

## ATTACHMENT J

### TRANSFER OF DEVELOPMENT RIGHTS FOR SENIOR LIFE/CARE FACILITY:

#### Development Allocation

Each parcel in the West Gateway Specific Plan is allowed to build 17,500 square feet of new non-residential development for each acre of land area. Existing units or nonresidential square footage that is demolished can be replaced on a one-for-one basis.

The proposed Life/Care facility exceeds the development allocation of 17,500 square feet per acre; therefore, the applicant is proposing the transfer of development rights from parcels on the same block. The Life/Care facility proposes 200 senior independent-living units on a 5.737 acre project site. Given the site's acreage and the Specific Plan's 17,500 square foot development allocation, the site only allows for 100,404 square feet of non-residential square footage.

In addition to the 100,404 square foot credit mentioned above, the proposed project also uses 17 units from the Specific Plan's allocation of residential units – which amounts to 43,560 square feet. (The General Plan allocates a certain number of net, new units that can be developed within in each specific plan area. In this instance, the General Plan allocated 75 units to the West Gateway Specific Plan. Of those 75 units the applicant is proposing to withdraw 17 units.) Since the other units of measurement in Table 1 (below) are in square footage, these 17 units were converted to square footage. This number was derived by totaling the square footage of 17 average-sized units.

Beyond the 17,500 square feet/acre and the 17 units from the Specific Plan, the applicant also receives credit for demolishing 96,950 square feet. Therefore, the applicant receives a 240,914 square foot credit of development allocation. The proposed development, however, is 449,980 square feet. See the table below for a summary.

Table 1  
*Summary of Development Allocation Needs*

	Parcel 1	Parcel 2	Total
Credits			
Demolition	73,310	23,640	96,950
Acreage x 17,500 sq ft	48,007	52,397	100,404
17 Units in WGSP	43,560	0	43,560
Sub Total	164,877	76,037	240,914
Sq Ft of Proposed Building			

	338,917	111,063	449,980
Development Allocation Required	174,040	35,026	209,066

**Transfer of Development Rights**

The West Gateway Specific Plan allows one landowner to administratively transfer the development allocation or “rights” to another landowner. Sites do not need to be contiguous, but both owners must agree to the transfer, and a covenant must be recorded on both properties. As part of the master planning for the project and in conformance with the goals of the WGSP, the applicant is proposing to transfer 209,066 square feet from other properties in their ownership and from Maranatha High School to fill the gap between what the subject site can develop and the square footage of the proposed building. Below is a table listing the donor sites, how many net new square feet each site can build, how many net new square feet is being transferred, and how many potential net new square feet is being retained at the donor site.

Table 2

*Summary of Transfer*

Name	Address	Allowable Net, New SF	SF Transferred	SF Retained
Mayfair Mansion	5713-013-020	7,236	7,236	
Manor Del Mar	5713-027-041	5,086	5,086	
Grove Terrace				
Classrooms	5713-027-043	17,784	17,784	
Grove Walk / Stream	5713-027-043	13,489	4,919	8,570
Terrace Walk	5713-013-020	2,578	2,578	
Rose Garden	5731-027-041	7,104	7,104	
Fowler Garden	5713-013-020	11,829	11,829	
Italian Garden	5713-012-015	10,148	10,148	
Terrace Villa	5713-013-020	5,720	4,333	1,387
Maranatha HS	5713-014-024, 5713-027-031	125,341	107,841	17,500
Great Lawn	5713-013-020	30,761	30,207	554
		237,076	209,065	28,011

**Conclusion**

The 11 donor sites have sufficient capacity to transfer the needed development intensity to construct the proposed life/care facility at the proposed square footage.