

ATTACHMENT C

PROJECT SUMMARY TABLE OF DEVELOPMENT STANDARDS

Project Description	
105 dwelling units (eight very-low income units)	
Zoning Designations	
CD-3 (Central District Specific Plan, subdistrict 3 – "Walnut Housing", Ford-Place/Fuller Seminary zoning precinct)	
General Plan Land Use Designation	
Medium Mixed Use (0.0-2.25 FAR)	
Site Size	
39,181 s.f. (0.90 acres)	
Floor Area Ratio (FAR)	
<i>Maximum Permitted</i>	<i>Proposed</i>
2.25 (88,157 s.f.)	2.86 (111,879 s.f.)
Parking Requirements	
<i>Required</i>	<i>Proposed</i>
Units < 650 s.f.: 1 space per unit = 13 Units > 650 s.f.: 1.5 spaces per unit = 138 Guest Parking: 1 space per 10 units = 11 Total = 162 spaces	162 spaces
Bike Parking Requirements	
<i>Required</i>	<i>Proposed</i>
One Class 1 parking stall per six units = 18	N/A
Building Height	
<i>Maximum Permitted</i>	<i>Proposed</i>
60' (75' with Height Averaging)	75' (Height Averaging)
Setback Requirements	
<i>Required</i>	<i>Proposed</i>
E. Corson Street: Minimum 10 feet	10 feet
N. Los Robles Avenue: Minimum five feet / Maximum 10 feet	5 feet
Side/rear: Minimum 10 feet	10 feet
Open Space Requirement	
<i>Required</i>	<i>Proposed</i>
30 % of net floor area = 28,173 s.f.	30,745 s.f.