

III. Project Description

A. Proposed Project Details: The proposed project would demolish a commercial building and construct an 84,399-square-foot mixed-use building with the following primary components:

- Eight stories (85 feet in height)
- 97 dwelling units
 - 49 studio units
 - 20 1-bedroom units
 - 18 2-bedroom units
 - 10 3-bedroom units (townhomes)
- 135 total bedrooms
- Ten Very Low Income Units
- 2,117 square feet of commercial space
- 4,720 square feet of useable open space
 - Exterior courtyard and garden
 - Roof-top deck
 - Publicly accessible open space
- 48-space bicycle room
- 41 parking spaces
- New street trees on Shattuck (2) and Derby (1)
- New curb cut on Derby for parking and elimination of driveway on Shattuck

B. Base Project and Density Bonus:

The applicant has requested a density bonus under the State Density Bonus Law. Under the City's density bonus procedures, the "base project"¹ is 65 units, as the maximum allowable density for the site. The four-story base project and the resulting eight-story proposed project both have an average unit size of 830 square feet. By providing ten Very Low Income (VLI) BMR units on site (15 percent of the 65-unit base density), the project is eligible for a 50 percent density bonus, or 33 additional units. Therefore, the

¹ Per the [City's Density Bonus Procedures \(DBP\)](#), the base project is the largest project allowed on the site that is fully compliant with district development standards (i.e. height, setbacks, usable open space, parking, etc.), or, the *maximum allowable density* for the site. The City uses the DBP to calculate the maximum allowable density for a site where there is no density standard in the zoning district, and to determine the number of units in the proposed project, which is the number of base project units plus the number of density bonus units that can be added according to the percentage of BMR units proposed, per Government Code, Section 65915(f).