

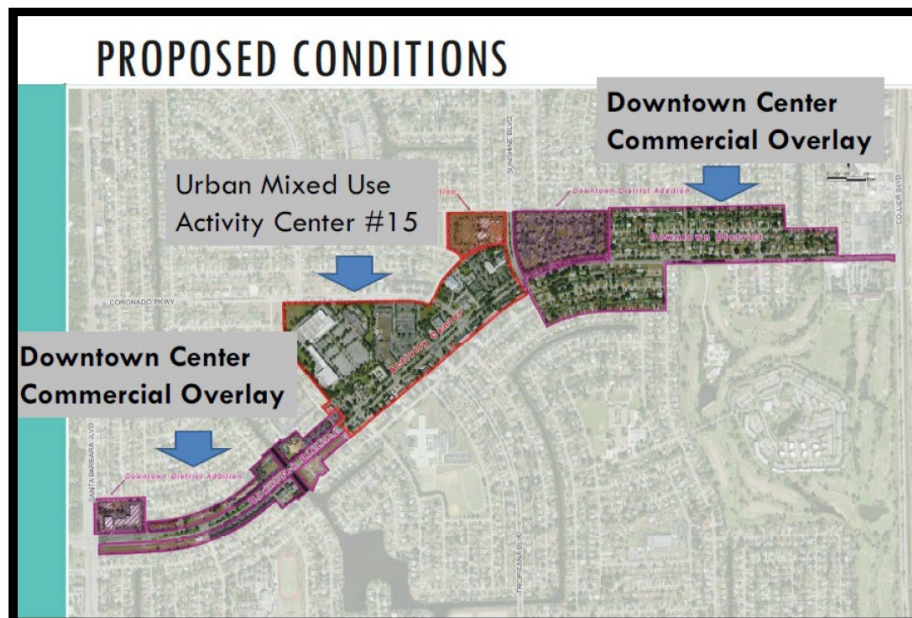
GOLDEN GATE GOLF COURSE PROPOSED DEVIATIONS EXHIBIT G

1. Deviation #1 seeks relief from LDC Section 4.07.02 B.2 PUD “Design Requirements,” which requires PUDs to provide landscape buffers along the perimeter of PUD boundaries, to instead allow no perimeter landscape buffers where the greenway is located.

Justification: This deviation is being requested to allow the internal residents and abutting property owners access to the greenway, which is being made available for passive recreational uses and pedestrian pathways. The purpose of the greenway is to retain open space view for stakeholders, support passive recreational uses, and support existing wildlife habitat. The greenway is identified as a continuous strip of land set aside for passive recreational uses, such as: open space, nature trails, parks, playgrounds, golf courses, beach frontage, disc golf courses, exercise equipment, and multi-use paths. Existing trees within the greenway will be retained per LDC requirements.

2. Deviation #2 seeks relief from LDC Section 4.07.02 B.2 PUD “Design Requirements,” which requires PUDs to provide landscape buffers along the perimeter of PUD boundaries, to instead allow no perimeter landscape buffers along Golden Gate Parkway.

Justification: This deviation is being requested to maintain consistency with the Golden Gate Parkway Overlay District (GGPOD). This will allow developments to have a minimum 0’ / maximum 15’ setback from Golden Gate Parkway. Any setback greater than 0’ will be required to accommodate pedestrians, bicyclists or be designed with a combination of planting, seating, and hardscaped areas. Refer to Exhibit I for these proposed development standards.



3. Deviation #3 seeks relief from LDC Section 4.06.02 A “Landscape Buffers,” which requires landscape buffers between separate land uses, to instead allow no landscape buffers between separate land uses internal to the PUD.

Justification: The purpose of the proposed project is to create a walkable, mixed-use development, without creating buffers internal to the site. Sidewalks/multi-modal pathways will be provided throughout to connect the properties/land uses. The greenway provides sufficient green space for the project.

4. Deviation #4 seeks relief from LDC Section 4.05.04.G “Parking Space Requirements,” to allow a reduction in requirement off-street parking spaces for consistency with the Golden Gate Parkway Overlay District and to meet actual parking demands. This includes:

- No additional off-street parking required for outdoor dining/seating areas for restaurants.
- If the subject property is within 330’ of an improved public transit facility, such as a bus shelter, bus transfer facility, or park and ride site, the required number of off-street parking spaces shall be reduced by 10 percent.
- The affordable housing development shall have the option to reduce the number of off-street parking spaces by 10 percent.

Justification: This deviation is being requested to maintain consistency with the Golden Gate Parkway Overlay District (GGPOD), which promotes walkability and accommodates to pedestrians rather than vehicles.