

APARTMENTS

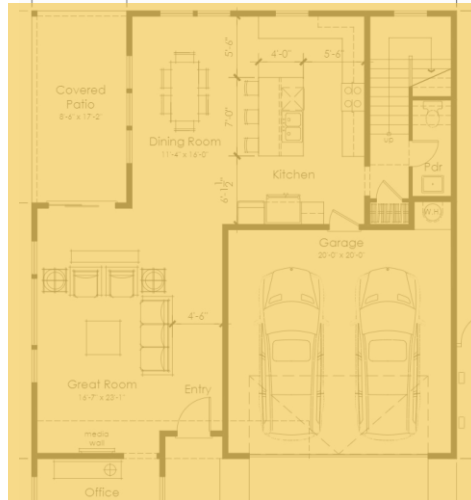


- 285-Unit Apartments
 - 183 1BR Units
 - 102 2BR Units
- 5-stories
- Amenities
 - Pool
 - Fitness Center
 - Club Room
 - Roof Deck



SITE INFORMATION		
Zoning	RM-1800 (PD)	
General Plan	RH - High Density Residential (<50 DU/Acre)	
Parcel Size	6.37 acres (277,503 Square Feet)	
Apartments	5 Stories, 316,460 Square Feet 285 Units (183 One-Bedroom Units and 102 Two-Bedroom Units)	
	ZONING DISTRICT STANDARD	PLANNED DEVELOPMENT PROPOSED
Height	50' + 6' for parapets and 10' for elevator towers, covered stair access, rooftop amenities, etc.	Average Roof: 53 Parapet: 58" Elevator Penthouse: 63'
Density	50 DU/Acre Maximum	44.7 DU/Acre
Auto Parking	504 Spaces Required <ul style="list-style-type: none"> • 433 Residential Spaces • 71 Guest Spaces 	435 Total Parking Spaces (1.5 spaces/unit) <ul style="list-style-type: none"> • 405 Garage Spaces • 30 Street Parking Spaces <p><i>TDM plan includes shuttle and other measures with daily trip reduction goal of 10% and peak-hour reduction goal of 20%</i></p>
Bicycle Parking	25 Spaces (5% of required parking)	132 Spaces (124 Indoor Racks and 8 Outdoor Racks)
Open Space	57,000 Square Feet (200 Square Feet/Unit) <i>Dimensions:</i> <i>Patios - 120 Square Feet Minimum</i> <i>Balconies - 60 Square Feet (Minimum Dimension of 6')</i>	40,526 Square Feet (142 Square Feet/Unit) <i>Dimensions:</i> <i>Patios and Balconies are 35 to 60 Square Feet (5'x7' and 5'x12')</i>
Private Storage	250 Feet ³ /Unit	58 Storage Lockers Available
Lot Coverage	70% Maximum	34.4%
Landscape %	27,750 Square Feet (10% site area)	35,006 Square Feet (12.6% site area)
Setbacks	Front: 15' Sides: Min 6'; Avg 10' Corner Side: 15' Rear: 15 feet *100-foot shoreline setback	Front (Pescador Point Drive): 60'-4" Side: 106'-2" Corner Side (Monarch Bay Drive): 18'-8" Rear: 102'-3" *Project meets 100-foot shoreline setback

SINGLE-FAMILY/TOWNHOMES



- 144 Detached Single-Family Homes

- 2-3 Story
- 3+ Bedrooms
- 2-car garage

- 62 Attached Townhomes

- 3-Story
- 3-4 bedrooms
- 2-car garage



SITE INFORMATION

Zoning	RM-2000(PD)
General Plan	RM - Medium Density Residential (22 DU/Acre Maximum)
Parcel Size	~16 acres (696,960 Square Feet) ‡
Single-Family Units	144 Three-Bedroom Units ~2,150 to 2,950 Square Feet/Unit
Townhome Units	62 Units (Three- to Four-Bedroom Units) ~1,800 to 2,200 Square Feet/Unit
Density	12.625 DU/Acre ‡

	ZONING DISTRICT STANDARD	PLANNED DEVELOPMENT PROPOSED
Single-Family Homes		
Lot Width	100'/120' (Corner Lot)	40' Min.
Lot Area	10,000 Square Feet/12,000 Square Feet (Corner Lots)	2,000 Square Feet Min.
Height	50'	28' to 37'
Stories	3 Stories Maximum	2-3 Stories
Auto Parking	288 Spaces (2 Covered Spaces/Unit)	288 Spaces (2 Covered Spaces/Unit)
Setbacks	Front: 15' Interior Sides: Min 6'; Avg 10' Corner Side: 15' Rear: 15 feet	Front: 4' minimum, 5' to garages Side(s): 3'-6" Min (7' between homes) Corner Rear: 5' Min. with typical yard spaces of 10' x 20
Townhomes		
Height	50'	Average Roof: 31' Parapet: ~38" Elevator Penthouse: ~45'
Stories	3 Stories Maximum	3 Stories with Optional Roof Deck
Auto Parking	171 Spaces <i>(3+ Bdr) 2.0 Covered Spaces + 0.5 Uncovered Spaces + 0.25 Guest Spaces per Unit</i>	199 Total Parking Spaces (124 garage spaces, 15 guest parking spaces, and 60 on-street spaces - shared with the single-family) <i>*459 total parking spaces are required for the development</i>
Open Space	12,400 Square Feet (200 Square Feet/Unit) <i>Dimensions: Patios - 120 Square Feet Minimum Balconies - 60 Square Feet (Minimum Dimension of 6')</i>	Varies by plan type - No Minimum <i>Dimensions: Patios and Balconies - 50 - 90 Square Feet with varying dimensions. Optional Rooftop Decks are ~250-300 Square Feet</i>
Private Storage	250 Feet ³ /Unit	Varies by plan type - No Minimum

‡ Calculation includes both single-family homes and townhomes

COMMERCIAL DEVELOPMENTS



HOTEL



RESTAURANT/BANQUET



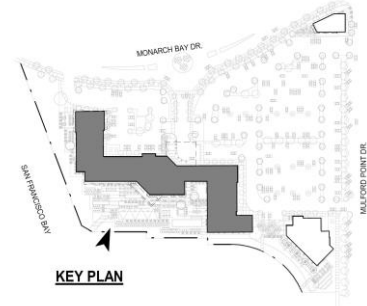
MARKET/CAFÉ/RETAIL



HOTEL



- 210-Room Hotel
- 5-stories
- Amenities:
 - restaurant
 - bar
 - dining buffet
 - meeting rooms
 - fitness center
 - business center
 - swimming pool
 - outdoor space
 - roof deck



SITE INFORMATION

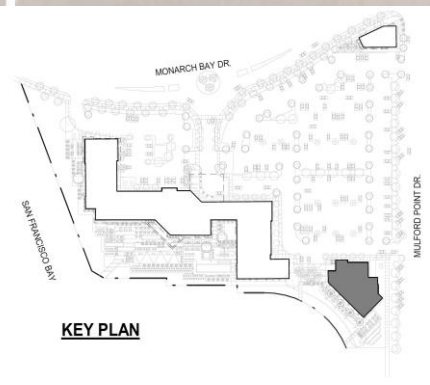
Zoning	CC(PD), Community Commercial (Planned Development)	
General Plan	CG, General Commercial	
Parcel Size	5.85 acres (254,753sf)	
Hotel	5 Stories, 156,934 Square Feet 210 Rooms (125 short-term and 84 long-term)	
	ZONING DISTRICT STANDARD	PLANNED DEVELOPMENT/PROPOSED
Height	50' + 6' for parapets and 10' for elevator towers, covered stair access, rooftop amenities, etc.	Average Roof: 56.25' Parapet: 61' Elevator Penthouse: 66.25'
Auto Parking	272 Spaces <ul style="list-style-type: none"> ○ 231 Spaces for Guest Rooms ○ 41 Spaces for Restaurant 	455 Total Parking Spaces*† * 434 total parking spaces are required for the hotel, restaurant/banquet space, and market/café/retail space. † Includes spaces in the overflow west parking lot.
Bicycle Parking	23 Spaces (5% of required parking)‡	25 Spaces‡
Loading Space	3 Spaces‡	2 Spaces (1 for Hotel and 1 for Restaurant/Banquet)‡
FAR	1.0 Maximum	0.62
Lot Coverage	50% Maximum	14.5%
Landscape %	30,302 Square Feet (10% site area)‡	79,848 Square Feet (26% site area)‡
Setbacks	Front: 10' Interior Side: 0' Corner Side: 10' Rear: 0' *100-foot shoreline setback	Front (Monarch Bay Drive): 55.16' Interior Side: 38.25' Corner Side (Mulford Point Drive): 266.75' Rear: 14.5' *Project meets 100-foot shoreline setback

‡ Calculation is for all three projects (hotel, restaurant/banquet space, and market/café/retail space)

RESTAURANT/BANQUET



- Restaurant
- Banquet Facility & Event Space
- ~15,000 SF
- Two-story
- Roof deck
- Outdoor Dining



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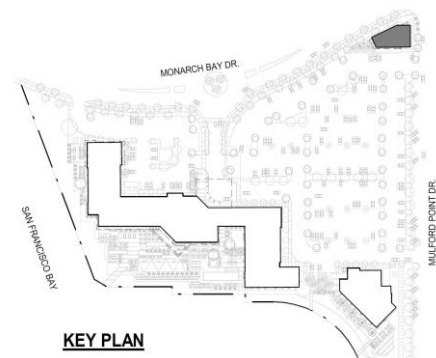
Zoning	CC(PD), Community Commercial (Planned Development)	
General Plan	CG, General Commercial	
Parcel Size	0.96 acres (41,7076sf)	
Restaurant/ Banquet	2 Stories, 16,624 Square Feet 1 Restaurant Space, 1 Banquet/Event Space, Roof Deck, Outdoor Seating, and Publicly Accessible Outdoor Space	
	ZONING DISTRICT STANDARD	PLANNED DEVELOPMENT/PROPOSED
Height	50' + 6' for parapets and 10' for elevator towers, covered stair access, rooftop amenities, etc.	Average Roof: 32' Parapet: 36' Elevator Penthouse: 42'
Auto Parking	148 Spaces <ul style="list-style-type: none"> o 98 spaces for banquet space o 50 spaces for restaurant 	455 Total Parking Spaces*† * 434 total parking spaces are required for the hotel, restaurant/banquet space, and market/café/retail space. † Includes spaces in the overflow west parking lot.
Bicycle Parking	23 Spaces (5% of required parking)‡	25 Spaces‡
Loading Space	3 Spaces‡	2 Spaces (1 for Hotel and 1 for Restaurant/Banquet)‡
FAR	1.0 Maximum	0.39
Lot Coverage	50% Maximum	22%
Landscape %	30,302 Square Feet (10% site area)‡	79,848 Square Feet (26% site area)‡
Setbacks	Front: 10' Interior Sides: 0' Rear: 0' *100-foot shoreline setback	Front (Mulford Point Drive): 43.75' Interior Sides: ~19' and 15.5' Rear: 57.5' *Project meets 100-foot shoreline setback

‡ Calculation is for all three projects (hotel, restaurant/banquet space, and market/café/retail space)

MARKET/CAFÉ/RETAIL



- Flexible Commercial Space
- Market/Café/Retail
- 2,500 Square Feet
- One-Story
- Outdoor Dining Space



SITE INFORMATION

Zoning	CC(PD), Community Commercial (Planned Development)	
General Plan	CG, General Commercial	
Parcel Size	0.23 acres (9,920 Square Feet)	
Café/Market/Retail Space	1 Stories, 2,500 Square Feet 1 Flex Retail Space and Publicly Accessible Outdoor Space (Outdoor Seating)	
	ZONING DISTRICT STANDARD	PLANNED DEVELOPMENT/PROPOSED
Height	50' + 6' for parapets and 10' for elevator towers, covered stair access, rooftop amenities, etc.	Average Roof: 16' Parapet: 19.5'
Auto Parking	13 Spaces	455 Total Parking Spaces*† * 434 total parking spaces are required for the hotel, restaurant/banquet space, and market/café/retail space. † Includes spaces in the overflow west parking lot.
Bicycle Parking	23 Spaces (5% of required parking)‡	25 Spaces‡
Loading Space	3 Spaces‡	2 Spaces (1 for Hotel and 1 for Restaurant/Banquet)‡
FAR	1.0 Maximum	0.26
Lot Coverage	50% Maximum	25%
Landscape %	30,302 Square Feet (10% site area)‡	79,848 Square Feet (26% site area)‡
Setbacks	Front: 10' Interior Side: 0' Corner Side: 10' Rear: 0' *100-foot shoreline setback	Front (Monarch Bay Drive): ~12' Interior Side: 70' Corner Side (Mulford Point Drive): ~14' Rear: 25.3' *Project meets 100-foot shoreline setback