# Land Use, Conformance and Compliance Table



## Existing Conditions

| Block | Lot | Zoning District | Existing Land Use | Conformance | Permitted FAR | Built FAR | FAR Compliance | Zoning District |
|---|---|---|---|---|---|---|---|---|
| **Applicant's Properties** | | | | | | | | |
| 835 | 3 | C4-3 | Residential | Yes | 3.0 | 1.03 | Yes | C4-4 |
| 835 | 4 | C4-3 | Industrial/ Manufacturing | No | 3.4 | 0.66 | Yes | C4-4 |
| 835 | 7 | C4-3 | Parking | Yes | 3.4 | 0.22 | Yes | C4-4 |
| 835 | 8 | C4-3 | Residential | Yes | 3.0 | 0.58 | Yes | C4-4 |
| 837 | 9 | C4-3 | Commercial | Yes | 3.4 | 0.38 | Yes | C4-5X |
| 837 | 16 | C4-3 | Parking | Yes | 3.0 | 0 | Yes | C4-5X |
| 837 | 17 | C4-3 | Parking | Yes | 3.0 | 0 | Yes | C4-5X |
| 837 | 27 (p/o) | C4-3 | Commercial | Yes | 3.4 | 0.88 | Yes | C4-5X, C4-4 |
| **Other Properties** | | | | | | | | |
| 835 | 1 | C4-3 | Mixed Use (Residential & Commercial) | Yes | 3.0 (res.)/ 3.4 (comm.) | 1.67 | Yes | C4-4 |
| 835 | 2 | C4-3 | Residential | Yes | 3.0 | 1.48 | Yes | C4-4 |

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|---|---|---|---|---|---|---|---|---|---|
| 837 | 13 | C4-3 | Residential | Yes | 3.0 | 3.63 | No | | C4-5X |
| 837 | 15 | C4-3 | Residential | Yes | 3.0 | 0.93 | Yes | | C4-5X |
| 837 | 38 | C4-3 | Residential | Yes | 3.0 | 1.55 | Yes | | C4-4 |
| 837 | 39 | C4-3 | Parking | Yes | 3.4 | 0 | Yes | | C4-4 |
| 837 | 41 | C4-3 | Parking | Yes | 3.4 | 0 | Yes | | C4-4 |
| 837 | 42 | C4-3 | Parking | Yes | 3.4 | 0 | Yes | | C4-4 |
| 837 | 43 | C4-3 | Residential | Yes | 3.0 | 1.51 | Yes | | C4-4 |
| 837 | 44 | C4-3 | Residential | Yes | 3.0 | 0.72 | Yes | | C4-4 |
| 837 | 45 | C4-3 | Mixed Use (Residential & Commercial) | Yes | 3.0 (res.)/ 3.4 (comm.) | 2.09 | Yes | | C4-4 |
| 837 | 46 | C4-3 | Residential | Yes | 3.0 | 1.23 | Yes | | C4-4 |
| 837 | 47 | C4-3 | Mixed Use (Residential & Commercial) | Yes | 3.0 (res.)/ 3.4 (comm.) | 2.36 | Yes | | C4-4 |
| 837 | 48 | C4-3 | Residential | Yes | 3.0 | 3.75 | No | | C4-4 |
| 837 | 49 (p/o) | C4-3 | Residential | Yes | 3.0 | 1.00 | Yes | | C4-4 |

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|---|---|---|---|---|---|---|---|---|
| 837 | 54 (p/o) | C4-3 | Residential | Yes | 3.0 | 0.95 | Yes | C4-4 |
| 837 | 55 (p/o) | C4-3 | Residential | Yes | 3.0 | 1.39 | Yes | C4-4 |
| 837 | 58 (p/o) | C4-3 | Residential | Yes | 3.0 | 1.39 | Yes | C4-4 |
| 837 | 7501 (p/o) | C4-3 | Mixed Use (Residential & Commercial) | Yes | 3.0 (res.)/ 3.4 (comm.) | 3.47 | No | C4-4 |
| **Total # of Lots*** | **27** | | **% of Conformance*** | **96%** | | **% Compliant** | **89%** | |

* All Properties including development sites

**When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90

## Proposed Conditions

| Proposed Land Use | Conformance | Permitted FAR** | Compliance |
|---|---|---|---|
| | | | |
| Mixed Use (Res., Comm., Comm. Facility) | Yes | 4.6 (res.)/ 3.4 (comm.) | Yes |
| Mixed Use (Res., Comm., Comm. Facility) | Yes | 4.6 (res.)/ 3.4 (comm.) | Yes |
| Mixed Use (Res., Comm., Comm. Facility) | Yes | 4.6 (res.)/ 3.4 (comm.) | Yes |
| Mixed Use (Res., Comm., Comm. Facility) | Yes | 4.6 (res.)/ 3.4 (comm.) | Yes |
| Mixed Use (Res., Comm., Comm. Facility) | Yes | 6.0 (res.)/ 4.0 (comm.) | Yes |
| Mixed Use (Res., Comm., Comm. Facility) | Yes | 6.0 (res.)/ 4.0 (comm.) | Yes |
| Mixed Use (Res., Comm., Comm. Facility) | Yes | 6.0 (res.)/ 4.0 (comm.) | Yes |
| Mixed Use (Res., Comm., Comm. Facility) | Yes | 6.0 (res.)/ 4.0 (comm.) | Yes |
| | | | |
| Mixed Use (Residential & Commercial) | Yes | 4.6 (res.)/ 3.4 (comm.) | Yes |
| Residential | Yes | 4.6 | Yes |

## Proposed Conditions

| Proposed Land Use | Conformance | Permitted FAR** | Compliance |
|---|---|---|---|
| Residential | Yes | 6.0 | Yes |
| Residential | Yes | 6.0 | Yes |
| Residential | Yes | 4.6 | Yes |
| Parking | Yes | 4.6 (res.)/ 3.4 (comm.) | Yes |
| Parking | Yes | 4.6 (res.)/ 3.4 (comm.) | Yes |
| Parking | Yes | 4.6 (res.)/ 3.4 (comm.) | Yes |
| Residential | Yes | 4.6 | Yes |
| Residential | Yes | 4.6 | Yes |
| Mixed Use (Residential & Commercial) | Yes | 4.6 (res.)/ 3.4 (comm.) | Yes |
| Residential | Yes | 4.6 | Yes |
| Mixed Use (Residential & Commercial) | Yes | 4.6 (res.)/ 3.4 (comm.) | Yes |
| Residential | Yes | 4.6 | Yes |
| Residential | Yes | 4.6 | Yes |

## Proposed Conditions

| Proposed Land Use | Conformance | Permitted FAR** | Compliance |
|---|---|---|---|
| Residential | Yes | 4.6 | Yes |
| Residential | Yes | 4.6 | Yes |
| Residential | Yes | 4.6 | Yes |
| Mixed Use (Residential & Commercial) | Yes | 4.6 (res.)/ 3.4 (comm.) | Yes |
| **% of Conformance*** | **100%** | **% Compliant** | **100%** |