

LOT 1 (CLC) Chapter 17 Compliance			
Regulation	Conforms?	Status	Proposed solution/request
Setbacks			
Front	Y		
Side	Y		
Rear	N	(E) Modular classroom extends 5' into the required 25' rear setback	Request adjustment to allow it to remain. This setback abuts the applicant's proposed property and it will not adversely affect other property owners.
Height	Y	25'	
Min Lot Area	Y		
Min Lot Width	Y		
Open Space/Landscaping	Y	38% of the lot is landscaping	
Curb Cuts	Y		
Short term bike parking	N	required 5 (rounding up) spaces	Provide (N) bicycle rack for 5 bikes
Long Term Bike Parking	N/A	not 25 employees	
Parking			
# of Parking Spaces	N	41 Existing. Requires 43 per code	Restripe to 43
ADA	Y		Restripe will include at least 2 ADA spaces per code
Landscape screening	Y	Screened to the north with (E) landscaping. Screened to the east by existing wall.	
1 tree per 4 parking spaces	N	3 existing	Will provide 7. W/43 spaces requirement rounds to 11. Issue is no landscape strip on east side of property.
Landscaping of parking area	Y	10% required 14% existing	
6" perimeter curbing	Y		
EV Charging	N/A	Not required, per City Staff.	
Ped Access	Y		
Heat Island Reduction	N/A	Cannot comply due to issues with existing lot configuration.	Reaches 39% reduction with proposed additional trees. However, not a new or modified parking lot.
Loading Space	N	Currently occurs in parking lot	Request adjustment. No place for separated loading space. Can occur during the week with no conflicts.
Trash/Recycling	Y		