

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		
Building Height		
CC regulation	Proposed	
40 feet – Up to 50 feet with Community Benefit	53 feet (Not in compliance)	
Floor Area Ratio		
C-C Regulation	Proposed	
1.0 – Up to 1.5 with a Community Benefit	1.5	
Setbacks		
	C-C Regulation	Proposed
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"> The <u>building</u> is at least fifteen feet from the curb or <u>street</u> edge; <u>Building</u> placement allows for a minimum ten-foot sidewalk along the property <u>frontage</u>. 	Building is 15 feet from curb.
Street Side		To be determined
Rear	0 ft. unless <u>adjacent</u> to a residential zoning district (see Section <u>17.24.030(E)</u>)	85 feet
Interior Side	0 ft. unless <u>adjacent</u> to a residential zoning district (see Section <u>17.24.030(E)</u>)	0 feet
Landscaping		
Required	Proposed	
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>	Does not comply. 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.	

Parking		
Residential Care Facility for the Elderly .5 spaces per bed plus 1 space per 300 sq. ft. of office and other non-residential areas	Required	Proposed
	<u>33</u> spaces total <u>28</u> Residents (56 beds x 0.5) <u>5</u> Office Space	<u>32</u> spaces total <u>0</u> covered <u>32</u> uncovered Does Not Comply
Electric Vehicle Parking		
	Required	Proposed
25 – 49 Parking Spaces requires 1 EV Space.	<u>1</u> EV Space	1 EV Space
Bicycle Parking		
Multifamily Dwellings and Group Housing: <ul style="list-style-type: none"> • Short-Term spaces: 10% of required automobile spaces, minimum 4 spaces • Long-Term spaces: 1 per unit 	Required	Proposed
	<u>59</u> Spaces Total <u>4</u> Short-Term Spaces <u>55</u> Long-Term Spaces	Requesting a waiver