

## EXHIBIT E: PROJECT INFORMATION TABLES

### PROJECT SUMMARY

|                                  |   |
|----------------------------------|---|
| PROJECT                          | <p><b>Conditional Use Permit Application No. P18-00433 and Variance Application No. P18-00435</b> pertain to approximately 0.21 acres of property located on the east side of North West Avenue between West McKinley and West University Avenues.</p> <p>The applicant request authorization to reconstruct an existing fire damaged duplex. The structure was damaged over a year ago, and has lost legal non-conforming status. The variance application proposes to modify property development standards in order to reconstruct on the existing building footprint.</p> |
| APPLICANT                        | Charles Garabedian of Charles Engineering Group, on behalf of America Villa.  |
| LOCATION                         | <p>1658 North West Avenue</p> <p>APN: 444-241-15</p> <p>East side of North West Avenue between West McKinley and West University Avenues (<b>Council District 1, Councilmember Soria</b>)</p>   |
| SITE SIZE                        | Approximately 0.21 acres  |
| LAND USE                         | Medium Density Residential  |
| ZONING                           | RS-5 ( <i>Single Family Residential, Medium Density</i> )   |
| PLAN DESIGNATION AND CONSISTENCY | Multi-family residential is permitted within the Medium Density Residential planned land use and RS-5 zone district, subject to a Conditional Use Permit. A variance may be considered for the subject property.  |
| ENVIRONMENTAL FINDING            | Environmental Assessment No. P18-00433/P18-00435 for a Section 15301/Class 1, 15303/Class 3, 15305/Class 5 and 15332/Class 32 Categorical Exemption was prepared.   |
| PLAN COMMITTEE RECOMMENDATION    | The District 1 Plan Implementation Committee reviewed the project at its regularly scheduled meeting held on July, 2018. There was not a quorum at the meeting and no action was taken.   |
| STAFF RECOMMENDATION             | Recommend that the Planning Commission approve: (1) The adoption of the Categorical Exemption prepared for Environmental Assessment No. P18-00433/P18-00435; (2) Variance Application No. P18-00435; (3) and Conditional Use Permit Application No. P18-00433   |

## BORDERING PROPERTY INFORMATION

|       | Planned Land Use           | Existing Zoning  | Existing Land Use         |
|-------|----------------------------|--|---------------------------|
| North | Medium Density Residential | <b>RS-5</b><br>Single Family Residential, Medium Density | Single Family Residential |
| South | Medium Density Residential | <b>RS-5</b><br>Residential Single Family, Medium Density | Single Family Residential |
| East  | Medium Density Residential | <b>RS-5</b><br>Residential Single Family, Medium Density | Single Family Residential |
| West  | Open Space – Ponding Basin | <b>OS</b><br>Open Space                                  | Ponding Basin             |