

Property Address: 3001-07 West Lawrence Avenue/4746-56 North Sacramento Avenue

SUBSTITUTE NARRATIVE AND PLANS
3001-07 W. Lawrence Avenue/4746-56 N. Sacramento Avenue TYPE I
REGULATIONS

Current Zoning: Proposed Zoning:
B2-5 Neighborhood Mixed-Use District. B2-5 Neighborhood Mixed-Use District.

Narrative: The subject property consists of 10,468 square feet of land, and is currently a mixed-use, residential apartment building containing thirty residential dwelling units, first floor retail space, and no loading berth. The Applicant proposes to complete an interior remodeling of the building, adding three residential dwelling units for a total of 33 residential dwelling units, approximately 1,700 square feet of retail space, zero automobile parking spaces*, 29 bicycle parking spaces and no loading berth. The height of the building will remain at 35 feet.

FAR:

FLOOR AREA:

MLA per Dwelling Unit:

Residential Dwelling Units:

Height:

Setbacks:

North setback Line: East setback Line: South setback Line: West Property Line:

Automobile Parking Spaces:

Bicycle Parking Spaces:

Loading Berth:

2.32

24,268 square feet

317

33

35 feet (existing-no change)

0 feet 0 feet 0 feet 0 feet

Zero * pursuant to TOD ordinance 29

None