

**ATTACHMENT C**

**PROJECT SUMMARY TABLE OF DEVELOPMENT STANDARDS**

<b>Zoning Designation:</b>	
CG (Commercial General): Parcels -088, -047, -046 RM-16-PK (Multi-Family Residential, City of Gardens, Parking Overlay): Parcel -087 Where sites are divided by a zoning district boundary, the regulations applicable to each district shall be applied to the area within each district	
<b>Land Use:</b>	
Multi-family housing CG – requires Conditional Use Permit (CUP) approval RM-16-PK – permitted	
<b>General Plan Designation:</b>	
Low Commercial (0.0-1.0 FAR): Parcels -088, -047, -046 Medium Density Residential (0-16 du/acre): Parcel -087	
<b>Lot Size</b>	
44,982 square feet (aggregate per plan)	
<b>Density</b>	
<i>Requirement</i>	<i>Proposed</i>
CG – 48 du/acre maximum with minimum of 50 units Base Density – 41 units (approximately) w/ 35% Density Bonus – 56 units (approximately)  RM-16-PK – 2,750 square feet per du Base Density – 4 units (approximately) w/ 35% Density Bonus – 6 units (approximately)  62 units maximum (aggregate for site with 35% density bonus)	58 units (for sale, 27 moderate, 31 workforce)
<b>Floor Area Ratio (FAR)</b>	
<i>Requirement</i>	<i>Proposed</i>
CG – 0.8 or 29,245 square feet maximum (approximately) RM-16-PK – no maximum	Not enough information to determine proposed compliance within CG zone
<b>Setbacks</b>	
<i>Requirement</i>	<i>Proposed</i>
CG Established through the CUP process  RM-16-PK Front (Parkwood Avenue) – blockface average, but not less than 20 feet Side – 5 feet to within 20 feet of the rear property line; none required in the rear 20 feet Rear – None required	CG Street frontages – 0 to 14 feet Side – 5’2”  RM-16-PK Front – not enough information to determine compliance Side – 10 feet Rear – None

<b>Height Limit</b>	
<i>Requirement</i>	<i>Proposed</i>
CG – 45 feet maximum	CG – up to 55 feet
RM-16-PK – 23 feet (top plate) and 32 feet (highest ridgeline or parapet) maximum	RM-16-PK – not enough information to determine compliance
<b>Open Space and Garden</b>	
<i>Requirement</i>	<i>Proposed</i>
CG – 30 percent of net floor area (minimum)	Not enough information to determine compliance
RM-16-PK Main Garden Rectangle – 19 percent of the lot area (minimum) or 1,601 square feet (approximately) Total Garden – 35 percent of the lot area (minimum) or 2,949 square feet (approximately)	
<b>Courtyard</b>	
<i>Requirement</i>	<i>Proposed</i>
CG – Ground-floor landscaped courtyard that shall be a minimum of 20 feet in any direction	Two ground-floor courtyards exceeding a minimum of 20 feet by 20 feet
<b>Vehicle Parking</b>	
<i>Requirement</i>	<i>Proposed</i>
Transit-Oriented Development (TOD) <650 sf units – 1 space per unit (no more or less) ≥ 650 sf units – 1.5 to 1.75 spaces per unit (minimum/maximum) Guest – 1 space per 10 units  58 units (all ≥ 650 sf) 93 spaces (minimum) to 122 spaces (maximum)	87 spaces subterranean (does not comply)
<b>Bicycle Parking</b>	
1 space for every 6 units (all Class 1; garages or accessible indoor areas count) Minimum 10 bicycle spaces	10 enclosed spaces in garage