

CHAPTER 17.37 - LINCOLN AVENUE SPECIFIC PLAN

Sections:

- 17.37.010 - Purpose of Chapter
- 17.37.020 - Purposes of LASP Zoning Districts
- 17.37.030 - Applicability
- 17.37.040 - LASP District Land Uses and Permit Requirements
- 17.37.050 - LASP Additional Land Use Regulation
- 17.37.060 - LASP General Development Standards
- 17.37.070 - LASP Additional Development Standards
- 17.37.080 - LASP Additional Multi-family Development Standards
- 17.37.090 - LASP Additional Mixed-Use Development Standards

17.37.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the zoning districts established by the Lincoln Avenue Specific Plan (LASP), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

17.37.020 - Purposes of LASP Zoning Districts

The purpose of the LASP zoning districts is to implement the Lincoln Avenue Specific Plan by repurposing the Lincoln Avenue corridor from an industrial and limited commercial area into a vibrant neighborhood-oriented district, with new housing options and a complement of local-serving retail and service businesses, office spaces and community uses, all tied together with public improvements that create a vibrant and enjoyable pedestrian environment, and to:

- A. Create a neighborhood “main street” that will serve as the focal point for the neighborhoods surrounding Lincoln Avenue.
- B. Preserve and enhance existing residential areas.
- C. Provide new opportunities for all types of housing along the corridor.
- D. Facilitate opportunities for catalytic developments that provide desired neighborhood-oriented retail and service businesses, local employment opportunities, and a link to the community.
- E. Provide for the gradual phasing out of industrial uses that create conflicts with surrounding neighborhoods.
- F. Support design that contributes to the enhanced character of the City and Northwest Pasadena in particular.
- G. Enrich the pedestrian environment along Lincoln Avenue through well-designed and appropriately scaled projects and pleasing streetscapes.

- H. Invite pedestrian activity through a cohesive and improved streetscape corridor.
- I. Encourage investment, maintenance, and pride in the Lincoln Avenue Specific Plan Area.
- J. Enhance public safety.

17.37.030 - Applicability

The standards of the LASP zoning districts apply to proposed development and new land uses in the following areas, as shown on the Zoning Map.

- A. **LASP-RM-16.**
- B. **LASP-CL.**
- C. **LASP-CG-1.**
- D. **LASP-CG-2.**
- E. **LASP-PS.**

17.31.040 - LASP District Land Uses and Permit Requirements

- A. **Allowable land uses and permit requirements.** Table 3-18 identifies the uses of land allowed by this Zoning Code in each LASP zoning district, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The land use permit requirements established by Table 3-18 are as follows.

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Code Compliance Certificate required.	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required.	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

Note: the right column in the tables ("Specific Use Standards") will show a section number for regulations that apply to the particular use listed in addition to the other general standards of this Zoning Code.

**TABLE 3-18 - ALLOWED USES AND PERMIT REQUIREMENTS
LASP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	LASP -					
	RM-16	CL	CG-1	CG-2	PS	

RESIDENTIAL USES

Caretaker quarters	—	P	P	P	—	
Home occupations	P	P	—	—	—	17.50.110
Mixed-use projects	—	P (2)	—	—	—	17.37.080
Multi-family residential	P (3)	P (3)	—	—	—	17.37.090
Residential accessory uses and structures	P	P	—	—	—	17.50.210, 250
Residential care, limited	P	P	—	—	—	
Single-family housing	P (4)	P (4)	—	—	—	
Transition housing	P (13)	—	—	—	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (5, 6)

Clubs, lodges, private meeting halls	—	C (8)	C (8)	C (8)	C (8)	
Commercial entertainment	—	E (2)	E (2)	E (2)	—	17.50.130
Commercial recreation - Indoor	—	—	C (2)	C (2)	C	17.50.130
Commercial recreation - Outdoor	—	—	C	C	C	17.50.130
Cultural institutions	C (7)	P (7)	P (7)	P (7)	C	
Internet access studios	—	MC (2)	MC (2)	MC (2)	—	
Park and recreation facilities	C	C	C	C	C	
Religious facilities	C (7)	C (7)	C (7)	C (7)	C	17.50.230
with columbarium	MC (7)	MC (7)	MC (7)	MC (7)	MC	17.50.230
with temporary homeless shelter	C	C	C	C	C	17.50.230
Schools - Public and private	C (7)	—	MC (7)	—	C	17.50.270

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (3) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040.
- (4) A single-family use shall meet the development standards of the RS-6 district.
- (5) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (6) No more than two large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of the gross floor area.
- (7) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (8) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (9) This use is permitted only when accessory to another use and located within a building.
- (10) A minor conditional use permit is required to establish this use on the ground floor.
- (11) See 17.37.050 for restrictions on retail sales.
- (12) Allowed only as an accessory use to restaurants (excluding fast food and formula fast food restaurants) and food sales. Food sales uses shall be a minimum of 30,000 sq. ft., and the alcohol sales area shall occupy no more than 2.5% of the gross floor area.
- (13) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (14) In LASP-CG-2, laboratories are not permitted on the ground floor of a building.

**TABLE 3-18 - ALLOWED USES AND PERMIT REQUIREMENTS
LASP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	LASP -					
	RM-16	CL	CG-1	CG-2	PS	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (Continued) (5, 6)

Schools - Specialized education and training	—	MC (2)	—	—	C	
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (5, 6)

Automated teller machines (ATM)	—	P (9)	P (9)	P (9)	—	17.50.060
Banks and financial services	—	P (2)	P (2)	P (2)	—	
with walk-up service	—	P	P	P	—	17.50.060
Business support services	—	P (2)	P (2)	P (2)	—	
Offices - Accessory	—	P	P	P (10)	—	
Offices - Administrative business professional	—	P (2)	P (2)	P (2, 10)	C	
Offices - Government	—	P	P	P (10)	C	
Offices - Medical	—	P (2)	P (2)	P (2, 10)	C	
Research and development - Offices	—	P (2)	P (2)	P (2, 10)	C	17.50.240
Work/live units	—	P	C	C	—	17.50.370

RETAIL SALES (5, 6, 11)

Alcohol sales - Beer and wine	—	C (12)	C (12)	C (12)	—	17.50.040
Alcohol sales - Full alcohol sales	—	C (12)	C (12)	C (12)	—	17.50.040
Animal Services - retail sales	—	P (2)	P (2)	P (2)	—	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (3) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040.
- (4) A single-family use shall meet the development standards of the RS-6 district.
- (5) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (6) No more than two large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of the gross floor area.
- (7) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (8) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (9) This use is permitted only when accessory to another use and located within a building.
- (10) A minor conditional use permit is required to establish this use on the ground floor.
- (11) See 17.37.050 for restrictions on retail sales.
- (12) Allowed only as an accessory use to restaurants (excluding fast food and formula fast food restaurants) and food sales. Food sales uses shall be a minimum of 30,000 sq. ft., and the alcohol sales area shall occupy no more than 2.5% of the gross floor area.
- (13) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (14) In LASP-CG-2, laboratories are not permitted on the ground floor of a building.

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LASP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	LASP-					
	RM-16	CL	CG-1	CG-2	PS	

RETAIL SALES (Continued) (5, 6, 11)

Commercial nurseries	—	—	C (2)	—	C	17.50.180
Convenience stores	—	C	C	C	—	
Food sales	—	P (2)	P (2)	P (2)	—	
Internet vehicle sales	—	MC (2)	MC (2)	MC (2)	—	
Personal property sales	P	P	—	—	—	17.50.190
Restaurants	—	P (2)	P (2)	P (2)	—	17.50.260
Restaurants, fast food	—	P (2)	P (2)	P (2)	—	17.50.260
Restaurants, formula fast food	—	P (2)	P (2)	P (2)	—	
Restaurants with limited live entertainment	—	P	P	P	—	
Restaurants with walk-up window		C	C	C	—	17.50.260
Retail sales	—	P (2)	P (2)	P (2)	—	
Seasonal merchandise sales	—	P	P	P	TUP	17.50.180
Significant tobacco retailers	—	—	C (2)	C (2)	—	17.50.330
Temporary uses	TUP	TUP	TUP	TUP	TUP	
Vehicle services - Service stations	—	C (2)	C (2)	C (2)	—	17.50.290

SERVICES (3, 8)

Adult day-care, limited	P	P	P	P	—	
Animal services - Grooming	—	P (2)	P (2)	P (2)	—	
Catering services	—	MC (2)	MC (2)	MC (2)	—	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (3) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040.
- (4) A single-family use shall meet the development standards of the RS-6 district.
- (5) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (6) No more than two large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of the gross floor area.
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- (9) This use is permitted only when accessory to another use and located within a building.
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SERVICES (Continued) (3, 8)

Charitable institution (3, 4)	—	C	C	C	—	
Child day-care centers	C	C	C	C	—	17.50.080
Child day-care, large care homes, 9 to 14 persons	P	P	—	—	—	17.50.080
Child day-care, small care homes, 1 to 8 persons	P	P	—	—	—	
Filming, long-term	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	
Laboratories	—	MC (2)	P (2)	P (2) (14)	—	
Lodging - Bed and breakfast inns	—	C	C	C	—	17.50.140
Neighborhood garden	MC	—	—	—	—	
Maintenance and repair services	—	P	P	P	P	
Personal improvement services	—	P (2)	P (2)	P (2)	—	
Personal services	—	P (2)	P (2)	P (2)	—	
Printing and publishing	—	C (2)	C (2)	C (2)	—	
Printing and publishing, limited	—	P (2)	P (2)	P (2)	—	
Public safety facilities	C (7)	C (7)	C (7)	C (7)	C	

INDUSTRY, MANUFACTURING & PROCESSING USES (5, 6)

Industry, restricted	—	—	—	C	—	
Industry, restricted, small scale	—	—	—	C	—	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
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INDUSTRY, MANUFACTURING & PROCESSING USES (Continued) (5, 6)

Recycling - Small collection facility	—	MC	MC	MC	—	17.50.220
Research & development - Non-office	—	C	C	P	—	17.50.240

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Alternative fuel/recharging facilities	—	—	—	—	C	—
Accessory antenna array	—	P	P	P	—	—
Communications facility (2, 5)	—	—	—	C	C	—
Commercial off-street parking	—	C	C	C	—	—
Utility, major	C	C	C	C	C	—
Utility, minor	P	P	P	P	P	—
Vehicle storage	—	—	—	—	C	—
Wireless telecommunications facilities, major	—	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	—	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities, SCL	—	P	P	P	P	17.50.310

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
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17.37.050 - LASP Additional Land Use Regulations

- A. Big box retail.** Big box retail shall not be permitted in the LASP-CL, LASP-CG-1 and LASP-CG-2 districts. Big box retail is defined as any retail sales use classification of more than 40,000 square feet.
- B. Nonconforming uses.** Nonconforming uses shall comply with the provisions of Chapter 17.71 (Nonconforming uses, structures, and lots.)

17.37.060 - LASP General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Table 3-19, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Articles 4 (Site Planning and General Development Standards) and 5 (Standards for Specific Land Uses). Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

TABLE 3-19 - LASP GENERAL DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District				
	LASP-RM-16	LASP-CL	LASP-CG-1	LASP-CG-2	LASP-PS (1)
Minimum lot size (2)	<i>Minimum area and width for new lots.</i>				
	RM-16 (17.22.060)	Determined through the subdivision process.			
Residential uses	<i>Standards applicable to residential uses</i>				
Standards	As required for RM-16 and Section 17.37.090		Not applicable		
Residential density	<i>Maximum number of dwelling units allowed on a single site.</i>				
Maximum density	16 units/acre		Not applicable		
Minimum lot area per unit for a multi-family project	2,750 sq. ft.		Not applicable		
With density bonus	See 17.43		Not applicable		

Setbacks	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>				
	Front	As determined by Figure 3-15 (Lincoln Avenue Street Frontage Setbacks)			
	Sides	See Section 17.22.060, Table 2-4	N/A		
	Corner	As determined by Figure 3-15 (Lincoln Avenue Street Frontage Setbacks)			
Rear (3)	See Section 17.22.060, Table 2-4	5 feet where required by Figure 3-16 (Lincoln Avenue Rear Setbacks) and shall not project within the encroachment plane (see Section 17.40.160.D.2) when adjacent to an RS or RM district; none required otherwise.			
Floor area ratio (FAR)	N/A	.7	.8	1.0	Determined by CUP
Height Limit	<i>Maximum allowed height of structures. See Section 17.40.060 for height measurement, and exceptions to height limit</i>				
	Maximum Height	As determined by Figure 3-17 (Lincoln Avenue Maximum Height)			
Alterations, remodelings, and rehabilitations	When removal of more than 50% of the exterior walls of a structure, the entire building shall comply with the development standards of this chapter				
Landscaping	As required by Chapter 17.44 (Landscaping)				
Lighting	As required by Section 17.40.080 (Outdoor Lighting)				
Parking	As required by Chapter 17.46 (Parking and Loading) and Section 17.37.070.F				
Signs	As required by Chapter 17.48 (Signs)				

Notes:

- (1) Prior to the approval of a Conditional Use Permit or Master Plan, properties within the LASP-PS district shall be subject to the development standards of the most restrictive abutting zoning district within the Specific Plan.
- (2) See Section 17.40.030 regarding development on an undeveloped lot and Section 17.40.040 regarding development on a substandard lot.
- (3) No doors, windows, vents, or similar openings at commercial uses may be located within 15 feet of a property line abutting an RS zoning district, except for doors used exclusively as emergency exits.

Figure 3-15 - Lincoln Avenue street frontage setbacks

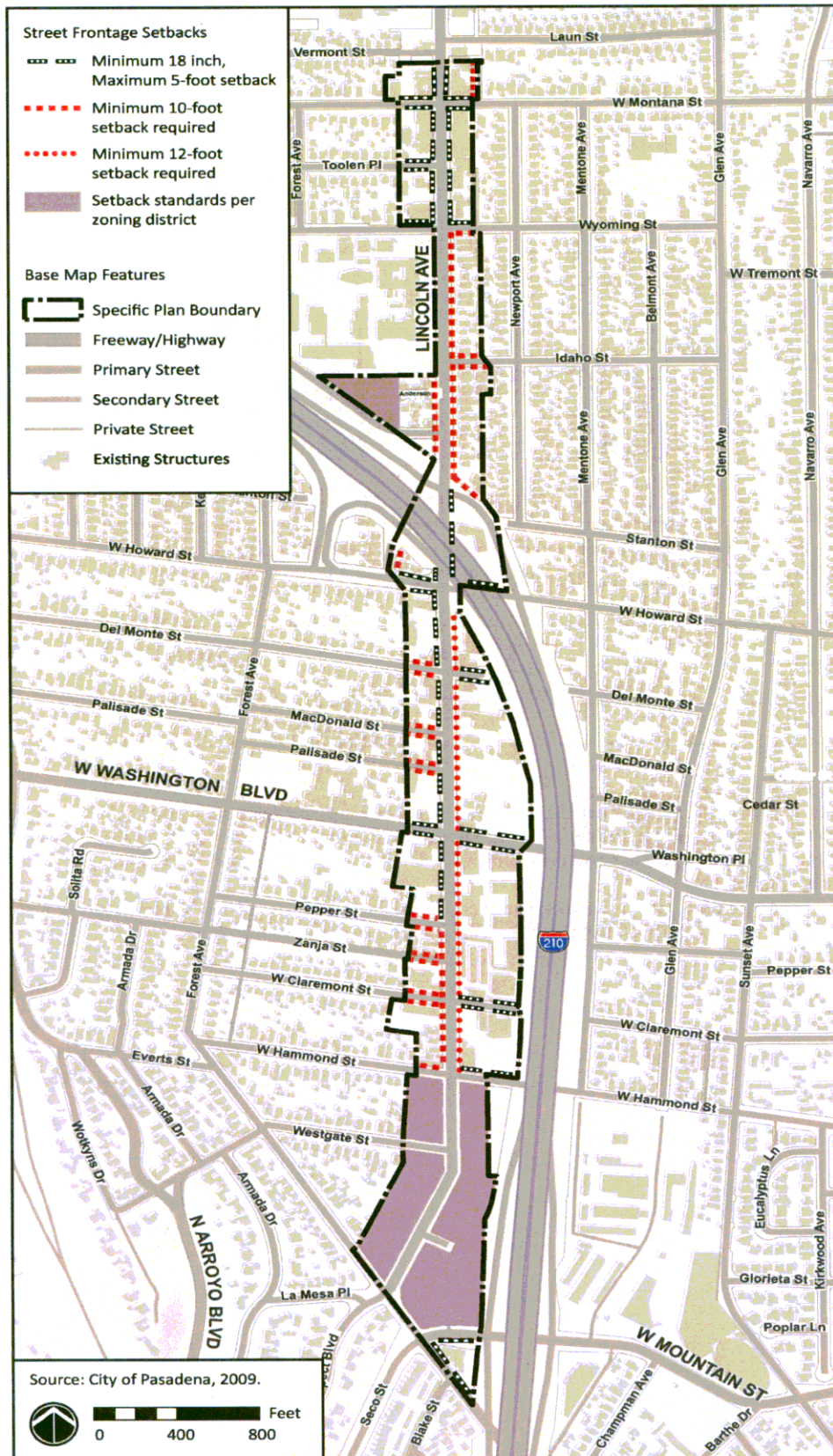
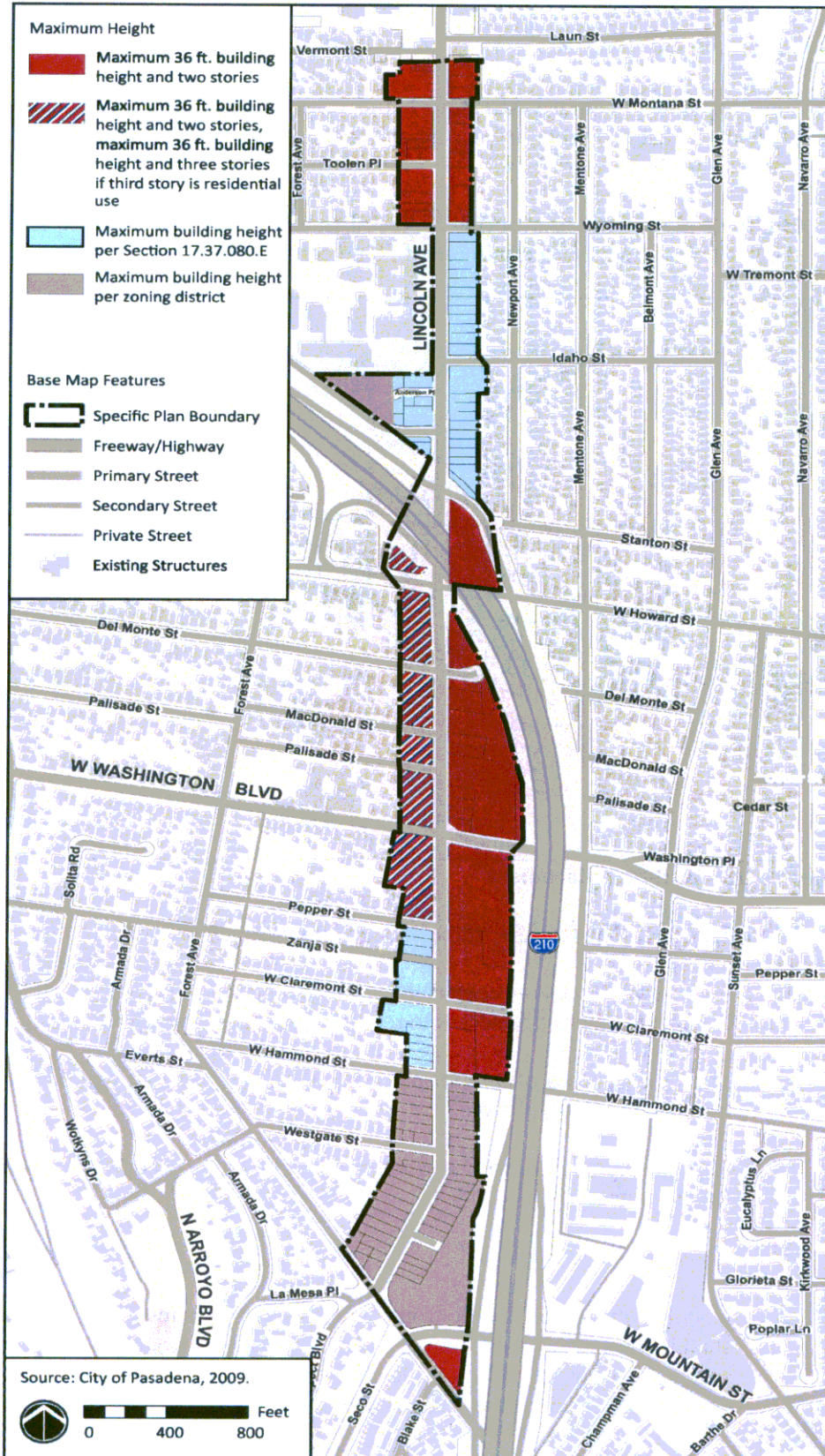


Figure 3-16 - Lincoln Avenue rear setbacks

Figure 3-17 - Lincoln Avenue maximum height



17.37.070 - LASP Additional Development Standards

A. Building Placement

1. **Building placement in LASP-CG-1 and LASP-CG-2 districts.** Buildings shall be located so that the front facade adjoins a minimum of 75 percent of a lot's front setback line. See Figure 3-18.
2. **Building placement in all other LASP districts.** Buildings shall be located so that the front facade adjoins a minimum of 50 percent of a lot's front lot line.

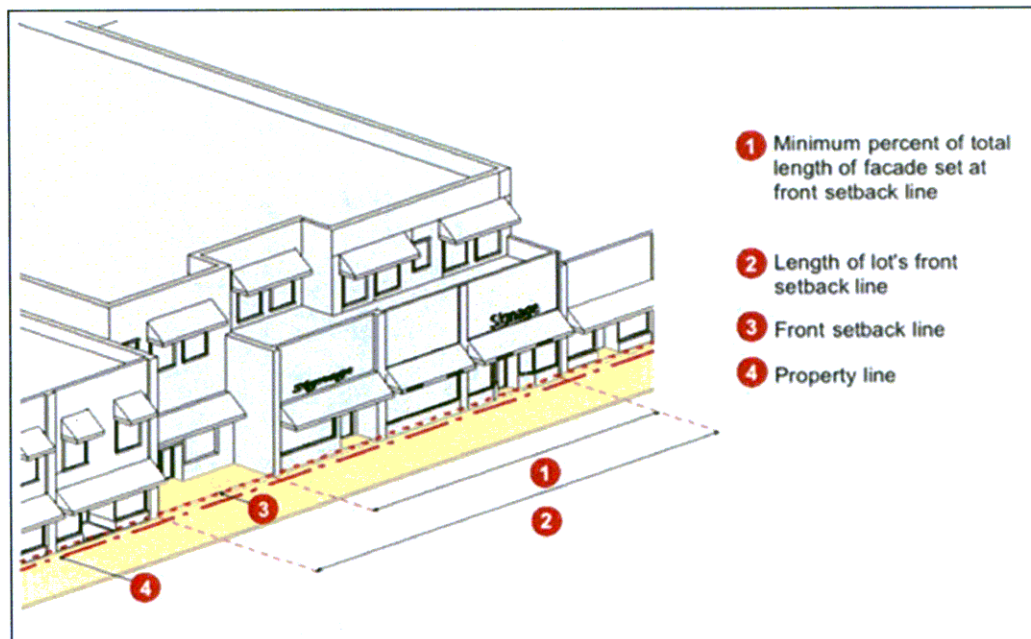


Figure 3-18 - Building placement

3. **Modifications.** The Review Authority may grant exceptions for:
 - a. A driveway that is necessary because the lot is an interior lot and no alley, or easement can provide access to required parking at the rear of the site.
 - b. The initial phases of a multi-phased building project that will occupy the entire frontage upon completion.
 - c. A project proposed with a pedestrians-only plaza occupying a portion of the street frontage.
 - d. A pedestrian corridor.
 - e. Double frontage or double-frontage corner lots or sites. The Review Authority shall determine which frontage is the primary frontage and which is the secondary frontage based on the character of the street frontages. A parking lot can face the street on the secondary frontage.

B. Building Design.

1. **Windows and openings facing streets.** Street-facing facades of buildings shall incorporate windows and openings providing light to adjacent spaces, rooms, and uses. See Figure 3-19. Windows and openings facing streets shall constitute a minimum of the following percentage of street-facing building facades:
 - a. Fifty percent at commercial ground floor uses.
 - b. Thirty percent at commercial upper floor uses.
 - c. Twenty percent at residential ground floor uses.
 - d. Twenty percent at residential upper floor uses.

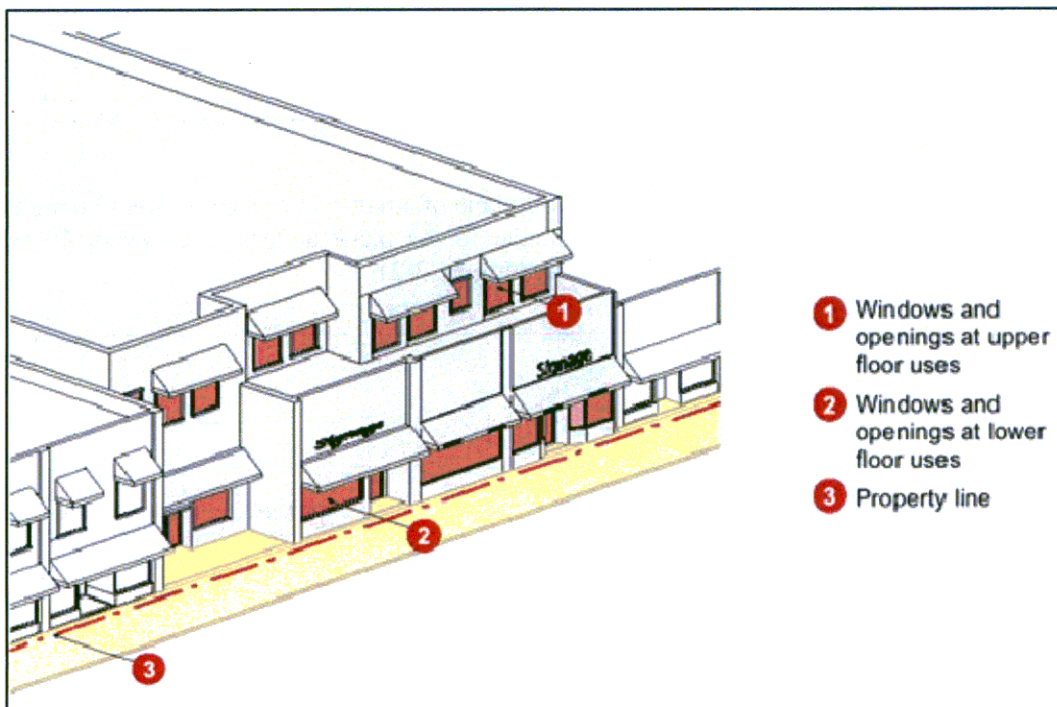


Figure 3-19 - Openings facing streets

2. **Primary entrance.** For parcels fronting Lincoln Avenue, at least one primary entrance to a ground floor use shall face Lincoln Avenue.
3. **Entrance frequency.** At street frontages, ground-related entrances shall occur at least once every 150 feet, as measured along the front property line. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of residential units, lobbies, or private courtyards. See Figure 3-20.

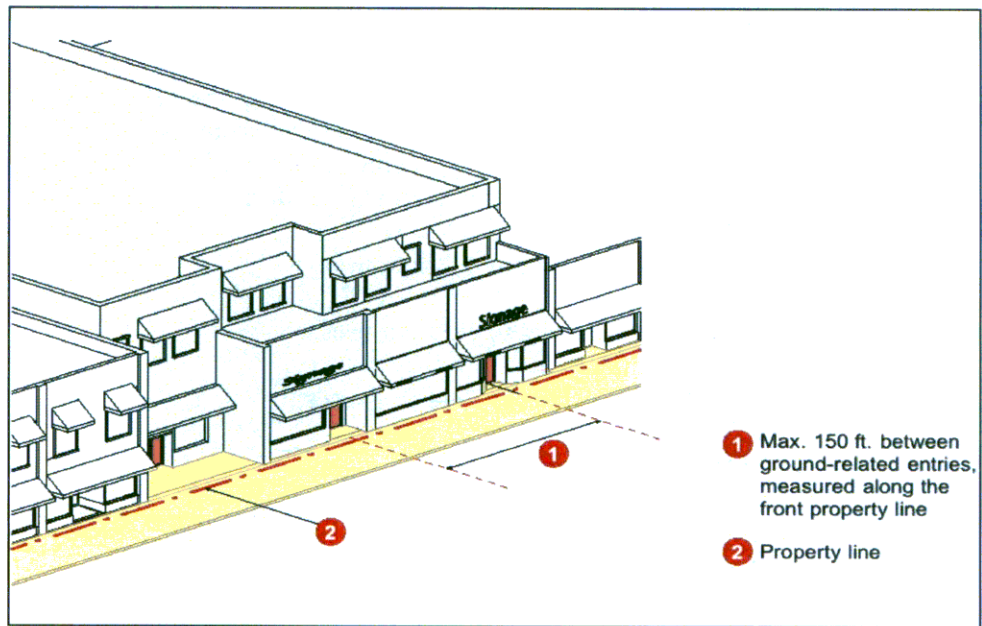


Figure 3-20 - Entrance frequency

4. **Façade plane modulation.** The wall plane of street-facing façades shall be modulated a minimum of 18 inches perpendicular to the plane at least once every 60 feet, as measured along the property line. See Figure 3-21.

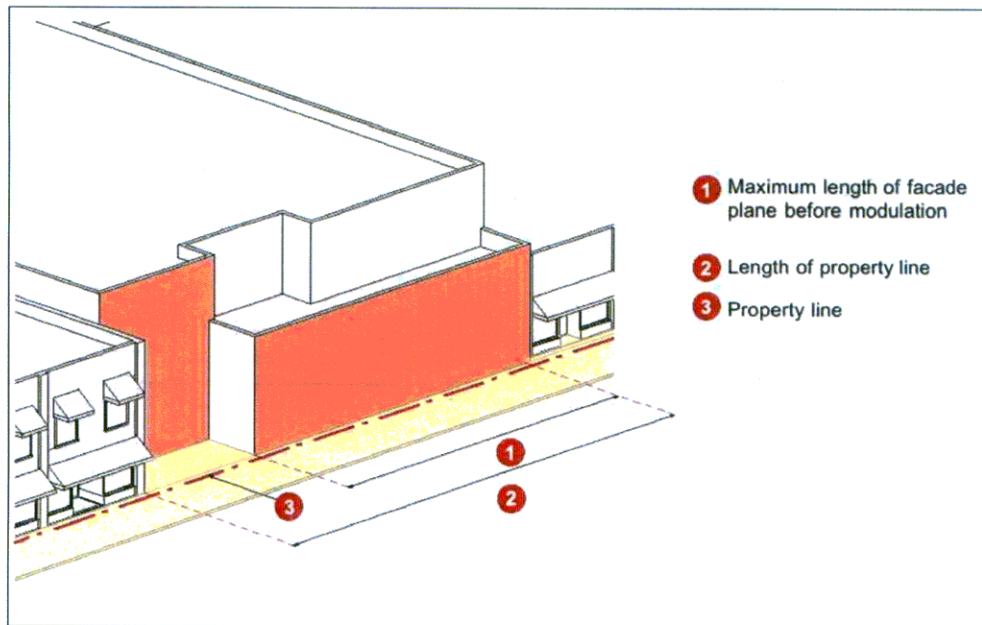


Figure 3-21 - Façade plane modulation

C. Ground Floor Design

1. **Elevation of first floor.**

- a. **Non-residential uses.** The first habitable floor shall be located no more than two feet above or below the existing grade at any point along a street lot line. See Figure 3-22.

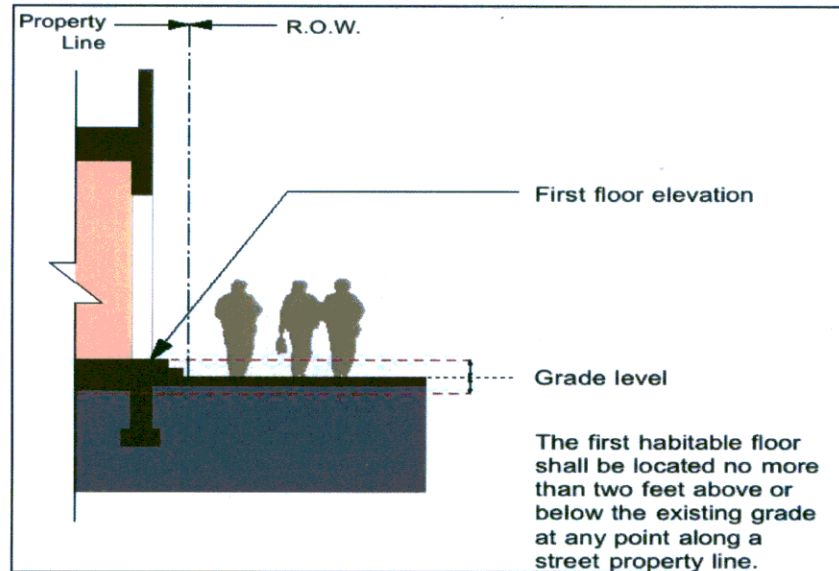
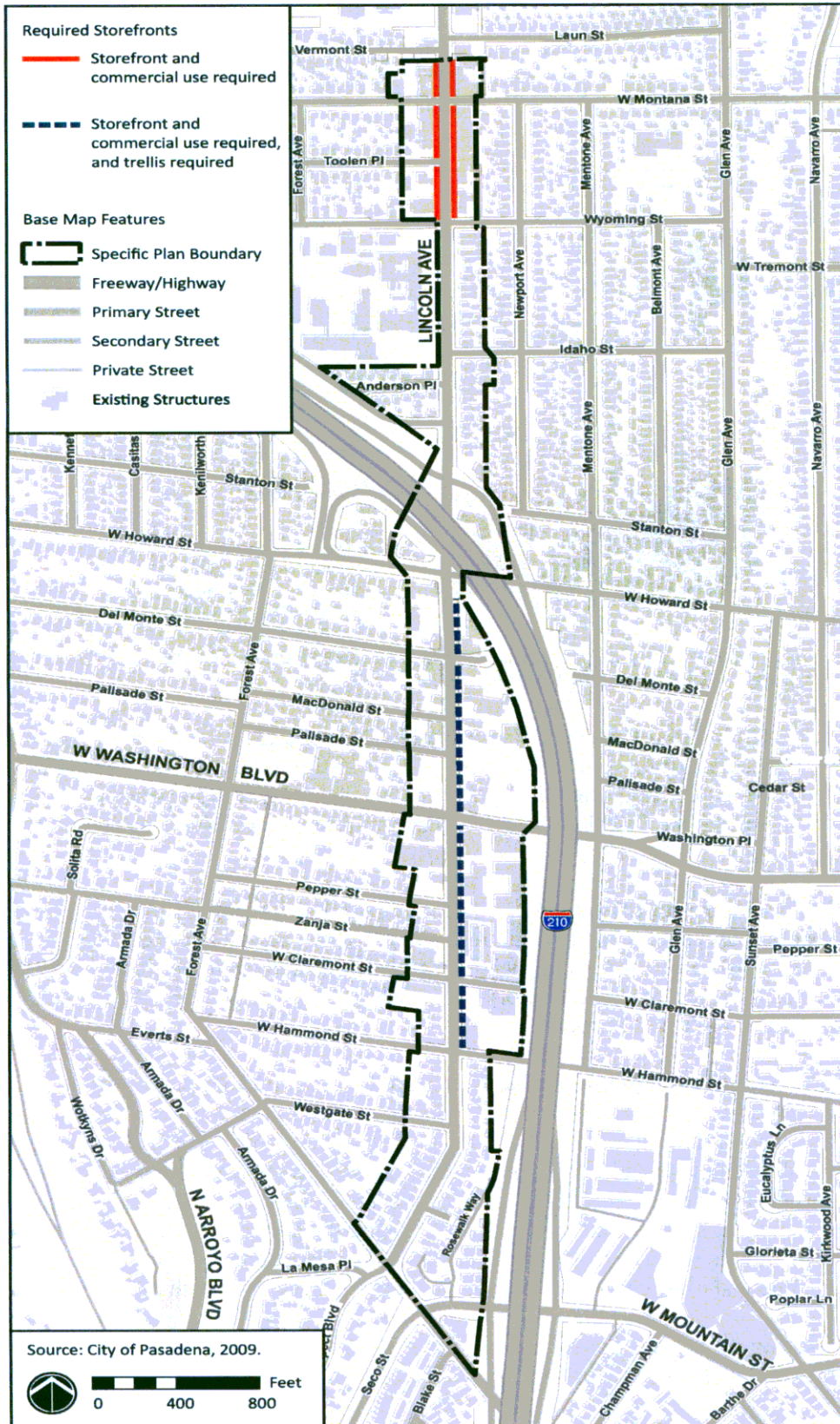


Figure 3-22 - First floor elevation

- b. **Residential Uses.** The first habitable floor of a residential-only building shall be located no more than four feet above existing grade and no more than two feet below existing grade along a street lot line. At least 50 percent of all dwelling units at the first floor shall be located a minimum of 24 inches above the existing grade.
2. **Minimum ground floor height.** The minimum height of non-residential ground floor spaces shall be 15 feet. The minimum height of residential and work/live ground floor spaces shall be 10 feet. This height shall be measured from the floor of the first story to the floor of the second story. If there is no second story, the height shall be measured to the top of roof.
3. **Storefronts and commercial uses required at ground floors.** Storefronts and usable commercial space shall be located along the ground floor street frontages of buildings and have a minimum useable depth of 40 feet along 60 percent of the length of the building frontage and in no case be less than 20 feet in depth. See Figure 3-23. On a corner lot where storefronts and commercial uses are required, storefronts and commercial spaces shall turn and wrap around the corner for a minimum length of 20 feet. Where storefronts and useable commercial space are not required, storefronts and commercial uses at the ground floor shall have a minimum depth of 20 feet.
4. **Glazing at ground floors.** Use of mirrored and reflective glazing materials and glass is prohibited. At the ground floor of buildings where the use is commercial, use of

Figure 3-23 - Required storefront and trellis location



clear glass is required. After installation, clear glass windows at the ground floor of commercial uses shall not later be treated so as to become opaque or to be blocked so as to prevent visibility of the ground floor interior from the sidewalk.

5. **Security elements and decorative grillwork at ground floors.** Upward rolling, side folding, or moveable security grills and elements shall not be installed at the exterior side of ground floor and street-facing storefronts, windows, openings, entries, and facades. At the interior side of ground floor and street-facing storefronts, windows, openings, entries and facades, upward rolling, side folding, or moveable security grills and elements are allowed and should be designed to be integral to the architecture of the building and opening. Such devices should utilize dedicated interior side pockets and ceiling cavities such that the grill and all mechanisms associated with the security element are not visible from the adjacent public right-of-way and sidewalk and regardless of installation method shall be at least 80 percent open to perpendicular view. See Figure 3-24. Fixed decorative grillwork and railings are allowed at the ground floor and shall be at least 80 percent open to perpendicular view.

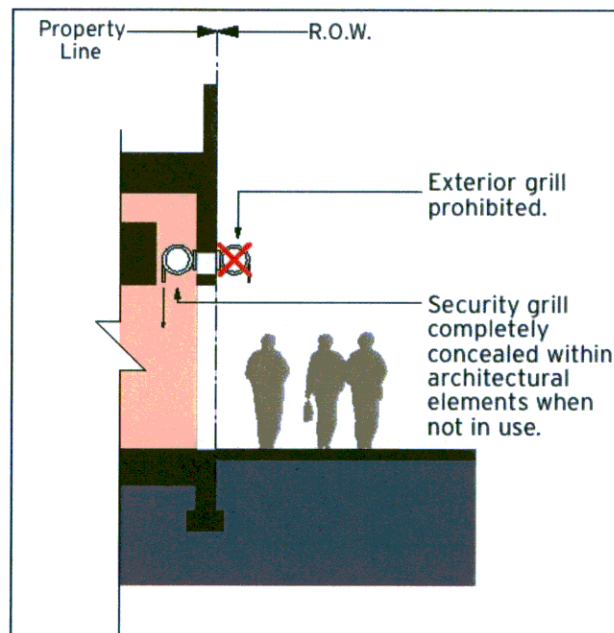


Figure 3-24 - Security elements

- D. **Trellis required.** A trellis shall be located along the Lincoln Avenue property line as shown in Figure 3-23. Alternatively an arcade may be located along the Lincoln Avenue property line. Trellises and arcades shall meet the following requirements.
 1. **Design.** The trellis or arcade shall be designed as a continuous pedestrian walkway, open to the public, adjoining storefronts, commercial uses, or open space. See Figure 3-25.
 2. **Placement.** The trellis or arcade shall be designed so that its street-facing façade occupies a minimum of 75 percent of the front property line.

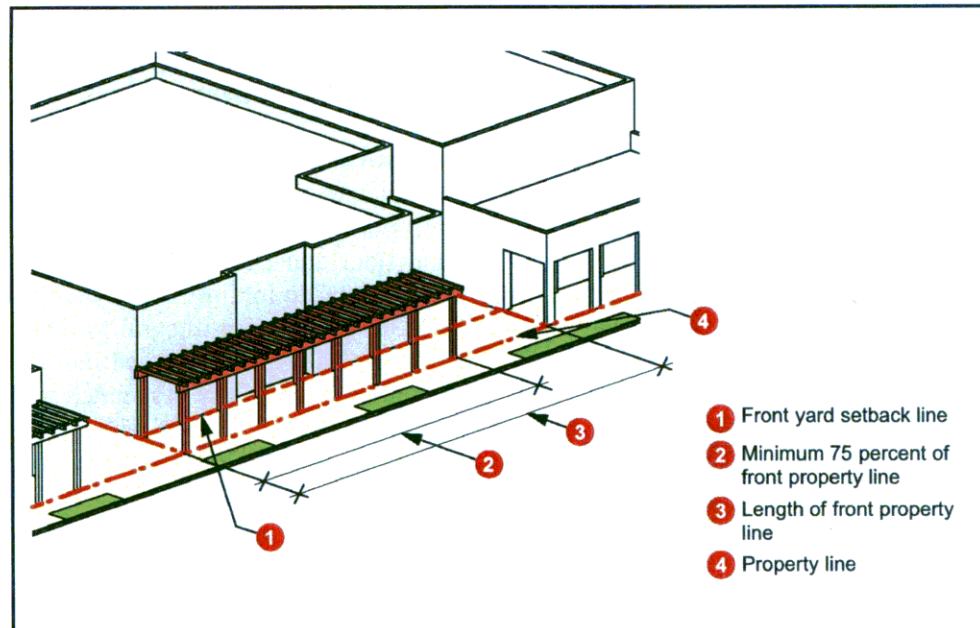


Figure 3-25 - Trellis design requirements

3. **Minimum depth.** The trellis or arcade shall have a minimum overall depth of 12 feet and a minimum clear interior depth of 10 feet measured perpendicular to the front property line.
 4. **Height to width proportion.** Where trellises or arcades are utilized, the overall proportion of the building bays of these elements should be approximately square and have a maximum ratio of 1.5 feet of height for each one foot of length.
 5. **Clear height.** Where trellises or arcades are utilized, openings, coverings including structural members and ceilings, and other overhead elements shall have a minimum clear height of 12 feet.
- E. Building entrances.** Commercial uses abutting a Lincoln Avenue setback line shall provide at least one street-facing entrance which shall serve as the primary entrance to the business. Interior space shall be arranged to orient toward that entrance as the primary entrance, and signage or other means shall be used to direct persons toward that entrance. Street-facing entrances shall be unlocked and accessible to the public during business hours.
- F. Parking Standards and Driveways.** Parking shall meet the requirements of Chapter 17.46 (Parking and loading) and the following additional requirements.
1. **Parking location.** No parking shall be allowed in the areas shown in Figure 3-26 except that parking in the rear 60 percent of a lot shall be permitted. Partially subterranean and fully subterranean parking may extend to street lot lines.
 2. **Parking abutting an RS zones.** No above-grade, surface, subterranean or partially subterranean parking shall be located within five feet of a property line abutting an RS zone.

Figure 3-26 - Lincoln Avenue parking location



3. **Driveway frequency.** For parcels less than 200 feet in length, only one vehicular access point may be permitted. For all other lot frontages, a maximum of one vehicular access point for each 200 feet of street frontage is permitted.
4. **Landscape buffers.** Parking that is visible from streets and sidewalks or located along rear, side, or interior lot lines shall be buffered from the street, sidewalk, or lot line by a minimum five-foot landscape buffer.
5. **Tuck-under parking.** Openings to tuck-under parking spaces shall not be visible from the street or from an adjacent property.
6. **Parking height.** Where any part of a building is located over parking, the parking shall be considered a full story unless it meets the requirements for fully or partially subterranean parking in Section 17.46.020.K.5 and 6.
7. **Tandem parking.**
 - a. **Tandem parking for multi-family and mixed-use projects.** For multi-family projects and the residential component of mixed-use projects, tandem parking greater than 30 percent may be allowed through the Design Review process. The following conditions shall be met for tandem spaces:
 - (1) Both tandem spaces shall be assigned to the same dwelling units.
 - (2) Two parking spaces in tandem shall be a combined minimum dimension of nine feet in width by 34 feet in length.
 - b. **Tandem parking for nonresidential projects.** Tandem parking for nonresidential projects and the nonresidential component of mixed-use projects shall be allowed in compliance with Section 17.46.080.A.3.
8. **Guest parking.** Guest parking is not required for multi-family projects or the residential component of mixed-use projects which contain less than 20 units. Developments with 20 or more units shall provide one guest parking space for the first 20 units and one-half space for each increment of five units that are more than 20 units.

17.37.080 - LASP Additional Multi-family Development Standards

Multi-family residential projects shall comply with the RM-16 standards in Sections 17.22.060 through 17.22.080 and the following additional requirements.

- A. **Setback Requirements.** The following minimum standards for building setbacks apply in addition to any encroachment plane requirements.
 1. **Front and corner side setbacks.** Front and corner side setbacks shall meet the requirements shown on Figure 3-15.
 2. **Rear setback when abutting an RS district.** A rear yard setback abutting an RS district shall meet the requirements of Section 17.22.070.B except that no structure,

including accessory structures or partially subterranean and fully subterranean structures, shall be located within five feet of the rear property line.

C. Building Entrances.

1. **Orientation.** The majority of entrances to units shall be accessed from the street or from a garden or courtyard directly accessible and visible from the street. Additional entrances may serve units from additional open spaces.
2. **Shared entrances.** Outdoor entries shall serve no more than four units.
3. **Transitional space at entries.** Transitional spaces in the form of stoops, overhangs, and porches between public areas and entrances to units shall be provided for each unit or group of units.

D. Height Limits. The height of buildings shall comply with Section 17.22.070.F, and the following additional requirements.

1. **Maximum height of structures.** The maximum height of structures shall be two stories and 36 feet to the highest ridgeline, regardless of the lot width. Three stories in the front 60 percent of the site, measured from the Lincoln Avenue property line, may be permitted through the Design Review process.
2. **Maximum heights at garden rectangle.** Restrictions to the maximum height at garden rectangles shall not apply.
3. **Encroachment plane when abutting an RS district.** New developments and uses shall meet the encroachment plane requirements of Section 17.40.160.D.4.

17.37.090 - LASP Additional Mixed-Use Development Standards

Mixed-use projects shall comply with Section 17.50.160 (Mixed-use projects) and the following additional requirements.

- A. **Street Setbacks.** Buildings shall meet the setback requirements of Figure 3-15.
- B. **Commercial uses along street frontages.** Storefronts and useable commercial space shall meet the requirements of Section 17.37.070.C.
- C. **Ground floor residential units allowed.** Ground floor residential dwelling units are allowed on any lot and on any street frontage, provided storefronts and usable commercial space are located along a minimum of 50 percent of the length of the building frontage adjoining Lincoln Avenue. Storefronts and usable commercial spaces shall comply with the requirements of Section 17.37.070.