Parker Street	0.27	0.00	0.45	Y
Building Coverage (%)				
Building Coverage (All):				
840 Parker Street	0.15	0.44	--	--
868 Parker Street	0.26	0	--	--
870 Parker Street	0.27	0	--	--
Rear Yard Accessory Building Coverage:	0	0	--	--
Main Building Setbacks (FT)				
Front:				
840 Parker Street	60	20	15	Y
868 Parker Street	0	--	15	--
870 Parker Street	60	--	15	--
Side (left): (right):				
840 Parker Street	170 4	10 42	0 0	Y Y
868 Parker Street	25 40	-- --	0 0	--

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
870 Parker Street	30	--	0	--
	55	--	0	
Rear:				
840 Parker Street	33	10	0	Y
868 Parker Street	44	--	0	--
870 Parker Street	35	--	0	--
Height (FT)				
Main building:				
840 Parker Street	10	38'-10"	60	Y
868 Parker Street	15	--	60	--
870 Parker Street	13	--	60	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-Street:	8	13	12	Y
Loading spaces:	0	1	1	Y
Landscaping				
Open Landscaped Area:	0	2,633 SF	--	--