

Table 1: Project Summary Table of Development Standards

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)	
Lot Size	
21,128 sf	
Floor Area Ratio (FAR)	
<i>Maximum Permitted</i>	<i>Proposed</i>
2.25 (47,538 sf)	2.98* (63,082 sf)
Parking Requirements	
<i>Required</i>	<i>Proposed</i>
Affordable Units (186 SRO): 1 space per 4 units; plus 2 spaces for resident manager Required = 48 spaces	50 spaces
Building Height	
<i>Maximum Permitted</i>	<i>Proposed</i>
60' (75' with height averaging)	60'
Setback Requirements	
<i>Required</i>	<i>Proposed</i>
Oakland Avenue: 20'	20'
Interior Side: none required (nonresidential use)	5'
Rear: none required (nonresidential use)	5'
SRO Unit Size	
<i>Required</i>	<i>Proposed</i>
150 sf minimum to 220 sf maximum	220 sf – 315 sf **
Community Area Requirement	
<i>Required</i>	<i>Proposed</i>
1,860 sf	3,160 sf