

<b>PROJECT SUMMARY</b>	
<b>Zoning Designation</b> 442 N. Los Robles: CL (Limited Commercial) 452 N. Los Robles: CL (Limited Commercial)	
<b>General Plan Designation</b> 442 N. Los Robles: Medium Mixed Use (0.0-2.25 FAR, 0-87 DU/acre) 452 N. Los Robles: Medium Mixed Use (0.0-2.25 FAR, 0-87 DU/acre)	
<b>Proposed Development Standards</b>	<b>Zoning Code Requirement</b>
<b>Floor Area Ratio (FAR)</b>	
CL: 2.24 (255,946 sf)	CL: 0.7 (80,064.6 sf)
<b>Height</b>	
CL: 67'	CL: 36'
<b>Density*</b>	
CL: 87 DU/acre (up to 228 units)	CL: 32 DU/acre (84 units)
<b>Setbacks</b>	
CL: N. Los Robles Avenue: 8'-6" N. Oakland Avenue: 9' E. Villa Street: 6' Side: 15'	CL: N. Los Robles Avenue: 5' N. Oakland Avenue: 5' E. Villa Street: 5' Side: 15' and not within the encroachment plane
<b>Parking</b>	
369	364 – 418 (depending on size of units)