

## ATTACHMENT 1 – EXHIBIT 4

### Zoning Consistency Analysis

#### Ritz-Carlton Bacara Beach House Replacement Project

This page intentionally left blank.

**EXHIBIT 4**

**ZONING CONSISTENCY ANALYSIS FOR  
RITZ-CARLTON, BACARA, BEACH HOUSE REPLACEMENT AND REMOVAL  
PROJECT**

Zoning Requirements	Proposed Project	Consistency
<b>Front Yard Setback:</b> Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way of any street.	Proposed Restroom Building: Distance from Hollister Avenue Centerline: 485 feet Right-of-way: 465 feet	Yes
<b>Side and Rear Yard Setback:</b>  Side and Rear: Twenty (20) feet.	Proposed Restroom Building: Side: 763 feet Rear: 220 feet	Yes
<b>Distance Required Between Buildings on the Same Building Site:</b> In addition, no building or structure shall be located within fifty (50) feet of a lot zoned residential.	Distance to nearest residential: 1,250 feet	Yes
<b>Open Space/ Building Coverage:</b> A minimum of 40 percent of the net area of the lot(s) shall be retained in public and/or common open space.  For developments surrounded by areas zoned residential, not more than one-third (1/3) of the gross-area of the lot(s) shall be covered by buildings and structures.	Open Space: >40% The project proposes an increase in open space as existing development on site is reduced. Therefore, the project is consistent with the existing Development Plan for the hotel.	Yes

<b>Height limit:</b> Thirty-five (35) feet. In addition, for development surrounded by areas zoned residential, no building or structure shall exceed two (2) stories.	Proposed Restroom Building: 13 ½ Feet	Yes
<b>Landscaping</b> Landscaping shall be installed and maintained in accordance with the approved Final Development Plan. Along each side or rear yard abutting a residential district, an adequate buffer consisting of fencing, walls, plant materials, or any combination thereof shall be installed and maintained to protect adjacent residents from impacts of noise or lighting and to provide separation between residential and commercial uses. Such buffer shall be included in the Preliminary and Final Development Plan.	The project will provide the required landscaping and the site is not adjacent to residential uses or district.	The project is consistent with this upon compliance with the conditions of project approval.
<b>Required Parking:</b> 50 existing public parking spaces for coastal access as required by the existing approved Hotel Development Plan Conditions of Approval	No change to the existing parking is proposed	Yes