

Code Compliance Matrix

Address:			
758-766 South Fair Oaks Ae			
APN:			
7520-003-016 & 7520-003-018			
Zoning Designation:			
IG-SP-2 (Industrial General, South Fair Oaks Specific Plan)			
General Plan Designation:			
High Mixed-Use (0.0-3.0 FAR, 0-87 dwelling units per acre)			
Develop. Standards:	Code Req.	Proposed	Meets Code
Gross Lot Size:	NA	Needs to clarify	Needs to clarify
Setbacks:			
Fair Oaks Ave:	None	0'-0" to 61'-0"	Yes
Fillmore St:	10'-0" minimum	23'-4"	Yes
Rear (south):	None	0'-0"	Yes
Side (east):	None	0'-0"	Yes
Height			
Overall Height:	56'	56'	Yes
Appurtenance Height (not covering more than 25% of roof area)	71'	71' Needs to provide % of roof area covered by appurtenance	Not determined
Open Space			
Minimum Size:	300 sq. ft.	Needs to delineate.	Not determined
Minimum Dimension:	15'-0" in each direction	Needs to delineate	Not determined
Number of Driveways			
Fair Oaks Avenue	Maximum 2	1	Yes
Fillmore Street	Maximum 1	2	No
Parking			
Number	320	183	No
Type/Location	At-grade parking must be located between Fillmore St and south property line	Within two levels of subterranean parking	Yes
Loading			
Number	3	3	Yes
Size	1 - 12' x 30' 2 - 10' x 20'	1 - 12' x 30' 2 - 10' x 20'	Yes