

**Development Standards:** The following table includes the development standards for the Community Commercial zoning district relative to the proposed assisted living project at 3720 Capitola Road.

Development Standards		
<b>Building Height</b>		
<b>CC regulation</b>	<b>Proposed</b>	
40 feet – Up to 50 feet with Community Benefit	53 feet <b>(Not in compliance)</b>	
<b>Floor Area Ratio</b>		
<b>C-C Regulation</b>	<b>Proposed</b>	
1.0 – Up to 2.0 with a Community Benefit	1.65	
<b>Setbacks</b>		
	<b>C-C Regulation</b>	<b>Proposed</b>
Front	<p><u>Buildings</u> shall be set back from the front and <u>street</u> side property line so that:</p> <ol style="list-style-type: none"> <li>The <u>building</u> is at least fifteen feet from the curb or <u>street</u> edge;</li> <li><u>Building</u> placement allows for a minimum ten-foot sidewalk along the property <u>frontage</u>.</li> </ol>	Building is 15 feet from curb.
Street Side		Building placement allows a ten-foot sidewalk along property frontage
Rear	15 feet from curb	20 feet
Interior Side	0 ft. unless <u>adjacent</u> to a residential zoning district (see Section <u>17.24.030</u> (E))	5 feet
<b>Landscaping</b>		
<b>Required</b>	<b>Proposed</b>	
5% and <i>Where a commercial or industrial zoning district abuts a residential zoning district a landscaped planting area, extending a minimum of ten feet from the property line, shall be provided along all residential property lines. A tree screen shall be planted in this area with trees planted at a minimum interval of fifteen feet</i>	A ten-foot-deep landscape strip must be included at the rear property line. A tree screen with trees planted at a minimum interval of 15 feet must be planted along the rear property.	

<b>Parking</b>		
<b>Residential Care Facility for the Elderly</b> .5 spaces per bed plus 1 space per 300 sq. ft. of office and other non-residential areas	<b>Required</b>	<b>Proposed</b>
	<u>54</u> spaces total <u>49</u> Residents (97 beds x 0.5) <u>5</u> Office Space	<u>33</u> spaces total <u>0</u> covered <u>32</u> uncovered <b>Does Not Comply – Requires parking study</b>
<b>Electric Vehicle Parking</b>		
	<b>Required</b>	<b>Proposed</b>
25 – 49 Parking Spaces requires 1 EV Space.	<u>5</u> EV Spaces	TBD
<b>Bicycle Parking</b>		
Multifamily Dwellings and Group Housing: <ul style="list-style-type: none"> <li>• <b>Short-Term spaces:</b> 10% of required automobile spaces, minimum 4 spaces</li> <li>• <b>Long-Term spaces:</b> 1 per unit</li> </ul>	<b>Required</b>	<b>Proposed</b>
	<u>98</u> Spaces Total <u>5</u> Short-Term Spaces <u>93</u> Long-Term Spaces	<b>Does not comply – Pending Parking Study</b>