

**Compliance with Local Coastal Program-Implementation Plan and California Government Code 65915**

| <b>Development Standard</b> | <b>Project Proposal</b>                                                              | <b>LCP Requirement*</b>                      |
|-----------------------------|--------------------------------------------------------------------------------------|----------------------------------------------|
| Height                      | 49.9 feet maximum                                                                    | 30 feet maximum                              |
| Number of Stories           | Four                                                                                 | Three maximum                                |
| Buildable Floor Areas       | 96,217 sq. ft.                                                                       | 74,033 sq. ft. maximum                       |
| Setbacks:                   |                                                                                      |                                              |
| Front                       | 5 feet                                                                               | 5 feet minimum                               |
| Rear                        | 5 feet                                                                               | 5 feet minimum                               |
| Side                        | 2 feet                                                                               | 10 feet minimum**                            |
| Parking                     | 114 standard spaces<br>13 compact spaces<br>7 motorcycle spaces<br>27 bicycle spaces | 103 spaces minimum per State Gov. Code 65915 |
| Open Space                  | 20,444 sq. ft.                                                                       | 17,380 sq. ft. minimum                       |

\*The proposed height, number of stories, and buildable floor area (BFA) exceed standard development standards in the LCP that would apply in the absence of waivers and concessions prescribed by State density bonus law.

\*\* The sole component of the proposed project that is within the required 10-foot side yard setback is a proposed electrical transformer; that location within the setback is allowed pursuant to State density bonus law.