

PROJECT DATA SHEET
CAMBRIDGE SQUARE

PROJECT NAME/PDR NO: TM/MCDP/RPO No. 96-7749		
DEVELOPMENT PROJECT MANAGER: Juan Baligad		
PROJECT LOCATION: 2720 Fourth Avenue		
COMMUNITY PLAN/LAND USE DESIGNATION: Uptown/Commercial Office & Multifamily Residential		
SURROUNDING LAND USES: Residential/Office		
PROJECT DESCRIPTION: Demolish the existing Elk’s Lodge building and construct 34-unit residential condominiums, 2-4 stories over an underground garage.		
ZONES: MR-800B & NP-1		
	REQUIRED	PROPOSED
LOT SIZE	30,000 square feet (0.689 acre)	30,000 square feet (0.689 acre)
MAXIMUM UNITS	50 multifamily units	34 multifamily units
FLOOR AREA RATIO (FAR)	MR-800B: 2.25 NP-1: 2.5	1.74
BUILDING HEIGHT	60 feet	60 feet
SETBACKS	Front: 10 feet minimum Street Side: 6 feet minimum Interior Side: 6 feet minimum Rear: None required	Front: 10 feet Street Side: 10 feet Interior Side: 10 feet Rear: No rear yard proposed
PARKING	66 spaces	68 spaces
MAJOR ISSUES: Demolition of local historical resource.		
DEVIATIONS: (1) The project exceeds the 0.75 FAR limitation of the front 40% of the lots in the MR-800B zone. (2) The townhouse complex fronting on Third Avenue exceeds the diagonal plane dimension. (3) The project does not meet the minimum required yard requirement of 3,000 square-feet on Third Avenue.		