

Adjust No.	Code Section	Standard/Requirement	Proposed Design	Findings
				INTRODUCTION AND OVERVIEW The Ambassador West project is designed under the basic premise that a carefully limited amount of new development, designed to conform to rigorous principles, can be leveraged so as to preserve and maintain for future generations the historical, landscape architectural and urban forest resources of the property – at no public expense. In accordance with this premise, only six of the sixteen parcels created to support the project are proposed for new construction. The balance of the parcels are sites where existing historic buildings and/or gardens are proposed to be preserved in place and maintained in perpetuity.
				The preservation plan proposes preservation of the following structures and gardens:
			For the preservation goals of the project to be achieved, the six parcels proposed for new construction must accommodate a sufficient amount and quality of development to offset the costs of preservation. For this "trade-off" of limited new development in exchange for historic preservation to succeed, the density allocated by the West Gateway Specific Plan to these six parcels must be achievable. At the same time, the proposed buildings must be as efficient and compact as possible to maximize their compatibility with the campus as a whole.	Structures: Merritt Mansion, Terrace Villa, Mayfair Manor, Manor Del Mar, South Orange Grove Apartments, Rankin House, Grove Manor Apartments, Villa Francesca Apartments.
			The balance of these competing factors requires that a number of zoning regulations be adjusted to reflect the unique character of this property and the basic premise of the project. The zoning adjustments proposed herein are instrumental to achieving the careful balance of preservation and new development that is at the heart of the Ambassador West plan.	Gardens: Italian Garden, Merritt Mansion Gardens, The Great Lawn, Mayfair Stream and Gardens, Grove Walk and Doves Fountain, Grove Stream and Gardens, Lower Fowler Garden, Apartment Courtyard Gardens, Terrace Walk.
1	17.22.060 Table 2-4	Front Setback = 40'	Parcel 16 = 23' front setback provided	The 23 ft. front setback is equivalent to the front setback of the adjacent Manor del Mar mansion. The site plan for Parcel 16 is organized around the preservation of mature trees at the south edge of the parcel. Preserving the trees significantly reduces the buildable area of the parcel. Further, the improvements along the front edge of the parcel are defined by the preservation of the clinker brick wall at the back of sidewalk. The adjustment to the front yard setback dimension allows buildings to be arranged such that portions of the buildings are setback more than 40 ft. allowing protected trees (Tree numbers 363, 364, 365, 366, 367 and 431) to be preserved.
			Parcel 9 = 10' front (West) setback provided and 40' side (North) setback provided.	This adjustment, exchanging the setback criteria between the front and side yards, allows preservation of a number of trees (# 814, 815, 817, 818, 819) between the Mayfair mansion and the parcel 9 development.
		Corner Side Setback = 30'	Parcel 3 = 22' setback at Green St	The Green Street right-of-way extends approximately 10 ft. behind the back of sidewalk. The area between the back of sidewalk and the property (right-of-way) line consists of a landscaped slope. Consequently, the setback measurement of 22 ft. will have the appearance of a building setback of 32 ft. from back of sidewalk. Further, the Green Street edge at parcel 3 is defined by the historic concrete and wrought iron wall which is proposed for preservation.
		Rear Setback = 20'	Parcel 5 = 10' setback provided	All rear yard setbacks occur at locations that are internal and do not effect properties external to the Ambassador West project. The proposed building adjacent to the Merritt Mansion observes a 20' separation from the mansion, excluding one architectural projection.
			Parcel 9 = 10' setback provided	The rear yard setback occurs at a location internal to the project site and does not effect properties external to the Ambassador West project.

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			Parcel 16 = 5' setback provided	The rear yard setback abuts the Grove Manor apartment building. The building contains small, secondary windows facing parcel 16 and is screened by a row of existing trees to be preserved.
1 (cont)	17.22.060 Table 2-4	No Setback/Zero Setback	Parcel 1 & 2:	The Senior Life/Care facility consist of two buildings situated on two parcels connected by a bridge. The bridge connection crosses the area over the two parcels providing no setback between parcels 1 & 2.
			Parcel 10: Of the three options under consideration as receiver sites for the proposed relocation of the Rankin Garage, two options provide zero setback between parcel 9 & 10. If either of these two are chosen, an adjustment to the rear yard setback regulation would be required to permit a zero setback. The third optional receiver site, located adjacent to the access drive and contiguous to the Rankin House reflecting pool, would not require an adjustment	The Rankin Carriage House is associated with the Rankin House & Gardens will be preserved & relocated. In its original location, it's disposition is in conflict with the proposed Multifamily Residential Building on Parcel 9. The proposed relocation without setback is a means of successfully relocating the carriage house in proximity to the Rankin House, while maintaining access points to Parcel 9.
		Maximum Site Coverage = 35%	Parcel 3 = 45%	The West Gateway Specific Plan allocates the maximum lot coverage of 35% to all properties in sub-area 1b (Upper Campus). Each parcel for which this adjustment is proposed is situated in the context of open space characteristic of the Upper Campus which is proposed to be preserved. Such preservation is permitted, in part, by the clustering of development on the subject parcels in accordance with the proposed plans. While such clustering results in the marginal increase in lot coverage addressed by this adjustment, the proposed plan for sub-area 1b in total achieves lot coverage less than the 35% regulation. Further, such clustering facilitates the preservation of protected trees and historic gardens adjacent to the subject parcels.
			Parcel 5 = 44%	
			Parcel 9 = 35%	
			Parcel 16 = 43%	
		Maximum Density (RM-16-1) (14 du per acre)	Parcel 7: Density=18.62 du/acre	The proposed density to accommodate on-site inclusionary housing exceeds the 14 du per acre with the addition of 6 new units on an individual lot basis. The overall density within the WGSP-sub area 1b allows the distribution of other lots with less density to be utilized in parcel 7 to meet the allowable 14 units per acre.
				See attached Density Calculation by Lot (WGSP Sub-Area 1B). "In order to provide inclusionary housing within the project in compliance with the Inclusionary Housing Ordinance, 6 dwelling units have been added to Parcel 7 within the existing building(s). The additional units result from dividing large single apartments into two smaller units. This means of providing affordable housing results in the 14 du/ac density limit to be exceeded slightly on Parcel 7 which would have a maximum density of 18.62 with the added affordable units. While the density limit for the individual lot is exceeded the extensive areas of preserved open space within WGSP sub-area 1b ensure that the overall density within the sub-area is 10.8 du/ac. Thus, the overall density of sub-area 1b is less than 80% of that allocated by the WGSP."

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		Maximum Density (RM-16-1) (14 du per acre)	Parcel 13: Density=23.33 du/acre	The proposed density to accommodate on-site inclusionary housing exceeds the 14 du per acre with the addition of 5 new units. The overall density within the WGSP-sub area 1b allows the distribution of other lots with less density to be utilized in parcel 13 to meet the allowable 14 units per acre.	See attached Density Calculation by Lot (WGSP Sub-Area 1B). "In order to provide inclusionary housing within the project in compliance with the Inclusionary Housing Ordinance, 5 dwelling units have been added to Parcel 13 within the existing building(s). The additional units result from dividing large single apartments into two smaller units. This means of providing affordable housing results in the 14 du/ac density limit to be exceeded slightly on Parcel 13 which would have a maximum density of 23.33 with the added affordable units. While the density limit for the individual lot is exceeded the extensive areas of preserved open space within WGSP sub-area 1b ensure that the overall density within the sub-area is 10.8 du/ac. Thus, the overall density of sub-area 1b is less than 80% of that allocated by the WGSP."
		City of Gardens -Development Standards	Parcel 2: City of Gardens regulations would apply to a portion of a building.	The proposed zoning adjustment is intended to exempt a small portion of the parcel 2 building from the City of Gardens regulations. The Sunrise Building on Parcel two straddles the 1A/1B zoning line within the WGSP. Three units are partially within the 1B area, and would thus, be subject to the City of Gardens Standards for a portion of the building. The adjustment is necessary because it allows a comprehensive design of the building to be achieved since the bulk of the building falls within the 1A (RM-48) zoning area. To move down to City of Gardens standards for portions of the 3 impacted units would impose unwieldy design restrictions on the parcel 2 bldg.	Permitting the deviation from the City of Gardens Standard will allow for the project be designed in such a way that it is compatible in scale with the lower portion of the building and with the adjacent Merritt Mansion.
2	17.22.070.				
	E.1.a.	No façade along the street may be longer than 60'	Parcel 3: Orange Grove Bl. = Approx. 138.5 ft. Green St.: Building A = Approx. 121 ft., Building B = Approx. 143 ft.	The architectural articulation is such that the building façades move toward and away from the street in a manner that creates distinct building forms or components as shown on attached Design Study exhibits. The building forms created by this articulation do not exceed 60 ft. in length thus complying with the spirit of the subject regulation.	
			Parcel 5 = approx 118' along Orange Grove	The architectural articulation is such that the building façades move toward and away from the street in a manner that creates distinct building forms or components as shown on attached Design Study exhibits. The building forms created by this articulation do not exceed 60 ft. in length thus complying with the spirit of the subject regulation.	
	E.4.b	Street facades shall have entrances to units, clusters of units or common lobbies.	Parcels 3 and 5: Residential entries are off of the central garden, rather than the street, to preserve the existing perimeter wall.	The opportunity to retain the historical context of the site by retaining the existing perimeter fence means unit entries will be off of gardens rather than street. Creating breaks in the existing perimeter fence would take away from the inward design orientation of the existing campus and impact trees on the perimeter of the site at the Green Street right-of-way.	Permitting this adjustment will retain the historical integrity of the perimeter of the site. Pedestrian access from the buildings to the street is provided via exit points on Green and Orange Grove.
	E.5.a	In RM-16 Districts, entrances from the outdoors in the form of porches, stairs or alcoves in buildings should serve no more than two units.	Parcel 3: Eight stacked flats on floors 2 and 3 of Building A are accessed by 3 ground floor entrances.	The proposed adjustment allows a fractional increase in the number of units accessed from a single porch, stair or alcove. The adjustment allows the density permitted by the West Gateway Specific Plan to be achieved.	
3	F.1.d	When multiple lots have been consolidated to form a single building site with a combined front street frontage of more than 160 feet, the height limit shall be two stories over the entire site.	Parcel 3 and 5: Over 160' frontages and up to 3 stories tall	The adjustment would permit buildings with roof lines of greater variation and architectural interest. With respect to parcels 3 and 5, limited three story building elements are proposed at the rear of the parcels, well removed from Orange Grove Blvd. A portion of Parcel 3 lies within WGSP Sub-area 1A which has a building height limit of 70 ft. No adjustment permit is needed or requested for that portion of Parcel 3.	The proposed adjustment would allow three story building elements at a height and scale that is compatible with the adjacent historic structures (Merritt House, Terrace Villa, Mayfair Manor) which are preserved by the project, and are as shown on attached Cross Section exhibits.

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			Parcel 9	With respect to parcel 9, the parcel is situated in the center of the campus property, is not visible from adjacent streets and is well-screened by mature, protected trees which are preserved on-site and adjacent to the parcel. Proposed buildings are similar in height to the library building presently occupying the site and are compatible with the adjacent Mayfair Manor.	The proposed adjustment would allow three story building elements at a height and scale that is compatible with the adjacent historic structures (Merritt House, Terrace Villa, Mayfair Manor) which are preserved by the project, and are as shown on attached Cross Section exhibits.
	F.1.h	In the RM-16-1, the maximum height of structures is 36 feet to the highest ridgeline. No maximum top plate height is applicable.	Parcel 3: Maximum height to ridgeline is 47'-3".	Permitting the adjustment will eliminate the forcing of a uniform two-story building height. Such buildings would lack the vertical and horizontal articulation of the proposed buildings and achieve less architectural interest and character. A portion of Parcel 3 lies within WGSP Sub-area 1A which has a building height limit of 70 ft. No adjustment permit is needed or requested for that portion of Parcel 3.	The height of the proposed buildings is compatible with the height and scale of the adjacent, preserved historic buildings (Merritt House, Terrace Villa, Mayfair Manor, Manor Del Mar). The height is required to achieve the permitted density within a more compact building footprint.
3 (cont)			Parcel 5: Maximum height to ridgeline is 47'-5".		
			Parcel 9: Maximum height to ridgeline is 46'-2"		
			Parcel 16: Maximum height to ridgeline is 38'-11".		
			Parcel 2: over 72' to ridgeline	The Adjustment Permit Sunrise is seeking for an increase in height is due, in part, to the location of the project. Parcel two contains one building, which will contain apartments restricted to use by seniors. The building height increase is necessary because the building will be connecting with the adjacent historical Merritt Mansion and needs to be of a corresponding scale to meet with both the Merritt mansion and the lower Sunrise building below. An increase over the 72' permitted height will allow SR as applicant to respond to design requests for additional height variation while maintaining the program needs of the applicant.	The reason an adjustment is needed in the first place is because the Sunrise building straddles two zoning districts, (WPSP 1A and 1B). Granting the adjustment permit will permit the flexibility to provide a better architectural solution to the attachment to the existing historical structure, and relate to the rest of the building that has already been designed to preserve many historical features. The building height remains compatible with the Merritt Mansion height. The adjustment for height will allow a smaller building footprint, which in time will permit the project to retain many historical elements on the property including fences, walls, gates and fountains.
	F.2.b.(1), (2)	b. Corner Lots. Building heights on corner lots are limited as follows. (1) In the RM-16-1 district, buildings in the front 60% of the site along each street frontage are limited to two stories. Buildings or portions of buildings in the remaining interior 16 percent of the site may be three stories. (2) Where the lot is 60 feet or more in width, buildings in the front 60 percent of the site along each street frontage are limited to two stories. Buildings or portions of buildings in the remaining interior 16 percent of the site may be three stories.	Parcel 3: portion of Green Street frontage is 3 story.	The height of the proposed building is compatible with the height and scale of the adjacent, preserved historic building (Merritt House), and of the proposed Sunrise Senior Living Building to the East as shown on attached Cross Section Exhibits. In addition, the dividing line between the WGSP areas 1a and 1b runs through the 3 story portion of the building. Strict compliance with the 2 story regulation would result in buildings of a uniform two-story height. Such building design would lack the vertical and horizontal articulation of the proposed building and achieve less architectural interest and character.	The height is required to achieve the permitted density within a more compact building footprint. Any attempt to recoup the permitted units would likely impact historical buildings, gardens and/or protected trees avoidance of which has been a primary design criteria of the proposed plan. Articulation of the 3-story building facades serves to soften the appearance of the proposed buildings. (See discussion under Section 17.22.070.E.1.a)
4	H.3	The height of a wall or fence in a front yard or corner yard shall not exceed four feet if it is 50% open and two feet if the wall or fence is solid. The wall or fence height shall be measured from existing grade and shall be setback 18 inches from the front property line.	Parcel 3: 4'-0" ornamental iron open rail over 2' solid retaining wall within setback on Green St. adjacent to the easterly building.	The proposed open fencing would constitute an extension to the existing historic wrought iron fence preserved to the west of the subject location.	

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			Parcel 9: A 5 ft.high solid wall is required to provide privacy to a single unit at the southwest corner of the parcel where the project abuts a non-residential use.	While the wall exceeds the standard, it spans a very small area and is not visible from a public street.	
5	17.22.080				
	A.2	Minimum Main Garden Area = 20% of each parcel in a basic rectangular shape.	Parcel 3 = Main Garden - 4%, Ancillary Garden-5%, Total Landscape Area-54%	The Main Garden area standard cannot be met if the new development is to achieve the density allocated by the West Gateway Specific Plan. Preservation of the adjacent Italian Garden meets the spirit of the main garden requirement.	The Ambassador West project preserves more than 4.36 acres of mature gardens, lawns, fountains and streams <u>in addition to</u> the proposed main gardens.
			Parcel 5 = Main Garden-9%, Ancillary Garden-8%, Total Landscape Area-60%.	The Main Garden area standard cannot be met if the new development is to achieve the density allocated by the West Gateway Specific Plan. Preservation of the adjacent Italian Garden meets the spirit of the main garden requirement.	The Ambassador West project preserves more than 4.36 acres of mature gardens, lawns, fountains and streams <u>in addition to</u> the proposed main gardens.
			Parcel 9 = Main Garden-6%, Ancillary Garden-9%, Total Landscape Area-63%.	The Main Garden area standard cannot be met if the new development is to achieve the density allocated by the West Gateway Specific Plan. Preservation of the adjacent Great Lawn meets the spirit of the main garden requirement.	The Ambassador West project preserves more than 4.36 acres of mature gardens, lawns, fountains and streams <u>in addition to</u> the proposed main gardens.
			Parcel 16 = Main Garden-7%, Ancillary Garden-4%, Total Landscape Area-56%.	The Main Garden area standard cannot be met if the new development is to achieve the density allocated by the West Gateway Specific Plan. Preservation of the adjacent Rose Garden meets the spirit of the main garden requirement.	The Ambassador West project preserves more than 4.36 acres of mature gardens, lawns, fountains and streams <u>in addition to</u> the proposed main gardens.
	A.5	Main Garden Visibility. On lots with more than 60 feet of street frontage, an opening at least 10 feet wide and 10 feet high shall provide a view to the main garden from the street. All fencing across the opening shall be partially open or perforated; fence or wall openings shall constitute a minimum of 80 percent of the screening surface and be evenly distributed throughout the fencing or wall. Gates, fences and landscaping across the opening shall not exceed 6 feet in height.	Parcel 3: There is no opening in the building facade at the Orange Grove Bl. frontage.	The Orange Grove frontage for which the adjustment is requested is adjacent to the preserved Italian Garden which provides a 140 ft.-wide opening across the Garden, between the buildings on parcels 3 and 5.	The adjustment regarding the Orange Grove frontage opening at parcel 3 is consistent with the intent of this regulation in the context of the significant opening of the Italian Garden to public view.
	A.6.a (1)	At least 50% of the main garden shall be planted	Parcel 3 Main Garden Planted = 26%. Parcel 5 main garden planted = 41%.	While the planted portions of the main gardens are less than the 50% regulation, the fact that the ancillary gardens for each parcel are heavily planted (66% and 37%, respectively) is a mitigating factor. It is also true that each subject parcel is situated adjacent to the Italian Garden which provides significant landscape architectural relief. -In this context, the main garden planting is consistent with the intent, if not the letter, of the zoning regulation.	
	A.6.a (2)	A main garden with a required area of 1,500 square feet or more shall have at least one canopy tree with a mature height of 35 feet or more. When the main garden is over subterranean parking, for each canopy tree required, a tree with a mature height of 25 feet shall extend down to natural soil. An additional canopy tree of this size shall be included for each additional 1,000 square feet of required area. Minimum tree size at planting shall be 15 gallons.	Parcel 3: The required trees are provided in 36" deep planters. The proposed adjustment would delete the code requirement that trees extend down to natural soil.	The proposed schematic landscape design includes the required number of trees with mature heights of 25 ft. or more, which are integrated into the main garden and other garden space above the subterranean parking structure using 36 in. high planters. Mature trees providing shade and character to the main garden can be achieved using such planters as indicated in the attached images illustrating tree cover achieved on similar projects using the same methodology. Even though the requirement of extending to natural soil is not met, the shade and character goals underlying that requirement can be achieved within the Main Garden using the proposed planters.	

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			Parcel 5: The required trees are provided in 36" deep planters. The proposed adjustment would delete the code requirement that trees extend down to natural soil.	The proposed schematic landscape design of the main garden includes preservation of a mature Oak tree with a height of 30' and a canopy of 50' diameter. Further, the proposed schematic landscape design includes more than the required number of trees with mature heights of 25 ft. or more. Mature trees providing shade and character to the main garden can be created using such planters as indicated in the attached images illustrating tree cover achieved on similar projects using the same methodology. Even though the requirement of extending to natural soil is not met, the shade and character goals underlying that requirement can be achieved within the Main Garden using the proposed planters.
5 (Cont)				
			Parcel 9: The required trees are provided in 36" deep planters. The proposed adjustment would delete the code requirement that trees extend down to natural soil.	The proposed schematic landscape design of the main garden includes preservation of a mature podocarpus tree with a height of 45' and a canopy of 60' diameter. Further, the proposed schematic landscape design of the main garden includes the required number of trees with mature heights of 25 ft. or more, which are integrated into the landscape of the main garden and other garden space above the subterranean parking structure. Mature trees providing shade and character to the main garden can be created using such planters as indicated in the attached images illustrating tree cover achieved on similar projects using the same methodology. Even though the requirement of extending to natural soil is not met, the shade and character goals underlying that requirement can be achieved within the Main Garden using the proposed planters.
			Parcel 16: The required trees are provided in 36" deep planters. The proposed adjustment would delete the code requirement that trees extend down to natural soil.	The proposed schematic landscape design of the main garden includes the preservation of three mature pine trees with heights of 65' and canopies of 30' diameter. Further, the required number of trees with mature heights of 25 ft. or more are integrated into the landscape of the main garden and other garden space above the subterranean parking structure. Mature trees providing shade and character to the main garden can be created using such planters as indicated in the attached images illustrating tree cover achieved on similar projects using the same methodology. Even though the requirement of extending to natural soil is not met, the shade and character goals underlying that requirement can be achieved within the Main Garden using the proposed planters.
	A.6.b (1)	Planting shall be at finished grade or in permanent planters. The top of walls of such planters may be no more than 18 inches above the finished grade at the main garden. Planter walls may step up. Where aesthetic considerations warrant an alternative to this requirement, the applicant may request Planning Director approval of this alternative.	Parcel 3: Planter walls within the main garden and other landscape areas are proposed at a height of 36 inches.	The planter depth is necessary to support the tree planting goals of the City of Gardens regulations in a manner that is consistent with feasible subterranean parking garage design. (See Section A.6.a(2)), above.
			Parcel 5 Planter walls within the main garden and other landscape areas are proposed at a height of 36 inches.	The planter depth is necessary to support the tree planting goals of the City of Gardens regulations in a manner that is consistent with feasible subterranean parking garage design. (See Section A.6.a(2)), above. The attached images illustrate the design and aesthetics of equivalent planter design in similar projects.
			Parcel 9 Planter walls within the main garden and other landscape areas are proposed at a height of 36 inches.	The planter depth is necessary to support the tree planting goals of the City of Gardens regulations in a manner that is consistent with feasible subterranean parking garage design. (See Section A.6.a(2)), above. The attached images illustrate the design and aesthetics of equivalent planter design in similar projects.
			Parcel 16 Planter walls within the main garden and other landscape areas are proposed at a height of 36 inches.	The planter depth is necessary to support the tree planting goals of the City of Gardens regulations in a manner that is consistent with feasible subterranean parking garage design. (See Section A.6.a(2)), above. The attached images illustrate the design and aesthetics of equivalent planter design in similar projects.

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	A.6.b (2)	For each canopy tree required, one tree well extending down through the parking structure shall be provided. Tree wells shall have a minimum inside diameter of six feet. A tree well area shall be counted as part of the required planting area.	Parcel 3	See Section A.6.a(2)
			Parcel 5	See Section A.6.a(2)
5 (Cont)			Parcel 9	See Section A.6.a(2)
			Parcel 16	See Section A.6.a(2)
	D.4.a	Front Yard Encroachments: the maximum height of wall or other elements separating such space from the rest of the front yard shall be two feet or less in height if opaque and three feet six inches or less in height if it allows 50% visibility	Parcel 3: 4'-0" ornamental iron open rail fence over 2' solid retaining wall within setback on Green St. adjacent to the easterly building.	The proposed open fencing would constitute an extension to the existing historic wrought iron fence preserved to the west of the subject location.
			Parcel 9: A 5 ft. high solid wall is required to provide privacy to a single unit at the southwest corner of the parcel where the project abuts a non-residential use.	While the wall exceeds the standard, it spans a very small area and is not visible from a public street.
6	17.40.050	Flag Lot Development Standards: Flag Lots are not permitted except for property within the RS zone that is also located within the Hillside Development Overlay District.	Lots 6, 8, 9, 11, 12, 13, 17, B and C of Vesting Tentative Tract Map 063103 are internal to the Ambassador West property and constitute flag lot conditions.	Each of the subject numbered lots (except for Lot 11-Fowler Garden) are currently served by existing driveways which have served the Ambassador West campus for many years. Retaining these lots in a manner consistent with the historic organization of the campus land uses and circulation is consistent with the overall objective of minimizing the impact of new development on the character and quality of the Ambassador West campus. To require these lots to be served by public or private streets would involve a significant impact to existing buildings and trees that would be inconsistent with the project objectives. Lot 11 and Lots B and C are open space lots which do not require vehicular access and, thus, should not be subject to the flag lot requirements.
				Approval of a zoning adjustment for the purpose of maintaining the quality and character of the campus is consistent with and will promote the achievement of the project's historic and urban forest preservation objectives.