

CHAPTER 17.34 - NORTH LAKE SPECIFIC PLAN

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17.34.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the SP-1 (North Lake Specific Plan Overlay District) established by the North Lake Specific Plan, determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

17.34.020 - Purposes of SP-1 (North Lake Specific Plan) Overlay District

The purposes of the SP-1 overlay district are to:

- A. Implement the purposes of the North Lake Specific Plan;
- B. Provide an environment that encourages people to walk, by creating spaces for pedestrian activity and minimizing vehicle intrusions into pedestrian areas;
- C. Limit the total number of uses providing either services or sales involving vehicles and of uses providing drive-through service for automobile occupants. Allow for the number of queuing positions or service windows in a drive-through business to be increased, but prohibit additional square footage to be added.
- D. Support development that is oriented to use of the light-rail station at Lake Avenue; and
- E. Provide standards to support development that is distinctive to the character of North Lake Avenue, including the house building type to promote the residential character of appropriate areas, and the village building type to promote the commercial character of appropriate areas. The standards of the SP-1 apply to the following subdistricts as shown on the Zoning Map.
 - 1. **SP-1a – House Building Type.** This subdistrict promotes a residential character that allows for a mix of some non-residential uses, including mixed-use and work-live units. Re-use of existing bungalows is encouraged in this subdistrict. This subdistrict is located along Lake Avenue, between Elizabeth Street and Ladera Street, and along Lake Avenue, between Claremont Street and Mountain Street.

2. **SP-1b - Village Building Type.** This subdistrict promotes a commercial character and allows a variety of commercial uses, including mixed-use and work-live units. Residential uses are allowed in this subdistrict. This subdistrict encourages development that contributes to the pedestrian character of the street. This subdistrict includes the intersection of Lake Avenue and Washington Boulevard, bounded by Ladera Street to the north, Claremont Street to the south, Palm Terrace to the east, and Mentor Avenue to the west.
3. **SP-1c - Village Building Type.** This subdistrict promotes a commercial character and allows a variety of commercial uses, including mixed-use and work-live units. Residential uses are allowed in this subdistrict. This subdistrict encourages development that contributes to the pedestrian character of the street. This subdistrict is located along east Washington Boulevard, east of Lake Avenue, north side only, between Mentor Avenue and Catalina Avenue
4. **SP-1d - Village Building Type.** This subdistrict promotes only a commercial character, and excludes residential, mixed-use, and work-live units. This subdistrict is located along Lake Avenue, between Mountain Street and Orange Grove Boulevard.
5. **SP-1e - Village Building Type.** This subdistrict is adjacent to the Gold Line light rail station and allows for a mixture of commercial, mixed-use and work-live units and higher density residential. Residential uses are only allowed as part of mixed-use developments. This subdistrict is located along Lake Avenue, between Orange Grove Boulevard and Maple Street.

17.34.030 - SP-1 Allowable Land Uses and Permit Requirements

- A. **Allowable land uses.** All land uses allowed in the base zoning districts as permitted or conditional uses may be allowed in the SP-1 overlay district in compliance with the land use permit requirements of the applicable base zoning district, except as follows:
 1. **Additional allowed uses.** The following additional uses shall be allowed within the SP-1 overlay:
 - a. In the SP-1a subdistrict, restaurants, fast-food restaurants, formula fast-food restaurants, maintenance and repair services, and personal services are allowed. Restaurants, fast-food and formula fast-food restaurants shall not be allowed to have beer and wine service or full alcohol service.
 - b. In the SP-1a, SP-1b, SP-1c and SP-1e subdistricts, work/live units are allowed subject to a conditional use permit.
 2. **Additional prohibited uses.** The following uses are prohibited throughout the overlay district:
 - a. Commercial growing grounds;
 - b. Drive-through businesses;
 - c. Life/care facilities;

- d. Medical services: extended care;
 - e. Temporary swap meets;
 - f. Vehicle services: service station;
 - g. Vehicle services: vehicle storage;
 - h. Vehicle services: vehicle washing and detailing including small-scale vehicle washing and detailing businesses; or
 - i. Wholesaling, distribution, and storage - small-scale.
- 3. Additional Prohibited Uses in SP-1a.** In the SP-1a and SP-1c subdistricts, commercial off-street parking uses are prohibited;
- 4. Additional Prohibited Uses in SP-1d.** In the SP-1d subdistrict, the following uses are prohibited:
- a. Single, family residential,
 - b. Multi-family residential,
 - c. Boarding houses;
 - d. Caretaker quarters;
 - e. Dormitories;
 - f. Fraternity/sorority housing;
 - g. Mixed-use projects;
 - h.. Residential care facilities, general;
 - i. Residential care facilities, limited;
 - j. Single-room occupancy;
 - k. Transition housing; or
 - l.. Work/live
- 5. Additional Prohibited Uses in SP-1e.** In SP-1e subdistrict, single-family residential and multi-family residential use.

B. Nonconforming uses. Except as modified in this Section, the provisions of Chapter 17.71 (Nonconforming Uses, Structures, and Parcels) shall apply to nonconforming uses in the overlay district.

1. Expansion prohibited. The following uses shall not be expanded:

- a. Mini-malls;
- b. Vehicle services - service stations;
- c. Vehicle services - vehicle/equipment repair;
- d. Vehicle services - sales and leasing limited;
- e. Vehicle services - vehicle storage;
- f. Vehicle services - vehicle washing/detailing and vehicle washing detailing, small scale; or
- g. Commercial off-street parking

2. Expansion defined. For the uses listed above in subsection 1, expansion or enlargement is prohibited. The use is expanded if any of the following occurs:

- a. Enlargement or expansion of the gross floor area;
- b. The paved parking area serving the use is increased;
- c. One of the following occurs:
 - (1) Increasing the number of fueling positions for a service station;
 - (2) Increasing the number of work stations for vehicle equipment repair; or
 - (3) Adding or changing a service at a service station or vehicle/equipment repair use that was not previously offered, including an auto wash or mini-mart.

3. Allowed Alterations. The following changes are allowed:

- a. Modernization of equipment;
- b. Reconfiguration of the parking in order to provide a more efficient plan;
- c. Modification of existing landscaping or new landscaping to accommodate a reconfiguration of the parking;
- d. Modernization that is consistent with the intent of this subsection as determined by the Zoning Administrator.

4. **Alterations.** Buildings housing any of the uses listed in Subsection B.1 above, may be altered according to the provisions of Chapter 17.71 (Nonconforming Uses, Structures, and Parcels).

- C. **Drive-through businesses.** The number of queuing positions or service windows for any use that provides drive-through services may be increased with the approval of a conditional use permit; however, the gross square footage of such business shall not be increased. A drive-through business may be completely demolished and rebuilt with the approval of a conditional use permit as long as the square footage of the new building is not more than the building proposed to be demolished.

17.34.040 - SP-1 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 3-15.1 in addition those in Section 17.34.050 (SP-1 Additional Development Standards), and the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards). For residential projects, see 17.34.060 (SP-1 Residential Development Standards). The development standards of the base zoning districts shall not apply.

TABLE 3 - 15.1 - NORTH LAKE SPECIFIC PLAN DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District				
	SP-1a	SP-1b	SP-1c	SP-1d	SP-1e
Minimum lot size	<i>Minimum area and width for new parcels.</i>				
Minimum area	7,200 sf	As determined through the subdivision process consistent with the General Plan	7,200 sf	As determined through the subdivision process consistent with the General Plan	
Width	55 ft		55 ft		
Maximum density (1)	<i>Minimum lot area in square feet required for each dwelling unit. See Section 17.34.060 for the applicable residential development standards.</i>				
	2,750 sf	1,360 sf	N.A.	910 sf	
Setbacks	<i>See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>				
Front	20 ft minimum (2)	5 ft - fixed (3) (4)	5 ft - fixed (3) (4)	5 ft - fixed (3) (4)	5 ft - fixed (3) (4)
Sides	7 ft	N.A.	N.A.	N.A.	N.A.
Corner side	15 ft	5 ft (4)	5 ft (4)	5 ft (4)	5 ft (4)
Rear	(5)(6)	(7)	(7)	(7)	(7)
Encroachment plane	<i>Structures shall not be located within an encroachment plane. See Section 17.40.160 for allowed projections into encroachment planes.</i>				

Adjoining a residential property line	30-degree angle eight feet above the existing grade at the property line of the abutting residential zone.	45-degree angle eight feet above the existing grade at the property line of the abutting residential zone.			
Height limit	<i>Maximum height of main structures at points noted. See 17.40.060 for height measurement, and exceptions to height limits.</i>				
	30 ft non-residential including mixed-use	30 ft non-residential/42 ft. mixed use (8) (9)	25 ft non-residential/37 ft mixed-use (9)	30 ft (8) (9)	36 ft non-residential/48 ft mixed-mixed-use (9)
Accessory structures	See Section 17.50.250 (Residential Accessory Uses and Structures)				
Landscaping	Chapter 17.44 (Landscaping)				
Parking	Chapter 17.46 (Parking and Loading)				
Signs	Chapter 17.48 (Signs)				
Other applicable standards	Chapter 17.40 (General Property Development and Use Standards)				

Notes:

- (1) See Chapter 17.43 regarding density bonus provisions.
- (2) Not more than 35 percent of the area between a street property line and a front building line may be paved. Unpaved areas must be planted and maintained with landscaping. Asphalt shall not be used as a paving material.
- (3) Recessed pedestrian entries may be provided for a distance of 30 percent of the street frontage provided that the minimum length of the building frontage that is five feet from the street property line is not reduced to less than 25 feet.
- (4) Except as provided under the driveway provision of this section and the parking provisions of Chapter 17.46, paving shall be provided throughout the corner and front yards. Asphalt shall not be used as a paving material.
- (5) For properties having a rear property line abutting the side yard of a residential zone, a minimum rear yard of seven feet shall be provided. For properties having a rear property line abutting an alley, a minimum rear yard of four feet shall be provided.
- (6) A 20-foot setback is required when abutting the rear yard of a residential zone.
- (7) A 15-foot setback is required when adjacent to a residential zone.
- (8) Along the north side of Washington Boulevard west of Prime Court, and along the south side of Washington Boulevard west of Hudson Venue, the maximum building height is 25 feet for non-residential and 37 feet for mixed-use.
- (9) Minimum building height is 15 feet.

17.34.050 - SP-1 Additional Development Standards

- A. Alcohol sales and services.** The provisions of Section 17.28.030 (AD-2 overlay district) shall apply.
- B. Hours of operation.** The provisions of 17.40.070 shall apply.
- C. Specific public and semi-public uses.** The development standards for public or private schools, public safety facilities, and religious assembly uses shall be determined as specified by a Conditional Use Permit.
- D. Fences and walls.**
 - 1. Within Subdistrict SP-1a, the fence and wall requirements shall be that of the RS-6 district for all projects except multifamily projects shall meet the fence and wall requirements of 17.22.070 (City of Gardens).
 - 2. Within all other subdistricts, the fence and wall provisions shall be those of the base district provided that an eight-foot-high solid masonry wall shall be constructed along the property line that separates a nonresidential use from a residential use. The required wall must be constructed on a property prior to any other new construction on that property.
- E. Loading and refuse areas.** To the extent feasible, loading berths and refuse storage areas shall be located away from residential uses.
- F. Signs.** The height of a free-standing or monument sign shall be limited to eight feet. Such sign shall have a minimum of 75 square feet of landscaping. All other signs shall meet the requirements of Chapter 17.48 (Signs).
- G. Landscaping.** Vertical landscape material shall be planted and maintained on the property of a nonresidential use along the property line of a residential use.
- H. Driveways.** The maximum driveway width shall be equivalent to the minimum driveway width allowed in Chapter 17.46. A landscape area shall be provided along the side of the driveway in front or corner yards. The width of the landscape area shall be a minimum of two feet and a maximum of five feet. The maximum height of planting materials within this required landscape area shall not exceed 2.5 feet.
- I. Residential Building Conversions.** Buildings originally constructed for residential use prior to November 23, 1997, may be reused for permitted or conditionally permitted nonresidential use. Such reuse shall comply with the provisions of 17.50.070. The mixed use standards and work/live standards of this code shall not apply for such conversions.

17.34.060 - SP-1 Residential Development Standards

For the development of residential uses, the following standards shall apply. All standards including height, setbacks and encroachment plane requirements of the following districts shall be applied.

- A. Single-family.** For single-family uses, the standards of the RS-6 district shall apply.

- B. Two units on a lot.** For two units on a lot, the standards of the RM-12 district shall apply.
- C. Three units or more.** For development of three units or more, the following applies.
 - 1. Within the SP-1a subdistrict, the development standards of the RM-16 district shall apply.
 - 2. Within the SP-1b and SP-1c subdistricts, the development standards of the RM-32 district shall apply.

17.34.070 - SP-1 Edge Repair

For properties in subdistricts SP-1b and SP-1d and SP – 1e that were developed prior to November 23, 1997, and that exceed the required five-foot front and corner yard provisions, additions to the existing building shall be permitted provided the development standards of the base district are met and an edge repair is provided. An edge repair is an area along the street property line set aside for pedestrian amenities. The minimum depth of the edge repair shall be five feet from the street property line, and the minimum length shall be 40 percent of the length of the parking area along each street frontage. Portions of the edge repair at intersecting streets shall comply with the regulations of Chapter 12.12 of the Municipal Code. An edge repair must include the following three elements. The required three elements shall be approved by the Planning Director under the design review process required under this chapter.

- A. Shade or shelter.** An element that provides shade or shelter such as a tree.
- B. Activity.** An element that provides an activity such as a newsstand that provides a sales activity; and
- C. Meeting place.** An element that provides a meeting place such as a park bench.

EXHIBIT C

**TABLE 6-3 - THRESHOLDS FOR DESIGN REVIEW
OUTSIDE THE CENTRAL DISTRICT AND ALL OTHER DISTRICTS**

Project Type	Review Authority
1. New Construction	
A. Major Corridors.	
Structures 5,000 sq. ft., up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.* (with or without street frontage).	Design Commission
B. Areas with Specific Plans.	
East Colorado, East Pasadena, Fair Oaks-Orange Grove, North Lake Specific Plan (outside Lake Washington sub-area), and So. Fair Oaks.	
Structures 5,000 sq. ft., up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.* (with or without street frontage).	Design Commission
West Gateway & North Lake Specific Plan (Lake Washington sub-area only).	
Structures up to and including 25,000 sq. ft.*	Director
Structures over 25,000 sq. ft.* (with or without street frontage).	Design Commission
North Lake	
<u>Additions up to and including 500 sq. ft. except on street-facing elevation.</u>	<u>Director</u>
<u>All other projects.</u>	<u>Design Commission</u>
C. City of Gardens Standards and Senior Housing in PS District.	
Nine or fewer dwelling units.	Director
Ten or more dwelling units.	Design Commission
All projects in a designated landmark or historic district outside of the Central District.	Historic Preservation Commission
D. Elsewhere – Citywide.	
Structures 5,000 sq. ft., up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.* (with or without street frontage).	Design Commission
2. Existing Structures: Major Rehabilitation and Substantial Alterations	
A. Major Corridors.	

*Sq. ft. means total amount of gross floor area expressed in square feet.

**TABLE 6-3 - THRESHOLDS FOR DESIGN REVIEW
OUTSIDE THE CENTRAL DISTRICT AND ALL OTHER DISTRICTS (Continued)**

Project Type	Review Authority
Structures up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.*	Design Commission

2. Existing Structures: Major Rehabilitation and Substantial Alterations - Continued

B. North Lake Specific Plan—Lake Washington sub-area.	
Structures up to and including 25,000 sq. ft.* (with street frontage). <u>Structures up to and including 500 sq. ft.</u>	Director
Structures over 25,000 sq. ft.* <u>All other projects.</u>	Design Commission
C. North Lake Specific Plan—Outside Lake Washington.	
Structures 5,000 sq. ft., up to and including 25,000 sq. ft.* (with street frontage).	Director
Structures over 25,000 sq. ft.*	Design Commission

3. Existing Structures: Minor Rehabilitation and Minor Alterations.

West Gateway Specific Plan.	
Qualifying historic structures, designated or eligible for designation.	Director
All other structures.	No Review

4. Signs.

New signs and awnings (for all projects requiring Design Review only).	Director or Design Commission
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5. Service Stations and Vehicle-washing Facilities.

Minor rehabilitation and minor alterations.	No Review
Major rehabilitation of an existing facility.	Director
New construction of a new facility.	Design Commission

6. City-owned Property.

Minor rehabilitation and minor alterations.	No Review
New construction, major rehabilitation, substantial alterations, and installations within the public right-of-way. (Advisory to the Council only.)	Design Commission

*Sq. ft. means total amount of gross floor area expressed in square feet.

Underlined language added, scored language deleted.