

| PROJECT SUMMARY | | | | |
|---|-----------------|----------------------------------|--|-------------------|
| Zoning Designation: CD-4 (Central District, Pasadena Playhouse sub-district) | | | | |
| General Plan Designation: Medium Mixed-Use (0.0-2.25 FAR, 0-87 DU/Acre) | | | | |
| Proposed Development Standards: | | Code Req. | | Meets Code |
| Project Site Size for PD: | 101,430 Sq. Ft. | | 87,120 Sq. Ft. | Yes |
| Proposed Building Size: | 304,836 Sq. Ft. | | 203,300 Sq. Ft. | N/A |
| Floor Area Ratio (FAR): | | | | |
| <i>Zoning Code</i> | 3.0 | | 2.0 | No |
| <i>General Plan Land Use Element</i> | 3.0 | | 0-2.25 | No |
| Density: | | | | |
| <i>Zoning Code</i> | | 273 Units | 60 du/acre – 140 units | No |
| | | 87 du/acre | 203 Units | |
| | | Plus 35% Density Bonus | 70 Units | |
| <i>General Plan Land Use Element</i> | | 273 Units | 273 Units | Yes |
| | | 87 du/acre | 203 Units | |
| | | Plus 35% Density Bonus | 70 Units | |
| | | | 0-87 du/acre range | |
| | | | Allows Density Bonus | |
| Height: | | | | |
| <i>Within 135' from Green St</i> | Up to 77 | Ft. 6 levels | 35 Ft | No |
| <i>Remainder of Site</i> | Up to 77 | Ft. 6 levels | 50 Ft. | No |
| Setbacks: | | | | |
| Green St | 5 to 50 | Ft. | Build to Property Line | No |
| Oak Knoll Ave | | | | |
| <i>Within 135' from Green St</i> | 10 | Ft. | Build to Property Line | No |
| <i>Remainder of Oak Knoll</i> | 10 | Ft. | 5 Ft. (Max) | No |
| Hudson Ave | | | | |
| <i>Within 135' from Green St</i> | 5 | Ft. | Build to Property Line | No |
| <i>Remainder of Oak Knoll</i> | 10 | Ft. | 5 Ft. (Max) | No |
| Rear Setback | 10 | Ft. | N/A | N/A |
| Ground Floor Housing: | | | | |
| <i>Within 135' from Green St</i> | | Four Ground Floor Units Proposed | Housing not Allowed on Ground Floor | No |
| <i>Remainder of Site</i> | | Ground Floor Units Proposed | Housing Allowed on Ground Floor | Yes |
| Parking Calculations | | | | |
| Total No. of Spaces Provided: | 463 | | 467-532 | No |
| 36 Res. Unit < 650 Sq. Ft. | | | 45 @ 1.25 spaces/unit | |
| 237 Res. Unit > 650 Sq. Ft. | | | 356-415 @ 1.5-1.75 spaces/unit | |
| Res. Guest Parking | | | 27 @ 1 space/10 Res. Units | |
| Commercial Uses* | | | 3 spaces for every 1,000 sf* | |
| | | | 25%-35% Reduction for Admin Office | |
| | | | 10%-20% Reduction for non-residential non Admin Office | |
| *Based on commercial uses, not including medical office or restaurant uses. Applicant to provide specific mix of land uses in future submittals to determine accurate number of required parking spaces | | | | |