

# Memo

Date: September 23, 2020

To: Kevin Johnson, Senior Planner  
Design and Historic Preservation

From: Jason Van Patten, Planner  
Current Planning

Subject: 1870-1890 E. Walnut Street (5746-016-088, 5746-016-047), 175 N. Greenwood Avenue (5746-016-046), 170 N. Parkwood Avenue (5746-016-087)

Staff reviewed the proposed project for the subject property referenced above. Following an analysis by Zoning Staff, the following was generated:

| <b>Zoning Designation:</b>  |  |
|---|--|
| CG (Commercial General): Parcels -088, -047, -046<br>RM-16-PK (Multi-Family Residential, City of Gardens, Parking Overlay): Parcel -087<br>Where sites are divided by a zoning district boundary, the regulations applicable to each district shall be applied to the area within each district |  |
| <b>Land Use:</b>  |  |
| Multi-family housing<br>CG – requires Conditional Use Permit (CUP) approval<br>RM-16-PK – permitted   |  |
| <b>General Plan Designation:</b>  |  |
| Low Commercial (0.0-1.0 FAR): Parcels -088, -047, -046<br>Medium Density Residential (0-16 du/acre): Parcel -087  |  |
| <b>Lot Size</b>   |  |
| 44,982 square feet (aggregate per plan)   |  |
| <b>Density</b>  |  |
| <i>Requirement</i>  | <i>Proposed</i>  |
| CG – 48 du/acre maximum with minimum of 50 units<br>Base Density – 41 units (approximately)<br>w/ 35% Density Bonus – 56 units (approximately)  | 58 units (for sale, 27 moderate, 31 workforce)                         |
| RM-16-PK – 2,750 square feet per du<br>Base Density – 4 units (approximately)<br>w/ 35% Density Bonus – 6 units (approximately)   |  |
| 62 units maximum (aggregate for site with 35% density bonus)  |  |
| <b>Floor Area Ratio (FAR)</b>   |  |
| <i>Requirement</i>  | <i>Proposed</i>  |
| CG – 0.8 or 29,245 square feet maximum (approximately)<br>RM-16-PK – no maximum   | Not enough information to determine proposed compliance within CG zone |

| <b>Setbacks</b>  |   |
|--|---|
| <i>Requirement</i>   | <i>Proposed</i>   |
| CG – established through the CUP process<br><br>RM-16-PK<br>Front (Parkwood Avenue) – blockface average, but not less than 20 feet<br>Side – 5 feet to within 20 feet of the rear property line; none required in the rear 20 feet<br>Rear – None required               | CG<br>Street frontages – 0 to 14 feet<br>Side – 5'2"<br><br>RM-16-PK<br>Front – not enough information to determine compliance<br>Side – 10 feet<br>Rear – None |
| <b>Height Limit</b>  |   |
| <i>Requirement</i>   | <i>Proposed</i>   |
| CG – 45 feet maximum<br><br>RM-16-PK – 23 feet (top plate) and 32 feet (highest ridgeline or parapet) maximum  | CG – up to 55 feet<br><br>RM-16-PK – not enough information to determine compliance   |
| <b>Open Space and Garden</b>   |   |
| <i>Requirement</i>   | <i>Proposed</i>   |
| CG – 30 percent of net floor area (minimum)<br><br>RM-16-PK<br>Main Garden Rectangle – 19 percent of the lot area (minimum) or 1,601 square feet (approximately)<br>Total Garden – 35 percent of the lot area (minimum) or 2,949 square feet (approximately)             | Not enough information to determine compliance  |
| <b>Courtyard</b>   |   |
| <i>Requirement</i>   | <i>Proposed</i>   |
| CG – Ground-floor landscaped courtyard that shall be a minimum of 20 feet in any direction   | Two ground-floor courtyards exceeding a minimum of 20 feet by 20 feet   |
| <b>Vehicle Parking</b>   |   |
| <i>Requirement</i>   | <i>Proposed</i>   |
| Transit-Oriented Development (TOD)<br><650 sf units – 1 space per unit (no more or less)<br>≥ 650 sf units – 1.5 to 1.75 spaces per unit (minimum/maximum)<br>Guest – 1 space per 10 units<br><br>58 units (all ≥ 650 sf)<br>93 spaces (minimum) to 122 spaces (maximum) | 87 spaces subterranean (does not comply)  |
| <b>Bicycle Parking</b>   |   |
| 1 space for every 6 units (all Class 1; garages or accessible indoor areas count)<br>Minimum 10 bicycle spaces   | 10 enclosed spaces in garage  |