

ATTACHMENT B

Project Summary Table of Development Standards

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Zoning Designations	
PD-5 (Alessandro Place/Fair Oaks)	
General Plan Land Use Designation	
Medium Mixed Use (0.0-2.25 FAR)	
Site Size	
88,429 s.f. (2.03 acres)	
Floor Area Ratio (FAR)	
<i>Maximum Permitted</i>	<i>Proposed</i>
N/A	1.39 (122,300 s.f.)
Parking Requirements	
<i>Required</i>	<i>Proposed</i>
Total = 192-216 spaces 4:1,000 sf 10%-20% Reduction for non-residential non Admin Office per TOD	192 spaces
Height	
<i>Maximum Building Height</i>	<i>Proposed</i>
50'	52'
<i>Maximum Parking Structure Height</i>	<i>Proposed</i>
2 stories above grade	5 stories above grade
Setback Requirements	
<i>Required</i>	<i>Proposed</i>
Alessandro Pl: Minimum 20'	4'
Hurlbut St: Minimum 20'	20'
Side/rear: Minimum 10 feet	5'
Land Use Restriction	
<i>Required</i>	<i>Proposed</i>
Site area adjacent to Hurlbut St restricted to surface parking	Medical office building