

ATTACHMENT B

PROJECT SUMMARY TABLE OF DEVELOPMENT STANDARDS

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Project Description	
Mixed-Use Project with 70 dwelling units (69 Supportive Housing and one manager's unit) and 2,200 square feet of ground floor commercial space.	
Zoning Designation	
FGSP-C-3a (Fair Oaks Orange Grove Specific Plan, Limited Commercial District 3, Subdistrict "a".)	
General Plan Land Use Designation	
Medium Mixed Use (0.0-2.25 FAR, 0-87 du/acre)	
Site Size	
48,462 square feet (1.11 acres)	
Floor Area Ratio (FAR)	
<i>Maximum Permitted</i>	<i>Proposed</i>
2.25 (109,040 square feet)	1.48 (71,600 square feet)
Parking Requirements	
<i>Required</i>	<i>Proposed</i>
None for dwelling units, per State Density Bonus for 100% affordable projects (excluding manager's unit(s)). Commercial Space: <ul style="list-style-type: none"> • Office/ Personal Services/Retail: 7 • Office (Medical): 9 • Restaurant/ Restaurant, Fast Food: 22 plus the adjacent outdoor area if included. 	17 for residents 20 for commercial space (37 Total)
Bike Parking Requirements	
<i>Required</i>	<i>Proposed</i>
One Class 1 parking stall per six units = 12	Cannot be determined
Building Height	
<i>Maximum Permitted</i>	<i>Proposed</i>
36 feet (measured to top plate) + three additional stories (or 33 feet) , per State Density Bonus for 100% affordable projects (excluding manager's unit(s))	Approximately 36 feet, but additional information required.
Setback Requirements	
<i>Required</i>	<i>Proposed</i>
Front (Orange Grove): Minimum five-foot setback required for non-residential portion and minimum ten-foot setback required for residential portion	Approximately five feet and 10 feet, but additional information required.
Corner Side (Fair Oaks): Minimum five-foot setback required	Approximately six feet, but additional information required.
Interior Side (east property line): Minimum five-foot setback for a minimum distance of 40 feet from the front setback line	Approximately seven feet, but additional information required.
Rear (north property line): Minimum five-foot setback required	Approximately 10 feet, but additional information required.
Open Space Requirement	
<i>Required</i>	<i>Proposed</i>
150 square feet of open space per unit = 10.500 square feet	12,000 square feet