

## DR 24-002, O'Hara Apartments

-	Site and Project Criteria 65912.121	Meets Requirement Yes/No	Comments
<b>A</b>	<b>65912.121 (a)</b> Located in a zone where office, retail, or parking are a principally permitted use.	Yes	Thoroughfare Commercial (C-3)
<b>B</b>	<b>65912.121 (b)</b> A legal parcel(s) that is within a city where the city boundaries include some portion of an urban area.	Yes	
<b>D</b>	<b>65912.121 (c)</b> The project site abuts a street with public right-of-way between 70 and 150 feet and has at least 50 feet of frontage on the street.	Yes	Lone Tree Way
<b>E</b>	<b>65912.121 (d)</b> The site is 20 acres or less.	Yes	0.78-acres
<b>F</b>	<b>65912.121 (e)</b> At least 75 percent of the site perimeter adjoins parcels with urban uses (inclusive of parcels that are only separated by a street or highway).	Yes	
<b>G</b>	<b>65912.121 (f)</b> Not on or adjoined to any site where more than one-third of the site is industrial use (inclusive of parcels that are only separated by a street or highway).	Yes	
<b>H</b>	<b>65912.121 (g)</b> Satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4 regarding: <ul style="list-style-type: none"> <li>• Prime farmland or farmland of statewide importance</li> <li>• Wetlands</li> <li>• Hazardous waste site</li> <li>• Delineated earthquake fault zone</li> <li>• 100-year Flood Zone</li> <li>• Regulatory Floodway</li> <li>• Lands identified in an adopted natural resources protection plan</li> </ul>	Yes	Maps and figures as attachments

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	<ul style="list-style-type: none"> <li>Protected Habitat</li> <li>Conservation easement</li> </ul>		
<b>I</b>	<b>65912.121 (h)</b> Would not require the demolition of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low incomes.	Yes	
<b>J</b>	<b>65912.121 (h)</b> Would not require the demolition of housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.	Yes	
<b>K</b>	<b>65912.121 (h)</b> Would not require the demolition of housing that has been occupied by tenants within the past 10 years (excluding any manager's units).	Yes	
<b>L</b>	<b>65912.121 (h)</b> Would not require the demolition of a historic structure.	Yes	
<b>M</b>	<b>65912.121 (h)</b> The property does not contain one to four dwelling units.	Yes	
<b>N</b>	<b>65912.121 (h)</b> The property is not zoned for single-family housing.	Yes	
<b>O</b>	<b>65912.111 (h)</b> Parcel is not governed under the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.	Yes	
<b>P</b>	<b>65912.121 (i)</b> For a site within a neighborhood plan, the neighborhood plan permits multifamily housing development on the site.	N/A	Not part of neighborhood plan
<b>Q</b>	<b>65912.121 (j)</b>	Yes	See attachments

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	If vacant site, satisfies both of the following: (1) No tribal cultural resources. (2) Not within a very high fire hazard severity zone.		