

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING CODE) OF THE CITY OF PASADENA MUNICIPAL CODE TO IMPLEMENT THE SOUTH FAIR OAKS SPECIFIC PLAN UPDATE, AMENDING THE OFFICIAL ZONING MAP ESTABLISHED BY THE ZONING CODE, CHAPTER 17.20, SECTION 17.20.020 TO MODIFY THE BOUNDARIES OF THE SOUTH FAIR OAKS SPECIFIC PLAN, REDESIGNATE ZONES WITHIN THE SOUTH FAIR OAKS SPECIFIC PLAN UPDATE AREA, AND AMENDING CHAPTER 17.30 TO MODIFY THE CENTRAL DISTRICT 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 in Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

“Summary

This proposed ordinance will amend various sections of Title 17 (Zoning Code) of the City of Pasadena Municipal Code to implement the South Fair Oaks Specific Plan Update, as shown in Exhibit 1, attached to the full text of the ordinance and on file in the City Clerk’s Office. This proposed ordinance further amends the official Zoning Map of the City of Pasadena to implement the South Fair Oaks Specific Plan Update, including modifying the boundaries of the South Fair Oaks Specific Plan, and reclassifying parcels located within the new South Fair Oaks Specific Plan area. Changes to the South Fair Oaks Specific Plan boundary and corresponding changes to the Central District Specific Plan, and zoning designations within the new South Fair Oaks Specific Plan area are shown as Exhibits 2 and 3, attached to the full text of the ordinance and on file in the City Clerk’s Office.

Ordinance No. _____ shall take effect 30 days from its publication.”

SECTION 2. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.35 (South Fair Oaks Specific Plan) is repealed in its entirety and is replaced as shown in Exhibit 1, attached hereto and incorporated by reference.

SECTION 3. The official Zoning Map of the City of Pasadena as established by Pasadena Municipal Code Section 17.20.020 is amended by modifying the boundaries of certain zoning districts established therein as follows:

Reclassifying parcels within the South Fair Oaks Specific Plan area from IG SP-2 to SFO-CL, SFO-MU-C and SFO-MU-G, from IG SP-2 HL-56 to SFO-MU-C, SFO-MU-T and SFO-IF, from IG SP-2 AD-2 to SFO-MU-C, SFO-MU-G and SFO-IF, from RM-32 HL-1 to SFO-RM-32, and from RS-6 to SFO-MU-G; and reclassifying parcels within the 2004 Central District Specific Plan that are now located within the South Fair Oaks Specific Plan (2022) from CD-1 to SFO-MU-N and SFO-CG, and from CD-6 to SFO-MU-T, SFO-MU-C, SFO-MU-N, SFO-CG and SFO-CF. These modifications are shown on Exhibit 2, attached hereto and incorporated herein by reference.

SECTION 4. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30 (Central District Specific Plan) is amended to modify portions of Section 17.30.030 and Table 3-1, and replace Figures 3-1 through 3-10, as shown in Exhibit 3, attached hereto and incorporated by reference.

SECTION 5. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 6. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2022.

Victor M. Gordo
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this ___ day of _____ 2022, by the following vote:

AYES:

NOES:


ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

APPROVED AS TO FORM:



Theresa E. Fuentes
Assistant City Attorney

SH12CDJR0D0ZPJ

Chapter 17.35 – South Fair Oaks Specific Plan

17.35.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the zoning districts established by the South Fair Oaks Specific Plan (SFOSP), determines the type of land use permit/approval required for each use, and provides comprehensive design and development standards for all projects.

17.35.020 - Zoning Districts

The purpose of the SFOSP zoning districts (Figure SFOSP-1) is to implement the plan vision for each of the subareas as described in the SFOSP document, and summarized below.

A. SFO-MU-C (Mixed-Use Core)

- Promote the development of a mixed-use pedestrian-friendly neighborhood with a broad range of retail, medical office, labs, services, senior and multi-family housing;
- Support businesses that leverage the proximity of Huntington Health and ArtCenter South Campus and that provide products and services to nearby institutional and local residential communities; and
- Support projects that are a mix of residential and commercial, integrated either horizontally or vertically consistent with ground floor use requirements.

B. SFO-MU-G (Mixed-Use General)

- Enhance the existing mixed-use character with a variety of commercial services and multi-family uses; and
- Support projects that are entirely commercial, entirely residential, or a mix of the two, integrated either horizontally or vertically consistent with ground floor use requirements.

C. SFO-MU-N (Mixed-Use Neighborhood)

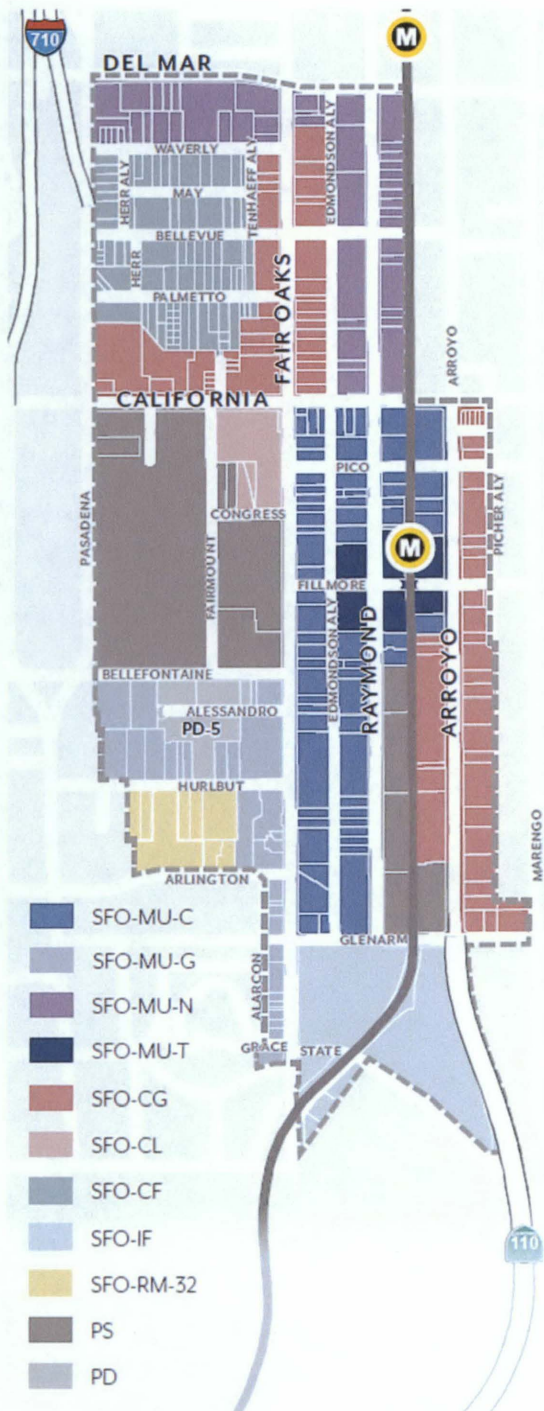
- Create a mixed-use activity center near high frequency transit that accommodates a diverse range of retail and services, prioritizing housing opportunities where people can walk to shops, restaurants, jobs, and school; and

- Support projects that are entirely commercial, entirely residential, or a mix of the two, integrated either horizontally or vertically consistent with ground floor use requirements.
- D. SFO-MU-T (Mixed-Use Transit)**
- Create a mixed-use activity center near high frequency transit that accommodates a diverse range of retail, services, and housing where people can walk to shops, restaurants, jobs, and school; and
 - Support projects that are a mix of residential and commercial, integrated either horizontally or vertically consistent with ground floor use requirements.
- E. SFO-CG (Commercial General)**
- Enhance the existing commercial character with a wide variety of commercial uses that support citywide needs, as well as pedestrian-oriented goods, restaurants, and services for local residents and employees.
- F. SFO-CL (Commercial Limited)**
- Allow for a limited selection of commercial uses which support medical-oriented uses and are compatible with the surrounding character.
- G. SFO-CF (Commercial Flex)**
- Enhance the existing eclectic character with a variety of R&D, commercial, artisanal production, and light industrial uses; and
 - Ensure that future uses are compatible with the existing character.
- H. SFO-IF (Industrial Flex)**
- Allow a range of light industrial, utility, and commercial uses for city use; and
 - Ensure that future uses are compatible with existing public and industrial uses.
- I. SFO-RM-32 (Residential Multi-family)**
- Provide areas for medium density residential neighborhoods and relate new development to the existing environment.
- J. PS (Public Semi-Public)**
- Provide for large public or semi-public land uses that may not be appropriate in other base zoning districts.

K. PD (Planned Development)

- Achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to neighborhood character.

Figure SFOSP-1: Zoning Districts



17.35.030 - Allowable Land Uses

- A. **Definitions.** Definitions of specific land uses are found in Section 17.80.020.
- B. **Permit Requirements.** Table SFOSP-2 identifies the uses of land allowed, the land use permit required to establish each use, and limitations that may apply for a particular use.
- C. **Standards for Specific Land Uses.** Additional standards may apply to specific land uses; refer to the PMC Section noted in Table SFOSP-2.
 - 1. Section 17.50.160 shall not apply to Mixed-Use Projects.
 - 2. Section 17.50.350 shall not apply to Multi-Family Housing.
- D. **Ground Floor Frontages.** In Mixed-Use zoning districts, additional commercial requirements and residential unit restrictions on the ground floor shall apply per Section 17.35.070.A.
- E. **Major Construction.** For all non-residential uses with a gross floor area of 25,000 square feet or greater, a Conditional Use Permit shall be required per Section 17.61.050.J.2.
- F. **Prohibited Uses.** Those uses not listed in Table SFOSP-2 are prohibited by the SFOSP, except as otherwise provided by Section 17.21.030.A.
- G. **Nonconforming Uses.** Existing uses which are made nonconforming by the SFOSP shall be subject to Section 17.71.

Table SFOSP-2: Allowable Land Uses

Symbol	Description	Section
P	Permitted use, Code Compliance Certificate required.	<u>17.61.020</u>
MC	Conditional use, Minor Conditional Use Permit required.	<u>17.61.050</u>
C	Conditional use, Conditional Use Permit required.	
E	Conditional use, Expressive Use Permit required.	<u>17.61.060</u>
TUP	Temporary use, Temporary Use Permit required.	<u>17.61.040</u>
—	Use not allowed.	
(L1)	Use is not permitted on the ground floor within 35 feet of the sidewalk line. Entries to upper floor or ground floor spaces	

Exhibit 1
South Fair Oaks Specific Plan

	behind the 35 feet are allowed; these spaces shall not qualify as required commercial uses for the purposes of <u>Section 17.35.070.A</u> .	
(L2)	Use limited to a maximum of 30% of the total building frontage on the ground floor, regardless of the ground floor frontage type per <u>Section 17.35.070.A</u> .	
(L3)	Use limited to a maximum of 30% of the total building frontage on the ground floor fronting Raymond Avenue south of Fillmore Street, regardless of the ground floor frontage type per <u>Section 17.35.070.A</u> .	
(L4)	Use limited to east of Metro right-of-way.	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS

Land Use ¹	Permit Requirement								Section / Notes
	SFO-CG	SFO-CL	SFO-CF	SFO-IF	SFO-MU-C	SFO-MU-G	SFO-MU-N	SFO-MU-T	
RESIDENTIAL USES									
Accessory Dwelling Unit	-	-	-	-	P	P	P	P	<u>17.50.275</u>
Boarding Houses ²	-	-	-	-	P	P	P	-	
Dormitories	-	-	-	-	P(L3)	P	P	-	
Fraternities / Sororities	-	-	-	-	P(L3)	P	P	-	
Home Occupations	-	-	-	-	P	P	P	p	<u>17.50.110</u>
Hospitality Homes	MC	MC	-	-	MC(L3)	MC	-	-	
Mixed-Use Projects	-	-	-	-	P	P	P	P	
Multi-Family Housing	-	-	-	-	P	P	P	P	
Residential Accessory Uses and Structures	-	-	-	-	P	P	P	P	<u>17.50.250</u>
Residential Care, General	-	-	-	-	C(L3)	-	-	-	
Residential Care, Limited	-	-	-	-	P(L3)	P	P	-	
Single-Room Occupancy	-	-	-	-	P(L1)	P	P(L1)	P(L1)	
Supportive Housing	-	-	-	-	P	P	P	P	
Transitional Housing ³	-	-	-	-	P	P	P	P	
COMMERCIAL USES									
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES									
Clubs, Lodges, Private Meeting Halls	C	-	C	C	C	C	C	C	
Colleges, Nontraditional Campus Setting	P	-	P	P	P	P	P(L1)	P(L1)	
Commercial Entertainment	E	-	E	-	E	E	E	E	<u>17.50.130</u>
Commercial Recreation, Indoor	P	-	P	P	P	P	P	-	

Exhibit 1
South Fair Oaks Specific Plan

Commercial Recreation, Outdoor	P	-	P	P	-	-	-	-	
Conference Centers	-	-	-	-	C	-	C(L1)	C(L1)	
Cultural Institutions	P	-	P	-	P	P	P	P	
Electronic Game Centers	P	-	P	-	P	P	P	P	<u>17.50.100</u>
Park and Recreation Facilities	P	-	P	P	P	P	P	P	
Religious Facilities	C	-	C	C	C	C	C	C	<u>17.50.230</u>
with Columbarium	MC	-	-	-	-	-	-	-	
with Temporary Homeless Shelter	-	-	-	MC	-	-	-	-	
Schools, Public and Private	C	-	C	C	C	C	C	-	<u>17.50.270</u>
Schools, Specialized Education and Training	P	-	P	P	P(L1)	P	P(L1)	P(L1)	
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES									
Automated Teller Machines (ATMs)	P	-	P	P	P	P	P	P	<u>17.50.060</u>
Banks and Financial Services	P	-	P	P	P	P	P	P	
with Walk-Up Services	P	-	P	P	P	P	P	P	<u>17.50.060</u>
Business Support Services	P	-	P	P	P(L2)	P	P	P	
Offices, Accessory	P	-	P	P	P(L2)	P	P	P(L1)	
Offices, Administrative Business Professional	P	-	P	P	P(L2)	P	P	P(L1)	
Offices, Government	P	-	P	P	P(L1)	P	P(L1)	P(L1)	
Offices, Medical	P	P	P	P	P(L3)	P	-	P(L1)	
Research and Development, Offices	P	P	P	P	P(L2)	P	P	P(L1)	<u>17.50.240</u>
Work/Live Units	-	-	P	-	P	P	P	-	<u>17.50.370</u>
RETAIL SALES									
Alcohol Sales, Beer and Wine	C	-	C	C	C	C	C	C	<u>17.50.040</u>
Alcohol Sales, Full Alcohol	C	-	C	C	C	C	C	C	
Animal Retail Sales	P	-	P	-	P	P	P	P	
Bars / Taverns	C	-	C	C	C	-	C	C	<u>17.50.040, 17.61.050.J</u>
with Live Entertainment	C	-	C	C	C	-	C	C	<u>17.50.130</u>
Commercial Nurseries	C	-	C	-	C	-	-	-	<u>17.50.180</u>
Convenience Stores	P	P	P	P	P	P	P	P	
Food Sales	P	-	P	P	P	P	P	P	
Liquor Stores	C	-	C	C	C	C	C	C	<u>17.50.040, 17.61.050.J</u>
Restaurants, Fast Food	P	P	P	P	P	P	P	P	<u>17.50.260</u>
Restaurants, Formula Fast Food	P	P	P	P	P	P	P	P	<u>17.50.260</u>

Exhibit 1
South Fair Oaks Specific Plan

Restaurants	P	P	P	P	P	P	P	P	<u>17.50.260,</u> <u>17.61.050.J</u>
with Limited Live Entertainment	P	-	P	P	P	P	P	P	
with Walk-Up Window	P	P	P	P	P	P	P	P	
Retail Sales	P	P	P	P	P	P	P	P	
Significant Tobacco Retailers	C	-	C	C	C	C	C	C	<u>17.50.330</u>
Swap Meets	C	-	C	C	C	C	C	C	<u>17.61.050.J</u>
Vehicle Services, Automobile Showrooms	P	-	-	-	-	-	-	-	
Vehicle Services, Sales/Leasing	P	-	-	-	-	-	-	-	<u>17.50.360</u>
Vehicle Services, Sales/Leasing, Limited	P	-	P	-	-	-	-	-	
SERVICES									
Adult Day Care, General	C	C(L1)	-	-	C(L1)	C	-	-	
Adult Day Care, Limited	P	P(L1)	-	-	P(L1)	P	-	-	
Animal Boarding	P	-	P	-	-	-	C	-	
Animal Grooming	P	-	P	-	P	P	P	-	
Animal Hospitals	P	-	P	-	-	-	C	-	<u>17.50.050</u>
Animal Shelters	P	-	P	-	-	-	C	-	
Catering Services	P	-	P	P	P	P(L1)	P(L1)	P(L1)	
Charitable Institutions	P	P	P	P	P	P	P	P(L1)	
Child Day Care Centers	P	P	-	-	P	P	P	-	<u>17.50.080</u>
Child Day Care, Large	-	-	-	-	P	P	P	P	
Child Day Care, Small	-	-	-	-	P	P	P	P	
Emergency Shelters, Limited	P	P	P	P	P	-	P	P	<u>17.50.105</u>
Laboratories	P	P	P	P	P(L1)	P(L1)	P(L1)	P(L1)	
Life-Care Facilities	MC	MC	-	-	MC(L3)	MC	-	-	<u>17.50.120</u>
Lodging, Bed and Breakfast Inns	-	-	-	-	-	C	-	-	<u>17.50.140</u>
Lodging, Hotels and Motels	C	-	-	-	C(L2)	-	C(L2)	-	<u>17.50.150</u>
Massage Establishments	C	-	-	-	C	C	C(L1)	C(L1)	<u>17.50.155</u>
Medical Services, Extended Care	MC	MC	-	-	MC(L3)	MC	-	-	
Mortuaries / Funeral Homes	P	-	-	-	-	-	-	-	
Neighborhood Gardens	P	-	P	P	P	P	P	P	
Personal Improvement Services	P	-	P	-	P	P	P	P	
Personal Services	P	-	P	-	P	P	P	P	
Printing and Publishing	P	-	P	P	P(L1)	P(L1)	P(L1)	-	
Printing and Publishing, Limited	P	-	P	P	P(L2)	P	P	P	
Public Safety Facilities	C	-	C	C	-	-	-	C	

Exhibit 1
South Fair Oaks Specific Plan

Vehicle Services, Washing/Detailing	P(L4)	-	-	-	-	-	-	-	<u>17.50.290</u>
Vehicle Services, Washing/Detailing, Small-Scale	P	-	P	-	-	-	-	-	
INDUSTRY, MANUFACTURING & PROCESSING									
Alcohol Beverage Manufacturing	C	-	C	C	-	-	C	-	<u>17.50.040,</u> <u>17.61.050.J</u>
with Accessory Tasting Room	C	-	C	C	-	-	C	-	
Custom Manufacturing / Artisan Production	P	-	P	P	P	P	P	-	
Industry, Standard	C	-	-	P	-	-	-	-	
Industry, Restricted	MC	-	MC	MC	MC(L2)	MC	MC	-	
Maintenance and Service Facilities	-	-	-	P	-	-	-	-	
Research and Development, Non-Offices	P	P	P	P	P(L1)	-	-	-	
Recycling Centers, Small Collection Facilities	C	-	-	P	-	-	-	-	<u>17.50.220</u>
Wholesaling, Distribution and Storage	C(L4)	-	-	P	-	-	-	-	
Wholesaling, Distribution and Storage, Small Scale	MC	-	P	P	-	-	-	-	
TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES									
Accessory Antenna Arrays	P	P	P	P	P	P	P	P	
Alternative Fuel / Recharging Facilities	P	-	P	P	-	-	-	-	
Commercial Off-Street Parking	C	C	C	C	C	C	C	C	<u>17.40.070</u>
Communications Facilities	C	C	C	C	C	C	C	C	
Heliports	-	C	-	C	-	-	-	-	
Transportation Terminals	C	C	C	C	C	C	C	C	
Utilities, Major	C	-	C	C	C	C	C	C	
Utilities, Minor	P	-	P	P	P	P	P	P	
Wireless Telecom Facilities, Major	C	C	C	C	C	C	C	C	<u>17.50.310</u>
Wireless Telecom Facilities, Minor	MC	MC	MC	MC	MC	MC	MC	MC	
Wireless Telecom Facilities, SCL	P	P	P	P	P	P	P	P	
TEMPORARY USES									
Filming, Long-term	MC	MC	MC	MC	MC	MC	MC	MC	
Filming, Short-term	P	P	P	P	P	P	P	P	
Personal Property Sales	-	-	-	-	P	P	P	P	<u>17.50.190</u>

Exhibit 1
South Fair Oaks Specific Plan

Seasonal Merchandise Sales	P	P	P	P	P	P	P	P	<u>17.50.180</u>
Street Fairs	P	P	P	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	<u>17.50.320</u>
Other Temporary Uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	

Notes:

¹ See Section 17.80.020 for definition of the listed land uses.

² Includes Co-living facilities, which may include more than one shared kitchen per building. Separation requirements of Section 17.50.065 shall not apply.

³ The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet.

17.35.040 - Public Realm Standards

These standards are intended to:

- Ensure a minimum sidewalk width is achieved, appropriate to support future densities, intensities, uses, and pedestrian volumes;
- Enhance pedestrian conditions and improve street tree health through increased landscaping and permeability at sidewalk level;
- Provide sufficient space to support dedicated Amenity and Walk Zones; and
- Increase shade, carbon sequestration, and stormwater capture by allowing adequate space for street trees and parkways.

A. Sidewalks

1. Sidewalk Width

a. Dimension. Projects shall provide sidewalks that meet the required widths per Figure SFOSP-2. Where the existing sidewalk right-of-way is less than the required width, the difference shall be provided through a private property dedication.

(1) Sidewalks are measured from the Primary Curb Line of each block to the sidewalk line, as illustrated in Figure SFOSP-3.

(2) This area shall be paved for general use to the standards specified by Public Works, except for landscaped parkways per Section 17.35.040.B.

- (3) Within the sidewalk width, sidewalk zones shall be provided to the dimensions set in Figure SFOSP-4.
 - (4) Where the curb deviates (i.e. bulb-outs), exceptions in zone width are allowed and shall be determined by Public Works.
 - (5) Driveways are allowed per Section 17.35.090.B.
- b. Maintenance. Sidewalk improvements shall be installed and maintained by the abutting property owner.

Figure SFOSP-2: Sidewalk Width

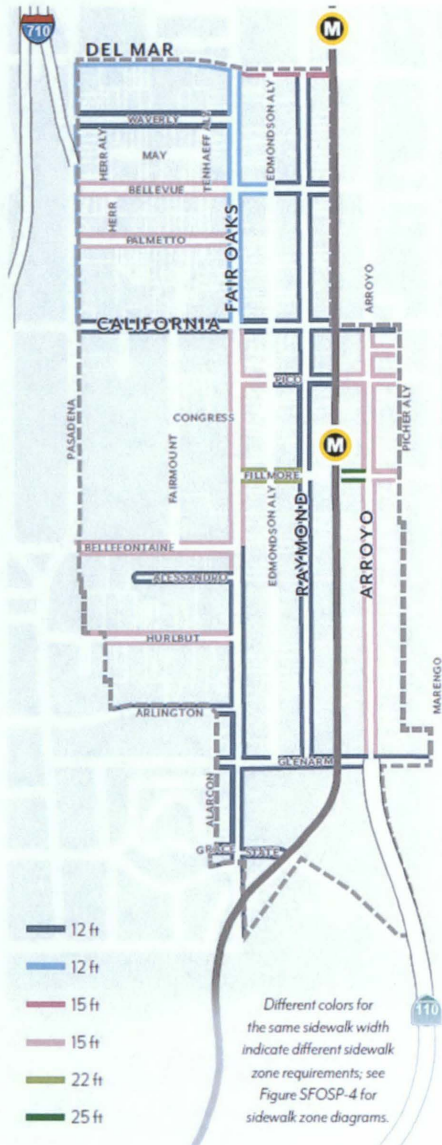
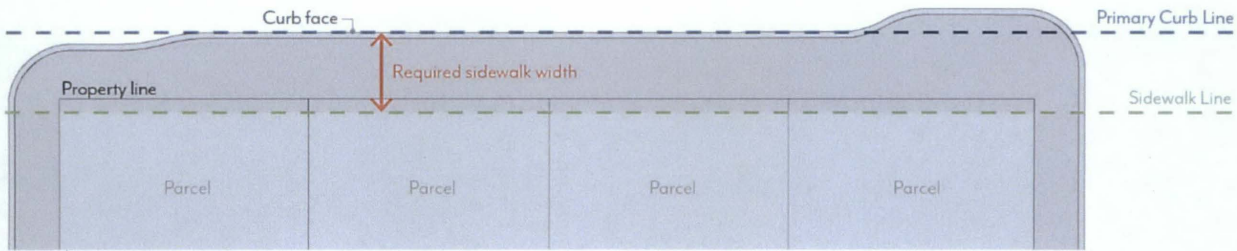


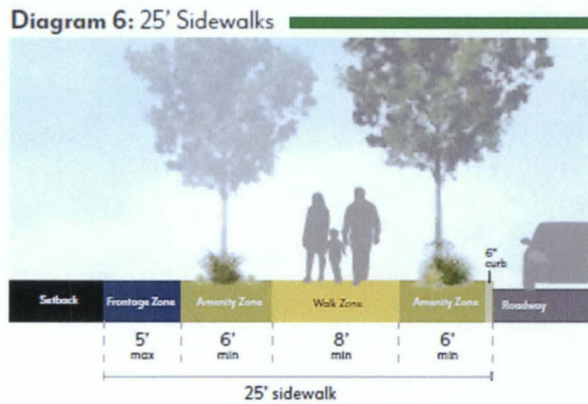
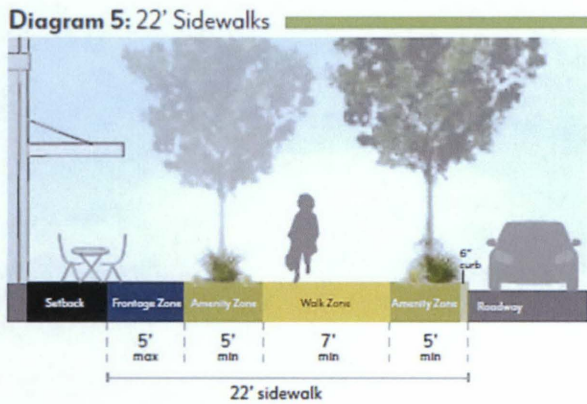
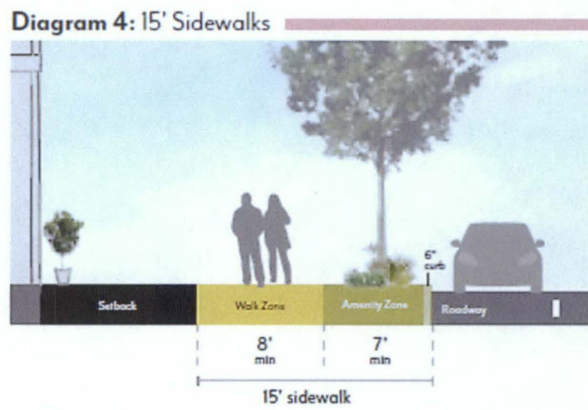
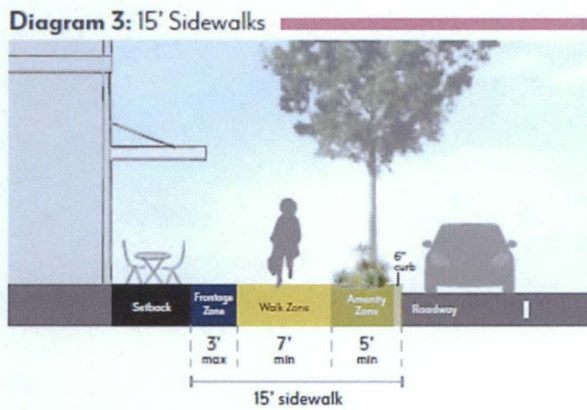
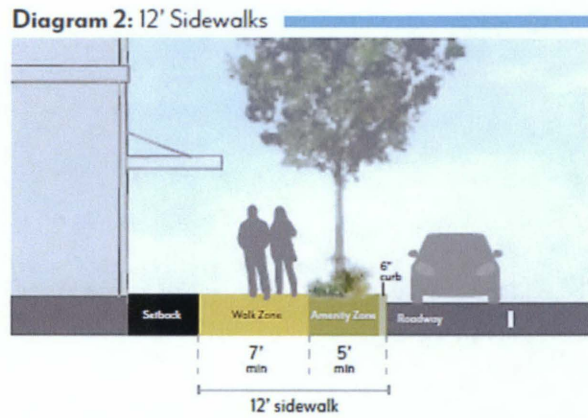
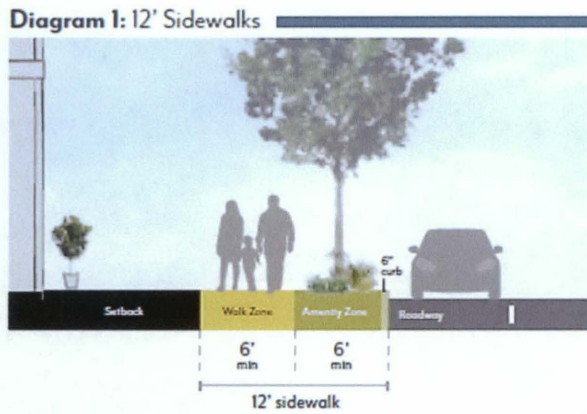
Figure SFOSP-3: Sidewalk Line



2. Sidewalk Zones

- a. Amenity Zone. Sidewalks shall provide an Amenity Zone consistent with the width illustrated in Figure SFOSP-4, including the curb.
 - (1) Projects shall meet minimum parkway and street tree requirements per Section 17.35.040.B.
 - (2) The following elements are permitted in the Amenity Zone at the discretion of Public Works: paved area for pedestrian mobility, parkways and street trees, seating/furniture, outdoor dining (with a Public Works permit), planters, bicycle parking, bus shelters, and/or other utility facilities including streetlights, signals, meter/sign poles, and pullboxes, etc.
- b. Walk Zone. Sidewalks shall maintain a Walk Zone as a continuous path of travel for pedestrians at the width illustrated in Figure SFOSP-4. This area shall be free of all furnishings, landscaping, or obstructions.
- c. Frontage Zone. Sidewalks may include a Building Frontage Zone between the Walk Zone and the sidewalk line. A maximum width is illustrated in Figure SFOSP-4.
 - (1) The following elements are permitted in the Frontage Zone and may not encroach on the Walk Zone: paved area for pedestrian mobility, seating/furniture, outdoor dining (with a Public Works permit), planters, and/or shade structures per Section 17.35.070.D.

Figure SFOSP-4: Sidewalk Zones



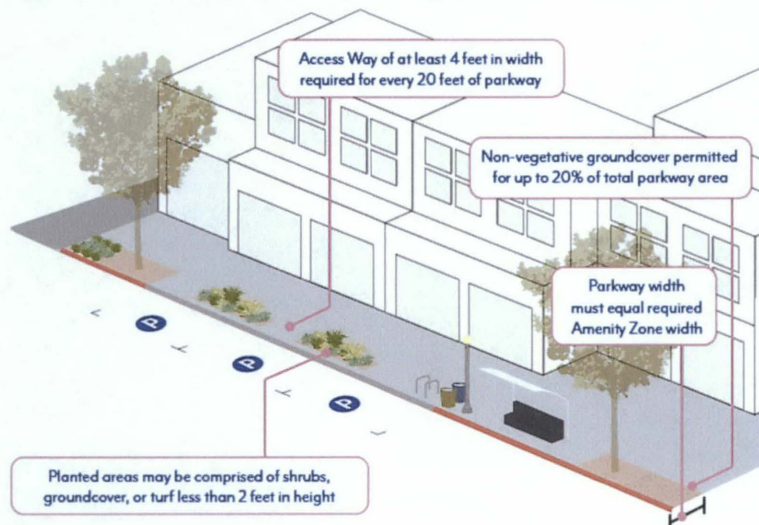
B. Parkway & Street Trees

1. Parkways

- a. Required Parkway. Projects shall include parkways within the Amenity Zone as follows and as illustrated in Figure SFOSP-5.

- (1) In SFO-RM-32, parkway length shall be no less than 60 percent of street frontage, unless approved by the Director of Public Works.
- (2) In all other zoning districts, parkway length shall be no less than 30 percent of street frontage, unless approved by the Director of Public Works.

Figure SFOSP-5: Parkway Design Standards



- b. **Dimensions.** Parkway shall be constructed at the same width as the Amenity Zones illustrated in Figure SFOSP-4, minus the 6-inch width required for the curb.
 - (1) When street parking is adjacent to the curb, a paved buffer with a minimum width of 18 inches is required, in addition to the 6-inch curb, except where tree grates are adjacent to the curb.
 - (2) Barriers up to 24 inches high, such as low walls or fences, are permitted at the interior edge of the parkway but are not required.
- c. **Access Ways.** Where on-street parking is permitted, access ways shall be provided at a minimum frequency of one per every 20 feet of continuous parkway.

- (1) Access ways shall be a minimum of 4 feet in width and provide a firm, uniform walking surface in all weather conditions from the curb to the Walk Zone.
 - (2) The finished surface of access ways shall be in plane with both the adjoining top of curb and sidewalk.
 - (3) Access ways shall be constructed of pavers, concrete, or stabilized decomposed granite.
- d. Planted Area. A minimum of 80 percent of the total required parkway area for a given project shall be comprised of plant material.
- (1) Permitted materials include groundcovers, turf or turf substitutes, and shrubs or low perennials that are lower than 24 inches in height at full maturity.
 - a. All plant material shall be native or climate appropriate and have a water use rating of Moderate, Low or Very-Low as defined by Water Use Classification of Landscape Species (WUCOLS) for the region. Plant water use requirements may be relaxed to maximize the efficiency of parkway stormwater capture systems per approval by the Director of Public Works.
 - b. Plants with spines or thorns shall not be planted adjacent to any walkways or curbs.
 - c. Edible plants are not permitted in parkways.
 - d. Artificial turf is not permitted in parkways.
 - (2) When removing existing plant material like turf grass from a parkway, there shall be no damage to the street tree roots. Parkway improvements involving excavation within an existing tree's root zone must be consistent with the City's Tree Protection Guidelines. Root pruning, if required and approved by Public Works, must be overseen by a Certified Arborist. Excavation within a tree's root zone must be replanted immediately to prevent the tree roots from exposure and undue harm.

- e. Non-planted Area. A maximum of 20 percent of the parkway area may be organic or inorganic cover.
 - (1) Permitted materials include permeable pavers, decomposed granite, gravel, rocks, or mulch.
 - a. Pavers are not allowed within 3 feet of any public streetlight pole or pull box or other utility facilities.
- f. Stormwater Management. Parkway shall either meet the following basic stormwater standards, or propose a biofiltration planter or swale design based on local conditions per the approval of the Director of Public Works.
 - (1) The parkway shall be at the same grade as the adjacent hardscape surface at the outer edge of the parkway and slope at a minimum of 1 percent towards the center of the parkway.
 - (2) For parkways with a width greater than 5 feet, the center 2 feet of the parkway shall be depressed 3 to 4 inches to form a shallow swale to collect sidewalk stormwater. Alternative means of storing runoff, such as gravel sumps within the parkway, may be provided with review authority approval.
- g. Irrigation. Irrigation systems in parkways shall be designed and constructed in a manner that will eliminate surface runoff onto any impermeable surface, public or private, under any condition.
 - (1) Design of irrigation systems in parkways shall be in accordance with all local, state, and federal laws and regulations for water conservation.
 - (2) Street tree roots shall not be damaged during the irrigation installation process.
- h. Maintenance. Abutting property owner shall maintain the parkway in a condition so as not to endanger persons or property, and not to interfere with the public convenience.

2. Street Trees

- a. Species. Street tree species shall be selected according to the Master Street Tree Plan at the discretion of the Director of Public Works. Trees may be planted within parkways or tree wells.
- b. Spacing. Street trees shall be planted at a spacing of one per 30 feet. Exceptions can be made by the Director of Public Works due to conflicts with street lights, bus shelters, utility boxes, or other street amenities or species type. Closer spacing is encouraged when feasible and when appropriate for the particular tree type.
- c. Well Dimension. Tree well width shall be equivalent to the required Amenity Zone, minus the 6-inch width required for the curb.
 - (1) If a paved buffer zone is required due to adjacent street parking, the tree well width may be reduced to accommodate this buffer strip. The minimum length of a tree well shall be 6 feet.
 - (2) Street trees planted within tree wells must be installed according to the Department of Public Works Tree Planting in Tree Well Standard Plan.
- d. Well Frames. Tree well frames, or tree grates, may be installed according to the Department of Public Works Tree Well Frame Installation Standard.
- e. Expanded Root Zone Cell. Each street tree shall be provided with an uncompacted root zone volume of 800 cubic feet minimum. The root zone volume depth shall be 2 feet minimum and 3 feet maximum.
 - (1) Where this root zone volume cannot be provided within the parkway area, an expanded root zone cell volume shall be provided below adjacent pavement using a strategy such as structural soil or a suspended pavement system to provide an uncompacted soil area suitable for tree root growth.
 - (2) The root zone volume per tree requirement may be reduced by 10 percent where two or more trees share a contiguous root zone cell.
- f. Maintenance. All street trees shall be maintained by the Department of Public Works.

17.35.050 - Summary of Development Standards

Table SFOSP-3 provides abbreviated development and design standards by zoning district for the SFOSP. Complete standards shall be referenced within Sections 17.35.060-17.35.090.

Table SFOSP-3: Summary of Development Standards

Standard	SFO-CG, -CL	SFO-CF, -IF	SFO-MU-C, -MUC-G, -MU-N, -MU-T
Scale			
Allowable Density			
Dwelling Units per Acre	N/A		Figure SFOSP-6
Allowable Intensity			
Floor Area Ratio	Figure SFOSP-7		
Height			
Building Height	Figure SFOSP-8		
Required Setbacks			
All streets	Figure SFOSP-10		
Adjacent to RM/RS	15' min.		
Other interiors	None required		
Required Stepbacks			
Adjacent to RM/RS	Figure SFOSP-11		
Historic Adjacency			
Setbacks & Stepbacks	Figure SFOSP-12		
Required Modulation			
Length	10% or 20' break required for buildings exceeding 150' street frontage		
Area	25% for buildings over 50' in length		
Frontage			
Ground Floor Frontages			

Required Uses	Figure SFOSP-15 and Table SFOSP-4		
Commercial Depth	35' average, 20' min.		
Ground Floor Design			
Height	15' min.		
Residential Elevation	-2' to 6' max.		
Minimum Transparency			
Ground Floor	60%	30%	60%
Overall Façade	30%	15%	30%
Residential Units	N/A		15%
Shade Structure	<u>Section 17.35.070.D</u>		
Arcades & Galleries	<u>Section 17.35.070.E</u>		
Walls & Fences	<u>Section 17.35.070.F</u>		
Balconies & Roof Decks	<u>Section 17.35.070.G</u>		
Open Space			
Minimum Area			
Non-residential	5% of Gross Floor Area for projects over 40,000 sf		
Residential	200 sf per studio, 225 sf per 1-bed, 250 sf per 2-bed, 275 sf per 3+bed		
Publicly Accessible	Per <u>Section 17.35.080.A.2</u> for projects over 60,000 sf; none required otherwise		
Private Open Space	<u>Section 17.35.080.B</u>		
Common Open Space	<u>Section 17.35.080.C</u>		
Publicly Accessible Open Space	<u>Section 17.35.080.D</u>		
Paseos	<u>Section 17.35.080.E</u>		
Parking			

Minimum Parking	<u>Section 17.35.090.A</u>
Vehicle Access	<u>Section 17.35.090.B</u>
Layout & Design	<u>Section 17.35.090.C</u>
Other Applicable Standards¹	
General Development	<u>Section 17.40</u>
Inclusionary Housing	<u>Section 17.42</u>
Density Bonus	<u>Section 17.43</u>
Landscaping	<u>Section 17.44</u>
Parking & Loading	<u>Section 17.46</u>
Signs	<u>Section 17.48</u>
Specific Land Uses	<u>Section 17.50</u>
Notes:	
<p>¹ Projects shall follow all requirements listed except where modified by the SFOSP. In the event of conflict between the Zoning Code and the SFOSP, the requirements of the SFOSP shall control, per <u>Section 17.12.020.D</u>.</p>	

17.35.060 - Scale Standards

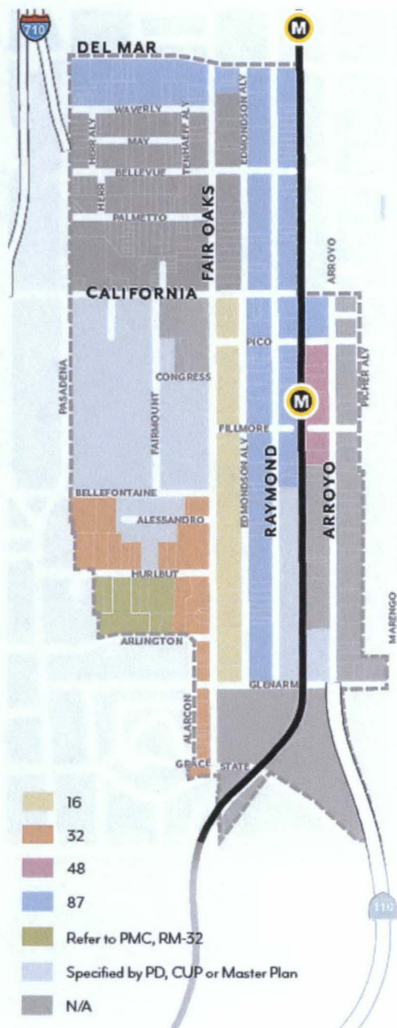
These standards are intended to:

- Implement the General Plan density (du/ac) and floor area ratio (FAR) values;
- Shape development in a manner that creates a defined public realm and appropriate scale of buildings for a visually appealing community;
- Reduce building massing through setback and stepback requirements that create appropriate transitions to residential neighborhoods;
- Support high-quality architecture and urban design through modulation requirements and a varied roof lines incentive; and
- Require appropriate transitions to designated historic resources.

A. Density

1. **Residential Density.** Projects that include residential dwelling units shall not exceed the allowable dwelling units per acre (du/ac) per Figure SFOSP-6.
 - a. Fractions shall be rounded to the nearest whole number; those at 0.50 may be rounded up.
 - b. For projects utilizing state density bonus, refer to Government Code 65915.
 - c. The maximum is based on total site area. If a street dedication or easement is required, density shall be calculated using the size of the lot prior to the street dedication or easement.

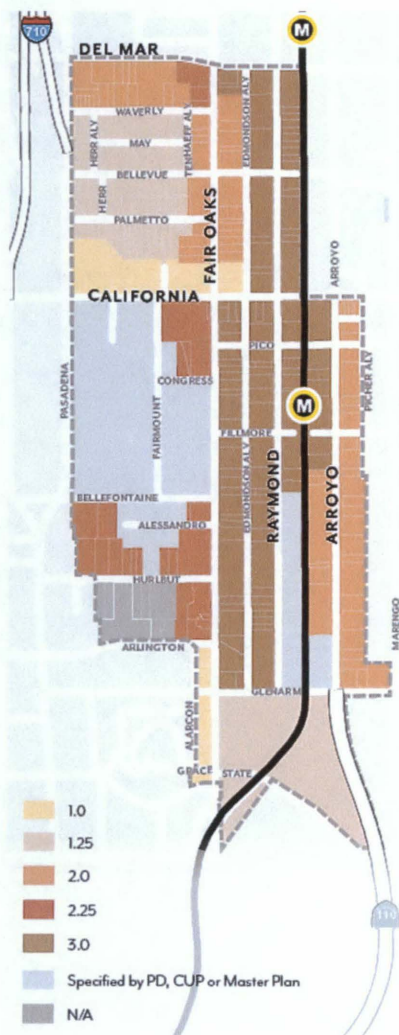
Figure SFOSP-6: Residential Density



B. Intensity

1. **Floor Area Ratio.** Projects that include non-residential space, including mixed-use, shall not exceed the allowable floor area ratio (FAR) per Figure SFOSP-7.
 - a. In mixed-use projects, residential floor area is included in FAR.
 - b. Areas used exclusively for vehicle and bicycle parking and loading are excluded from FAR.
 - c. The maximum is based on total site area. If a street dedication or easement is required, FAR shall be calculated using the size of the lot prior to the street dedication or easement.

Figure SFOSP-7: Floor Area Ratio



C. Height

1. **Building Height.** Projects shall not exceed the height limits set in Figure SFOSP-8.
 - a. Height is measured per Section 17.40.060.
 - b. An additional 12 feet shall be permitted for projects that are classified as Commercial Uses on Table SFOSP-3, up to a maximum height of 63 feet (75 feet with height averaging).
 - c. Exceptions allowed for Height Averaging (Section 17.35.060.C.2) and projecting features such as appurtenances and railings per Section 17.40.060.

2. **Height Averaging.** With approval of Design Commission, up to 30 percent of a building's footprint may exceed the height limit to the maximum set in parenthesis in SFOSP-8, provided that the average height over the entire footprint does not exceed the allowable height; see Figure SFOSP-9.
 - a. The intent is to counterbalance additional height with lower heights elsewhere to achieve an economically-feasible development that protects view corridors and contributes to a more visually-compelling skyline.
 - b. This allowance may be used with Section 17.35.060.C.1.b but is not applicable to other development standards relating to building scale such as setbacks. It may not be used in combination with a concession for building height when utilizing Section 17.43.

Figure SFOSP-8: Building Height

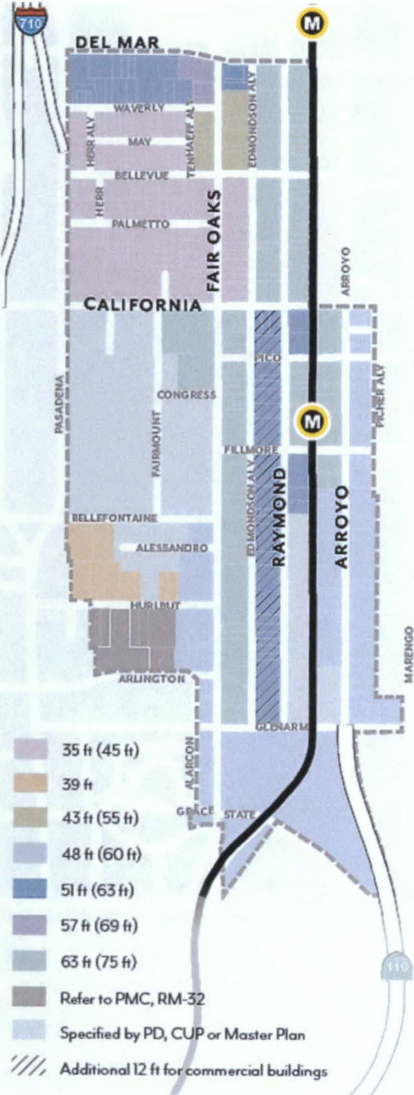
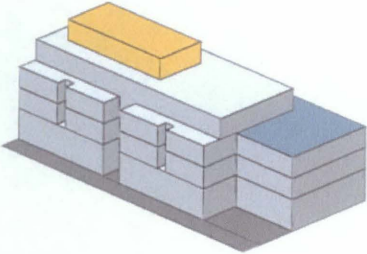


Figure SFOSP-9: Height Averaging



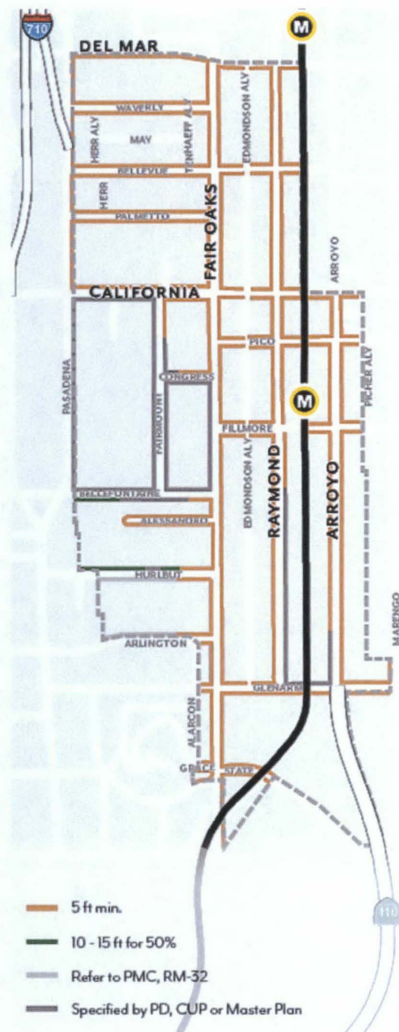
A building may exceed its height limit for up to 30% of its footprint if another area is lowered so that the average height is at or below the height limit

Note: Diagrams used for illustrative purposes only.

D. Setbacks

1. **Street Setbacks.** Buildings shall comply with the street setbacks set in Figure SFOSP-10. Setback ranges establish a minimum and maximum for the specified percentage of linear frontage.
 - a. Street setbacks are measured from the sidewalk line; see Figure SFOSP-3.
 - b. Minimum setbacks shall apply to all stories of a building; setbacks less than the minimum are prohibited. Maximum setbacks shall apply only to the ground floor.
 - c. Where ground floor residential units are elevated between 4 and 6 feet above sidewalk elevation, a minimum setback of 8 feet shall be required.
 - d. Exceptions allowed per Section 17.40.160 (Table 4-1).
 - e. Features allowed within the street setback include: landscaping and planters, hardscape (e.g. stoops, patios), shade structures per Section 17.35.070.D, arcades and galleries per Section 17.35.070.E, walls and fences per Section 17.35.070.F, seating and furniture, outdoor dining, and other open space amenities per review authority approval.

Figure SFOSP-10: Street Setbacks



2. **Interior Setbacks.** Buildings shall be set back a minimum of 15 feet from an interior property line that is adjacent to a PS, RM or RS zoning district. No setback is required when adjacent to other districts or alleys.
 - a. Interior setbacks are those abutting other parcels along non-street side and rear property lines and are measured from the shared property line.
 - b. Exceptions allowed per Section 17.40.160 (Table 4-1).

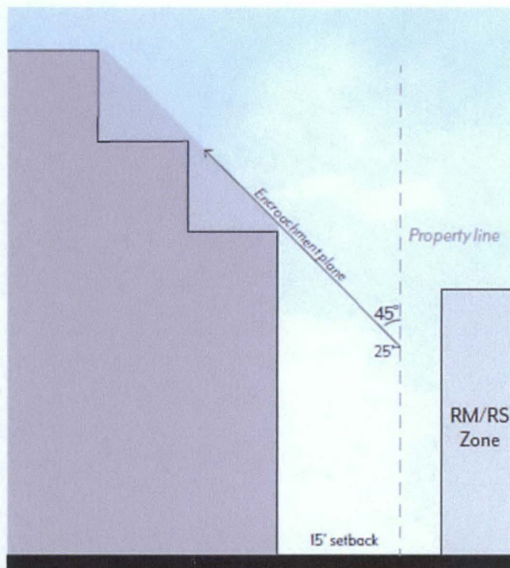
E. Stepbacks

1. **Interior Stepbacks.** Adjacent to RM/RS zoning, districts, buildings shall not be located within the encroachment plane sloping upward and inward at a 45-

degree angle measured from the vertical, commencing 25 feet above the existing grade along the shared property line; see Figure SFOSP-11.

- a. Exceptions allowed per Section 17.40.160 (Table 4-2.1).

Figure SFOSP-11: Interior Stepbacks Adjacent to RM/RS Zoning Districts

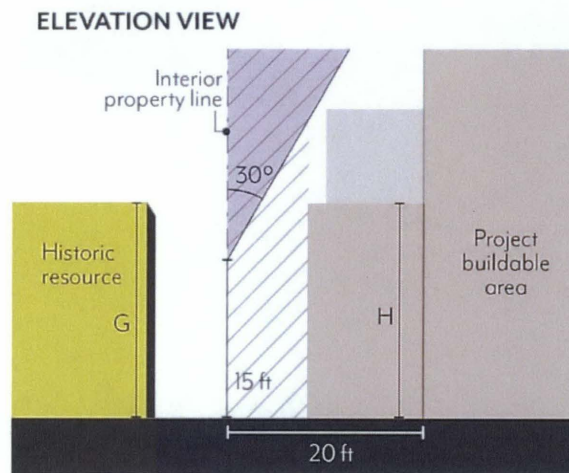
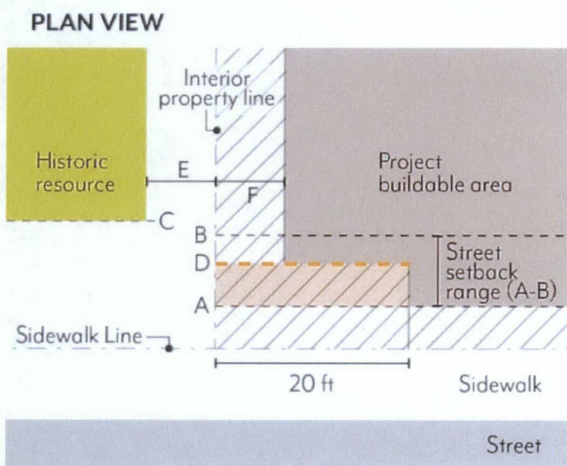
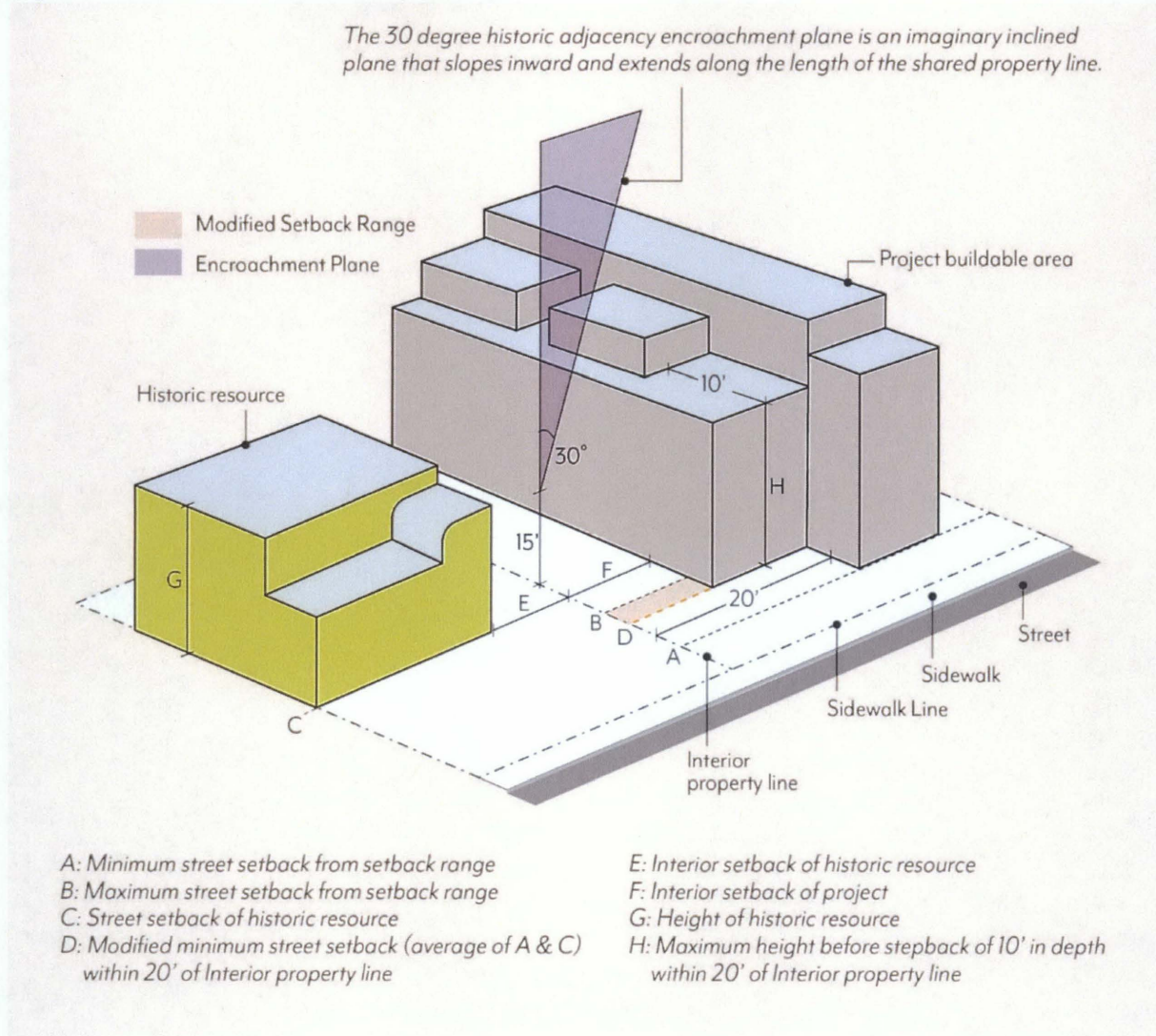


F. Historic Adjacency

1. **Landmark Properties.** Projects on parcels with a designated historic resource shall be subject to review for consistency with the Secretary of the Interior's Standards.
2. **Transition Massing.** Projects sharing a property line with a designated historic resource are subject to the following modified standards, illustrated in Figure SFOSP-12.
 - a. **Street Setbacks.** The minimum street setback shall be an average of the minimum setback set in Figure SFOSP-10 and that of the resource for a minimum of 20 feet from the shared property line. If located between two resources, the street setback shall be an average of the setbacks of the two resources.
 - b. **Interior Setbacks.** The minimum interior setback shall be equal to that of the historic resource or 15 feet, whichever is less. No setback is required where the resource is built to the shared property line.

- c. Streetwall Height: A maximum streetwall height shall not exceed the height of the historic resource for a minimum of 20 feet from the shared property line. A stepback with a minimum depth of 10 feet is required above this height, measured from the modified minimum street setback.
- d. Interior Stepbacks. Projects shall not be located within an encroachment plane sloping upward and inward at a 30-degree angle measured from the vertical, commencing 15 feet above the existing grade at the property line; see Figure SFOSP-12. This plane is not applicable if the resource is built to the shared property line.

Figure SFOSP-12: Historic Adjacency

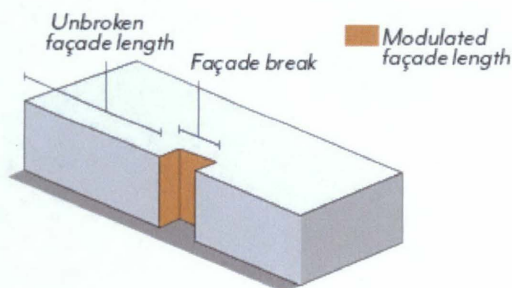


Note: Diagrams used for illustrative purposes only.

G. Modulation

1. **Façade Length.** Each street-facing facade exceeding 150 feet shall include a break of at least 10 percent of the facade length or 20 feet, whichever is greater. This break shall be at least 10 feet deep, open to the sky; see Figure SFOSP-13.
2. **Façade Area.** Each street-facing facade exceeding 50 feet in length shall modulate a minimum of 25 percent of the area above the ground floor between 2 feet and 12 feet in depth from the primary facade plane; see Figure SFOSP-14. Buildings with a total of 2 stories or less are exempt.
 - a. The primary façade plane is defined as the vertical plane with the greatest surface area above the ground floor.
 - b. Modulation is not required to be continuous or open to the sky, and may be recessed or projected, but not past the sidewalk line.
 - c. Required setbacks (Section 17.35.060.E), façade breaks (Section 17.35.060.G.1), and projected balconies (Section 17.35.070.G.1) shall not count toward the modulation requirement; balconies that are recessed a minimum of 2 feet shall qualify.

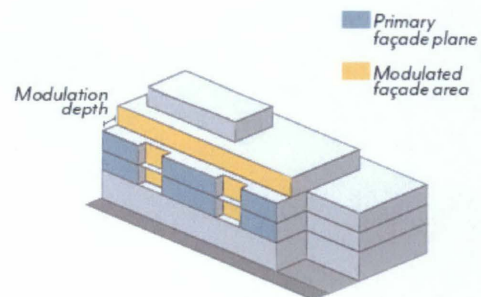
Figure SFOSP-13: Façade Length



Façades over 150 feet in length shall include a break at least 10% of the façade length or 20 feet wide (whichever is greater), and 10 feet deep, open to the sky.

Note: Diagrams used for illustrative purposes only.

Figure SFOSP-14: Façade Area



Façades shall modulate a minimum of 25% of the area above the ground floor 2 to 12 feet in depth from the primary façade plane.

Note: Diagrams used for illustrative purposes only.

3. Alternative Compliance

- a. Eligibility. Modulation standards may be reduced or otherwise modified through the Design Review process if:
 - (1) A minimum of 90 percent of the provided parking is fully or partially subterranean;
 - (2) A minimum of one publicly accessible open space is provided at the ground level, visible and accessible from the sidewalk;
 - (3) No other concessions, waivers, or incentives have been requested, including those associated with Section 17.43 (Density Bonus), unless the project is designed to achieve LEED Gold certification; and
 - (4) The review authority makes all of the following findings.
- b. Required Findings
 - (1) The building design provides modulation on each street-facing façade in a manner consistent with the project's architectural style and/or immediate context, including adjacent historic resources.
 - (2) The building design does not cause an adverse impact on the quality of the ground floor and public realm.
 - (3) The ground level open space is of adequate size and integrated with the building in a functional way that ensures the space will be actively utilized.
 - (4) The modification will not be detrimental to the health, safety, and welfare of the public.
 - (5) The building design is consistent with the objectives and policies of the General Plan and SFOSP, as well as all other standards of the SFOSP.

17.35.070 - Frontage

These standards are intended to:

- Promote an active, accessible, and attractive pedestrian environment at the ground level;
- Activate the pedestrian street experience through design and use standards;

- Enable flexibility and adaptability over time through quality design; and
- Support a livable urban setting comprised of a range of uses in a comfortable pedestrian environment.

A. **Ground Floor Frontages**

In Mixed-Use zoning districts, ground floor use requirements are regulated by frontage type per Figure SFOSP-15 and Table SFOSP-4. All use requirements are regulated as a percentage of the building frontage; see Figure SFOSP-16.

1. **Commercial Uses.** Frontage types shall require a minimum amount of the building frontage to be comprised of, and designed for, commercial uses per Figure SFOSP-15 and Table SFOSP-4. Permitted commercial uses by zoning district are found in Table SFOSP-2.
 - a. Entrances to non-ground floor uses, and/or entrances to uses prohibited within 35 feet of the sidewalk, shall not qualify toward the minimum commercial use percentage.
 - b. Commercial uses shall have an average interior depth of at least 35 feet and a minimum depth of 20 feet, measured wall-to-wall.
2. **Residential Uses.** Frontage Types 1 and 2 per Table SFOSP-4 and Figure SFOSP-15 set limitations on ground floor residential uses facing the street. Permitted residential uses by zoning district are found in Table SFOSP-2.
 - a. Type A: Residential units on the ground floor shall be prohibited within 35 feet of the sidewalk line, inclusive of setbacks, per Table SFOSP-4; see Figure SFOSP-17.
 - b. Type B: Residential units on the ground floor shall be permitted with direct access to the street and a minimum setback of 5 feet.
 - c. Residential common space on the ground floor shall be permitted per Table SFOSP-4.

Figure SFOSP-15: Ground Floor Frontage Types

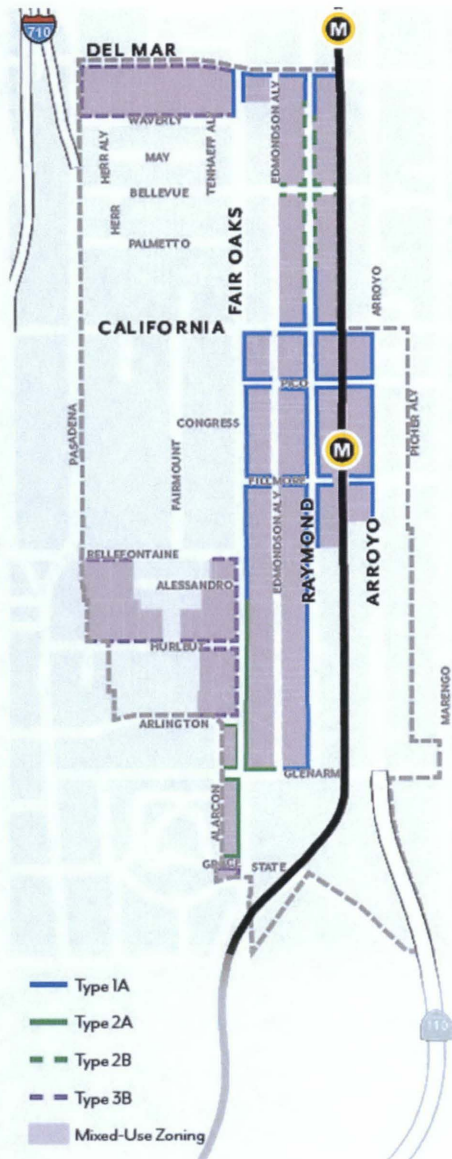


Table SFOSP-4: Allowable Ground Floor Building Frontages in Mixed-Use Zones

Type	Commercial Uses	Residential Common Space	Residential Dwelling Units
1A	80% min.	20% max.	Prohibited within 35' of sidewalk line
2A	20% min.	80% max	
2B	20% min	80% max	
3B	Allowed, no percentage requirements		

Figure SFOSP-16: Ground Floor Commercial Uses

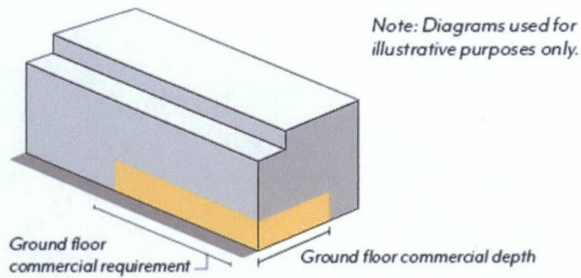
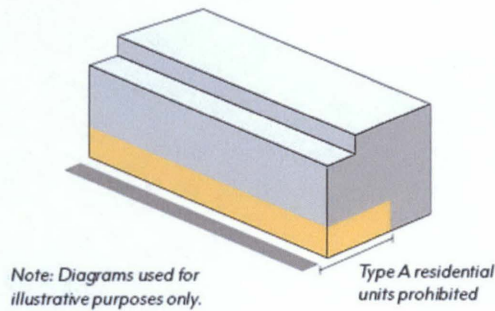


Figure SFOSP-17: Ground Floor Residential Units

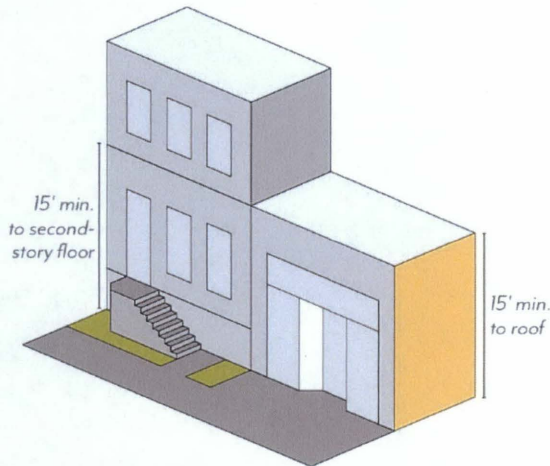


B. Ground Floor Design

1. **Entrances.** A minimum of one primary entrance shall be located on the primary frontage of each building and open onto a sidewalk or other public space.
 - a. Primary entrances shall be distinguished by architectural features or overhead projections, such as an awning or canopy.
 - b. All entrances shall be recessed a minimum of 30 inches from the sidewalk line.
2. **Minimum Height.** Buildings shall have a minimum ground floor height of 15 feet, measured from sidewalk elevation closest to the primary entrance to the second story floor or roof of a one-story building; see Figure SFOSP-18.
 - a. For non-residential and residential common space uses, the primary entrance of the first habitable floor shall be located at existing grade along the sidewalk line.

- b. For residential units, the first habitable floor shall be located between 6 feet above and 2 feet below sidewalk elevation.

Figure SFOSP-18: Ground Floor Height



Ground floor height is measured from sidewalk elevation. Ground floor residential units may be sunken or elevated but the second story must start at least 15 feet above sidewalk elevation.

Note: Diagrams used for illustrative purposes only.

C. Transparency

1. **Windows & Doors.** Street-facing facades shall incorporate glass providing views into work, display, sales, lobby, or similar active areas. The minimum transparency requirement is set in Tables SFOSP-5 and SFOSP-6 based on use.
 - a. For non-residential and residential common space uses, ground floor transparency is measured as the percentage of building frontage that consists of transparent openings between a height of 2 feet and 10 feet above sidewalk elevation.
 - b. All other transparency is measured as the percentage of building frontage area, viewed in elevation.
 - c. Windows shall be recessed by a minimum of 2 inches from the façade; flush windows may be allowed per review authority approval.
 - d. The use of color-tinted, mirrored, or highly reflective glass is prohibited.

- e. Blinds, drapes, posters, and shelving for product displays visible to the public right-of-way shall obscure a maximum of 10 percent of the transparent areas of each respective storefront or 50 percent for medical office uses.

Table SFOSP-5: Transparency for Non-Residential and Residential Common Space

Transparency	CG, CL, MU	CF, IF
Ground Floor	60%	30%
Overall Façade	30%	15%

Table SFOSP-6: Transparency for Residential Units

Transparency	All Zones
Ground Floor	15%
Overall Façade	15%

- 2. **Blank Walls.** Windowless expanses of walls shall not exceed 20 feet in length.
- 3. **Security Bars.** Any exterior or interior security bars shall be designed to be fully hidden from view during business hours with devices such as concealed side pockets and ceiling cavities.

D. Shade Structures

- 1. **Shading.** Shade structures may project up to two-thirds of the sidewalk width.
 - a. Shade structures shall allow a minimum of 8 feet of vertical clearance from sidewalk elevation.
 - b. Shade structures shall not conflict with existing trees; exceptions to the depth requirement shall be subject to review authority approval.

E. Arcades & Galleries

- 1. **Arcades.** Any arcades shall be located behind the minimum setback.
 - a. Arcades shall be a minimum of 8 feet from back of column to building façade.
 - b. The distance between columns shall be equal to or greater than the arcade depth dimension, as measured from the column center.

c. The façade within the arcade shall meet the ground floor transparency set in Section 17.35.070.C.

d. Uses allowed within arcades include: pedestrian travel, seating/street furniture, outdoor dining, landscape planters, and/or bicycle parking.

2. **Galleries.** Any galleries shall be located behind the minimum setback.

a. Galleries shall allow a minimum of 10 feet of vertical clearance from sidewalk elevation.

F. Walls & Fences

1. **Walls & Fences.** Walls and fences shall be subject to Section 17.40.180 with the following exceptions for those located within the street setback.

a. Walls and fences shall have a maximum height of 48 inches above sidewalk elevation.

b. Walls and fences taller than 30 inches shall be a minimum of 50 percent transparent and set back a minimum of 18 inches from the sidewalk line, separated by planted area. Walls and fences 30 inches or less in height do not have a transparency or setback requirement.

c. Walls and fences used to enclose outdoor dining may be located at the sidewalk line and are not required to provide a planted area if the wall or fence is 36 inches or less and more than 50 percent transparent.

d. Guardrails may exceed the maximum height to the extent required by the Building Code. The guardrail shall be a minimum of 50 percent transparent.

2. **Stoops & Patios.** Walls along the side of a stoop, patio or entry to a residential dwelling unit greater than 30" in height shall be set back a minimum of 18 inches from the sidewalk line, separated by planted area.

G. Balconies & Roof Decks

1. **Balconies.** Balconies may project a maximum of 4 feet from the building façade but shall not extend beyond the sidewalk line or within 6 feet of any interior property line.

2. **Roof Decks.** Roof decks shall be set back a minimum of 5 feet from the building edge on all sides. The sum of all roof decks on a single building shall not exceed a maximum coverage of 50 percent of the roof area.

17.35.080 - Open Space

These standards are intended to:

- Provide a variety of open space types for gathering, recreation and respite that contribute to enhanced livability within an urban setting;
- Give residents access to light, air, and pleasant views from their living spaces;
- Improve building design and site planning through the integration of open space throughout the development; and
- Correlate open space requirements with number of residents and size of buildings.

A. Minimum Open Space

1. **Private and Common Open Space.** Projects shall provide the minimum area of Open Space based on use and size. Areas used regularly for parking, loading or storage shall not count towards minimum Open Space requirements.
 - a. **Residential.** Projects with dwelling units shall provide the minimum area of Open Space per Table SFOSP-7 as a combination of Private and/or Common Open Space.
 - b. **Non-residential.** Projects with more than 40,000 square feet of non-residential floor area shall provide a minimum of 5 percent of the gross non-residential floor area as Common Open Space.
 - c. **Mixed-use.** Projects shall comply with requirements applicable to each type of use.

Table SFOSP-7: Residential Open Space by Unit Type

Number of Bedrooms	0	1	2	3+
Per Unit, sq ft	200	225	250	275

2. **Publicly Accessible Open Space (PAOS).** Projects with more than 60,000 square feet of gross floor area (GFA) shall provide a minimum area of PAOS, calculated as a percentage of GFA, as set in Table SFOSP-8.
 - a. PAOS shall be provided in addition to Private and Common Open Space requirements.
 - b. Projects shall comply with PAOS standards per Section 17.35.080.D and Paseo standards per Section 17.35.080.E where relevant.
 - (1) PAOS and Paseo standards may be modified through the Design Review process, if the review authority finds that the modified design continues to be accessible to the public, functional, and includes features such as landscaping, trees, and outdoor seating.

Table SFOSP-8: Publicly Accessible Open Space by Project Size & Location

Project Size (GFA)	60,000- 119,999 sq ft	120,000- 159,999 sq ft	160,000- 199,999 sq ft	200,000+ sq ft
Projects within 500 feet of a Metro station platform	4%		5%	
Projects outside 500 feet of a Metro station platform	2%	3%	4%	5%

B. Private Open Space

1. **Dimensions.** A minimum area of 40 square feet with a minimum dimension of 5 feet in each direction shall be required for Private Open Space.
2. **Distribution.** A maximum of 40 percent of the required residential Open Space set in Table SFOSP-7 shall be Private Open Space.
 - a. All Private Open Space shall be outdoors.
 - b. Private Open Space may be located within a required setback.

C. Common Open Space

1. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 15 feet in each direction shall be required for Common Open Space.

2. **Distribution.** A minimum of 60 percent of the required residential Open Space set in Table SFOSP-7 shall be Common Open Space shared among tenants.
 - a. A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.
 - b. A maximum of 30 percent of Common Open Space may be indoors. Indoor Common Open Space shall not include spaces used primarily for circulation.
3. **Access.** Common Open Spaces may be accessible to the public.
4. **Hardscape.** A maximum of 25 percent of Common Open Space may be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
5. **Landscape.** A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in length, width, and depth. Landscaping shall comply with Section 17.44.050.
6. **Trees.** A minimum of one 24-inch box tree per project or for every 750 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space. For projects with 2 or more trees, a minimum of 50 percent of trees planted shall be shade trees.
 - a. Trees planted in pots, on the ground floor, shall not be counted towards the tree requirement.
7. **Water Features.** A maximum of 5 percent of the required Common Open Space shall be fountains, reflecting pools, or other decorative water features. Swimming pools are not considered water features for the purposes of this standard.

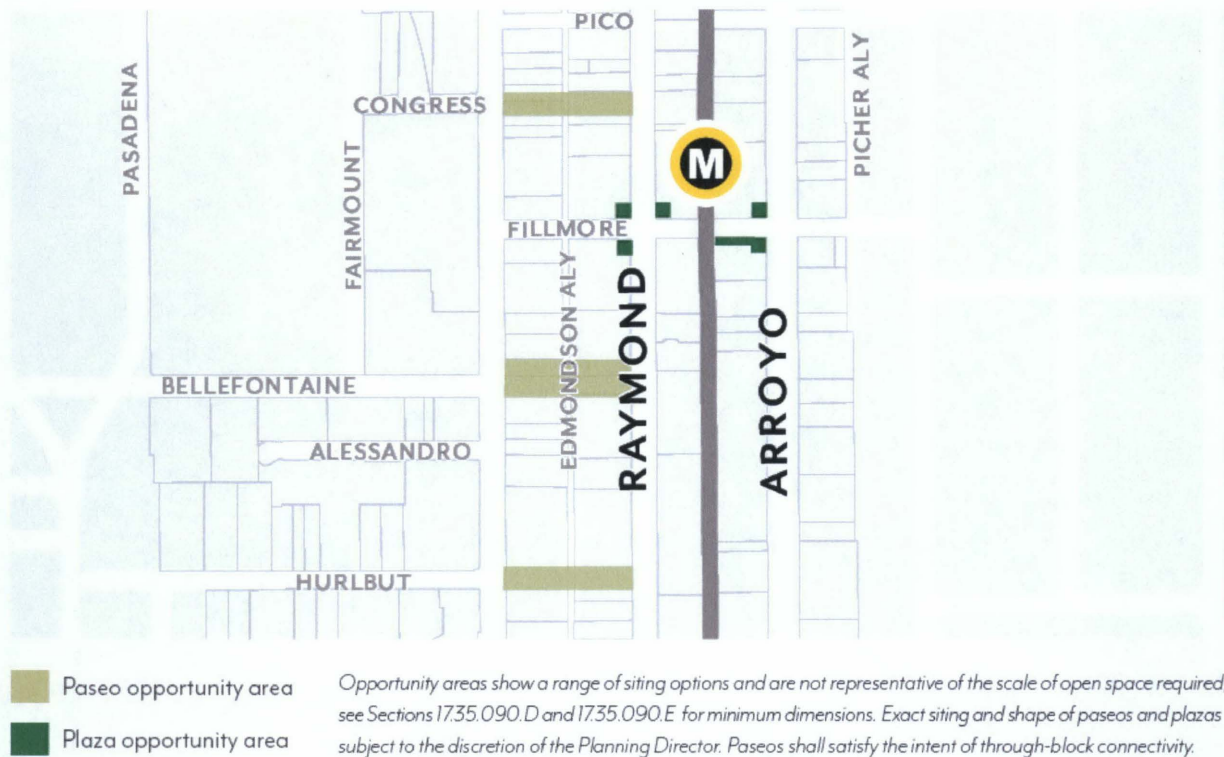
D. Publicly Accessible Open Space (PAOS)

1. **Area.** Minimum PAOS requirements are set in Section 17.35.080.A.2 and Table SFOSP-8, and may be contiguous or noncontiguous, subject to the dimension and elevation standards below.

2. **Paseos.** Projects that are required to provide PAOS per Section 17.35.080.A.2 and located on parcels that include a paseo opportunity area on Figure SFOSP-18, shall be required to meet the minimum area requirement by providing a paseo, defined as a pedestrian passageway that connects a public street to another public street, alley, or internal public space.
 - a. Paseos shall meet the standards set in Section 17.35.080.E; design standards Section 17.35.080.D.4 through Section 17.35.080.D.12 shall not apply.
 - b. No additional paseo shall be required in opportunity areas where a paseo exists. The existing paseo shall be subject to standards in Section 17.35.080.E. The standards may be modified through the Design Review process, if the review authority finds that the modified design continues to be accessible to the public, functional, and includes features such as landscaping, trees, and outdoor seating.
3. **Plazas.** Projects that are required to provide PAOS per Section 17.35.080.A.2 and located on parcels that include a plaza opportunity location on Figure SFOSP-19, shall be required to meet the minimum area requirement by providing a corner plaza per Figure SFOSP-19.
 - a. PAOS design standards shall apply.
4. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 20 feet in each direction is required for PAOS.
5. **Access.** A maximum of 20 percent of the PAOS may be used as outdoor dining for a restaurant subject to review authority approval; a minimum of 80 percent of the PAOS shall be accessible to the general public.
6. **Signage.** PAOS shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing accessible hours.
7. **Hours.** At a minimum, PAOS shall be open to the general public from 8am to 8pm.

8. **Elevation.** A minimum of 3,000 square feet of PAOS shall be at sidewalk elevation. If less square footage is required, then all required PAOS shall be at sidewalk elevation.
9. **Hardscape.** A maximum of 25 percent of PAOS shall be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
10. **Seating.** Seating shall be provided at a minimum of 1 seat per 300 square feet of required PAOS. Fractions shall be rounded down to the nearest whole number.
 - a. Benches shall be calculated as 1 seat per 24 linear inches.
11. **Landscape.** A minimum of 25 percent of PAOS shall be planted area with a minimum dimension of 30 inches in length, width, and depth. Landscaping shall comply with Section 17.44.
12. **Trees.** A minimum of one 24-inch box tree per project or for every 750 square feet of PAOS, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50 percent of trees planted shall be shade trees.
13. **Common Open Space Credit.** PAOS in excess of the minimum may count towards a maximum of 30 percent of the Common Open Space requirement at a 1:1 ratio.

Figure SFOSP-19: Required Publicly Accessible Open Space



E. Paseos

- Dimensions.** Paseos shall have an average width of 20 feet, minimum width of 15 feet, and be a minimum of 75 percent open to the sky. Paseos shall have a walk zone with a minimum width of:
 - 10 feet for commercial / mixed-use paseos.
 - 8 feet for residential-only paseos.
- Access.** Paseos shall be physically and visually accessible from the connecting public sidewalk.
 - Fences, walls, and/or entry gates are permitted; however, these features shall not block passage through the paseo during public hours.
 - Bollards (fixed or removable) shall be provided at all entry points of paseos to restrict vehicular access during public hours.
 - Emergency vehicular access shall be provided.

3. **Signage.** Paseos shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing public hours. In paseos that have commercial frontages, a directory shall be provided at each entry. Specific sign guidelines shall be created for all properties with building facades immediately adjoining the paseos.
4. **Hours.** At a minimum, paseos shall be open to the general public from 8am to 8pm. Commercial loading shall be limited to non-public hours.
5. **Elevation.** Paseos shall be at ground level and ADA accessible.
6. **Programming.** A maximum of 10 percent of required paseo area may be used by adjacent restaurants or food sales uses as a space restricted to customers only. Any additional programming must be non-transactional and without financial barriers to entry.
 - a. Exception: Paseos may be closed to public access for private events no more than once per month.
7. **Hardscape.** A maximum of 25 percent of paseos shall be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
8. **Stormwater Management.** A minimum of 25 percent of the total paved area shall be permeable paving to allow for stormwater infiltration. Depending on soil and site conditions, infiltration and/or flow-through planters shall be installed to capture and treat 100 percent of the stormwater run-off on-site.
9. **Seating.** Seating shall be provided within the paseo at a minimum of 1 seat per 300 square feet of required space. Fractions shall be rounded down to the nearest whole number.
10. **Landscape.** A minimum of 25 percent of paseo area shall be planted area a minimum of 30 inches in length, width, and depth. Landscaping shall comply with Section 17.44.

11. **Trees.** A minimum of one 24-inch box tree per project or per each 750 square feet of paseo area, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50 percent of trees planted shall be shade trees.
 - a. Trees planted in pots, on the ground floor, shall not be counted towards the tree requirement.
12. **Blank Walls.** Paseos shall adhere to the blank wall standards defined in Section 17.35.070.C, or provide one of the following mitigations:
 - a. Green wall, vines, or other vertical landscaping element that covers a minimum of 75 percent of non-conforming blank wall area.
 - b. Public art including, but not limited to, murals.

17.35.90 - Parking

These standards are intended to:

- Reduce the visual impacts of parking;
- Regulate appropriate parking supply and location in a manner that prioritizes pedestrian access and multi-modal activity;
- Encourage change of use and adaptive reuse of existing buildings through parking reductions and exemptions;
- Promote a more efficient use of parking spaces through shared parking among multiple uses within a project; and
- Increase design standards for parking structures through ensuring habitable floor area and screening between parking and street frontage.

A. Minimum Parking

1. **Number of Spaces.** Projects shall provide off-street automobile parking spaces per Table SFOSP-9 based on general use classifications, and subject to the standards of Section 17.46.
 - a. For projects within one-half mile of a Metro station, reductions in parking and a maximum number of parking spaces shall apply per Section 17.50.340.
 - b. For projects within 500 feet of a Metro station, projects may be permitted up to a 30 percent reduction in the number of parking spaces.

c. Bicycle parking shall be required per Section 17.46.320.

Table SFOSP-9: Minimum Parking by Land Use

Use Classification ¹	Number of Spaces	Exceptions
Residential	≤1-bed: 1 per unit ≥2-bed: 1.5 per unit Guest: 1 per 10 units	Guest parking may be shared with commercial parking in mixed-use projects ²
Live/Work Units	1.5 per unit	
Recreation, Education & Public Assembly	<u>Section 17.46.040</u>	
Office, Professional & Business Support	2 per 1,000 sf	No parking required for: - First 5,000 sf of project; and - First 500 sf of outdoor dining per tenant
Retail Sales (including Restaurants)		
Services (excluding Lodging)		
Lodging	0.5 per room	No parking is required for first 15,000 sf of banquet space
Industry, Manufacturing & Processing	2 per 1,000 sf	Recycling Centers: plus 1 space per bin
Transportation, Communications & Utility	<u>Section 17.46.040</u>	
Other Exceptions		
No new parking required for: <ul style="list-style-type: none"> • Projects within designated historic resources (excluding additions) • Changes of use in structures built prior to 1970 		
Notes:		
¹ Use classifications correspond to general use categories in Table SFOSP-2. The number of spaces listed above shall apply to all uses listed under these general categories, with the exception of specific uses where the parking requirement is lower per Section 17.46.040.		
² No share parking agreement is required; each guest space shall count as 1 commercial space.		

2. **Shared Parking.** Parking may be shared among multiple uses per Section 17.46.050.
3. **Unbundled Parking.** For any building with new residential units, automobile parking spaces shall be leased or sold separately from the rental or purchase fees, such that renters or buyers have the option of renting or buying the unit at a lower price than if the parking was included.
 - a. For deed-restricted affordable units, one parking space shall be included in the base rent of each unit. The tenant may choose to receive the parking

space or receive a rent discount equivalent to half the amount charged for monthly lease of a parking space. Tenants of affordable units shall not sublease their parking spaces.

- b. Renters or buyers have the right of first refusal to parking built for their unit. Any remaining spaces may be leased to other users on a month-to-month basis. New occupants shall have the opportunity to lease or purchase parking built for their unit.

B. Vehicle Access

1. **Driveways.** For Projects with less than 200 feet of primary street frontage, a maximum of 1 two-lane driveway shall be permitted. For sites with more than 200 feet of primary street frontage, a maximum of 2 two-lane driveways shall be permitted.
 - a. Driveways are not permitted on primary frontages of less than 200 feet where there is access from a secondary street or alley.
 - b. The Zoning Administrator shall determine the primary frontage.

C. Layout & Design

1. **Surface Parking.** Parking lots shall comply with Section 17.46.230 with the following exceptions:
 - a. Parking lots shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and 5 feet from RM/RS zoning districts.
 - b. Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the sidewalk line, except for driveways or pedestrian access to the parking area.
 - a. Landscaped setbacks shall include hedges or shrubs with a minimum height of 3 feet at the time of planting that form a continuous visual screen to block vehicle headlights.
 - c. Landscaped area with a minimum dimension of 5 feet in each direction shall be provided within the parking area as a percentage of parking lot area as follows:

- 10 to 20 parking spaces: a minimum of 5 percent
 - More than 20: a minimum of 10 percent
- d. A minimum of one tree of at least 24 gallons in size for every four vehicle parking spaces shall be planted and evenly distributed throughout the parking lot, so that a tree is located within 10 feet of any parking space.
- a. Exceptions to tree planting requirements allowed only for those parking spaces fully covered by solar energy systems.
2. **Structured Parking.** Multiple stories of above ground parking structures shall be buffered by permitted non-parking uses a minimum of 35 feet in depth adjacent to the sidewalk line, except for driveways or pedestrian access to the parking area.
- a. Parking structure facades visible from public streets, excluding alleys, shall use materials and design at least comparable to and integrated with the building architecture.
3. **Underground Parking.** Subterranean parking shall be set back a minimum of 5 feet from all street property lines (excluding alleys) and RM/RS zoning districts. Otherwise, it may extend up to the property line.

17.35.100 - Definitions

This Section provides definitions of terms and phrases used in the SFOSP that are technical or specialized or that may not reflect common usage. In case of conflict with other provisions of the Zoning Code, these definitions shall control for the purposes of the SFOSP. If a word is not defined in this Chapter, the Zoning Administrator shall determine the correct definition.

Amenity Zone. The portion of the sidewalk located above and adjacent to the curb, providing space for amenities such as parkways, outdoor dining, seating, trees, lighting, bicycle racks, bus stops, etc.

Building Frontage. The horizontal distance, measured at grade, of building wall facing the street.

Building Frontage Zone. The portion of the sidewalk immediately adjacent to the building façade, providing space for planters, outdoor dining, sidewalk signage, etc. This zone may not be present on every street or block.

Curb Zone. See 'amenity zone'

Façade. Any exterior wall plane of a building, ground level to top of roof.

Floor Area Ratio. Numerical value obtained by dividing the above-ground area of a building or buildings located on a lot by the total area of the lot.

Footprint. The total ground floor area of the combined structures on a site or project area defined by the perimeter of the building(s), including parking structures but excluding parking lots and non-occupancy structures.

Frontage Zone. See 'building frontage zone'

Gross Floor Area (GFA). The total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms and basement or attic areas having a height of more than seven feet, but excluding area used exclusively for parking or loading of vehicles or bicycles.

Ground Floor. The first habitable floor of a building closest to sidewalk elevation.

Mixed-Use Project. The combination of commercial and residential uses in the same structure, where the residential component is located either above (vertical mixed-use) or behind (horizontal mixed-use) the non-residential component. Non-residential uses are typically commercial uses.

Open Space. For any form of open space (Common, Publicly Accessible, Private, etc), see Section 6.3 of the SFOSP.

Parkway. Landscaped or permeable areas located within the amenity zone of the sidewalk.

Paseo. A publicly accessible open space that functions as a pedestrian passageway connecting a public street to another public street, alley, or internal public space. Subject to minimum dimension and design requirements established by the SFOSP.

Plaza. A publicly accessible open space with access from a public street. Subject to minimum dimension and design requirements established by the SFOSP.

Primary Curb Line. The face of the predominant curb of an individual block forming the edge of the street.

Residential Common Space. Those portions of a residential use building not dedicated to residential units that provide common services for residents. This may include spaces such as, but is not limited to, lobby or common building entry, leasing center, gyms/exercise space, shared kitchen, recreation center, screening or living room, business center, mail room, or library. These spaces/portions of the building may be permitted on the ground floor where residential units are not permitted subject to the SFOSP standards.

Setback. The horizontal distance by which a structure, parking area, or development feature is required to be separated from the property line or the sidewalk line where applicable. In some cases superseded by Setback range.

Setback, Interior. Non-street side or rear setback measured at a right angle from the nearest point of the property line abutting another parcel or alley to the nearest portion of the structure, excluding any porches.

Setback, Street. Front or street-side setback measured at a right angle from the nearest point of the sidewalk line to the nearest portion of the structure, excluding any porches.

Setback Range. Minimum and maximum horizontal distances by which a structure or development feature is required to be separated from the sidewalk line. This measurement is similar to a "build-to" line.

Sidewalk Line. The line parallel to the property line accommodating the required sidewalk width, measured from the curb face. Where a sidewalk width is not specified, the sidewalk line is the property line.

Sidewalk Zones. The three portions of a sidewalk that together comprise the public realm between a building and the street. Sidewalk zones are defined by the Pasadena Street Design Guide and regulated by the SFOSP.

Shared Property Line. The property line separating adjacent parcels.

Stepback. The horizontal distance by which an upper story structure or development feature is required to be separated from the property line or the sidewalk line where applicable. Regulated above a specified vertical distance.

Street Frontage. The horizontal distance along the street, measured at grade, between property lines (or sidewalk line where applicable) that are perpendicular to the adjacent street.

Streetwall. Any building façade that faces a street within 10 feet of the minimum sidewalk line.

Streetwall Height. The portion of the street-facing building façade that rises from the sidewalk level to the required height without an additional setback or stepback.

Subterranean. The level of a building, inclusive of parking or habitable space, located primarily below the ground level with a top plate of two feet or less above sidewalk elevation.

Transparent Openings. Building openings (windows or doors) or transparent glazing that provide visual access into the structure.

Unbundled Parking. Parking spaces, in any permitted configuration, rented or sold separately from the lease or purchase price of a residential unit.

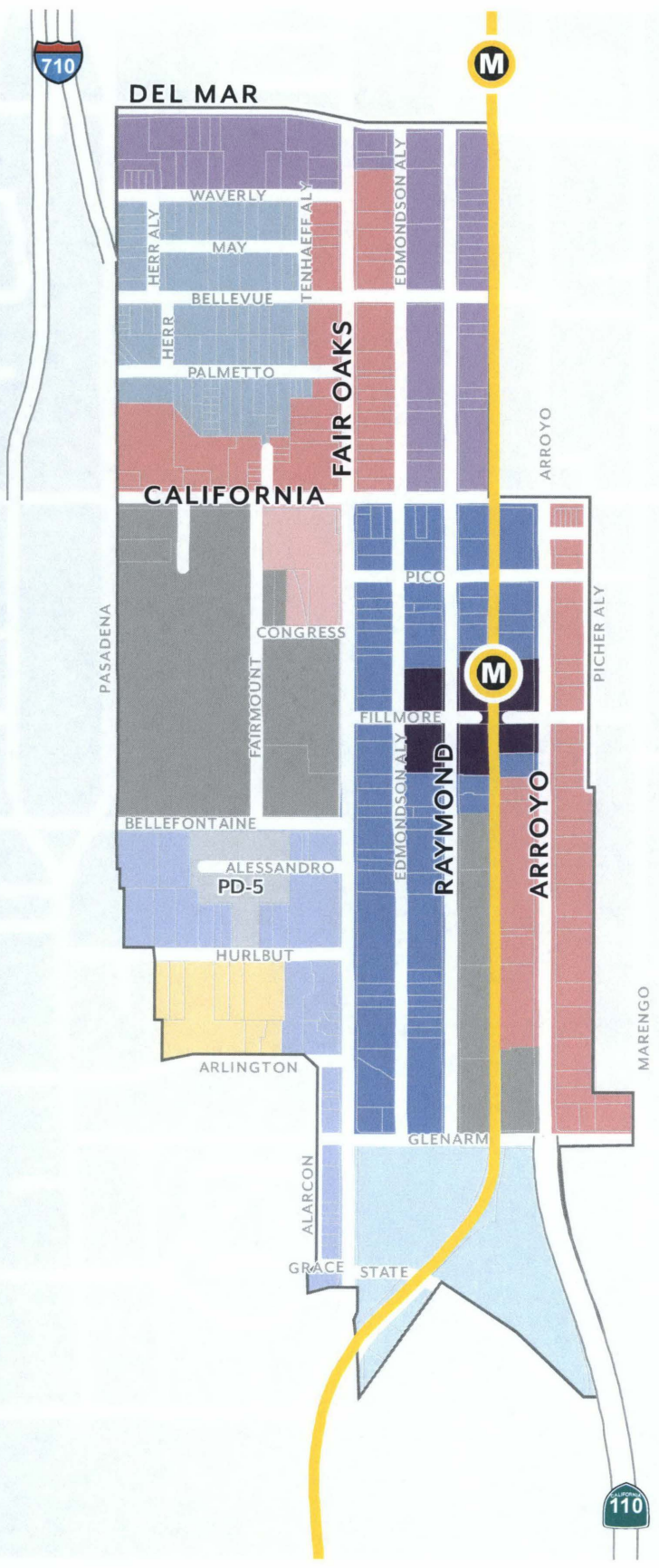
Walk Zone. The portion of the sidewalk dedicated to pedestrian movement, clear of any obstructions.

**EXHIBIT 2
SFOSP NEW ZONING DISTRICT MAP**

South Fair Oaks Specific Plan (2022)

Zoning Districts

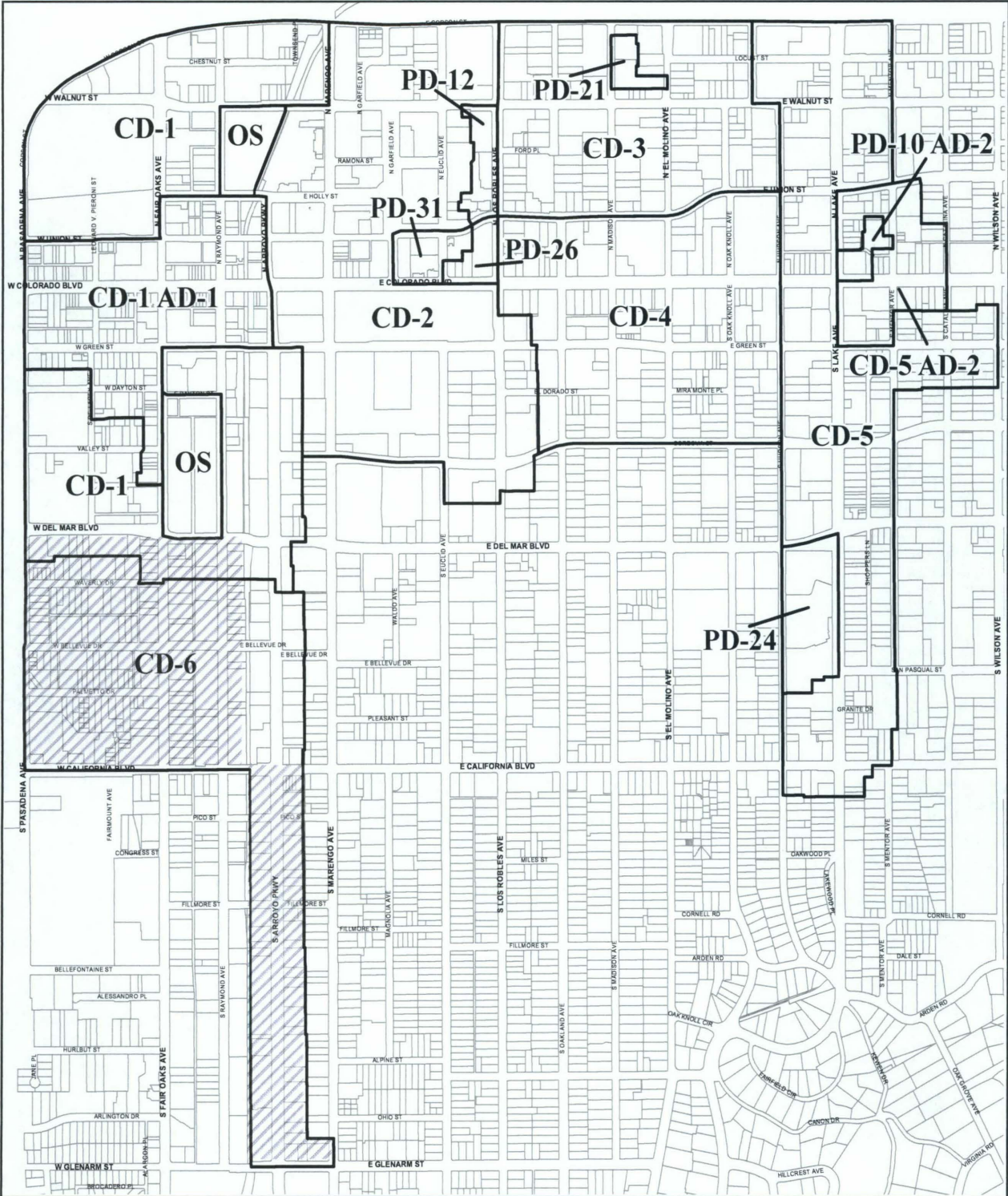
- SFO-MU-T
- SFO-MU-C
- SFO-MU-N
- SFO-MU-G
- SFO-CG
- SFO-CL
- SFO-CF
- SFO-IF
- SFO-RM-32
- PS
- PD



17.30.030 - CD District Land Uses and Permit Requirements

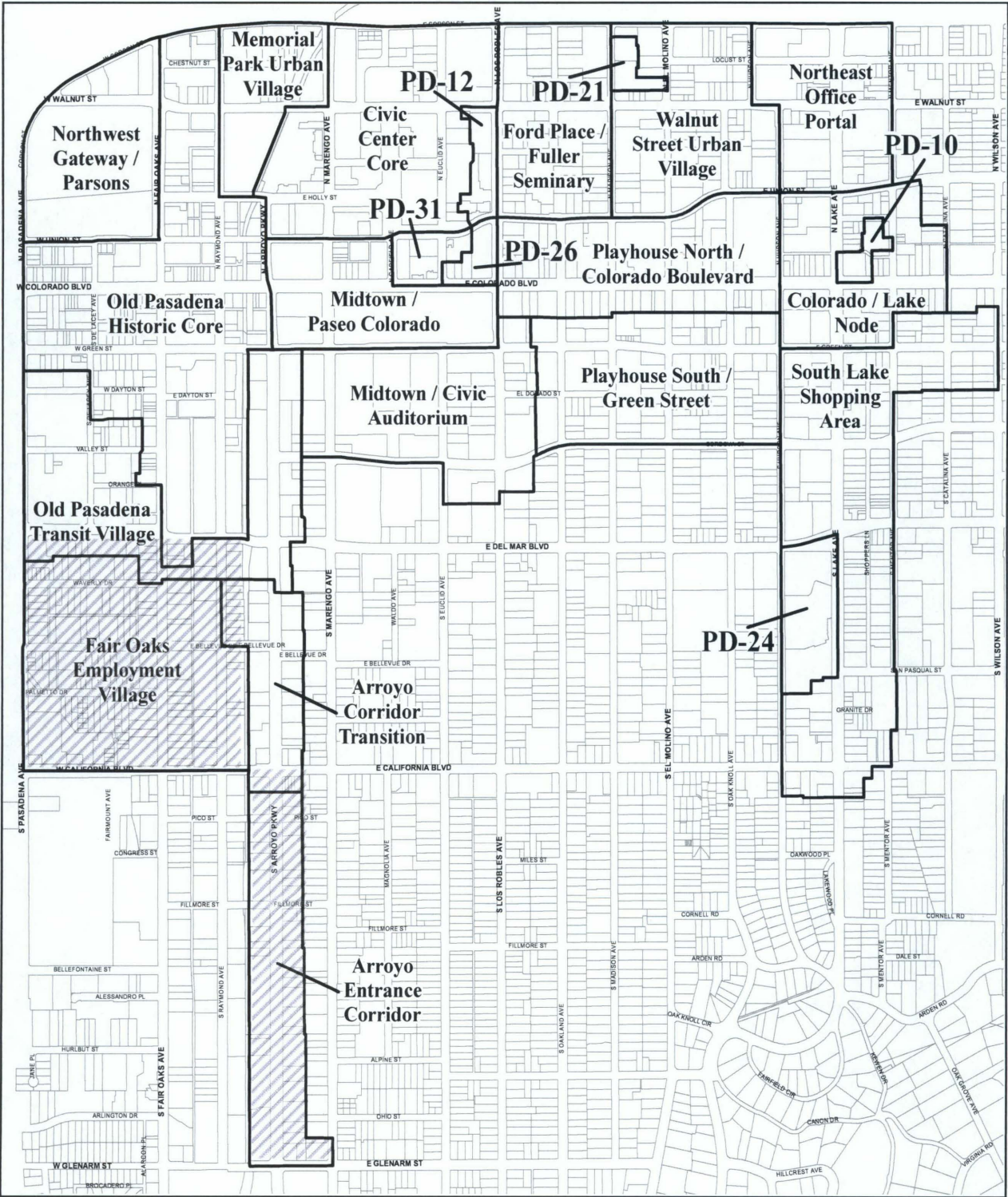
- C. **Limitations on housing.** Residential development is limited in the following selected areas of the Central District, where a nonresidential character or existing shopping areas are to be emphasized and supported, or where high traffic volumes detract from housing compatibility. See Figure 3-4 (Central District Housing/Ground Floor Map). These limitations do not apply for affordable housing developments on religious facility sites proposed in compliance with Section 17.50.230.F.
1. **Housing prohibited. Lake Avenue.** Housing is prohibited along Lake Avenue from Green Street north to the 210 Freeway.
 2. **Housing prohibited on ground floor.**
 - a. **Colorado Boulevard, Old Pasadena, and Playhouse Subdistrict.** In order to maintain retail continuity within principal shopping areas, ground floor housing is prohibited along Colorado Boulevard, and within those areas of the Old Pasadena Historic Core and Pasadena Playhouse Subdistrict shown on Figure 3-4 Central District Housing/Ground Floor Map).
 - b. **Lake Avenue.** Ground-floor housing is prohibited, and housing shall not occupy more than 50 percent of total building floor area along Lake Avenue from Green Street south to California Boulevard, to maintain the commercial retail and service character of the South Lake Shopping Area. Housing is allowed on upper floors and adjacent parcels to stimulate and activate the area.

Figure 3-1 - Central District Zoning Districts



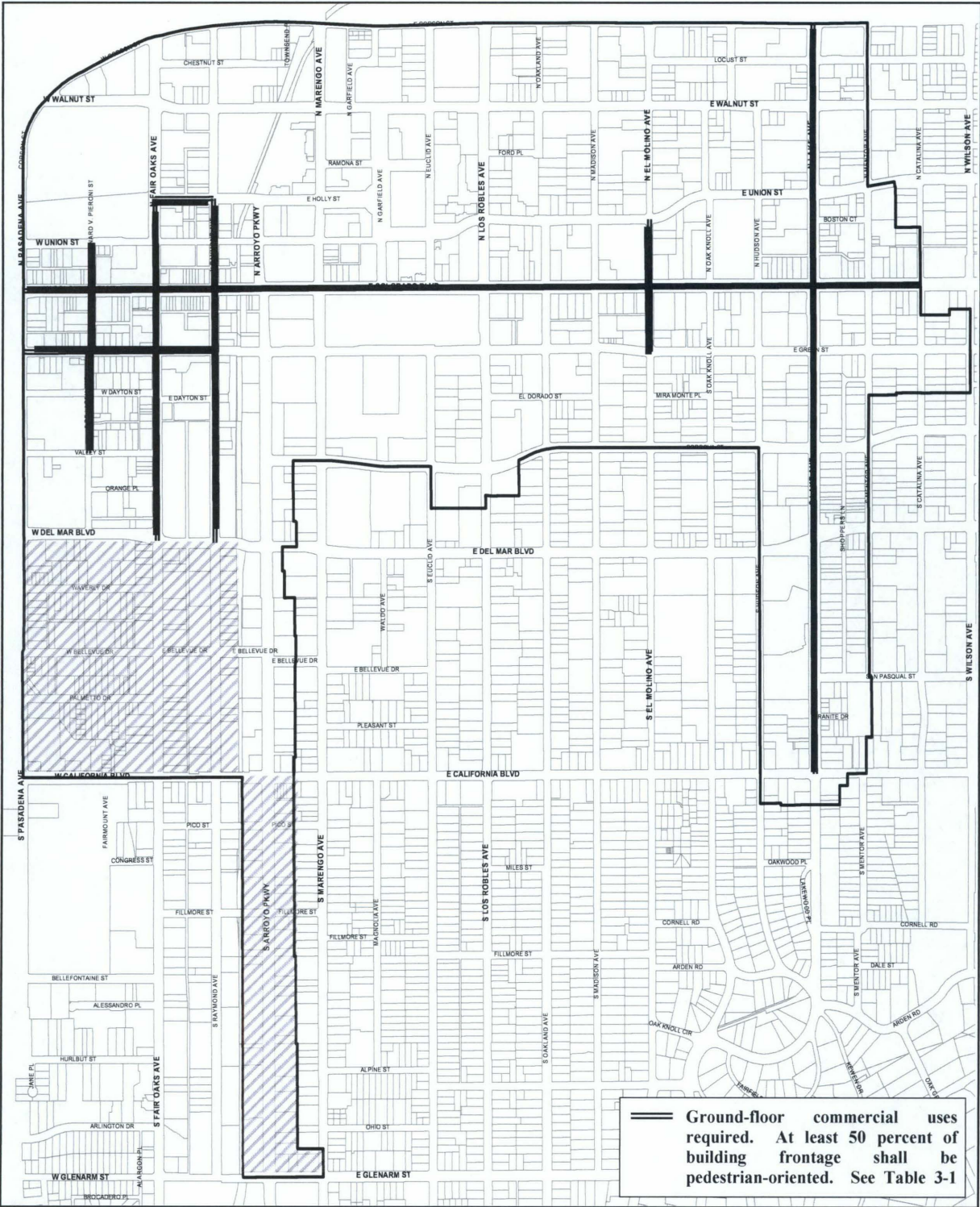
As of November 19, 2022, per Ordinance No _____, these areas are in the South Fair Oaks Specific Plan

Figure 3-2 - Central District Zoning Precincts



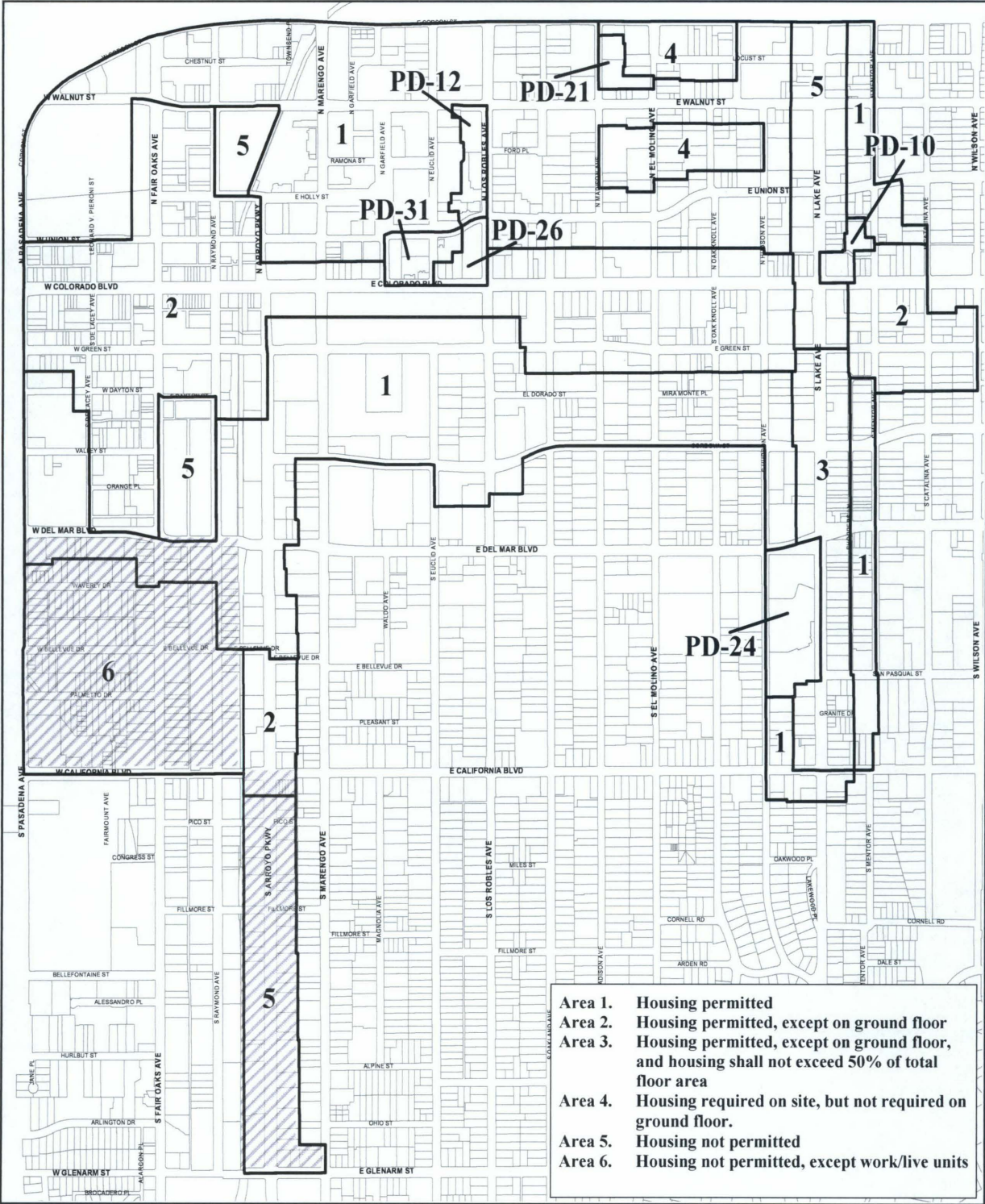
As of November 19, 2022, per Ordinance No ____, these areas are in the South Fair Oaks Specific Plan

Figure 3-3 - Central District Pedestrian-Oriented Use Areas



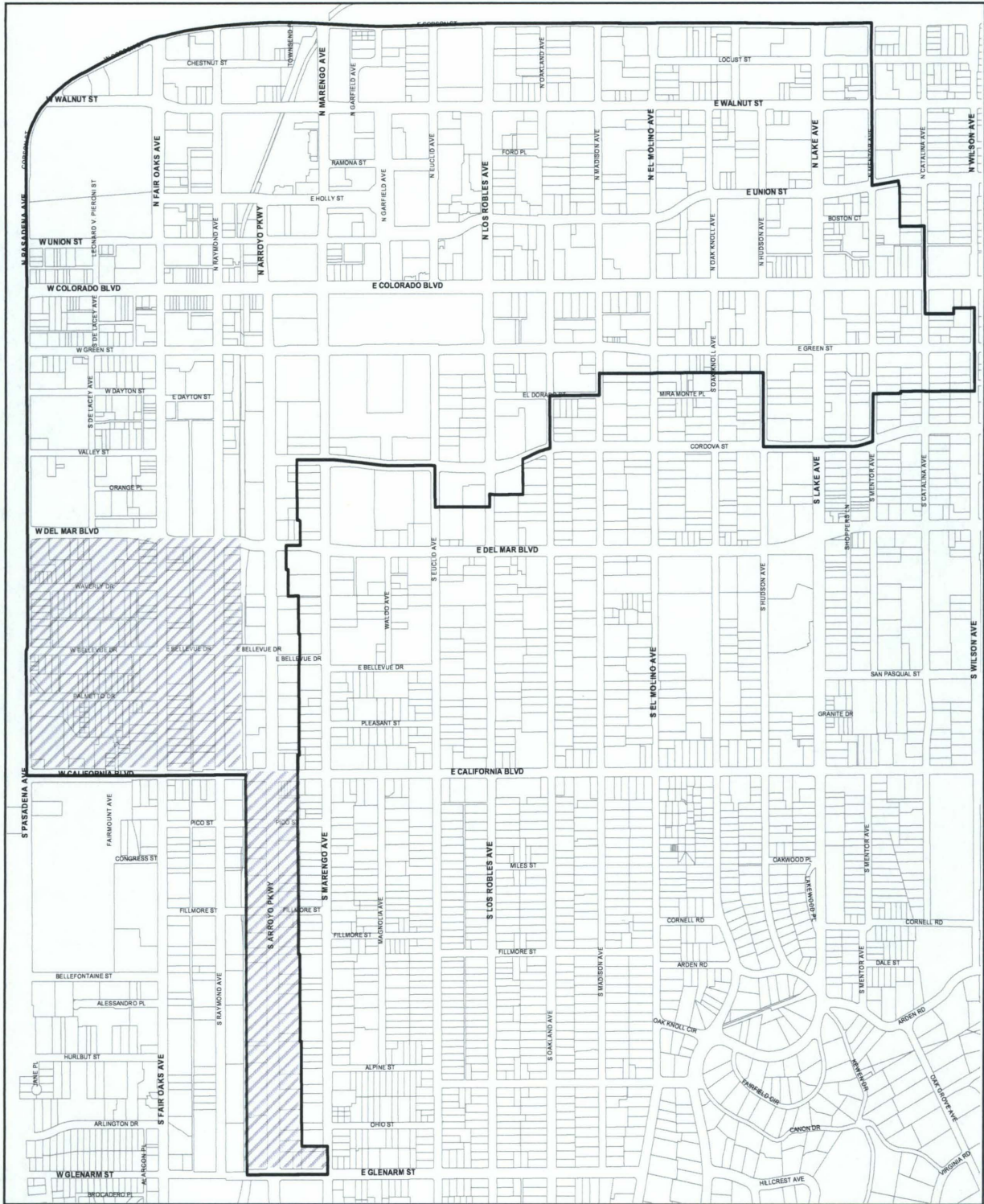
As of November 19, 2022, per Ordinance No _____, these areas are in the South Fair Oaks Specific Plan

Figure 3-4 - Central District Housing/Ground Floor Map



As of November 19, 2022, per Ordinance No ____, these areas are in the South Fair Oaks Specific Plan

Figure 3-5 - Central District Transit Oriented Development Area



As of November 19, 2022, per Ordinance No _____, these areas are in the South Fair Oaks Specific Plan

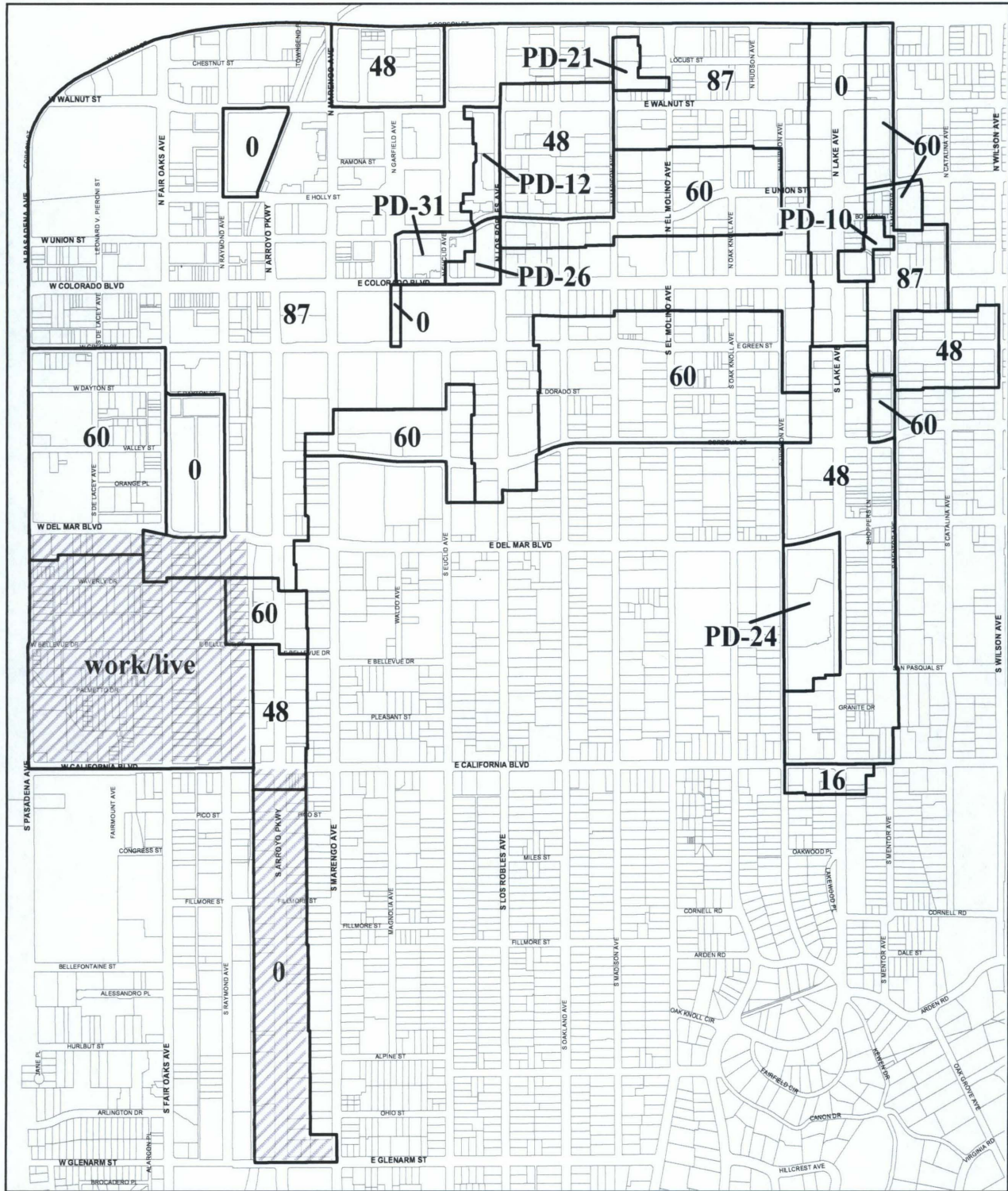
**EXHIBIT 3
CDSP TEXT AMENDMENT**

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES							
Automated teller machines (ATM)*	P	P	P (9)	P	P	P	17.50.060
Banks, financial services* (11)	P	P	P (12)	P	P	P	
with walk up services*	P	P	P	P	P	P	17.50.060
Business support services	P (11)	P (11)	P (11)	P (11)	P (11)	P (11)	
Offices - accessory	P	P	P (12)	P	P	P	
Offices - administrative business professional (11)	P	P	P (12)	P	P	P	
Offices - government (11)	P	P	P (9)	P	P	P	
Offices - medical (11)	P	P	P (9)	P	P	P	
Research and development - offices	P (11)	P (11)	C (11)	P (11)	P (11)	P (11)	17.50.240
Work/live units (11)	P	P	MC	P	MC	P	17.50.370
RETAIL SALES							
Alcohol sales - beer and wine	C	C	C (9)	C	C	C	17.50.040
Alcohol sales - full alcohol sales	C	C	C (9)	C	C	C	17.50.040
Animal services - retail sales* (11)	P	P	P (9)	P	P	P	
Bars or taverns* (11)	C	C	C (9)	C	C	C	17.50.040
with live entertainment*	C	C	C (9)	C	C	C	17.50.130
Commercial nurseries	—	—	—	—	—	P (11)	
Convenience stores*	C	C	C (9)	C	C	C	
Food sales	P (11)	P (11)	P (11)	P (11)	P (11)	P (11)	
Internet vehicle sales	P (11)	P (11)	P (11)	P (11)	P (11)	P (11)	
Liquor stores* (11)	C	C	C (9)	C	C	C	
Pawnshops*	C (11)	C (11)	—	C (11)	C (11)	C (11)	17.50.200
Restaurants* (11)	P	P	P (9)	P	P	P	17.50.260
Restaurants, fast food* (11)	P	P	P (9)	P	P	P	17.50.260
Restaurants, formula fast food* (11)	P	P	P (9)	P	P	P	17.50.260
Restaurants with limited live entertainment* (11)	P	P	P (9)	P	P	P	
Restaurants with walk-up window*	C	C	C (9)	C	C	C	17.50.260
Retail sales* (11)	P	P	P (12)	P	P	P	
Seasonal merchandise sales	P	P	P (9)	P	P	P	17.50.180
Significant tobacco retailers* (11)	C	C	C (9)	C	C	C	17.50.330
Swap meets	-	-	-	-	-	C (11)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services – automobile rental	C (11)	C (11)	-	C (11)	C (11)	C (11)	
Vehicle services – sales and leasing – limited*	MC	MC	MC	MC	MC	MC	
SERVICES							
Adult day-care, general	C	C	C	C	C	C	
Adult day-care, limited	P	P	P	P	P	P	
Ambulance services (11)	C	C	—	C	C	P	
Animal services - boarding (11)	—	—	—	—	—	C	
Animal services - grooming (11)	P	P	P (9)	P	P	P	
Animal services - hospitals (11)	—	P	P	P	P	P	17.50.050
Animal shelters	C (13)	—	—	—	—	C	
Catering services (11)	P	P	P (9)	P	P	P	

**EXHIBIT 3
CDSP TEXT AMENDMENT**

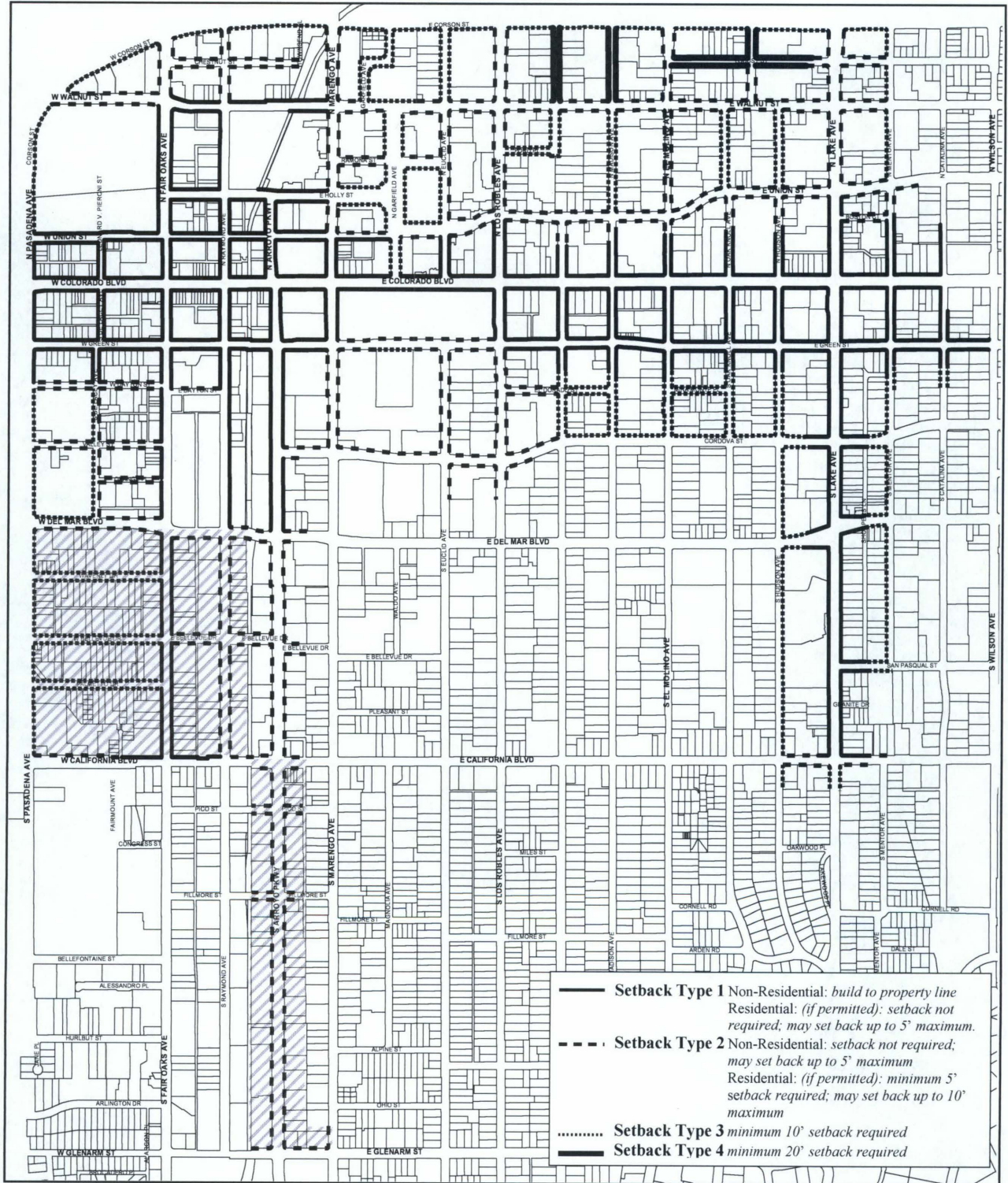
TRANSIT-ORIENTED DEVELOPMENT							
Transit-oriented development	P	P	P	P	P	P	17.50.340
Notes:							
<ul style="list-style-type: none"> <li style="margin-left: 40px;">(1) See Section 17.80.020 for definitions of the listed land uses. <li style="margin-left: 40px;">(2) Permitted within the Ford Place/Fuller Seminary Precinct. (3) See Figure 3-4 - Central District Housing/Ground Floor Map for additional restrictions on residential uses. <ul style="list-style-type: none"> (4) Permitted within the Arroyo Corridor Transition Precinct. (5) Conditionally Permitted within 350 feet from the south curb line of Corson Street. (6) Conditionally Permitted within the West Downtown Transit Village Precinct. (7) Conditionally Permitted within the Civic Center Core Precinct. (8) Permitted within the Playhouse South/Green Street Precinct. (9) In the Walnut Street Urban Village Precinct, this use is permitted only when within 140 feet north or south of Walnut Street. <ul style="list-style-type: none"> (10) Not allowed in areas where residential uses are restricted per Figure 3-4 - Central District Housing/Ground Floor Map. (11) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements. Projects within the Central District Transit-Oriented Development Area (Figure 3-5) shall meet the requirements of 17.50.340. (12) Allowed only as part of a mixed-use project when 140 feet south or north of Walnut Street. <ul style="list-style-type: none"> (13) Allowed only south of Green Street and west of Arroyo Parkway. 							

Figure 3-6 - Central District Maximum Residential Density (dwelling units/acre)



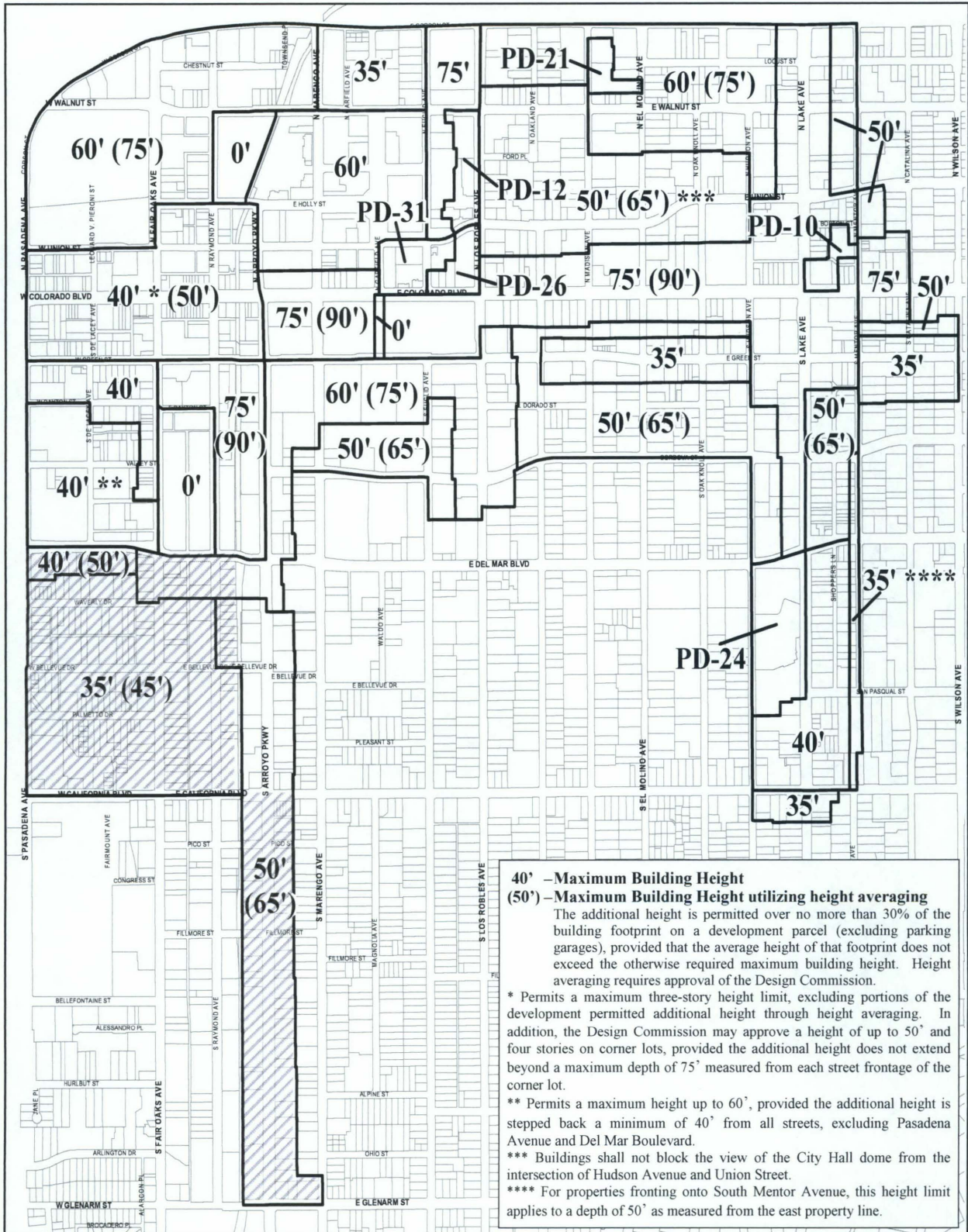
As of November 19, 2022, per Ordinance No ____, these areas are in the South Fair Oaks Specific Plan

Figure 3-7 - Central District Required Setbacks



 As of November 19, 2022, per Ordinance No ____, these areas are in the South Fair Oaks Specific Plan

Figure 3-8 - Central District Maximum Height



As of November 19, 2022, per Ordinance No ____, these areas are in the South Fair Oaks Specific Plan

40' – Maximum Building Height
(50') – Maximum Building Height utilizing height averaging
 The additional height is permitted over no more than 30% of the building footprint on a development parcel (excluding parking garages), provided that the average height of that footprint does not exceed the otherwise required maximum building height. Height averaging requires approval of the Design Commission.

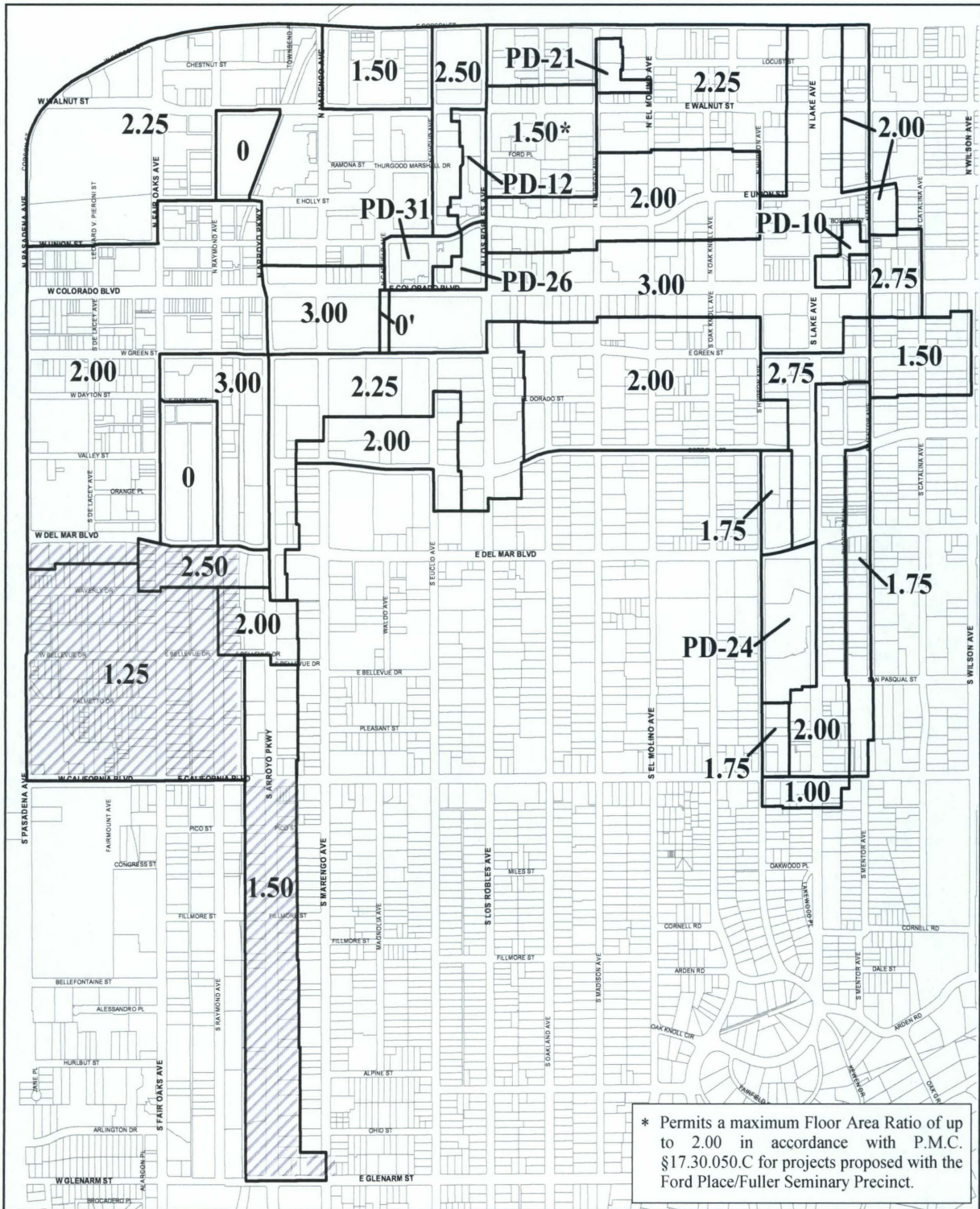
* Permits a maximum three-story height limit, excluding portions of the development permitted additional height through height averaging. In addition, the Design Commission may approve a height of up to 50' and four stories on corner lots, provided the additional height does not extend beyond a maximum depth of 75' measured from each street frontage of the corner lot.

** Permits a maximum height up to 60', provided the additional height is stepped back a minimum of 40' from all streets, excluding Pasadena Avenue and Del Mar Boulevard.

*** Buildings shall not block the view of the City Hall dome from the intersection of Hudson Avenue and Union Street.

**** For properties fronting onto South Mentor Avenue, this height limit applies to a depth of 50' as measured from the east property line.

Figure 3-9 - Central District Maximum Floor Area Ratio



As of November 19, 2022, per Ordinance No ____, these areas are in the South Fair Oaks Specific Plan

* Permits a maximum Floor Area Ratio of up to 2.00 in accordance with P.M.C. §17.30.050.C for projects proposed with the Ford Place/Fuller Seminary Precinct.

Figure 3-10 - Central District Sidewalk Width Requirements

