

Attachment 10: Project Data/Compliance**Project Address: 1400 Coleman Avenue****Project Number: PLN24-00267 and
PLN24-00332****Zoning: High Density Residential (R4)**

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	3.8 acres	3.8 acres	8,500	Y
Lot Area per Dwelling Unit (SF):	--	1,176	--	--
Building Square Footage (SF)				
Main Building:	45,072	241,530	--	--
Basement:	--	--	--	--
Accessory Building:	--	--	--	--
Porches/Patios:	--	--	--	--
Total:	45,072	241,530	--	--
Building Coverage (%)				
Building Coverage (All):	12,719 (7.8%)	40,126 (25.3%)	--	--
Rear Yard Accessory Building Coverage:	--	--	--	--
Main Building Setbacks (FT)				
Front:	--	14	10	Y
Side (left): (right):	--	5 5	10 10	N ¹
Rear:	--	20	3	N ¹
Height (FT)				
Main building:	One and two story	50 four story	80 Eight story	Y
Accessory building:	--	--	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				Y
Off-Street:	--	196	0	Y
Guest:	--	39	--	Y
Class 1 Bicycle:	--	142	142	Y
Class 2 Bicycle:	--	7	7	Y
Landscaping				
Open Landscaped Area:	--	--	--	--
Private recreation space:	--	--	60 per unit for 50% units	N ¹
Common recreation space (per unit):	--	17,600	28,400 @ 200 per unit	N ¹

1. Applicant using waiver of standard consistent with State Density Bonus Law to comply.