

**Attachment B:**  
**Project Summary Table of**  
**Development Standards**

| <b>PROJECT SUMMARY</b>   |   |
|--|---|
| <b>Zoning Designation:</b> CD-6 (Central District, Arroyo Corridor/ Fair Oaks subdistrict)   |   |
| <b>General Plan Designation:</b> High Mixed Use (0.0-3.0 FAR, 0-87 DU/Acre)  |   |
| <b>Proposed Development Standards</b>  | <b>Code Requirement</b>   |
| <b>Floor Area Ratio (FAR):</b>   |   |
| 2.98   | Zoning Code: 1.5<br>General Plan: 0.0-3.0                           |
| <b>Height:</b>   |   |
| 90 feet  | 50 feet   |
| <b>Density:</b>  |   |
| N/A  | Zoning Code: 48 DU/Acre<br>General Plan: 0-87 DU/Acre               |
| <b>Setbacks:</b>   |   |
| Bellevue Drive: 0'   | 0'-5'   |
| Arroyo Parkway: 0'-30'   | 0'-5'   |
| California Blvd: 0'-10'  | 0'-5'   |
| <b>Parking:</b>  |   |
| Total Number provided: TBD   | 761-850 spaces, plus parking specified for the Residential Care use |
| Medical Office   | 4 spaces for every 1,000 sf   |
| General Residential Care   | Specified via CUP   |
| Commercial*  | 3 spaces for every 1,000 sf*  |
| Food Sales (Whole Foods)   | 4 spaces for every 1,000 sf   |
|  | 25%-35% reduction for admin. office                                 |
|  | 10%-20% reduction for non-residential non admin. Office             |
| *Based on commercial uses, not including medical office or restaurant uses. Applicant to provide specific mix of land uses in future submittals to determine accurate number of required parking spaces. |   |