

**TABLE VI-1  
ALTERNATIVES LAND USE SUMMARY**

Alternative/Project	COMMERCIAL		RESIDENTIAL			Overall FAR
	Commercial/ Retail/Rest. (sq. ft.)	Movie Theater	New Apts.	Hotel (rooms)	Glendon Manor Apts. (d.u.)	
<b>Palazzo Westwood Project</b>	115,000 <sup>(a)</sup>	0	350	0	0	2.85:1
1. No Project (same as Existing)	0 <sup>(b)</sup>	652	0	0	42	0.21:1
2. No Specific Plan Amendment and Mixed Use	182,700 <sup>(c)</sup>	652	231	0	0	2.85:1
3. Retain Glendon Manor as Hotel w / Mixed Use	103,000 <sup>(d)</sup>	0	328	42	0	2.79:1
4. Hotel Tower	215,119 <sup>(e)</sup>	652	0	350	0	2.85:1
5. Retail and Entertainment	245,000 <sup>(f)</sup>	3,400	164	0	0	2.08:1 <sup>(g)</sup>
<p><sup>(a)</sup> Total commercial area includes 61,000 sf of retail and 54,000 sf of supermarket uses. 350 residential units account for 413,490 sf. Total floor area is 528,490 sf</p> <p><sup>(b)</sup> Since the time of the NOP 29,400 sf of commercial space has been demolished. Uses analyzed in this alternative include 12,000 sf of movie theater and 42 residential units within 27,040 sf. Total floor area is 39,040 sf</p> <p><sup>(c)</sup> Total commercial area includes 157,700 sf of retail, 25,000 sf of restaurant. Additional uses include 17,755 sf of movie theater. 231 residential units account for 319,035 sf with an additional 9,000 sf of public area. Total floor area is 528,490 sf.</p> <p><sup>(d)</sup> Total commercial area includes 88,000 sf of retail, 15,000 sf of restaurant. 328 residential units account for 379,265 sf with an additional 8,068 sf of public area. The 27,040 sf Glendon Manor will be remodeled for hotel uses. Total floor area is 517,373 sf.</p> <p><sup>(e)</sup> Alternative Four is based upon the Nansay Hotel proposal, with some modifications, as explained in the analysis. Total commercial area includes 130,000 sf of retail, 60,000 sf of supermarket, 17,755 sf of movie theater and 25,119 sf of restaurant uses. Including the 295,616 sf hotel, total site development is 528,490 sf.</p> <p><sup>(f)</sup> Alternative Five represents the Village Center Westwood Project. Total commercial area includes 219,000 sf of retail, 26,000 sf of restaurant uses and 75,000 sf of theater uses. 164 residential units account for 132,000 sf of development. Additional uses include 17,250 sf of public areas. Total site development totals 469,250 sf.</p> <p><sup>(g)</sup> The Village Center Westwood Project included the vacation of Glendon Avenue increasing the total site area to 225,546 sf compared to a site area of 185,119 sf for the Proposed Project. Therefore, the Alternative's FAR is either 2.08:1 when including the vacated area, or 2.53:1 when compared to the site area of the Proposed Project.</p>						