

Description	Building A	Building B	Building C	Drawing #
Top of Elevator	844'-2"	855'-8"	855'-8"	A-202
6th Tier	840'-0"	840'-0"	840'-0"	A-202
Ground	782'-6"	805'-6"	817'-0"	A-202
Street	835'-0"	831'-0"	831'-0"	C-3.0 & C-3.2
House Pads	840'-0"	862'-0"	862'-0"	C-3.0 & C-3.2
TOE above Ground	61'-8"	50'-2"	38'-2"	26'-8"
TOE above Street	9'-2"	24'-8"	24'-8"	15'-2"
TOE above House Pads	4'-2"	(6'-4")	(6'-4")	(24'-4")
6th Tier above Ground	57'-6"	34'-6"	23'-0"	11'-6"
6th Tier above Street	5'-0"	9'-0"	9'-0"	0'-0"
6th Tier above House Pads	0'-0"	(22'-0")	(22'-0")	(40'-0")
RPD Zone height Restriction of 35'-0" (Walnut Muni. Code, § 25-89.1(b)(4)(g).)				
Elevator roof structures may exceed height restriction. (Walnut Muni. Code, § 25-11.)				
Technically Building A exceeds the Muni. Code's height restriction.				
Arguable that height restriction is meant to be in relation to surrounding uses. If this is accepted, then all of the parking structure is compliant in comparison to the adjacent house pads.				
Parking Space & Driveway Requirements				
Minimum parking stall dimensions of 10'-0" by 20'-0". (Walnut Muni. Code, § 25-202(a)(2).)				
Sheet # AG704 shows stalls to be 8'-6" by 19'-0".				
Stalls are not compliant.				
Minimum parking driveway dimensions of 10'-0" for one-way and 20'-0" for two-way traffic. (Walnut Muni. Code, § 25-202(c)(1)(b)(2).)				
Sheet # AG101A shows the driveway width to be 25'-0".				
Driveways are compliant.				
Minimum parking densities are:				
1 parking space per 3 students. (Walnut Muni. Code, § 25-201(d)(8).)				
1 parking space per 2 employees. (<i>Ibid.</i>)				
Landscaping Requirements Per Site Plan & Architectural Review				
All structure walls should have relief (variance in vertical and horizontal planes) to create an interesting blend with landscaping, building and the casting of shadows. (<i>Id.</i> , § 25-248(c).)				
Landscaping should be used to assist the screening of service, loading and parking areas from public right-of-way and adjacent properties. (<i>Id.</i> , § 25-248(k).)				
Landscaping should promote proper vehicular and pedestrian circulation, creating a safe and pleasant environment. (<i>Id.</i> , § 25-248(l).)				
Landscaping should take into consideration local topographic and climate restrictions and proper irrigation, drainage and maintenance. (<i>Id.</i> , § 25-248(m).)				
Landscaping should be reasonably compatible with the character of adjacent landscaping, provided that the existing adjacent landscaping meets the above standards. (<i>Id.</i> , § 25-248(n).)				
(Additional requirements for approval are set forth in § 25-248.)				