

Property Address: 113-27 North Elizabeth Street/120-26 North Willard Court

NARRATIVE

113-27 North Elizabeth Street/120-26 North Willard Court

The subject property consists of a total of approximately 20,906 square feet, which is comprised of two parcels, one fronting on North Elizabeth Street with an address of 113-27 North Elizabeth Street and one fronting on North Willard Court with an address of 120-26 North Willard Court. The property at 113-27 North Elizabeth is improved with a one-story commercial building containing approximately 12,224 square feet. The property at 120-26 North Willard Court is improved surface parking lot containing 22 parking spaces, a portion of which is the subject of a Special Use for off-site parking under Cal No. 360-11-S. The Applicant proposes to rezone the property to DX-5 to allow the building at 113-27 North Elizabeth to be used as an entertainment and spectator sports facility with no on-site parking, and no loading berth.

120-26 North Willard Court

Site Area: FAR:

FLOOR AREA: Commercial Space: Height:

Dwelling Units: Setbacks:

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

13,063 square feet .94

12,224 square feet 0.00 square feet
None

Approximately 12,224 square feet None 31 feet 3.50 inches (existing) None
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None

Zero Zero Zero Zero

Automobile Parking Spaces: None Loading Berth: None

22 spaces (existing) None

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