

Summary of 33 Alhambra Project Information:

Standard	Currently Permitted	Permitted if Application Requests Approved	Previously Proposed Development Plans dated 04.08.16	Changes made after PZB Meeting for 12.06.16 CC Meeting	Proposed Development Plans dated 04.18.17
Total site area	48,770 sf (1.12 acres)	n/a	48,770 sf (1.12 acres)	48,770 sf (1.12 acres)	48,770 sf (1.12 acres)
FAR / permitted development (with Mediterranean bonuses)	2.35 max. 114,609 sf	3.5 max. 170,695 sf	3.5 170,689 sf	3.4 165,689 sf	2.94 143,486 sf
Ground Floor Commercial (Live / Work – Work Area)	not permitted	n/a	12,483 sf	12,483 sf	11,325 sf
Residential Density (with Mediterranean bonuses)	50 units / acre max.	Unlimited density	169 units / acre	164 units / acre	130 units / acre
Total Residential Units	56 units	Unlimited	189 units	184 units	146 units
<i>Studio</i>	<i>n/a</i>	<i>n/a</i>	<i>18</i>	<i>16</i>	<i>12</i>
<i>One bedroom</i>	<i>n/a</i>	<i>n/a</i>	<i>123</i>	<i>120</i>	<i>86</i>
<i>Two bedroom</i>	<i>n/a</i>	<i>n/a</i>	<i>27</i>	<i>27</i>	<i>32</i>
<i>Live / Work</i>	<i>n/a</i>	<i>n/a</i>	<i>21</i>	<i>21</i>	<i>16</i>
Total Off-Street Parking Spaces Required	n/a	n/a	246	241	202
Total Off-Street Parking Spaces	n/a	n/a	249	249	210
Building height (Habitable) (with Mediterranean bonuses)	97' max.	97' max.	97'	97' NW wing: 87' - 6"	97'
Number of stories	n/a	n/a	10 stories	10 stories NW wing: 9 stories	10 stories
Landscape open space	25% min. 12,192 sf	10% min. 4,877 sf	16.7% 8,167 sf	16.7% 8,167 sf	35.4% 17,269 sf (Park/Garden: 6,044 sf)