

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 CENTRAL DISTRICT SPECIFIC PLAN UPDATE INCLUDING CHANGES PERTAINING TO RESEARCH AND DEVELOPMENT LAND USES, MODIFYING THE OFFICIAL ZONING MAP ESTABLISHED BY THE ZONING CODE (CHAPTER 17.20, SECTION 17.20.020) TO UPDATE THE BOUNDARIES OF THE CENTRAL DISTRICT SPECIFIC PLAN, AND MAKING TECHNICAL CHANGES TO THE LINCOLN AVENUE, EAST COLORADO, AND SOUTH FAIR OAKS SPECIFIC PLANS FOR INTERNAL CONSISTENCY

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 Central District 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, including capturing research and development changes relevant to the Central District. This proposed ordinance further amends the official Zoning Map of the City of Pasadena to implement the Central District Specific Plan Update, including modifying the boundaries of the Central District Specific Plan, and reclassifying parcels located within the new Central District Specific Plan area. Changes to the Central District Specific Plan boundary and zoning designations within the new Central District 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. Finally, the proposed ordinance makes other technical changes to the Lincoln Avenue, East Colorado, and South Fair Oaks Specific Plans for internal consistency.

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

SECTION 2. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30 (Central District Specific Plan) is repealed in its entirety and is replaced as shown in Exhibit 1, attached hereto and incorporated by reference.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 Central District Specific Plan area from CD-1, CD-2, and CD-4 to CD-MU-C; from CD-1-AD-1 to CD-MU-C-AD-1; from CD-1, CD-2, CD-4, CD-5, to CD-MU-G; from CD-1-AD-1 to CD-MU-G-AD-1; from CD-5-AD-2 and ECSP-CG-1-AD-2 to CD-MU-G-AD-2; from CD-1, CD-3, CD-5, CD-6, RM-48, CD-3 to CD-MU-N; from CD-1-AD-1 to CD-MU-N-AD-1; from CD-5 to CD-CL; from CD-3 to CD-RM-87; from RM-48-HL-40(45) to CD-RM-48; from RM-32-HL-36 to CD-RM-32; and reclassifying parcels within the 2004 Central District Specific Plan that are now located outside of the 2023 Central District Specific Plan from CD-5 RM-32, and RM-32-HL-1 to CL-2. These modifications are shown on Exhibit 2, attached hereto and incorporated herein by reference.

SECTION 4. Pasadena Municipal Code, Title 17, Article 3, Chapters 17.24.040 (Commercial and Industrial District General Development Standards), 17.26.020 (Purpose and Applicability of Special Purpose Zoning Districts), 17.40.120 (Refuse

Storage Facilities), 17.43.055 (Affordable Housing Concession Menu), 17.46.020 (Basic Requirements for Off-Street Parking and Loading), 17.46.030 (Zoning Credit Parking Program), 17.46.040 (Number of Off-Street Parking Spaces Required), 17.50.050 (Animal Hospitals), 17.50.340 (Transit-Oriented Development), 17.50.350 (Urban Housing), 17.60.030 (Concurrent Permit Processing), 17.61.030 (Design Review), 17.62.020 (Administrative and Review Authorities – Power and Duties), 17.62.090 (Alteration, Demolition, or Relocation of a Historic Resource), 17.31.040 (East Colorado Specific Plan 2022 – Allowable Land Uses), 17.31.090 (East Colorado Specific Plan 2022 – Open Space), 17.35.030 (South Fair Oaks Specific Plan – Allowable Land Uses), 17.35.050 (South Fair Oaks Specific Plan – Summary of Development Standards), 17.35.060 (South Fair Oaks Specific Plan – Scale Standards), 17.35.070 (South Fair Oaks Specific Plan – Frontage), 17.35.080 (South Fair Oaks Specific Plan – Open Space), 17.37.040 (Lincoln Avenue Specific Plan – Allowable Land Uses), and 17.46.250 (Central District Additional Standards for Parking) are amended to implement the Central District Specific Plan and maintain consistency throughout all new Specific Plans, as shown in Exhibit 3, attached hereto and incorporated by reference.

SECTION 5. The proposed ordinance incorporates the regulations pertaining to Research and Development land uses adopted by the City Council on December 4, 2023.

SECTION 6. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 7. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2024.

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 _____ 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

APPROVED AS TO FORM:



Theresa E. Fuentes
Assistant City Attorney

REPEAL AND REPLACE:

Chapter 17.30 - Central District Specific Plan

17.30.010 - Purpose of Chapter

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

17.30.020 - Zoning Districts

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

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

- Create a mixed-use activity center that encourages a range of active uses where people can walk to shops, restaurants, jobs, and entertainment; and
- Support projects that are entirely commercial or mixed-use, integrated vertically, consistent with ground floor use requirements.

B. CD-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. CD-MU-N (Mixed-Use Neighborhood)

- Promote the development of pedestrian-friendly neighborhoods with commercial uses that are sensitive to neighboring residents; 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. CD-CL (Commercial Limited)

- Allow for a limited selection of pedestrian-oriented commercial uses that complement the surrounding retail-focused district.

E. CD-RM-87 (Residential Multi-family)

- Allow opportunities for high density urban housing and relate new development to the surrounding community in scale and character.

F. CD-RM-48 (Residential Multi-family)

- Maintain the current uses and protect the existing high-density residential character using City of Gardens standards.

G. CD-RM-32 (Residential Multi-family)

- Maintain the current uses and protect the existing medium-density residential character using City of Gardens standards.

H. OS (Open Space)

- Provide opportunities for parks and recreation to residents and visitors.

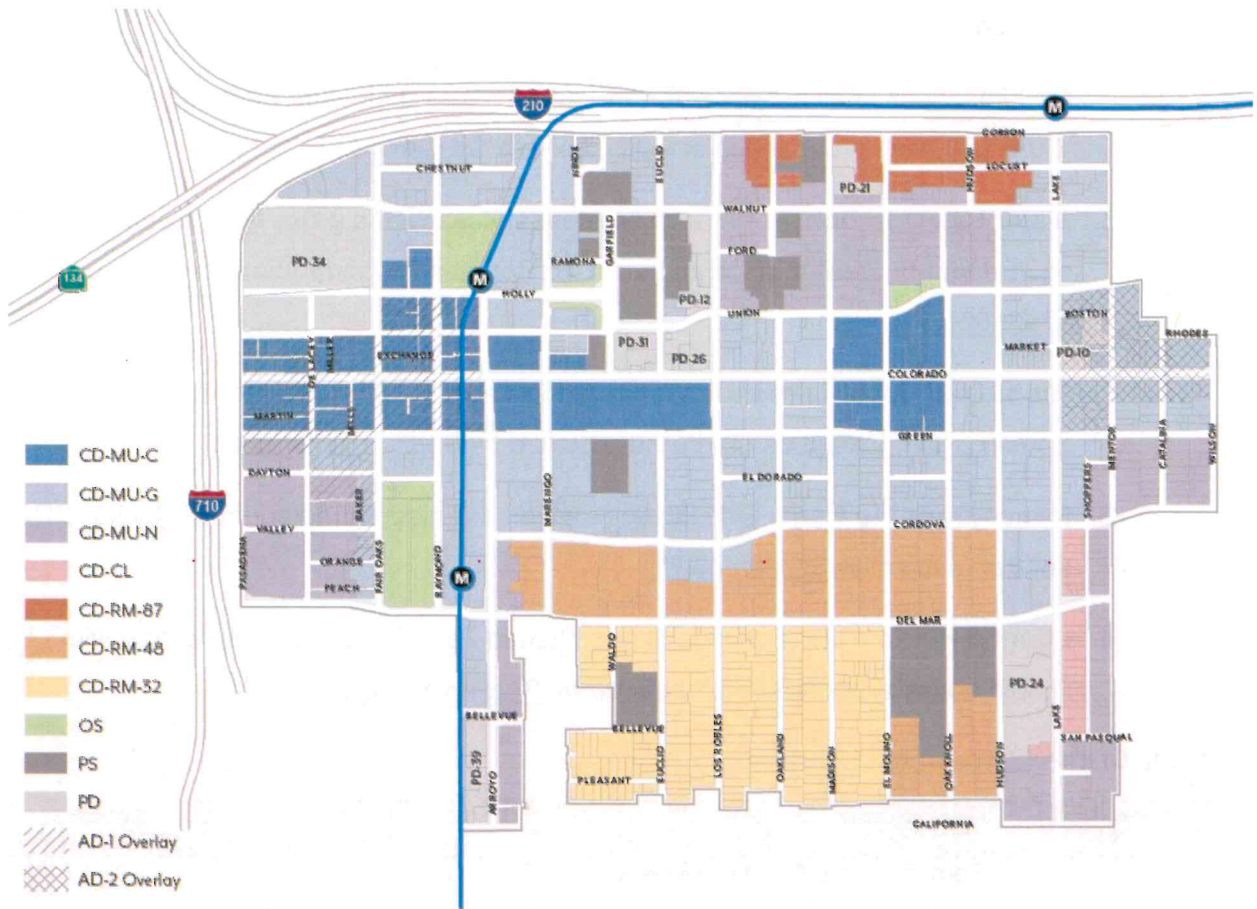
I. PS (Public, Semi-Public)

- Maintain the current uses and protect the existing institutional character.

J. PD (Planned Development)

- Achieve a particular mix of uses and appearance through a design review process resulting in quality urban design on large sites.

Figure CDSP-1: Zoning Districts



17.30.030 - Allowable Land Uses

- A. **Definitions.** Definitions of specific land uses are found in Section 17.80.020.
- B. **Permit Requirements.** Table CDSP-1 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 Section noted in Table CDSP-1.
 - 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 17.30.070.A](#).
1. Limitations shall not apply for affordable housing developments on religious facility sites proposed in compliance with [Section 17.50.230.F](#).
- 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 CDSP-1 are prohibited by this Specific Plan, except as otherwise provided by [Section 17.21.030.A](#).
- G. Nonconforming Uses.** Existing uses which are made nonconforming by the CDSP shall be subject to [Section 17.71](#).
- H. Limited Hours of Operation.** Uses limited in Table CDSP-1 shall comply with limited hours of operation as required by [Section 17.40.070](#).

Table CDSP-1: Allowable Land Uses

Symbol	Description	Section
P	Permitted use, Code Compliance Certificate required.	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required.	
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	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 behind the 35 feet are allowed; these spaces shall not qualify as required commercial uses for the purposes of Section 17.30.070.A .	
(L2)	Use is not permitted on the ground floor within 35 feet of the sidewalk line along Colorado Boulevard, Green Street, or Lake Avenue. Entries to upper/lower floors or ground floor spaces behind the 35 feet are allowed; these spaces shall not qualify as required commercial uses for the purposes of Section 17.30.070.A .	

Land Use ¹	Permit Requirement					Section / Notes
	CD-CL	CD-MU-C	CD-MU-G	CD-MU-N	CD-RM-87	
RESIDENTIAL USES						
Accessory Dwelling Unit	-	P	P	P	P	<u>17.50.275</u>
Boarding Houses ²	-	P	P	P	P	
Dormitories	-	-	P	P	P	
Fraternities / Sororities	-	-	P	P	P	
Home Occupations	-	P	P	P	P	<u>17.50.110</u>
Mixed-Use Projects	-	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	C	C	C	
Residential Care, Limited	-	P	P	P	P	
Single-Room Occupancy	-	P	P	P	-	<u>17.50.300</u>
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	-	
Colleges, Nontraditional Campus Setting	P	P	P	-	-	
Colleges, Traditional Campus Setting	-	-	C	C	-	
with safe parking	-	-	MC	MC	-	
Commercial Entertainment	E	E	E	E	-	<u>17.50.130</u>
Commercial Recreation, Indoor	P	P	P	P	-	
Commercial Recreation, Outdoor	C	C	C	C	-	
Conference Centers	-	C(L1)	C	-	-	
Cultural Institutions	P	P	P	P	-	
Electronic Game Centers	P	P	P	P	-	<u>17.50.100</u>
Park and Recreation Facilities	P	P	P	P	P	
Religious Facilities	P	P	P	P	MC	<u>17.50.230</u>
with Affordable Housing	P	P	P	P	P	
with Columbarium	MC	MC	MC	MC	MC	
with Temporary Homeless Shelter	MC	MC	MC	MC	MC	
with safe parking	MC	MC	MC	MC	MC	
Schools, Public and Private	-	-	C	C	C	<u>17.50.270</u>
Schools, Specialized Education and Training	P(L1)	P(L1)	P(L1)	P	-	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES						
Automated Teller Machines (ATMs)	P	P	P	P	-	<u>17.50.060</u>
Banks and Financial Services	P	P	P	P	-	
with Walk-Up Services	P	P	P	P	-	<u>17.50.060</u>
Business Support Services	P	P	P	P	-	
Offices, Accessory	P(L1)	P(L1)	P	P	-	
Offices, Administrative Business Professional	P(L1)	P(L1)	P	P	-	
Offices, Government	P(L1)	P(L1)	P	P	-	
Offices, Medical	P(L1)	P(L1)	P	P	-	
Research and Development	P(L2) ⁴	P(L2) ⁴	P	P	-	<u>17.50.240</u>
Work/Live Units	-	-	P	P	P	<u>17.50.370</u>
RETAIL SALES						
Alcohol Sales, Beer and Wine	C	C	C	C	-	<u>17.50.040,</u> <u>17.61.050.J</u>
Alcohol Sales, Full Alcohol	C	C	C	C	-	
Animal Retail Sales	P	P	P	P	-	
Bars / Taverns	C	C	C	C	-	<u>17.50.040,</u> <u>17.61.050.J</u>
with Live Entertainment	C	C	C	C	-	<u>17.50.130</u>
Convenience Stores	P	P	P	P	-	
Food Sales	P	P	P	P	-	
Liquor Stores	C	C	C	C	-	<u>17.50.040,</u> <u>17.61.050.J</u>
Restaurants, Fast Food	P	P	P	P	-	<u>17.50.260</u>
Restaurants, Formula Fast Food	P	P	P	P	-	<u>17.50.260</u>
Restaurants	P	P	P	P	-	<u>17.50.260</u>
with Limited Live Entertainment	P	P	P	P	-	
with Walk-Up Window	P	P	P	P	-	
Retail Sales	P	P	P	P	-	
Significant Tobacco Retailers	C	C	C	C	-	<u>17.50.330</u>
Vehicle Services, Automobile Showrooms ³	P	P	P	-	-	
SERVICES						
Adult Day Care, General	-	-	C(L2)	C(L2)	-	
Adult Day Care, Limited	-	-	P(L2)	P(L2)	P	
Animal Services, Grooming	P	-	P	P	-	
Animal Services, Hospitals	P	-	P	P	-	<u>17.50.050</u>
Catering Services	P(L1)	P(L1)	P(L2)	P	-	
Charitable Institutions	P	P	P	P	-	
Child Day Care Centers	-	-	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	MC	MC	MC	MC	-	

Emergency Shelters, Limited	P	P	P	P	P	17.50.105
Laboratories	-	-	P(L2)	P(L2)	-	
Life-Care Facilities	-	-	MC	MC	-	17.50.120
Lodging, Bed and Breakfast Inns	-	-	C	C	C	17.50.140
Lodging, Hotels and Motels	C	C	C	-	-	17.50.150
Los Barrier Navigation Centers	P	P	P	P	-	
Massage Establishments	C(L1)	C(L1)	C	C	-	17.50.155
Medical Services, Extended Care	-	-	MC(L2)	MC(L2)	-	
Neighborhood Gardens	P	P	P	P	P	
Personal Improvement Services	P	P	P	P	-	
Personal Services	P	P	P	P	-	
Personal Services, Restricted	C	C	C	C	-	17.50.200
Printing and Publishing	-	-	C	C	-	
Printing and Publishing, Limited	P	P	P	P	-	
Public Safety Facilities	C	C	C	C	-	
Vehicle Services, Automobile Rental	C	C	C	C	-	
Vehicle Services, Washing/Detailing, Small-Scale	-	-	P	P	-	17.50.290
INDUSTRY, MANUFACTURING & PROCESSING USES						
Alcohol Beverage Manufacturing	P	P	P	C	-	17.50.040 ,
with Accessory Tasting Room	MC	MC	MC	C	-	17.61.050.J
Custom Manufacturing / Artisan Production	P	P	P	P	-	
Industry, Restricted, Small-scale	P(L2)	P(L2)	P(L2)	P(L2)	-	
Recycling Collection Facilities, Small	C	C	C	C	-	
TRANSPORTATION, COMMUNICATIONS & UTILITY USES						
Accessory Antenna Array	P	P	P	P	P	
Alternative Fuel / Recharging Facilities	-	-	P	P	-	
Commercial Off-Street Parking	MC	MC	MC	MC	-	
Communications Facilities	C	C	C	C	C	
Heliports	C	-	-	-	-	
Transportation Terminals	C	C	C	C	C	
Utilities, Major	C	C	C	C	C	
Utilities, Minor	P	P	P	P	P	
Wireless Telecom Facilities, Minor	MC	MC	MC	MC	MC	17.50.310
Wireless Telecom Facilities, SCL	P	P	P	P	P	
TEMPORARY USES						
Filming, Long-term	C	C	C	C	C	
Filming, Short-term	P	P	P	P	P	
Personal Property Sales	-	P	P	P	P	17.50.190
Seasonal Merchandise Sales	P	P	P	P	-	17.50.180

Street Fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	<u>17.50.320</u>
Other Temporary Uses	TUP	TUP	TUP	TUP	TUP	
Notes:						
<p>¹See Section 17.80.020 for definition of the listed land uses.</p> <p>²Includes Co-living facilities, which may include more than one shared kitchen per building. Separation requirements of Section 17.50.065 shall not apply.</p> <p>³Defined as a use where storefronts are used as showroom space for five (5) or fewer vehicles and limited to a maximum of 8,000 square feet. Internet vehicle sales are permitted where on-site vehicle storage/sales is not present/allowed.</p> <p>⁴Research & Development use is permitted within 35 feet of the sidewalk line along Green Street.</p>						

17.30.040 - 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;
- 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 for sidewalks that meet the required widths per Figure CDSP-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 CDSP-3.
- (2) This area shall be paved for general use to the standards specified by Public Works, except for landscaped parkways per [Section 17.30.040.B](#).
- (3) Within the sidewalk width, sidewalk zones shall be provided to the dimensions set in Figure CDSP-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 17.30.090.B.

b. **Maintenance.** Sidewalk improvements shall be installed and maintained by the abutting property owner.

Figure CDSP-2: Sidewalk Width

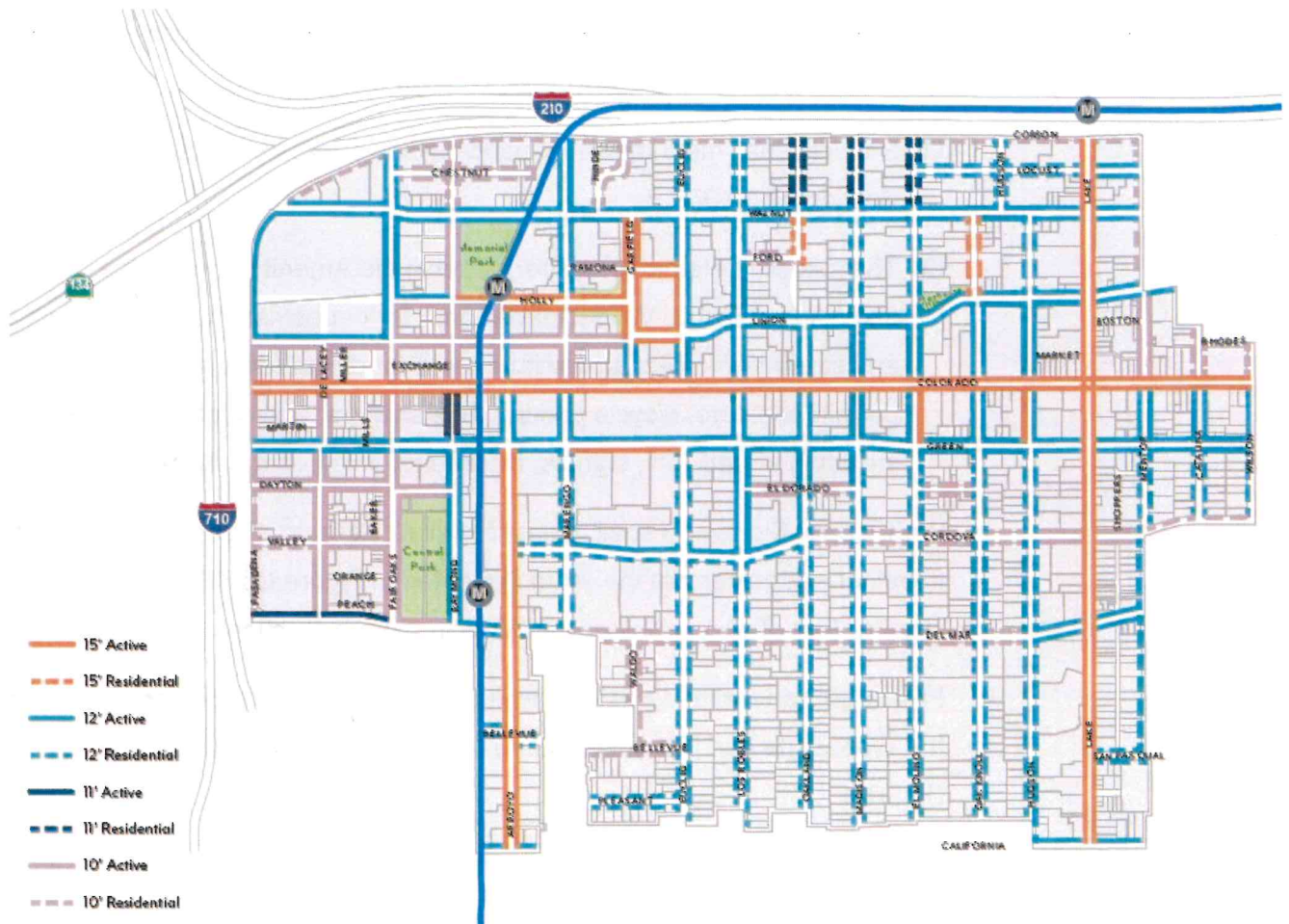
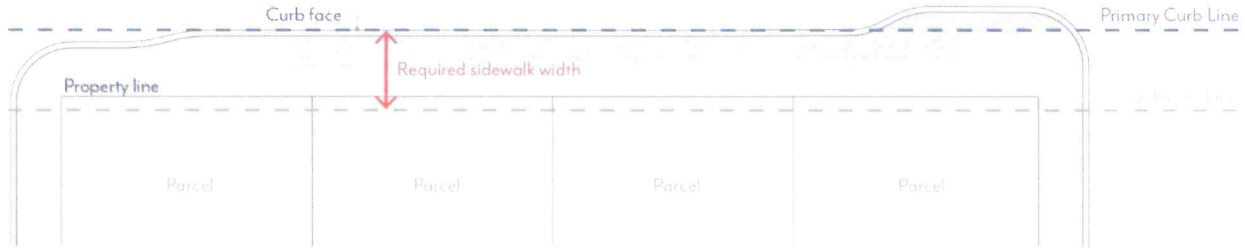


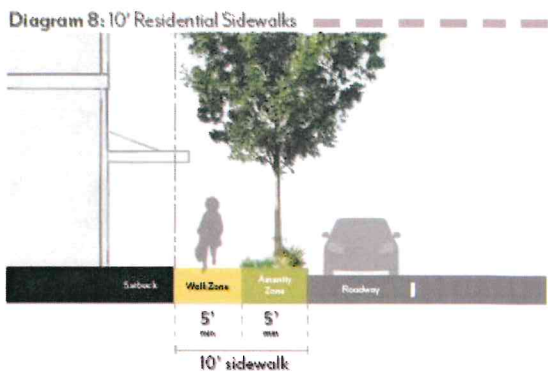
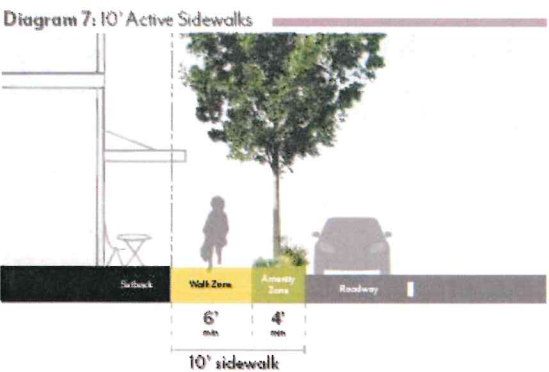
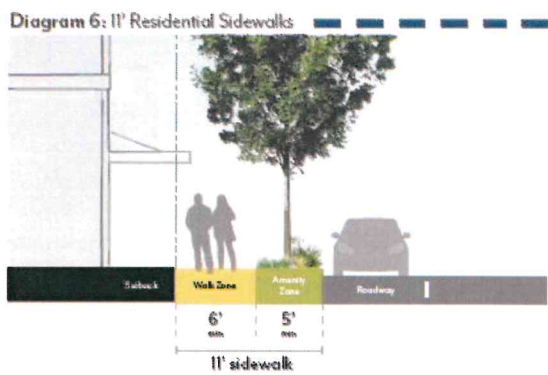
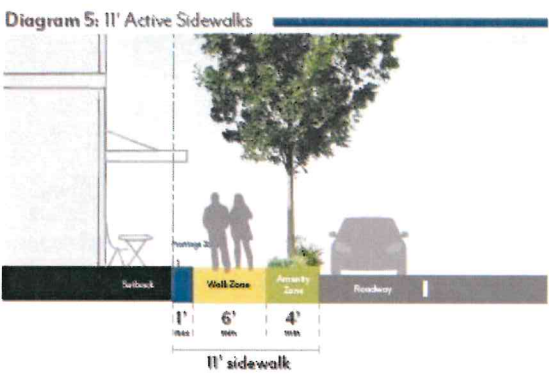
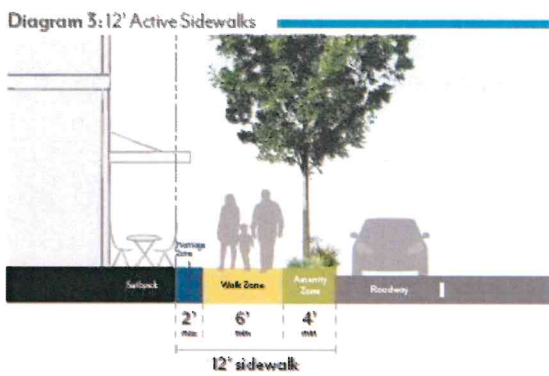
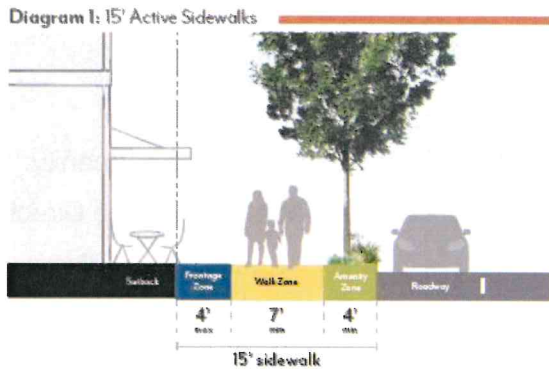
Figure CDSP-3: Sidewalk Width Measurement



2. Sidewalk Zones

- a. **Amenity Zone.** Sidewalks shall provide an Amenity Zone consistent with the width illustrated in Figure CDSP-4, including the curb.
 - (1) Projects shall meet minimum parkway and street tree requirements per Section 17.30.040.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 CDSP-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 CDSP-4.
 - (1) The following elements are permitted in the Frontage Zone: paved area for pedestrian mobility, seating/furniture, outdoor dining (with a Public Works permit), planters, and/or shade structures per Section 17.30.070.D.

Figure CDSP-4: Sidewalk Zones Requirements



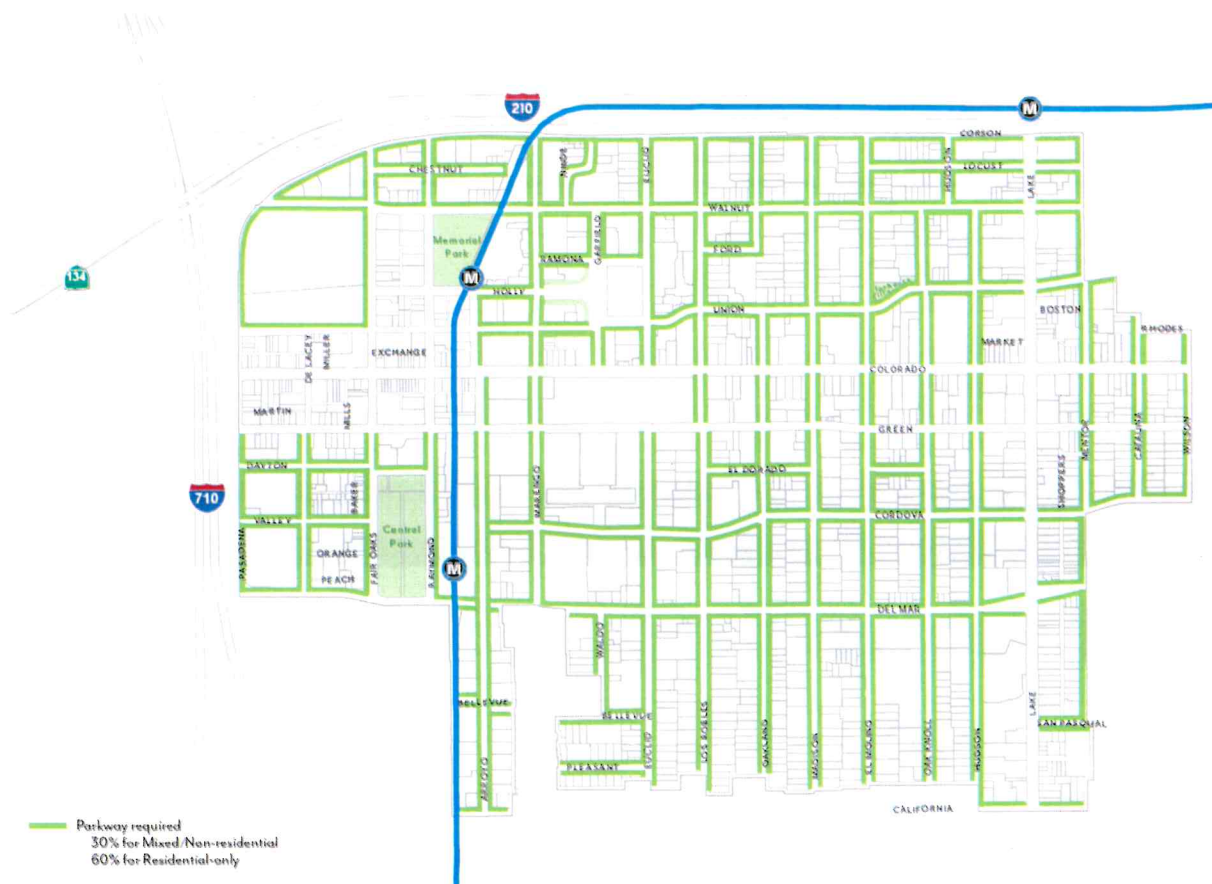
B. Parkways & Street Trees

1. Parkways

a. **Required Parkways.** Projects shall include parkways within the Amenity Zone per Figure CDSP-5 and as follows, except as approved by the Director of Public Works.

- (1) Existing parkways shall be maintained.
- (2) For mixed-use and non-residential projects, parkway length shall be no less than 30 percent of street frontage.
- (3) For residential-only projects, parkway length shall be no less than 60 percent of street frontage.

Figure CDSP-5: Parkways



- b. **Dimensions.** Parkways shall be constructed at the same width as the Amenity Zones illustrated in Figure CDSP-4, minus the 6-inch width required for the curb, except as approved by the Director of Public Works.
 - (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.** Parkways 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. For guidance on street trees, refer to Appendix A.2 Design Guidance for Tree Selection of the CDSP document.
- 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 streetlights, 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.

17.30.050 – Summary of Development Standards

Table CDSP-2 provides abbreviated development and design standards by zoning district for the CDSP. Complete standards shall be referenced within Sections 17.30.060-17.30.090.

Table CDSP-2: Summary of Private Realm Development & Design Standards

Standard	CDSP-CL	CDSP-MU-C	CDSP-MU-G	CDSP-MU-N	CDSP-RM-87
Scale					
Allowable Density					
Dwelling Units per Acre	N/A	Figure CDSP-6			
Allowable Intensity					
Floor Area Ratio	Figure CDSP-7				
Height					
Building Height	Figure CDSP-8				
Required Setbacks					

All streets	Figure CDSP-12		
Adjacent to RM outside CDSP	N/A	15' min.	N/A
Adjacent to RM inside CDSP	None required		10' building separation min.
Other interiors	None required		
Stepbacks			
Adjacent to RM/RS	Figure CDSP-15		None required
Historic Adjacency			
Setbacks & Stepbacks	Figure CDSP-16		
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 CDSP-19 and Table CDSP-5		N/A
Commercial Depth	35' average, 20' min.		
Ground Floor Design			
Height	15' min. for commercial & residential common uses; 12' for residential units		
Residential Elevation	-2' to 6' max.		
Minimum Transparency			
Ground Floor	70% min. for commercial & residential common uses; 15% min. for residential units		15% min.

Overall Façade	30% min. for commercial & residential common uses; 15% min. for residential units	
Shade Structure	<u>Section 17.30.070.D</u>	
Arcades & Galleries	<u>Section 17.30.070.E</u>	
Exterior Fixtures	<u>Section 17.30.070.F</u>	
Walls & Fences	<u>Section 17.30.070.G</u>	
Balconies & Roof Decks	<u>Section 17.30.070.H</u>	
Open Space		
Minimum Area		
Non-residential	5% of Non-residential Gross Floor Area for projects over 40,000 sf	N/A
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 17.30.080.A.2</u> for projects over 80,000 sf; none required otherwise	
Private Open Space	<u>Section 17.30.080.B</u>	
Common Open Space	<u>Section 17.30.080.C</u>	
Publicly Accessible Open Space	<u>Section 17.30.080.D</u>	
Paseos	<u>Section 17.30.080.E</u>	
Parking		
Minimum Parking	<u>Section 17.30.090.A</u>	
Vehicle Access	<u>Section 17.30.090.B</u>	
Layout & Design	<u>Section 17.30.090.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>
<p>Notes:</p> <p>¹ Projects shall follow all requirements listed except where modified by the CDSP. In the event of conflict between the Zoning Code and the CDSP, the requirements of the CDSP shall control, per <u>Section 17.12.020.D.</u></p> <p>² General Property Development and Use Standards include additional regulations related to Outdoor Lighting, Public Art, Screening, Setback Exceptions, Walls & Fences, and Limited Hours of Operation among others.</p>	

17.30.060 - 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;
- Require appropriate transitions to designated historic resources; and
- Support opportunities to increase housing near transit, and require various unit sizes to support individuals and families.

A. Density

1. **Residential Density.** Projects that include residential dwelling units shall not exceed the allowable dwelling units per acre (du/ac) per Figure CDSP-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.
2. **Unit Mix.** For projects with 50 dwelling units or more, inclusive of any density bonus, at least 15 percent of the total number of units shall have 3 bedrooms or more. Projects within designated historic districts and/or 100 percent single-room occupancy (SRO) projects are exempt.

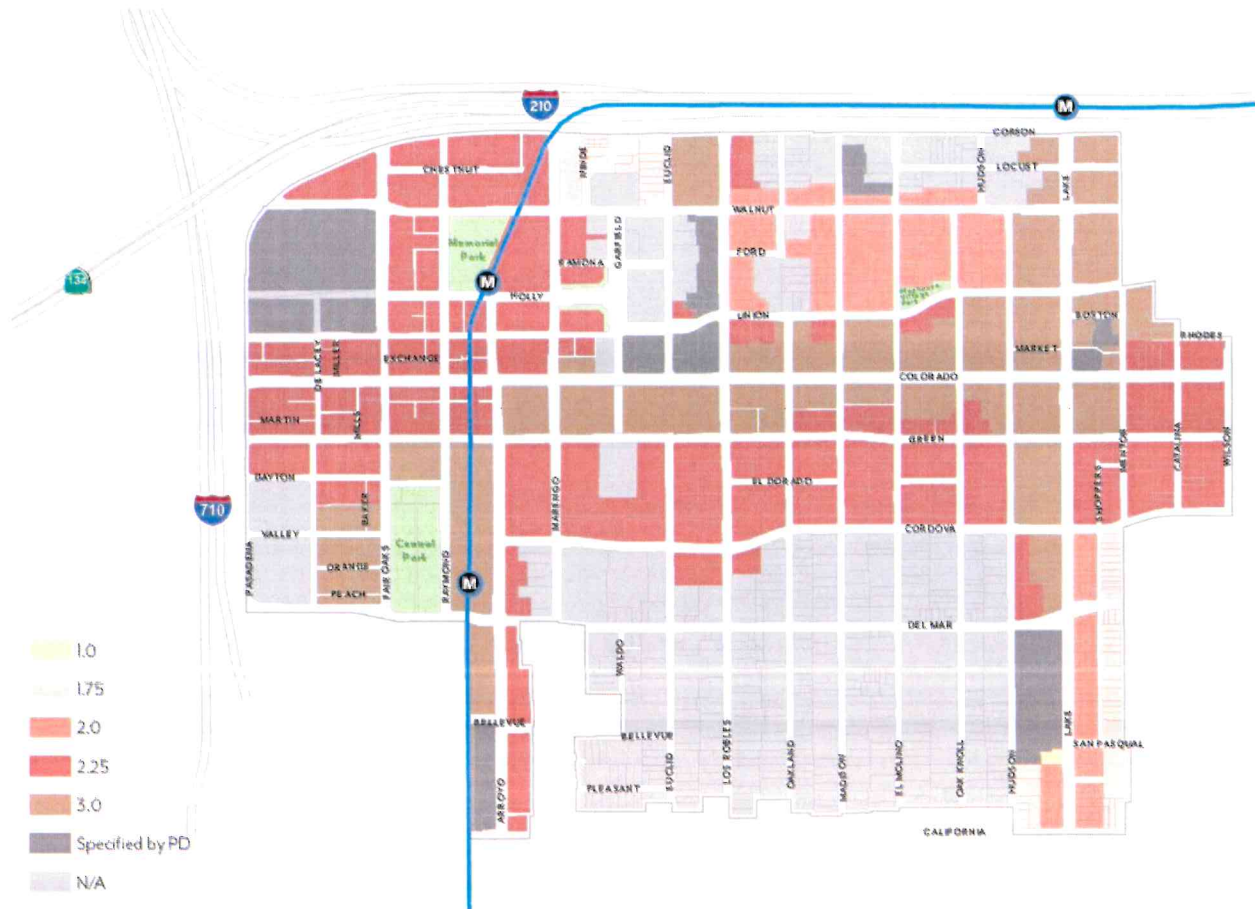
Figure CDSP-6: Residential Density



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 CDSP-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 CDSP-7: Floor Area Ratio

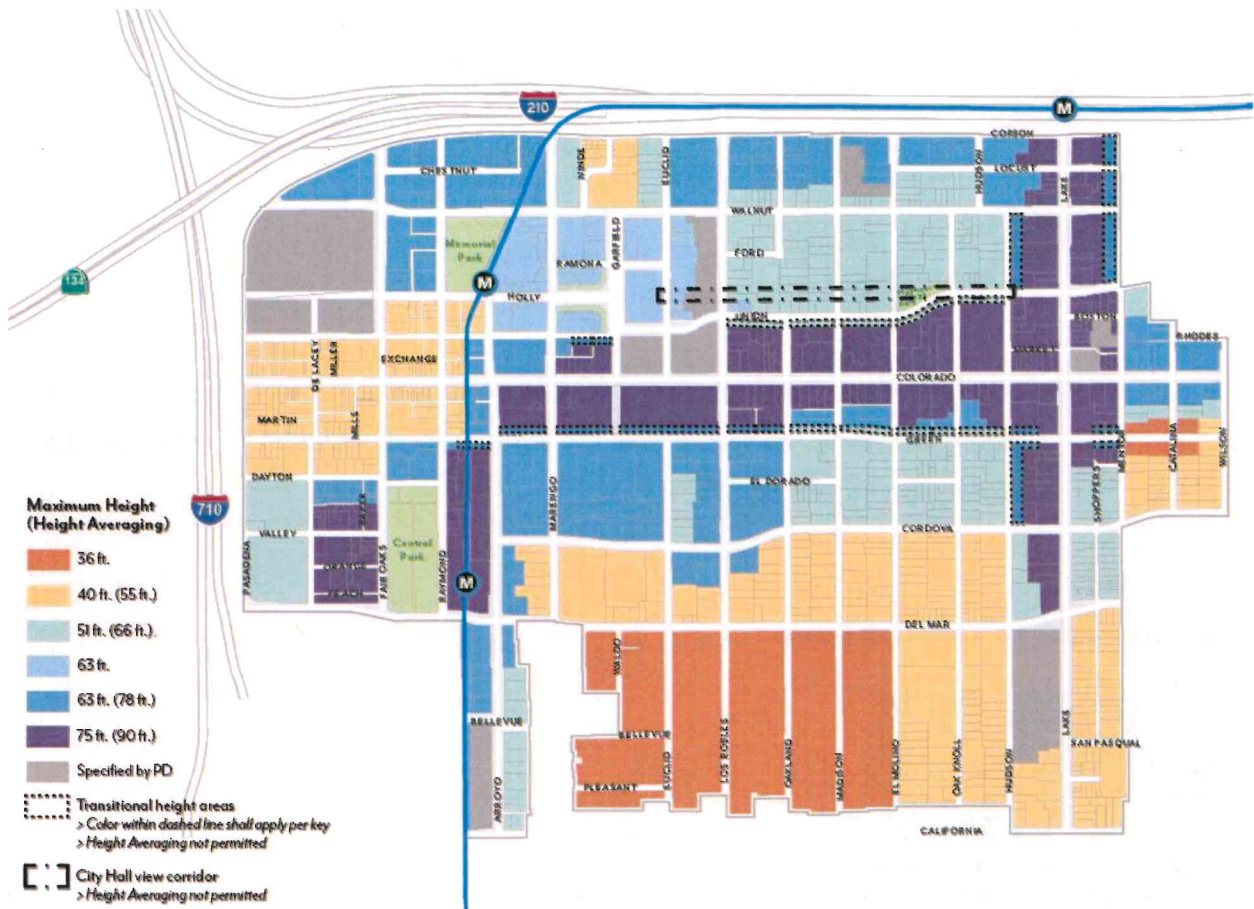


C. Height

1. **Building Height.** Projects shall not exceed the height limits set in Figure CDSP-8.
 - a. Height is measured per Section 17.40.060.
 - b. Transitional height areas are height reductions along specific corridors for portions of parcels set in in Figure CDSP-8, and shall be measured as follows from the sidewalk line:
 - (1) 50 feet from the Green Street and Union Street.
 - (2) 100 feet from Hudson Avenue and Mentor Avenue.

- c. Exceptions allowed for Height Averaging per Section 17.30.060.C.2 and projecting features such as appurtenances and railings per Section 17.40.060.

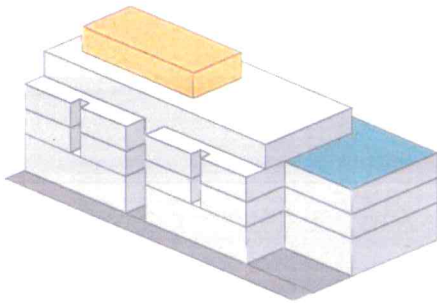
Figure CDSP-8: Building Height



- 2. **Height Averaging.** With approval of Design Commission, height limits may be exceeded for up to 30 percent of the building footprint to the maximum set in Figure CDSP-8, provided that the average height over the entire footprint does not exceed the allowable height; see Figure CDSP-9.
 - a. The intent is to counterbalance additional height with lower heights elsewhere on-site to achieve an economically-feasible development that protects view corridors and contributes to a more visually-compelling skyline.

- b. Averaging is not applicable to other development standards relating to the building scale such as setbacks. It may not be used in combination with a concession for building height when utilizing Section 17.43.

Figure CDSP-9: Height Averaging

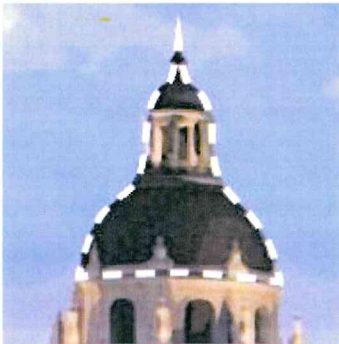


A building may exceed its height limit for up to 30% of its footprint if another area is lowered so that the average height is at or below the height limit

Note: Diagrams used for illustrative purposes only.

3. **City Hall View Corridor.** Projects shall not block the view of the City Hall dome, Figure CDSP-10, as visible from the intersection at Hudson Avenue and Union Street; see Figure CDSP-8.

Figure CDSP-10: City Hall Dome



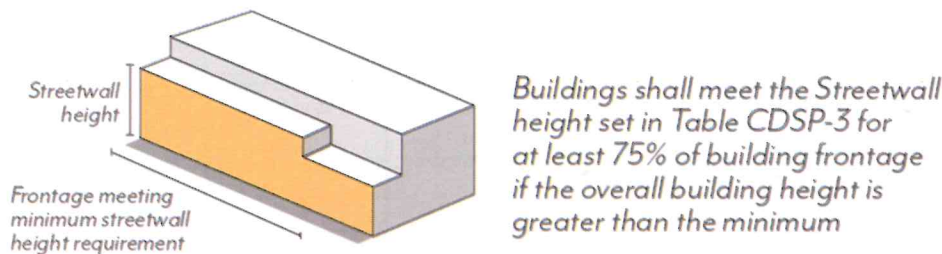
4. **Streetwall Height.** Building shall meet or exceed the minimum streetwall height set in Table CDSP-3 for a minimum of 75 percent of building frontage, unless the overall building height is lower than the requirement; see Figure CDSP-11.
 - a. Streetwall is defined as any street-façade within 10 feet of the maximum setback and is not required to be continuous.

- b. Appurtenances shall not count toward streetwall height.

Table CDSP-3: Streetwall Height

Colorado Boulevard	25'
Lake Avenue	40' (north of Cordova) 25' (south of Cordova)
Walnut Street	25'

Figure CDSP-11: Streetwall Height



Note: Diagrams used for illustrative purposes only.

D. Setbacks

1. **Street Setbacks.** Buildings shall comply with the street setbacks set in Figure CDSP-12, except where modified for historic adjacency per Section 17.30.070.G. Setback ranges establish a minimum and maximum for the specified percentage of linear frontage, see Figure CDSP-13.
 - a. Street setbacks are measured from the sidewalk line; see Figure CDSP-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 and streetwalls, Section 17.30.070.D.4, where applicable.
 - c. Exceptions allowed per Section 17.40.160 (Table 4-1) and the following:
 - (1) Arcades and recessed ground floors up to 15 feet in depth, as well as parking entrances per Section 17.30.090, are allowed when a second story meets the specific setback; see Figure CDSP-14.

- (2) The primary frontage percentage may be reduced for the provision of Publicly Accessible Open Space facing the street through the Design Review process with Design Commission approval.
- d. Residential units on the ground floor, where permitted, shall have a minimum setback of 5 feet. Where elevated between 4 and 6 feet above the sidewalk elevation, a minimum setback of 8 feet shall be required.
 - e. For buildings set back from the sidewalk line 5 feet or more, a percentage of the setback area shall be landscaped with trees, shrubs and/or groundcover, either in the form of in-ground landscaping or planters, see Table CDSP-4.

Table CDSP-4: Landscaped Front Setback Percentages

Frontages with shared entrances to internal circulation	50%
Frontages with individual residential unit entrances	30%
with a stoop taller than 30 inches	10%
Frontages with individual commercial tenant entrances.	30%
with outdoor dining	10%

- (1) Exceptions. Holly Street between Marengo and Garfield Avenues, and Garfield Avenue between Ramona and Union Streets are exempt from landscaping requirements.
- f. Features allowed within the street setback include: landscaping and planters, hardscape (e.g. stoops, patios), shade structures per Section 17.30.070.D, arcades and galleries per Section 17.30.070.E, walls and fences per Section 17.30.070.F, seating and furniture, outdoor dining, and other open space amenities per review authority approval.

Figure CDSP-12: Street Setbacks

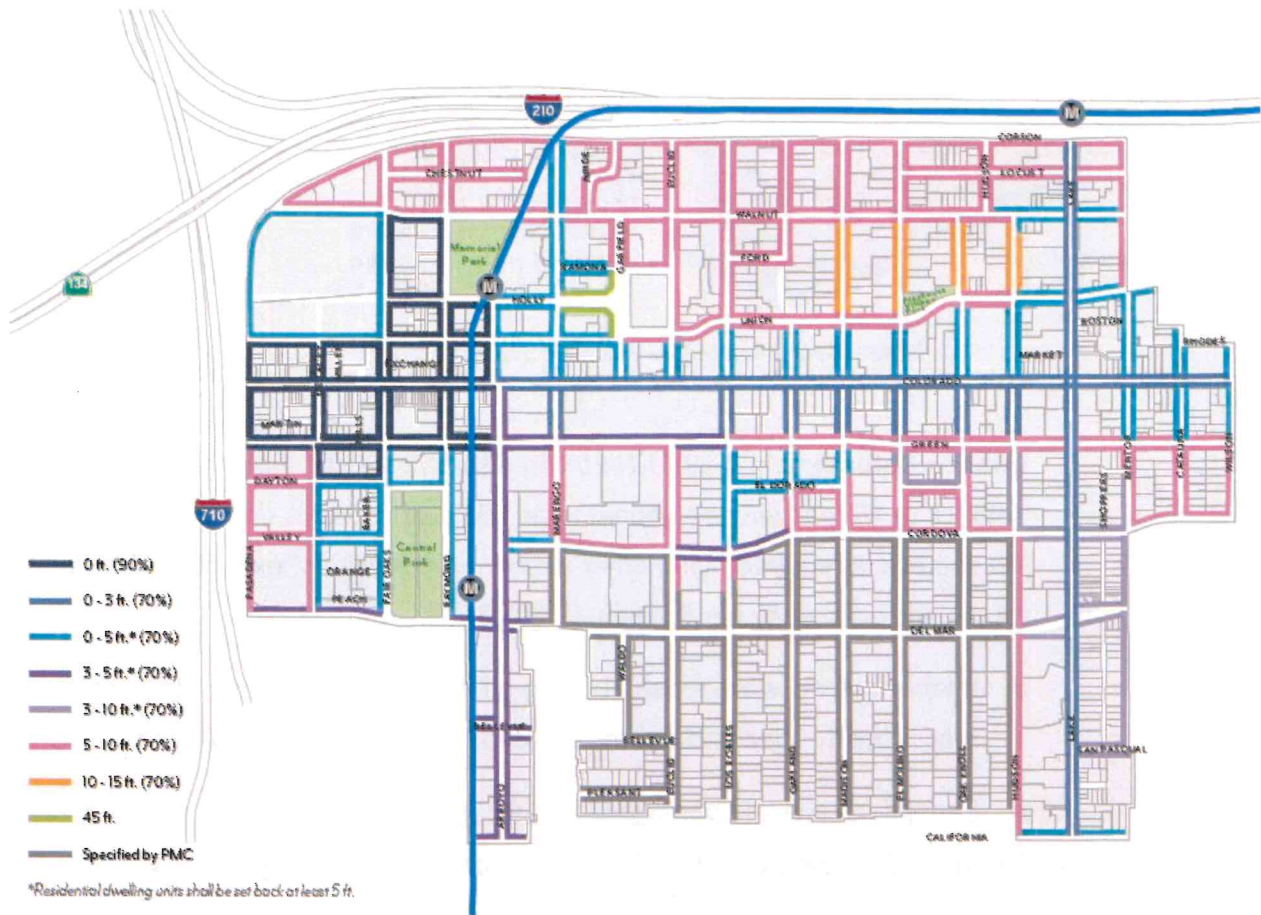


Figure CDSP-13: Street Setbacks Percentage

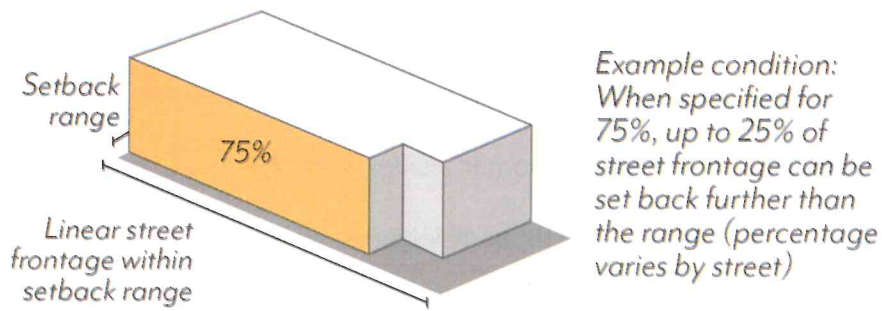
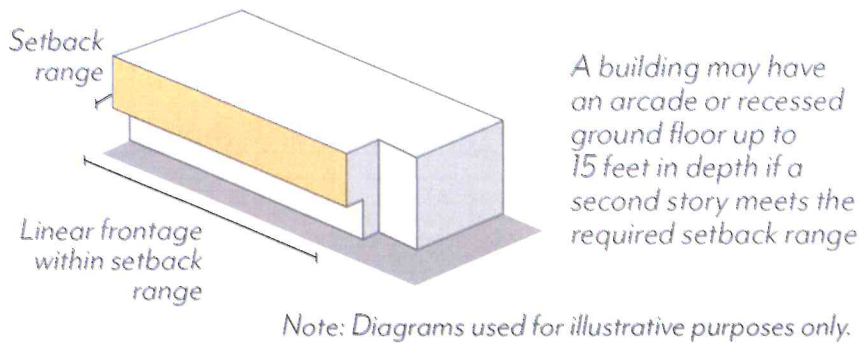


Figure CDSP-14: Recessed Ground Floor

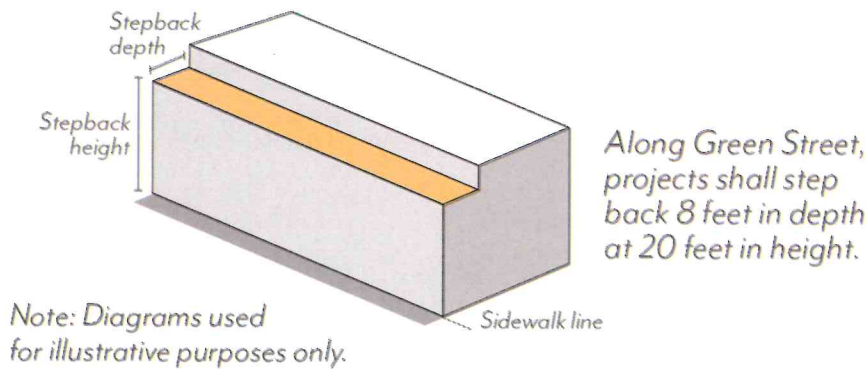


2. **Interior Setbacks.** In the MU-N zoning district, projects shall have a minimum setback of 15 feet where adjacent to an RM district that is outside of the CDSP. No setback is required along other interior property lines, except where modified for historic adjacency per Section 17.30.070.G.
 - a. 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).
3. **Building Separation.** In the CD-RM-87 zoning district, projects shall be separated from existing buildings on adjacent lots by a minimum of 10 feet above the first story.

E. **Stepbacks**

1. **Street Stepbacks.** Along Green Street, buildings shall not exceed 20 feet in height before stepping back 8 feet in depth; see Figure CDSP-15.
 - a. Street stepbacks are measured from the sidewalk line.
 - b. Uses allowed within the street stepback include:
 - (1) Private Open Space (e.g. balconies, terraces);
 - (2) Shade structures, trellises, and similar;
 - (3) Green roofs and photovoltaic panels; and/or
 - (4) Other open space features per review authority approval.

Figure CDSP-15: Street Stepbacks



F. Historic Adjacency

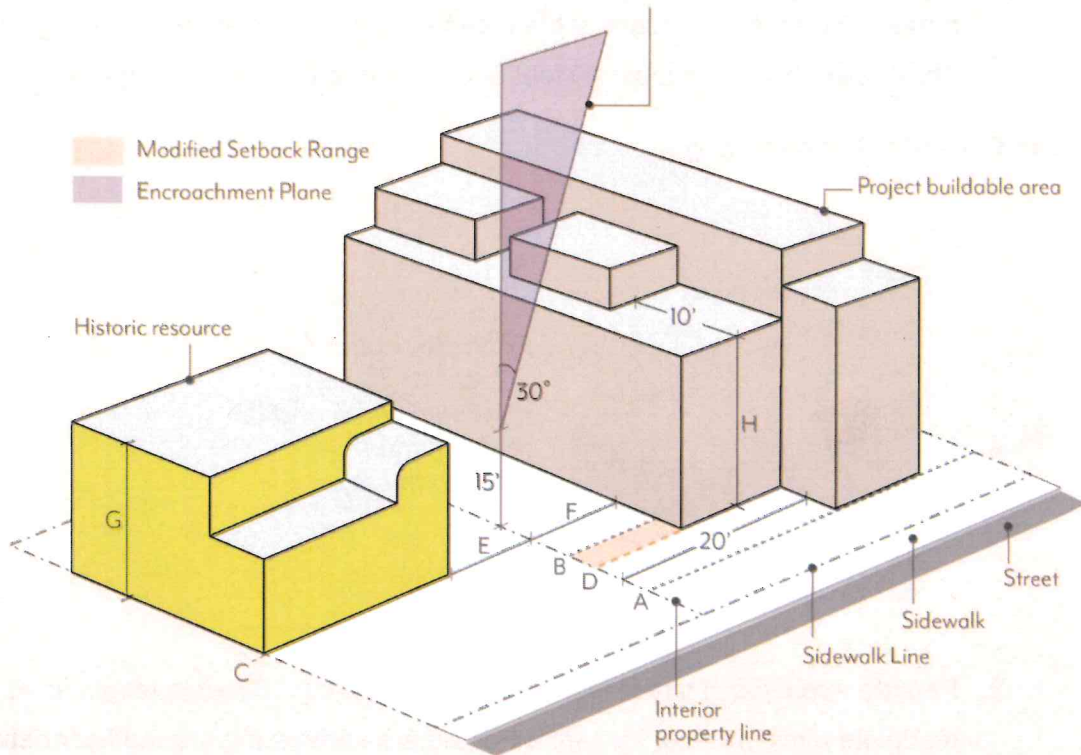
1. **Landmark Properties.** Projects on parcels with a designated historic resource shall be subject to review for consistency with the Secretary of the Interior's Standards.
2. **Transition Massing.** Projects sharing a property line with a designated historic resource are subject to the following modified standards, illustrated in Figure CDSP-16.
 - a. **Street Setbacks.** The minimum street setback shall be an average of the minimum setback set in Figure CDSP-12 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.

This plane is not applicable if the resource is built to the shared property line.

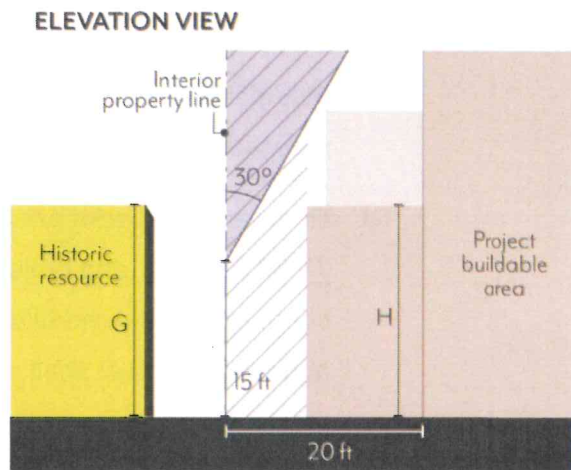
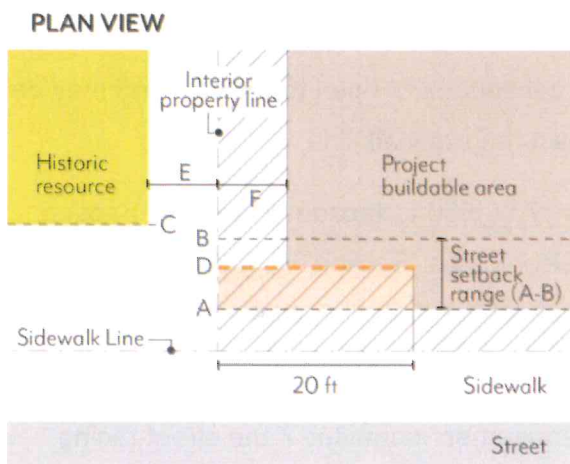
Figure CDSP-16: Historic Adjacency

The 30 degree historic adjacency encroachment plane is an imaginary inclined plane that slopes inward and extends along the length of the shared property line.



- A: Minimum street setback from setback range
- B: Maximum street setback from setback range
- C: Street setback of historic resource
- D: Modified minimum street setback (average of A & C) within 20' of Interior property line

- E: Interior setback of historic resource
- F: Interior setback of project
- G: Height of historic resource
- H: Maximum height before stepback of 10' in depth within 20' of Interior property line

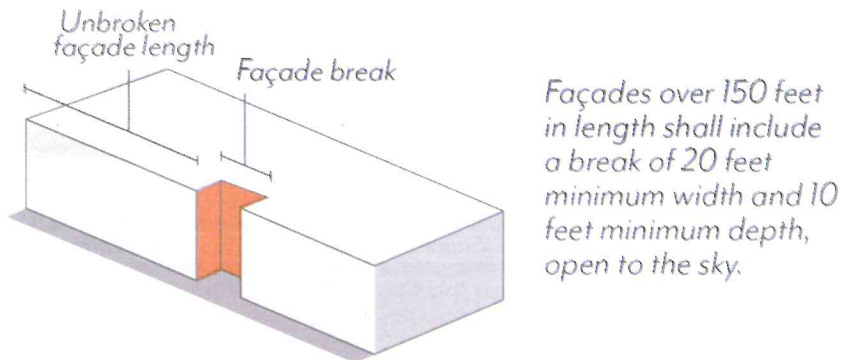


Note: Diagrams used for illustrative purposes only.

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 CDSP-17.

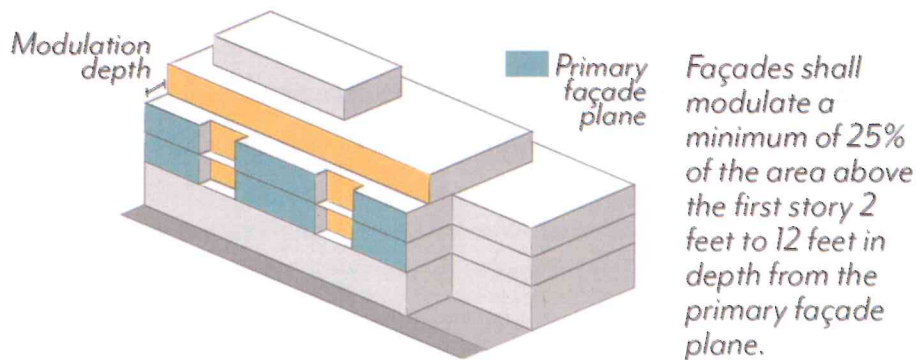
Figure CDSP-17: Façade Length



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 CDSP-18. 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. Planes that are separated by a gap of at least 20 feet in width and 20 feet in depth shall be considered separate facades for the purposes of this standard.
 - c. Modulation is not required to be continuous or open to the sky, and may be recessed or projected, but not past the sidewalk line.
 - d. Required setbacks per Section 17.30.060.E, façade breaks per Section 17.30.060.G.1, and projected balconies per Section 17.30.070.G.1 shall not count toward the modulation requirement; balconies that are recessed a minimum of 2 feet shall qualify.
 - e. Exception to the Façade Area requirement permitted if the street-facing façade meets all of the following standards:

- (1) The maximum façade shall be 100 feet.
- (2) All windows shall be recessed at least 4 inches.
- (3) The façade shall use a textural material comprised of brick, stone, precast concrete, Venetian plaster, hand-toweled stucco, or porcelain tiles at least 12 by 4 inches. Ceramic tiles, porcelain tiles less than 12 by 4 inches, standard stucco, or flat, polished a stone shall not qualify.
- (4) The façade shall employ a tripartite division in which the façade is organized into three horizontal sections with a base, middle, and top.
 - a. The middle section shall be differentiated from both the base and the top through a change in façade plane of at least 4 inches, or a consistent horizontal band that projects at least 4 inches from the façade.
 - b. The top section shall use a cornice that is at least 1 foot in depth.

Figure CDSP-18: Façade Area



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 Density Bonus per Section 17.43, 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 CDSP, as well as all other standards of the CDSP.

17.30.070 - 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 CDSP-19 and Table CDSP-5. All use requirements are regulated as a percentage of the building frontage.

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 CDSP-19 and Table CDSP-5; see Figure CDSP-20. Permitted commercial uses by zoning district are found in Table CDSP-1.
 - 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 set limitations on ground floor residential uses facing the street per Figure CDSP-19 and Table CDSP-5. Permitted residential uses by zoning district are found in Table CDSP-1.
 - a. Type A: Residential units on the ground floor shall be prohibited within 35 feet of the sidewalk line, inclusive of setbacks, per Table CDSP-5; see Figure CDSP-21.
 - 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 CDSP-5.

Figure CDSP-19: Ground Floor Frontage Types

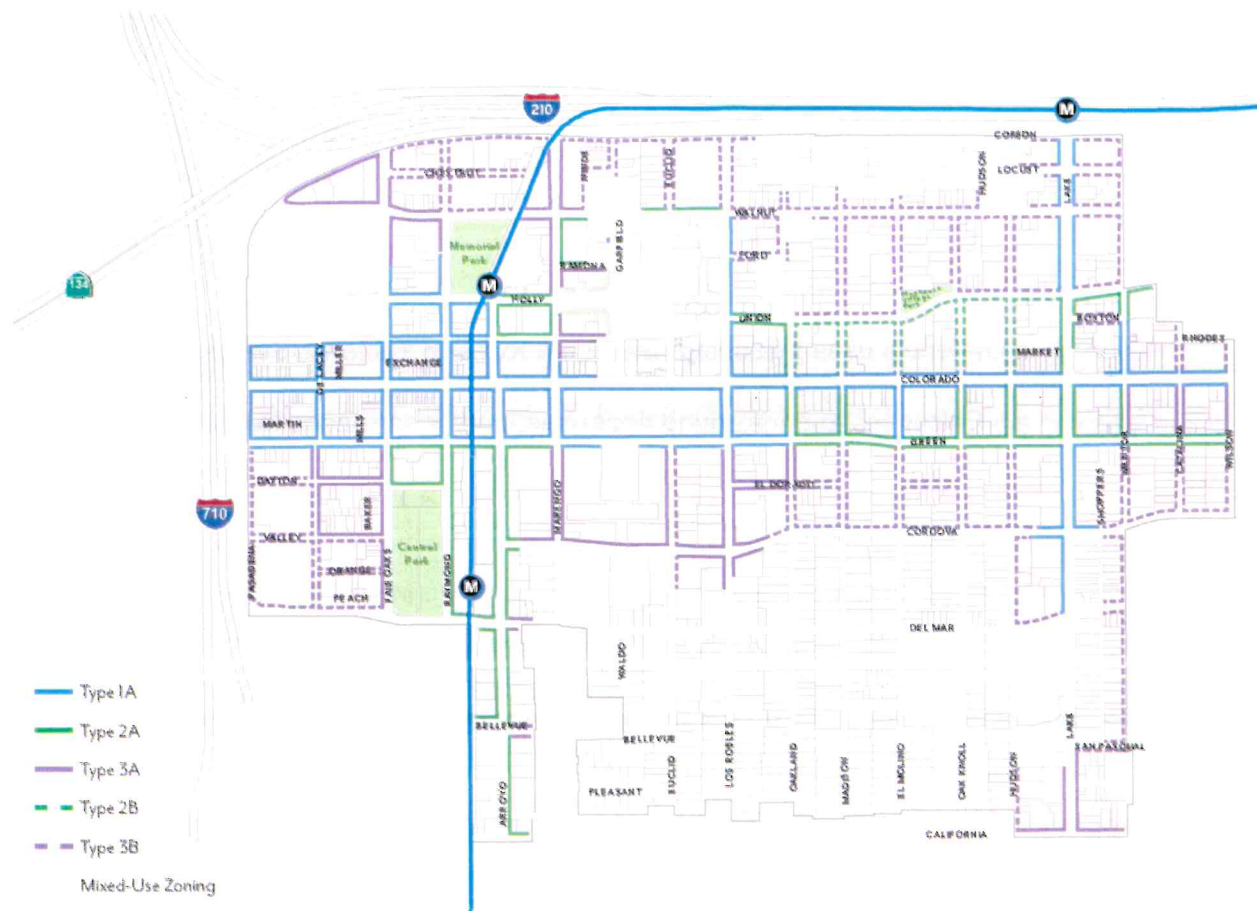


Table CDSP-5: Allowable Ground Floor Building Frontages in Mixed-Use Zones

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	
3A	Allowed, no percentage requirements		
2B	20% min	80% max	
3B	Allowed, no percentage requirements		

Figure CDSP-20: Ground Floor Commercial Uses

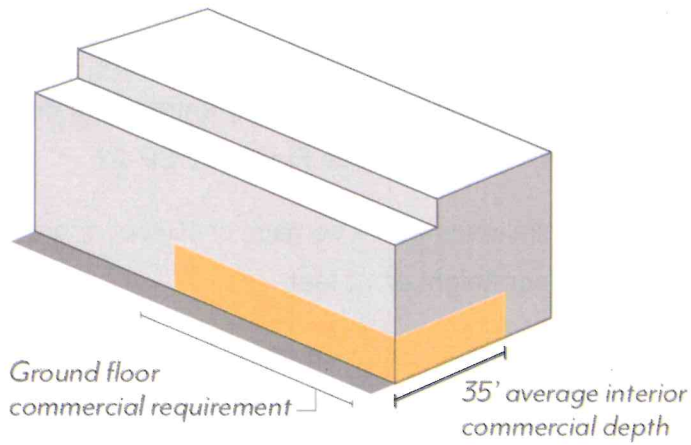
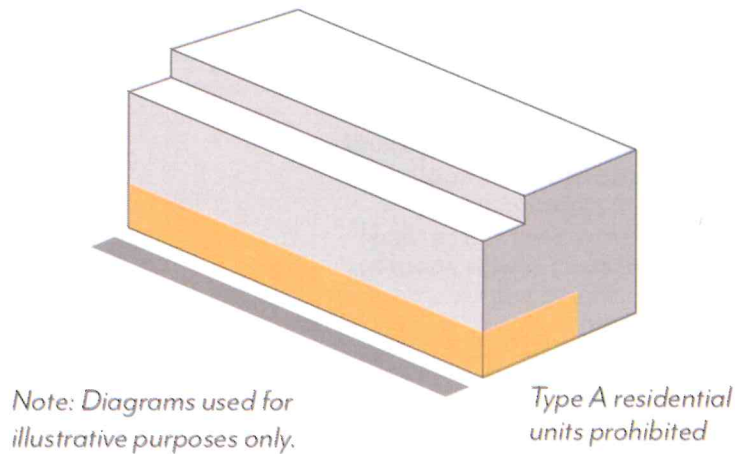


Figure CDSP-21: Ground Floor Residential Units

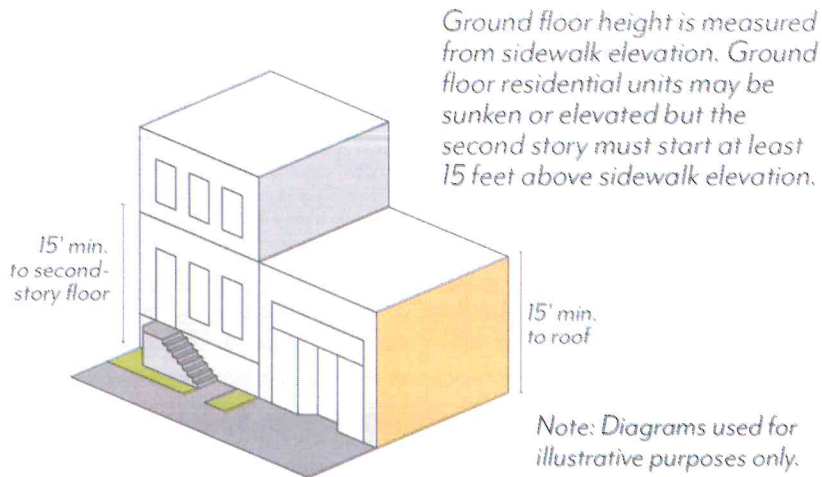


B. Ground Floor Design

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 the sidewalk elevation closest to the primary entrance to the second story floor or roof of a one-story building; see Figure CDSP-22.
 - a. Exception. Ground floor residential uses with a setback of 10 feet or greater shall have a minimum ground floor height of 12 feet.
 - b. 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.
 - c. For residential units, the first habitable floor shall be located between 6 feet above and 2 feet below the sidewalk elevation.

Figure CDSP-22: Ground Floor Height



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 70 percent for ground floors and 30 percent for the overall façade. For residential units, transparency requirements are reduced to 15 percent each for ground floor and the overall façade.

- 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 the sidewalk elevation.
 - b. All other transparency is measured as the percentage of building frontage area, viewed in elevation and excluding any coverage of shading devices.
 - c. Windows shall be recessed by a minimum of 3 inches, measured from the outside wall to the frame of the window (mullion, muntin or similar element). Flush windows shall be permitted where exterior shading devices cover a minimum of 25 percent of the window surface area or per review authority approval.
 - d. The use of 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.
2. **Blank Walls.** Windowless expanses of street-facing 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. **Awnings & Canopies.** Any ground floor shading shall project a minimum of 3 feet from the façade and allow a minimum of 8 feet of vertical clearance from the sidewalk elevation.
 - a. Shade structures shall not conflict with existing trees; exceptions to the depth requirement shall be subject to review authority approval.
2. **Colorado Boulevard.** For projects on the north side of Colorado Boulevard, shade structures are required and shall project a minimum of 7 feet, up to a maximum of 10 feet, into the public-right-of-way for a minimum of 70 percent of the building frontage.

- a. Where an arcade or recessed ground floor provides a minimum of 5 feet of unobstructed pedestrian clearance, shade structures are not required.

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 17.30.070.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 be limited to one-story and 50 percent of the building frontage.
 - b. Galleries shall allow a minimum of 10 feet of vertical clearance from the sidewalk elevation.

F. Exterior Fixtures

1. **Façade Lighting.** Lighting shall be located on facades facing streets and public open spaces at a frequency of every 30 feet or less.
 - a. Façade lighting shall be full cutoff (directing light downward and outward).
 - b. Fixtures shall be located between 8 and 15 feet above the sidewalk elevation, and shall not project more than 30 inches from the façade.
 - c. For buildings with ground floor residential uses, façade lighting shall be designed to be operable by the adjacent tenant.
 - d. Façade lighting shall not be required on buildings located on Colorado Boulevard, designated historic resources and districts, and within the In-town Residential subarea.

2. **Venting.** Interior exhaust shall be vented through the roof. Venting that must be routed through the façade due to Building Code requirements shall meet the following criteria:
 - a. Vents shall be located on secondary facades where possible.
 - b. Vents shall be screened by decorative caps or painted to match the façade.
 - c. Vents shall be centered or consistently aligned with another architectural element, such as score lines, windows, or vertical planes.

G. Walls & Fences

1. **Walls & Fences.** Freestanding walls, fences, and raised/landscape planters are permitted within the street setback.
 - a. Walls and fences shall have a maximum height of 48 inches above the 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.** The side of a patio or stoop (when parallel to a sidewalk) taller than 30 inches in height shall be set back a minimum of 18 inches from the sidewalk line, separated by planted area.

H. 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.** The sum of all roof decks on a single building shall not exceed a maximum coverage of 60 percent of the roof area.
 - a. Roof deck railings on the uppermost 2 stories shall be set back a minimum of 5 feet from the façade.

17.30.080 - 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 Area

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 CDSP-6 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.
 - (1) Research and Development uses may reduce Open Space area requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for the required Open Space.

- c. **Mixed-use.** Projects shall comply with requirements applicable to each type of use.

Table CDSP-6: 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 80,000 square feet of gross floor area (GFA) and with frontage identified on Figure CDSP-23 shall provide PAOS based on a percentage of GFA set in Table CDSP-7.
 - a. Exception: Projects with less than 80,000 square feet of GFA and selected for plaza development at the northwest corner of Lake Avenue and California Boulevard shown in Figure CDSP-23 shall provide a minimum of 400 square feet of PAOS as a corner plaza.
 - (1) For projects that provide at least 600 square feet of PAOS and which comply with all standards in Section 17.30.080.D, other development standards in the CDSP may be modified with review authority approval.
 - b. Research and Development uses may reduce PAOS area requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for the required PAOS.
 - c. PAOS shall be provided in addition to Private and Common Open Space requirements.
 - d. Projects shall comply with PAOS standards per Section 17.30.080.D and Paseo standards per Section 17.30.080.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.

Figure CDSP-23: Publicly Accessible Open Space



Table CDSP-7: Publicly Accessible Open Space by Project Size & Location

Project Size (GFA)	80,000-119,999 sq ft	120,000-159,999 sq ft	160,000-199,999 sq ft	200,000+ sq ft
Per Project, sq ft	2%	3%	4%	5%
Exception: Per Section 17.30.080.A.2.a, projects with less than 80,000 square feet of GFA and selected for plaza development at the northeast corner of Lake Avenue and California Boulevard shown in CDSP Figure-23 shall provide a minimum of 400 square feet of PAOS as a corner plaza.				

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 CDSP-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 CDSP-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 500 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.

7. **Water Features.** Fountains, reflecting pools, or other decorative water features shall not exceed 5 percent of the required Common Open Space. 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 17.30.080.A.2 and Table CDSP-7, 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 17.30.080.A.2 and located on parcels that include a paseo opportunity area on Figure CDSP-23, 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 17.30.080.E; design standards Section 17.30.080.D.4 through Section 17.30.080.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 17.30.080.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 selected for plaza development on Figure CDSP-23 shall meet the minimum area requirement by providing a corner plaza.
 - 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 the sidewalk elevation. If less square footage is required, then all required PAOS shall be at the 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.
 - a. Trees planted in pots on the ground floor shall not be counted towards the tree requirement.
13. **Blank Walls.** PAOS shall adhere to the blank wall standards defined in Section 17.30.070.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.

14. **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.

E. **Paseos**

1. **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:
 - a. 10 feet for commercial / mixed-use paseos.
 - b. 8 feet for residential-only paseos.
2. **Access.** Paseos shall be physically and visually accessible from the connecting public sidewalk.
 - a. Fences, walls, and/or entry gates are permitted; however, these features shall not block passage through the paseo during public hours.
 - b. Bollards (fixed or removable) shall be provided at all entry points of paseos to restrict vehicular access during public hours.
 - c. 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 one day 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 17.30.070.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.

13. **Common Open Space Credit.** When the area needed to facilitate the connection of a public street to another public street or alley and meet Section 17.30.080.E.1 is greater than the minimum PAOS requirement, the additional required paseo area may count towards the Common Open Space requirement at a 1:1 ratio.

a. Paseo area in excess of the minimum may count towards a maximum of 50 percent of the Common Open Space requirement at a 1:1 ratio.

17.30.90 - 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 surface and structured parking.

A. Minimum Parking

1. **Number of Spaces.** Projects shall provide off-street automobile parking spaces per Table CDSP-8 based on general use classifications, and subject to the standards of Section 17.46.

a. Where parking minimums in this Section conflict with state law, state law shall control.

b. For projects within one-half mile of a Metro station platform, reductions in parking and a maximum number of parking spaces shall apply per Section 17.50.340.

c. Bicycle parking shall be required per Section 17.46.320.

Table CDSP-8: Minimum Parking by Land Use

Use Classification ¹	Number of Spaces	Notes	
Residential (excluding SRO)	≤1-bedroom: 1 per unit ≥2-bedroom: 1.5 per unit Guest: 1 per 10 units	Plus 1 per 10 units for guests, which may be shared with commercial parking in mixed- use projects ²	<p>No new parking required for:</p> <ul style="list-style-type: none"> Projects within designated historic resources (excluding additions) Changes of use in structures built prior to 1970
SRO	Section 17.46.040		
Live/Work Units	1.5 per unit		
Recreation, Education & Public Assembly	Section 17.46.040		
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	Plus 5 per 1,000 sf of assembly, banquet or meeting space; no parking is required for first 15,000 sf	
Industry, Manufacturing & Processing	2 per 1,000 sf		
Transportation, Communications & Utility	Section 17.46.040		
Notes:			
<p>¹ Use classifications correspond to general use categories in Table CDSP-1. 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.</p> <p>² No shared parking agreement is required; each guest space shall count as 1 commercial space.</p>			

- 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 for purposes of compliance with this subsection.
2. **Gates.** Controlled entrances to parking shall be located a minimum of 20 feet from the property line to allow for a queuing vehicle without blocking the public right-of-way.
 - a. Gates at parking entrances shall be designed to conceal associated mechanical equipment from the public right-of-way in compliance with [Section 17.40.150](#).

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, a minimum of 10 feet from any secondary frontage, and a minimum of 5 feet from RM zoning.

- 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.
 - (1) Landscaped setbacks shall include a row of 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.
- 2. **Entrances to Structured Parking.** For structured and subterranean parking, vehicular entrances shall employ the same materials and architectural style as the primary building.
 - a. Exterior building materials shall wrap into parking entrances/exits for a minimum of 20 feet from the building façade, except areas not visible from public streets.
 - b. Entrances shall not be larger than the necessary clearance area.
- 3. **Structured Parking.** Along primary frontages, all floors of parking structures shall be lined with non-parking uses (e.g. commercial or residential) for a minimum of 35 feet in depth. Pedestrian access and driveways in compliance with Section 17.30.090.B are excluded from this requirement.
 - a. Parking structure facades visible from public streets, excluding alleys, shall employ the same materials and architectural style as the primary building.
 - (1) Open areas on the façade shall be designed as windows or screen using heavy-gauge metal, precast concrete panels, laminated glass, green walls, photovoltaic panels or other material per review authority.
 - b. Vehicular ramps shall not be located within 10 feet of the sidewalk line, except at parking entrances/exits.
 - c. A parking structure shall not exceed the height of the tallest building it serves.
- 4. **Underground Parking.** Subterranean parking shall be set back a minimum of 5 feet from Green Street and RM zoning. Otherwise, it may extend up to the property line.

17.30.100 - Definitions

This Section provides definitions of terms and phrases used in the CDSP 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 CDSP. 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 the 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 CDSP.

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 CDSP.

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

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

Primary Frontage. The portion of a site adjacent to the street. For a site with multiple street frontages, the primary frontage is determined by the Zoning Administrator. There shall be only one primary frontage per site.

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 CDSP 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 CDSP.

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.

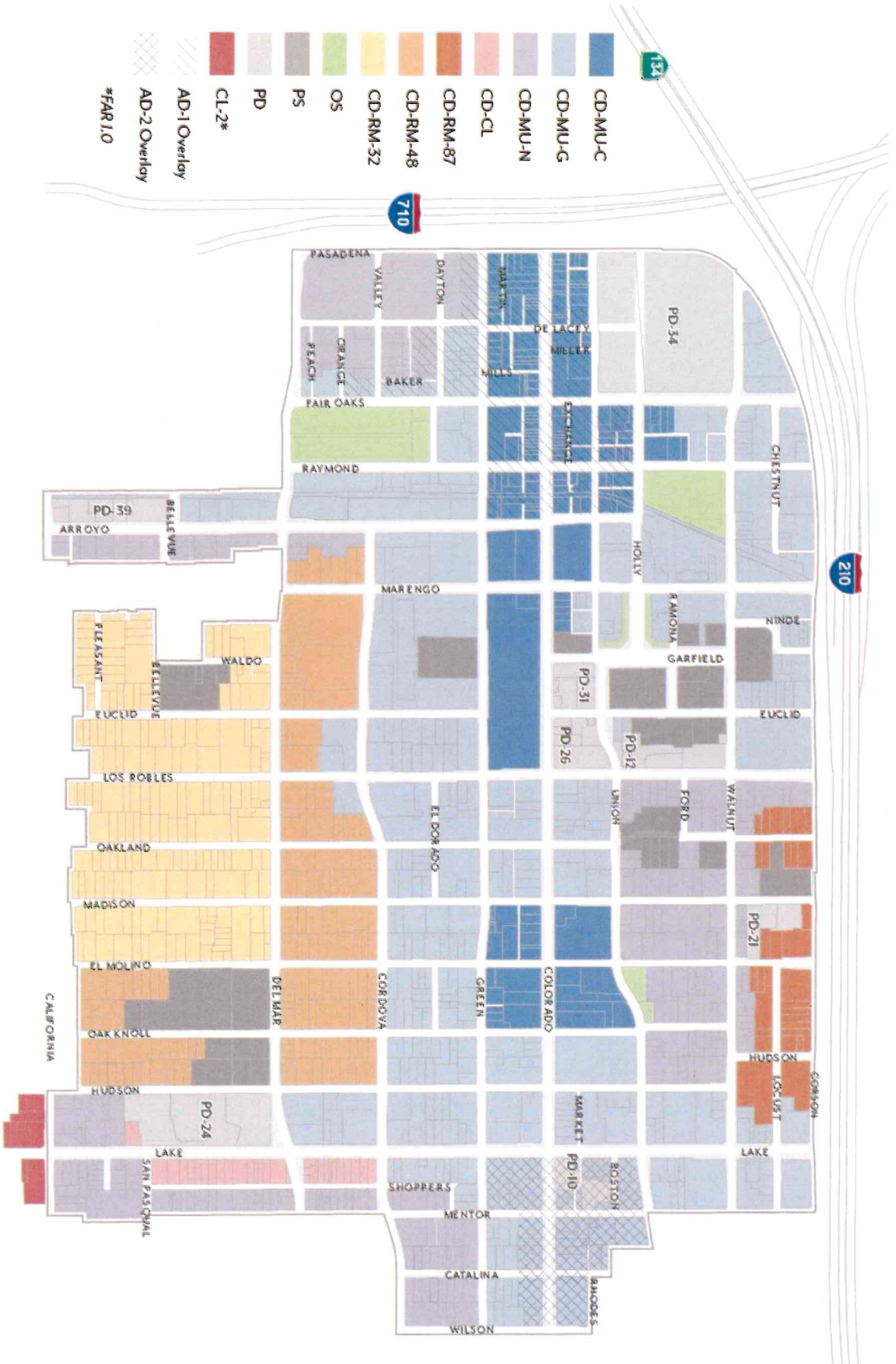
Subterranean. The level of a building, inclusive of parking or habitable space, located primarily below the ground level with a top plate of two feet or less above the sidewalk elevation.

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.

NEW ZONING DISTRICT MAP



17.24.040 - Commercial and Industrial District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-6, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards). Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

TABLE 2-6 - COMMERCIAL AND INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS				
Development Feature	Requirement by Zoning District			
	CO	CL	CG	IG
Minimum lot size (1)	<i>Minimum area and width for new parcels.</i>			
Minimum area	7,200 sf	Determined through subdivision process		
Width	55 ft			
Residential uses	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>			
Maximum density	As required for RM-48 district	16 units/acre in CL-2, per RM-32 elsewhere		Not applicable
Standards (2)		As required for RM-16 in CL-2, per RM-32 elsewhere		
Setbacks	<i>Minimum and maximum setbacks required. See Section 17.40.160 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.</i>			
Front	20 ft	5 ft (4) (5)		5 ft (4) (5)
Sides (each)	15 ft and shall not project within the encroachment plane (17.40.160.D.2) when adjacent to an RS or RM-12 zone or the encroachment plane (17.40.160.D.3) when adjacent to an RM-16, RM-32, or RM-48 zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise except 10 ft for the CO zone.			
Corner	15 ft	5 ft (4) (5)		5 ft (4) (5)

Exhibit 3
Revisions to Various Sections of Title 17

Rear	15 ft and shall not project within the encroachment plane (17.40.160.D.2) when adjacent to an RS or RM-12 zone or the encroachment plane (17.40.160.D.3) when adjacent to an RM-16, RM-32, or RM-48 zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise except 10 ft for the CO zone.			
Height limit	45 ft (3)	36 ft (3)	45 ft (3)	45 ft (3)
Floor area ratio (FAR)	0.80	0.70 (6)	0.80	0.90
Landscaping	As required by Chapter 17.44 (Landscaping)			
Lighting	As required by Section 17.40.080			
Parking	Parking shall comply with Chapter 17.46 (Parking and Loading), provided that no parking area shall be located between a building and a street, but shall be to the side or rear of the buildings on the site.			
Signs	As required by Chapter 17.48 (Signs)			
Notes:				
<p>(1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.</p> <p>(2) Single-family residences shall meet the requirements of the RS-6 district (17.22.040); two units on a lot shall meet the requirements of the RM-12 district (17.22.040).</p> <p>(3) Limited to 36 feet in height and two stories if abutting an RS or RM-12 district. In the CL district, a third story may be allowed to accommodate only if housing is not abutting an RS or RM-12 District.</p> <p>(4) A building proposed as an infill project may be allowed no setback through the Design Review process if the review authority determines that a reduced front and/or corner setback would allow the proposed structure to match the established building placement pattern of the block.</p> <p>(5) The setback requirements for a project with more than 25,000 square feet of floor area shall be determined as part of the Conditional Use Permit approval for the project.</p> <p>(6) FAR is 1.0 for CL-2 zoned parcels located south of East California Boulevard, between South Hudson Avenue and South Mentor Avenue.</p>				

17.26.020 - Purpose and Applicability of Special Purpose Zoning Districts

The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows.

A. **OS (Open Space) District.** The OS district is applied to sites with open space, parks, and recreational facilities of a landscaped, open character having a minimum contiguous site area of two acres. The OS zoning district is consistent with and implements the Open Space land- use designation of the General Plan.

B. **PS (Public and Semi-Public) District.**

1. **Purpose.** The PS district is intended to provide a specific base zoning district for large public or semi-public land uses that may not be appropriate in other base zoning districts, and to allow:

- a. Consideration of the establishment or expansion of a large public or semi-public use at rezoning hearings rather than at Conditional Use Permit hearings only, and give notice to all of the extent of a site approved for a large public or semi-public use by delineating it on the Zoning Map; and
- b. The Commission and Council to consider the most appropriate use of a site following discontinuance of a large public or semi-public use without the encumbrances of a base district that may or may not provide appropriate regulations for reuse of the site.

The PS zoning district is consistent with and implements the Institutional land use designation of the General Plan.

2. **Applicability.** The PS district is applied to sites with a contiguous area of two acres or more, including alleys, streets, or other rights-of-way. Persons wishing to establish public or semi-public uses on sites of two acres or more after the above date may apply for a zone change in compliance with Chapter 17.74.

C. **PD (Planned Development) District.**

1. **Purpose.** The PD zoning district is intended for sites where an applicant proposes and the City desires to achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to neighborhood character. The specific purposes of the PD district are to:

- a. Establish a procedure for the development of large parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of land use regulations and administrative procedures designed primarily for small parcels;
- b. Ensure orderly and thorough planning and review procedures that will result in quality urban design;
- c. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity;
- d. Allow certain types of development consistent with the general plan that can be acceptable at a specific location only under standards significantly more restrictive than those of a base district in which the use is permitted;
- e. Provide a mechanism whereby the city may authorize desirable developments in conformity with the general plan without inviting speculative rezoning applications that if granted, often could deprive subsequent owners of development opportunities that do not necessarily result in construction of the proposed facilities;
- f. Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it;

- g. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended; and
- h. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

The PD zoning district is consistent with all land use classifications of the General Plan.

2. Applicability.

- a. No new applications for PD zoning districts shall be initiated unless an application was filed with the Planning and Community Development Department prior to February 27, 2023.
- b. Minimum site area. Initially, the PD district shall be applied only to sites of two acres or larger, provided that the site may thereafter be subdivided in compliance with an approved PD Plan. PD zoned lots created as a result of the implementation of this title are not subject to the two-acre minimum.

3. Procedures.

- a. The Commission shall consider an application for reclassification to a PD zoning district in compliance with Chapter 17.74 (Amendments) and shall, at the same time, consider the proposed PD plan accompanying the application in compliance with Chapter 17.76 (Public Hearings).
 - (1) A PD with a proposed increase in the FAR or residential density, as allowed in Section 17.26.020(C)(3)(b), shall be reviewed by the Design Commission prior to consideration by the Commission. The Design Commission shall advise the Commission as to whether the architectural design of the proposed PD is contextual and of a high-quality.
- b. A recommendation of the Commission to reclassify to a PD zoning district shall be accompanied by a recommendation on the PD plan.
- c. The Council shall consider the Commission's recommendation to reclassify the subject property to a PD zoning district in compliance with Chapter 17.74 (Amendments).
- d. **Revision.** An application for a revision to an existing PD plan shall be considered by the Commission at a public hearing with notice given as identified for a Conditional Use Permit in compliance with Chapter 17.76 (Public Hearings).
- e. **Renewal.**
 - (1) The Commission may renew a PD plan if it finds the renewal consistent with the purposes of this Subsection.
 - (2) Application for renewal shall be filed in writing with the Department not less than 30 days and not more than 60 days before expiration of the PD plan.

4. PD zoning district regulations and accompanying PD plan.

- a. **Land use regulations.** No use other than an existing use as of the effective date of the ordinance enacting this Subsection shall be allowed in a PD zoning district except in compliance with a valid PD plan. Any allowed or conditionally allowed use authorized by this Subsection may be included in an approved PD plan, but only when it is deemed consistent with the General Plan.
- b. **Development standards.**
 - (1) The FAR of a PD shall not exceed the FAR allowed on the Land Use Diagram for the project site unless approved by the City Council, but only as high as 3.0, and only when it can be shown the architectural design of the PD is contextual and of a high-quality.
 - (2) The residential density of a PD shall not exceed the residential density allowed on the Land Use Diagram for the project site unless approved by the City Council, but only as

high as 87 dwelling units per acre, and only when it can be shown the architectural design of the PD is contextual and of a high-quality. The residential density may also exceed that of the Land Use Diagram if the project is complying with the Density Bonus provisions of Chapter 17.42 (Affordable Housing Incentives and Requirements).

- (3) In the CD district, no PD plan may authorize a greater height than that permitted by Figure CDSP-8 Building Height, per Section 17.30.
- (4) The performance standards of Section 17.40.090 shall apply.
- (5) Other development regulations shall be as prescribed by the PD plan.

c. **PD plan.**

- (1) A PD plan shall be defined as the ordinance adopting the PD zoning district as well as the accompanying conditions established by the Commission.
- (2) A PD plan shall be effective on the same date as the effective date of the ordinance enacting the PD zoning district for which it was approved and shall expire two years after the effective date or upon expiration of a tentative tract map, unless a Building Permit has been issued and construction diligently pursued to completion.
- (3) An approved PD plan may specify a phased development program exceeding two years.
- (4) Notwithstanding the provisions of this Subsection, converted accessory dwelling units, as defined in Section 17.80.020 and meeting the requirements of Section 17.50.275, are permitted in PD zoning districts that allow single-family residential uses.
- (5) Zoning map designation. A PD zoning district shall be noted by the designation "PD, (followed by the number of the PD district based on order of adoption.
- (6) Location of PD plans. A list of PD plans is contained in Appendix A. The file containing the land use regulations and development standards of the PD plan shall be maintained in the office of the Director and shall be available at the Permit Center.

17.40.120 - Refuse Storage Facilities

A. Applicability.

1. A refuse storage area for the collection of trash and recycled goods shall be provided at the time any structure is constructed.
2. Refuse storage areas for additional dwelling units or for enlargements to existing nonresidential uses shall meet the minimum size required by this Section.
3. The number of dwelling units or amount of floor area used in determining the size of the refuse storage area shall be the total number of units or amount of floor area when the project is completed.

B. Design standards. Each proposed development and new land use shall provide a refuse storage area in compliance with the following requirements, provided that the Zoning Administrator may approve deviations to these standards.

1. **Location.** Each required refuse storage area shall be located within 150 feet of the users and shall not be located in a required garden, yard, court, or landscape area.
2. **Minimum storage area required.** Each required refuse storage area shall provide space for the storage of trash and recyclable materials as follows.
 - a. **Trash area.** An area for the storage of trash shall be provided with minimum clear dimensions of five feet by seven feet for all multi-family residential uses of four to 19 dwelling units, and for all nonresidential uses with a gross floor area of less than 25,000 square feet. Multi-family residential uses with 20 or more dwelling units, and nonresidential uses with 25,000 square feet of gross floor area or more, shall provide trash storage areas with the minimum size determined by the Director of Public Works based on the type of use, the size of the refuse area proposed, and the frequency of refuse collection.
 - b. **Recycling area.** In each required refuse storage area, space shall be provided for recyclable materials. A separate bin for each type of recyclable material collected in the area in which the site is located shall be provided. The bins shall be clearly marked as to the types of recyclable materials which are to be placed in the bins, and a list of materials for which the bin is provided shall be attached to the bin.
3. **Enclosure required.** A refuse storage area shall be enclosed in concrete block or other materials acceptable to the Zoning Administrator.
 - a. **Minimum height and clearance.** The minimum height of the enclosure shall be six feet with a minimum vertical clearance of seven feet.
 - b. **Doors required.** Solid wood or metal doors shall be provided at the entrance of the enclosure; the doors shall not be visible from a street.
 - c. **Maneuvering space.** Space within the enclosure shall be provided for accessing and maneuvering the bins.
4. **Pavement.** The surface of a refuse storage area shall be paved with Portland cement and shall be constructed to provide proper drainage.
5. **Accessibility.** Accessibility to a refuse storage area shall be approved by the Director of Public Works.
6. **Use of alley.** An alley shall not be used as a refuse storage area unless a permit is obtained from the Department of Public Works.

C. Refuse and storage areas in the Central District. In the Arroyo, Del Mar, De Lacey, Northwest Gateway, and Old Pasadena subareas of the Central District Specific Plan, the above requirement shall be met when there is a change in use or tenant improvements are proposed. In lieu of providing

an on-site refuse storage area, applicants for nonresidential uses may provide a waste management plan that meets the following requirements.

1. **Review and approval.** The waste management plan shall be reviewed by the Zoning Administrator and Department of Public Works to ensure that all refuse, trash, and recyclable materials generated by the use shall be collected and stored in an approved refuse storage area.
2. **Plan content.** The plan shall specify the location of the waste disposal and include the items as a refuse storage area or trash compactor.
3. **Shared facilities.** Under a waste management plan a refuse storage area or trash compactor may be shared with an adjacent use or be located off-site.
 - a. **Location requirements.** Shared facilities shall be located within 200 feet of the structure to be served.
 - b. **Lease agreement.** A lease agreement for off-site refuse storage or compactor shall be submitted to the Zoning Administrator detailing the location of the shared trash facilities. The lease agreement shall be effective as long as the structure is being used and shall contain a provision requiring the Zoning Administrator to be notified in writing at least 30 days before the termination of the lease. The lease shall be recorded with the County Recorder and a copy filed with the Zoning Administrator.

17.43.055 - Affordable Housing Concession Menu

- A. **Eligibility.** An applicant who utilizes the density bonus provisions of this chapter and complies with the following shall not be subject to the application requirements, procedures, or findings set forth in Section 17.43.050 - Concessions and Other Incentives:
1. The project complies with the minimum number of inclusionary units set forth in Section 17.42.040(A) by providing the units on-site; and
 2. The applicant does not request any concession or incentive except for those specified within the affordable housing concession menu in this section.
- B. **Concession Menu.** An eligible applicant shall be entitled to utilize no more than two of the following concessions:
1. **Height.** Increase in maximum allowable height of each building by up to 12 feet beyond otherwise applicable standard over no more than 60% of the proposed footprint of the respective building. This concession shall not be applicable to any other development standards relating to building scale and massing, including but not limited to, encroachment plane and view corridor preservation standards.
 - a. **Height averaging.** In areas where height averaging is allowed, the project may utilize either the height increase in this concession, or the applicable height averaging standards, but not both. The additional height allowed under this concession shall apply to the average height, and not the maximum height indicated in the height averaging standards.
 2. **Floor area ratio.** Increase in maximum allowable floor area ratio by up to 0.5 beyond otherwise applicable standard. This increase shall apply to the floor area ratio itself, and not the resulting allowable gross floor area, as shown in the following examples:
 - a. **Examples.** For zones with a maximum floor area ratio of 1.5, this concession shall allow a floor area ratio of up to 2.0. For zones with a maximum floor area ratio of up to 2.25, this concession shall allow a floor area ratio of up to 2.75.
 3. **Setbacks.** Reduction of side or rear setback requirements by up to 50% from otherwise applicable standards. This concession applies only to setbacks from property lines, and shall not be applicable to setbacks from required gardens or any development standards relating to building separation, including but not limited to light and air separation.
 - a. **Exceptions.**
 1. This concession shall not apply to any setback that is adjacent to any RS Zoning District or a Historic Resource.
 2. Setback reductions pursuant to this concession shall not result in the removal of a protected tree, nor shall they exempt a project from meeting the requirements of Chapter 8.52 - City Trees and Tree Protection Ordinance.
 4. **Loading.** Exemption from any of the requirements set forth in Section 17.46.260 - Number, Location, and Design of Off-Street Loading Spaces.
 5. **Parking.** Reduction of the minimum number of off-street automobile parking space requirements by up to 50% below otherwise applicable standards, provided that the project site is located within the Central District Transit Oriented area (Figure 1), or any portion of the project site is located within a one-half mile radius of any Metro Gold Line Station, with the exception of the Sierra Madre Villa Station. The 50% reduction shall be in addition to any other applicable parking reduction, including but not limited to those included in Section 17.43.090 - Alternative Parking Standards and Section 17.50.340 - Transit-Oriented Development (TOD).

17.46.020 - Basic Requirements for Off-Street Parking and Loading

- A. **Applicability.** Every use, including a change or expansion of a use or structure, shall have appropriately maintained off-street parking and loading spaces or areas in compliance with the regulations identified in this Chapter, or as regulated by an adopted specific plan in Article 3 (Specific Plans). A use shall not be commenced and structures shall not be occupied until improvements required by this Chapter are satisfactorily completed. Where the provisions of this Section conflict with an adopted Specific Plan, the Specific Plan shall control.
- B. **Parking and loading spaces to be permanent.** Parking and loading spaces shall be permanently available, marked, and properly maintained for parking or loading purposes for the use they are intended to serve.
- C. **Maintenance.** Parking spaces, driveways, maneuvering aisles, turnaround areas, and landscaping areas shall be maintained free of dust, graffiti, and litter; and striping, paving, walls, light standards, and all other facilities shall be maintained in good condition.
- D. **Vehicles for sale.** Vehicles or trailers shall not be parked upon a public or private street, parking lot, or public or private property for the purpose of displaying the vehicle or trailer for sale, hire, or rental, unless the property is appropriately zoned, the vendor is licensed to transact the applicable business at that location, and the vendor has obtained all of the appropriate land use approvals.
- E. **When required.** At the time of initial occupancy of a site, construction of a new structure, enlargement of a site or structure, a change to a use classification that requires a greater parking requirement, off-street parking facilities shall be provided in compliance with this Chapter.
- F. **Nonconforming parking or loading.** An existing use of land shall not be deemed to be a nonconforming use simply because of the lack of off-street parking or loading facilities required by this Chapter. However, a structure with nonconforming parking that increases the number of parking or loading spaces shall not thereafter reduce that number of spaces unless the number of spaces after the reduction complies with the minimum requirements of this Chapter.
- G. **Spaces required for enlargement.**
 - 1. The number of off-street parking or loading spaces required for an enlargement of an existing use or structure shall be in addition to the number of spaces existing before the enlargement unless the preexisting number is greater than or equal to the number required by this Chapter, in which case the number of spaces in excess of the identified minimum shall be counted in determining the required number of spaces.
 - 2. The required number of parking spaces for that portion of a structure existing before the enlargement shall not be increased as a result of the enlargement unless a new use with a greater parking ratio than the previous use is proposed.
- H. **Spaces required for multiple uses.** If more than one use is located on a site, including multiple uses under single ownership, the number of off-street parking and loading spaces to be provided shall be equal to the sum of the requirements identified for each individual use, unless shared parking arrangements are approved by the Zoning Administrator in compliance with Section 17.46.050 (Shared Parking), below.
- I. **Location and ownership**
 - 1. **Parking location for residential uses within residential zoning districts.** Except as otherwise provided in this Chapter, all off-street parking in residential zoning districts required to serve a residential use shall be located on the same site as the use served but shall not be located within a required front or corner side setback, except as allowed by this Chapter (e.g., subterranean parking).
 - 2. **Parking location for residential uses within commercial and mixed-use zoning districts.**
 - a. **New residential or mixed-use development projects.**

- (1) At least one space for each unit shall be located on-site so that tenants can park near their unit.
 - (2) All other required parking spaces may be located off-site if the location is in compliance with the distance requirements identified in Table 4-4 (Maximum Distances for Off-Site Parking) below for customer/visitor spaces, and there is a long-term parking lease agreement in compliance with Subparagraphs 4., 5., and 6., below.
- b. **Converted residential or mixed-use development projects.** All required parking spaces may be located off-site if the location is in compliance with the distance requirements identified in Table 4-4 (Maximum Distances for Off-Site Parking), below, for customer/visitor spaces, and there is a long-term parking lease agreement in compliance with Subparagraphs 4., 5., and 6., below.
3. **Parking for nonresidential uses.** In any zoning district, parking required to serve a nonresidential use may be on the same or a different site under the same or different ownership as the use served, provided the parking shall be within the maximum distances identified in Table 4-4 (Maximum Distances for Off-Site Parking) of the use served measured from the nearest corner of the parking facility to the entrance of the use served via the shortest pedestrian route.
 4. **Lease agreement required.** Required nonresidential parking may be located off-site from the use which it serves, subject to the approval of the Zoning Administrator of a lease agreement providing that the off-site parking shall be available when the use commences and continuing so long as the use is in effect.
 5. **Notification of pending termination of lease required.** The lease shall contain a provision requiring that the Zoning Administrator be notified in writing at least 30 days before termination of the lease.
 6. **Recorded lease required.** A Certificate of Occupancy for the use shall not be issued until the lease has been recorded with the County Recorder and a copy filed with the Zoning Administrator.
 7. **Recorded covenant required.** When the off-site parking is provided on a lot that is not contiguous with the lot where the use is located, and both are owned by the same entity, a covenant shall be recorded that ties the lot providing the parking to the lot where the use requiring the parking is located.

TABLE 4-4 - MAXIMUM DISTANCES FOR OFF SITE PARKING

Zoning District	Customer/Visitor Spaces	Employee Spaces
CD zoning districts	1,000 feet	1,500 feet
All other zoning districts	500 feet	1,000 feet

8. **Customer/visitor parking.** Customer/visitor parking as a percentage of total parking spaces shall be in compliance with Table 4-5.

TABLE 4-5 - CUSTOMER/VISITOR PARKING AS A PERCENTAGE OF TOTAL SPACES	
Type of Use	Percentage of Customer Parking
Hotel, motel, and bed and breakfast accommodations.	90
Manufacturing, distribution and wholesaling (nonretail).	10
Offices other than public, medical, banks and savings and loans, other financial services.	15
All other nonresidential.	80

- J. Small residential additions exempt from two-car covered parking requirement.** Small additions with a maximum aggregate total of 500 square feet, including the construction of an accessory structure (e.g., a pool house or workshop) may be made to existing residences without requiring the two-car covered parking requirement of Section 17.46.040 (Number of Off-Street Parking and Loading Spaces Required) below.
1. Notwithstanding the requirements of Section 17.46.040, if the addition exceeds 500 square feet and is equal to or less than 1,200 square feet:
 - a. A minimum of two parking spaces shall be provided on-site.
 - b. Parking may be provided in the form of covered spaces (e.g., carport or garage), uncovered spaces, or a combination thereof.
 - c. Any covered parking that is constructed shall comply with the requirements of this Chapter and Section 17.50.250 (Residential Uses - Accessory Uses and Structures)
 - d. A paved area that is constructed for uncovered parking shall have direct access from a public right-of-way, alley or access easement and may be located within setback areas.
 - e. Uncovered parking spaces may be located on an existing driveway.
 - f. Uncovered parking spaces may be configured as tandem spaces provided compliance with the minimum dimensions of this Section.
 - g. Each uncovered parking space shall provide a minimum dimension of 8.5 feet wide by 18 feet deep.
 - h. Uncovered parking spaces shall not encroach in the public right-of-way.
 2. Any addition to an existing residence, including the construction of an accessory structure (e.g., a pool house or workshop) with a maximum aggregate total exceeding 1,200 square feet shall require the construction of a two-car covered parking structure (e.g., carport or garage).

3. Any addition to an existing residence, including the construction of an accessory structure (e.g., a pool house or workshop), with a maximum aggregate total exceeding 150 square feet, located within a Hillside Overlay Zone, shall require the construction of a two-car covered parking structure.
- K. **Location requirements for multi-family projects.** A project that is subject to the multi-family development standards of Section 17.22.060 (RM District General Development Standards) or 17.50.350 (Urban Housing) shall comply with the following parking location standards.
1. **Parking at grade.** Parking at grade shall be located in the rear 40 percent of the site.
 - a. Through the Design Review process, at grade parking may be located beyond the rear 40 percent of the site but shall not be located within the front yard setback.
 - b. If the project contains affordable housing in conjunction with a density bonus in compliance with Chapter 17.43 (Density Bonus), then approval shall be through the Concessions and Other Incentives process (17.43.050).
 - c. On double frontage lots, no parking shall be located in the front 30 percent of the site along each street frontage.
 - d. On corner lots, the narrowest street frontage shall be used in determining the rear 40 percent of the site. In no case shall surface parking or parking with dwelling unit over be located in any required front or side setback.
 - e. The parking area shall not be visible from the main garden, and it shall be screened from the street or at grade from an adjacent lot by building walls, or freestanding walls, or landscaped elements at least six feet in height.
 2. **Tuck under parking.** Tuck under parking is unenclosed parking located below the unit where parking is accessed from an open parking drive, at grade or below. Tuck under parking shall be restricted to the rear 40 percent of the site and openings to the parking spaces shall not be visible from the street or from an adjacent property.
 3. **Detached dwelling units.** A detached single-family dwelling unit located in the front 60 percent of the site may incorporate parking; provided, the:
 - a. Parking is provided within the building envelope and not in a separate structure.
 - b. Parking is limited to two spaces and is for the exclusive use of the residents of the dwelling and not for residents of other portions of the project.
 - c. Parking is fully enclosed and screened by opaque garage doors.
 - d. Garage doors do not face the street.
 - e. Widening or branching of the main drive to accommodate maneuvering shall be screened from the street by building volume.
 4. **Podium parking.** Podium parking shall be located in the rear 40 percent of the site. Ventilation openings and grilles shall be concealed and shall not be visible from the main garden, from the street, or from the entrances to the units in compliance with Section 17.46.190 (Garage Door and Grille Standards for Projects Utilizing Multi-Family Development Standards), below.
 5. **Partial subterranean parking.**
 - a. Partially subterranean parking shall be located within the site boundary and shall provide a minimum setback of five feet in the side and rear property lines, and may extend up to the front property line.
 - b. At the front, side, and rear yard setbacks, the parking structure may extend an additional five feet, provided it is configured so that the additional portions meet the same criteria as for fully subterranean parking.

- c. Planting and tree wells shall be provided as specified by the planting and paving standards in Chapter 17.44 (Landscaping).
 - d. Ventilation openings and grilles shall be concealed and shall not be visible from the street.
6. **Subterranean parking.**
- a. Fully subterranean parking shall be located within the site boundary and may extend to all property lines.
 - b. A fully subterranean structure not covered by building volume shall be covered by soil with a minimum depth of two feet, recreating the natural grade before construction.
 - c. Planting and tree wells shall be provided as specified by the planting and paving standards in Chapter 17.44 (Landscaping).
 - d. Ventilation openings and grilles shall be concealed and shall not be visible from the street.
- L. **Shopping cart storage.** Parking facilities for commercial uses shall contain shopping cart storage areas for appropriate uses (e.g., supermarkets, drugstores, etc.). The number, dimensions, and locations of storage areas shall be determined by the Zoning Administrator.
- M. **Valet parking.** A Minor Conditional Use Permit, granted in compliance with Section 17.61.050, shall be required to allow valet parking.

17.46.030 - Zoning Credit Parking Program

- A. **Areas of applicability.** This Section shall apply to areas of the City for which the Council has established a zoning credit parking program, including the Old Pasadena Parking Development Fund (Map 1) and the South Lake Parking Credit Program (Map 2).
- B. **Written contract requirements.** Notwithstanding any other provision of this Chapter or Chapter 17.30 (Central District Specific Plan), zoning credit parking spaces ("zoning credits") must be provided by means of contracts with the City or the Parking Authority in compliance with this Section. A contract meeting the following requirements shall be deemed to be in compliance with the parking requirements of Table 4-6 (Off-Street Parking Space Requirements).
1. **Zoning credits.** The designated number of parking spaces available for zoning credit purposes shall also be available for public parking. The contract may provide that the owner of the parking facility in which the zoning credits are located is free to retain any revenue from parking fees or to utilize the spaces for any purpose.
 2. **Nontransferable provisions.** The entitlement to use the zoning credits is conferred on a specified property in order to satisfy the parking requirements for a specified use. The zoning credits shall not satisfy the parking requirements for any other land use and shall not be transferred to any other property.
 3. **Reversion of spaces.** Any and all rights to use the zoning credits which are not used within three years of the execution date of the contract shall not, unless the period is extended by the City or Parking Authority, as appropriate, be conferred on the specified property and shall automatically revert to the City or Parking Authority, as appropriate.
 4. **Allowable refunds.** The contract may allow for refunds of zoning credit fees upon the occurrence of conditions to be specified in the contract.
- C. **Future or planned parking facilities.**
1. **Future parking facilities.** In the case of parking spaces that are to be developed, owned, or operated by the City or Parking Authority, the granting of zoning credits may be accomplished by indicating that the contract applies to a certain number of spaces which the City or Parking Authority intends to locate in a parking facility to be built in the future and for which financing has been obtained.
 2. **Spaces in planned public parking facilities.** Zoning credits for parking may be granted in planned public parking facilities to be owned or operated by the City or Parking Authority for which financing has not been obtained, provided the applicant demonstrates an alternative means for meeting the parking requirements identified in this Chapter if financing is not obtained.
- D. **Maximum number of zoning credit spaces.**
1. **Number of zoning credit spaces.** In no case shall the total number of zoning credits designated in a parking facility exceed the actual number of spaces in the parking facility.
 2. **On-street parking spaces.** On-street parking spaces may be granted as zoning credits in the area identified as the S. Lake Ave. Parking Credit District Boundary Map. The number of on-street parking spaces used as zoning credits shall be established by resolution.
- E. **Distance requirement.** A contract meeting the above requirements shall be deemed to be in compliance with the distance requirements identified in Table 4-4 (Maximum Distances for Off-Site Parking).

Map 1: Old Pasadena Parking Development Fund



Map 2: South Lake Parking Credit Program



17.46.040 - Number of Off-Street Parking Spaces Required

- A. **Table 4-6.** Off-street parking spaces shall be provided in compliance with Table 4-6 (Off-Street Parking Space Requirements), below. Projects in Specific Plan areas shall provide parking spaces in compliance with the respective plan.
- B. **Minimum standards.** The parking requirements of Table 4-6 are expressed as minimum standards. The required numbers shall be met and not exceeded, unless otherwise allowed in full compliance with this Chapter. Projects located within 1/4 mile of a light-rail station or within the Central District Transit-Oriented Area (Figure 1) shall comply with the parking requirements and maximums of Section 17.50.340 (Transit-Oriented Development).
- C. **Residential uses — no limit on additional parking.** For residential uses, there is no limit on the maximum additional parking provided. Projects located within 1/4 mile of a light-rail station or within the Central District Transit-Oriented Area (Figure 1) shall comply with the provisions of Section 17.50.340 (Transit-Oriented Development).
- D. **Nonresidential uses — additional parking allowed.** Additional parking spaces above the minimum requirement are allowed for nonresidential uses or the nonresidential portions of mixed-use projects only in the following manner:
 - 1. The project is not located within 1/4 of a light-rail station or within the Central District Transit-Oriented Area (Figure 1).
 - 2. Additional spaces up to a maximum of 50 percent above the required minimum/maximum are allowed as a matter of right, without any discretionary review by the City.
 - 3. Additional spaces above 50 percent of the required minimum/maximum are allowed only upon the approval of a Variance in compliance with Section 17.61.080.
- E. **Gross floor area.** References to spaces per square foot are to be computed on the basis of gross floor area unless otherwise specified, and shall include allocations of shared restroom, circulation area, and storage areas.
- F. **Uses not listed.**
 - 1. Land uses not specifically listed in Table 4-6 (Off-Street Parking Space Requirements), below, shall provide parking as required by the Zoning Administrator.
 - 2. The Zoning Administrator shall use the requirements of Table 4-6 as a guide in determining the minimum number of off-street parking spaces to be provided.
- G. **Rounding in calculations.** If a fractional number is obtained in calculations performed in compliance with this Section, one parking space shall be required for a fractional unit of 0.50 or above, and no space shall be required for a fractional unit of less than 0.50.

TABLE 4-6 - OFF STREET PARKING SPACE REQUIREMENTS

Use Classification	Minimum Parking
Residential Uses	
Boarding Houses	1 covered space for each 3 habitable rooms provided in the facility.
Caretaker Quarters	1 space.
Dormitories	1 covered space for each 3 habitable rooms provided in the facility.
Fraternity Sorority Housing	1 covered space for each 3 habitable rooms provided in the facility.
Mixed-Use Developments	Combination of individual residential and commercial parking requirements.
Multi-Family Residential	
Multi-family Dwelling Units	2 covered spaces per unit 650 sq. ft. or larger; 1 covered space per unit less than 650 sq. ft. of net floor area. Developments with 10 units or more shall also provide 1 guest parking space for each 10 units. The guest spaces shall be clearly marked for "Guest Parking Only."
Senior Citizen Housing	Subject to approval of a Conditional Use Permit and making findings required in Section 17.46.070 (Reduced Parking in Senior Citizens' Housing Developments); no less than .50 spaces per unit For density bonus projects, further reductions shall be through the concessions and other incentives process. Projects with 10 units or more shall provide 1 guest parking space for each 10 units. The guest spaces shall be clearly marked for "Guest Parking Only."
Residential Care Facilities, General	As specified by Conditional Use Permit.
Residential Care Facilities, Limited	Subject to the same parking requirement applicable to the residential dwelling unit of the same type in the same zone that the use occupies.

Exhibit 3
Revisions to Various Sections of Title 17

Single-Room Occupancy-Affordable	1 space per 4 units; plus 2 spaces for the resident manager.
Single-Room Occupancy Market Rate (or not guaranteed affordable)	1 space per unit; plus 2 spaces for the resident manager.
Single-Family Dwelling Units	2 covered spaces per unit within a garage or carport.
Supportive Housing	Subject to the same parking requirement applicable to the residential dwelling unit of the same type in the same zone that the use occupies.
Transitional Housing	Subject to the same parking requirement applicable to the residential dwelling unit of the same type in the same zone that the use occupies.
Recreation, Education & Public Assembly Uses	
Adult Businesses	3 spaces per 1,000 sq. ft.
Clubs, Lodges, Private Meeting Halls	10 spaces per 1,000 sq. ft. used for assembly purposes.
Colleges - Nontraditional Campus Setting	3 spaces per 1,000 sq. ft.
Colleges - Traditional Campus Setting	1 per 3 nonresident students; plus 1 per 3 employees and members of the faculty.
Commercial Entertainment	
Nightclubs or Comedy Clubs	1 space per 3 fixed seats, or 28 spaces per 1,000 sq. ft. of seating area if there are no fixed seats; plus 28 spaces per 1,000 sq. ft. of dance floor area.
Live Performance Facilities	1 space per 5 fixed seats, or 28 spaces per 1,000 sq. ft. of seating area if there are no fixed seats.
Cinemas — Single-Screen	1 space per 3 fixed seats.

Cinemas — Multi-Screen	1 space per 5 fixed seats.
Other Commercial Entertainment Uses	As specified by Conditional Use Permit.
Commercial Recreation - Indoor	
Bowling Alleys	4 spaces per alley; plus required spaces for accessory uses.
Skating Rinks	1 space per 5 fixed seats, or 28 spaces per 1,000 sq. ft. of seating area if there are no fixed seats; plus 4 spaces per 1,000 sq. ft. floor area not used for seating.
Other Indoor Commercial Recreation Uses	As specified by Conditional Use Permit.
Commercial Recreation - Outdoor	
Swimming Pools	1 space per 500 sq. ft. of pool area.
Tennis and Racquetball Clubs	4 spaces per court.
Other Outdoor Commercial Recreation Uses	As specified by Conditional Use Permit.
Conference Centers	As specified by Conditional Use Permit.
Cultural Institutions	3 spaces per 1,000 sq. ft.
Electronic Game Centers	6 spaces per 1,000 sq. ft.
Internet Access Studios	6 spaces per 1,000 sq. ft.
Park and Recreation facilities	2.5 spaces per 1,000 sq. ft.

Religious Facilities	
In a Residential or PS Zoning District	1 space per 4 fixed seats, or 20 spaces per 1,000 sq. ft. of seating area if there are no fixed seats.
In a Commercial Zoning District	1 space per 8 fixed seats, or 14 spaces per 1,000 sq. ft. of seating area if there are no fixed seats.
Schools	
Grammar School	1.5 spaces per classroom, plus 1 space for every 2 employees and members of the faculty.
High School	1 space for every 5 students; plus 1 space for every 2 employees and members of the faculty.
Schools - Specialized Education and Training	3.5 spaces per 1,000 sq. ft.; plus 2 drop-off spaces.
Office, Professional, & Business Support Uses	
Banks and Financial Services	3 spaces per 1,000 sq. ft.
Business Support Services	3 spaces per 1,000 sq. ft.
Offices - Accessory to Primary Use	Parking requirement shall be the same as the primary use.
Offices - Administrative business professional	3 spaces per 1,000 sq. ft.
Offices - Governmental	3 spaces per 1,000 sq. ft.
Offices - Medical	4 spaces per 1,000 sq. ft.
Research and Development	2 spaces per 1,000 sq. ft.
Work/Live Units	3 spaces per 1,000 sq. ft.

Retail Sales	
Animal Sales and Services	2.5 spaces per 1,000 sq. ft.
Bars or Taverns	10 spaces per 1,000 sq. ft.
Building Materials and Supplies Sales	1 space per 1,000 sq. ft. of site area.
Commercial Nurseries	2.5 spaces per 1,000 sq. ft.
Convenience Stores	4 spaces per 1,000 sq. ft.
Firearms Sales	3 spaces per 1,000 sq. ft.
Food Sales	4 spaces per 1,000 sq. ft.
Internet Vehicle Sales	3 spaces per 1,000 sq. ft.
Liquor Store	4 spaces per 1,000 sq. ft.
Pawnshops	3 spaces per 1,000 sq. ft.
Restaurants	10 spaces per 1,000 sq. ft. of gross floor area, including any outdoor dining area not located in the public right-of-way (e.g., sidewalk).
Restaurants, Fast Food	
With up to and including 1,500 sq. ft. of gross floor area	4 spaces per 1,000 sq. ft. of gross floor area, including any outdoor dining area not located in the public right-of-way (e.g., sidewalk).
With 1,501 to 1,999 sq. ft. of gross floor area	4 spaces per 1,000 sq. ft. of gross floor area plus 3 spaces for each 100 sq. ft. of gross floor area in excess of 1,500 sq. ft., up to a maximum of 20 spaces, including any outdoor dining area not located in the public right-of-way (e.g., sidewalk).
With 2,000 sq. ft. or more of gross floor area	10 spaces per 1,000 sq. ft. of gross floor area, including any outdoor dining area not located in the public right-of-way (e.g., sidewalk).

Exhibit 3
Revisions to Various Sections of Title 17

Restaurants, With Drive-Throughs	10 spaces per 1,000 sq. ft. gross floor area; plus queue lanes for at least 5 cars for drive up service. However, all restaurants proposing drive-through facilities shall submit a study to determine if longer queuing lanes shall be required by the Zoning Administrator.
Retail Sales	3 spaces per 1,000 sq. ft.
Significant Tobacco Retailers	3 spaces per 1,000 sq. ft.
Swap Meets	
Indoor	3 spaces per 1,000 sq. ft.
Outdoor	3 spaces per 1,000 sq. ft. of sales area.
Vehicle Services - Automobile Rental	2.5 spaces per 1,000 sq. ft.
Vehicle Services - Sales and Leasing	1 space per 1,000 sq. ft.
Vehicle Services - Sales and Leasing - Limited	1 space per 1,000 sq. ft.
Vehicle Services - Service Stations	
Full Service Stations	1 space per 1,000 sq. ft. of lot area; less the footprint of any convenience store area; plus 3.3 spaces per 1,000 sq. ft. of convenience store area; plus 1 space per tow truck which operates from the station; plus 5 queue lane spaces for any self service auto wash. Fueling positions may count as parking spaces; provided, that not more than 8 fueling positions shall count as parking spaces.
Minimum Service Stations	1 space per 2,000 sq. ft. lot area; less the footprint of any convenience store; plus 3.3 spaces per 1,000 sq. ft. of convenience store area; plus 1 space per tow truck which operates from the station; plus 5 queue lane spaces for any self service auto wash. Fueling positions may count as

	parking spaces; provided, there shall not be less than 3 nonfueling position parking spaces.
Services	
Adult Day-Care, General	2 spaces per 1,000 sq. ft.
Animal Sales and Services	2.5 spaces per 1,000 sq. ft.
Animal Shelters	As specified by Conditional Use Permit.
Catering Services	2.5 spaces per 1,000 sq. ft.
Charitable Institutions	As specified by Conditional Use Permit.
Child Day-Care Center	2 spaces per 1,000 sq. ft.
Detention Facilities	As specified by Conditional Use Permit.
Emergency Shelters	1 space for every 4 beds.
Emergency Shelters, Limited	1 space for every 4 beds.
Hospitality Home	As specified by Conditional Use Permit.
Laboratories	2 spaces per 1,000 sq. ft.
Life/Care Facilities	As specified by Conditional Use Permit.
Lodging - Bed and Breakfast Inns	1 space per guest room; plus 2 spaces.
Lodging - Hotels and Motels	1 space per guest room; plus 10 spaces per 1,000 sq. ft. of banquet, assembly, meeting or restaurant seating area or 1 space per 8 fixed seats. Accessory retail uses greater than 5,000 sq. ft. gross: 2.5 spaces per 1,000 sq. ft.
Maintenance and Repair Service	2 spaces per 1,000 sq. ft.

Exhibit 3
Revisions to Various Sections of Title 17

Massage Establishments	3 spaces per 1,000 sq. ft.
Medical Services - Extended Care	1 space per 5 patient beds the facility is licensed to accommodate.
Medical Services - Hospitals	3 spaces per bed the facility is licensed to accommodate.
Mortuaries, Funeral Homes	1 space per 5 fixed seats in main assembly area, or 28 spaces per 1,000 sq. ft. of seating area if there are no fixed seats.
Personal Improvement Services	3 spaces per 1,000 sq. ft.
Physical Fitness Clubs	5 spaces per 1,000 sq. ft.
Personal Services	3 spaces per 1,000 sq. ft.
Personal Services, Restricted	3 spaces per 1,000 sq. ft.
Printing and Publishing	2 spaces per 1,000 sq. ft.
Printing and Publishing, Limited	2 spaces per 1,000 sq. ft.
Public Maintenance & Service Facilities	1 space per 500 sq. ft.
Public Safety Facilities	As specified by Conditional Use Permit.
Vehicle Services - Vehicle equipment repair	4 spaces per 1,000 sq. ft.; plus queue lanes to service bays and workstations. The service bays and workstations shall not be counted toward meeting the off-street parking requirements.
Vehicle Services - Washing and Detailing	2 spaces per 1,000 sq. ft.; plus queue spaces for a minimum of 5 cars.

Vehicle Services - Washing and Detailing, Small-Scale	2 spaces per 1,000 sq. ft.; shared parking is allowed without a minor conditional use permit.
Industry, Manufacturing & Processing Uses	
Commercial Growing Area	1 space per 2 acres.
Industry, Restricted	2 spaces per 1,000 sq. ft.
Industry, Restricted, small-scale	2 spaces per 1,000 sq. ft.
Industry, Standard	2 spaces per 1,000 sq. ft.
Recycling Centers - Small Collection Facilities	2 spaces per 1,000 sq. ft.; plus 1 space per bin.
Recycling Centers - Large Facilities	2 spaces per 1,000 sq. ft.; plus 1 space per bin.
Wholesaling, Distribution, & Storage	2 spaces per 1,000 sq. ft.
Wholesaling, Distribution & Storage, small-scale	2 spaces per 1,000 sq. ft.
Transportation, Communications & Utility Uses	
Alternative Fuel/Recharging Facilities	As specified by Conditional Use Permit.
Communications Facility	2 spaces per 1,000 sq. ft.
Heliports	As specified by Conditional Use Permit.
Transportation Dispatch Facility	2 spaces per 1,000 sq. ft.; plus 1 space per commercial vehicle.

Exhibit 3
Revisions to Various Sections of Title 17

Transportation Terminals	As specified by Conditional Use Permit.
Trucking Terminals	1 space per 1,000 sq. ft.
Utility, Major	As specified by Conditional Use Permit.
Vehicle Storage	2 spaces per 1,000 sq. ft.

17.50.050 - Animal Hospitals.

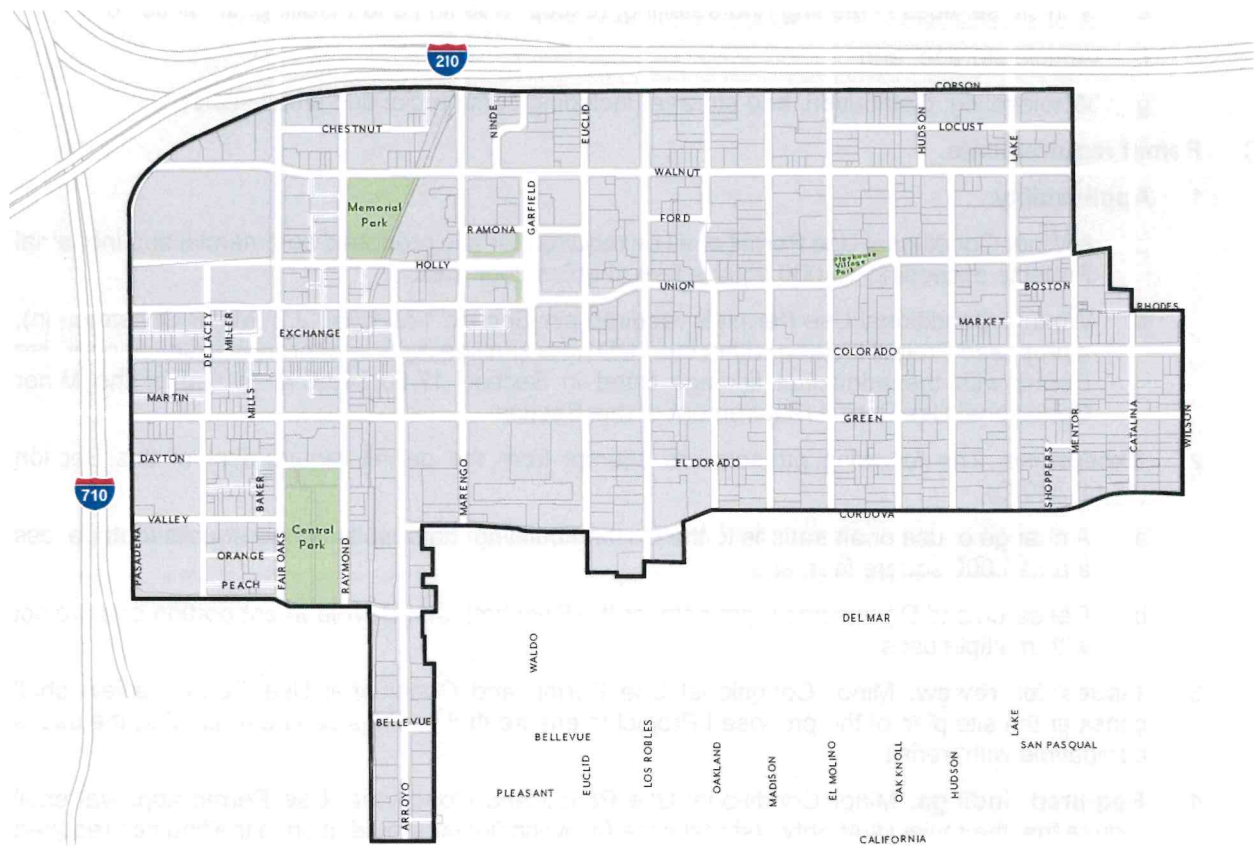
- A. **Improvements required.** All animal hospitals shall be entirely enclosed, soundproofed, and air conditioned.
- B. **Incidental uses allowed.** Grooming and temporary boarding of animals for a maximum of 30 days is allowed if incidental to the animal hospital use.
- C. **Animal Hospitals Established After April 19, 2021.** In addition to the standards specified in this section, the following standards shall also apply to animal hospital facilities established after April 19, 2021.
 - a. **Enclosures.** All facilities shall be entirely enclosed and be fully covered by a permanent roof structure. Open air enclosures shall be prohibited.
 - b. **Soundproofing.** In order to ensure noise from the facility does not cause a nuisance, there shall be a noise threshold of 5dB over ambient at any time, as measured at the property line of the animal hospital facility.
 - c. **Staff Availability.** Hospital staff are required to be present and accessible via telephone at all times that animals are on the hospital premises.

17.50.340 - Transit-Oriented Development (TOD).

A. Applicability.

1. The standards of this Section provide for a mixture of commercial, high-density residential, mixed-use, public, and semi-public uses in close proximity to light rail stations, encouraging transit usage in conjunction with a safe and pleasant pedestrian-oriented environment.
2. These standards emphasize intensification of development and reduced reliance on motor vehicles.
3. These standards shall apply to new Projects located within a designated TOD area of a radius of 1,320 feet (¼ mile) from a light-rail station platform. Within the Central District, these standards shall also apply to the area identified on Figure 1 - Central District Transit-Oriented Area. A Project shall be subject to provisions of this Section if any portion of the Project's property boundary is within the specified distance indicated in this Section.

Figure 1 – Central District Transit-Oriented Area



4. When there is an overlap between TOD areas, the more restrictive standards of the respective TOD areas shall apply.
5. Optional Half-Mile TOD Area.
 - a. Projects located between 1,320 feet (quarter-mile) and 2,640 feet (half-mile) of a light-rail station platform may voluntarily make use of applicable TOD standards provided in this Section, unless:

- (1) The proposed Project is one of the prohibited land uses listed in Section 17.50.340.B; or
- (2) The proposed Project is located between 1,320 feet (quarter-mile) and 2,640 feet (half-mile) of the Sierra Madre Villa Gold Line station platform, where the optional half-mile TOD area shall not apply.

b. If TOD standards are utilized, the Project must comply with all standards listed in this Section.

B. Prohibited land uses.

1. The following nontransit-oriented land uses, as these land uses are defined in Article 8 (Glossary of Technical Terms and Land Use Types), are prohibited within the designated TOD area as specified in Section 17.50.340.A.3:
 - a. Drive-through businesses;
 - b. Large recycling facilities;
 - c. Vehicle services - sales and leasing; (except for sales and leasing - limited);
 - d. Vehicle services - service stations;
 - e. Vehicle services - washing and detailing; (except washing and detailing, small-scale);
 - f. Vehicle storage; and
 - g. Wholesaling, distribution, and storage (including commercial and small-scale).

C. Permit requirements.

1. **Applicability.**
 - a. A Minor Conditional Use Permit shall be required for any proposed commercial and industrial Projects exceeding 15,000 square feet of gross floor area.
 - b. When a Conditional Use Permit is required per Section 17.61.050.J.2 (Major Construction), a proposed Project located within the TOD area shall be reviewed through a Conditional Use Permit with the additional findings listed in Section 17.50.340.C.4, in lieu of the Minor Conditional Use Permit requirement of this Section.
2. **Exceptions.** The following projects are exempt from the permit requirement of this Section (17.50.340.C):
 - a. A change of use or alterations to the existing building that results in new square footage less than 15,000 square feet; and
 - b. Research and Development projects, or the Research and Development portion of a project with multiple uses.
3. **Issues for review.** Minor Conditional Use Permit and Conditional Use Permit review shall consider the site plan of the proposed Project to ensure that findings can be made that the use is compatible with transit.
4. **Required findings.** Minor Conditional Use Permit and Conditional Use Permit approval shall require that the review authority first make the following findings in addition to the findings required by Section 17.61.050:
 - a. The Project consists of a use, or mix of uses, that encourage transit use and is oriented toward the transit user.
 - b. The Project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit.
 - c. The Project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles.

D. Parking requirements.

1. Nonresidential development Projects.

a. Sierra Madre Villa Station TOD Area.

- (1) **Office uses.** For the uses Offices — Administrative, Business, Professional and Offices - Governmental, the minimum number of required off-street parking spaces shall be reduced by 25 percent, and this reduction shall be the maximum allowed number of parking spaces.
- (2) **All other nonresidential uses.** For all other nonresidential uses, the minimum number of required off-street parking spaces shall be reduced by 10 percent, and this reduction shall be the maximum allowed number of parking spaces.

b. Allen, Lake, Memorial Park, Del Mar, and Fillmore Station TOD Areas and Central District Transit-Oriented Area.

- (1) **Office uses.** For the uses offices - administrative business professional and offices - governmental, the minimum number of required off-street parking shall be reduced by 25 percent, with an optional reduction up to 35 percent. The 25 percent reduction shall be the maximum allowed number of parking spaces.
- (2) **All other nonresidential uses.** For all other nonresidential uses, the minimum number of required off-street parking spaces shall be reduced by 10 percent, with an optional reduction up to 20 percent. The 10 percent reduction shall be the maximum allowed number of parking spaces.

c. Further reduction with study. The parking requirements may be further reduced through a parking demand study and approval of a Minor Conditional Use Permit.

2. Exceeding allowable parking requirements. A project site may exceed the maximum allowable parking requirements in compliance with the following conditions.

a. Commercial Off-Street Parking. A site may exceed the maximum allowable number of parking spaces if the parking is approved to serve as Commercial Off-Street Parking. Approval of this parking shall require the granting of a Minor Conditional Use Permit in compliance with Section 17.61.050, and shall be subject to the following conditions:

- (1) All parking spaces in excess of the maximum allowable parking must be for public parking;
- (2) The site shall provide a minimum of 25 public parking spaces;
- (3) The site shall include pedestrian and automotive-oriented signs to advertise the availability and location of the public parking spaces on the property;
- (4) Public parking may not be located on more than two levels, and must be located in a contiguous manner starting on the ground floor;
- (5) Each public parking space shall have a sign noting that the parking space is available for public parking;
- (6) Parking facilities shall be designed to allow for automated operations unless a parking attendant can be assigned during public parking hours;
- (7) City shall be provided with monthly reports on monthly and transient usage;
- (8) The public parking spaces shall comply with Section 17.40.070 of the Zoning Code. At a minimum, the spaces shall be available from 7:00 a.m. to 10:00 p.m., Monday through Sunday;
- (9) If monthly passes are sold for the public parking spaces, sales shall not exceed 50 percent of the total public parking spaces;

- (10) Hourly, daily, monthly rates for the public spaces may not exceed the City's Old Pasadena public parking structures rates by more than 150 percent;
 - (11) The parking area shall be managed to limit the use of public parking by tenants;
 - (12) The City may post wayfinding signs directing motorists to the commercial public parking on the site; and
 - (13) The City and/or other business districts may advertise the commercial public parking on site in written publications or on its website.
- b. **Shared parking.** A site may exceed the maximum allowable number of parking spaces if the parking is approved to serve as shared parking in compliance with Section 17.46.050.
 - c. **Joint parking.** A site may exceed the maximum allowed number of parking spaces if the parking is approved to serve as joint parking.
 - (1) Joint parking is a type of parking that is designed to serve uses on at least two different sites.
 - (2) The joint parking provided shall not exceed the maximum required parking for the combined total parking requirements of the different individual sites.
 - d. **Sierra Madre Villa TOD Area.** The maximum allowed parking requirements in Section 17.50.340.D may be increased through a parking demand study and approval of a Minor Conditional Use Permit, up to an amount that is consistent with the standards applicable to other areas outside of the TOD areas as specified by the Section 17.46.040.
 - e. **Existing Off-Street Parking Spaces.** If a Project results in a condition where the number of existing off-street parking spaces is greater than the requirements for such development or uses established by this Section, the number of existing spaces in excess of the prescribed maximums may be maintained, but shall not be further exceeded except as allowed by the Section 17.50.340.D.2.
3. **Residential development Projects.** The following requirements apply to multi-family residential and mixed-use development Projects proposing at least 48 dwelling units per acre.
- a. **Sierra Madre Villa Station TOD Area.**
 - (1) **Units less than 650 square feet.** A limit of 1 space for each unit (no more or less); and
 - (2) **Units 650 square feet or more.** A minimum of 1.5 spaces for each unit, to a maximum of 2 spaces per unit.
 - b. **Allen, Lake, Memorial Park, Del Mar, and Fillmore Station TOD Areas and Central District Transit-Oriented Area.**
 - (1) **Units 1-bedroom or fewer.** A limit of 1 parking space for each unit (no more or less); and
 - (2) **Units 2-bedrooms or more.** A minimum of 1.5 parking spaces shall be required for each unit, to a maximum of 1.75 spaces per unit.
 - c. The parking requirements may be further reduced through a parking demand study and approval of a Minor Conditional Use Permit in compliance with Section 17.61.050.
 - d. City Permits for overnight parking shall not be allowed.
 - (1) City Permits for overnight parking on City streets shall not be issued for residential development Projects built in compliance with these regulations.
 - (2) Residential tenants shall be advised of the unavailability of on-street overnight parking permits.

- e. Guest parking shall be provided as required by Table 4-6 (Off-Street Parking Space Requirements) of Section 17.46.040. The number of guest parking spaces provided shall not exceed the minimum number of guest parking spaces required by Table 4-6 of the Section 17.46.040.
 - 4. **Modification.** The Zoning Administrator may modify the required parking in a parking garage (including below grade and at or above grade garages) by allowing the total parking requirement to exceed or be reduced by five percent but not more than 10 spaces, only if it can be shown to the satisfaction of the Zoning Administrator that such modification is necessary to alleviate on-site limitations resulting from, but not limited to, the configuration of the parking garage and/or vehicle circulation.
- E. Development Projects within the CG zoning district.**
- 1. **¼ mile of the Allen Street Station.** For development Projects located within ¼ mile of the Allen Street Station, multi-family uses are conditionally permitted, shall contain a minimum of 50 dwelling units, and shall have a maximum allowable density of 48 units per acre. The Conditional Use Permit shall also establish the appropriate setbacks.
 - 2. **Between ¼ and ½ mile of the Allen Street Station.** For development Projects that are located between ¼ of a mile and ½ mile of the Allen Street Station that do not make use of applicable TOD standards as allowed by the Section 17.50.340.A.5, and require a Conditional Use Permit for a project over 25,000 square feet of gross floor area, the additional findings identified in Section 17.50.340.C.4., shall not be required, but shall be used to guide the review of the Project and the development of appropriate conditions.
 - 3. **Further reductions.** The parking requirements may be further reduced through a parking demand study and the issuance of a Minor Conditional Use Permit in compliance with Section 17.61.050.

17.50.350 - Urban Housing

- A. **Applicability.** The development standards of this Section shall apply to multi-family residential development projects utilizing a density greater than 48 dwelling units per acre located outside of a Residential zoning district or Specific Plan area.
- B. **Density and height standards.** The density and height standards for an urban housing development project shall be in compliance with the underlying zoning district.
- C. **Setbacks required.** In order to provide suitable amounts of air, light, and open space, the following setbacks shall be required:
 - 1. Front and corner side: In compliance with the underlying zoning district.
 - 2. Side and rear:
 - a. Ten-foot minimum.
 - b. Through the Design Review process, the side and rear setbacks may be reduced if the reduction results in a larger courtyard.
- D. **Street entries required.** Residential dwelling units located adjacent to the street shall have direct entries from the street.
- E. **Open space required:**
 - 1. A minimum of 30 percent of the net floor area of the structure shall be provided as open space.
 - 2. The minimum dimension of any open space shall be six feet in any direction. Private balconies, at-grade patios, rooftop gardens (including upper level terraces), and the portion of a front or corner side yard setback that is greater than the minimum requirement may be counted as open space.
 - 3. Not more than 35 percent of the total open space may be met by counting balconies.
 - 4. Planter balconies that are two feet or less in width shall not be counted as open space.
- F. **Courtyard requirement.** There shall be a ground-floor landscaped courtyard that shall be a minimum of 20 feet in any direction. Balconies may project up to four feet into the courtyard.
- G. **Courtyard opening required.**
 - 1. **Opening required.** For structures with 75 feet of street frontage or more, the street side of the structure shall have an opening into a landscaped courtyard.
 - 2. **Minimum height of opening.** This opening shall be a minimum of 50 percent of the overall height of the structure but not more than 25 feet.
 - 3. **Minimum width of opening.**
 - a. The width of the opening shall be a minimum of 10 feet.
 - b. If the depth of the structure opening is more than 30 feet, the minimum width of the opening shall be increased by one foot for every three feet of depth above 30 feet.
 - 4. **Multiple frontages.** For structures with multiple frontages, the Design Review process shall determine which frontages shall have an opening in compliance with Section 17.61.030.
 - 5. **Modification through Design Review.** The requirements of this Subsection may be modified through the Design Review process.
 - 6. **Gate transparency.** Any gate placed across the courtyard opening shall have a minimum of 75 percent transparency.
- H. **Parking and Driveways.**
 - 1. **Location of parking.**

- a. Parking areas shall be provided either at grade, semi-subterranean, or subterranean.
 - b. Parking areas (e.g., provided at grade or semi-subterranean) shall not abut the front or corner side street elevations. Only completely subterranean parking facilities may be located within the front or corner side setbacks. All other parking areas shall be located behind the habitable living space required by Subparagraph c., immediately below.
 - c. Each dwelling unit contiguous to a front or corner side street elevation shall have a habitable living space on the ground floor that is a minimum of 12 feet in depth, measured from the interior wall closest to the street.
2. **One space per unit on-site.** For new development projects, parking shall be provided in compliance with Table 4-5 (Off-Street Parking Space Requirements — multi-family dwelling units) and there shall be a minimum of one off-street parking space for each residential unit located on the subject site.
 3. **Guest parking required.** Guest parking shall be provided for the residential units in compliance with Table 4-5 (Off-Street Parking Space Requirements — multi-family dwelling units).
 4. **Other spaces may be located off-site.** All other parking spaces designed to serve the residential units may be located off-site with a long-term parking lease agreement in compliance with Subsection 17.46.020 I. (Location and ownership).
 5. **Distance requirements.** Off-site parking for residential units shall meet the distance requirements for commercial customer/visitor spaces in compliance with Subsection 17.46.020.I (Location and ownership).
 6. **Conversion of existing structures.** Conversions of existing structures (including additions) may provide parking for residential units off-site as long as they meet the distance requirements and there is a long term parking lease agreement all in compliance with Subsection 17.46.020 I.(Location and ownership).
 7. **Driveway location.** Driveways shall be located not more than five feet from a side property line. The review authority (i.e., Design Commission, Planning Director) may modify the location of a driveway to preserve a street tree or tree located on the site.
- G. **Landscaping required.** All areas of the subject site not devoted to lot coverage, driveways, or walkways shall be properly landscaped and maintained in compliance with Chapter 17.44 (Landscaping).
- H. **Balconies.**
1. Balconies may project no closer than six feet to an interior or rear property line and four feet into a front or corner side setback.
 2. Balconies shall have a minimum dimension of six feet in order to count as required open space.
 3. Balconies that are designed to project over the public right-of-way shall have prior approval from the Department of Public Works.
- I. **Fences and walls.**
1. Fences and walls located along a street frontage are limited to four feet in height.
 2. Fences and walls located within rear and interior side setbacks are limited to six feet in height.
 3. Projects with rear and interior side yards located adjacent to commercial uses may have a fence or wall height up to eight feet.
 4. Fences located within front and corner side setbacks shall have a minimum of 50 percent transparency.
 5. Fence height shall be measure from the existing grade.
- J. **Overnight parking permits not allowed.**

1. City Permits for overnight parking on City streets shall not be issued for residential development projects built in compliance with this Section.
 2. Residential tenants shall be advised of the unavailability of on-street overnight parking permits.
- K. **Urban noise levels.**
1. Residents of an urban housing development project shall be notified that they are living in an urban area and that the noise levels may be higher than in a typical residential area.
 2. The signature of the residents shall confirm receipt and understanding of this information.
- L. **Loading and unloading of household goods.** If the loading and unloading of furniture and household goods for residential dwelling units is to occur on the street, it shall be limited to the hours of 9:00 a.m. to 2:00 p.m. and 7:00 p.m. to 10:00 p.m. on weekdays and 9:00 a.m. to 10:00 p.m. on weekends.

17.60.030 - Concurrent Permit Processing

- A. When a single project incorporates different land uses or features so that this Zoning Code requires multiple land use permit applications, the Director may determine that all of the applications shall be filed concurrently, and reviewed, and approved or disapproved, by the highest level review authority assigned by Table 6-1 to any of the required applications. (For example, a project that requires a Zoning Map amendment and a Conditional Use Permit may be reviewed, and approved or disapproved by the Council (after a recommendation from the Commission), where a Conditional Use Permit application by itself may be reviewed and acted upon by the Hearing Officer.)
- B. The Director may authorize use of a single application form and submittal materials for multiple land use applications required by this Zoning Code.

TABLE 6-1 - REVIEW AUTHORITY					
Type of Decision	Role of Review Authority (1)				
	See Section	Director/Zoning Administrator/ Hearing Officer	DC/HPC (2)	BZA/Planning Commission (2)	City Council
Administrative and Amendments					
General Plan amendments	17.74			Recommend	Decision
Interpretations	17.12	Decision (3)		(BZA) Appeal	CFR
Master Plans	17.61.050			Recommend	Decision
Planned Developments	17.26.020.C			Recommend	Decision
Specific Plans	17.68			Recommend	Decision
Zoning Code amendments	17.74			Recommend	Decision
Zoning Map amendments	17.74			Recommend	Decision
Land Use Permits and other Development Approvals					

Exhibit 3
Revisions to Various Sections of Title 17

Adjustment Permits	17.61.070			Recommend	Decision
Certificate of Appropriateness	17.62.090	Decision (4)	(HPC) Decision/ Appeal/CFR		Appeal/ CFR
Height Averaging	17.30.060, 17.35.060		(DC) Decision		Appeal/ CFR
Code Compliance Certificates	17.61.020	Issued by Director			
Conditional Use Permits	17.61.050	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Creative Sign Permits	17.48.070	Decision	(DC) Appeal/CFR		Appeal/ CFR
Density Bonus - Concessions and other Incentives	17.43.050	(HO) Decision		(BZA) Appeal	Appeal/CFR (5)
Density Bonus - Waiver of Development Standards	17.43.060	(HO) Decision		(BZA) Appeal	Appeal/CFR (5)
Design Review (See Tables 6-2 & 6-3)	17.61.030	Decision	(DC) Decision/ Appeal/CFR		Appeal/ CFR
Development Agreement	17.66			Recommend	Decision
Expressive Use Permits	17.61.060	(HO) Decision (3)			Appeal/ CFR
Long-term Film Permits	17.61.090	(HO) Decision		(BZA) Appeal	Appeal/CFR

Exhibit 3
Revisions to Various Sections of Title 17

Hillside Development Permit	17.29.010	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Hotel Conversion Permit	17.61.055	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Lot Line Adjustments	Title 16	Advisory Agency (HO) Decisions		(BZA) Appeal	Appeal/CFR
Major Construction 75,000 sq. ft. or less Conditional Use Permit	17.61.050.J	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Major Construction greater than 75,000 sq. ft. Conditional Use Permit	17.61.050.J			Planning Commission Decision	Appeal/CFR (5)
Master Sign Plans	17.48.060	Decision	(DC) Appeal/CFR		Appeal/CFR
Minor Conditional Use Permits	17.61.050	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Minor Variances	17.61.080	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Modifications for Persons with Disabilities	17.61.080	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Public Art Requirement	17.61.100	(AC) Decision (2)			Appeal/CFR
Sign Exceptions	17.48.050	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Temporary Use Permits	17.61.040	(ZA) Decision (3)		(BZA) Appeal	CFR

Exhibit 3
Revisions to Various Sections of Title 17

Tentative Tract and Parcel Maps (Including Vesting Maps)	Title 16	Advisory Agency (HO) Decision	(BZA) Appeal	Appeal/CFR
Variances	17.61.080	(HO) Decision (3)	(BZA) Appeal	Appeal/CFR (5)
Wireless Telecommunications Facilities, Permit Extension	17.50.310	Director	(BZA) Appeal	Appeal/CFR
Wireless Telecommunications Facilities, SCL	17.50.310	Director	(BZA) Appeal	Appeal/CFR

Notes:

- (1) "Recommend" means that the review authority makes a recommendation to a higher decision-making body; "Decision" means that the review authority makes the final decision on the matter; "Appeal" means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Chapter 17.72 (Appeals); and "CFR" means Call for Review, in compliance with Chapter 17.72 (Appeals).
- (2) "DC" means the Design Commission, "HPC" means Historic Preservation Commission, "BZA" means Board of Zoning Appeals and "AC" means Arts and Culture Commission.
- (3) The Hearing Officer may defer action on permit applications and refer the items to the Board of Zoning Appeals (BZA) for the final decision.
- (4) The Director's decision to issue a Certificate of Appropriateness may first be appealed to the Historic Preservation Commission (HPC) and then to the Council.
- (5) Any CEQA document or decision may be appealed to the Council.

17.61.030 - Design Review

- A. **Purpose.** Design Review is intended to implement urban design goals and policies and the Citywide design principles in the General Plan and to apply the City's adopted design guidelines to Design Review. More specifically, the purposes of Design Review are to:
1. Apply Citywide urban design principles to ensure that new construction supports the best of the City's architectural traditions;
 2. Encourage new structures that show creativity and imagination, add distinction, interest, and variety to the community, and are environmentally sustainable;
 3. Promote architectural and design excellence in new construction and discourage poor- quality development;
 4. Ensure that future development should:
 - a. Reflect the values of the community;
 - b. Enhance the surrounding environment;
 - c. Visually harmonize with its surroundings and not unnecessarily block scenic views; and
 - d. Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.
 5. Ensure that new landscaping provides a visually pleasing setting for structures on the site;
 6. Promote the protection and retention of landmark, native, and specimen trees and if feasible mature canopy trees and other significant landscaping of aesthetic and environmental value;
 7. Ensure that the design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development; and
 8. Promote the conservation, enhancement, preservation, and protection of historic resources.
- B. **Applicability.** All projects are subject to Design Review in compliance with this Section, excluding exempted projects identified in Subparagraph 5., below.
1. **Review authority.** The review authority for Design Review is specified in Tables 6-2 and 6-3, below.
 2. **Design Commission may delegate to the Director.** The Design Commission may delegate other review and approval functions to the Director.
 3. **Role of design guidelines.**
 - a. **Provide guidance.** The approved design guidelines shall provide appropriate guidance to applicants and the applicable review authority (e.g., Design Commission or Director) on how projects subject to Design Review shall be evaluated.
 - b. **Consistency with design guidelines required.** Design Review approval requires a finding of consistency with the applicable design guidelines. (See Subsection K. [Findings], below.)
 - c. **Adopting new or modified guidelines.** The Design Commission shall review and comment on proposed new design guidelines, or modifications to existing guidelines, and shall forward a written recommendation to the Council for its consideration when adopting the new or modified guidelines.
 5. **Exemptions and limitations.** The following projects are exempt or otherwise limited from Design Review in all districts:
 - a. **Projects not visible from public view.** Projects that in their entirety are not visible from the public right-of-way.

- b. **Projects with only partial public view.**
 - (1) Design Review shall concentrate on those exterior portions of the structure and related features that are in full or partial view from the public right-of-way.
 - (2) Design Review may also consider interior courtyards and building elevations out of public view in order to improve the visual relationship between new construction and its surroundings, to create more open views and improved access to light and air, and to ensure that predominant architectural and landscaping treatments are appropriately incorporated into the secondary elevations and open space of the structure.
- c. **Interior features and interior alterations.** Interior features and interior alterations are exempt from Design Review unless they materially affect a structure's appearance from the public right-of-way.
- d. **Signs.** Signs having no words or symbols exceeding three inches in height and temporary signs and banners are exempt from Design Review.

TABLE 6-2 - THRESHOLDS FOR DESIGN REVIEW AND DEMOLITION REVIEW IN THE CENTRAL DISTRICT

Project Type	Review Authority
1. New Construction.	
Structures up to 5,000 sq. ft.* or residential projects with nine or fewer dwelling units.	Director
Structures 5,000 sq. ft.* or more or residential projects with 10 or more dwelling units.	Design Commission
2. Existing Structures: Major Rehabilitation and Substantial Alterations.	
All Subareas Except In-Town Residential	
Structures up to 10,000 sq. ft.*	Director
Structures 10,000 sq. ft.* or more.	Design Commission
3. Existing Structures: Minor Rehabilitation and Minor Alterations.	
A. All Subareas except Walnut Transit and In-Town Residential	
All structures.	Director
B. Walnut Transit.	
Historic resources.	Director

All other structures.	No Review
4. New Storefronts and Alterations to Existing Storefronts.	
All structures.	Director
5. Signs.	
New signs and awnings, replacement of existing building identity signs in existing locations (copy/logo change only).	Director
New building identity wall signs.	Design Commission
6. Demolition Reviews; Relief from Replacement Building Permit.	
Historic resources.	Director
Qualifying historic structures, designated or eligible for designation.	Design Commission
7. Public Projects.	
New construction of structures up to 5,000 sq. ft.* (for projects open to public view) and major rehabilitation or substantial alterations to existing buildings up to 10,000 sq. ft. Minor projects, as defined in Section 17.62.030.V, affecting historic resources.	Director
New construction of structures 5,000 sq. ft.* or more and major rehabilitation or substantial alterations to existing buildings 10,000 sq. ft.* or more. Major projects, as defined in Section 17.62.030.U, affecting historic resources.	Design Commission (With advisory review by Historic Preservation Commission for projects affecting historic resources)
*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

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 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.	
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.	
Additions up to and including 500 sq. ft. except on street-facing elevation.	Director
All other projects.	Design Commission
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.	
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	
A. Major Corridors.	
Structures up to and including 25,000 sq. ft.* (with street frontage).	
Structures over 25,000 sq. ft.*	Design Commission
B. North Lake Specific Plan.	
Structures 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
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. Public Projects.	
New construction of structures up to 5,000 sq. ft.* (for projects open to public view) and major rehabilitation or substantial alterations to existing buildings up to 10,000 sq. ft.* Minor projects, as defined in Section 17.62.030.V, affecting historic resources.	Director
New construction of structures 5,000 sq. ft.* or more and major rehabilitation or substantial alterations to existing buildings 10,000 sq. ft.* or more. Major projects, as defined in Section 17.62.030.U, affecting historic resources.	Design Commission (With advisory review by Historic Preservation Commission for projects affecting historic resources)
*Sq. ft. means total amount of gross floor area expressed in square feet.	

C. Scope and stages of Design Review.

1. **Stages of Design Review.** Design Review shall consist of the following three stages:
 - a. Preliminary consultation; (See Subsection D., below.)

- b. Concept Design Review; and (See Subsection E., below.)
- c. Final Design Review. (See Subsection F., below.)
- 2. **Combining Design Review.** The Director may authorize combining of Concept and Final Design Review into a one-step Consolidated Design Review. (See Subsection G., below.)
- 3. **May require 50 Percent Design Review.**
 - a. As a condition of Concept Design Review, the Design Commission may require an advisory 50 Percent Design Review of a project.
 - b. The 50 Percent Design Review shall be advisory and not subject to an appeal or call for review.
- D. **Preliminary consultation.** Preliminary consultation is an informal discussion between the Director and the applicant to explain to the applicant the applicable design guidelines, findings, and procedures that will apply to the project, and to discuss compliance of the project with the design guidelines.
- E. **Concept Design Review.**
 - 1. **Purpose.** Concept Design Review is the primary step in the Design Review process. Applications for Concept Design Review normally address the basic design of a project, including compatibility with surroundings, massing, proportion, siting, solid-to-void relationships, and compliance with applicable design guidelines.
 - 2. **Procedures.** Concept Design Review applications shall be processed in compliance with Chapter 17.60 (Application Filing and Processing) except as provided in this Section.
 - 3. **Public hearing required.** A public hearing shall be held on all Concept Design Review applications for which the Design Commission is the original review authority. The hearing shall be noticed and conducted in compliance with Chapter 17.76 (Public Hearings).
 - 4. **Period of validity.** Concept Design Review approval shall be subject to the validity provisions of Chapter 17.64 (Permit Implementation, Time Limits, and Extensions).
- F. **Final Design Review.**
 - 1. **Purpose.** Final Design Review is the final phase of the review process. It normally focuses on construction details, finishes, materials, and landscaping, and on consistency of the project with the design approved during Concept Design Review and compliance with the conditions of the approved Concept Design Review.
 - 2. **Review authority.** The Director shall be the review authority for Final Design Review, unless the Design Commission, acting as review authority during Concept Design Review, requires that it also conduct Final Design Review.
 - 3. **Public hearing not required.** A public hearing is not required for Final Design Review.
 - 4. **Period of validity.** Final Design Review approval shall be subject to the validity provisions of Chapter 17.64 (Permit Implementation, Time Limits, and Extensions).
- G. **Consolidated Design Review.**
 - 1. **One-step procedure.** The Director may authorize consolidating Concept and Final Design Review applications into a one-step procedure.
 - 2. **Comply with Concept procedures.** Applications for Consolidated Design Review shall be processed in compliance with the procedures for Concept Design Review.
 - 3. **Period of validity.** The period of validity shall be the same as for Final Design Review.
- H. **Expedited Design Review.**

1. **Awnings, paint colors, and signs.** Applications for awnings, paint colors, and signs that meet the following criteria may be approved at the sole discretion of the Director, but with a five-day appeal period in compliance with Chapter 17.72 (Appeals):
 - a. Application is to replace a similar item existing on the structure in the same general location (e.g., like for like);
 - b. Awning fabric replacement;
 - c. Change of a face panel or copy on an existing sign;
 - d. Change of logo/graphics for an existing sign;
 - e. Paint scheme changes;
 - f. Replacing a projecting, flat-paneled sign on an existing bracket(s); and
 - g. Wall-mounted sign with no interior illumination.
 2. **Required findings; Compliance with Zoning Code and consistency with design guidelines.** In all cases the request shall comply with the awning and sign regulations in the Zoning Code and shall be consistent with the design guidelines — as determined to be applicable by the Director.
- I. **Procedures.**
1. **Standard procedures.** The provisions of Chapter 17.60 (Application Filing and Processing) shall apply to the Design Review process, except as modified by this Section.
 2. **Time limits on Director's decisions.** Where the Director is the review authority, and a public hearing is not required, the Director shall render a decision on the application, and provide written notice thereof to the applicant, within 15 days of finding the application complete.
 3. **Notice of decision.** Written notice of all decisions on Design Review applications shall be provided to the applicant after the decision is made.
 4. **Effective date.** Final action on a Design Review shall be effective on the 11th day after the date of the decision, in compliance with Chapter 17.64 (Permit Implementation, Time Limits, and Extensions).
 5. **Design conditions.**
 - a. Changes in a project required as a condition of Design Review approval may include density, height, open space, parking or loading, and sign requirements, as long as the conditions are not more restrictive than those prescribed by applicable zoning district regulations or a valid Adjustment Permit, Conditional Use Permit, Development Agreement, Master Plan, Planned Development, Variance, or other legislative or zoning entitlements.
 - b. The role of Design Review for projects proposing new and amended Master Plans and Planned Developments shall be limited to recommendations to the Commission and Council on aesthetic and urban design issues related to architecture, landscaping, site plan, and related aesthetic issues, as well as historic preservation. Additionally, recommendations regarding the future scope of Design Review for the area within a Master Plan, and comments on the aesthetic/cultural resources of a draft environmental study are appropriate.
 - c. Design Review may require appropriate site plan revisions (e.g., different arrangements of open space), as well as revisions to the proposed building massing and transitions in scale of the structure(s), especially in historic districts to achieve greater compatibility between new construction and existing historic resources.
 6. **Modifications.**
 - a. **Minor changes.** The Director or the Design Commission may, without notice or public hearing, approve minor changes to the plans, elevations, or conditions of approval upon determining that the changes are minor and consistent with the intent of the original approval.

- b. **Major changes.** Major changes shall be subject to the provisions governing changes to an approved project in compliance with Chapter 17.64 (Permit Implementation, Time Limits, and Extensions).

J. **Public hearing provisions.**

- 1. **Standard notice provisions.** Where a public hearing is required, notice shall be given and the hearing shall be conducted in compliance with Chapter 17.76 (Public Hearings).
- 2. **Notice for alteration projects.** Where the project for which the hearing is held involves only alterations, mailed and posted notice shall be distributed within 500 feet of the subject site's boundaries, in compliance with Chapter 17.76 (Public Hearings).
- 3. **Combined notice allowed.** Combined notice may be given where:
 - a. A project requires a discretionary permit, in addition to Design Review, in compliance with this Zoning Code;
 - b. The permit will authorize construction of the project; and
 - c. The hearing for the permit is held before the Design Review hearing.
- 4. **Combined notice provisions.**
 - a. In these cases, the hearing notice for the Design Review hearing may be combined with the hearing notice for the underlying permit hearing and a separate hearing notice for the Design Review hearing need not be prepared and distributed.
 - b. The hearing notice shall state that a hearing on the design of the project will be held at a future date, and shall identify the name, address, and phone/fax number or e-mail address of a staff person to contact for information regarding the Design Review hearing date.

K. **Findings.** The following findings shall be made before approval of a Design Review application.

- 1. **For all applications. The project's design is consistent with**
 - a. The purposes of this Section; and
 - b. Any applicable design guidelines adopted by the Council.
- 2. **Historic resources.** In addition to the two findings identified in Subparagraph 1., above, the alteration to a designated historic resource or resource qualifying for a historic designation is consistent with the Secretary's Standards.
- 3. **Alterations to structures with 6L or 7N status code.** In addition to the two findings in Subparagraph 1., above, the alteration to a structure with 6L or 7N status code in the Central District is consistent with the Secretary's Standards, or alternatively, with other adopted design guidelines. The Director may choose not to apply these standards due to a loss of historic integrity, as defined in Section 17.62.030.Q, or setting.
- 4. **Demolitions, relocations, and demolitions without a Building Permit for a replacement structure in the Central District.** In addition to the two findings identified in Subparagraph 1., above, the demolition, relocation, and demolition without a Building Permit for a replacement structure in the Central District is consistent with the findings identified in Section 17.62.090 (Alteration, Demolition, or Relocation of a Historic Resource).

17.62.020 – Administrative and Review Authorities – Powers and Duties

The powers and duties of the applicable review authorities are identified in Table 6-5, below.

TABLE 6-5—REVIEW AUTHORITIES—POWERS AND DUTIES	
Review Authority	Powers and Duties
Director	<ol style="list-style-type: none"> 1. Approve/disapprove applications for Certificates of Appropriateness for minor projects affecting designated historic resources and approve/disapprove major projects (except demolition) affecting historic resources eligible for designation. 2. Approve/disapprove applications for relief from the replacement Building Permit requirement. 3. Approve/disapprove applications for Historic Resource Economic Hardship Waiver. 4. Approve/disapprove requests to exceed allowable height for accessory structures in compliance with Section 17.50.250.E.1.f and porte cochere restoration in compliance with Section 17.55.050.C. 5. Review applications for designation of historic monuments, landmarks, landmark trees, or historic signs and either prepare a recommendation of approval to the Historic Preservation Commission or determine that the nominated resource does not meet the criteria for designation. 6. Conduct initial review of landmark district eligibility and boundaries and determine potential eligibility. Conduct informational workshop for affected property owners when new eligible landmark districts are identified. 7. Conduct historic resource evaluations. 8. Determine if a property is contributing or non-contributing to a historic or landmark district or to a district eligible for designation. 9. For public projects, review minor projects affecting City-owned historic resources. 10. Conduct design review for projects requiring both design review by the Director as specified in Table 6-2 and Table 6-3 and a Certificate of Appropriateness pursuant to this chapter (after consulting with and receiving advice from the Historic Preservation Commission). 11. Review applications to rescind or amend a landmark district or conservation plan and either prepare a recommendation of approval to the Historic Preservation Commission or disapprove the applications. 12. Approve/disapprove applications to extend time limits for correction of violations of this Chapter. 13. Approve/disapprove applications to waive the two-car covered parking requirement.

	<p>14. Approve/disapprove requests to waive development standards for multi-family residential projects involving preservation of historic resources through the design review process in accordance with the design review thresholds in Table 6-3.</p> <p>15. Approve/disapprove requests for alternative lot line determination (Zoning Administrator).</p> <p>16. Approve/disapprove applications for Historic Property Contract, based on administrative guidelines approved by the City Manager.</p> <p>17. Provide advisory comments to the applicable review authority for projects that require a Zoning entitlement.</p>
<p>Historic Preservation Commission</p>	<p>1. Review applications for designations of historic monuments, landmarks, historic signs, and landmark trees and either forward a recommendation to the Council to approve the applications or deny the applications.</p> <p>2. Review applications for designations of landmark districts and either forward a recommendation of approval to the Council or deny the applications.</p> <p>3. Outside of the CD zoning district, except CD-RM districts, approve/disapprove, applications for Certificates of Appropriateness for major projects affecting historic resources and approve, disapprove or delay demolition projects affecting historic resources eligible for designation.</p> <p>4. For public projects, forward recommendations to the Design Commission/Council on proposals for major projects affecting historic resources.</p> <p>5. Review appeals of decisions of the Director in compliance with this Chapter. Call for review decisions of the Director in compliance with this Chapter, and conduct such review.</p> <p>6. Provide advisory comments to the design review authority for projects requiring both an application for a Certificate of Appropriateness and an application for Design Review.</p> <p>7. Review applications to rescind or amend a landmark district or conservation plan and recommend approval to the Council or disapprove the applications.</p>
<p>Hearing Officer</p>	<p>1. Approve/disapprove applications for Variances for Historic Resources.</p>
<p>Design Commission</p>	<p>1. In the CD zoning district, approve/disapprove Design Review applications for projects meeting the design review thresholds in Section 17.61.030.</p> <p>2. In the CD zoning district, review appeals of Relief from the Replacement Building Permit Requirement decisions of the Director; call for review such decisions of the Director, and conduct such review.</p> <p>3. As specified in Table 6-2 and Table 6-3, review major projects affecting City-owned historic resources (after consulting with and receiving advice from the Historic Preservation Commission).</p> <p>4. Conduct design review for projects requiring both design review by the Design</p>

	<p>Commission as specified in Table 6-2 and Table 6-3 and a Certificate of Appropriateness pursuant to this chapter (after consulting with and receiving advice from the Historic Preservation Commission).</p> <p>5. Review requests to waive development standards for multi-family residential projects involving preservation of historic resources through the design review process in accordance with the design review thresholds in Table 6-3.</p>
<p>Planning Commission</p>	<ol style="list-style-type: none"> 1. Recommend to Council approval/disapproval of landmark district zoning map amendments. 2. Review applications to rescind or amend a landmark district or conservation plan and forward a recommend to the Council.
<p>Council</p>	<ol style="list-style-type: none"> 1. Approve/disapprove designations of landmarks, historic monuments, historic signs, landmark trees, and landmark districts. 2. Review appeals of decisions in compliance with this Chapter of the Director, Historic Preservation Commission, and Design Commission. Call for review decisions of the Director, Historic Preservation Commission, and Design Commission in compliance with this chapter, and conduct such review as specified in Chapter 17.72. 3. Approve/disapprove applications to rescind or amend a landmark district or conservation plan.

17.62.090 - Alteration, Demolition, or Relocation of a Historic Resource

- A. **Compliance with Section.** Unless exempt pursuant to subsection D below, no person, owner, or other entity shall undertake a major or minor project to a designated historic resource or historic resource eligible for designation or new construction in a landmark or historic district as defined in the Category 1, 2 and 3 review procedures in subsection E below without first obtaining approval of an application for Certificate of Appropriateness in compliance with this Section. Proposed projects within the Bungalow Heaven, Garfield Heights and Banbury Oaks Landmark Districts shall be processed in accordance with the review thresholds in the respective Conservation Plan for those districts, unless rescinded in the future.
- B. **General procedures for review of applications for Certificate of Appropriateness.**
1. The Certificate of Appropriateness requirement is limited to areas outside of the Central District, except CD-RM districts.
 2. All applications for which the Historic Preservation Commission is the review authority shall be processed in compliance with the standard review procedures identified in Chapter 17.76 (Public Hearings).
 3. The provisions of Chapter 17.60 (Application Filing and Processing) and Chapter 17.64 (Permit Implementation, Time Limits, and Extensions), apply to all Historic Preservation reviews. All decisions by the Planning Director may be appealed to or called for review by the Historic Preservation Commission or City Council following procedures in Chapter 17.72, except as otherwise specified in this chapter.
 4. Exterior work subject to regulatory review of an application for Certificate of Appropriateness in designated or eligible landmark districts and designated or eligible historic districts is limited to public view from public and private streets; views from alleys are excluded from review.
 5. For individually designated landmarks and historic monuments and properties individually listed in the National Register, the review authority shall concentrate reviews on features open to view from public or private streets and sidewalks. The review authority may also review work out of public view if the alterations affect significant character-defining features of the historic resource or if the work may have an adverse effect on the overall historic integrity of the resource.
 6. In landmark and historic districts outside the Central District, the following items shall be exempt from review: Paint colors and stains, routine maintenance and minor repairs, landscaping (except for trees protected under Chapter 8.52 - Tree Protection), all interior alterations, screens and awnings, flat concrete work (including driveways and walkways), rear yard walls and fences, reroofing (except for a change of material) exterior lighting fixtures, and window/door grilles. Design review may be required for these types of projects in the Central District per the design review thresholds in Section 17.61.030.
 7. In the event of a conflict between an adopted conservation plan and the procedures of this chapter, the conservation plan shall prevail, except that the Appeal and Call for Review procedures in Chapter 17.72 shall supersede the Appeal and Call for Review provisions of the conservation plans.
 8. For projects requiring both a Certificate of Appropriateness and design review, the Director or Design Commission, according to the design review thresholds in Table 6-2 or Table 6-3, shall be the review authority. The Historic Preservation Commission shall make a recommendation to the design review authority, based on compliance of the project with the Secretary's Standards.
- C. **Review of demolitions and alterations to historic resources in the Central District.** The Design Commission shall review applications for additions, alterations, demolitions, relocations, and new construction and relief from the replacement Building Permit requirement in the Central District, except CD-RM districts, as specified in Table 6-2 in Section 17.61.030 and Table 6-5 of Section 17.62.020.
- D. **Exceptions to Certificate of Appropriateness requirement.**

1. **Demolition.** A Certificate of Appropriateness is not required for properties already entitled for demolition through an adopted Master Development Plan, Planned Development, Development Agreement, Adjustment Permit, Use Permit, Variance or similar land use approval, or for demolitions analyzed and cleared through an adopted negative declaration, mitigated negative declaration, or certified EIR.
2. **Alterations.** A Certificate of Appropriateness for a major or minor project is not required for properties already entitled for alteration through an adopted Master Development Plan, Planned Development, Development Agreement, Adjustment Permit, Use Permit, Variance or similar land use approval, and if a finding of consistency with the Secretary of the Interior's Standards is made, in conjunction with such approval. For all such projects, advisory review by the Director shall be conducted prior to action being taken on the land use approval. The Director shall provide comments to the land use approval review authority on compliance of the project with the Secretary of the Interior's Standards, including any recommended conditions of approval that would be necessary to ensure compliance with the Standards.

E. **Review procedures for historic resources.**

1. **Category 1 review procedures.** Category 1 review procedures shall apply to all designated historic resources.
 - a. **Major project.** The Historic Preservation Commission may approve, approve with conditions, or disapprove an application for a Certificate of Appropriateness for a proposed major project.
 - b. **Minor project.** The Director may approve, approve with conditions, or disapprove an application for a Certificate of Appropriateness for a proposed minor project.
2. **Category 2 review procedures.** Category 2 review procedures shall apply to an eligible or potentially eligible individual historic resource and to contributing structures to eligible historic districts identified through a past or future historic resources survey.
 - a. **Demolition.** The Historic Preservation Commission may approve or disapprove an application for Certificate of Appropriateness for the demolition of an eligible historic resource.
 - b. **Major project.** The Director may approve, approve with conditions, or disapprove an application for Certificate of Appropriateness for a proposed major project, except demolition.
3. **Category 3 review procedures.** Category 3 review procedures shall apply to contributing structures within eligible landmark districts that have completed the eligibility review phase of the landmark district designation process outlined in Section 17.62.070.A and for no more than 365 days following the effective date of the decision.
 - a. **Demolition.** The Historic Preservation Commission may delay for a period of time not exceeding 365 days following the effective date of the landmark district eligibility review decision an application for Certificate of Appropriateness for demolition of a contributing primary structure to an eligible landmark district. Such applications shall be reviewed at a public hearing conducted in accordance with the procedures in Chapter 17.76.
 - b. **Efforts during delay.** If an application for Certificate of Appropriateness is delayed pursuant to subsection a above, the Director, Historic Preservation Commission, or subcommittee thereof, shall work diligently with the applicant to identify alternatives to demolition of the structure. If an alternative is identified, the Historic Preservation Commission shall conduct a public hearing to review and issue a decision on the alternative project. The Commission may approve, approve with conditions, or disapprove the proposed alternative project based on the findings required in Section 17.62.090.E.4. The Commission's decision may be appealed to, or called for review by the City Council following the procedures in Chapter 17.72. The review and decision on an alternative project does not affect the timing of the demolition delay period established pursuant to subsection a above.

- c. **Designation during delay.** If the designation of the eligible landmark district becomes effective during the delay period, the demolition shall be automatically denied. The Director shall issue a decision letter documenting the denial of the demolition, which may be appealed to the Historic Preservation Commission or called for review by the Historic Preservation Commission or City Council following the procedures in Chapter 17.72 within 10 days of the effective date of the landmark district designation.
 - d. **End of delay period.** If neither an alternative project is approved nor the designation of the landmark district becomes effective prior to the end of the delay period, the demolition shall be automatically considered approved.
- 4. **Required findings for approval of a Certificate of Appropriateness.** Approval of a Certificate of Appropriateness shall be based on the following findings, unless a Historic Resource Economic Hardship Waiver is approved pursuant to Section 17.62.090.E.3:
 - a. If a project is a demolition or relocation, including demolition in a historic or landmark district, the project will not cause a significant adverse effect as defined in the State CEQA guidelines; or
 - b. If a project is an alteration or new construction, the project complies with the Secretary's Standards and any adopted guidelines based on the Secretary's Standards.
- 5. **Additional findings for demolition of historic resources (excluding non-contributing structures).** In addition to the findings required in Section 17.62.090.E.4, the Commission must make one of the following findings to approve demolition of a designated or eligible historic resource, unless a Historic Resource Economic Hardship Waiver is approved pursuant to Section 17.62.090.E.3:
 - a. The building has experienced severe structural damage that is unable to be repaired and there is substantial evidence to support this conclusion from at least two qualified professionals managed by the City and paid for by the applicant (e.g., structural engineer, historic architect); or
 - b. No economically reasonable, practical, or viable measures could be taken to adaptively use, rehabilitate, or restore the building or structure on its existing site—and there is substantial evidence to support this conclusion from at least two qualified professionals managed by the City and paid for by the applicant (e.g., structural engineer, historic architect); or
 - c. A compelling public interest justifies demolition.
- 6. **Additional finding to exceed the Neighborhood Compatibility Requirement on a Non-Contributing Property in a designated landmark or historic district.** In addition to the findings required in Section 17.62.090.E.4, the Commission shall make the following finding for projects defined in Section 17.62.030.U.6:
 - a. The design, location, and size of proposed new structures and/or additions to existing structures will be compatible with existing and anticipated future development within the landmark or historic district in terms of height, massing, and scale.
- 7. **Conditions of approval.** As a condition of approval of an application for Certificate of Appropriateness, the review authority may require historic materials to be salvaged from a property, and it may require archival-quality photo-documentation of the building and/or architectural drawings similar to those required for the Historic American Buildings Survey (HABS), in addition to any other specific conditions that it may deem appropriate to ensure that the findings for approval of the application can be made.

Chapter 17.31 – East Colorado Specific Plan 2022

17.31.040 - Allowable Land Uses

- A. **Definitions.** Definitions of specific land uses are found in Section 17.80.020.
- B. **Permit Requirements.** Table ECSP-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 Section noted in Table ECSP-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 17.31.080.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 ECSP-2 are prohibited by this Specific Plan, except as otherwise provided by Section 17.21.030.A.
- G. **Nonconforming Uses.** Existing uses which are made nonconforming by this Specific Plan shall be subject to Section 17.71.
- H. **Initial Use of a Historic Resource.** Where prohibited by Table ECSP-2, the initial use of the designated historic resources, identified on Page 17 of the ECSP, may be permitted with a Conditional Use Permit.
- I. **Limited Hours of Operation.** Uses listed in Table ECSP-2 shall comply with limited hours of operation as required by 17.40.070.

Table ECSP-2: Allowable Land Uses

Symbol	Description	Section
P	Permitted use, Code Compliance Certificate required.	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required.	
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed.	

(L1)	Use is not permitted on the ground floor within 35 feet of the sidewalk line on Colorado Boulevard, Green Street, and Allen Avenue. Entries to upper floor or ground floor spaces behind the 35 feet are allowed.	
------	---	--

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS

Land Use ¹	Permit Requirement			Section/Notes
	EC-MU-C	EC-MU-G	EC-MU-N	
RESIDENTIAL USES				
Accessory Dwelling Unit	P	P	P	17.50.275
Boarding Houses ²	C	C	C	
Dormitories	P	P	P	
Fraternities/Sororities	P	P	P	
Home Occupations	P	P	P	17.50.110
Mixed-Use Projects	P	P	P	
Multi-Family Housing	P	P	P	
Residential Accessory Uses and Structures	P	P	P	17.50.250
Residential Care, General	P	P	P	
Residential Care, Limited	P	P	P	
Single-Room Occupancy	P	P	P	
Supportive Housing	P	P	P	

Exhibit 3
Revisions to Various Sections of Title 17

Transitional Housing ³	P	P	P	
COMMERCIAL USES				
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Clubs, Lodges, Private Meeting Halls	C	C	C	
Colleges, Nontraditional Campus Setting	P	P	P	
Commercial Entertainment	E	E	E	
Commercial Recreation, Indoor	P	P	P	17.50.130
Commercial Recreation, Outdoor	—	—	—	
Cultural Institutions	P	P	P	
Electronic Game Centers	P	P	P	17.50.100
Park and Recreation Facilities	P	P	P	
Religious Facilities	C	C	C	
with Columbarium	MC	MC	MC	17.50.230
with Temporary Homeless Shelter	MC	MC	MC	
Schools, Public and Private	—	C	C	17.50.270
Schools, Specialized Education and Training	P	P	P	
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES				
Automated Teller Machines (ATMs)	P	P	P	17.50.060
Banks and Financial Services	P	P	P	

Exhibit 3
Revisions to Various Sections of Title 17

with Walk-Up Services	P	P	P	17.50.060
Business Support Services	P	P	P	
Offices, Accessory	P(L1)	P(L1)	P(L1)	
Offices, Administrative Business Professional	P(L1)	P	P(L1)	
Offices, Government	P(L1)	P	P(L1)	
Offices, Medical	P	P	P	
Research and Development	P	P	P	17.50.240
Work/Live Units	—	P	P	17.50.370
RETAIL SALES				
Alcohol Sales, Beer and Wine	C	C	C	17.50.040
Alcohol Sales, Full Alcohol	C	C	C	
Animal Retail Sales	P	P	P	
Bars/Taverns	C	C	C	17.50.040, 17.61.050.J
with Live Entertainment	C	C	C	17.50.130
Building Materials and Supplies Sales	—	P	—	
Convenience Stores	P	P	P	
Food Sales	P	P	P	
Liquor Stores	C	C	C	17.61.050.J
Restaurants, Fast Food	P	P	P	17.50.260

Exhibit 3
Revisions to Various Sections of Title 17

Restaurants, Formula Fast Food	P	P	P	17.50.260
Restaurants	P	P	P	
with Limited Live Entertainment	P	P	P	17.50.260, 17.61.050.J
with Walk-Up Window	P	P	P	
Retail Sales	P	P	P	
Significant Tobacco Retailers	C(L1)	C	C(L1)	17.50.330
Vehicle Services, Sales/Leasing	—	C	—	17.50.360
Vehicle Services, Sales/Leasing, Limited	—	C	—	
SERVICES				
Adult Day Care, General	P(L1)	P	P	
Adult Day Care, Limited	C(L1)	C	C	
Animal Services, Hospitals	—	P	—	17.50.050
Catering Services	P(L1)	P	P	
Charitable Institutions	P	P	P	
Child Day Care Centers	P	P	P	17.50.080
Child Day Care, Large	P	P	P	
Child Day Care, Small	P	P	P	
Drive-through Businesses, Non- restaurants ⁴	—	C	—	17.50.090
Drive-through Businesses, Restaurants ⁴	—	C	—	

Exhibit 3
Revisions to Various Sections of Title 17

Emergency Shelters	MC	MC	MC	
Laboratories	—	P	P(L1)	
Life-Care Facilities	MC(L1)	MC	MC(L1)	17.50.120
Lodging, Hotels and Motels	C	C	C	17.50.150
Massage Establishments	C	C	C	17.50.155
Medical Services, Extended Care	—	MC	MC(L1)	
Mortuaries/Funeral Homes	—	MC	MC	
Neighborhood Gardens	P	P	P	
Personal Improvement Services	P	P	P	
Personal Services	P	P	P	
Printing and Publishing	P(L1)	P	P(L1)	
Printing and Publishing, Limited	P	P	P	
Public Safety Facilities	C	C	C	
Vehicle Services, Vehicle Equipment Repair	—	C	—	17.50.360
INDUSTRY, MANUFACTURING & PROCESSING				
Alcohol Beverage Manufacturing	—	C	—	17.50.040, 17.61.050.J
with Accessory Tasting Room	—	C	—	
Custom Manufacturing/Artisan Production	P	P	P	
Industry, Restricted	—	MC	—	

Exhibit 3
Revisions to Various Sections of Title 17

Wholesaling, Distribution and Storage, Small-Scale	—	—	—	
TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES				
Accessory Antenna Arrays	P	P	P	
Alternative Fuel/Recharging Facilities	—	P	—	
Commercial Off-Street Parking	MC	MC	MC	
Communications Facilities	C	C	C	
Transportation Terminals	C	C	C	
Utilities, Major	C	C	C	
Utilities, Minor	P	P	P	
Wireless Telecom Facilities, Major	C	C	C	17.50.310
Wireless Telecom Facilities, Minor	MC	MC	MC	
Wireless Telecom Facilities, SCL	—	—	—	
TEMPORARY USES				
Filming, Long-term	C	C	C	
Filming, Short-term	P	P	P	
Personal Property Sales	P	P	P	17.50.190
Seasonal Merchandise Sales	P	P	P	17.50.180
Street Fairs	P	P	P	
Tents	TUP	TUP	TUP	17.50.320
Other Temporary Uses	TUP	TUP	TUP	

Notes:

- 1 See Section 17.80.020 for definition of the listed land uses, except those listed in footnotes.
- 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.
- 4 Queuing lanes for vehicles shall not be located within 15 feet of Colorado Boulevard; this area may be used for landscaping, outdoor dining, or access driveways.

17.31.090 – 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 Area

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 ECSP-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.
 - (1) Research and Development uses may reduce Common Open Space area requirements by a maximum of 60 percent. Research and Development projects (or the Research & Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required Open Space.
 - c. **Mixed-use.** Projects shall comply with requirements applicable to each type of use above.

Table ECSP-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 80,000 square feet of gross floor area (GFA) shall provide a minimum area of PAOS, calculated as a percentage of GFA, as set in Table ECSP-8.
 - a. PAOS shall be provided in addition to Private and Common Open Space requirements.
 - (1) Research and Development uses may reduce PAOS area requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required PAOS.
 - b. Projects shall comply with PAOS standards per Section 17.31.090.D and Paseo standards per Section 17.31.090.E where relevant.

Table ECSP-8: Publicly Accessible Open Space

Project Size (GFA)	80,000—119,999 sq ft	120,000+ sq ft	160,000—199,999 sq ft	200,000+ sq ft
Per Project, sq ft	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 is required for Private Open Space.
2. **Distribution.** A maximum of 40 percent of the required residential Open Space set in Table ECSP-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

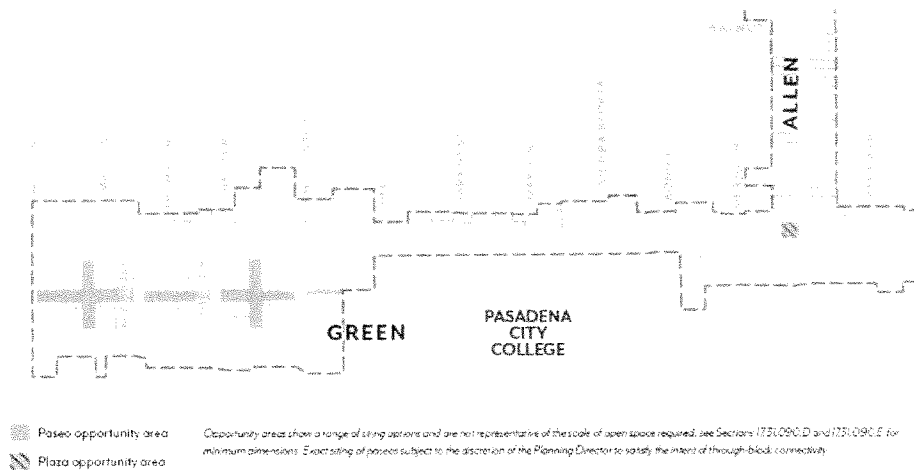
1. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 15 feet in each direction is required for Common Open Space.
2. **Distribution.** A minimum of 60 percent of the required residential Open Space set in Table ECSP-7 shall be Common Open Space shared among tenants.
 - a. 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 500 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.
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 area requirements are set in Section 17.31.090.A.2 and Table ECSP-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 17.31.090.A.2 and located on parcels that include a paseo opportunity area on Figure ECSP-20, as 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 17.31.090.E; design standards Section 17.31.090.D through Section 17.31.090.D.12 shall not apply.
- b. In opportunity areas where a paseo has already been provided by previous development, additional paseos shall not be required.
3. **Plazas.** Projects that are required to provide PAOS per Section 17.31.090.A.2 and located on parcels that include a plaza opportunity location on Figure ECSP-20, shall be required to meet the minimum area requirement by providing a plaza.
 - 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; 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 ECSP-20: Required Publicly Accessible Open Space



E. Paseos

1. **Dimensions.** Paseos shall have an average width of 25 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:
 - a. 10 feet for commercial/mixed-use paseos.
 - b. 8 feet for residential-only paseos.
2. **Access.** Paseos shall be physically and visually accessible from the connecting public sidewalk.
 - a. Fences, walls, and/or entry gates are permitted; however, these features shall not block passage through the paseo during public hours.
 - b. Bollards (fixed or removable) shall be provided at all entry points of paseos to restrict vehicular access during public hours.
 - c. 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 signage shall be provided at each entry the all paseos. 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.
12. **Blank Walls.** Paseos shall adhere to the blank wall standards defined in Section 17.31.080.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.

Chapter 17.35 - South Fair Oaks Specific Plan [1]

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-1 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-1.
 - 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-1 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.
- I. **Limited Hours of Operation.** Uses listed in Table SFOSP-1 shall comply with limited hours of operation as required by Section 17.40.070.

Table SFOSP-1: Allowable Land Uses

Symbol	Description	Section
P	Permitted use, Code Compliance Certificate required.	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required.	
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	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 behind the 35 feet are allowed; these spaces shall not qualify as required commercial uses for the purposes of Section 17.35.070.A.	

(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 Section 17.35.070.A.
(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 Section 17.35.070.A.
(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	17.50.275
Boarding Houses ²	-	-	-	-	P	P	P	-	
Dormitories	-	-	-	-	P(L3)	P	P	-	
Fraternities/ Sororities	-	-	-	-	P(L3)	P	P	-	
Home Occupations	-	-	-	-	P	P	P	P	17.50.110
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	17.50.250
Residential Care, General	-	-	-	-	C(L3)	-	-	-	
Residential Care, Limited	-	-	-	-	P(L3)	P	P	-	

Exhibit 3
Revisions to Various Sections of Title 17

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	17.50.130
Commercial Recreation, Indoor	P	-	P	P	P	P	P	-	
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	17.50.100
Park and Recreation Facilities	P	-	P	P	P	P	P	P	
Religious Facilities	C	-	C	C	C	C	C	C	17.50.230
with Columbarium	MC	-	-	-	-	-	-	-	
with Temporary Homeless Shelter	-	-	-	MC	-	-	-	-	
Schools, Public and Private	C	-	C	C	C	C	C	-	17.50.270
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	17.50.060
Banks and Financial Services	P	-	P	P	P	P	P	P	
with Walk-Up Services	P	-	P	P	P	P	P	P	17.50.060

Exhibit 3
Revisions to Various Sections of Title 17

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	P	P	P	P	P	P	P	P	17.50.240
Work/Live Units	-	-	P	-	P	P	P	-	17.50.370
RETAIL SALES									
Alcohol Sales, Beer and Wine	C	-	C	C	C	C	C	C	17.50.040
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	17.50.040, 17.61.050.J
with Live Entertainment	C	-	C	C	C	-	C	C	17.50.130
Commercial Nurseries	C	-	C	-	C	-	-	-	17.50.180
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	17.50.040, 17.61.050.J
Restaurants, Fast Food	P	P	P	P	P	P	P	P	17.50.260
Restaurants, Formula Fast Food	P	P	P	P	P	P	P	P	17.50.260
Restaurants	P	P	P	P	P	P	P	P	17.50.260, 17.61.050.J
with Limited Live Entertainment	P	-	P	P	P	P	P	P	

Exhibit 3
Revisions to Various Sections of Title 17

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	17.50.330
Swap Meets	C	-	C	C	C	C	C	C	17.61.050.J
Vehicle Services, Automobile Showrooms	P	-	-	-	-	-	-	-	
Vehicle Services, Sales/Leasing	P	-	-	-	-	-	-	-	17.50.360
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	-	17.50.050
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	-	17.50.080
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	17.50.105
Laboratories	P	P	P	P	P(L1)	P(L1)	P(L1)	P(L1)	
Life-Care Facilities	MC	MC	-	-	MC(L3)	MC	-	-	17.50.120
Lodging, Bed and Breakfast Inns	-	-	-	-	-	C	-	-	17.50.140

Exhibit 3
Revisions to Various Sections of Title 17

Lodging, Hotels and Motels	C	-	-	-	C(L2)	-	C(L2)	-	17.50.150
Massage Establishments	C	-	-	-	C	C	C(L1)	C(L1)	17.50.155
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	
Vehicle Services, Washing/Detailing	P(L4)	-	-	-	-	-	-	-	17.50.290
Vehicle Services, Washing/Detailing, Small-Scale	P	-	P	-	-	-	-	-	
INDUSTRY, MANUFACTURING & PROCESSING									
Alcohol Beverage Manufacturing	C	-	C	C	-	-	C	-	17.50.040, 17.61.050.J
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	-	-	-	-	
Recycling Centers, Small Collection Facilities	C	-	-	P	-	-	-	-	17.50.220
Wholesaling, Distribution and Storage	C(L4)	-	-	P	-	-	-	-	

Exhibit 3
Revisions to Various Sections of Title 17

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	17.40.070
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	17.50.310
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	17.50.190
Seasonal Merchandise Sales	P	P	P	P	P	P	P	P	17.50.180
Street Fairs	P	P	P	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320
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

Exhibit 3
Revisions to Various Sections of Title 17

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.

17.35.050 - Summary of Development Standards

Table SFOSP-2 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-2: 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-43		
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	Section 17.35.070.D		
Arcades & Galleries	Section 17.35.070.E		
Walls & Fences	Section 17.35.070.F		
Balconies & Roof Decks	Section 17.35.070.G		
Open Space			
Minimum Area			
Non-residential	5% of Gross Floor Area for projects over 40,000 sf		

Exhibit 3
Revisions to Various Sections of Title 17

Residential	200 sf per studio, 225 sf per 1-bed, 250 sf per 2-bed, 275 sf per 3+bed
Publicly Accessible	Per Section 17.35.080.A.2 for projects over 60,000 sf; none required otherwise
Private Open Space	Section 17.35.080.B
Common Open Space	Section 17.35.080.C
Publicly Accessible Open Space	Section 17.35.080.D
Paseos	Section 17.35.080.E
Parking	
Minimum Parking	Section 17.35.090.A
Vehicle Access	Section 17.35.090.B
Layout & Design	Section 17.35.090.C
Other Applicable Standards ¹	
General Development	Section 17.40
Inclusionary Housing	Section 17.42
Density Bonus	Section 17.43
Landscaping	Section 17.44
Parking & Loading	Section 17.46
Signs	Section 17.48
Specific Land Uses	Section 17.50
Notes:	
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 Section 17.12.020.D.

17.35.060 - Scale Standards

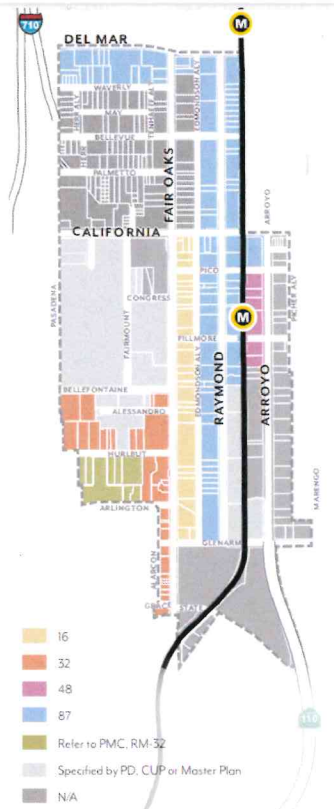
These standards are intended to:

- 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-1, 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 Figure 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 stepbacks. It may not be used in combination with a concession for building height when utilizing Section 17.43.

Figure SFOSP-8: Building Height

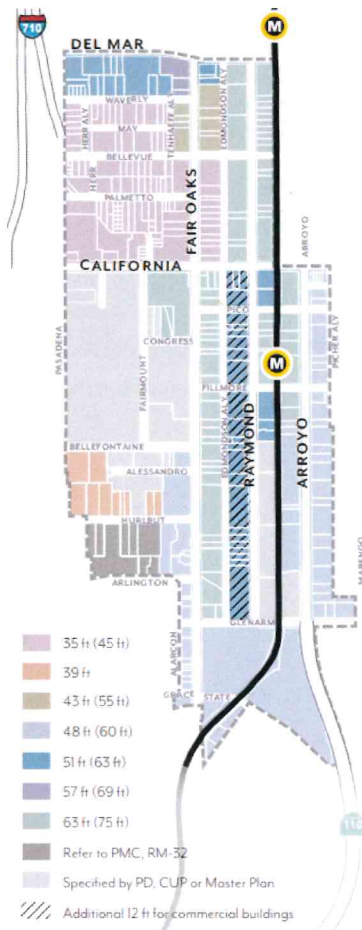
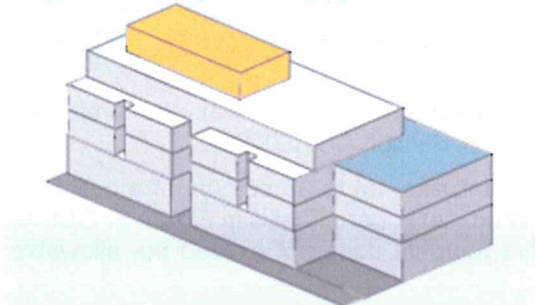


Figure SFOSP-9: Height Averaging

Figure 6.1-1: Height Averaging



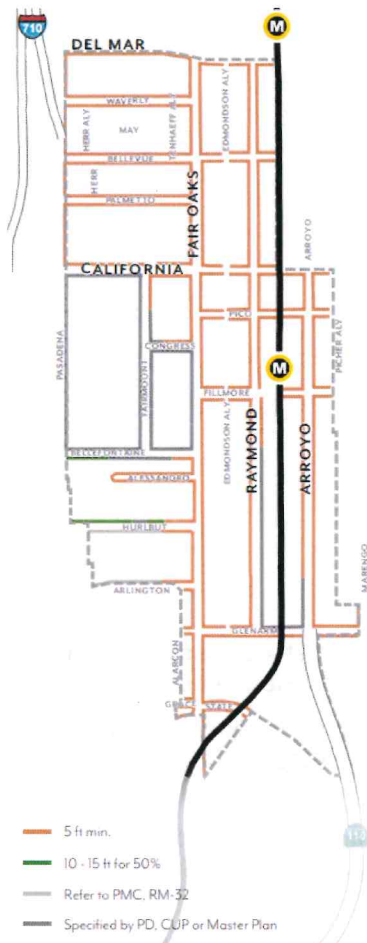
A building may exceed its height limit for up to 30% of its footprint if another area is lowered so that the average height is at or below the height limit

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

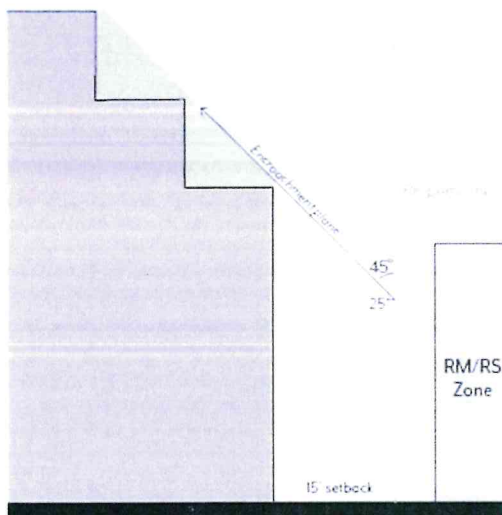


2. **Interior Setbacks.** Buildings shall be set back a minimum of 15 feet from an interior property line that is adjacent to a PS, RM or RS zoning district. No setback is required when adjacent to other districts or alleys.
 - a. Interior setbacks are those abutting other parcels along non-street side 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

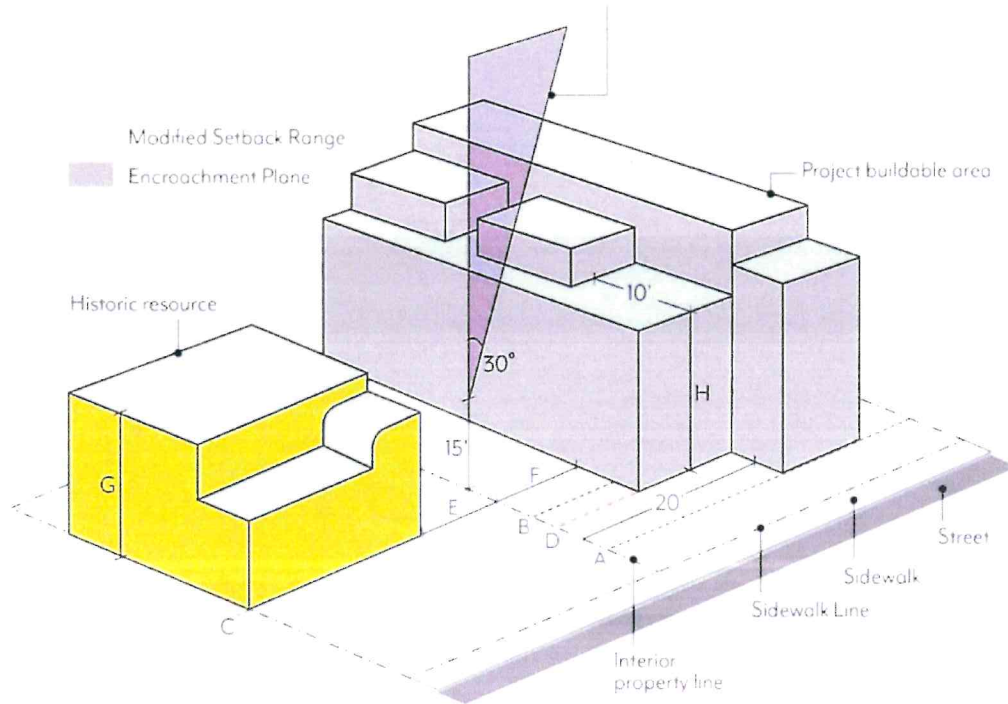
1. **Landmark Properties.** Projects on parcels with a designated historic resource shall be subject to review for consistency with the Secretary of the Interior's Standards.
2. **Transition Massing.** Projects sharing a property line with a designated historic resource are subject to the following modified 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 setback

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.

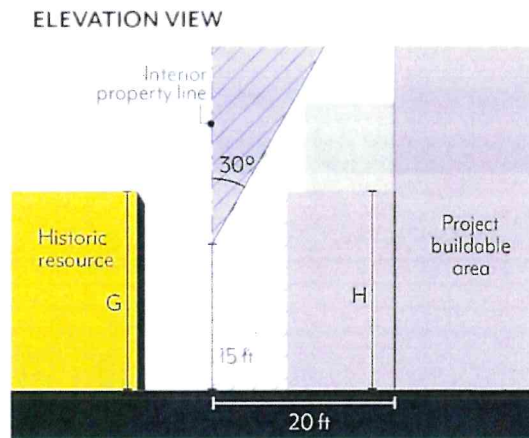
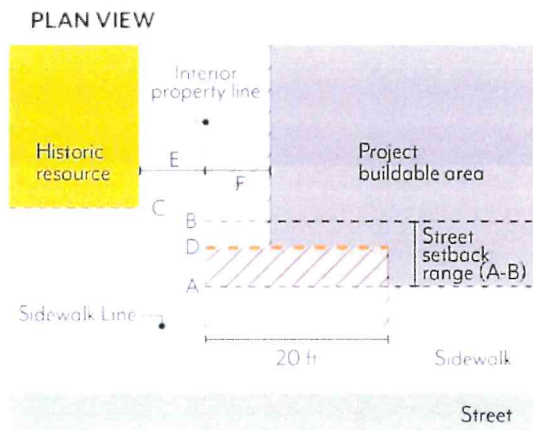
Figure SFOSP-12: Historic Adjacency

The 30 degree historic adjacency encroachment plane is an imaginary inclined plane that slopes inward and extends along the length of the shared property line.



- A: Minimum street setback from setback range
- B: Maximum street setback from setback range
- C: Street setback of historic resource
- D: Modified minimum street setback (average of A & C) within 20' of Interior property line

- E: Interior setback of historic resource
- F: Interior setback of project
- G: Height of historic resource
- H: Maximum height before stepback of 10' in depth within 20' of Interior property line

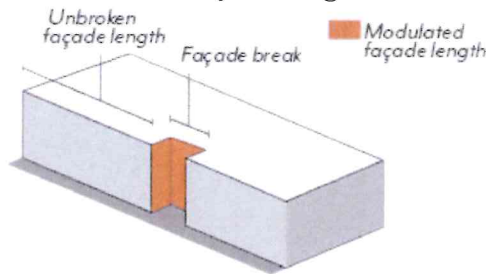


Note: Diagrams used for illustrative purposes only

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 stepbacks (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.

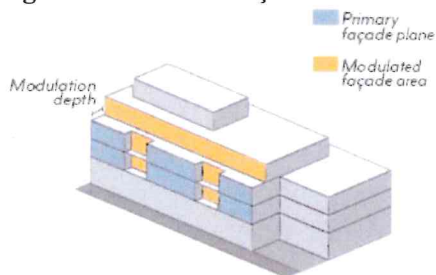
Figure SFOSP-13: Façade Length



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;

Exhibit 3
Revisions to Various Sections of Title 17

- (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-3. 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-3. Permitted commercial uses by zoning district are found in Table SFOSP-1.
 - 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-3 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-1.
 - 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-3; 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-3.

Figure SFOSP-15: Ground Floor Frontage Types



Table SFOSP-3: 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

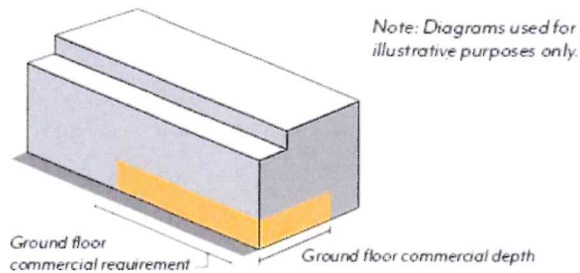
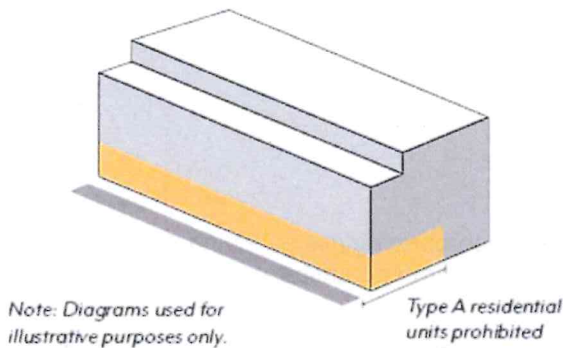


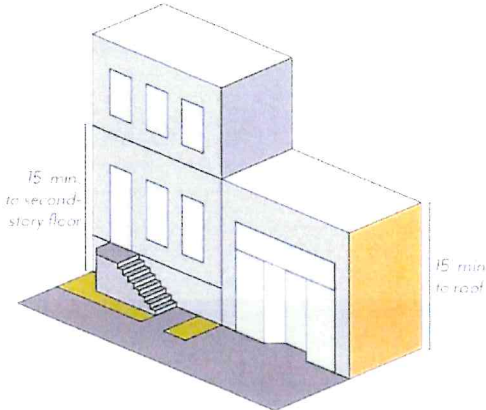
Figure SFOSP-17: Ground Floor Residential Units



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-4 and SFOSP-5 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-4: Transparency for Non-Residential and Residential Common Space

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

Table SFOSP-5: 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-6 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.

(1) Research and Development uses may reduce Common Open Space area requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required Open Space.
 - c. **Mixed-use.** Projects shall comply with requirements applicable to each type of use.

Table SFOSP-6: 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-7.
 - a. PAOS shall be provided in addition to Private and Common Open Space requirements.

(1) Research and Development uses may reduce PAOS area requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required PAOS.
 - 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-7: 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-6 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-6 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. **Landscaping.** 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-7, 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-19, 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.

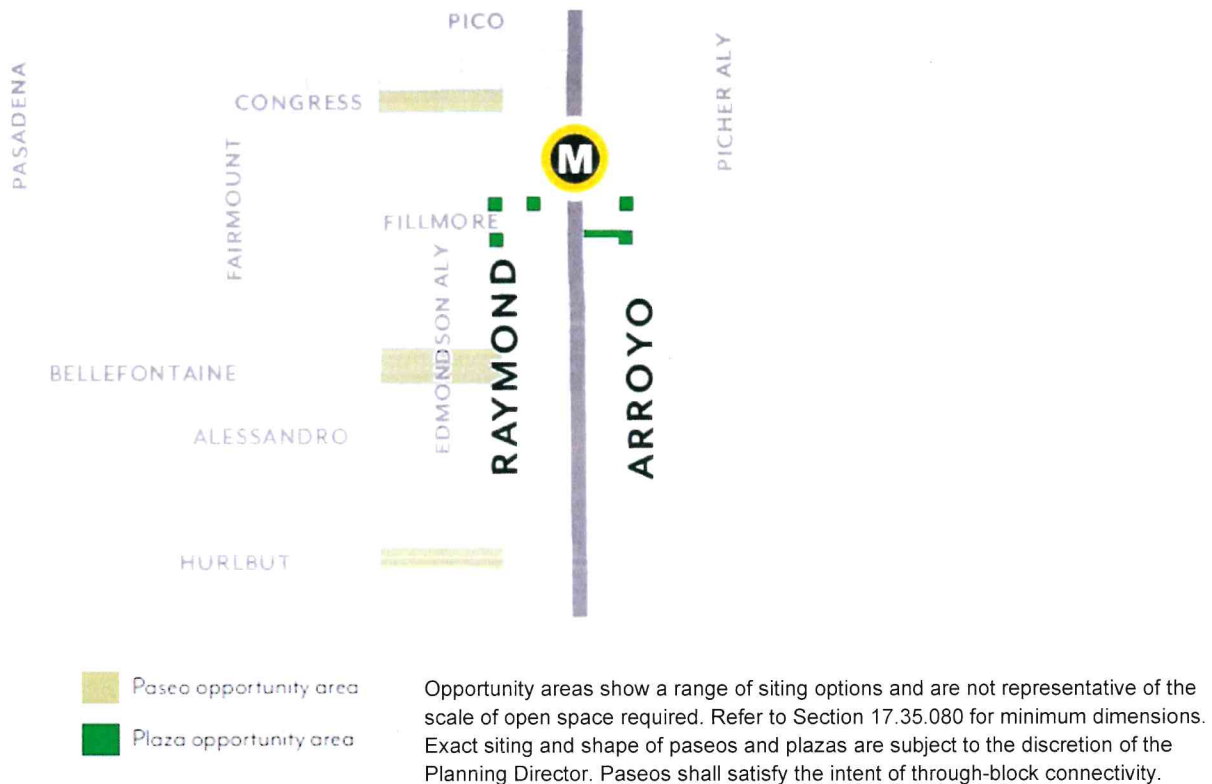
9. **Hardscape.** A maximum of 25 percent of PAOS shall be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may 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

1. **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:
 - a. 10 feet for commercial/mixed-use paseos.
 - b. 8 feet for residential-only paseos.
2. **Access.** Paseos shall be physically and visually accessible from the connecting public sidewalk.
 - a. Fences, walls, and/or entry gates are permitted; however, these features shall not block passage through the paseo during public hours.
 - b. Bollards (fixed or removable) shall be provided at all entry points of paseos to restrict vehicular access during public hours.

- c. 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.

Chapter 17.37 - Lincoln Avenue Specific Plan [2]

17.37.040 - Allowable Land Uses

- A. **Definitions.** Definitions of specific land uses are found in Section 17.80.020, except those listed in Table LASP-2 footnotes.
- B. **Permit Requirements.** Table LASP-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 Section noted in Table LASP-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. **Upper Floors.** In LA-MU-N, stories above the ground floor are limited to residential uses; non-residential uses are prohibited.
- E. **Alcohol Sales.** The sale of alcohol is conditionally permitted only as an accessory use to the following primary uses where permitted.
 - 1. On-site consumption: Accessory use to a restaurant or alcohol beverage manufacturing (i.e. brewery, distillery tasting room).
 - 2. Off-site consumption: Accessory use to retail food sales in commercial spaces >15,000 square feet; floor space for alcohol shall be no more than 5 percent of the total floor area, including both sales and storage.
- F. **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.
- G. **Prohibited Uses.** Those uses not listed in Table LASP-2 are prohibited by this Specific Plan, except as otherwise provided by Section 17.21.030.A.
 - 1. Drive-throughs associated with any use are prohibited.
- H. **Nonconforming Uses.** Existing uses which are made nonconforming by this Specific Plan shall be subject to Section 17.71.
- I. **Limited Hours of Operation.** Uses listed in Table LASP-2 shall comply with limited hours of operation as required by Section 17.40.070.

Table LASP-2: Allowable Land Uses

Symbol	Description	Section
P	Permitted use, Code Compliance Certificate required.	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required.	
E	Conditional use, Expressive Use Permit required.	17.61.060

TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed.	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS						
Land Use ¹	Permit Requirement					Section/Notes
	LA-CG	LA-CL	LA-CF	LA-MU-N	LA-RM-16	
RESIDENTIAL USES						
Accessory Dwelling Unit	—	—	—	P	P	17.50.275
Home Occupations	—	—	—	P	P	17.50.110
Mixed-Use Projects	—	—	—	P	—	
Multi-Family Housing	—	—	—	P	P	
Residential Accessory Uses and Structures	—	—	—	P	P	17.50.250
Residential Care, Limited	—	—	—	P	P	
Supportive Housing	—	—	—	P	P	
Transitional Housing ²	—	—	—	P	P	
COMMERCIAL USES						
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Clubs, Lodges, Private Meeting Halls	C	C	C	C	C	

Exhibit 3
Revisions to Various Sections of Title 17

Colleges, Nontraditional Campus Setting	P	P	P	P	—	
Commercial Entertainment	E	—	E	E	—	17.50.130
Commercial Recreation, Indoor	P	—	P	P	—	
Commercial Recreation, Outdoor	C	—	C	—	—	
Cultural Institutions	P	P	P	P	C	
Electronic Game Centers	C	—	C	C	—	17.50.100
Park and Recreation Facilities	P	P	P	P	P	
Religious Facilities	C	C	C	C	C	
with Columbarium	MC	MC	MC	MC	—	17.50.230
with Temporary Homeless Shelter	C	C	C	C	—	
with Affordable Housing	P	P	P	—	—	17.50.230
Schools, Public and Private	C	C	C	C	C	17.50.270
Schools, Specialized Education and Training	P	P	P	P	—	
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES						
Automated Teller Machines (ATMs)	P	P	P	P	—	17.50.060
Banks and Financial Services	P	P	P	P	P	
with Walk-Up Services	P	P	P	P	—	17.50.060
Business Support Services	P	P	P	P	—	

Exhibit 3
Revisions to Various Sections of Title 17

Offices, Accessory	P	P	P	P	—	
Offices, Administrative Business Professional	P	P	P	P	—	
Offices, Government	P	P	P	P	—	
Offices, Medical	P	P	P	P	—	
Research and Development	P	P	P	P	—	17.50.240
Work/Live Units	P	—	P	P	—	17.50.370
RETAIL SALES						
Alcohol Sales, Beer and Wine	C	C	C	C	—	17.37.040.E, 17.50.040
Alcohol Sales, Full Alcohol	C	C	C	C	—	
Animal Retail Sales	P	—	—	—	—	
Commercial Nurseries	C	C	C	C	—	17.50.180
Convenience Stores	C	C	C	C	—	
Food Sales	P	—	P	P	—	
Restaurants, Fast Food	P	—	P	P	—	17.50.260
Restaurants, Formula Fast Food	P	—	P	P	—	
Restaurants	P	P	P	P	—	
with Limited Live Entertainment	P	—	P	P	—	
with Walk-Up Window	MC	MC	MC	MC	—	
Retail Sales	P	P	P	P	—	Retail stores shall not exceed 40,000 square feet in size.

Exhibit 3
Revisions to Various Sections of Title 17

Service Stations	C	—	—	—	—	17.50.290
SERVICES						
Adult Day Care, Limited	P	P	P	P	P	
Animal Services, Grooming	P	P	P	P	—	
Catering Services	P	P	P	P	—	
Charitable Institutions	P	P	P	P	—	
Child Day Care Centers	C	C	C	C	C	17.50.080
Child Day Care, Large	—	P	—	P	P	
Child Day Care, Small	—	P	—	P	P	
Laboratories	P	MC	P	MC	—	
Maintenance and Repair Services	P	—	P	P	—	
Massage Establishments	C	—	—	C	—	17.50.155
Mortuaries/Funeral Homes	C	—	C	—	—	
Neighborhood Gardens	P	P	P	P	P	
Personal Improvement Services	P	P	P	P	—	
Personal Services	P	P	P	P	—	
Printing and Publishing, Limited	P	P	P	P	—	
Public Safety Facilities	C	C	C	C	C	
INDUSTRY, MANUFACTURING & PROCESSING						
Alcohol Beverage Manufacturing ³	—	—	C	—	—	17.37.040.E, 17.50.040

Exhibit 3
Revisions to Various Sections of Title 17

with Accessory Tasting Room ⁴	—	—	C	—	—	
Custom Manufacturing/Artisan Production ⁵	—	—	P	—	—	
Recycling Centers, Small	—	—	MC	—	—	17.50.220
TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES						
Accessory Antenna Arrays	P	P	P	P	—	
Commercial Off-Street Parking	C	C	C	—	—	
Communications Facilities	C	C	C	C	—	
Transportation Terminals	C	C	C	C	—	
Utilities, Major	C	C	C	C	C	
Utilities, Minor	P	P	P	P	P	
Wireless Telecom Facilities, Major	C	C	C	C	—	17.50.310
Wireless Telecom Facilities, Minor	MC	MC	MC	MC	—	
Wireless Telecom Facilities, SCL	P	P	P	P	—	
TEMPORARY USES						
Filming, Long-term	C	C	C	C	C	
Filming, Short-term	P	P	P	P	P	
Personal Property Sales	—	—	—	P	P	17.50.190
Seasonal Merchandise Sales	P	P	P	P	—	17.50.180, 17.61.050.J
Street Fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320

Other Temporary Uses	TUP	TUP	TUP	TUP	TUP	
Notes:						
<p>¹ See Section 17.80.020 for definition of the listed land uses, except those listed in footnotes.</p>						
<p>² The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet.</p>						
<p>³ Alcohol Beverage Manufacturing is defined as a use where manufacturing of beer, wine, or other alcohol beverages are produced and prepared. Sale for off-site consumption permitted.</p>						
<p>⁴ Accessory Tasting Room is defined as the sale of beverages manufactured on the premises for on-site or off-site consumption. It includes establishments such as breweries, wineries, and distilleries that offer tastings and sales of alcohol beverages in accordance with a license issued by the California Department of Alcoholic Beverage Control.</p>						
<p>⁵ Custom Manufacturing/Artisan Production is defined as a small-scale use limited to a maximum gross floor area of 15,000 square feet that involves the assembly, compounding, design, development, evaluation, manufacturing, processing, packaging, or treatment of components into products and conducted within enclosed buildings. Uses requiring state or federal emissions permits are excluded. Truck trips are limited to maximum of 10 per day. Accessory uses that support the primary use may comprise up to 25% of the gross floor area. Accessory uses may include, but are not limited to, outdoor dining, on-site food and beverage tastings, and retail.</p>						