

PROJECT SUMMARY	
Scope Four-story mixed use project with 193 residential units, retail sales uses, and 191 parking spaces	
Zoning Designation ECSP-CG-4 (East Pasadena Specific Plan, The Route 66 Area) (All except 5746-014-042) RM-32-PK (Multi-Family Residential, City of Gardens, Parking Overlay District) (5746-014-042)	
General Plan Designation Low Mixed Use (0.0-1.0 FAR, 0-32 du/acre) (All except 5746-014-042) Medium-High Density Residential (0-32 du/acre) (5746-014-042)	
Land Use ECSP-CG-4: <i>Mixed-use projects prohibited, Multi-family housing prohibited</i> RM-32-PK: <i>Multi-family housing permitted</i>	
Zoning Code Requirement	Proposed
Density ECSP-CG-4: Not allowed, mixed-use is prohibited RM-32-PK: 4 units	193 units aggregate
Floor Area Ratio (FAR) ECSP-CG-4: No max RM-32-PK: No max	1.85 aggregate (250,265 sf)
Height ECSP-CG-4: 45' max RM-32-PK: 23' (top plate) / 32' (highest ridge or parapet) max	ECSP-CG-4: 40' RM-32-PK: 40'
Setbacks ECSP-CG-4: Front and Corner (street frontages): 5' fixed; additional setbacks are allowed only to create space for streetside plazas, patios, and building entrances. Side or Rear: 15' fixed and not within the encroachment plane when adjacent to an RS or RM zone; none required otherwise RM-32-PK: Front (Berkeley Avenue): Blockface average but not less than 20' Side (north): 5' for a distance of 40' behind the front setback line	ECSP-CG-4: Front and Corner: 0' to greater than 5' Side or Rear: 5-15' RM-32-PK: Front: 5' Side: 15'
Parking Retail Sales (15,613 sf): 47 spaces (no optional TOD) Residential (193 units): Use not allowed, but 231 spaces for reference (based on alternative parking requirements applicable to density bonus projects)	191 spaces aggregate