

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

Development Standard	Project Proposal	LCP Requirement*
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 13 compact spaces 7 motorcycle spaces 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.