

**Dated January 24, 2022**

**LIST OF ACTIONS REQUIRED BY THE ZONING BOARD**

**APP # 221-29 SOUTH END PACIFIC LLC**

- 1. Site and Architectural Plan and Requested Uses approval pursuant to Section 19.D**
- 2. Coastal Site Plan Review approval pursuant to Section 15.A**
- 3. Special Permit for new construction within V-C district pursuant to Section 4.B.7.e.6 and for reduction of separation between curb cuts pursuant to 4.B.7.c.9(e).**
- 4. Special Permit to allow rooftop Child Play Area pursuant to Section 7.Q**
- 5. Special Permits pursuant to Section 7.3.C** relating to “Special Use Bulk and Density Standards for Historic Structures and Sites” to permit the following Special Standards under §7.3.C.4.
  - Increased Floor Area equal to the area of the Historic Structures within the VC zoned portion of the site (which are less than 25% of the as-of-right Floor Area);
  - Reduced Rear Yard Setback of 50% (from 20’ to 10’);
  - Increased Building Height from 5 stories to 7 stories (and 55’ to not more than 80’) in the Arterial portion of the site (i.e. within 125’ of the Pacific Street right-of-way) and generally subject to the same limitations as 5th stories in the V-C District; and from 4 stories to 5 stories (and 45’ to not more than 60’) in the Non-Arterial portion of the site;
  - Reduced Light & Air requirement (from 20’ to no less than 10’), where the proposed plan provides 10’ onsite and an additional 8’ of spacing based on the required setback of the adjacent property.
- 6. Administrative approval pursuant to 7.4.C.1.g and Special Permit approval pursuant to 7.4.C.1.k** relating to the proposed bedroom and affordability mix of onsite Below Market Rate units.
- 7. Administrative approval of the Zoning Lot**
- 8. Administrative approval for addition of the 3 historic properties to the Cultural Resource Inventory pursuant to Section 7.3.B.2.c**
- 9. Administrative approval of modified sidewalk pursuant to 12.K.5**
- 10. Payment of fee-in-lieu of street trees - Section 12.K.6.c**