

ATTACHMENT C
PROJECT SUMMARY TABLE OF DEVELOPMENT STANDARDS

PROJECT SUMMARY	
<p>The site is currently developed with 11, one- and two-story, buildings with 62 multi-family affordable rental units and 40 surface parking spaces. The applicant proposes to do the following at the southern portion of the site:</p> <ul style="list-style-type: none"> • Demolish two existing buildings with 13 units and remove 26 surface parking spaces (with 49 units and 14 surface parking spaces remaining). • Construct a new two- and three-story building with 58 multi-family units and 109 subterranean parking spaces. All of the new units would be reserved as affordable rental housing. The subterranean parking would be accessed from La Pintoresca Drive. • The entire site would then have a total of 107 units and 123 parking spaces. 	
<p>Zoning Designation FGSP-RM-16 (Fair Oaks/Orange Grove Specific Plan - Multi-family Residential District, 16 units per acre)</p>	
<p>General Plan Designation Medium Density Residential (0-16 du/acre)</p>	
<p>Land Use Multi-family housing is permitted</p>	
Zoning Code Requirement	Proposed
<p>Density</p> <ul style="list-style-type: none"> • 16 du/acre or 38 units maximum • 71 units maximum with 80% density bonus (100% affordable) 	107 units or 44.6 du/acre
<p>Floor Area Ratio (FAR) No maximum requirement</p>	<p>≈30,638 sf above ground dwelling units ≈40,742 sf below ground parking</p>
<p>Height 23' (top plate) / 32' (highest ridge or parapet) max</p>	Not enough information; 30'+ labeled
<p>Setbacks</p> <ul style="list-style-type: none"> • Front (Washington Boulevard): 10' minimum • Corner Side (Fair Oaks Avenue, Claremont Street, La Pintoresca Drive): 15' minimum 	<p>15'</p> <p>10' (Fair Oaks Avenue) 15' (Claremont Street) Not enough information for La Pintoresca</p>
<p>Open Space No minimum requirement</p>	<p>6,875 sf ground level open space 1,097 sf community room Private balconies</p>
<p>Parking Residential (58 new units)</p> <p><i>Multifamily Dwelling Unit Standards</i> <650 sf units (9): 1 space per unit ≥650 sf units (49): 2 space per unit Guest (58): 1 space per 10 units Requirement: 112 spaces</p> <p>Not enough information regarding parking requirement for 49 remaining residential units on-site</p>	123 spaces (109 new)