

ATTACHMENT B

PROJECT SUMMARY TABLE OF DEVELOPMENT STANDARDS

PROJECT SUMMARY	
Zoning Designation CD-2 (Central District Specific Plan – Civic Center) Central District Transit-Oriented Area (TOD)	
General Plan Designation Medium Mixed Use (0.0-2.25 FAR, 0-87 DU/acre)	
Lot Size 43,258 (0.99 acre)	
Zoning Code Requirement	Proposed Project
Floor Area Ratio (FAR) 2.25 FAR (up to 97,331 sf)	1.91 FAR (83,050 sf)
Height 60'	59' – 9"
Density* 87 DU/acre (up to 86 units)	112 units
Setbacks Ramona St.: 5' minimum, 10' maximum N. Garfield Ave.: 10' minimum Holly St.: 10' minimum Rear (YMCA): 10' minimum	Ramona St.: No setback N. Garfield Ave.: 45' – 8" (10' after lot line adjustment) Side (Holly St.): 35' – 11" (10' after lot line adjustment) Rear (YMCA): Ranges from 5' to 10'
Parking 0 Spaces Required if 100% of units (exclusive of manager's unit) are affordable to lower-income households. 124 Spaces Required otherwise.	44 Spaces