

ATTACHMENT B

<b>Zoning Designation</b>		
IG-SP-2 (Industrial General, South Fair Oaks Specific Plan)		
<b>General Plan Land Use Designation</b>		
High Mixed-Use (0.0 – 3.0 FAR)		
<b>Lot Size</b>		
42,090 square feet		
<b>Floor Area Ratio (FAR)</b>		
<i>Maximum Permitted</i>		<i>Proposed</i>
Non-residential projects within SP-2 are not subject to FAR requirements		2.38
<b>Parking and Loading Requirements</b>		
<i>Minimum Required</i>		<i>Proposed</i>
<i>Parking</i>	Minimum Required = 400 parking spaces With 20% TOD Reduction = <b>320 parking spaces*</b>	184 parking spaces, within a two-level subterranean garage
<i>Loading</i>	Minimum Required = 3 loading spaces	Unable to determine compliance with loading space requirements.
Medical Office Land Use: 4 per 1,000 sf		
One for every 40,000 sf, Maximum of four		
<b>Building Height</b>		
<i>Maximum Permitted</i>		<i>Proposed</i>
45 feet		56 feet
<b>Setback Requirements</b>		
<i>Minimum Required</i>		<i>Proposed (approximate)</i>
Front (west)	None Required	5 feet
Interior Side (south)	None Required	28 feet
Corner Side (north)	None Required	5 feet
Rear (east)	None Required	40 feet
<b>Open Space Requirements</b>		
<i>Minimum Required</i>		<i>Proposed</i>
Minimum open space area of 300 square feet, and shall have a minimum dimension of at least 15 feet.		Unable to determine dimensions and total open space area to verify compliance.

\* With 20% TOD reduction. Further reduction may be allowed with parking study and MCUP