

# Additional Buildout Visualizations

# Small-Lot Existing Residential Buildout

7,500 sf Deeper Parcel, 3 Units

## Recommended Zoning Parameters

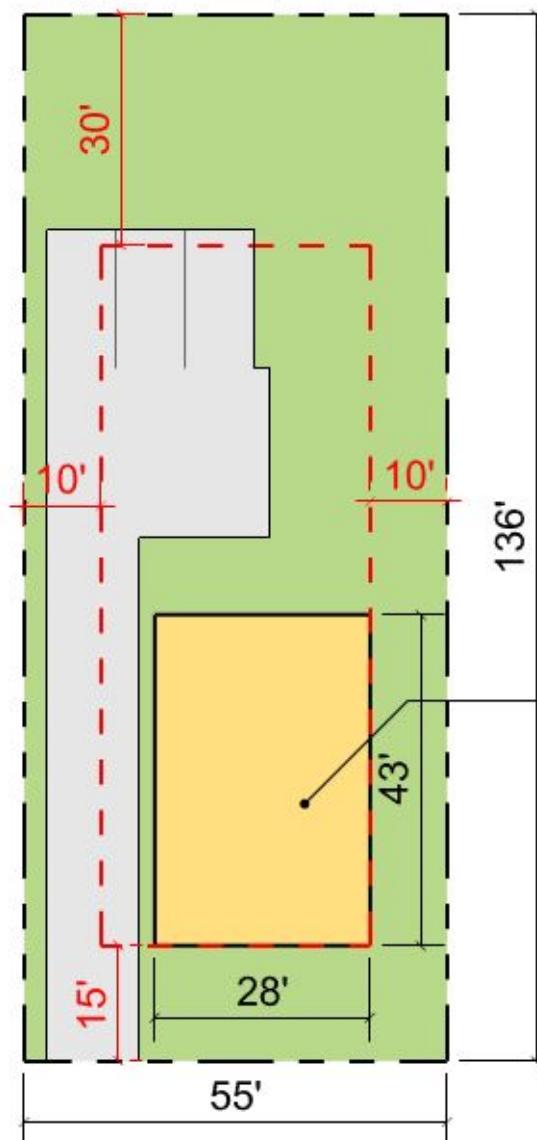
Front Setback: 15'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 30'

Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit

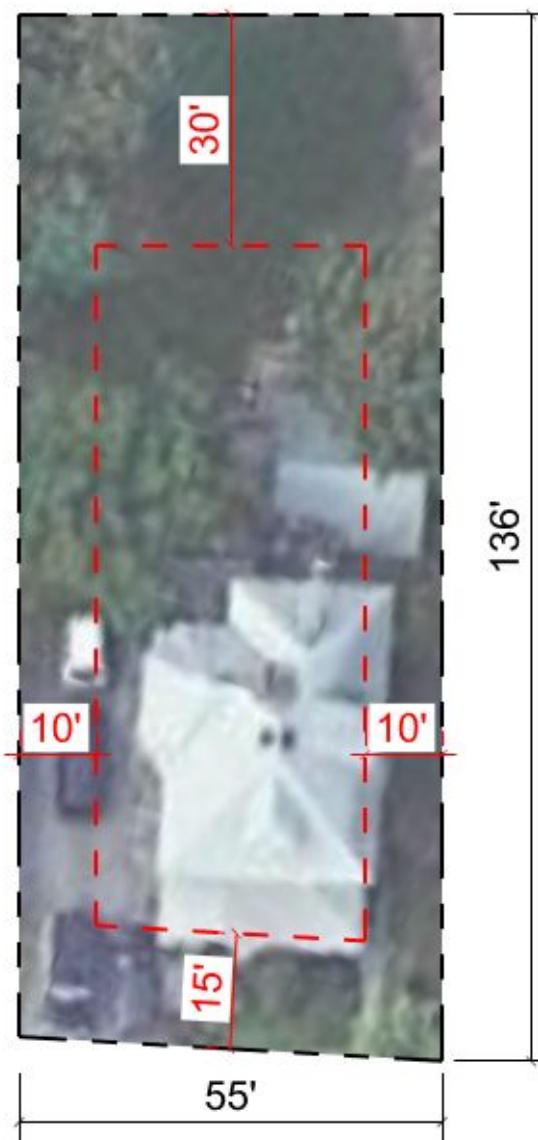


### **1 Building**

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 41.9%

Open Space = 58.1%



### **Similar Existing Parcel**

# Small-Lot Existing Residential Buildout

7,500 sf Deeper Parcel, 3 Units



# Small-Lot Existing Residential Buildout

10,000 sf Deeper Parcel, 4 Units \*

\* Note: Previous version, most current proposal limited to 3 units

## Recommended Zoning Parameters

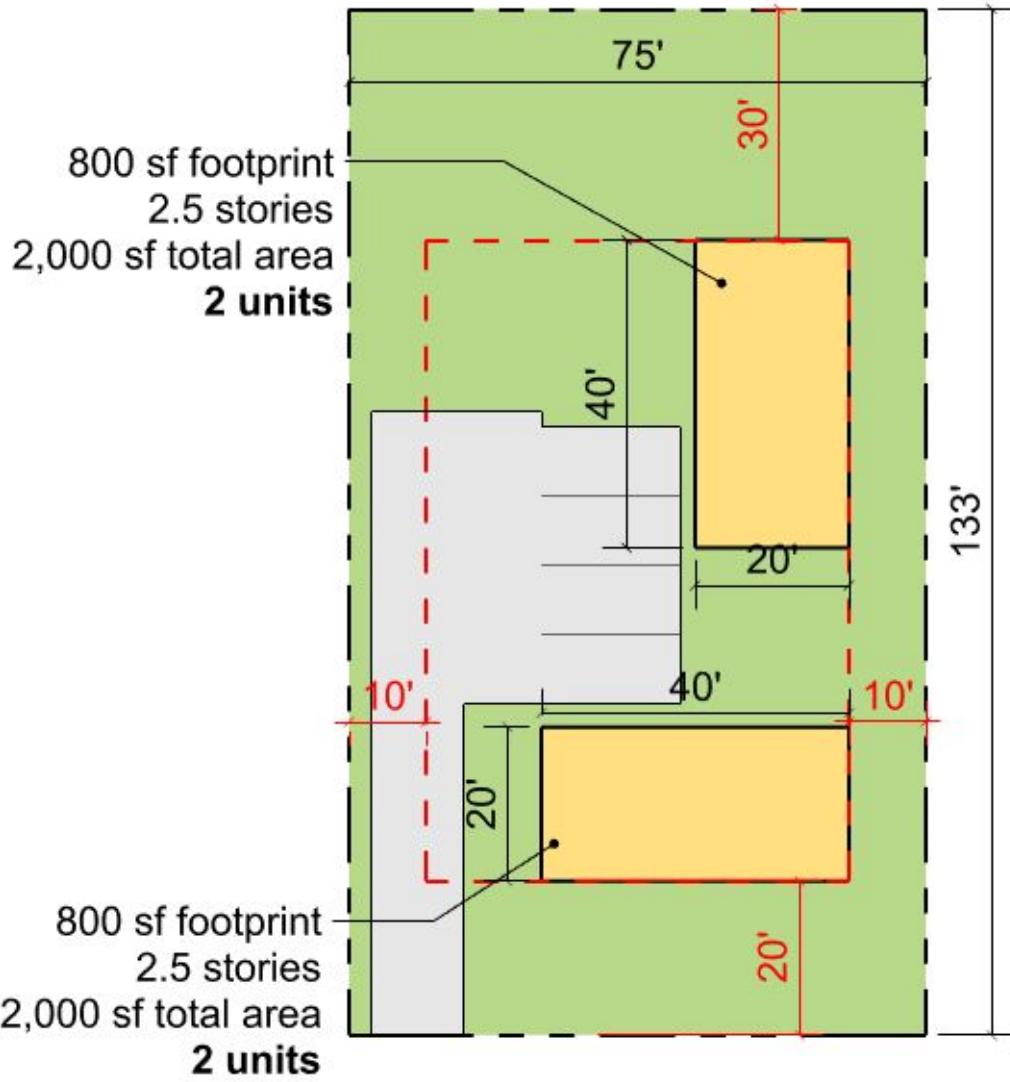
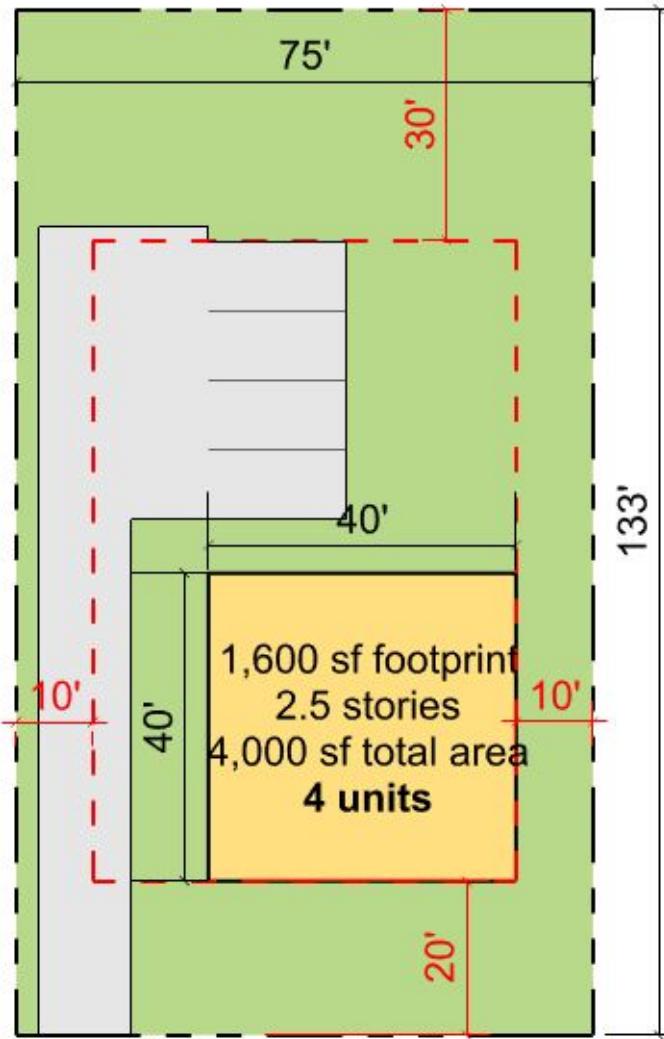
Front Setback: 20'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 30'

Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit



## 1 Building

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 38.9%

Open Space = 61.1%

## 2 Buildings

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 36.0%

Open Space = 64.0%



## Similar Existing Parcel

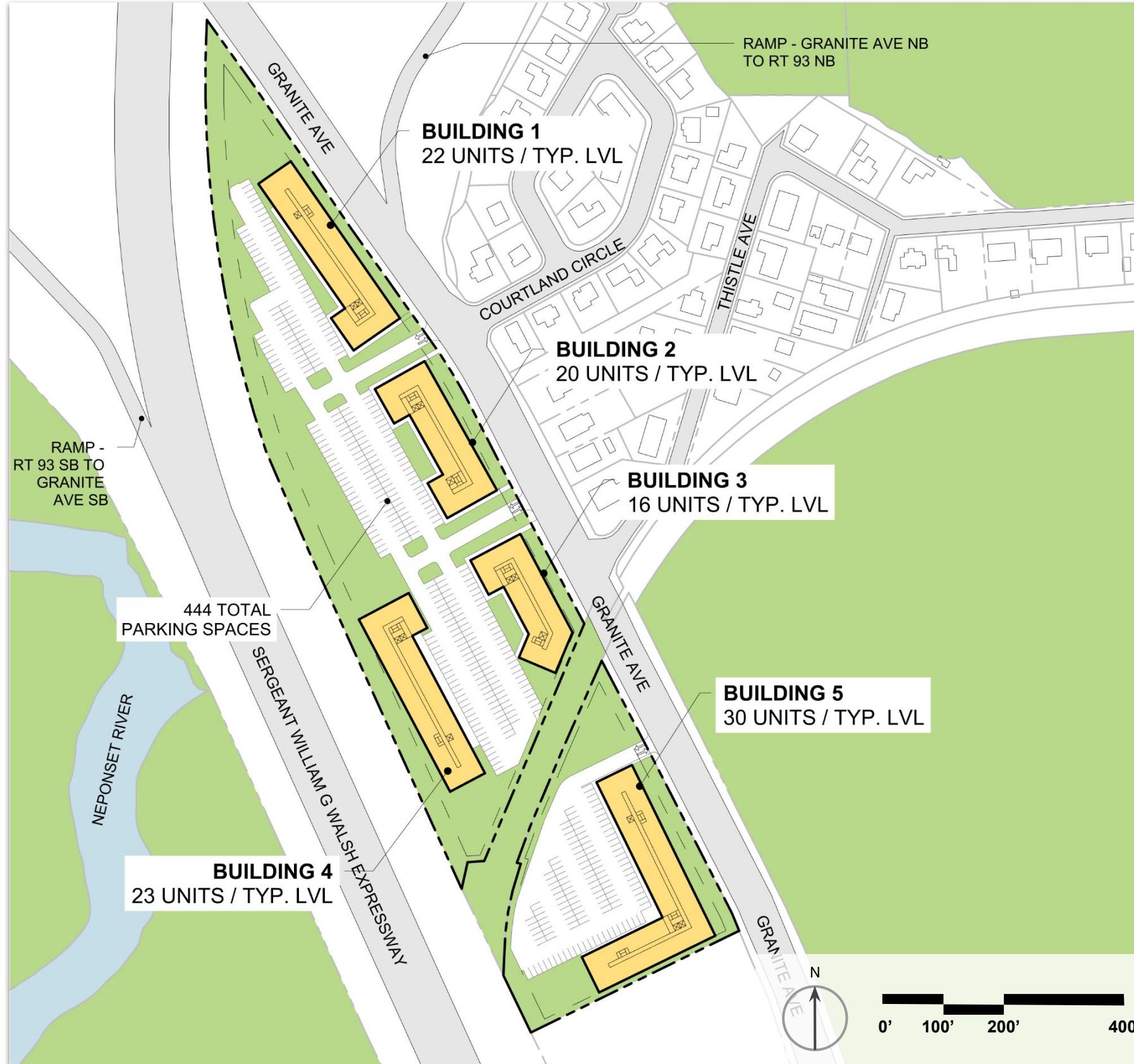
# Small-Lot Existing Residential Buildout

10,000 sf Deeper Parcel, 3 Units



# Granite Ave Buildout

## Granite Ave South Site Plan Test



\* Note: Previous version, most current proposal parameters vary

Scenario	Retail	# Dwelling Units	Gross Density (units/acre)	# Parking Spaces	Bldg + Parking Coverage
4 story all-resi	no	444 units	40.1 Units/Acre	444 spaces	59.3%

### Key Model Parameters:

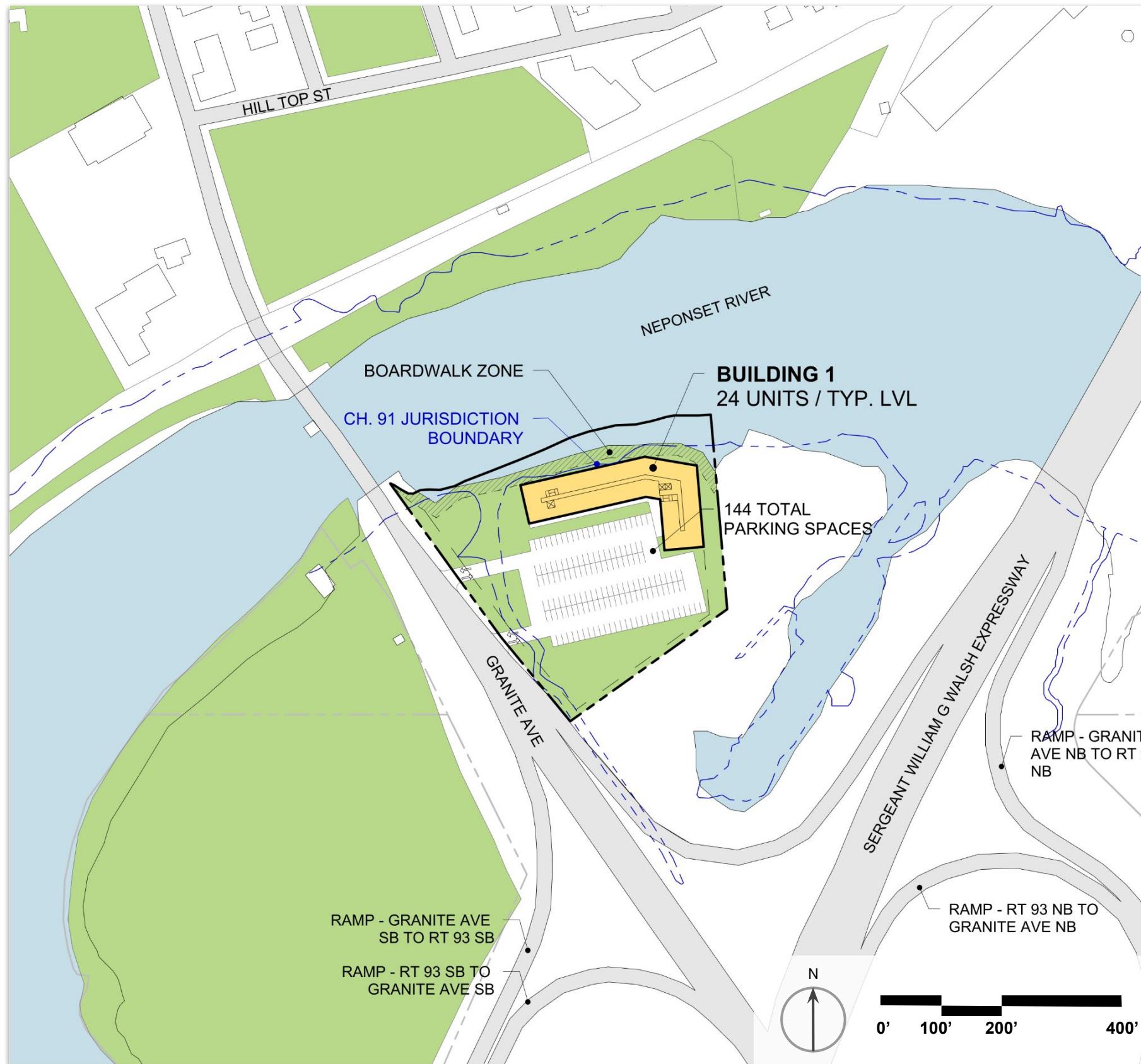
- Max Units/Acre: 40 units/acre
- Max Height: 4 stories
- Max Building & Parking Coverage: 60%
- Setbacks:
  - Front: 20'
  - Sides: 10'
  - Rear: 30'

Image: Test-fit plan depicting site layout & typical level for all-resi.scenario

# Granite Ave Buildout

## Granite Ave North Site Plan Test-Fit

\* Note: Previous version, most current proposal parameters vary



Scenario	Retail	# Dwelling Units	Gross Density* (units/acre)	# Parking Spaces	Bldg + Parking Coverage
<b>6 story all-resi</b>	no	144 units	41.4 Units/Acre	144 spaces	50.7%

### Key Model Parameters:

- Max Units/Acre: 40 units/acre
- Max Height: 6 stories
- Max Building & Parking Coverage: 60%
- Setbacks:
  - Front: 20'
  - Sides: 10'
  - Rear: 30'

\* Parcel area measured up to coastline.

Image: Test-fit plan depicting site layout & typical level for all-resi.scenario

# Granite Ave Looking North, 30' Setback, 4.5 Stories - View N1

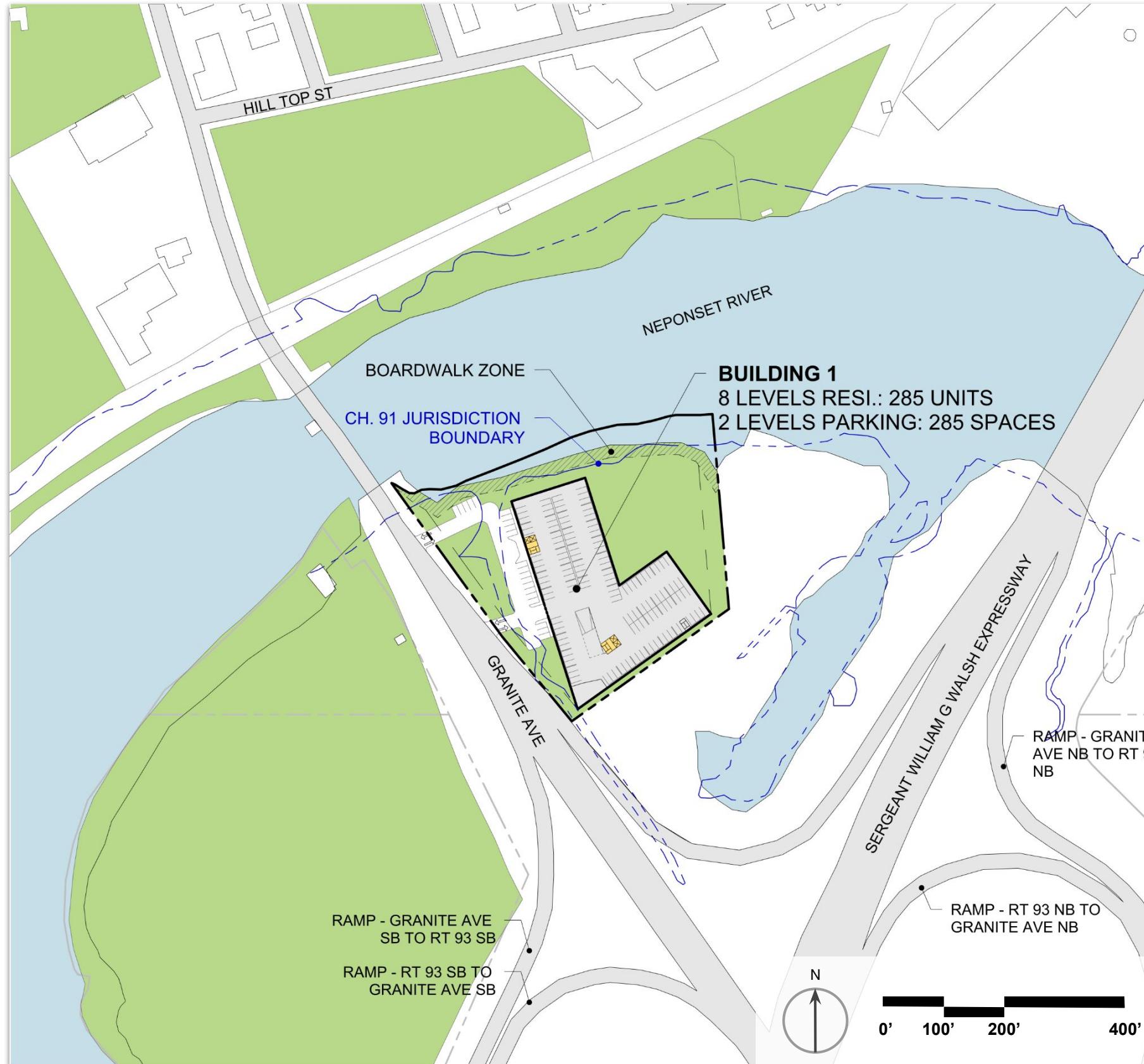


# Granite Ave Looking North, 30' Setback, 3.5 Stories - View N1



# Granite Ave Buildout - Potential Adjustment

## Granite Ave North Site Plan Test-Fit - Parking Podium Levels



Scenario	Retail	# Dwelling Units	Gross Density* (units/acre)	# Parking Spaces	Bldg + Parking Coverage
<b>10 stories: 8 levels resi. + 2 levels parking</b>	no	285 units	75 Units/Acre	285 spaces	59.4%

### Resulting FAR:

- Excluding Parking Area: 1.49
- All Building Area: 2.09

### Key Model Parameters:

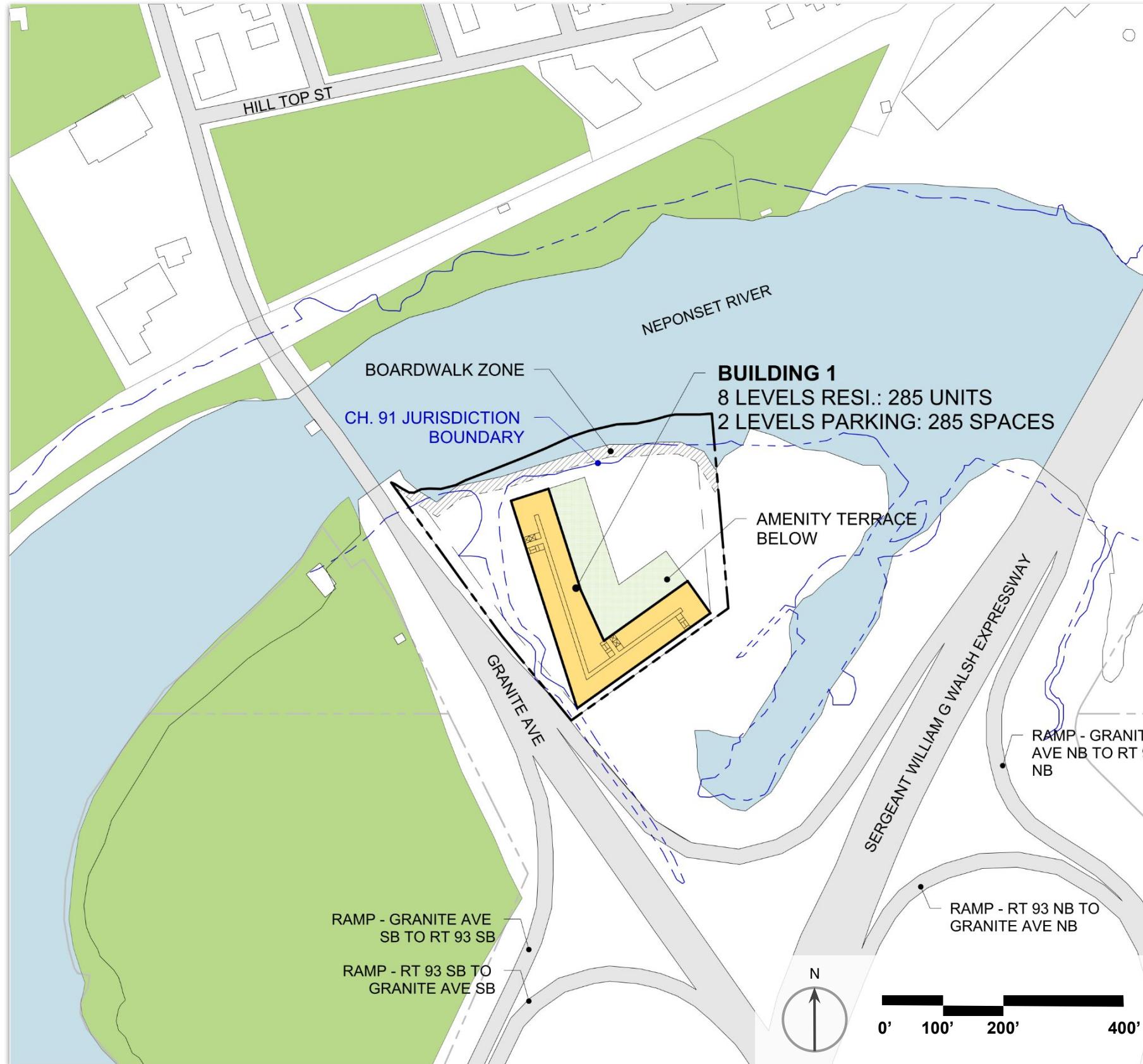
- Max Units/Acre: 75 units/acre
- Max Height: 10 stories
- Max Building & Parking Coverage: 60%
- Setbacks:
  - Front: 20'
  - Sides: 10'
  - Rear: 30'

\* Parcel area measured up to coastline.

Image: Test-fit plan depicting site layout & parking level

# Granite Ave Buildout - Potential Adjustment

## Granite Ave North Site Plan Test-Fit - Upper Levels



Scenario	Retail	# Dwelling Units	Gross Density* (units/acre)	# Parking Spaces	Bldg + Parking Coverage
<b>10 stories: 8 levels resi. + 2 levels parking</b>	no	285 units	75 Units/Acre	285 spaces	59.4%

### Resulting FAR:

- Excluding Parking Area: 1.49
- All Building Area: 2.09

### Key Model Parameters:

- Max Units/Acre: 75 units/acre
- Max Height: 10 stories
- Max Building & Parking Coverage: 60%
- Setbacks:
  - Front: 20'
  - Sides: 10'
  - Rear: 30'

\* Parcel area measured up to coastline.

Image: Test-fit plan depicting typical resi. level

# Potential Granite Ave Adjustments

## Option 1n - Warrant

District (Key Model Inputs)	Model Outputs			
	Modeled Unit Capacity	Acreage	Density Denominator	Modeled Density
Granite Ave North (6 stories, 45 units/acre, FAR 1.1, 1 spot/unit)	171	4.4	3.4	49.6
Granite Ave South (4.5 stories, 45 units/acre, FAR 1.1, 1 spot/unit)	530	13.6	13.2	40.3
<i>Granite Ave Sites Subtotal</i>	701			



## Option 1n - Potential Granite Ave Adjustments

District (Key Model Inputs)	Model Outputs			
	Modeled Unit Capacity	Acreage	Density Denominator	Modeled Density
Granite Ave North (10 stories, 75 units/acre, FAR 1.8, 1 spot/unit)	285	4.4	3.4	82.6
Granite Ave South (3.5 stories, 35 units/acre, FAR 1.0, 1 spot/unit)	412	13.6	13.2	31.3
<i>Granite Ave Sites Subtotal</i>	697			