

**253 S Los Robles**  
**Redesign Summary 11-21-31**

Changes consist generally of:

- FAR reduction
- Unit count Reduction
- Height Reduction

Here is a comparison of the project metrics:

Lot Area	35502	0.8150	AC
Base Density Allowed	87 DU/ Ac	71	Units
Height District	60 (75)		

	FAR	Area (Zoning)	No Units	Density	Density Bonus	Affordable	% Affordable	Height
Compliant Project	2.25	79,879	71	87 DU/ AC	-	**		60 (75)
Original Design	2.65	94,165	92	112.88	29.7%	8 VL	8.70%	80
Proposed Revision	2.57	91,217	90	110.43	26.9%	8 VL	8.89%	75
<b><i>Delta (Orig to Proposed)</i></b>	<b><i>(0.08)</i></b>	<b><i>(2,948)</i></b>	<b><i>(2.00)</i></b>	<b><i>(2.45)</i></b>	<b><i>-2.82%</i></b>	<b><i>no change</i></b>	<b><i>no change</i></b>	<b><i>(5)</i></b>

\*\* As required by inclusionary code prior to current ammendments  
Including 'buy-down' to Very Low

To achieve these metrics, and to address the transitional scale of development, we propose to relocate portions of the 6<sup>th</sup> floor, thereby reducing the height of the Southerly half of the project to 5 stories as shown below. The vacated area would be developed as a Roof Garden/ Open Space Amenity.

**ORIGINAL SUBMITTAL**



**PROPOSED REVISION**



The relocation of program space away from the Southerly 6<sup>th</sup> Floor also provides a smoother transition between the 4-story Development to our South and the 100ft 388 Cordova development to our North. Additionally, the overall building height will be reduced from 80 ft to 75 ft., In the spirit of the new Inclusionary Code, this additional height is proposed on the Northerly half of the building footprint only (about 53%).

**ORIGINAL SUBMITTAL**



**CONTEXT ELEVATION - PROPOSED REVISION**



**PROPOSED REVISION**

