

**ATTACHMENT C  
PROJECT SUMMARY TABLE OF DEVELOPMENT STANDARDS**

<b>Zoning Designation</b>	
CG (Commercial, General)	
<b>General Plan Land Use Designation</b>	
Low Commercial (0.0-1.0 FAR)	
<b>Site Size</b>	
39,267 square feet	
<b>Floor Area Ratio (FAR)</b>	
<i>Maximum Permitted</i>	<i>Proposed</i>
0.80 (31,413 square feet)	1.06 (41,756 square feet)
<b>Building Height</b>	
<i>Maximum Permitted</i>	<i>Proposed</i>
45 feet	45 feet
<b>Setback Requirements</b>	
<i>Required</i>	<i>Proposed</i>
E. Walnut Street (front): Five feet minimum	Five feet
Northern property line (rear): 15 feet minimum	86'-10"
All other property lines (side): No setback required	7'-10"
<b>Single Occupancy Room Projects</b>	
<i>Common Space</i>	<i>Proposed</i>
10 square feet per unit or 250 square feet, whichever is greater	2,884 square feet
<b>Parking Requirements</b>	
<i>Required</i>	<i>Proposed</i>
Single-Room Occupancy (Affordable): One parking space for every four single-room occupancy units, plus two spaces for the resident manager. 30 affordable units: eight parking spaces	60 parking spaces
Single-Room Occupancy (Market Rate): One parking space for every one single-room occupancy unit, plus two spaces for the resident manager. 50 market-rate units and one resident manager: 52 parking spaces	
<b>Bicycle Parking Requirements</b>	
<i>Required</i>	<i>Proposed</i>
One Class 1 (e.g. indoor) parking stall per six units = 14	Ten Class 1 facilities and four Class 2 (e.g. outdoor) facilities