

Exhibit B

33 Alhambra Project Information:

Standard	Currently Permitted	Permitted if Application Requests Approved	Proposed Development	Changes made after PZB Meeting
Total site area	48,770 sf (1.12 acres)	n/a	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
Ground Floor Commercial (Live / Work – Work Area)	not permitted	48,770 sf	12,483 sf	12,483 sf
Residential Density (with Mediterranean bonuses)	50 units / acre max.	Unlimited density	169 units / acre	164 units / acre
Total Residential Units	56 units	Unlimited	189 units	184 units
<i>Studio</i>	n/a	n/a	18	16
<i>One bedroom</i>	n/a	n/a	123	120
<i>Two bedroom</i>	n/a	n/a	27	27
<i>Live / Work</i>	n/a	n/a	21	21
Total Off-Street Parking Spaces Required	n/a	n/a	246	241
Total Off-Street Parking Spaces Provided	n/a	245	249	249
Building height (Habitable) (with Mediterranean bonuses)	97' max.	97' max.	97'	97' NW wing: 87' - 6"
Number of stories	n/a	n/a	10 stories	10 stories NW wing: 9 stories
Landscape open space	25% min. 12,192 sf	10% min. 4,877 sf	16.7% 8,167 sf	16.7% 8,167 sf
Setbacks				
Alhambra Circle	8' - First two floors 20' – above 2 nd Floor	0'	0'	0'
Minorca Avenue	8' - First two floors 20' – above 2 nd Floor	0'	Varies – 0' to 5'	Varies – 0' to 5'
Galiano Street	8' - First two floors 20' – above 2 nd Floor	0'	0'	0'
Navarre Avenue	8' - First two floors 20' – above 2 nd Floor	0'	Varies – 0' to 26'	Varies – 0' to 26'