

Project Description:

The proposed project would demolish the existing 45,000-square foot surface parking lot and construct a three (3)-story, 45 feet in height, 80,987-square foot office building with three (3) levels of subterranean parking on the portion of the site located between McCadden Place and Las Palmas Avenue. The project would also renovate the existing 5,498-square foot building on-site, construct an approximately 695-square foot retail and office addition at the ground level, and change this building's use from manufacturing to office and retail space. It would also retain the four (4) existing buildings located on the easterly side of Las Palmas Avenue and include minor interior renovations of these buildings. No exterior modifications are proposed for these four (4) buildings.

The project proposes a total of 213 vehicular parking spaces and 26 bicycle parking spaces. In total, the proposed project would provide 81,682 square feet of new development with 41,728 square feet of existing floor area to remain, for a total of 123,410 square feet and a Floor Area Ratio of approximately 1.38:1. The project also proposes to cut and export 51,800 cubic yards of soil from the site; no import or fill is proposed. The project proposes the removal and replacement of one (1) Street Tree at a 2:1 ratio and the removal of one (1) non-protected tree on-site. The project proposes a total of 13 new trees.