

**URBAN PLAN SCREENING SUMMARY SHEET
765 Baker Street and 2972 Century Place**

DEVELOPMENT CONCEPT

The 2.2-acre site contains a commercial nursery (The Plant Stand) and an automotive sales use (Car Mart). The proposed project involves re-purposing four of the existing buildings on-site to include retail, restaurant, and food stall uses totaling approximately 22,000 square feet, add approximately 10,000 square feet of new retail and office uses, and construct 3 live/work units and 45 residential units (48 units total).

ZONING CODE SUMMARY

Location:	<u>769 Baker St. and 2972 Century Pl.</u>	Application:	<u>UMP-16-01</u>
Request:	<u>Mixed Use Project</u>		
<u>SUBJECT PROPERTY:</u>		<u>SURROUNDING PROPERTY:</u>	
Zone:	<u>C2 (769 Baker) & MG (2972 Century)</u>	North:	<u>(Acr. Baker St): R3, Residential Uses</u>
General Plan:	<u>GC (769 Baker) & LI (2972 Century)</u>	South:	<u>MG, Industrial Uses</u>
Lot Dimensions:	<u>Irregular</u>	East:	<u>MG, Industrial Uses</u>
Lot Area:	<u>97,107 SF (2.2 Acres)</u>	West:	<u>(Acr. Century Pl): C2, and MG, Commercial and Industrial Uses</u>
Existing Development:	<u>Auto sales and nursery (Car Mart and Plant Stand)</u>		

DEVELOPMENT STANDARD COMPARISON – SoBECA Urban Plan

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Width	NA	217 FT
Lot Area	NA	97,107 SF (2.2 Acres)
Floor Area Ratio (FAR):		
Maximum FAR (Entire Project)	97,107 SF (1.0)	89,150 SF (.92)
Minimum FAR (Non-Residential Component- Industrial Base Zoning)	16,994 SF (.175)	18,900 SF (.19)
Building Height:	2 Stories/40 FT (Non-Residential Component) 4 Stories/60 FT (Residential Component)	2 Stories/40 FT (Non-Residential Component) 4 Stories/60 FT (Residential Component)
Minimum Open Space (Development Lot)	10% (9,711 SF)	18% (17,954 SF)
Open Space (Residential Component)	200 SF Min./Per Unit (Does Not Apply to Live/Work Units)	200 SF Minimum
Building Separation	10 FT	20 FT
Maximum Lot Coverage	87,396 SF (90%)	77,167 SF (79%)
Front (Baker St.)	10 FT	10 FT
Side (left/right)	10 FT/0 FT	10 FT/0 FT
Rear	0 FT	0 FT

Development Standard	Required/Allowed	Proposed/Provided
Parking		
Century Pl.	NA	33
Surface Parking	NA	28
Parking Structure	NA	148
Total	201	209
Handicapped	7	7
Total	208 Spaces	216 Spaces
NA = Not Applicable or No Requirement		

MERITS OF THE URBAN PLAN SCREENING REQUEST

Following is a summary of the merits of the proposed project at this location:

1. Project meets the following objectives of the SoBECA Urban Plan:
 - Ensure compatibility of mixed-use developments with existing and future allowable development in abutting zoning districts.
 - Target a diverse residential population comprised of artists, designers, craftspeople, professionals and small-business entrepreneurs, to maintain business and living space under common ownership.
2. Project location is appropriate for the proposed land use. The project site located on the corner of Baker Street and Century Place. The urban plans envisioned that flexible development standards in this area would promote the repurposing of older commercial and industrial structures.
3. Proposed Development is consistent with the objectives of the Zoning Code and SoBECA Urban Plan. The proposed residential development is consistent with the goals and policies of the General Plan and development standards of the SoBECA Urban Plan. The development generally meets the development standards of the Zoning Code, and the SoBECA Urban Plan as it pertains to floor area ratio, setbacks, building height and massing, and open space.
4. The proposed project includes 33 proposed on-street parking spaces. With development of the site, 33 on-street parking spaces will be provided. This will need to be further studied by Planning and Public Services during the planning application process.