

**EXHIBIT 12 -  
Land Use Code Consistency Analysis (Mill District - Lot 1)**

<b>Land Use Code regulations</b>	<b>Consistency Analysis</b> ✓ - Consistent    ✗ - Inconsistent ?- Insufficient information	
<p><b>20.08.155 Permitted and conditionally permitted uses: MU District.</b></p> <p>Table 12 identifies permitted and conditionally permitted uses for the Mixed Use District. "Residential uses as part of a mixed use development" are a conditionally permitted use.</p>	<p>The residential Amenity Building on Lot 1 is a conditional use because it is a residential use on a site that is designated for commercial uses (hotel; retail commercial). The applicant is seeking a conditional use permit.</p>	✓
<p><b>20.08.165 Maximum floor area ratio and site coverage.</b></p> <p>The maximum floor area ratio and site coverage requirements for MU zoned parcels is 100% (FAR) and 60% (site coverage). The FAR does not apply to residential uses (CHAP; p. 27).</p>	<p>The Mill District project approvals authorized a sitewide calculation of site coverage. As shown on <u>Exhibit 5</u>, Sheet A1.00, the proposed site coverage for Lot 1 is 54.3%. (33,096 SF coverage/60,972 SF site area = 0.543) in compliance with Land Use Code requirements.</p>	✓
<p><b>20.08.170 Maximum height of main structures.</b></p> <p>B. MU District.</p> <ol style="list-style-type: none"> <li>1. Thirty-five feet when abutting or directly across a street/alley from a site zoned for single-family housing as a permitted use.</li> <li>2. Forty feet when abutting or directly across a street/alley from a site zoned for multi-family housing as a permitted use.</li> <li>3. Fifty feet in all other instances.</li> </ol> <p>Maximum heights may be reduced through the design review process in consideration of site-specific circumstances.</p>	<p>The maximum building height of the Amenity Building on Lot 1 is 33 feet which is well within the height limits prescribed by the Land Use Code.</p>	✓
<p><b>20.16.150 Number of required vehicular parking spaces</b></p> <p><b>B.3 Shared Parking.</b> The number of required parking spaces for multiple land uses on a site may be reduced by the planning and building director in the event it is determined that shared use of the same parking facilities can occur at differing times of the day and/or days of the week. Requests for shared parking reductions may be made to the planning and building department in writing and shall be accompanied by a shared parking analysis completed and signed by a registered traffic engineer indicating that no adverse effects would result from the shared parking spaces. .</p>	<p>A Shared Parking Analysis was prepared for the Mill District Project and updated several times as plans for Phase 1 of the development were refined. (WTrans; 03-01-18; 12-11-18; 08-16-19; 02-14-20). The Shared Parking studies establish residential parking requirements for each of the residential lots on Mill District. The Lot 1 Amenity Building is not required to provide parking, other than handicapped accessible parking, as it is assumed that residents will either walk or bike the short distance to the facility.</p> <p>The plans identify three "temporary parking spaces" including one ADA</p>	✓

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	accessible space adjacent to the entry of the Amenity Building. The applicants have indicated that the accessible space will be relocated in conjunction with hotel parking (with valet access) when the hotel on Lot 1 is developed.	
<p><b>20.16.160 Handicapped parking</b></p> <p>All parking lots accessible to the public shall provide parking spaces designated for use by handicapped persons, as required by other City requirements as well as state and federal law. Handicapped spaces shall be included as part of the total number of parking spaces required for each land use as specified in HMC <a href="#">20.16.150</a>.</p>	The Site Amenity Building will provide accessible parking as required by City, state and federal law.	✓
<p><b>20.16.170 Location of vehicular parking</b></p> <p>A. Except as provided below, off-street parking facilities required by this article shall be located on the same site as the use for which the spaces are required, or on an adjoining site or a site separated by an alley from the use for which the spaces are required.</p>	Temporary and permanent off-street parking for the proposed Amenity Building would be located on Lot 1.	✓
<p><b>20.16.175 Bicycle parking</b></p> <p>A. Lockable bicycle parking shall be provided for commercial and industrial projects with buildings greater than 5,000 square feet in size and for multi-family residential projects of 10 or more units.</p> <p>B. Required bicycle parking shall be located in highly visible locations.</p>	While bicycle parking is not required for the Amenity Building, six spaces would be provided in the interior lobby, as shown on <a href="#">Exhibit 5</a> , Sheet A2.01.	✓
<p><b>20.16.180 Pedestrian and transit access</b></p> <p>Project designs shall accommodate nearby transit and pedestrian uses and corridors.</p>	The plans for the Lot 1 Amenity Building include two pedestrian walkways that connect to the sidewalk on Saw Mill Circle and from there to transit facilities and sidewalks on Healdsburg Avenue. Sidewalks along Sawmill Circle were approved with the tentative map for the Mill District project.	✓