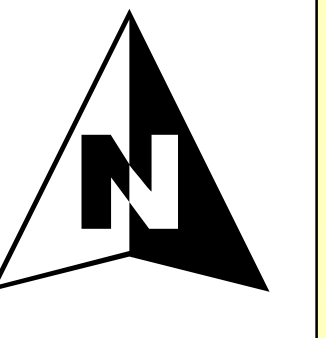
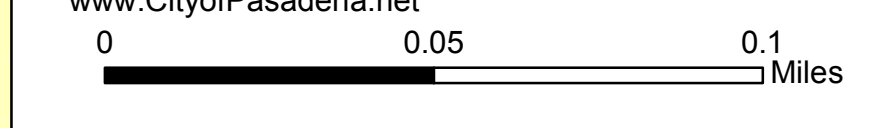


Advisory Body Recommendation Map South Fair Oaks

HOUSING	MIXED-USE	COMMERCIAL
Low Density Res 0-6 DU/Acre	Low Mixed Use (0.0-1.0 FAR)	Low Commercial (0.0-1.0 FAR)
Low-Med Density Res 0-12 DU/Acre	Med Mixed Use (0.0-2.25 FAR)	Med Commercial (0.0-2.0 FAR)
Medium Density Residential 0-16 DU/Acre	High Mixed Use (0.0-3.0 FAR)	High Commercial (0.0-3.0 FAR)
Med-High Density Residential 0-32 DU/Acre	OPEN SPACE	R&D Flex Space (0.9 FAR)
High Density Residential 0-48 DU/Acre	Parks	Institutional
Urban Housing 0-87 DU/Acre	Sphere of Influence	Planning Areas
Staff & Advisory Body Agreement		
Staff & Advisory Body Disagreement		

Map created by: General Plan Team | Date: October 2012
 Coordinate System: State Plane California Zone V, FIPS 405 (Feet) Datum: NAD 1983
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GPUAC: Increase from Med Mixed Use (0.0-2.25) to High Mixed Use (0.0-3.00).
Staff: Disagrees with the proposed change

Planning Commission: Decrease from Med Mixed Use (0.0-2.25) to Low Mixed Use (0.0-1.00).
Staff: Agrees with the proposed change

