



**SUBSTITUTE NARRATIVE AND PLANS**

1734 North California Avenue TYPE 1  
REGULATIONS

Narrative: The Applicant proposes to rezone the property from a C1-1 Neighborhood Commercial District to a B2-3 Neighborhood Mixed-Use District to demolish the existing improvements and construct a four-story residential building, 50.0 ft. tall containing three residential dwelling units with three off-street parking spaces.

Lot Area: FAR:

FLOOR AREA: MLA

Residential Dwelling Units Height:

Automobile Parking: Bicycle Parking:

2,500 square feet 2.50

6,226 square feet

833

3

50 feet 0 inches

3

3

Setbacks:

Front (North California Ave.): North Side: West Side: Rear (Alley):

1.5 feet 3.0 feet None 21.0 feet\*

\* A set of plans is attached.

\*Applicant will also seek an Administrative Adjustment or Variation.

**FINAL FOR FUBUCffION**