

Table 1: Project Summary Table of Development Standards

Zoning Designations	
CG (Commercial General) zoning district	
General Plan Land Use Designation	
Low Commercial (0.0-1.0 FAR)	
Lot Size	
27,098 sf	
Floor Area Ratio (FAR)	
<i>Maximum Permitted</i>	<i>Proposed</i>
0.8 (21,678 sf)	1.74 (47,193 sf)*
Parking Requirements	
<i>Required for SRO</i>	<i>Proposed</i>
1 space per 4 units; plus 2 spaces for resident manager Required = 18 spaces	None**
<i>Required for Charitable Institution land use</i>	<i>Proposed</i>
As specified by Conditional Use Permit	16
Building Height	
<i>Maximum Permitted</i>	<i>Proposed</i>
45'	55.5'***
Setback Requirements	
<i>Required</i>	<i>Proposed</i>
Front: Specified by Conditional Use Permit	14'2"
Corner Side: Specified by Conditional Use Permit	13'1" to 25'8"
Interior Side: 15'	26'
Rear: none required	17'
SRO Unit Size	
<i>Required</i>	<i>Proposed</i>
150 sf minimum to 220 sf maximum	297 sf to 336 sf ***
Community Area Requirement	
<i>Required</i>	<i>Proposed</i>
680 sf	1,642 sf

*A density bonus is required to achieve proposed FAR.

** A density bonus incentive is required to achieve proposed height and parking

*** City Council-approved SRO amendment would allow a maximum of 375 sf.