

Ordinance Fact Sheet

TO: CITY COUNCIL DATE: November 18, 2002

FROM: CITY ATTORNEY

SUBJECT: AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE, ESTABLISHING THE FAIR OAKS/ORANGE GROVE SPECIFIC PLAN ZONING DISTRICT AND SUBDISTRICTS TO IMPLEMENT THE FAIR OAKS/ORANGE GROVE SPECIFIC PLAN

TITLE OF PROPOSED ORDINANCE:

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE, ESTABLISHING THE FAIR OAKS/ORANGE GROVE SPECIFIC PLAN ZONING DISTRICT AND SUBDISTRICTS TO IMPLEMENT THE FAIR OAKS/ORANGE GROVE SPECIFIC PLAN

PURPOSE OF ORDINANCE:

The purpose of this ordinance is to establish the Fair Oaks/Orange Grove Specific Plan Zoning District and Subdistricts in order to implement the specific plans outlined in the Fair Oaks/Orange Grove Specific Plan.

REASONS WHY LEGISLATION IS NEEDED:

An ordinance is needed to amend the Zoning Code according to the recommendations outlined in the Fair Oaks/Orange Grove Specific Plan. Specifically this Ordinance adds a new Chapter 17.45 to the City's Zoning Code that will provide the permitted uses, development standards and definitions. This Ordinance will also reclassify certain zoning designations within the boundaries of the Specific Plan area. The Specific Plan included several lots and portions of lots on the West side of Raymond Ave. (between Villa and Maple Streets) originally zoned PD-2 and RM-16 which were subsequently part of the Raymond-Summit zone change study directed by City Council in January, 2002. The study resulted in a change of zone of these and other parcels in the vicinity to RM-12 (Multi-family residential, 12 units per acre, 2 units per lot.)

MEETING OF 11/18/2002

AGENDA ITEM NO. 9.A.1.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED:

The Planning Department will have the primary responsibility of implementing the Fair Oaks/Orange Grove Specific Plan.

ENVIRONMENTAL:

An Environmental Impact Report (EIR) was prepared for the Specific Plan and certified by the City Council on January 28, 2002.

PROPOSED POLICY CHANGE

According to the General Plan provisions, the number of net new housing units allocated for the Specific Plan area are set forth in the proposed amendment to the Land Use element text.

The total number of units and non-residential square footage recommended by the Specific Plan will be reflected in the building intensity standards as part of the Land Use Element Update. Until such time, the number of housing units allocated to the Specific Plan area will apply until the updated Land Use Element is adopted.

An interim policy will govern the allocation of housing units in the Specific Plan area until the Land Use Element update is completed.


FISCAL IMPLICATIONS:

There is no fiscal impact anticipated.

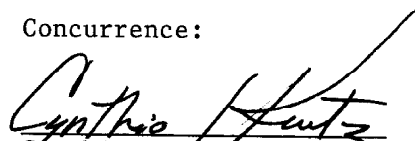
Respectfully submitted,


Michele Beal Bagneris
City Attorney

Prepared by:


Maribel S. Medina
Assistant City Attorney

Concurrence:


Cynthia J. Kurtz
City Manager

Introduced by Councilmember _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17, "THE ZONING CODE," OF THE PASADENA MUNICIPAL CODE, ESTABLISHING THE FAIR OAKS/ORANGE GROVE SPECIFIC PLAN ZONING DISTRICT AND SUBDISTRICTS TO IMPLEMENT THE FAIR OAKS/ORANGE GROVE SPECIFIC PLAN

The People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and corresponding cost of publication, will be published by title and summary as permitted by Section 508 of the Charter. The approved summary of this ordinance is as follows:

SUMMARY

This Ordinance amends various provisions of Title 17, "the Zoning Code," by creating the Fair Oaks/Orange Grove Specific Plan (FGSP) zoning district; by adding Chapter 17. 45 including specific purposes, applicability, definitions, permitted uses, and development standards, including building heights and setbacks; by amending certain other chapters to implement the Fair Oaks/Orange Grove Specific Plan zoning district; and by changing the boundaries of certain zoning districts established herein as follows:

By reclassifying certain properties from: (a) CG (General Commercial District) to FGSP-CL-1a (Fair Oaks/Orange Grove Specific Plan Limited Commercial, Sub-district 'a'), (b) RM-16 (Multi-family Residential, 16 units per acre) and RM – 32 (Multi-family Residential, 32 units per acre) to FGSP-CL-1b (Fair Oaks/Orange Grove Specific Plan Limited Commercial, Sub-district 'b'), (c) RM-16 ((Multi-family Residential, 16 units per acre) to FGSP-RM-16 (Fair Oaks/Orange Grove Specific Plan Multi-family Residential, 16 units per acre), (d) RM-32 (Multi-family Residential, 32 units per acre) to FGSP-RM-16 (Fair Oaks/Orange Grove Specific Plan Multi-family Residential, 16 units per acre), (e) PS (Public-Semi Public) to FGSP-PS (Fair Oaks/Orange Grove Specific

Public-Semi Public), (f) OS (Open Space) to FGSP-OS (Fair Oaks/Orange Grove Specific Plan Open Space) within the La Pintaesca Neighborhood Corridor District 1, (g) IG (General Industrial) to FGSP-C-2 (Fair Oaks/Orange Grove Specific Plan Commercial), (h) RM-16 ((Multi-family Residential, 16 units per acre) to FGSP-RM-16 (Fair Oaks/Orange Grove Specific Plan Multi-family Residential, 16 units per acre) (i) RM-32 (Multi-family Residential, 32 units per acre) to FGSP-PS (Fair Oaks/Orange Grove Specific Plan Public-Semi Public), (j) OS (Open Space) to FGSP-OS (Fair Oaks/Orange Grove Specific Plan Open Space), (k) PD (Planned Development) the entire site consisting of five parcels developed with multi-family residential apartments known as “Kings Villages” and 39 single-family residential parcels to PD 27, within the Robinson Park District 2; (l) IG-VR (General Industrial, Vehicle Repair Overlay) to FGSP-C-3a (Fair Oaks/Orange Grove Specific Plan Commercial, Subdistrict ‘a’) and FGSP-C-3b (Fair Oaks/Orange Grove Specific Plan Commercial, Subdistrict ‘b’) , (m) CG-VR (General Commercial District, Vehicle Repair Overlay) to FGSP-C-3c (Fair Oaks/Orange Grove Specific Plan Commercial , Sub-district ‘c’), (n) RM-32 (Multi-family Residential, 32 units per acre) to FGSP-C-3d (Fair Oaks/Orange Grove Specific Plan Commercial, Subdistrict ‘d’), (o) CL-SD (Limited Commercial, with Sign District Overlay) and CL-SD/AD-2 (Limited Commercial, Sign District and Alcohol Density Overlays) to FGSP-C-3d (Fair Oaks/Orange Grove Specific Plan Commercial, Subdistrict ‘d’) and to FGSP-RM-12 (Fair Oaks/Orange Grove Specific Plan Multi-family Residential, 2 units per lot), (p) PD-2 (Villa Parke Planned Development Zone) to RM-12 (Multi-family Residential, 2 units per lot) and RM-16 (Multi-family Residential, 16 units per acre), (q) properties identified as 675 and 676 North Raymond Avenue from CL SD/AD-2 (Limited Commercial, Sign District and Alcohol Density Overlays) to FGSP-RM-12 (Fair Oaks/Orange Grove Specific Plan Multi-family Residential, 2 units per lot), (r) RM-12 (Multi-family Residential, 2 units per lot) and CL-SD/AD-2 (Limited Commercial, Sign District and Alcohol Density Overlays) comprising of the entire site developed with the Community Arms apartment complex to PD-28, and (s) PS (Public and Semi-public) to FGSP-PS (Fair Oaks/Orange Grove Specific Plan Public-Semi Public), within the Renaissance Commercial District 3 as shown on the map entitled

“Proposed Zoning District Map” within the Fair Oaks/Orange Grove Specific Plan” area dated June 26 , 2002 (**Exhibit A**).

SECTION 2. The official zoning map of the City of Pasadena as established by Section 17.08 of the City of Pasadena Municipal Code is amended by modifying the boundaries of certain zoning districts as shown on the map entitled “Proposed Zoning District Map within the Fair Oaks/Orange Specific Plan area” dated June 26, 2002. (**Exhibit A**).

SECTION 3. Chapter 17.62 entitled VR Vehicle Repair Restricted Overlay District is hereby repealed. “Vehicle/Equipment Repair” as defined in Section 17.45.030 and restricted under Section 17.45.060 (**Exhibit B**, Fair Oaks/Orange Grove Specific Plan Zoning District-Land Use Regulations) apply to the Fair Oaks/Orange Grove Specific Plan zone.

SECTION 4. The chart contained in Subsection B of Section 17.08.030 of said Code entitled, "Applicability of land use regulations and development standards: is amended by adding a new base district as follows:

Base District

Designator	Base District Name	Chapter
FGSP	Fair Oaks/Orange Grove Specific Plan district	17.45

SECTION 5. Article II of Title 17 of said code entitled "Base District Regulations" is amended by adding a new chapter as follows:

Chapter 17.45
FAIR OAKS/ORANGE GROVE SPECIFIC PLAN
ZONING DISTRICT

Sections:

- 17.45.010 Specific Purposes.
- 17.45.020 Applicability
- 17.45.030 Definitions
- 17.45.040 District and Sub-district designators
- 17.45.050 Establishment of Zoning Sub-district Designators
- 17.45.060 Land use regulations
- 17.45.070 Additional Land Use Regulations
- 17.45.080 Development Standards

17.45.010 Specific Purposes.

In addition to the general purposes listed in Chapter 17.04 of this code, the specific purposes of the of the Fair Oaks/Orange Grove Specific Plan zoning district, are to:

1. Protect, support and preserve the surrounding residential neighborhoods within the Specific Plan area by establishing appropriate land uses, development standards and design guidelines.
2. Improve the appearance of the area to enhance the quality of life for local residents and opportunities for employment and business development.
3. Allow a mix of uses that provides for viable commercial and residential development and supports efforts to revitalize the area.
4. Create a pedestrian-friendly environment that balances the needs of pedestrians and vehicular traffic, recognizing the status of Fair Oaks Avenue as a Principal Mobility Corridor.
5. Build upon and enhance existing and new community-serving facilities (parks, libraries, community centers, schools, etc.) to respond to the needs of the community.

In addition to the above the following are specific purposes to be achieved within the designated Districts:

1. District CL1 - La Pintesca Neighborhood Corridor District
 - a. Help stabilize the business climate by complimenting the residential uses in this segment of the corridor with new and enhanced neighborhood-serving commercial uses at select nodes while serving the needs of nearby residents.
 - b. Update the overall corridor appearance through streetscape improvements, increased enforcement of housing property maintenance and Zoning Code (Code Compliance) efforts, land use strategies, and implementation of development standards.
 - c. Retain and protect existing community-serving facilities including the Community Health Center, La Pintesca Park, and Library.
2. District C2 - Robinson Park District
 - a. Expand opportunities for employment-generating and community-serving resources (i.e. Robinson Park, Jackie Robinson Center, the City's One Stop Career Services Center, Fire Station 36, etc.) to respond to the needs of the surrounding residents.
 - b. Encourage a mix of land uses to increase the potential for a synergy between existing and future commercial and light industrial uses to build on the "business park" concept.
 - c. Encourage development and delivery of the arts and cultural programming.
 - d. Maintain existing housing and create housing opportunities within the district by providing for live/work housing in appropriate areas.
3. District C3 – Renaissance Commercial District Build on the historical function of this area as a commercial and neighborhood center.
 - a. Create a pedestrian-oriented and transit-oriented district to support businesses and residential uses in the area.
 - b. Provide for commercial and mixed-use development along Fair Oaks Avenue to maintain compact urban character.
 - c. Provide for commercial retail and office, residential, and mixed-use

development at the intersection of Fair Oaks Avenue and Orange Grove Boulevard and along Orange Grove Boulevard.

17.45.020 Applicability

The provisions of this chapter shall apply to the area designated Fair Oaks/Orange Grove Specific Plan zoning district and its land use sub-districts as shown on the official zoning map of the city.

17.45.030 Definitions

The following definitions shall apply in this chapter. Words and phrases not defined in this chapter shall be as defined in Section 17.12 "Definitions" of this code.

“mixed-use project” means a project, which has residential unit(s) and one or more non-residential uses such as commercial, retail, business or professional office or related common areas (such as a community room, conference room, or health and fitness room) within a single building or in two or more buildings, which are located on one property. The property may consist of one or more contiguous parcels under single ownership. Mixed-use development shall have a non-residential component on the ground floor frontage.

“Ground floor frontage” means a minimum of 20 percent of the building fronting on a major street, excluding driveways and pedestrian entries.

“Vehicle/Equipment Repair”: General Maintenance, new businesses that provide general maintenance services, which include, but are not limited to: oil changes, replacement of air filters, window tinting, installation of car stereos, and alarms and other related services as part of service station establishments only. General maintenance services operating under the provisions of this chapter shall be conducted within an enclosed building, and overnight parking or storing of vehicles receiving services shall be within an enclosed building.

“Vehicle/Equipment Repair”: Comprehensive Repair, new businesses that provide comprehensive automobile repair services, which include , but are not limited to: repairing or installing mechanical or electrical parts, tires or brakes, repairing or painting of vehicle bodies, fenders, or upholstery, vehicle dismantling or any related services.

17.45.040 District and Sub-district Designators

Fair Oaks/Orange Grove Specific Plan District and sub-districts area identification designators are established as shown in **Exhibit A**, " as contained herein. Land use regulations and development standards are applicable to any specific property according to the property's area designation in the zoning sub-district.

17.45.050 Establishment of Zoning Sub-district Designators

The following new zoning sub-districts are hereby established for the Fair Oaks/Orange Grove Specific Plan district – FGSP-CL-1a, FGSP-CL –1b, FGSP-C-2, FGSP-C-3a, FGSP-C-3b, FGSP-C-3c, and FGSP-C-3d regulations and development standards applicable to specific areas within the Fair Oaks/Orange/Grove Specific Plan district shall be designated on the zoning map by zoning sub-districts as follows:

Sub-District Designator	District and Sub-district Name
FGSP-CL-1a	Fair Oaks/Orange Grove Specific Plan, Limited Commercial, District 1, Sub-district 'a'
FGSP-CL-1b	Fair Oaks/Orange Grove Specific Plan – Limited Commercial District 1, Sub-district 'b'
FGSP-C-2	Fair Oaks/Orange Grove Specific Plan – Commercial, District 2,
FGSP-C-3a	Fair Oaks/Orange Grove Specific Plan – Commercial, District 3, Sub-district 'a'
FGSP-C-3b	Fair Oaks/Orange Grove Specific Plan - Commercial, District 3, Sub-district 'b'
FGSP-C-3c	Fair Oaks/Orange Grove Specific Plan - Commercial, District 3, Sub-district 'c'
FGSP-C-3d	Fair Oaks/Orange Grove Specific Plan- Commercial, District 3, Sub-district 'd'
FGSP-PS	Fair Oaks/Orange Grove Specific Plan Public and Semi-Public
FGSP-OS	Fair Oaks/Orange Grove Specific Plan Open Space

FGSP-RM-12	Fair Oaks/Orange Grove Specific Plan Multi-Family Residential, 2 units per lot
FGSP-RM-16	Fair Oaks/Orange Grove Specific Plan Multi-Family Residential, 16 units per net acre
PD 27	Planned Development 27, Kings Villages
PD 28	Planned Development 28, Community Arms

17.45.060 Land Use Regulations

Land use regulations within zoning sub-districts shall be those as shown in **Exhibit B**, "Fair Oaks/Orange Grove Specific Plan zoning district - Land Use Regulations," as contained in this chapter. The letter "P" designates use classifications permitted within a sub-district; the letter "C" designates use classifications permitted subject to approval of a conditional use permit; the letter "E" designates use classifications permitted subject to approval of an expressive use permit; the letters "MC" designate use classifications permitted subject to approval of a minor conditional use permit and the letters "TC" designate use classifications permitted subject to approval of a temporary conditional use permit. When neither "P," "C," "E," "MC" or "TC" is shown for a use, or a use classification is not listed, this classification is not permitted. The letters "P/C" designate use classifications that are permitted on the site of a permitted use, but require a conditional use permit on the site of a conditionally permitted use. Letters following a use reference additional land use regulations.

17.45.070 Additional land use regulations

In addition to those regulations designated in **Exhibit "B"** referenced above, the following additional regulations shall also apply as indicated:

1. Until completion of the city-wide revision of the zoning Code, Work/live use shall be subject to approval of a Conditional Use Permit. The Zoning Administrator and the Building Official shall apply appropriate conditions of approval until development standards are formulated for the use.

2. Allow the conversion of historic residential buildings to office uses with a Conditional Use Permit. This provision, identical to the highly successful integration of

office uses in historic bungalow courts and residences along South Marengo Avenue, would allow adaptive reuse of historic resources. Properties qualifying for this provision would be those with status codes of “5S1”, “5SD1”, “4S2” and “3S” in an adopted historic resources survey.

3. Prohibit the establishment of new bars and taverns, billard parlors with alcohol service, nightclubs with alcohol service, and uses that provide for the sale of alcohol for off-site consumption (e.g. liquor stores, food markets). However, sale of alcoholic beverages in connection with restaurants and restaurants with bars (where the bar area is limited to 500 square feet) and all other uses with on-site consumption shall be conditionally permitted.

17.45.080 Development Standards

The development standards for each zoning sub-district shall be those as shown in “**Exhibit C-1**” entitled “Fair Oaks/Orange Grove Specific Plan district Development Standards” and “**Exhibit C-2**” entitled “Fair Oaks/Orange Grove Specific Plan District Additional Development Standards.” New subdivisions, land uses and development projects and additions to existing land uses and development projects shall be designed and constructed in compliance with these standards. Development standards for any design element not contained in this chapter shall be as described in Chapters 17.22, 17.24, 17.28 (CL zone), 17.36, 17.40, and Appendix B of Title 17 for the corresponding base zoning district and shall be required in addition to the standards contained in this chapter.

SECTION 6. Designation of Kings Villages site as PD-27

Appendix B of Title 17 of the Pasadena Municipal Code is amended by adding a new Planned Development: PD-27 – Kings Villages.

This ordinance designates the Kings Villages site as PD-27 by reclassifying certain properties within such site from PD (Kings Villages) to Planned Development - 27 (PD-27) as shown on the map entitled “Proposed Zoning District Map” within the Fair Oaks/Orange Grove Specific Plan” area dated June 26, 2002 (**Exhibit A**) maintained on file in the Planning Division.

PD 27 - Kings Villages

A. Permitted Uses in PD-27:

- Multi-family and single-family residential, including senior housing.
- Accessory buildings and uses limited to those reasonably related to the multi-family uses as determined by the Zoning Administrator.
- Certain community facilities uses such as child day care, learning and skills training intended for the residents of the PD, and for the general public shall be conditionally permitted.
- An amendment to the Planned Development (PD) shall be required if any increase in existing number of units, or reconfiguration of parcels would create one or more new development sites, or substantially modify parcel boundary lines. An amendment to the PD should take into consideration the merits of the project and compatibility with the surrounding zoning districts.

B. Development Standards in PD-27 – Development standards for the existing single-family residential developments and multi-family residential development are as follows:

1. SINGLE-FAMILY SITES

- Any renovation, rehabilitation, addition, or demolition and reconstruction of existing single family residential units shall be governed by the development standards of Single-Family Residential, 6 units per acre (RS-6) district.

2. MULTI-FAMILY SITES

- a. Existing Dwellings: Any floor area additions to existing dwelling units or accessory structures shall be permitted subject to the following development standards:
 - Height Limit – No building shall exceed thirty-six (36) feet in height.

- **Building Area** – The building area shall not exceed fifty percent (50 percent) of the total area of any corner lot nor forty-five percent (45 percent) of the total area of any other lot where structures having two or more dwelling units are involved.
- **Number of Dwelling Units Per Building** – There shall be no more than twelve (12) dwelling units in any one building.
- **Front Yard Setback Lines** – The average depth of the front yard shall be at least twenty (20) feet. Up to fifty percent (50 percent) of the building frontage may project in front of the twenty (20) foot average setback line a maximum of five (5) feet, so long as a matching amount of building frontage remains behind said setback line an equal distance. Eaves may project into said front yard for a distance not to exceed thirty-six (36) inches where southerly and westerly exposure occur.
- **Lots facing on Washington Boulevard and Fair Oaks Avenue** shall have a front yard with an average depth of not less than twenty-five (25) feet. Up to fifty percent (50 percent) of the building frontage may project in front of the twenty-five (25) foot average setback line a maximum of five (5) feet, so long as a matching amount of frontage remains behind said setback line in equal distance.
- **Side Yard Setback Lines** – The required side yard shall be ten (10) feet. For buildings not over two (2) stories in height and where living room windows do not face a side yard, the side yard may be reduced to five (5) feet.
- **Rear Yard Setback Lines** – There shall be a rear yard on every lot including double frontage lots. The depth of such rear yard shall not be less than fifteen (15) feet.

- Distance Between Dwellings and Width of Courts – The distance between dwellings on the same lot and the width of courts shall not be less than twenty (20) feet with the following exceptions:
 - Where a one or two-story dwelling faces an un-fenestrated dwelling wall, the distance may be reduced to sixteen (16) feet.
 - Where a dwelling faces a wall of an accessory building, the minimum distance shall not be less than ten (10) feet.
- b. New Construction: Any new construction shall be subject to the following additional development standard:
- A minimum of 2,750 square feet lot area per dwelling unit shall be provided in a multi-family residential development.
 - Single-family lots shall have a minimum of 7,200 square feet in area.

SECTION 7. Designation of Community Arms apartment complex site as PD-28

Appendix B of Title 17 of the Pasadena Municipal Code is amended by adding a new Planned Development: PD-28 – Community Arms.

This ordinance designates the Community Arms apartment complex site as PD-28 by reclassifying portions of said property from CLSD/AD2 (Limited Commercial with Alcohol Density Overlay and Sign District Overlay) and RM12 (Multi-Family Residential, two dwelling units per lot), to Planned Development - 28 (PD-28) as shown on the map entitled “Fair Oaks/Orange Grove Specific Plan Area,” dated June 26, 2002, attached hereto (**Exhibit A**) maintained on file in the Planning Division.

PD 28 - Community Arms

A. Permitted Uses in PD-28

- Multi-family residential development not exceeding a total of 133 units, as presently existing on the site.
- Accessory buildings and uses limited to those reasonably related to the multi-family residential use as determined by the Zoning Administrator.

- Certain community facilities, such as child day care and learning or skills training, intended for the Community Arms residents and the general public, subject to approval of a Conditional Use Permit.

B. Development Standards in PD-28

Any additional floor area or construction of an accessory use structure shall be subject to the development standards of the City of Gardens for Multi-Family Residential development in RM-32 districts, except for certain requirements relating to:

- Parking location;
- Entrances of dwelling units accessible to the main garden;
- Length of buildings at the street; and
- Air separation between a building on-site and the building in the adjacent properties.

The building layout and configuration of the existing development call for the elements listed above to be exempt from the City of Gardens requirements. These elements will be allowed to remain as existing; however, no alteration or reconstruction shall increase their non-conforming status.

SECTION 8. This ordinance shall take effect upon the expiration of thirty days from its publication.

Signed and approved this _____ day of _____, 2002.

Bill Bogaard
Mayor, City of Pasadena

I HEREBY CERTIFY that the forgoing ordinance was adopted by the City Council of the City of Pasadena at its regular meeting held on _____, 2002, by the following vote:

AYES:

NOES:

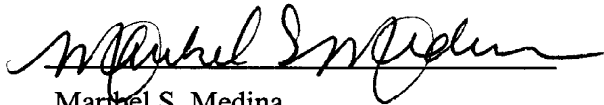
ABSENT:

ABSTAIN:

Published:

Jane L. Rodriguez CMC
City Clerk

Approved as to form:

A handwritten signature in black ink, appearing to read "Maribel S. Medina", written over a horizontal line.

Maribel S. Medina

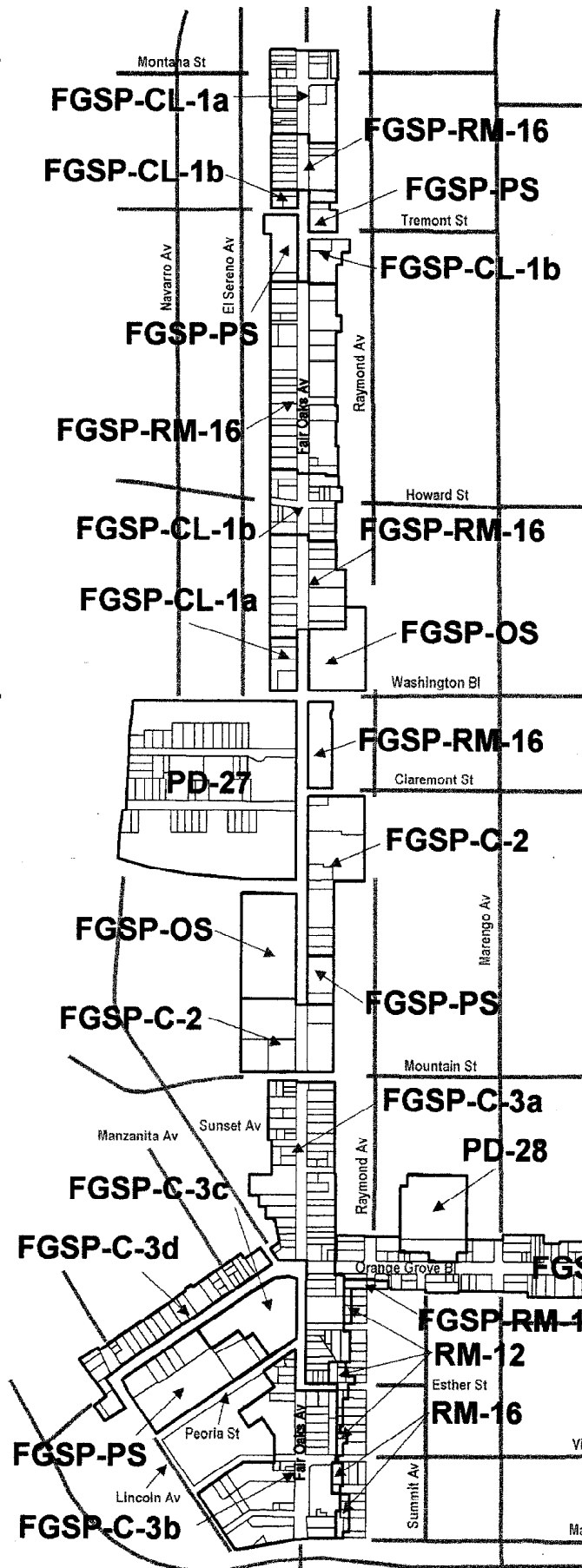
Assistant City Attorney

EXHIBIT A

District 1 La Pintoresca Neighborhood Corridor

District 2 Robinson Park

District 3 Renaissance Commercial



FAIR OAKS / ORANGE GROVE SPECIFIC PLAN

Proposed Zoning

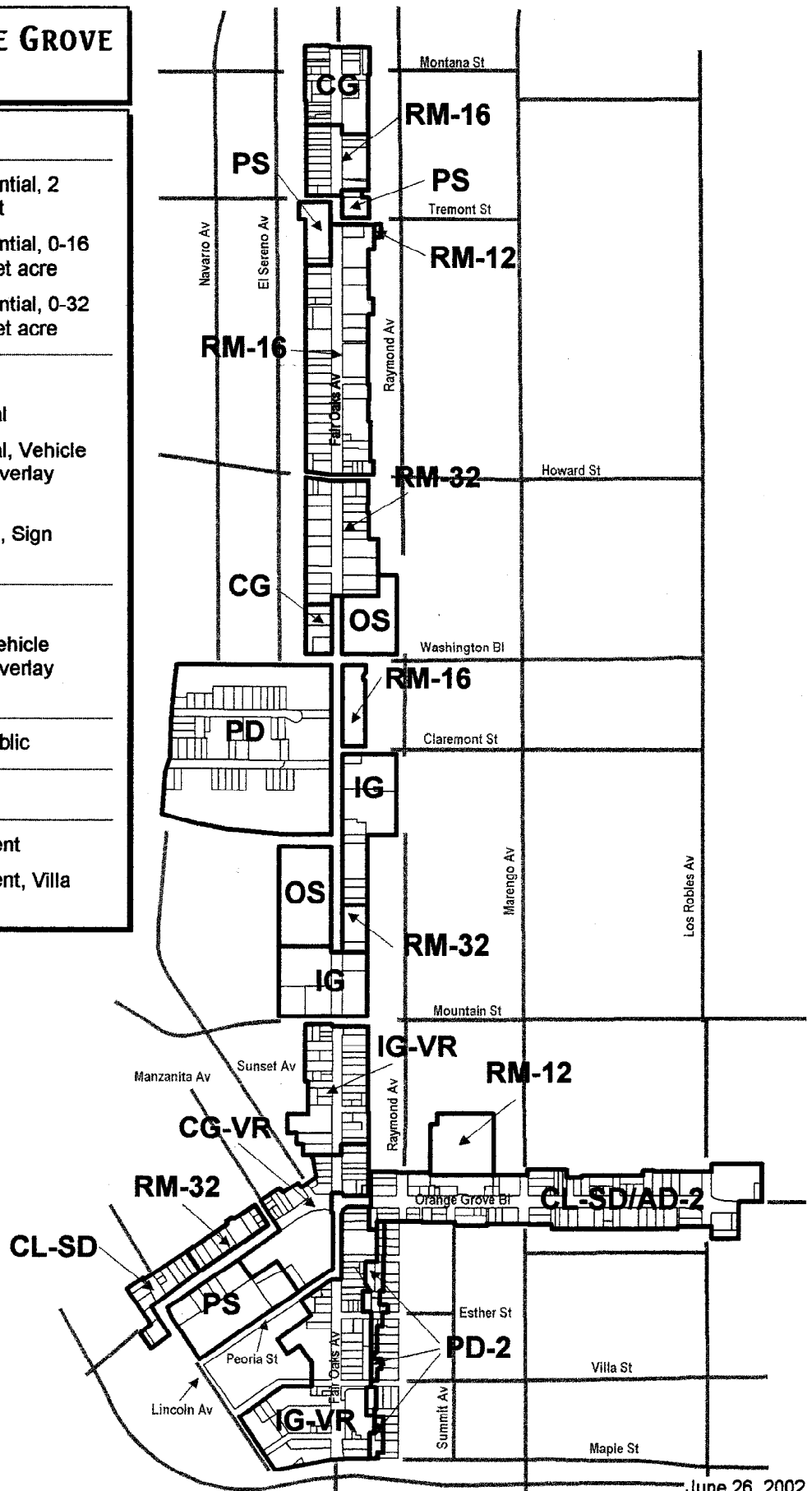
FGSP-CL-1a	Limited Commercial, District 1, sub-district 'a'
FGSP-CL-1b	Limited Commercial, District 1, sub-district 'b'
FGSP-C-2	Commercial, District 2
FGSP-C-3a	Commercial, District 3, sub-district 'a'
FGSP-C-3b	Commercial, District 3, sub-district 'b'
FGSP-C-3c	Commercial, District 3, sub-district 'c'
FGSP-C-3d	Commercial, District 3, sub-district 'd'
FGSP-PS	Public and Semi-Public
FGSP-OS	Open Space
RM-12	Multi-Family Residential, 2 dwelling units per lot
FGSP-RM-12	Multi-Family Residential, 2 dwelling units per lot
RM-16	Multi-Family Residential, 0-16 dwelling units per net acre
FGSP-RM-16	Multi-Family Residential, 0-16 dwelling units per net acre
PD-27	Planned Development, Kings Village
PD-28	Planned Development, Community Arms

EXHIBIT A-1

FAIR OAKS / ORANGE GROVE SPECIFIC PLAN

Existing Zoning

RM-12	Multi-Family Residential, 2 dwelling units per lot
RM-16	Multi-Family Residential, 0-16 dwelling units per net acre
RM-32	Multi-Family Residential, 0-32 dwelling units per net acre
CO	Commercial Office
CG	General Commercial
CG-VR	General Commercial, Vehicle Repair Restricted Overlay District
CL-SD	Limited Commercial, Sign District
IG	General Industry
IG-VR	General Industry, Vehicle Repair Restricted Overlay District
PS	Public and Semi-Public
OS	Open Space
PD	Planned Development
PD-2	Planned Development, Villa Parke



June 26, 2002

EXHIBIT B

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY	ZONING	DISTRICTS
---------------------------	-----------	---------------	------------------

	FGSP-CL-1		FGSP-C-2	FGSP-C-3		Additional Use Regulations
	CL-1a	CL-1b		C-3a,b,d	C-3c	
Residential						
Adult Day Care, Limited	(-)	P	(-)	P	(-)	
Boarding Houses	(-)	(-)	(-)	(-)	(-)	
Caretaker's Quarters	(-)	P	(-)	P	(-)	See (A) of Section 17.28.020
Dormitories	(-)	P	(-)	P	(-)	
Family Day Care Home	(-)					
Small (max 8 children)	(-)	P	(-)	P	(-)	
Large (9-14 children)	(-)	P	(-)	P	(-)	See Section 17.64.040
Fraternities/Sororities	(-)	P	(-)	P	(-)	
Multifamily Residential	(-)	P	(-)	P	(-)	
Residential Care Limited (max 6 persons)	(-)	P	(-)	P	(-)	
Single Family Residential	(-)	P	(-)	P	(-)	
Transition Housing	(-)	(-)	(-)	(-)	(-)	
Public & Semi Public						
Adult Day Care, General	(-)	(-)	(-)	(-)	(-)	
Charitable Institution	C	C	C	C	C	See (E) of Section 17.28.020
Child Day Care Center	P	P	P	P	P	See Section 17.64.040
Clubs & Lodges	C	C	C	C	C	See (F), (G), (H) of Section 17.28.020
Colleges & Universities	C	C	C	C	C	See (E) of Section 17.28.020
Convalescent Facilities	(-)	(-)	(-)	(-)	(-)	
Cultural Institutions	P	P	P	P	P	See (E), (F) of Section 17.28.020
Detention Facilities	(-)	(-)	(-)	(-)	(-)	
Government Offices	P	P	P	P	P	See (E) of Section 17.28.020
Heliports	(-)	(-)	(-)	(-)	(-)	
Hospitals	(-)	(-)	(-)	(-)	(-)	
Maintenance & Service Facilities	(-)	(-)	(-)	(-)	(-)	

- (-) Use is not permitted.
- P Use is permitted.
- C Use is conditionally permitted.
- MC Use is conditionally permitted.
- TC Use is conditionally permitted with a Temporary Conditional Use Permit.
- E Use is permitted with an Expressive Use Permit.
- P/C Accessory use subject to land use regulations of principal use

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY ZONING DISTRICT			
	FGSP-CL-1 CL-1a,b	FGSP-C-2	FGSP-C-3 C-3a,b,c,d	Additional Use Regulations
Public & Semi Public (cont)				
Open Space	P	P	P	
Park & Recreation Facilities	C	C	C	
Public Safety Facilities	C	C	C	See (E) of Section 17.28.020
Religious Assembly	C	C	C	See (E) of Section 17.28.020
w/Columbarium	MC	MC	MC	See (I) of Section 17.28.020
w/Temp Homeless Shelter	P	P	P	See (J) of Section 17.28.020
Residential Care, General	(-)	(-)	(-)	
Schools, Public or Private	C	C	C	See (E) of Section 17.28.020 and Section 17.64.050
Transportation Terminals	(-)	(-)	(-)	
Utilities, Major	C	C	C	
Utilities, Minor	P	P	P	
Commercial				
Adult Businesses	(-)	(-)	(-)	
Ambulance Services	(-)	(-)	(-)	
Animal Sales and Services				
Animal Boarding	(-)	(-)	C	
Animal Grooming	C	P	P	
Animal Hospital	(-)	(-)	(-)	
Animals, Retail Sales	(-)	(-)	(-)	
Auto Washing & Detailing	(-)	(-)	(-)	
Small Scale (max 1000sf)	P	P	P	See Section 17.64.130
Banks & Savings & Loans	P	P	P	
With Walk-Up Service	P	P	P	See (T) of Section 17.28.020
Bars or Taverns	(-)	(-)	(-)	
With Live Entertainment	(-)	(-)	(-)	
Building Materials & Services	(-)	(-)	C	
Catering Services	P	P	P	See (G) of Section 17.28.020
Commercial Entertainment	E	E	E	See Chapter 17.94, Section 17.64.120 and Section 5.17.45.070.3. Among other uses, the latter section prohibits the establishment of new night clubs with alcohol service and uses that provide for the sale of alcohol for off-site consumption. Sale of alcoholic beverages for on-site consumption must obtain a separate Conditional Use Permit.
Commercial Printing	C	P	P	
Comm. Print., Limited (max 2000sf)	P	P	P	

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY ZONING DISTRICT			
	FGSP-CL1 CL-1a,b	FGSP-C-2	FGSP-C-3 C-3a,b,c,d	Additional Use Regulations
Commercial Recreation	C	C	C	See Section 17.64.120, (X) of Section 17.28.020, and Section 5.17.45.070.3. Among other uses, the latter section prohibits establishment of new billiard parlors with alcohol service, and uses that provide for the sale of alcohol for off-site consumption. Sale of alcoholic beverages for on-site consumption must obtain a separate Conditional Use Permit.
Communications Facilities	(-)	P	P	
Small Scale (max. 5 employees, 2 vehicles)	P	P	P	
Drive-Thru Businesses	C	C	C	See Section 17.64.110
Emergency Shelters	(-)	(-)	(-)	
Firearm Sales	(-)	(-)	(-)	
Food Sales	P	(-)	P	
w/Beer & Wine Sales	(-)	(-)	(-)	
w/Full Alcohol Sales	(-)	(-)	(-)	
Horticulture	(-)	(-)	(-)	
Limited (no structure, no storage)	P	P	P	
Laboratories	P	P	P	
Maintenance & Repair Services	P	P	P	
Mini-Malls	(-)	(-)	(-)	
Mortuaries	(-)	(-)	(-)	
Nurseries	C	C	C	
Offices:				
Business & Professional	P	P	P	
Medical	P	P	P	
Pawnshops	(-)	(-)	(-)	
Personal Improvement Services	P	P	P	
Personal Services	P	P	P	
Professional, Business & Trade Schools	P	P	P	
Recycling Centers				See Section 17.64.300
Small Collection Facilities (<500 sf)	MC	MC	MC	
Large Collection Facilities (>500 sf)	(-)	(-)	C	
Research & Development - Office	P	P	P	
Research & Development - Non Office	C	P	C	
Restaurants	P	P/C	P	See (BB) of Section 17.28.020
w/Beer & Wine Service	C	C	C	
w/Full Alcohol Service	C	C	C	
w/Live Entertainment	P	P	P	

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY ZONING DISTRICT			
	FGSP-CL1	FGSP-C-2	FGSP-C-3	Additional Use Regulations
	CL-1a,b		C-3a,b,c,d	
Restaurants, Take-Out	C	(--)	C	See (BB),(CC) of Section 17.28.020
w/Beer & Wine Service	C	(--)	C	
w/Full Alcohol Service	C	(--)	C	
w/Live Entertainment	P	(--)	P	
Retail Sales	P	(--)	P	See Section 5.17.45.070.3: Among other uses, this section prohibits the establishment of new uses that provide for the sale of alcohol for off-site consumption. Big Box retail not allowed, defined as: retail or wholesale store over 75,000 square feet in area with centralized cashiering facilities.
Secondhand Appliance & Clothing Sales	(--)	(--)	(--)	
Single Room Occupancy	(--)	(--)	(--)	
Swap Meets	(--)	(--)	(--)	
Vehicle/Equipment Sales Leasing & Services				
Automobiles Rentals	(--)	(--)	(--)	
Comm. Off-Street Parking	C	C	C	
Service Stations	(--)	C	C	See Section 17.64.130 & (FF) of Section 17.28.020
Vehicle/Equipment Repair:				
Comprehensive Repair	(--)	(--)	(--)	
General Maintenance	(--)	C	C	Only as part of service station
Vehicle/Equipment Sales	(--)	(--)	(--)	
Leasing & Rentals	(--)	(--)	(--)	
Vehicle Storage	(--)	(--)	(--)	
Visitor Accommodations				
Bed & Breakfast Inns	(--)	(--)	(--)	
Hotels & Motels	(--)	(--)	(--)	
Warehouse & Storage	(--)	C	C	
Small-Scale	(--)	P	P	
Wireless Telecommunication & Antenna Facility				
Minor	MC	MC	MC	See Section 17.64.350
Major	C	C	C	See Section 17.64.350
Work/Live	(--)	C	C	See Section 5.17.45.070.1: Until completion of the city-wide revision of the Zoning Code, Work/Live use shall be subject to approval of a Conditional Use Permit. The Zoning Administrator and the Building Official shall apply appropriate conditions of approval until development standards are formulated for the use.

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY ZONING DISTRICT			Additional Use Regulations
	FGSP-CL1 CL-1a,b	FGSP-C-2	FGSP-C-3 C-3a,b,c,d	
Industrial				See (D),(F),(L),(M),(N) of Section 17.28.020
Industrial, Standard	(--)	(--)	(--)	In FGSP-C-2 area, the existing industrial uses will remain as permitted uses in their respective sites. Any future expansion or intensification of use shall comply with Section 17.64.260 (Performance Standards) of the Zoning Code.
Industrial, Restricted	(--)	C	C	
Small-Scale (max. 5000 sf, 5 employees, 2 vehicles)	P	P	P	
Research & Development, Non-office	C	P	C	
Wholesale, Distributing & Storage	(--)	C	(--)	
Small-Scale (max. 5000 sf, 5 employees, 2 vehicles)	P	P	P	
Accessory				
Accessory Antenna Array	P	P	P	
Accessory Uses	P/C	P/C	P/C	
Home Occupations	P	P	P	
Temporary				
Animal Shows	(--)	TC	(--)	See Section 17.88.050
Auto Washing	(--)	(--)	(--)	
Circuses & Carnivals	TC	TC	TC	See Section 17.88.050
Farmer's Market	TC	TC	TC	See Section 17.88.050
Filming, Long-Term	C	C	C	See Chapter 17.90
Filming, Short-Term	P	P	P	See Chapter 17.90
Live Entertainment	TC	TC	TC	See Section 17.88.050
Personal Property Sales	(--)	(--)	P	See Section 17.64.100
Religious Assembly	TC	TC	TC	See Section 17.88.050
Retail Sales, Outdoor	TC	TC	TC	See Section 17.88.050
Seasonal Merchandise Sales	P	P	P	See (LL) of Section 17.28.020
Street Fairs	P	P	P	See Section 17.88.050
Swap Meets, Non-recurring Tents	TC	TC	TC	See Section 17.88.050
Tents	TC	TC	TC	See Section 17.88.050
Nonconforming Uses, Structures & Signs are subject to the requirements of the Zoning Code, Chapter 17.76				

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY ZONING DISTRICT		
	FGSP-PS	FGSP-OS	Additional Use Regulations
Residential			
Adult Day Care, Limited	(--)	(--)	
Boarding Houses	(--)	(--)	
Caretaker's Quarters	C	C	See (A) of Section 17.36.030 and (A) of Section 17.40.030
Dormitories	C	(--)	
Family Day Care: Home			
Small (8 children)	C	(--)	
Large (9-14 children)	C	(--)	See Section 17.64.040
Fraternities/Sororities	C	(--)	
Multifamily Residential	C	(--)	See (B) of Section 17.40.030
Residential Care Limited (max 6 persons)	C	(--)	
Single Family Residential	C	(--)	See (B) of Section 17.40.030
Transition Housing	(--)	(--)	
Public & Semi Public			
Adult Day Care, General	(--)	(--)	
Charitable Institution	C	(--)	
Child Day Care Center	C	(--)	See Section 17.64.040
Clubs & Lodges	C	C	
Colleges & Universities	C	(--)	
Convalescent Facilities	(--)	(--)	
Cultural Institutions	C	C	
Detention Facilities	(--)	(--)	
Government Offices	C	(--)	
Heliports	(--)	(--)	
Hospitals	(--)	(--)	
Maintenance & Service Facilities	(--)	(--)	

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY ZONING DISTRICT		
	FGSP-PS	FGSP-OS	Additional Use Regulations
Open Space	P	P	
Park & Recreation Facilities	C	C	
Public Safety Facilities	C	C	
Religious Assembly	C	(--)	See (K) of Section 17.40.030
w/Columbarium	MC	(--)	See (L) of Section 17.40.030
w/Temp Homeless Shelter	C	(--)	See (M) of Section 17.40.030
Residential Care, General	(--)	(--)	
Schools, Public or Private	C	C	See Section 17.64.050
Transportation Terminals	(--)	(--)	
Utilities, Major	C	C	
Utilities, Minor	P	P	
Commercial			
Adult Businesses	(--)	(--)	
Ambulance Services	(--)	(--)	
Animal Sales and Services			
Animal Boarding	(--)	(--)	
Animal Grooming	(--)	(--)	
Animal Hospital	(--)	(--)	
Animals, Retail Sales	(--)	(--)	
Auto Washing & Detailing	(--)	(--)	
Small Scale (<1000sf)	(--)	(--)	
Banks & Savings & Loans	(--)	(--)	
With Walk-Up Service	(--)	(--)	
Bars or Taverns	(--)	(--)	
With Live Entertainment	(--)	(--)	
Building Materials & Services	(--)	(--)	
Catering Services	(--)	(--)	
Commercial Entertainment	(--)	(--)	
Commercial Printing	(--)	(--)	
Commercial Printing, Limited (max 2000sf)	(--)	(--)	

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY	ZONING	DISTRICT
	FGSP-PS	FGSP-OS	Additional Use Regulations
Commercial Recreation	(--)	C	See Section 5.17.45.070.3: Among other uses, this section prohibits the establishment of new billiard parlors with alcohol service and uses that provide for the sale of alcohol for off-site consumption.
Communications Facilities:	(--)	(--)	
Small Scale(max. 5 employees, 2 vehicle)	(--)	(--)	
Drive-Thru Businesses	(--)	(--)	
Emergency Shelters	(--)	(--)	
Firearm Sales	(--)	(--)	
Food Sales	(--)	(--)	
w/Beer & Wine Sales	(--)	(--)	
w/Full Alcohol Sales	(--)	(--)	
Horticulture	(--)	(--)	
Limited (no structure, no storage)	(--)	C	See (E) of Section 17.36.030 and Section 17.64.220
Laboratories	(--)	(--)	
Live/Work or Work/Live	(--)	(--)	
Maintenance & Repair Services	(--)	(--)	
Mini-Malls	(--)	(--)	
Mortuaries	(--)	(--)	
Nurseries	(--)	C	See (E) of Section 17.36.030 and Section 17.64.220
Offices:			
Business & Professional	C	(--)	See (C) of Section 17.40.030
Medical	C	(--)	
Pawnshops	(--)	(--)	
Personal Improvement Services	(--)	(--)	
Personal Services	(--)	(--)	
Professional, Business & Trade Schools	(--)	(--)	
Recycling Centers			
Small Collection Facilities (<500 sf)	MC	MC	Section 17.64.300
Large Collection Facilities (>500 sf)	(--)	(--)	
Research & Development - Office	(--)	(--)	
Research & Development - Non-Office	(--)	(--)	
Restaurants	C	(--)	See (D) of Section 17.40.030
w/Beer & Wine Service	C	(--)	
w/Full Alcohol Service	C	(--)	
w/Live Entertainment	P	(--)	

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY ZONING DISTRICT		
	FGSP-PS	FGSP-OS	Additional Use Regulations
Restaurants, Take-Out	C	(--)	See (D) of Section 17.40.030
w/Beer & Wine Service	C	(--)	
w/Full Alcohol Service	C	(--)	
w/Live Entertainment	P	(--)	
Retail Sales	(--)	(--)	
Secondhand Appliance & Clothing Sales	(--)	(--)	
Single Room Occupancy	(--)	(--)	
Swap Meets	C	C	See (H) of Section 17.36.030
Vehicle/Equipment Sales, Leasing & Services:			
Automobiles Rentals	(--)	(--)	
Comm. Off-Street Parking	(--)	(--)	
Service Stations	(--)	(--)	
Vehicle/Equipment Repair:	(--)	(--)	
Comprehensive repair	(--)	(--)	
General Maintenance	(--)	(--)	
Vehicle/Equipment Sales, Leasing & Rental	(--)	(--)	
Vehicle Storage	(--)	(--)	
Visitor Accommodations			
Bed & Breakfast Inns	(--)	(--)	
Hotels & Motels	(--)	(--)	
Warehouse & Storage	(--)	(--)	
Small-Scale (Max 5000 sf, 2 vehicles, 5 employees)	(--)	(--)	
Wireless Telecommunication Antenna Facility:			
Minor	MC	(--)	See Section 17.64.350
Major	C	(--)	See Section 17.64.350

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

	FGSP-PS	FGSP-OS	Additional Use Regulations
Industrial			
Industrial, Standard	(--)	(--)	
Industrial, Restricted:	(--)	(--)	
Small-Scale (max. 5000 sf, 5 employees, 2 vehicles)	(--)	(--)	
Wholesale, Distribution & Storage	(--)	(--)	
Small-Scale (max. 5000 sf, 5 employees, 2 vehicles)	(--)	(--)	
Accessory			
Accessory Antenna Array	(--)	P	
Accessory Uses	P/C	P/C	
Home Occupations	(--)	(--)	
Temporary			
Animal Shows	TC	TC	See Section 17.88.050
Auto Washing	P	(--)	See (D) of Section 17.40.030
Circuses & Carnivals	TC	TC	See Section 17.88.050
Farmer's Market	TC	TC	See Section 17.88.050
Filming, Long-Term	C	C	See Section 17.90.030
Filming, Short-Term	P	P	See Section 17.90.020
Live Entertainment	TC	(--)	See Section 17.88.050
Personal Property Sales	(--)	(--)	
Religious Assembly	(--)	(--)	
Retail Sales, Outdoor	(--)	(--)	
Seasonal Merchandise Sales	(--)	(--)	
Street Fairs	(--)	(--)	
Swap Meets, Non-recurring Tents	(--)	(--)	
Tents	TC	TC	See Section 17.88.050
Nonconforming Uses, Structures & Signs are subject to the requirements of the Zoning Code, Chapter 17.76			

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY	ZONING	DISTRICT
	FGSP-RM16	FGSP-RM12	Additional Use Regulations
Residential			See (B) of Section 17.24.020
Adult Day Care, Limited	(--)	(--)	
Boarding Houses	(--)	(--)	
Caretaker's Quarters	(--)	(--)	
Dormitories	(--)	(--)	
Family Day Care Home			
Small (8 children)	P	P	See Section 17.64.040
Large (9-14 children)	MC	MC	See Section 17.64.040
Fraternities/Sororities	(--)	(--)	
Multifamily Residential	P	P	
Residential Care Limited (max 6 persons)	P	P	
Single Family Residential	P	P	
Transition Housing	(--)	(--)	
Public & Semi Public			
Adult Day Care, General	(--)	(--)	
Charitable Institution	(--)	(--)	
Child Day Care Center	C	C	See Section 17.64.040
Clubs & Lodges	(--)	(--)	
Colleges & Universities	(--)	(--)	
Convalescent Facilities	(--)	(--)	
Cultural Institutions	C	C	See (E) of Section 17.24.020 and (C) of Section 17.22.020
Detention Facilities	(--)	(--)	
Government Offices	(--)	(--)	
Heliports	(--)	(--)	
Hospitals	(--)	(--)	
Maintenance & Service Facilities	(--)	(--)	

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY	ZONING	DISTRICT
	FGSP-RM16	FGSP-RM12	Additional Use Regulations
Open Space	P	P	
Park & Recreation Facilities	C	C	
Public Safety Facilities	C	C	See (E) Section 17.24.020 and (C) of Section 17.22.020
Religious Assembly	C	C	See (E),(F) of Section 17.24.020 and (C),(D) Section 17.22.020
w/Columbarium	MC	MC	See (J) of Section 17.24.020 and (H) of Section 17.22.020
w/Temp Homeless Shelter	C	C	See (K) of Section 17.24.020 and (J) of Section 17.22.020
Residential Care, General	(--)	(--)	
Schools, Public or Private	C	C	See (E),(M) of Section 17.24.020 and (B),(C) of Section 17.22.020
Transportation Terminals	(--)	(--)	
Utilities, Major	C	C	See (E) of Section 17.24.020 and (C) of Section 17.22.020
Utilities, Minor	P	P	
Commercial			
Adult Businesses	(--)	(--)	
Ambulance Services	(--)	(--)	
Animal Sales and Services			
Animal Boarding	(--)	(--)	
Animal Grooming	(--)	(--)	
Animal Hospital	(--)	(--)	
Animals, Retail Sales	(--)	(--)	
Auto Washing & Detailing	(--)	(--)	
Small Scale (<1000sf)	(--)	(--)	
Banks & Savings & Loans	(--)	(--)	
With Walk-Up Service	(--)	(--)	
Bars or Taverns	(--)	(--)	
With Live Entertainment	(--)	(--)	
Building Materials & Services	(--)	(--)	
Catering Services	(--)	(--)	
Commercial Entertainment	(--)	(--)	
Commercial Printing	(--)	(--)	
Comm. Print., Limited (<2000sf)	(--)	(--)	

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY	ZONING	DISTRICT
	FGSP-RM16	FGSP-RM12	Additional Use Regulations
Commercial Recreation	--	--	
Communications Facilities	--	--	
Small Scale (max. 5 employees, 2 vehicles)	--	--	
Drive-Thru Businesses	--	--	
Emergency Shelters	--	--	
Firearm Sales	--	--	
Food Sales	--	--	
w/Beer & Wine Sales	--	--	
w/Full Alcohol Sales	--	--	
Horticulture	--	--	
Limited (no structure, no storage)	C	C	
Laboratories (max 5 employees)	--	--	
Maintenance & Repair Services	--	--	
Mini-Malls	--	--	
Mortuaries	--	--	
Nurseries	--	--	
Offices:			
Business & Professional	C	C	See Section 5.17.45.070.2: Office use is conditionally permitted only if it involves conversion of historic residential buildings with status codes 5s1, 5d1, 4s2 and 3s.
Medical	--	--	
Pawnshops	--	--	
Personal Improvement Services	--	--	
Personal Services	--	--	
Professional, Business & Trade Schools	--	--	
Recycling Centers			
Small Collection Facilities (<500 sf)	--	--	
Large Collection Facilities (>500 sf)	--	--	
Research & Development - Office	--	--	
Research & Development - Non-Office	--	--	
Restaurants	--	--	
w/Beer & Wine Service	--	--	
w/Full Alcohol Service	--	--	
w/Live Entertainment	--	--	

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY	ZONING	DISTRICT
		FGSP-RM16	FGSP-RM12
			Additional Use Regulations
Restaurants, Take-Out		--	--
w/Beer & Wine Service		--	--
w/Full Alcohol Service		--	--
w/Live Entertainment		--	--
Retail Sales		--	--
Secondhand Appliance & Clothing Sales		--	--
Single Room Occupancy		--	--
Swap Meets		--	--
Vehicle/Equipment Sales		--	--
Leasing & Services		--	--
Automobiles Rentals		--	--
Comm. Off-Street Parking		--	--
Service Stations		--	--
Vehicle/Equipment Repair		--	--
Comprehensive Repair		--	--
General Maintenance		--	--
Vehicle/Equipment Sales		--	--
Leasing & Rentals		--	--
Vehicle Storage		--	--
Visitor Accommodations		--	--
Bed & Breakfast Inns		--	--
Hotels & Motels		--	--
Warehouse & Storage		--	--
Small-Scale(Max.5000 s.f.) 5 employees/2 vehicles		--	--
Wireless Telecommunication Antenna Facility			
Minor		MC	MC
			See Section 17.64.350

FAIR OAKS/ORANGE GROVE SPECIFIC PLAN DISTRICT - LAND USE REGULATIONS

USE CLASSIFICATION	BY ZONING DISTRICT		
	FGSP-RM16	FGSP-RM12	Additional Use Regulations
Industrial			
Industrial, Standard	(--)	(--)	
Industrial, Restricted	(--)	(--)	
Small-Scale (max. 5000 sf, 5 employees, 2 vehicles)	(--)	(--)	
Research & Development, Non-office(4)	(--)	(--)	
Wholesale, Distributor & Storage	(--)	(--)	
Small-Scale (max. 5000 sf, 5 employees, 2 vehicles)	(--)	(--)	
Accessory			
Accessory Antenna Array	(--)	(--)	
Accessory Uses	P/C	P/C	See Section 17.64.080
Home Occupations	P	P	See Section 17.64.080
Temporary			
Animal Shows	(--)	(--)	
Auto Washing	(--)	(--)	
Circuses & Carnivals	(--)	(--)	
Farmer's Market	(--)	(--)	
Filming, Long-Term	C	C	
Filming, Short-Term	P	P	
Live Entertainment	(--)	(--)	
Personal Property Sales	P	P	See Section 17.64.100
Religious Assembly	(--)	(--)	
Retail Sales, Outdoor	(--)	(--)	
Seasonal Merchandise Sales	(--)	(--)	
Street Fairs	P	P	
Swap Meets, Non-recurring Tents	(--)	(--)	
Tents	TC	TC	See (K)(M) of Section 17.22.020; (O)(P) of Section 17.24.020 and Section 17.88.050
Nonconforming Uses, Structures & Signs are subject to the requirements of the Zoning Code, Chapter 17.76			

EXHIBIT C-1

**FAIR OAKS/ORANGE GROVE SPECIFIC PLAN
DEVELOPMENT STANDARDS**

Development Standards	FGSP-CL-1		FGSP-C-2*	FGSP-C-3			FGSP-RM-12*	FGSP-RM-16*	FGSP-OS*	FGSP-PS*	Additional Development Standards
	CL-1a*	CL-1b*		Not Permitted	Permitted	Part of Mxd Use only					
Residential	Not Permitted	Permitted	Not Permitted	Permitted	Part of Mxd Use only	Not Permitted	Permitted	Permitted	Permitted	Not Permitted	(A)(B)(C)(D)(E-1)(F)(G)
Max density		16 units/ac		40 units/ac	32 units/ac		2 units/lot	16 units/ac			Development Standards shall be specified by a Conditional Use Permit, except for height and setbacks, which are set by the Specific Plan (K-1,2,3.)
Min lot area, sf (for multi-family)		7200		See Mixed Use Development Standards below	See Mixed Use Development Standards below		7200	7200			
With density bonus		5400					5400	5400			
Min Lot width, ft		55					55	55			
Setbacks: **											
Front		15						15			
Side		Comply with City of Gardens Stds Ch 17.24					Comply with RM12 Devt Stds, Section 17.22.030	Comply with City of Gardens Ch.17.24			
Corner											
Rear											
Max Bldg. Height ***		Ch.17.68					Ch. 17.68				
Parking											
Fences & Walls		Sec 17.24.030 (T) for 3 or more units, RS stds apply to single-family & RM12 stds apply to 2 units					Sec 17.22.030 (M)	Sec 17.24.030 (T) for 3 or more units; RS stds apply to single-family & RM12 stds apply to 2 units			
Non-Residential	Comply with CL Development Standards, Chapter 17.28										
Min Lot Area, sf											(D)(E2)(F)(G)
Min Lot Width, ft											Devt Standards shall be specified by a CUP except for height and setbacks, which are set by the specific plan (H)
Setbacks:**											
Front	15	15	10	5	5	5	5	5			
Side	5	5	5	5	5	5	5	5			
Corner	5	5	5	5	5	5	5	5			
Rear	5	5	5	5	5	5	5	5			
Height ***	36	36	36	36/40	36/40	36	36	36			
Floor Area Ratio (FAR)											

*See Proposed Zoning Map
**See Setbacks Map
***See Height Limit Map

**FAIR OAKS/ORANGE GROVE SPECIFIC PLAN
DEVELOPMENT STANDARDS**

Development Standards	FGSP-CL-1		FGSP-C-2*	FGSP-C-3			FGSP-RM-12*	FGSP-RM-16*	FGSP-OS*	FGSP-PS*	Additional Development Standards
	CL-1a*	CL-1b*		C3a*	C3b*	C3c*					
Non-Residential, cont	Comply with CL Development Standards, Chapter 17.28, unless otherwise specified										
Landscaping	See Section 17.64.210										
Fences & Walls	Comply with CL Development Standards, Section 17.28.030 (M1.3), (N)										
Off-street Parking & Loading	See Chapter 17.68, Off-Street Parking and Loading										
Accessory Structures	Comply with standards for the main structure										
Satellite Earth Station Antenna	See Section 17.28.030 (Q)										
Wireless Telecommunications Antenna Facilities	See Section 17.64.350										
Outdoor Facilities & Storage	See Sec. 17.64.220										
Screening of Mechanical Equipment	See Sec. 17.64.230										
Refuse Storage Areas	See Section 17.64.240										
Underground Utilities	See Section 17.64.250										
Performance Standards	See Section 17.64.260										
Signs	See Chapter 17.72, Signs										
Nonconforming Uses, Structures and Signs	See Chapter 17.76, Nonconforming Uses, Structures and Signs										
Public Art Design Standard	See Chapter 17.78, Public Art Design Standards										
Mixed Use	Not Permitted	Permitted	Not Permitted	Permitted	Permitted	Not Permitted	Permitted	Permitted	Permitted	Development Standards shall be specified by (F)(G)(M)	
Min Lot Area, sf											
Min Lot Width, ft											
Setbacks:**										(M4)	
Front		5/10		5/10	5/10		5/10	5/10			
Side		5		5	5		5	5			
Corner		5/15		5/15	5/15		5/15	5/15			
Rear		36		36/40	36/40		36	36		(H)	
Height***											
Floor Area Ratio (FAR)											
Landscaping		Sec. 17.64.210		Sec. 17.64.210			Sec. 17.64.210			(I1-5)	
Fences & Walls		Ch.12.12		Ch.12.12			Ch.12.12			(J) (M8)	

*See Proposed Zoning Map
 **See Setbacks Map
 ***See Height Limit Map

**FAIR OAKS/ORANGE GROVE SPECIFIC PLAN
DEVELOPMENT STANDARDS**

Development Standards	FGSP-CL-1		FGSP-C-2*	FGSP-C-3			FGSP-RM-12*	FGSP-RM-16*	FGSP-OS*	FGSP-PS*	Additional Development Standards	
	CL-1a*	CL-1b*		C3a*	C3b*	C3c*						C3d*
Off-Street Parking & Loading		Ch.17.68		Ch.17.68		Ch.17.68				Development Standards shall be specified by a Conditional Use Permit, except for height and setbacks, which are set by the specific plan.	(K1.2.3)(L1.2)(M6)	
Open Space											(M7)	
Accessory Structures		Comply with standards of the main structure		Comply with standards of the main structure		Comply with standards of the main structure						
Satellite Earth Station Antenna		See Sec. 17.28.030(Q)		See Sec. 17.28.030(Q)		See Sec. 17.28.030(Q)						
Wireless Telecommunications Antenna Facilities		See Sec. 17.64.350		See Sec. 17.64.350		See Sec. 17.64.350						
Outdoor Facilities & Storage		Sec. 17.64.220		Sec. 17.64.220		Sec. 17.64.220						
Screening of Mechanical Equipment		Sec. 17.64.230		Sec. 17.64.230		Sec. 17.64.230						
Refuse Storage Areas		Sec. 17.64.240		Sec. 17.64.240		Sec. 17.64.240						
Underground Utilities		Sec. 17.64.250		Sec. 17.64.250		Sec. 17.64.250						
Performance Standards		Sec. 17.64.260		Sec. 17.64.260		Sec. 17.64.260						
Signs		Ch.17.72		Ch.17.72		Ch.17.72						
Non Conforming Uses, Structures and Signs		Ch.17.76										
Public Art Design Standard		Ch.17.78		Ch.17.78		Ch.17.78						

*See Proposed Zoning Map
 **See Setbacks Map
 ***See Height Limit Map

FAIR OAKS / ORANGE GROVE SPECIFIC PLAN

Height Limits

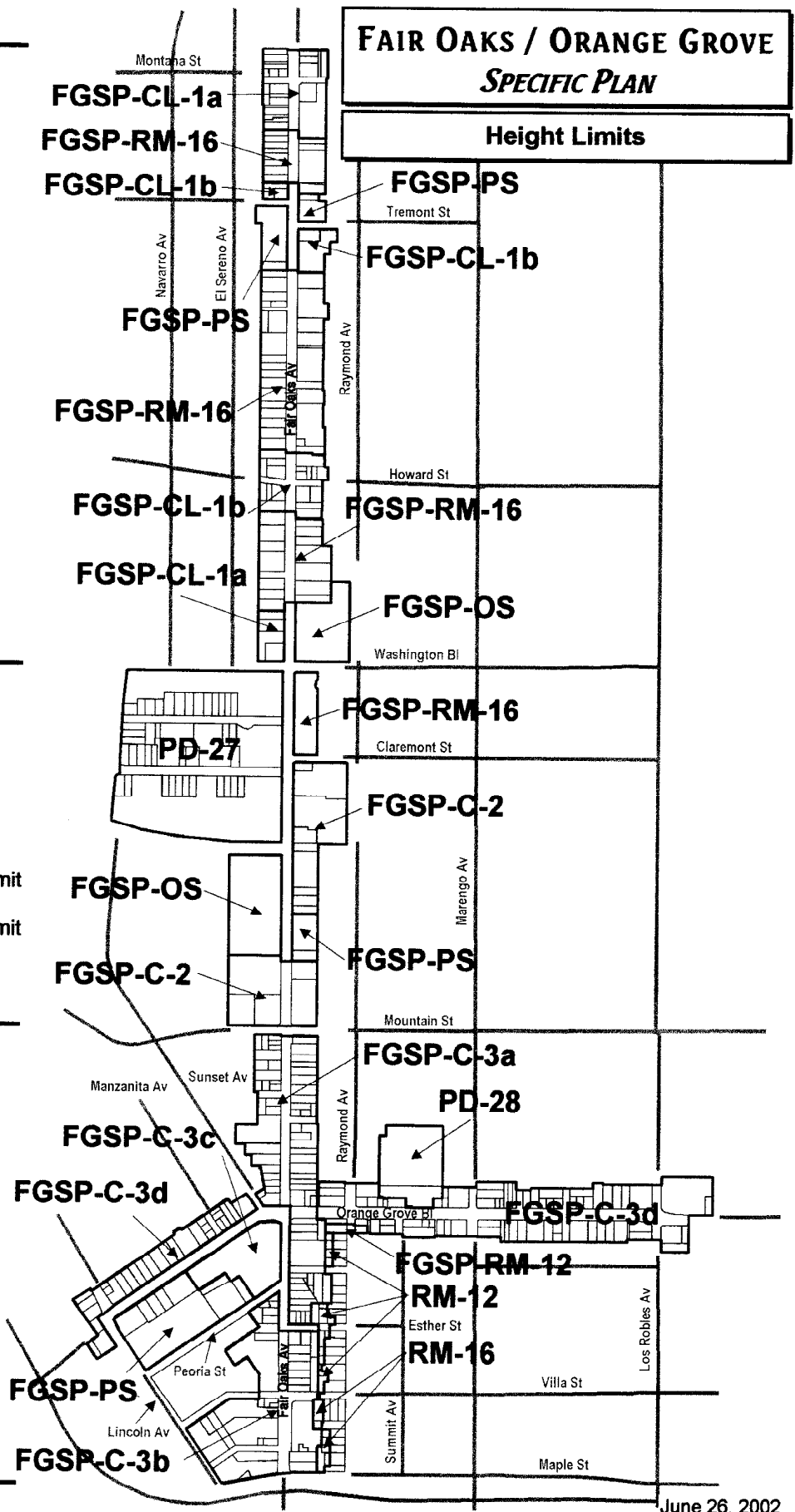
- District 1**
- RM-16 according to City of Gardens standards
 - CL-1a 36 feet
 - CL-1b 36 feet*
 - OS as determined by Conditional Use Permit
 - PS as determined by Conditional Use Permit

* RM-16 standards for residential or residential component in mixed-use developments.

- District 2**
- RM-16 according to City of Gardens standards
 - C-2 36 feet
 - PD-27 see Zoning Code (Appendix B of Title 17).
 - OS as determined by Conditional Use Permit
 - PS as determined by Conditional Use Permit

- District 3**
- RM-12 32 feet
 - RM-16 according to City of Gardens standards
 - C-3a 36 feet*
 - C-3b 36 feet*
 - C-3c 36 feet*
 - C-3d 36 feet
 - PD-28 according to City of Gardens standards
 - PS as determined by Conditional Use Permit

* Maximum height of only commercial office development along Fair Oaks Avenue only shall be 40 feet and a maximum of 3 stories.



FAIR OAKS / ORANGE GROVE SPECIFIC PLAN

Setbacks - Front

District 1

- RM-16 15 feet
- CL-1a 5 feet
- CL-1b 5 feet*
- OS as determined by
Conditional Use
Permit
- PS as determined by
Conditional Use
Permit

* 10 feet for residential developments and residential component in mixed-use developments.

District 2

- RM-16 10 feet
- C-2 10 feet
- PD-27 see Zoning Code
(Appendix B of
Title 17)
- OS as determined by
Conditional Use
Permit
- PS as determined by
Conditional Use
Permit

District 3

- RM-12 according to RM-12
standards
- RM-16 according to City of
Gardens standards
- C-3a 5 feet*
- C-3b 5 feet*
- C-3c 5 feet
- C-3d 5 feet*
- PD-28 according to City of
Gardens standards
- PS as determined by
Conditional Use
Permit

* 10 feet for residential developments and residential component in mixed-use developments.

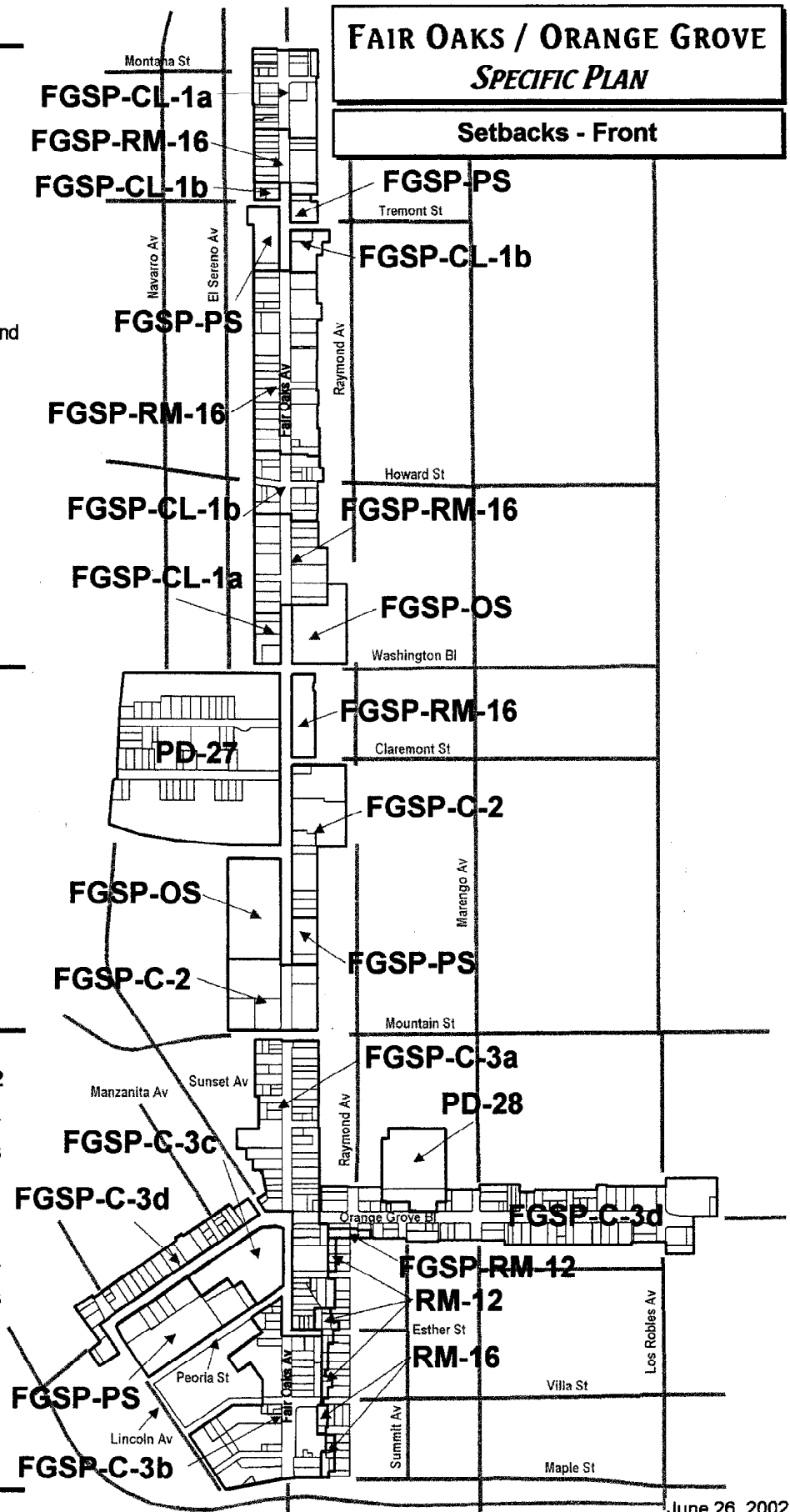


EXHIBIT C-2

**FAIR OAKS/ORANGE GROVE SPECIFIC PLAN
ADDITIONAL DEVELOPMENT STANDARDS**

- (A) Comply with Chapter 17.22 RM12 multi-family residential Additional Development Standards
- (B) Comply with Chapter 17.24 (City of Gardens) multi-family residential for Additional Development Standards for RM16 – RM32 units per acre, except for front yard setback (see map).
- (C) All development standards will be specified through the Conditional Use Permit process for OS and PS, except height and setback requirements, (see map).
- (D) For FGSP-CL1a, FGSP-C2, and FGSP-C3c (*where no residential development is permitted*), comply with Chapter 17.28 CL for Additional development standards.
- (E1) For FGSP-CL1b and FGSP-Cd (*where residential development is permitted*), comply with Chapter 17.24 (City of Gardens) for Additional Development Standards.
- (E2) For Non-Residential development, comply with Chapter 17.28 CL and the mixed-use standards for the Specific Plan (see chart) for Additional Development Standards.
- (F) To achieve a crisply-defined street edge new non-residential, mixed-use and residential buildings shall be built up to the front yard setback line. To allow for building articulation and flexibility for outdoor amenities such as outdoor dining or gathering areas, up to 50 percent of the building line may be located up to 10 feet behind the front yard setback line.
- (G) **Building Entries and Access**
 - 1. To promote active , pedestrian-friendly street, business establishments and residential lobbies shall be oriented to and accessible from the major street frontage, and directly accessible from a public sidewalk.
 - 2. The primary building entry for commercial, industrial (restricted) and mixed-use buildings shall be located at the front yard and may be set back a maximum of

15 feet from the front property line to the front surface of the doorway. On corner lots, in a complex with multiple buildings such as a business park, buildings should continue to face the major street and provide entries from the public sidewalk and major street. However, on an interior lot at least 51 percent of the entries should face the major street.

3. Service areas shall be located to the rear of the building, unless these areas can be concealed within the interior of the building design.

(H) Height

- The maximum height of commercial-office development shall be 40 feet.
- In District 3, the height of commercial-office and mixed-use development shall be measured to the top plate.

(I) Landscaping

1. The Zoning Code has provisions that buffer residential districts from adjacent commercial uses. As noted in Schedule 17.68.170 of the Zoning Code, a 3.5 foot planted strip is required between a commercially-zoned property and a residentially-zoned property.
2. The 5-foot minimum setback allowed in District 3 shall be landscaped.
3. All open areas not used for buildings, driveways, parking, sidewalk, recreational facilities or pedestrian amenities shall be landscaped with shrubs, trees, ground cover, flowers or fountains.
4. A minimum of 25 percent of the common space shall be planted area, including trees, shrubs and groundcover. Planters and planting containers may be counted toward this requirement.
5. A landscaping plan shall be submitted for any new development, addition or rehabilitation exceeding 5,000 square feet for project review and approval by the Zoning Administrator before a building permit is issued. The plan shall contain the specimen or common names of the plants, sizes, locations on the site and the number of each variety being provided.

(J) Fences

Chain link fencing (with or without slat inserts), barbed wire, and razor wire shall be prohibited along any street frontage and corner side yard. However, chain link fencing *only* shall be allowed for vacant lots in accordance with chapter 14.50 of the Pasadena Municipal Code, and during the time that is deemed necessary for new construction, additions, rehabilitations.

(K) Parking lots and Driveways

1. Off-street parking shall be provided in accordance with Section 17.68 of the Zoning Code, unless otherwise specified.
2. For parcel widths greater than 200 feet, parking lots and structures may occupy up to 40 percent of the street frontage.
3. For parcels less than 200 feet in width (street frontage), only one driveway shall be permitted.

(L) Screening of Service Areas

1. Service, trash and loading areas shall be screened from view of adjacent lots and public rights-of-way.
2. Trash areas shall be enclosed on all sides by a six-foot tall wall with a solid gate. Trash within the enclosure shall not exceed the height of the enclosure. No trash shall be stored in any section of the site except within the enclosed structure.

(M) Mixed Use Development Standards – Comply with the following:

1. Mixed-use development shall have a non-residential component on the ground floor (such as commercial-retail, commercial-office, community facility such as a community room or health fitness, and other uses permitted in Table 4-2) with frontage on the major street, and a multi-family residential component located in the rear and/or on upper floors.
2. A minimum of 20 percent of the ground floor frontage, excluding driveways and pedestrian entries shall be devoted to non-residential uses.

3. Lot area per residential unit :
In calculating permitted densities, fractional numbers exceeding .5 shall be rounded up.
For lots less than 10,000 square feet in area, the following shall be the maximum number of units permitted:

- Lot Area (SF) 3,999 or less = 2 units
- Lot Area (SF) 4,000 to 5,499 = 3 units
- Lot Area (SF) 5,500 to 6,999 = 4 units
- Lot Area (SF) 7,000 to 8,499 = 5 units
- Lot Area (SF) 8,500 to 9,999 = 6 units

4. **Minimum Yards** – comply with the following:

Front Yard

- 5 feet for the non-residential component and 10 feet for the residential component in CL1 and C3.

Side Yard

- 5 feet, for distance of at least 40 feet behind the front setback line.

Corner Yard

- 5 feet

Rear Yard

- 5 feet
- 15 feet adjacent to residentially zoned properties, except where an alley exists, 5 feet will be required.

5. Building projections may encroach into a required yard as follows:

- Fireplaces, chimneys, and eaves may project 3 feet into all yards.
- Balconies and decks may project 5 feet into front and corner yards, beginning at the 2nd floor. No projections are allowed in the interior side yard.
- Uncovered steps, landings or patios not more than 3 feet in height measured from finished grade may project up to 3 feet into the required front yard for a length of 10 feet measured parallel to the building.
- Front yard setback shall be landscaped except walkways leading to doors or entrances to units.

6. Parking

- The total off-street parking spaces required shall be calculated the sum of the required spaces for each use classification that the mixed- use is intended for.
- Required parking for the residential units shall be two covered Parking per unit, 550 square feet or larger. One covered parking space per unit less than 550 square feet of net floor area.
- Developments with 20 residential units or more shall provide one guest paring space for each 10 units.
- Required parking and loading spaces for the non-residential component of the mixed use development shall be according to the parking standards provided by chapter 17.68 of the Zoning Code.
- parking shall not be visible from the public street.
- Tandem parking spaces may be provided for the residential component in accordance with Section 17.68.060 of the zoning Code.
- However, any revisions to tandem parking requirements resulting from the city-wide zoning Code update shall apply.

7. Open space

- Every project shall provide usable open space not less than 150 square feet per dwelling unit. The minimum open space may be met through a combination of common and private open space.
- Required open space may be located at grade or above grade. Private Above-grade patios, and rooftop recreational areas may be included as open space. Driveways, parking areas, and front yards (exclusive of area devoted to patios and balconies) shall not be counted as open space. Landscaped setback areas over 6 feet in width may count toward open space.
- At least 25 percent of this required minimum open space must be common open space.
- Common open space shall be accessible to all residents of a residential building or development.
- Common open space shall be open to the sky except arbors, trellises, or similar amenities.
- A common open space area shall measure a minimum of 400 square feet in area, with no horizontal dimension less than 20 feet in order to be counted toward the minimum open space requirement. Overhangs, balconies, and other projections may encroach upon this 20-foot dimension up to 5 feet.
- A private open space shall be contiguous with the dwelling unit and maintain an 8-foot clearance under any projections.
- A private open space shall measure at least 35 square feet in area with

no horizontal dimension less than 7 feet, to be counted toward the minimum open space requirement.

- Recreation rooms at least 600 square feet in area may qualify as common open space.
- Common open areas shall incorporate recreational amenities such as benches, sitting areas, children's play areas, spas, swimming pools, ball courts, tables, and barbecue areas.
- A private open space shall measure at least 35 square feet in area with no horizontal dimension less than 7 feet, to be counted toward the minimum open space requirement.
- Recreation rooms at least 600 square feet in area may qualify as common open space.
- Common open areas shall incorporate recreational amenities such as benches, sitting areas, children's play areas, spas, swimming pools, ball courts, tables, and barbecue areas.

8. Fences and Walls

- A fence or wall in a required yard adjoining a street property line shall not exceed 4 feet in height except:
 - A wall or fence may not exceed 6 feet in height above the existing grade at the property line may project into the front yard or a corner yard for not more than 50 percent of the required yard, provided the total length of the projection measured parallel to the front or side property line does not exceed 50 percent of the total frontage of the building adjacent to the street.
- A 6-foot solid fence or wall measured from the existing grade shall adjoin an interior property line abutting an RS District.
- Solid fences or walls at the rear property line shall not exceed 6 feet in height above the existing grade. Solid fences or walls at the side property line shall not exceed 4 feet in height above the existing grade for the distance from the front fence line to the building face, and may be up to 6 feet in height for the remaining side yard. Open decorative fences (i.e., one that is not more than 50 percent filled) may extend an additional 18 inches in height. Solid fences or walls not more than 6 feet in height above the existing grade may be erected in any side or rear yard provided they are at least 4 feet away from the property line.