

95 Broadway
Fairfax, CA

11.12.2024 SB330 APPLICATION

12.03.2024 SB330 RESUBMITTAL

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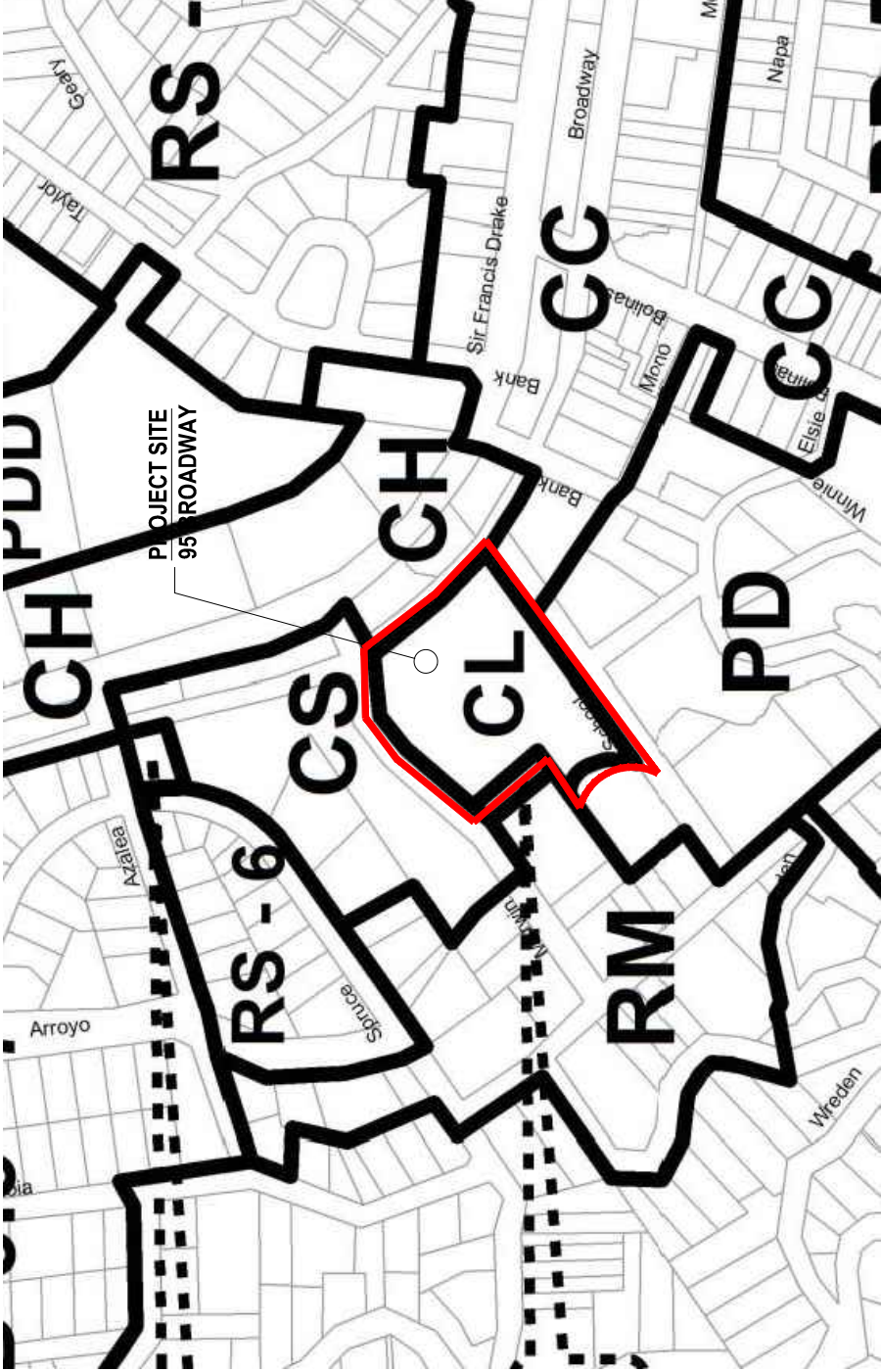
SHEET:

SB330

A1

PROPOSED SB-330 DENSITY BONUS PLANS

PROPOSED PROEJCT - ZONING INFORMATION					
ZONING				WHO-A	
LOT AREA (SF)				87,991	
DENSITY BONUS ELIGIBILITY TABLE:					
BASE DENSITY					152
3BR BONUS UNITS					10
TOTAL BASE UNITS					162
LI PERCENTAGE OF BASE DENSITY					25%
LI UNITS (ROUNDS UP)					41
DENSITY BONUS					50%
BONUS UNITS (ROUNDS UP)					81
MAXIMUM PROJECT WITH BONUS UNITS					243
PROPOSED PROJECT UNITS					243
DENSITY BONUS CONCESSIONS / INCENTIVES:					
WHILE THE PROJECT IS ELIGIBLE FOR THREE CONCESSION/INCENTIVE, THE PROJECT IS NOT CURRENTLY REQUESTING ANY CONCESSIONS OR INCENTIVES.					
DENSITY BONUS WAIVERS					
THE FOLLOWING WAIVERS ARE REQUESTED IN ORDER TO PHYSICALLY ACCOMMODATE THE DENSITY OF THE PROJECT AS PROPOSED: WAIVERS FOR HEIGHT, SIDE AND REAR SETBACKS, LANDSCAPE COVERAGE, UPPER STORY MASSING, AND ACTIVE GROUND FLOOR FRONTAGE					
ZONING STANDARDS					
WHO-A					
	BASE ZONING	PROPOSED	COMPLIANCE		
MINIMUM SITE AREA (SF)	6,000	87,991	COMPLIES		
MINIMUM LOT WIDTH	75'	285'	COMPLIES		
MAXIMUM LOT COVERAGE	NONE	N/A	COMPLIES		
MAXIMUM FAR (NON-RES. USES)	0.80	0.07	COMPLIES		
MINIMUM LANDSCAPE COVERAGE	15%	15%	COMPLIES		
DENSITY (UNITS/ACRE)	75 (25% AFFORD.)	120	COMPLIES W/ WAIVER		
HEIGHT (MIXED USE)	4 STORIES, 45'	6 STORIES, 64'	COMPLIES W/ WAIVER		
MIN. GROUND FLOOR CEILING	14' COMM., 9' RES.	20' COMM., 10' RES.	COMPLIES		
SETBACK - FRONT	0'	VARIES 0'-12'	COMPLIES		
SETBACK - SIDE (MERWIN AVE)	0'	VARIES 0'-14'	COMPLIES		
SETBACK - SIDE (SCHOOL ST.)	0'	1'	COMPLIES		
SETBACK - SIDE	5'	N/A	COMPLIES		
SETBACK - SIDE ADJ. RESIDENTIAL	12'	VARIES 9' TO 15'	COMPLIES W/ WAIVER		
SETBACK - REAR	0'	77'	COMPLIES		
SETBACK - REAR ADJ. RESIDENTIAL	15'	VARIES 9' TO 38'-6"	COMPLIES W/ WAIVER		
UPPER STORY SETBACK	NOT REQ'D	NONE	COMPLIES		
OFF-STREET PARKING, SEE TBAL	320	322	COMPLIES		
OPEN SPACE (SF/UNIT), SEE TBAL	120	124	COMPLIES		
UPPER STORY MASSING (3RD FLR/GROUND FLR)	80%	84%	COMPLIES WITH WAIVER		
ACTIVE GROUND FLOOR FRONTAGE	70%	47%	COMPLIES WITH WAIVER		
FLOOR AREA TABLE					
	RESIDENTIAL	COMMERCIAL	PARKING / MEP	TOTAL	
LEVEL 6	57,723			57,723	
LEVEL 5	57,723			57,723	
LEVEL 4	57,723			57,723	
LEVEL 3	57,723			57,723	
LEVEL 2	12,068		50,140	62,208	
LEVEL 1	11,404	5,750	51,980	69,134	
BASEMENT	2,675		19,463	22,138	
Total	257,039	5,750	121,583	384,372	
NUMBER OF UNITS	243				
AVERAGE UNIT SIZE	1,058				
UNIT COUNT TABLE					
	STUDIO	1-BR	2-BR	3-BR	TOTAL
LEVEL 6		26	22	9	57
LEVEL 5		26	22	9	57
LEVEL 4		26	22	9	57
LEVEL 3	4	22	22	9	57
LEVEL 2		11	2		13
LEVEL 1		1	1		2
BASEMENT				0	0
TOTAL	4	112	91	36	243
VEHICULAR PARKING (Per DENSITY BONUS)					
	UNITS/SF	RATIO		TOTAL	
STUDIO	4	1	1	4	
1-BR UNITS	112	1	1	112	
2-BR UNITS	91	1.5	1	137	
3-BR UNITS	36	1.5	1	54	
COMMERCIAL (RETAIL) - 5750 SF TOTAL	FIRST 500 SF	3	1	3	
	REMAINING 5250 SF	1	500	11	
REQUIRED PARKING	243			320	
PARKING PROVIDED	243	1.33		322	
LEVEL 2				34	
LEVEL 1				144	
BASEMENT				144	
ADA REQUIRED		2%		6.44	
ADA PROVIDED				7	
OPEN SPACE					
	UNITS	RATIO		TOTAL	
REQUIRED	243	120*	1	29,160	
TOTAL PROVIDED	243	124	1	30,243	
BASEMENT POOL DECK				9,776	
BASEMENT LEVEL PATH				912	
FITNESS CENTER				1,509	
LEVEL 3 COURTYARD				9,992	
UNIT BALCONIES	83	50	1	4,150	
INT. CORNER BALCONIES	32	122	1	3,904	
					*20% REDUCTION OF 150 REQUIRED, <1/4 MILE TO PUBLIC PARK



1	ZONING DATA
-	

2	ZONING MAP
-	N.T.S.

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ARCHITECTS

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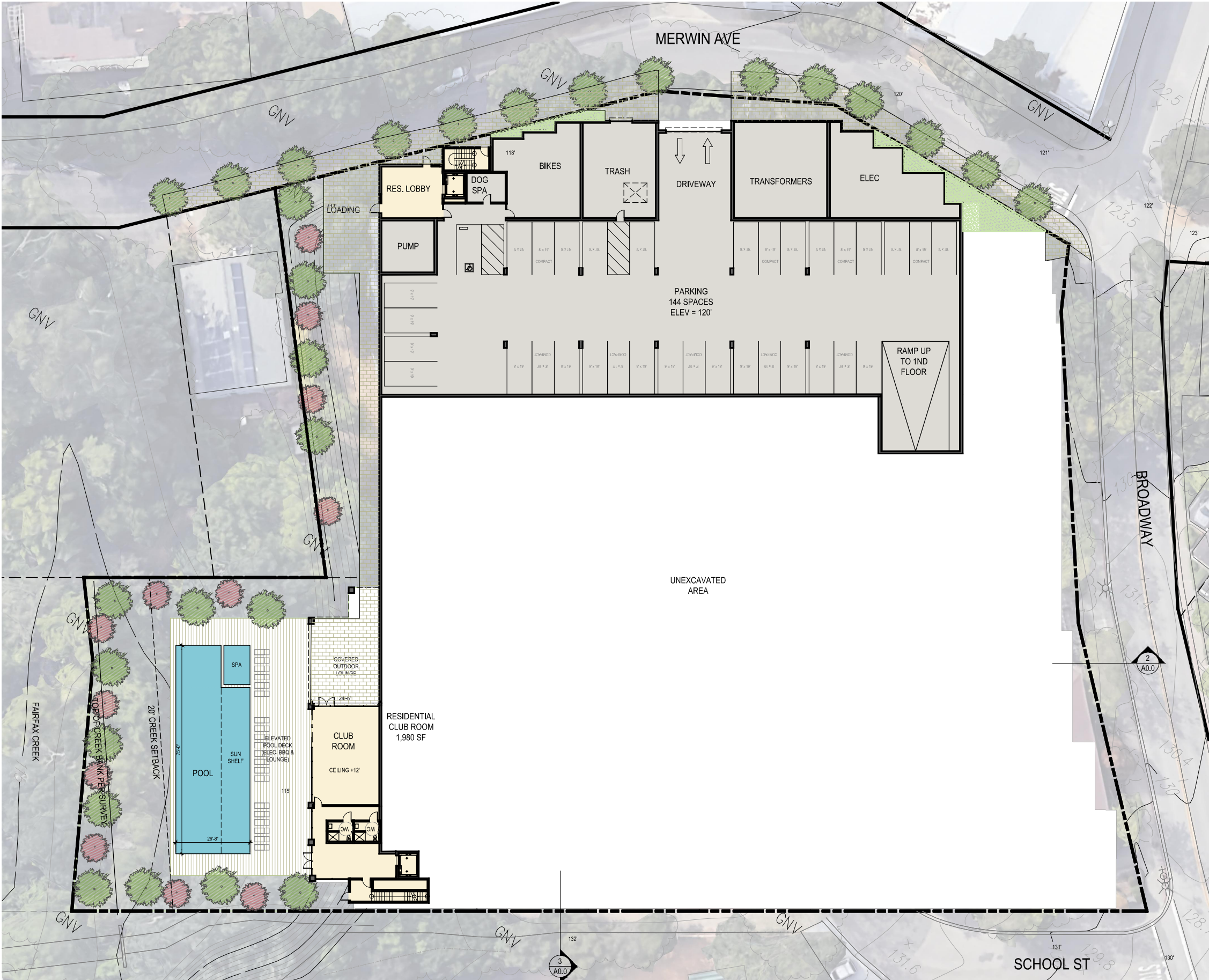
SB330
ZONING
DATA

A2

PROPOSED SB-330 DENSITY BONUS PLANS



4 PLAN AT LEVEL 2



2 PLAN AT BASEMENT PARKING



3 SITE PLAN / PLAN AT GROUND FLOOR



1 EXISTING CONDITIONS SITE MAP / AERIAL PHOTO

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SHEET:
SB330
FLOOR
PLANS

A3

PROPOSED SB-330 DENSITY BONUS PLANS

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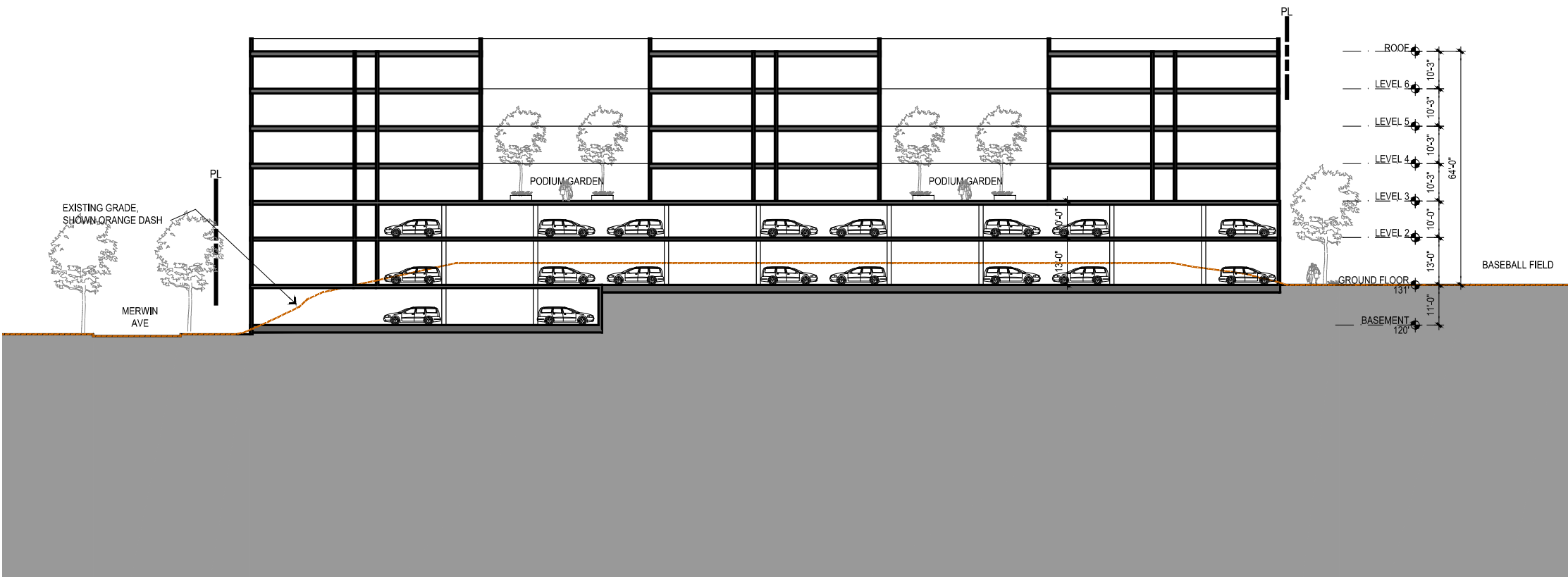
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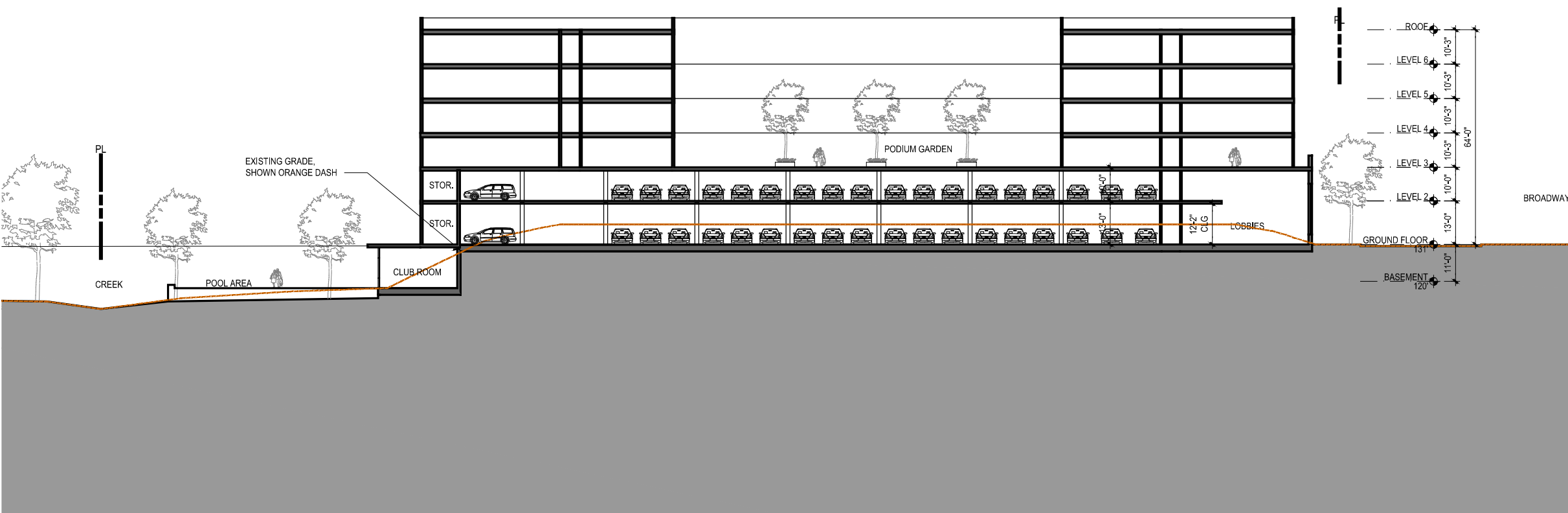
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SB330
FLOOR
PLANS &
SECTIONS

A4



4 BUILDING SECTION - NORTH/SOUTH



3 BUILDING SECTION - EAST/WEST



2 PLAN AT LEVEL 4-6



1 PLAN AT LEVEL 3

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SHEET:

SB330
ELEVATIONS

A5



4

SOUTH ELEVATION



1

EAST ELEVATION

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2 NORTH ELEVATION

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A6



3 WEST ELEVATION