

## Exhibit 4

**Chapter 17.30 - Central District Specific Plan****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.

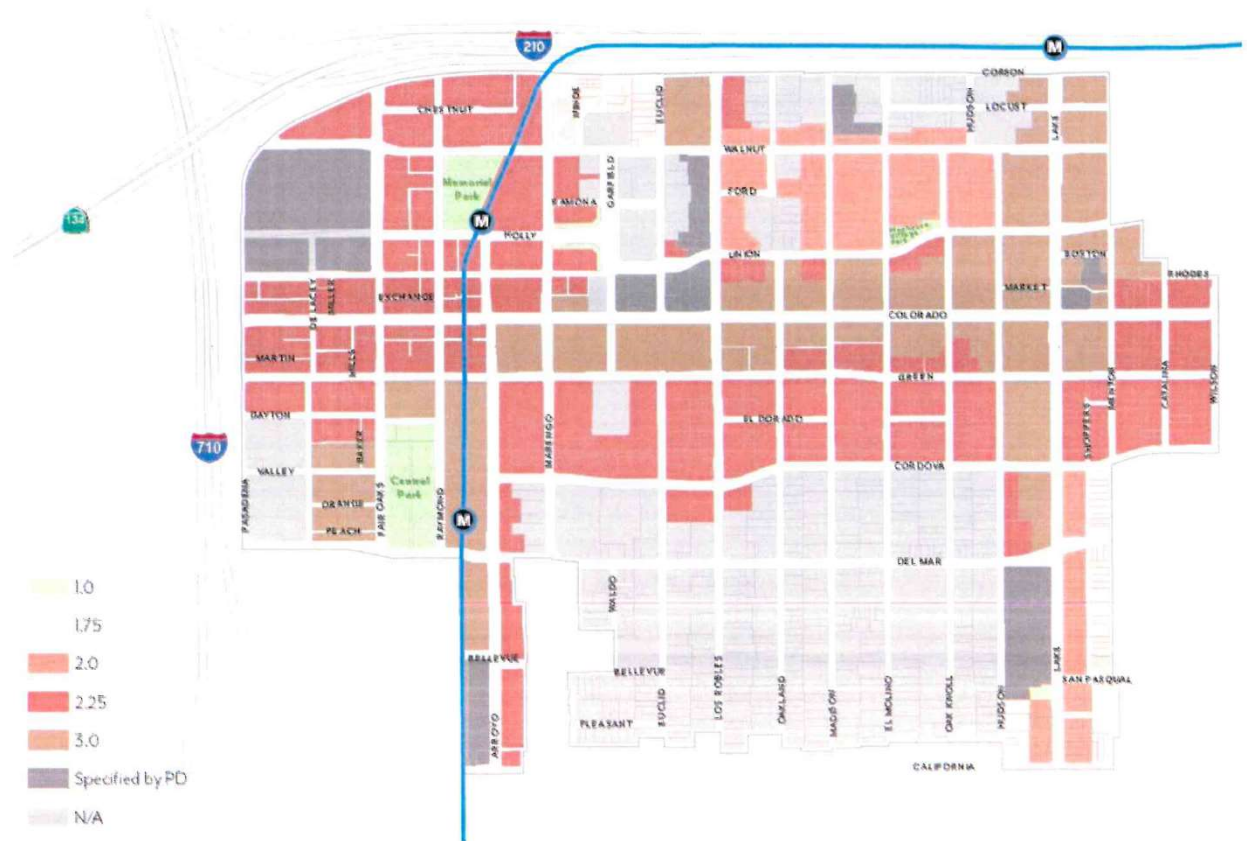
Figure CDSP-6: Residential Density



## 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.

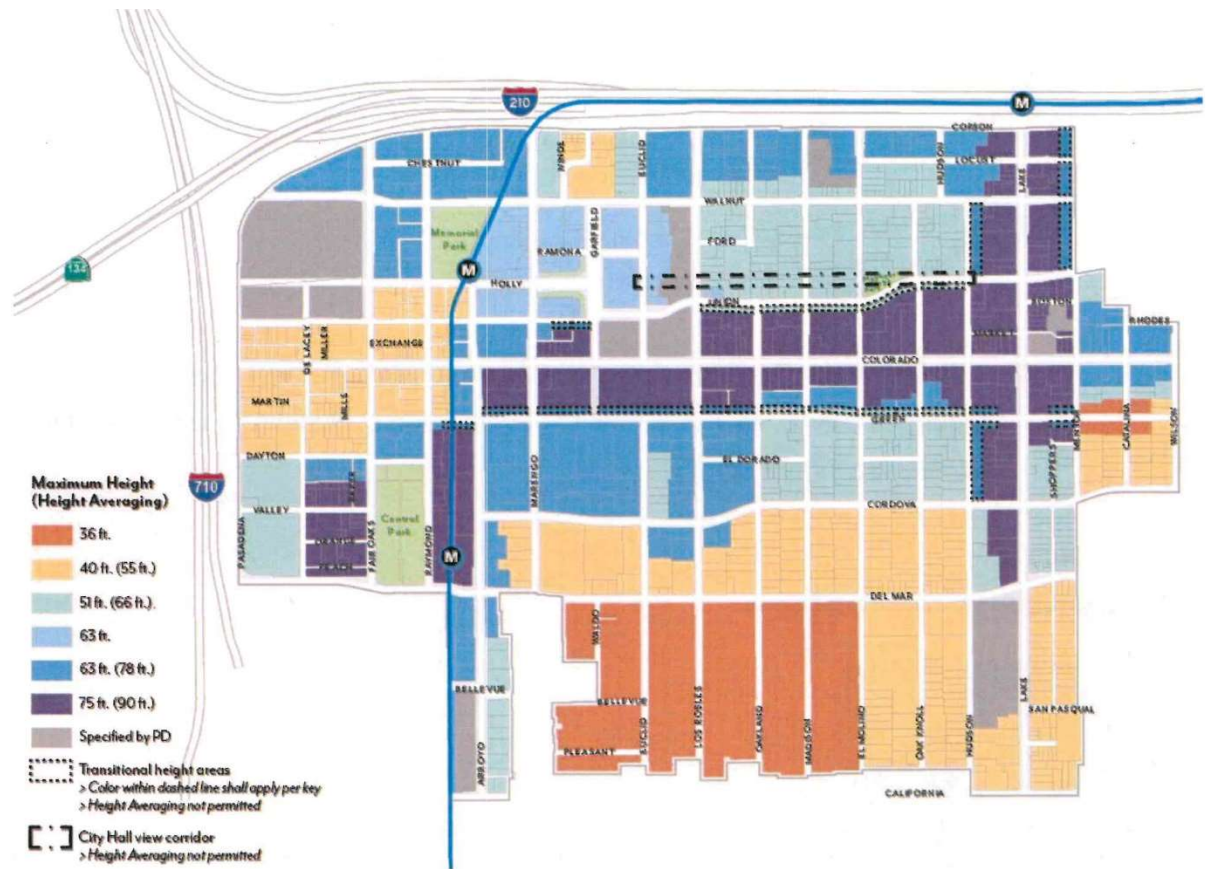
### Figure CDSP-7: Floor Area Ratio



**C. Height.**

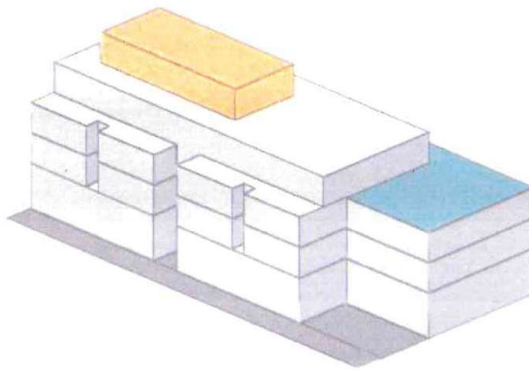
1. **Building Height.** Projects shall not exceed the height limits set in Figure CDSP-8.
  - a. Height is measured per Section [17.40.060](#).
  - b. Transitional height areas are height reductions along specific corridors for portions of parcels set in in Figure CDSP-8, and shall be measured as follows 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 stepbacks. It may not be used in combination with a concession for building height when utilizing [Section 17.43](#).

**Figure CDSP-9: Height Averaging**

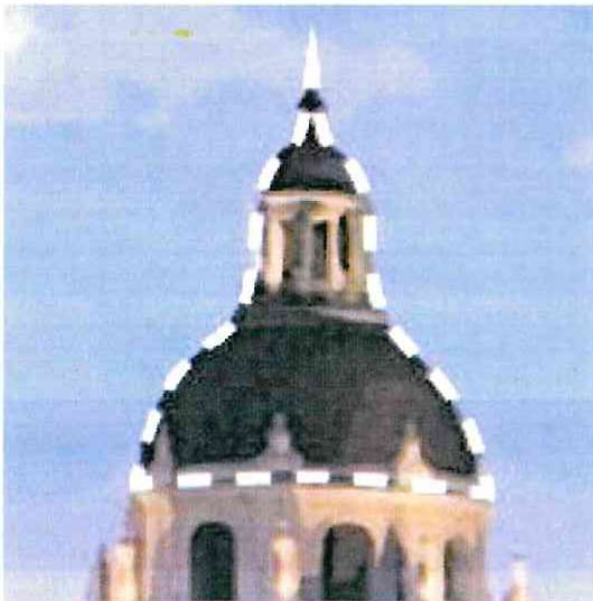


*A building may exceed its height limit for up to 30% of its footprint if another area is lowered so that the average height is at or below the height limit*

*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.



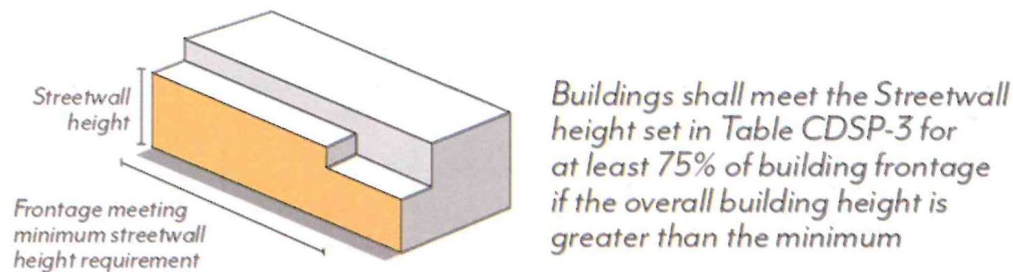
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- a. Streetwall is defined as any street-façade within 10 feet of the maximum setback and is not required to be continuous.
- b. Appurtenances shall not count toward streetwall height.

**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:

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- (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 specified 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. stops, 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

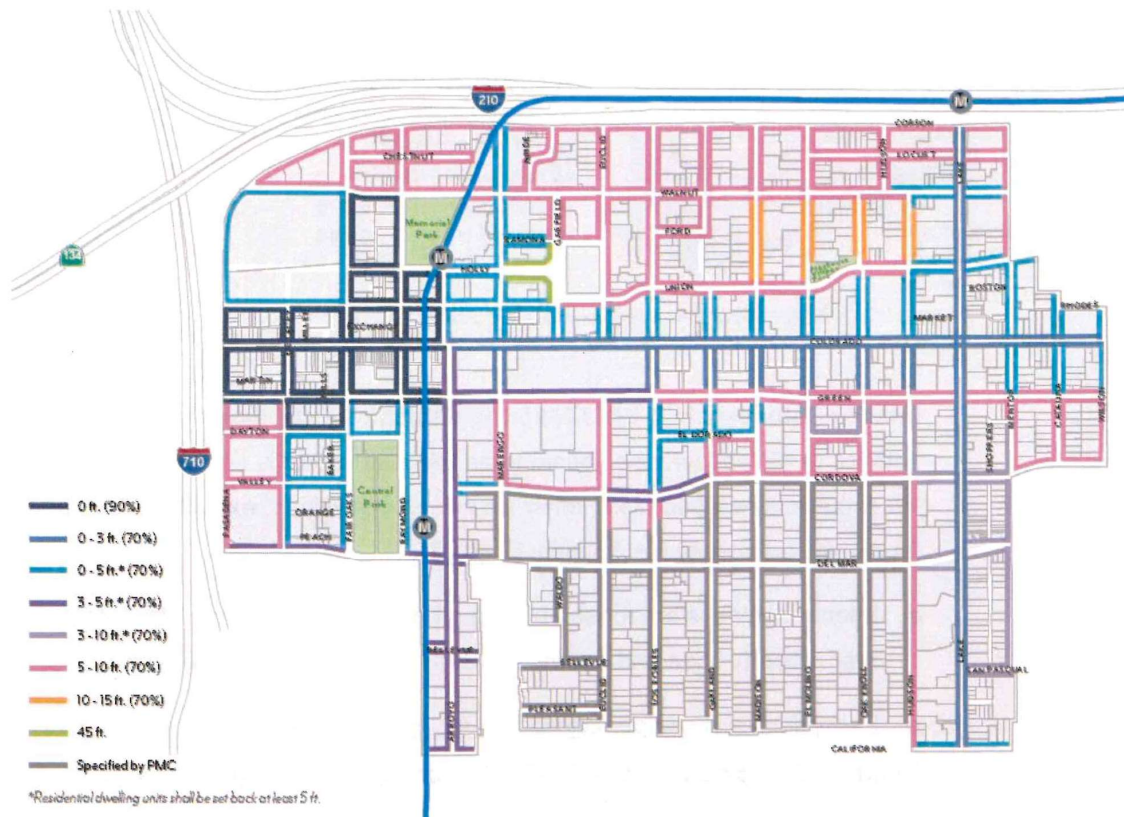
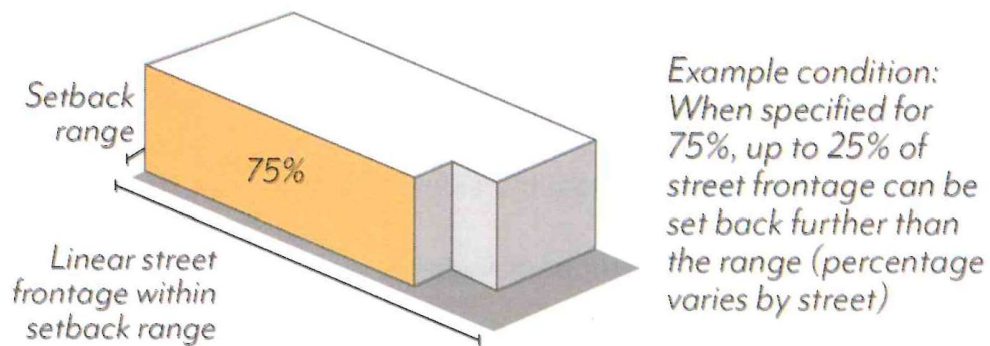
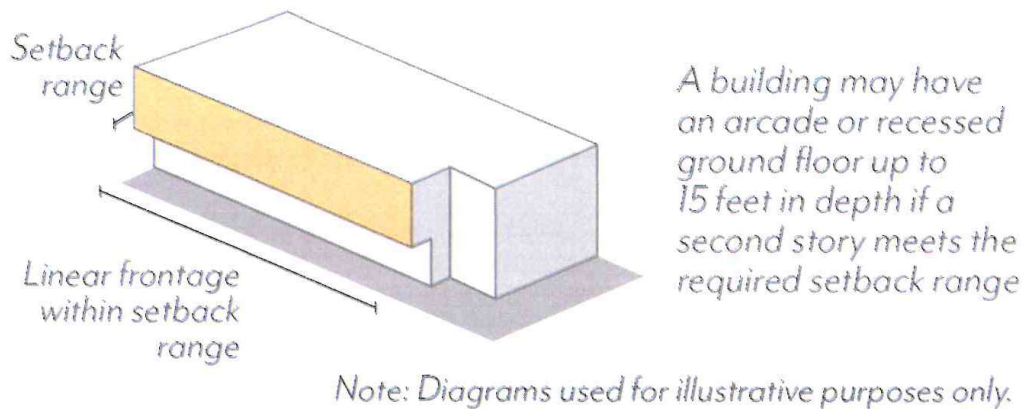


Figure CDSP-13: Street Setbacks Percentage





**Figure CDSP-14: Recessed Ground Floor**

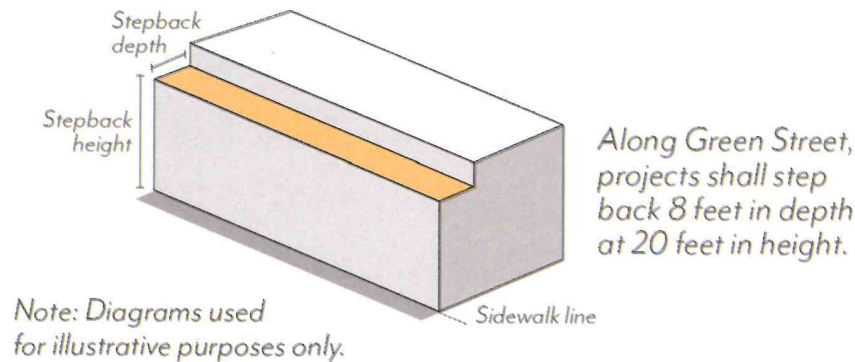


2. **Interior Setbacks.** In the MU-N zoning district, projects shall have a minimum setback of 15 feet where adjacent to an RM district that is outside of the CDSP. No setback is required along other interior property lines, except where modified for historic adjacency per Section 17.30.070.G.
  - a. 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.

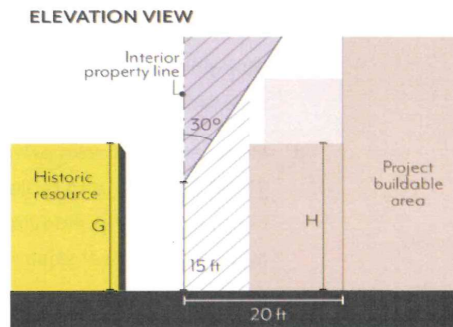
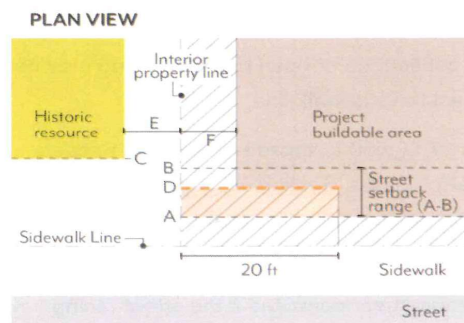
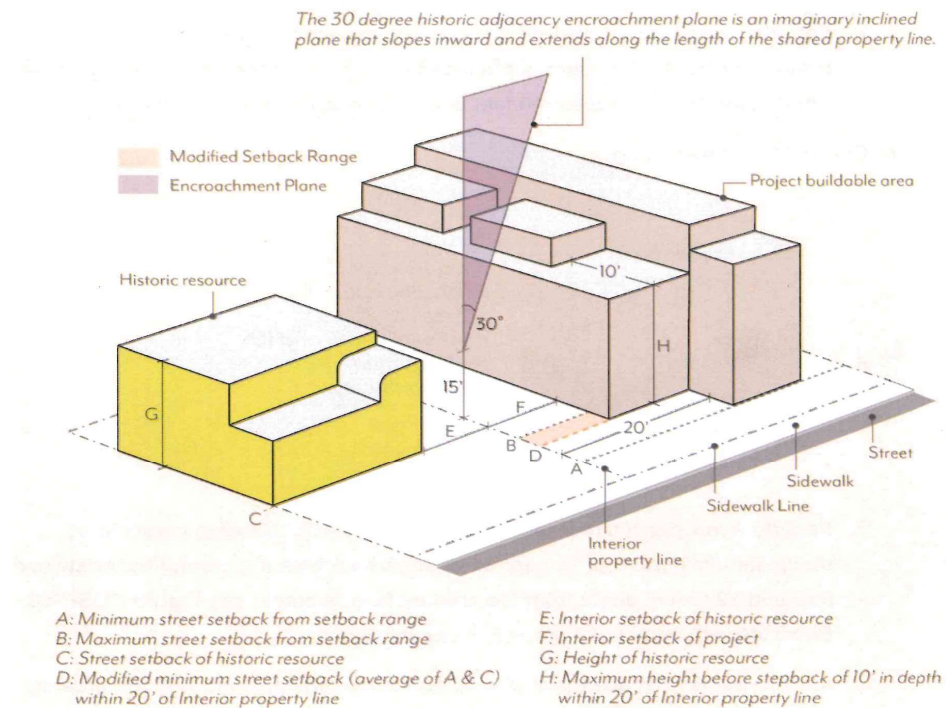
**Figure CDSP-15: Street Stepbacks**



**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

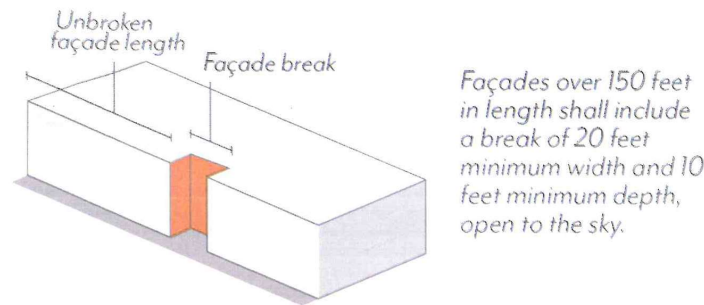


*Note: Diagrams used for illustrative purposes only.*

## G. Modulation

1. **Facade 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~~ shall not exceed 150 feet in length unless there is a minimum break of 10 percent of the building 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**

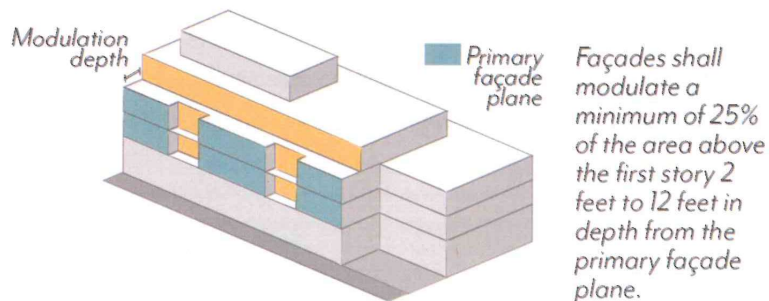


2. **Façade Area.** Each street-facing facade exceeding 50 feet in length shall modulate a minimum of 25 percent of the area above the first story. This modulation shall be between 2 feet and 12 feet in depth from the primary facade plane; see Figure ECSP-16. Buildings with a total of 2 stories or less 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 2<sup>10</sup> feet in depth shall be considered separate façades for the purposes of this standard.
  - c. Modulation is not required by continuous or open to the sky, and may be recessed or projected, but not past the sidewalk line.
  - d. Required stepbacks per Section 17.30.060.F, façade breaks per Section 17.30.060.G1, and projected balconies per Section 17.30.070.G1 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.

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- (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 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.



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- (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.

### 17.30.080 - 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**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3+</b>
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 &amp; 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 in 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, and width, and depth. Landscaping shall comply with Section [17.44.050](#).
6. **Trees.** A minimum of one 24-inch box tree 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**

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.

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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. Any gated ingress or egress points shall not be closed or locked during these hours.
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



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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.

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- 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 façades 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.

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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.

### 17.30.090 - 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.

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### 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 <sup>1</sup>	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	No new parking required for:  • Projects within designated historic resources (excluding additions)	
SRO	Section <a href="#">17.46.040</a>		• Changes of use in structures built prior to 1970	
Live/Work Units	1.5 per unit			
Recreation, Education & Public Assembly	Section <a href="#">17.46.040</a>			
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 <a href="#">17.46.040</a>			
Notes:				

<sup>1</sup> 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](#).

<sup>2</sup> No shared parking agreement is required; each guest space shall count as 1 commercial space.

2. **Shared Parking.** Parking may be shared among multiple uses per Section [17.46.050](#).
3. **Unbundled Parking.** For any building with new residential units, automobile parking spaces shall be leased or sold separately from the rental or purchase fees, such that renters or buyers have the option of renting or buying the unit at a lower price than if the parking was included.
  - a. For deed-restricted affordable units, one parking space shall be included in the base rent of each unit. The tenant may choose to receive the parking space or receive a rent discount equivalent to half the amount charged for monthly lease of a parking space. Tenants of affordable units shall not sublease their parking spaces.
  - b. Renters or buyers have the right of first refusal to parking built for their unit. Any remaining spaces may be leased to other users on a month-to-month basis. New occupants shall have the opportunity to lease or purchase parking built for their unit.
  - c. Unbundled parking is not required for a residential property or unit with an individual garage that is functionally a part of the property or unit (e.g., certain townhome and row houses).

**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.



## Exhibit 4

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 exemptions:

- 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 styles as the primary building.

- a. Exterior buildings 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.** ~~Above-ground parking structures shall be buffered by permitted non-parking uses a minimum of 35 feet in depth adjacent to the sidewalk line, except for driveways or pedestrian access to the parking area.~~ Along primary frontages, all floors of parking structures shall be lined with building floor area (e.g. commercial or residential uses) or Publicly Accessible Open Space for a minimum of 35 feet in depth. Along secondary frontages, parking structures shall be set back a minimum of 5 feet. Pedestrian access and driveways in compliance with 17.31.100.B are excluded from this requirement.

## Exhibit 4

- a. Parking structure façades 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.

## 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.	<a href="#">17.61.020</a>
MC	Conditional use, Minor Conditional Use Permit required.	<a href="#">17.61.050</a>
<u>AMC</u>	<u>Conditional use, Administrative Minor Conditional Use Permit required</u>	
C	Conditional use, Conditional Use Permit required.	
<u>AC</u>	<u>Conditional use, Administrative Conditional Use Permit required</u>	
E	Conditional use, Expressive Use Permit required.	<a href="#">17.61.060</a>
TUP	Temporary use, Temporary Use Permit required.	<a href="#">17.61.040</a>
—	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.	

## Exhibit 4

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS				
Land Use <sup>1</sup>	Permit Requirement			Section/Notes
	EC-MU-C	EC-MU-G	EC-MU-N	
RESIDENTIAL USES				
Accessory Dwelling Unit	P	P	P	<a href="#">17.50.275</a>
Junior Accessory Dwelling Unit	P	P	P	<a href="#">17.50.275.E.</a>
Boarding Houses <sup>2</sup>	C	C	C	
Dormitories	P	P	P	
Fraternities/Sororities	P	P	P	
Home Occupations	P	P	P	<a href="#">17.50.110</a>
Mixed-Use Projects	P	P	P	
Multi-Family Housing	P	P	P	
Residential Accessory Uses and Structures	P	P	P	<a href="#">17.50.250</a>
Residential Care, General	P	P	P	
Residential Care, Limited	P	P	P	
Single-Room Occupancy	P	P	P	
Supportive Housing	P	P	P	
Transitional Housing <sup>3</sup>	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	<a href="#">17.50.130</a>
Commercial Recreation, Indoor	P	P	P	
Commercial Recreation, Outdoor	—	—	—	
Cultural Institutions	P	P	P	
Electronic Game Centers	P	P	P	<a href="#">17.50.100</a>
Park and Recreation Facilities	P	P	P	
Religious Facilities	C	C	C	<a href="#">17.50.230</a>
with Columbarium	MC	MC	MC	
with Temporary Homeless Shelter	MC	MC	MC	
with safe parking	MC	MC	MC	<a href="#">17.50.265</a>
Schools, Public and Private	—	C	C	<a href="#">17.50.270</a>

## Exhibit 4

Schools, Specialized Education and Training	P	P	P	
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES				
Automated Teller Machines (ATMs)	P	P	P	<a href="#">17.50.060</a>
Banks and Financial Services	P	P	P	
with Walk-Up Services	P	P	P	<a href="#">17.50.060</a>
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 <sup>4</sup>	P	P	P	<a href="#">17.50.240</a>
Work/Live Units	—	P	P	<a href="#">17.50.370</a>
RETAIL SALES				
Alcohol Sales, Beer and Wine	C	C	C	<a href="#">17.50.040</a>
<u>Alcohol Sales, Beer and Wine at Restaurants (including fast food)</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>	
Alcohol Sales, Full Alcohol	C	C	C	
<u>Alcohol Sales, Full Alcohol at Restaurants (including fast food)</u>	<u>AC</u>	<u>AC</u>	<u>AC</u>	
Animal Retail Sales	P	P	P	
Bars/Taverns	C	C	C	<a href="#">17.50.040</a> , <a href="#">17.61.050.J</a>
with Live Entertainment	C	C	C	<a href="#">17.50.130</a>
Building Materials and Supplies Sales	—	P	—	
Convenience Stores	P	P	P	
Food Sales	P	P	P	
Liquor Stores	C	C	C	<a href="#">17.61.050.J</a>
Restaurants, Fast Food	P	P	P	<a href="#">17.50.260</a>
Restaurants, Formula Fast Food	P	P	P	<a href="#">17.50.260</a>
Restaurants	P	P	P	<a href="#">17.50.260</a> , <a href="#">17.61.050.J</a>
with Limited Live Entertainment	P	P	P	
with Walk-Up Window <sup>5</sup>	MC	MC	MC	
Retail Sales	P	P	P	



## Exhibit 4

Significant Tobacco Retailers	C(L1)	C	C(L1)	<a href="#">17.50.330</a>
Vehicle Services, Sales/Leasing	—	C	—	<a href="#">17.50.360</a>
Vehicle Services, Sales/Leasing, Limited	—	C	—	
SERVICES				
Adult Day Care, General	P(L1) C(L1)	P C	P C	
Adult Day Care, Limited	C(L1) P(L1)	C P	C P	
Animal Services, Hospitals	—	P	—	<a href="#">17.50.050</a>
Catering Services	P(L1)	P	P	
Charitable Institutions	P	P	P	
Child Day Care Centers	P	P	P	<a href="#">17.50.080</a>
Child Day Care, Large	P	P	P	
Child Day Care, Small	P	P	P	
Drive-through Businesses, Non-restaurants <sup>4</sup>	—	C	—	<a href="#">17.50.090</a>
Drive-through Businesses, Restaurants <sup>4</sup>	—	C	—	
Emergency Shelters	MC	MC	MC	<a href="#">17.50.105</a>
Emergency Shelters, Limited	P	P	P	<a href="#">17.50.105</a>
Laboratories	—	P	P(L1)	
Life-Care Facilities	MC(L1)	MC	MC(L1)	<a href="#">17.50.120</a>
Lodging, Hotels and Motels	C	C	C	<a href="#">17.50.150</a>
Low Barrier Navigation Centers	P	P	P	<a href="#">17.50.153</a>
Massage Establishments	C	C	C	<a href="#">17.50.155</a>
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,	—	C	—	<a href="#">17.50.360</a>

Exhibit 4

Vehicle Equipment Repair				
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING</b>				
Alcohol Beverage Manufacturing	—	C	—	<a href="#">17.50.040</a> , <a href="#">17.61.050.J</a>
with Accessory Tasting Room	—	C	—	
Custom Manufacturing/Artisan Production	P	P	P	
Industry, Restricted	—	MC	—	
Wholesaling, Distribution and Storage, Small-Scale	—	—	—	
<b>TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES</b>				
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	
with safe parking	MC	MC	MC	<a href="#">17.50.265</a>
Utilities, Major	C	C	C	
Utilities, Minor	P	P	P	
Wireless Telecom Facilities, Major	C	C	C	<a href="#">17.50.310</a>
Wireless Telecom Facilities, Minor	MC	MC	MC	
Wireless Telecom Facilities, SCL	—	—	—	
<b>TEMPORARY USES</b>				
Filming, Long-term	C	C	C	
Filming, Short-term	P	P	P	
Personal Property Sales	P	P	P	<a href="#">17.50.190</a>
Seasonal Merchandise Sales	P	P	P	<a href="#">17.50.180</a>
Street Fairs	P	P	P	
Tents	TUP	TUP	TUP	<a href="#">17.50.320</a>
Other Temporary Uses	TUP	TUP	TUP	
<b>Notes:</b>				
1 See Section <a href="#">17.80.020</a> 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.				

## Exhibit 4

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.
- 5 Minor Conditional Use Permit not required if Walk-Up Window complies with Section [17.50.260](#).

### 17.31.070 - 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

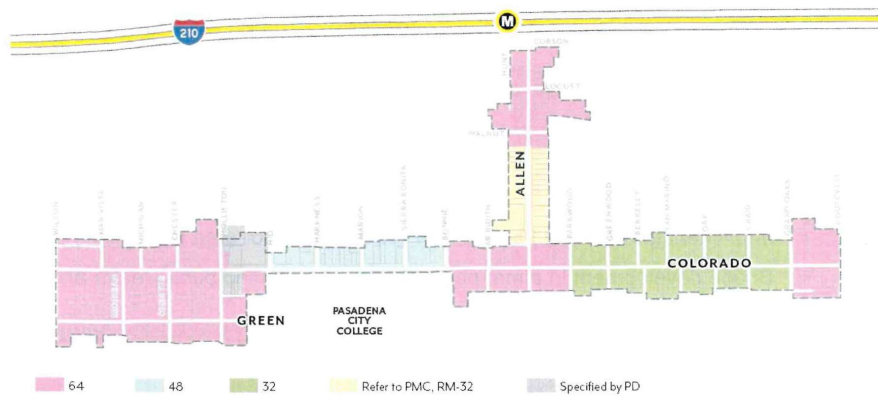
1. **Residential Density.** Projects that include residential dwelling units shall not exceed the allowable dwelling units per acre (du/ac) per Figure ECSP-5.

- 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 west of Hill Avenue with 50 dwelling units or more, inclusive of any density bonus, at least 20 percent of the total number of units shall have a minimum of 3 bedrooms.

- a. Fractions shall be rounded to the nearest whole number; those at 0.50 shall be rounded up.

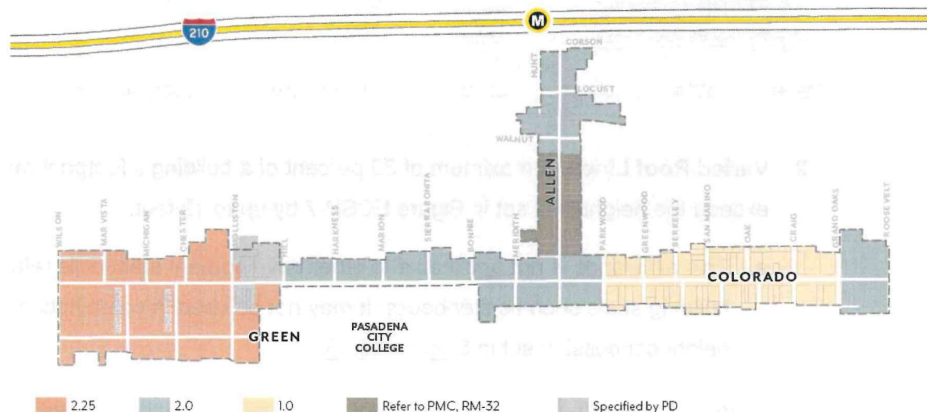
**Figure ECSP-5: Residential Density**



## 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 ECSP-6.
  - 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 ECSP-6: Floor Area Ratio**

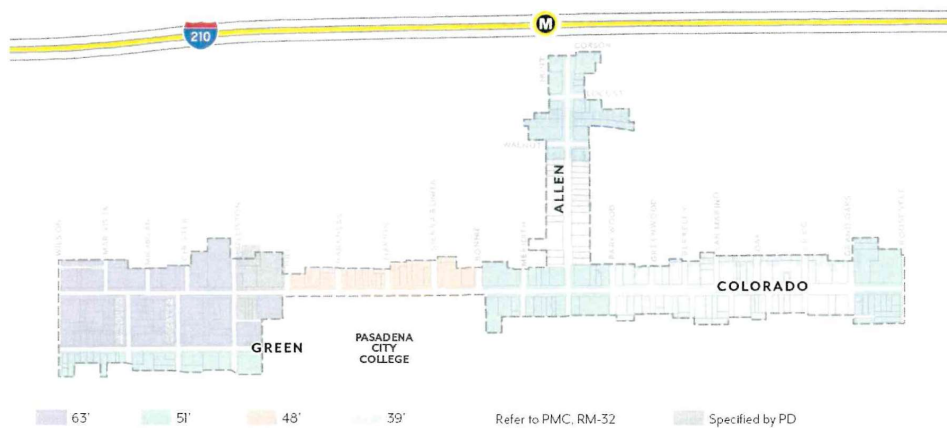


## C. Height

### 1. Building Height. Projects shall not exceed the height limits set in Figure ECSP-7.

- a. Height is measured per Section [17.40.060](#).
- b. Maximum height for massing adjacent to street or interior property lines may be limited by required stepbacks; see Section 17.31.070.E.
- c. Exceptions allowed for Varied Roof Lines (Section 17.31.070.C.2) and projecting features such as appurtenances and railings per Section [17.40.060](#).

**Figure ECSP-7: Building Height**



### 2. Varied Roof Lines. A maximum of 30 percent of a building's footprint may exceed the height limit set in Figure ECSP-7 by up to 12 feet.

- a. This allowance is not applicable to other development standards relating to building scale such as stepbacks. It may not be used in combination with the height concession set in Section [17.43](#).

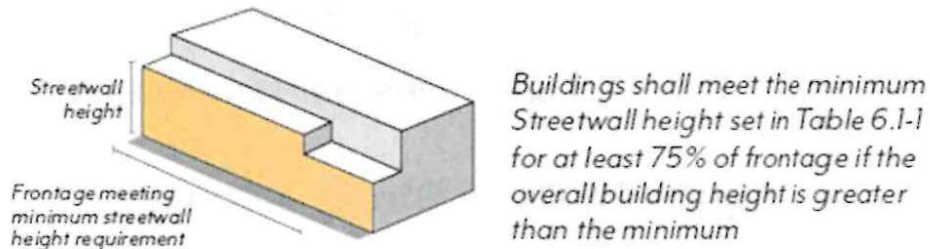
### 3. Streetwall Height. Buildings shall meet or exceed the minimum streetwall height set in Table ECSP-4 for a minimum of 75 percent of building frontage, unless the overall building height is lower than the requirement; see Figure ECSP-8.

- a. Streetwall is defined as any street-facing façade within 10 feet of the maximum setback and is not required to be continuous.
- b. Appurtenances shall not count toward streetwall height.

**Table ECSP-4: Streetwall Height**

Allen Avenue, north of Walnut	35' min.
Colorado Boulevard	25' min.

**Figure ECSP-8: Streetwall Height**



*Note: Diagrams used for illustrative purposes only.*

#### **D. Setbacks**

1. **Street Setbacks.** Buildings shall comply with the street setbacks set in Figure ECSP-9. Setback ranges establish a minimum and maximum for the specific percentage of linear frontage; see Figure ECSP-10.
  - a. Street setbacks are measured from the sidewalk line; see Figure ECSP-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 17.31.070.C.3), where applicable.
  - c. Residential units on the ground floor shall have a minimum setback of 5 feet. Where 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) and the following:
    - (1) Arcades and recessed ground floors up to 15 feet in depth, as well as parking entrances per Section 17.31.100.B, are allowed when a second story or roof meets the setback range; see Figure ECSP-11.

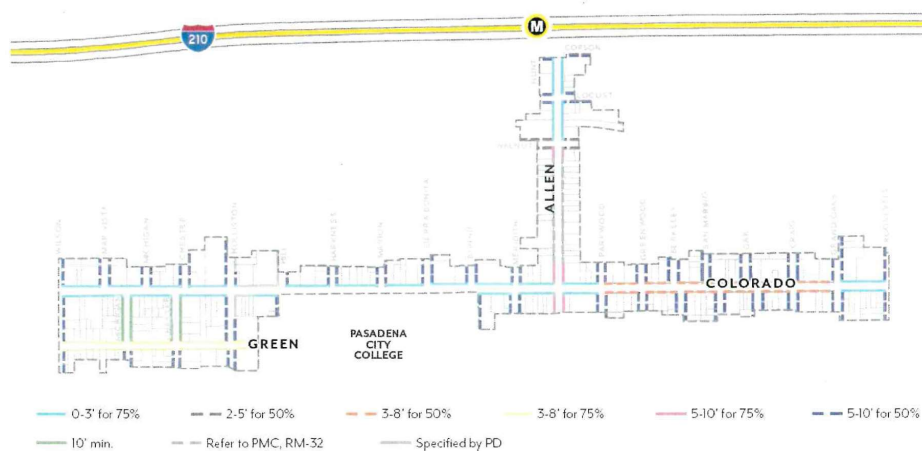
## Exhibit 4

- (2) The ~~primary~~ specified 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.
- (3) For Restaurants in EC-MU-G, the primary frontage percentage may be reduced to 40 percent if an additional 10 percent is provided as a solid wall of 36 to 48 inches enclosing outdoor dining.
- e. Features allowed within the street setback include: landscaping and planters, hardscape (e.g. stoops, patios), shade structures per Section 17.31.080.D, arcades and galleries per Section 17.31.080.E, exterior features per Section 17.31.080.F, walls and fences per Section 17.31.080.G, seating and furniture, outdoor dining, and other open space amenities per review authority approval.
- f. For portions of 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.

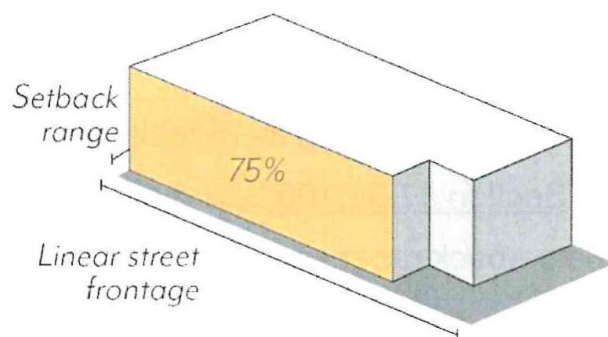
<u>Frontages with shared entrances to internal circulation</u>	<u>50%</u>
<u>Frontages with individual residential unit entrances</u>	<u>30%</u>
<u>with a stoop taller than 30 inches</u>	<u>10%</u>
<u>Frontages with individual commercial tenant entrance</u>	<u>30%</u>
<u>with outdoor dining</u>	<u>10%</u>



**Figure ECSP-9: Street Setbacks**



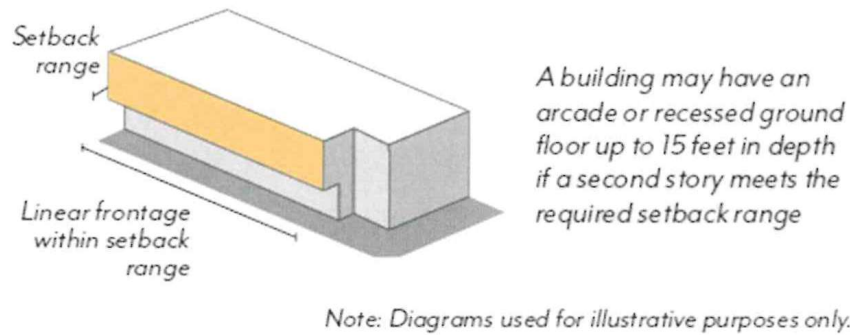
**Figure ECSP-10: Street Setbacks Percentage**



*Example condition: When specified for 75%, up to 25% of street frontage can be set back further than the range (percentage varies by street)*

*Note: Diagrams used for illustrative purposes only.*

**Figure ECSP-11: Recessed Ground Floor**



2. **Interior Setbacks.** Buildings shall be setback a minimum of 15 feet from an interior property line that is adjacent to a PS or RM zoning district.
  - 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).

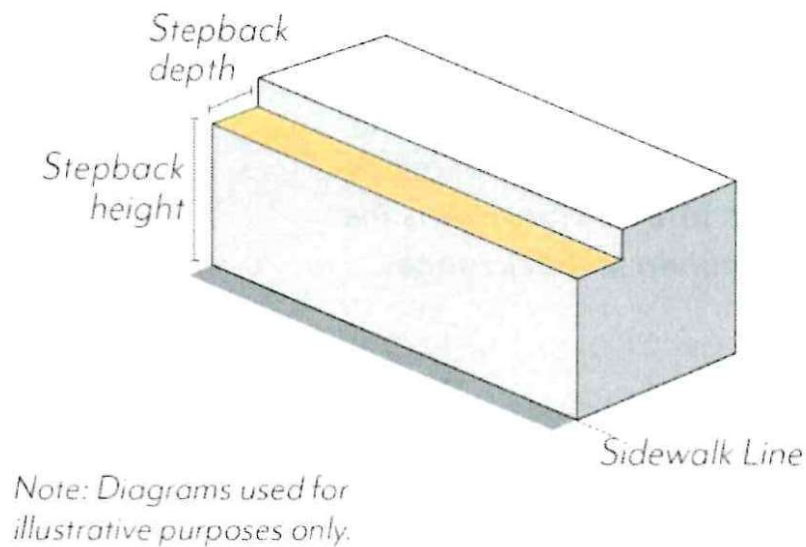
## E. Stepbacks

1. **Street Stepbacks.** Buildings shall not exceed the height specified in Table ECSP-5 before stepping back the specified depth; see Figure ECSP-12.
  - a. Street stepbacks are measured from the sidewalk line.
  - b. Uses allowed within the street stepback include: private open space (e.g. balconies, terraces), shade structures, trellises, and similar, green roofs and photovoltaic panels, and other open space features per review authority approval.

**Table ECSP-5: Street Stepbacks**

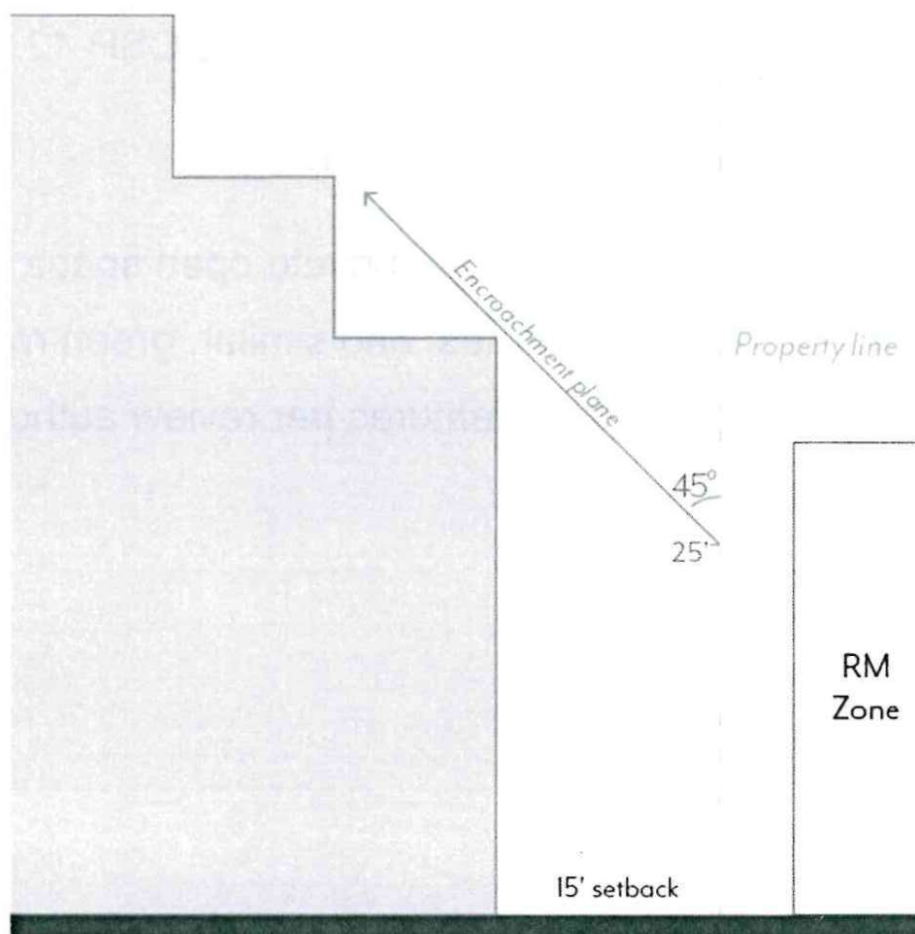
Project type	Depth	Height
Colorado Boulevard	15'	51'
Green Street	8'	20'
	50'	51'
All other streets	8'	45'

**Figure ECSP-12: Street Stepbacks**



- 2. Interior Stepbacks.** Adjacent to RM 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 ECSP-13.
  - a. Exceptions allowed per Section [17.40.160](#) (Table 4-2.1).

**Figure ECSP-13: Interior Stepbacks Adjacent to RM Zoning Districts**

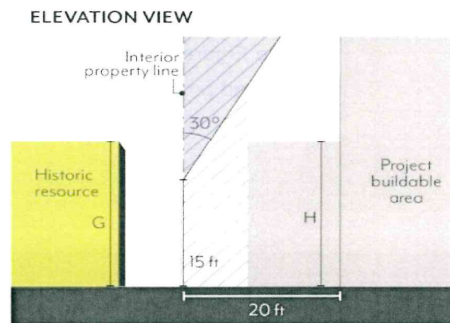
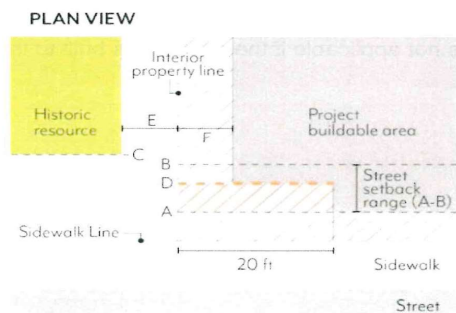
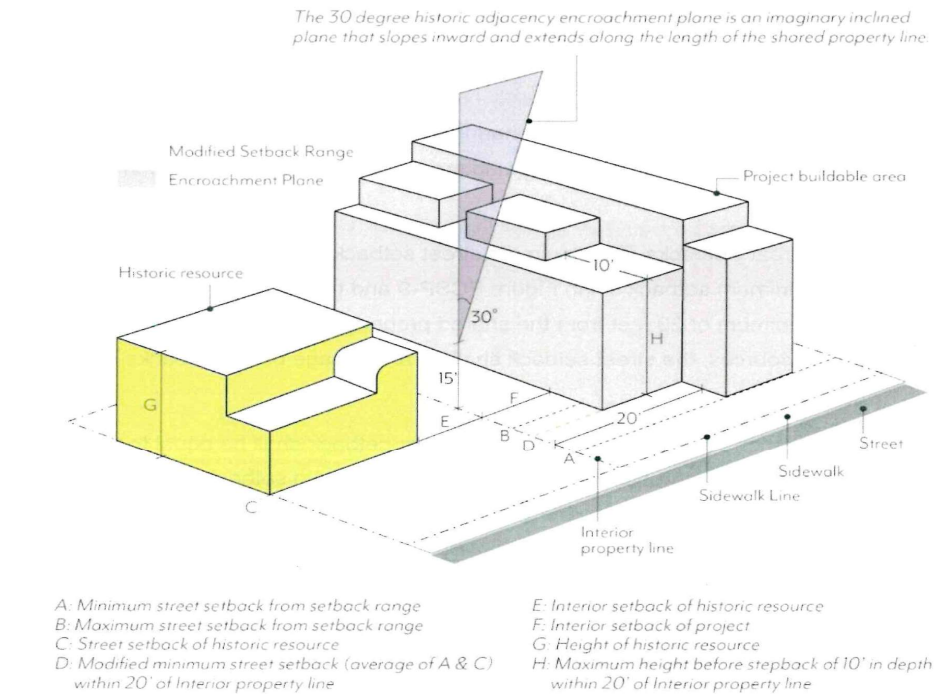


#### **F. Historic Adjacency**

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 ECSP-14.
  - a. **Street Setbacks.** The minimum street setback shall be an average of the minimum setback set in Figure ECSP-9 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.

## Exhibit 4

- b. Interior Setbacks.** The minimum interior setback shall be equal to that of the historic resource or 15 feet, whichever is less. No setback is required where the resource is built to the shared property line.
- c. Streetwall Height.** A maximum streetwall height shall not exceed the height of the historic resource for a minimum of 20 feet from the shared property line. A stepback with a minimum depth of 10 feet is required above this height, measured from the modified minimum street setback.
- d. Interior Stepbacks.** Projects shall not be located within an encroachment plane sloping upward and inward at a 30-degree angle measured from the vertical, commencing 15 feet above the existing grade at the property line; see Figure ECSP-14. This plane is not applicable if the resource is built to the shared property line.

**Figure ECSP-14: Historic Adjacency**

*Note: Diagrams used for illustrative purposes only*

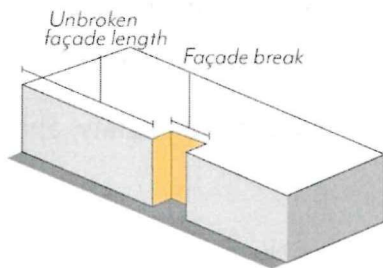
## G. Modulation

1. **Facade 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~~ shall not exceed 150 feet in length unless there is a minimum break of 10 percent of the building length or 20 feet, whichever is greater. This break shall be at least 10 feet deep, open to the sky; see Figure ECSP-15.

## Exhibit 4

- 2. Façade Area.** Each street-facing facade exceeding 50 feet in length shall modulate a minimum of 25 percent of the area above the first story. This modulation shall be between 2 feet and 12 feet in depth from the primary facade plane; see Figure ECSP-16. 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 break of at least 20 feet in width and 10 feet in depth shall be considered separate façades for the purposes of this standard.
  - bc. Modulation is not required to be continuous or open to the sky, and may be recessed or projected, but not past the sidewalk line.
  - ed. Required setbacks (Section 17.31.070.E), required façade breaks (Section 17.31.070.G.1), and projected balconies (Section 17.31.080.G.1) shall not count toward the modulation requirement; balconies that are recessed a minimum of 2 feet shall qualify.

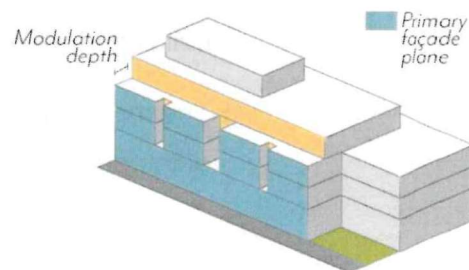
**Figure ECSP-15: Façade Length**



*Façades over the specified length shall include a break at least 20 feet wide and 10 feet deep, open to the sky.*

*Note: Diagrams used for illustrative purposes only.*

**Figure ECSP-16: Façade Area**



*Façades shall modulate a minimum of 25% of the area above the ground floor between 2 and 12 feet in depth.*

*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% 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;



## Exhibit 4

- (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 ECSP, as well as all other standards of the ECSP.

## 17.31.080 – Frontage

These standards are intended to:

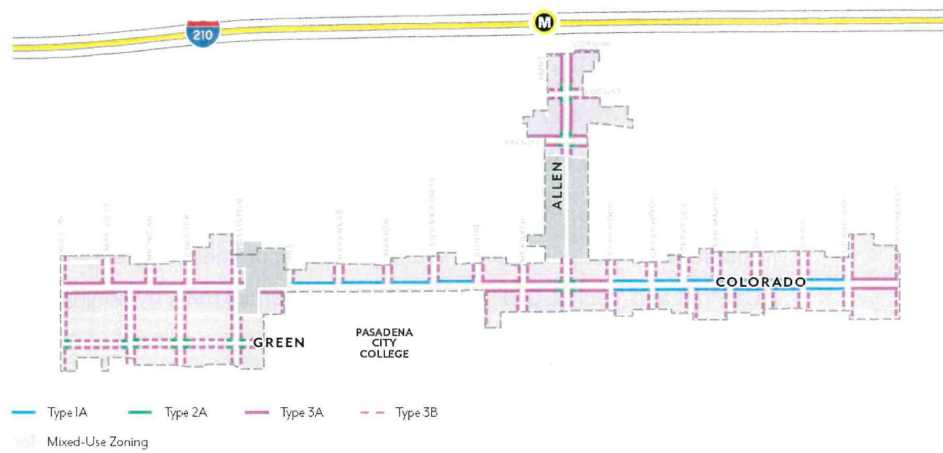
- Prioritize pedestrian access by ensuring doorways are open to a public sidewalk or public open space;
- Increase visibility into ground floor uses to create visual interest for pedestrians;
- Promote shade through arcades and shade structures;
- Support a consistent character when different uses are allowed on the ground floor within the same block; and
- Limit blank walls on the ground floor to enhance visual interest and pedestrian comfort.

**A. Ground Floor Frontages.** In Mixed-Use zoning districts, ground floor use requirements are regulated by frontage type per Figure ECSP-17 and Table ECSP-6. All use requirements are regulated as a percentage of the building frontage; see Figure ECSP-18.

## Exhibit 4

- 1. Commercial Uses.** Frontage types require a minimum amount of the building frontage to be comprised of, and designed for, commercial uses per Figure ECSP-17 and Table ECSP-6. Permitted commercial uses by zoning district are found in Table ECSP-2.
  - a. Entrances to non-ground floor uses, and/or entrances to uses prohibited within 35 feet of the sidewalk, shall not qualify toward the minimum commercial use percentage.
  - b. Commercial uses shall have an average interior depth of at least 35 feet and a minimum depth of 20 feet, measured wall-to-wall.
  - c. For Type 2A commercial corners, a minimum of 40 feet of commercial frontage along the designated street is required, measured from the perpendicular building frontage closest to the corner.
    - (1) For corners with public open space, this commercial frontage may front the open space rather than the street.
- 2. Residential Uses.** Frontage types set limitations on ground floor residential uses facing the street per Figure ECSP-17 and Table ECSP-6. Permitted residential uses by zoning district are found in Table ECSP-2.
  - a. Type A: Residential units on the ground floor shall be prohibited within 35 feet of the sidewalk line, inclusive of setbacks, per Table ECSP-6.
  - 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 ECSP-2.

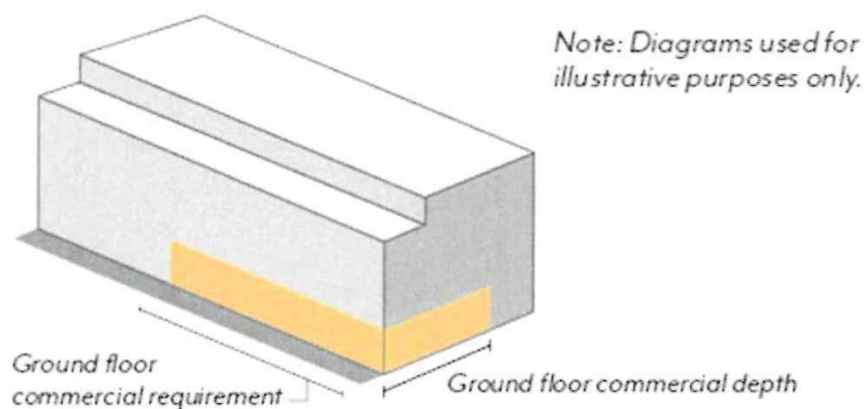
**Figure ECSP-17: Ground Floor Frontage Types**



**Table ECSP-6: Ground Floor Frontage Types**

Type	Commercial	Residential Common Space	Residential Dwelling Units
1A	70% min.	30% max.	Prohibited within 35' of sidewalk line
2A	Required at corner for 40' min.	N/A	
3A	Allowed, no percentage requirements		
3B	Allowed, no percentage requirements		

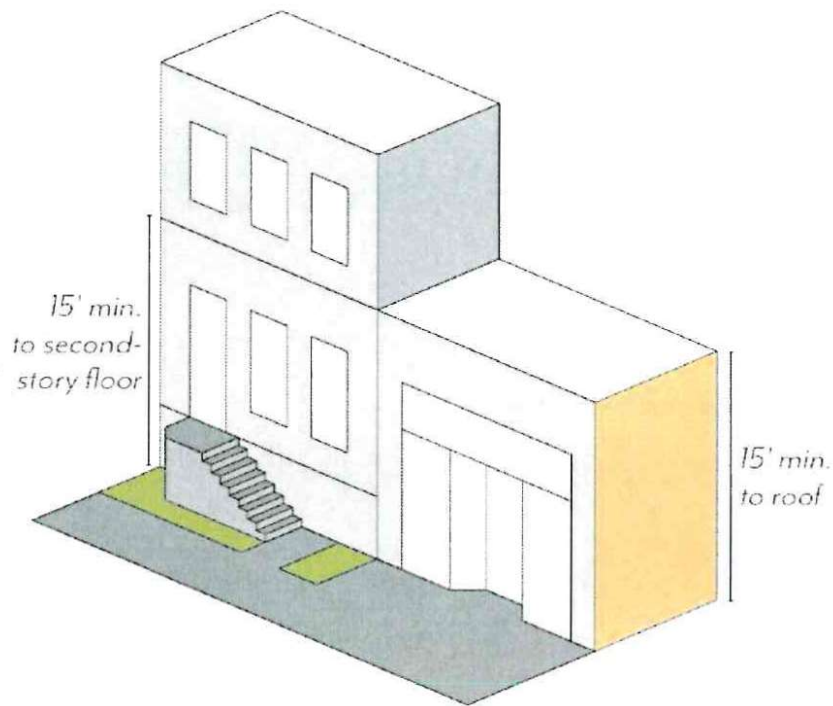
**Figure ECSP-18: Ground Floor Commercial Uses**



## **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 ECSP-19.
  - a. Exception. Ground floor residential uses with a setback of 10 feet or greater shall have a minimum ground floor height of 12 feet.
  - ~~ab.~~ 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.
  - ~~bc.~~ For residential units, the first habitable floor shall be located between 6 feet above and 2 feet below sidewalk elevation.

**Figure ECSP-19: 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 70 percent for ground floors and 30 percent for the overall façade. For residential units, transparency requirements are reduced to 15 percent.
  - 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.

## Exhibit 4

- c. Windows shall be recessed by a minimum of 2 ~~3~~ inches from the façade, measured from the outside wall to the frame of the window (mullion, muntin or similar element).;  
~~f-Flush windows may~~ shall be allowed-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 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.
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.** For projects on the north side of Colorado Boulevard west of Parkwood Avenue, shade structures (e.g. awnings and canopies) 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. For all other frontages, shade structures are not required but 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.~~
  - ~~c. Where an arcade or recessed ground floor provides a minimum of 5 feet of unobstructed pedestrian clearance, shade structures are not required.~~
1. **Awnings & Canopies.** Any ground floor shading shall project a minimum of 3 feet from the façade with a minimum of 8 feet of vertical clearance from 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 shall meet the ground floor transparency set in Section 17.31.080.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 in height and 50 percent of the building frontage.
- b. Galleries shall allow a minimum of 10 feet of vertical clearance from sidewalk elevation.

## **F. Exterior Features**

**1. Façade Lighting.** Lighting shall be located on façades 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 units, façade lighting shall be designed to be operable by the adjacent tenant.
- d. Façade lighting shall not be required on buildings located on designated historic resources and districts.

**FG. 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 a 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 shall be set back a minimum of 18 inches from the sidewalk line, separated by planted area.~~ 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.

**GH. 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~~ 60 percent of the roof area.
  - a. Roof deck railings above the top floor shall be placed behind a parapet wall of at least the same height or set back a minimum of 5 feet from the façade. For buildings employing Varied Roof Lines, the uppermost story shall be defined per the discretion of the Director.



## Exhibit 4

### 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 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 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.

## Exhibit 4

- 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.
  - (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.
- c. 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.

**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.

## Exhibit 4

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, and 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.

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.

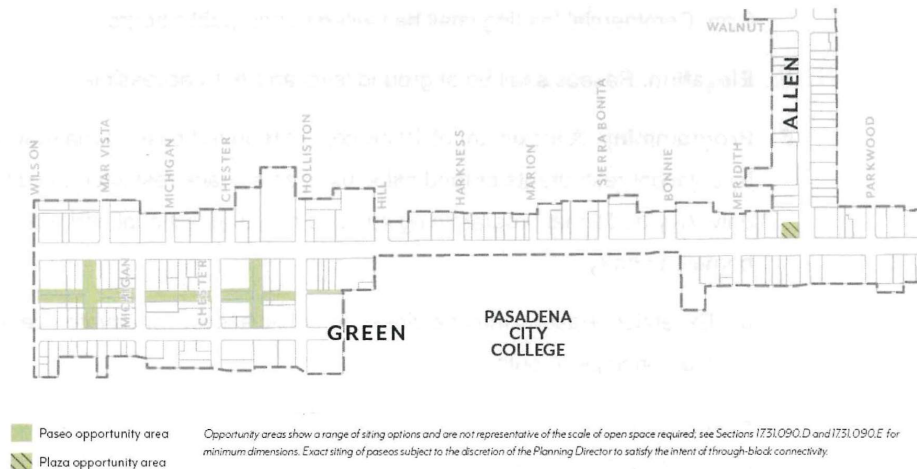
## Exhibit 4

- 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. Any gated ingress or egress points shall not be closed or locked during these hours.
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](#).

## Exhibit 4

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.

## Exhibit 4

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.

## Exhibit 4

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.

### 17.31.100 - Parking Standards

These standards are intended to:

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

#### A. Minimum Parking

1. **Number of Spaces.** Projects shall provide off-street automobile parking spaces per Table ECSP-9 based on general use classifications and subject to the standards of Section [17.46](#).

a. ~~Reductions in parking requirements shall apply for properties within half mile of Allen and Lake stations per PMC 17.50.340. 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, a maximum number of parking spaces shall apply per Section 17.50.340.~~

~~b.c.~~ Bicycle parking shall be required per Section [17.46.320](#).

**Table ECSP-9: Minimum Parking**

Use Classification <sup>1</sup>	Number of Spaces	Exceptions
Residential	≥ 1-bed: 1 per unit ≤2-bed: 1.5 per unit Guest: 1 per 10 units	Guest parking may be shared with commercial parking in mixed-use projects <sup>2</sup>
Recreation, Education & Public Assembly	Section <a href="#">17.46.040</a>	

## Exhibit 4

Office, Professional & Business Support <sup>3</sup>	2 per 1,000 sq ft in EC-MU-C; 3 per 1,000 sq ft elsewhere	No parking required for: •First 5,000 sq ft of a project •First 500 sq ft of outdoor dining (per tenant)
Retail Sales (including Restaurants)		
Services		
Industry, Manufacturing & Processing	2 per 1,000 sq ft	Recycling Centers: plus 1 space per bin
Transportation, Communications & Utility	Section <a href="#">17.46.040</a>	
<b>Other Exceptions</b>		
No new parking required for: • Projects within designated historic resources (excluding additions) • Changes of use in College District		
<b>Notes:</b> 1 Use classifications correspond to general use categories in Table ECSP-2. The number of spaces listed above shall apply to all uses listed under these general categories, with the exception of specific uses where the parking requirement is lower per Section <a href="#">17.46.040</a> . 2 No shared parking agreement is required; each guest space shall count as 1 commercial space. 3 The number of spaces for Research and Development land uses shall be 2 per 1,000 sq ft regardless of zoning district.		

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.
  - c. Unbundled parking is not required for a residential property or unit with an individual garage that is functionally a part of the property or unit (e.g., certain townhome and row houses).



**B. Vehicle Access.**

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

**C. Layout & Design.**

1. **Surface Parking.** Parking lots shall 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. Parking shall be buffered by habitable floor area or landscaping, except for access and driveways, and comply with Section [17.46.230](#).
  - a. Landscaping used as a parking buffer shall be located in the required parking setback and shall include hedges or shrubs a minimum of 3 feet in height at the time of planting that form a continuous visual screen.
2. **Structured Parking.** ~~Above ground parking structures shall be buffered by permitted non-parking uses a minimum of 35 feet in depth adjacent to the sidewalk line, except for driveways or pedestrian access to the parking area. Along primary frontages, all floors of parking structures shall be lined with building floor area (e.g. commercial or residential uses) or Publicly Accessible Open Space for a minimum of 35 feet in depth. Along secondary frontages, parking structures shall be set back a minimum of 5 feet. Pedestrian access and driveways in compliance with 17.31.100.B are excluded from this requirement.~~
  - a. Parking structure facades visible from public streets, excluding alleys, shall use materials and design at least comparable to and integrated with the building architecture.
3. **Underground Parking.** Subterranean parking shall be set back a minimum of 5 feet from Green Street and RM zoning. Otherwise, it may extend up to the property line.

## **Chapter 17.35 - South Fair Oaks Specific Plan**

### **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](#). 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](#).

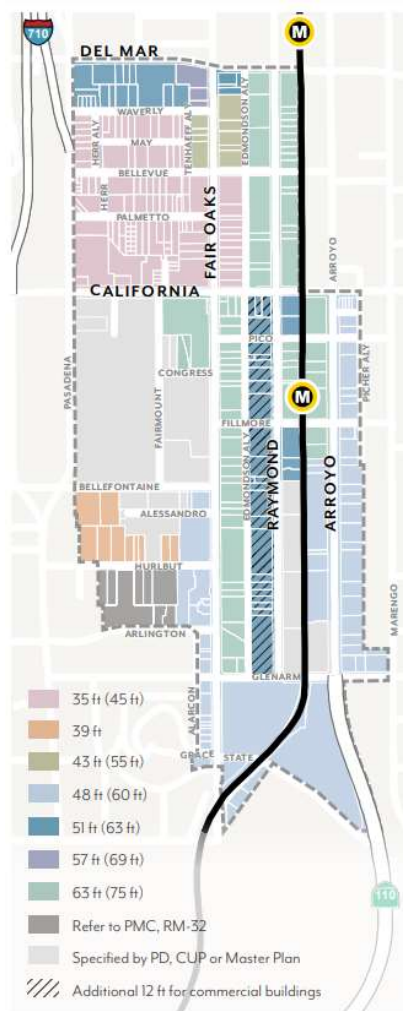
2. **Height Averaging.** With approval of Design Commission, up to 30 percent of a building's footprint may exceed the height limit to the maximum set in parenthesis in Figure

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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**



## 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.

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- d. 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 17.35.090.B, are allowed when a second story meets the specified setback; see Figure SFOSP-8.
  - (2) The specified frontage percentage may be reduced for the provision of Publicly Accessible Open Space facing the street through the Design Review process.
- 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**



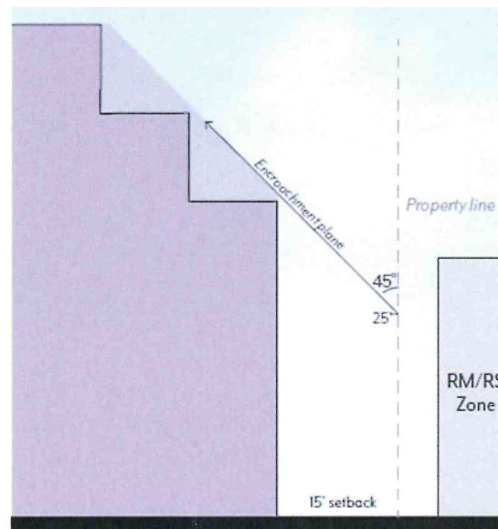
## Exhibit 4

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.

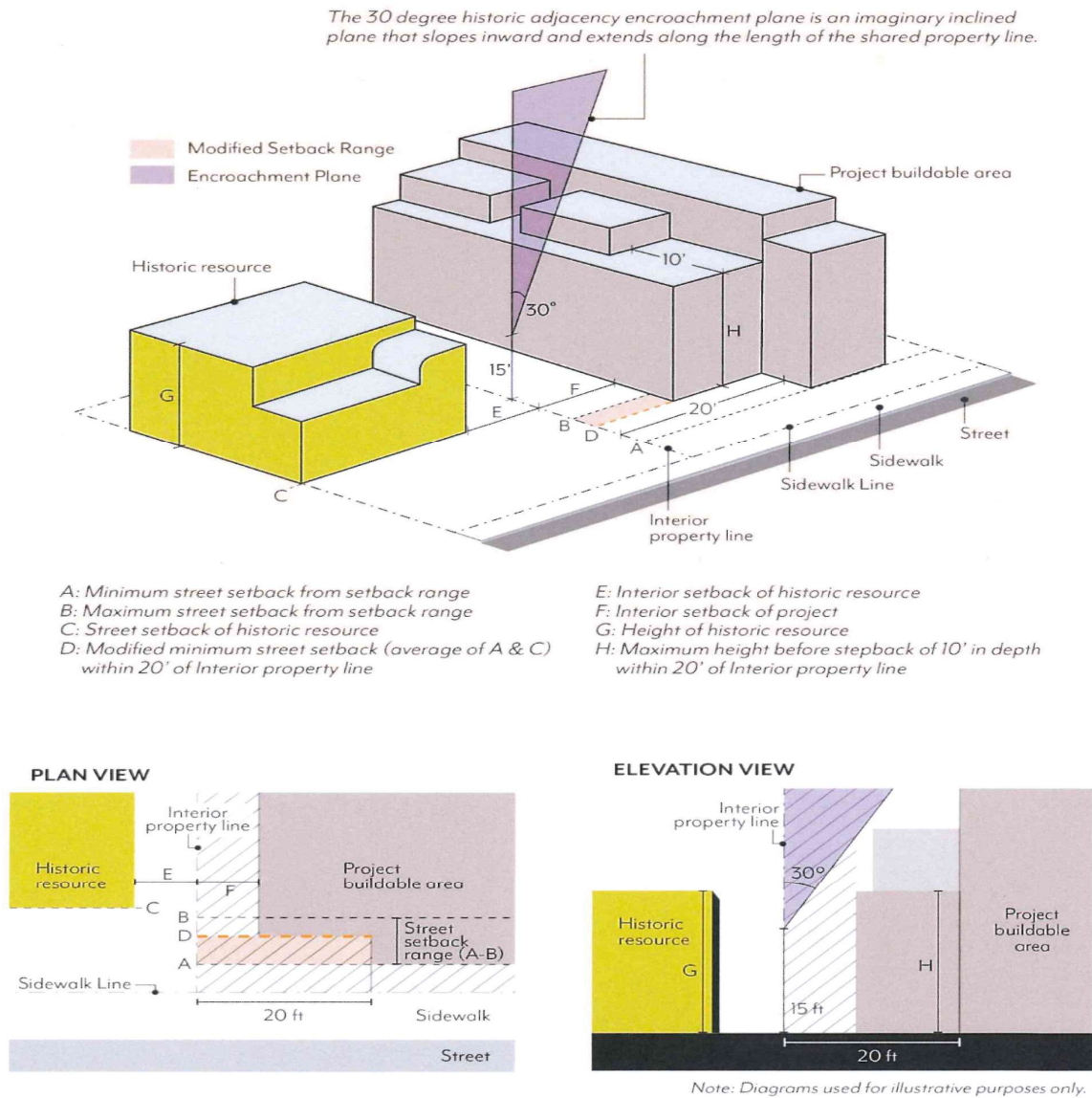


## Exhibit 4

- a. **Street Setbacks.** The minimum street setback shall be an average of the minimum setback set in Figure SFOSP-10 and that of the resource for a minimum of 20 feet from the shared property line. If located between two resources, the street setback shall be an average of the setbacks of the two resources.
- b. **Interior Setbacks.** The minimum interior setback shall be equal to that of the historic resource or 15 feet, whichever is less. No setback is required where the resource is built to the shared property line.
- c. **Streetwall Height:** A maximum streetwall height shall not exceed the height of the historic resource for a minimum of 20 feet from the shared property line. A stepback with a minimum depth of 10 feet is required above this height, measured from the modified minimum street setback.
- d. **Interior Stepbacks.** Projects shall not be located within an encroachment plane sloping upward and inward at a 30-degree angle measured from the vertical, commencing 15 feet above the existing grade at the property line; see Figure SFOSP-12. This plane is not applicable if the resource is built to the shared property line.

## Exhibit 4

**Figure SFOSP-12: Historic Adjacency**



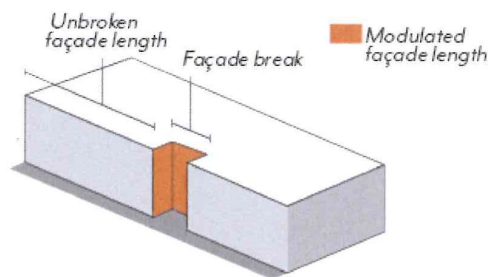
## G. Modulation

- 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~~ shall not exceed 150 feet in length unless there is a minimum break of 10 percent of the building length or 20 feet, whichever is greater. This break shall be at least 10 feet deep, open to the sky; see Figure SFOSP-13.

## Exhibit 4

- 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~~ first story. ~~between~~ This modulation shall be a minimum of 2 feet and a maximum of 12 feet in depth from the primary facade plane; see Figure ECSP-16. 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 break of at least 20 feet in width and 10 feet in depth shall be considered separate façades for the purposes of this standard.
  - ~~b.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.
  - ~~ed.~~ Required setbacks (Section 17.35.060.E), façade breaks (Section 17.35.060.G.1), and projected balconies (Section 17.35.070.G.1) shall not count toward the modulation requirement; balconies that are recessed a minimum of 2 feet shall qualify.

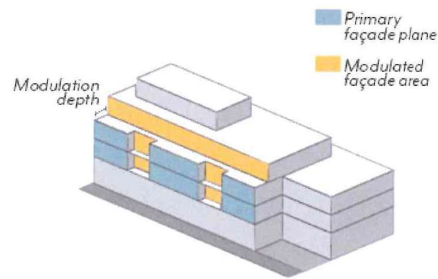
**Figure SFOSP-13: Façade Length**



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

*Note: Diagrams used for illustrative purposes only.*

**Figure SFOSP-14: Façade Area**



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

*Note: Diagrams used for illustrative purposes only.*

### 3. Alternative Compliance.

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

## Exhibit 4

- (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.

## Exhibit 4

- c. Residential common space on the ground floor shall be permitted per Table SFOSP-3.

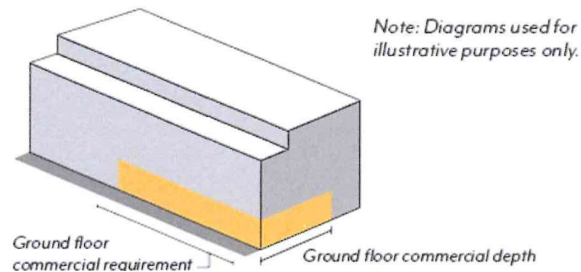
**Figure SFOSP-15: Ground Floor Frontage Types**



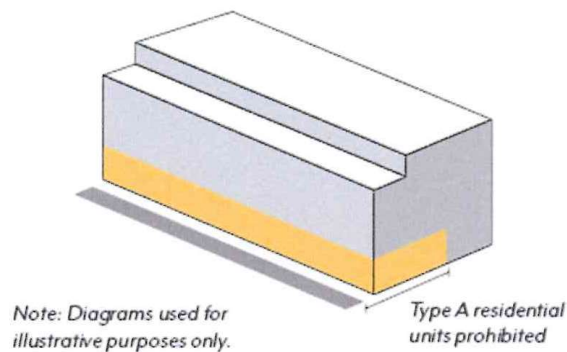
**Table SFOSP-3: Allowable Ground Floor Building Frontages in Mixed-Use Zones**

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**



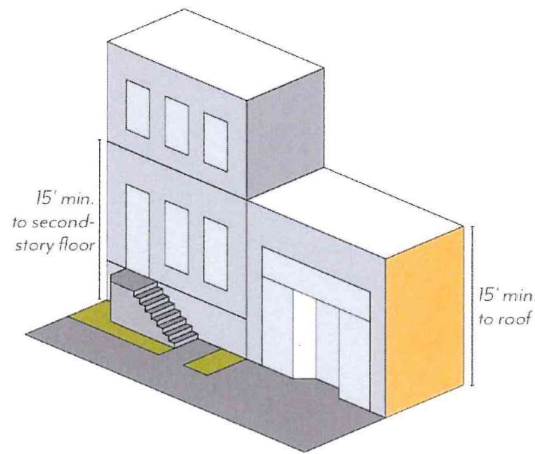
**Figure SFOSP-17: Ground Floor Residential Units**



**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 70 percent for ground floors and 30 percent for the overall façade. For residential units, transparency requirements are reduced to 15 percent.
  - 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 3/4 inches from the façade, measured from the outside wall to the frame of the window (mullion, muntin or similar element); ~~f-Flush windows may~~ shall be allowed-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 color-tinted, mirrored, or highly reflective glass is prohibited.



## Exhibit 4

- 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 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.

## Exhibit 4

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

### **F. Exterior Features**

1. **Façade Lighting.** Lighting shall be located on façades 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.

### **FG. 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 a 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 shall be set back a minimum of 18 inches from the sidewalk line, separated by planted area.~~ 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.

**GH. 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 ~~5~~60 percent of the roof area.
  - a. Roof deck railings above the top floor shall be placed behind a parapet wall of at least the same height or set back a minimum of 5 feet from the façade. For buildings employing Varied Roof Lines, the uppermost story shall be defined per the discretion of the Director.

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

## Exhibit 4

- 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**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3+</b>
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 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.
- c. 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.

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

<b>Project Size (GFA)</b>	<b>60,000-119,999 sq ft</b>	<b>120,000-159,999 sq ft</b>	<b>160,000-199,999 sq ft</b>	<b>200,000+ sq ft</b>
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.

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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](#).
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,

## Exhibit 4

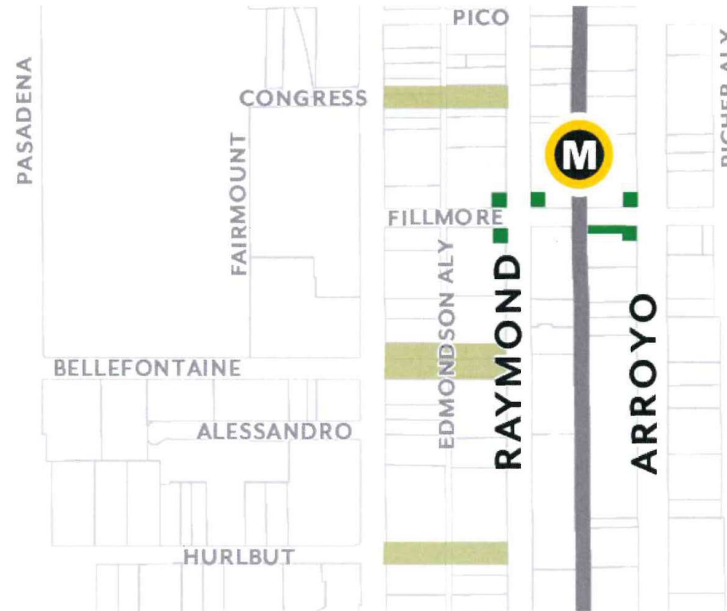
shall be required to meet the minimum area requirement by providing a corner plaza per Figure SFOSP-19.

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. Any gated ingress or egress points shall not be closed or locked during these hours.
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, and 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**



Opportunity areas show a range of siting options and are not representative of the scale of open space required. Refer to Section 17.35.080 for minimum dimensions. Exact siting and shape of paseos and plazas are subject to the discretion of the Planning Director. Paseos shall satisfy the intent of through-block connectivity.

#### 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](#).

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

### 17.35.090 – Parking

These standards are intended to:

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

#### A. Minimum Parking

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

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- c. Bicycle parking shall be required per Section [17.46.320](#).

**Table SFOSP-9: Minimum Parking by Land Use**

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

- 2. Shared Parking.** Parking may be shared among multiple uses per Section [17.46.050](#).
- 3. Unbundled Parking.** For any building with new residential units, automobile parking spaces shall be leased or sold separately from the rental or purchase fees, such that renters or buyers have the option of renting or buying the unit at a lower price than if the parking was included.

## Exhibit 4

- 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.
- c. Unbundled parking is not required for a residential property or unit with an individual garage that is functionally a part of the property or unit (e.g., certain townhome and row houses).

### **B. Vehicle Access.**

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

### **C. Layout & Design**

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

## Exhibit 4

- 10 to 20 parking spaces: a minimum of 5 percent
  - More than 20: a minimum of 10 percent
- d. A minimum of one tree of at least 24 gallons in size for every four vehicle parking spaces shall be planted and evenly distributed throughout the parking lot, so that a tree is located within 10 feet of any parking space.
- a. Exceptions to tree planting requirements allowed only for those parking spaces fully covered by solar energy systems.
- 2. Structured Parking.** ~~Multiple stories of above ground parking structures shall be buffered by permitted non-parking uses a minimum of 35 feet in depth adjacent to the sidewalk line, except for driveways or pedestrian access to the parking area. Along primary frontages, all floors of parking structures shall be lined with building floor area (e.g. commercial or residential uses) or Publicly Accessible Open Space for a minimum of 35 feet in depth. Pedestrian access and driveways in compliance with 17.35.100.B are excluded from this requirement.~~
- a. Parking structure facades visible from public streets, excluding alleys, shall use materials and design at least comparable to and integrated with the building architecture.
- 3. Underground Parking.** Subterranean parking shall be set back a minimum of 5 feet from all street property lines (excluding alleys) and RM/RS zoning districts. Otherwise, it may extend up to the property line.

## **Chapter 17.37 - Lincoln Avenue Specific Plan**

### **17.37.070 - Scale Standards**

#### **17.37.070 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 variation in façade length; 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 LASP-5.
  - a. Fractions shall be rounded to the nearest whole number; those at 0.50 shall 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.

#### **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 LASP-6.
  - 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 LASP-5: Residential Density**



**Figure LASP-6: Floor Area Ratio**



### C. Height.

1. **Building Height.** Projects shall not exceed the height limits set in Figure LASP-7.

- a. Height is measured per Section [17.40.060](#).
- b. Maximum height for massing adjacent to street or interior property lines may be limited by required stepbacks; see Section 17.37.070.E.
- c. Exceptions allowed for projecting features such as appurtenances and railings per Section [17.40.060](#).

## D. Setbacks

1. **Street Setbacks.** Buildings shall comply with the street setbacks set in Figure LASP-8. Setback ranges establish a minimum and maximum for the specified percentage of linear street frontage; see Figure LASP-9.

- a. Street setbacks are measured from the sidewalk line; see Figure LASP-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. Residential units on the ground floor shall have a minimum setback of 5 feet. Where 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) and the following: Arcades and recessed ground floors up to 15 feet in depth, as well as parking entrances per Section 17.37.100.B, are allowed when a second story meets the specified setback.
- e. For portions of 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.

<u>Frontages with shared entrances to internal circulation</u>	<u>50%</u>
<u>Frontages with individual residential unit entrances</u>	<u>30%</u>
<u>with a stoop taller than 30 inches</u>	<u>10%</u>
<u>Frontages with individual commercial tenant entrance</u>	<u>30%</u>
<u>with outdoor dining</u>	<u>10%</u>

- ef. Features allowed within the street setback include: Landscaping and planters, hardscape (e.g. stoops, patios), shade structures per Section [17.37.080.D](#), arcades and galleries per Section 17.37.080.E, walls and fences per Section 17.37.080.G, seating and furniture, outdoor dining, and other open space amenities per review authority approval.



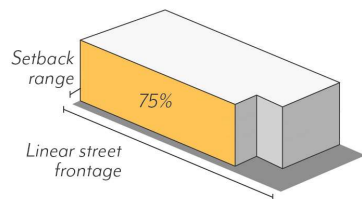
**Figure LASP-7: Building Height**



**Figure LASP-8: Street Setbacks**



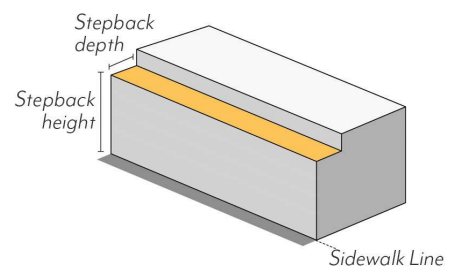
**Figure LASP-9: Street Setbacks Percentage**



Example condition: When specified for 75%, up to 25% of street frontage can be set back further than the range (percentage varies by street)

Note: Diagrams used for illustrative purposes only.

**Figure LASP-10: Street Stepbacks**



Note: Diagrams used for illustrative purposes only.

**2. Interior Setbacks.** Buildings shall comply with the interior setbacks set in Table LASP-4 based on project type when adjacent to residential zoning districts. No setback is required when adjacent to other districts.

- a. Interior setbacks are those abutting other parcels (non-street side and rear) and are measured from the shared property line.
- b. Exceptions allowed per Section [17.40.160](#) (Table 4-1).

**Table LASP-4: Interior Setbacks Adjacent to RM/RS**

Project type	CG, CL, CF	MU-N	RM-16
Mixed-use	15' min.	15' min.	N/A
Nonresidential	15' min.	15' min.	N/A
Residential	N/A	5' min.	5' min.

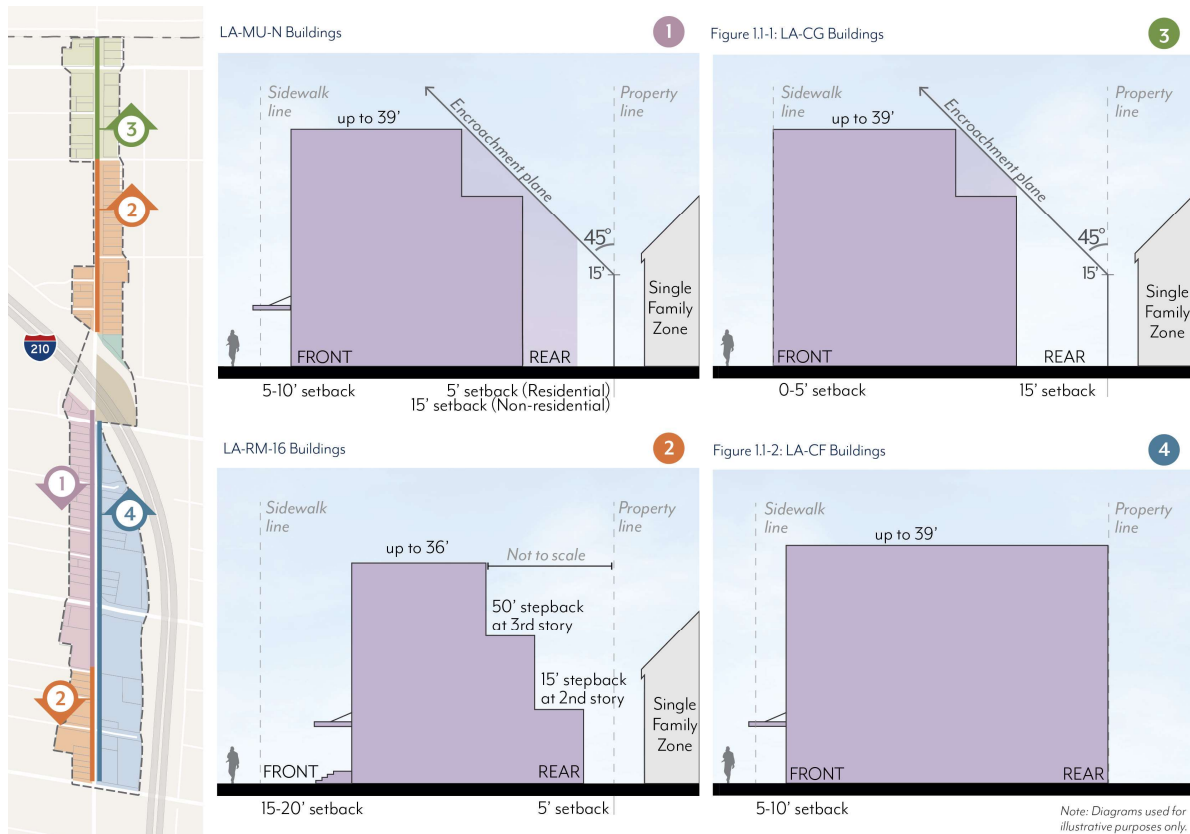
**E. Stepbacks.**

**1. Street Stepbacks.** Buildings utilizing a height concession per Section [17.43](#) shall provide a minimum stepback depth of 10 feet by a height of 36 feet along street frontages; see Figure LASP-10.

- a. Street stepbacks are those abutting public right-of-way and are measured from the sidewalk line.
- b. Uses allowed within the street stepback include: Private open space (e.g. terraces), shade structures (e.g. trellises), green roofs and photovoltaic panels, and other open space features per review authority approval.

**2. Interior Stepbacks.** Adjacent to RS zoning districts, buildings shall comply with the stepbacks below. Interior stepbacks are not required along other property lines.

- a. In all zones except LA-RM-16, projects shall not be located within the encroachment plane sloping upward and inward at a 45-degree angle measured from the vertical, commencing 15 feet above the existing grade along the shared property line; see Figure LASP-11.
- b. In LA-RM-16, projects shall step back a minimum of 15 feet at the second story and 50 feet at the third story, measured from the shared property line; see Figure LASP-11.
- c. Exceptions allowed per Section [17.40.160](#) (Table 4-2.1).

**Figure LASP-11: Setbacks and Stepbacks****F. Historic Adjacency.**

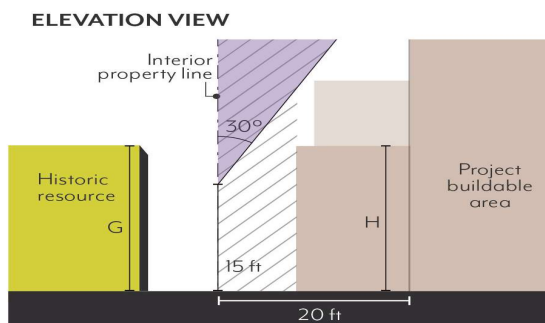
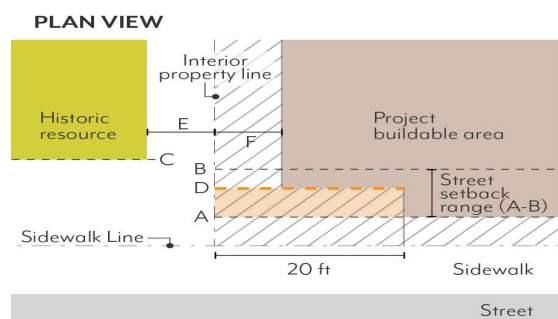
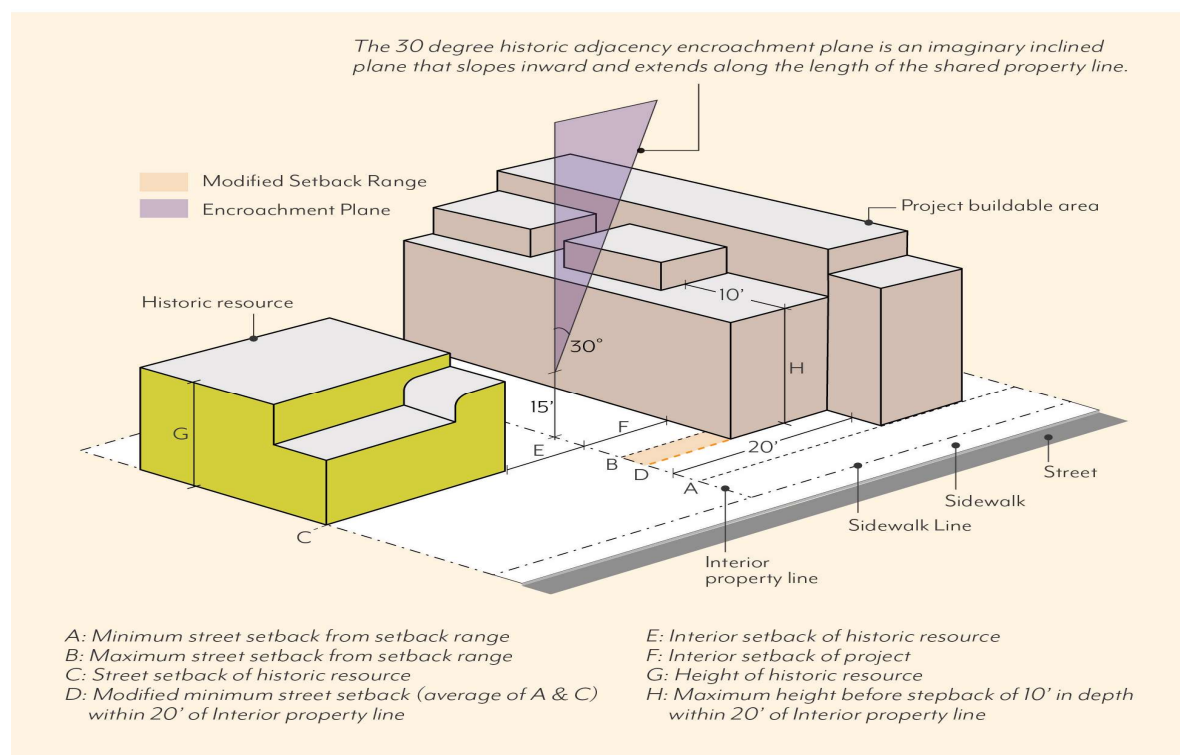
1. **Landmark Properties.** Projects on parcels with a historic resource shall be subject to review for consistency with the Secretary of the Interior's Standards.
2. **Transition Massing.** Projects sharing a property line with a designated historic resource are subject to the following modified standards, illustrated in Figure LASP-12.
  - a. **Street Setbacks.** The minimum street setback shall be an average of the minimum setback set in Figure LASP-9 and the established setback of the resource for a minimum of 20 feet from the shared property line. If located between two resources, the street setbacks shall be an average of the setbacks of the two resources for the full street frontage.
  - 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. **Street Stepbacks.** 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

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stepback with a minimum depth of 10 feet is required above this height, measured from the modified minimum street setback.

- d. Interior Stepbacks. Projects shall not be located within an encroachment plane sloping upward and inward at a 30-degree angle measured from the vertical, commencing 15 feet above the existing grade at the property line; see Figure LASP-12. This plane is not applicable if the resource is built to the shared property line.

### Figure LASP-12: Historic Adjacency



Note: Diagrams used for illustrative purposes only.

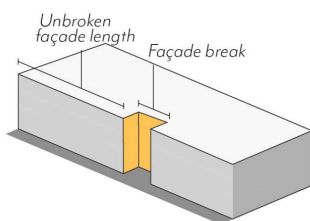
**G. Modulation.**

1. **Façade Length.** ~~Each street-facing façade exceeding the length set in Table LASP-5 shall include a minimum break of 10 percent of the façade length or 20 feet, whichever is greater.~~ In mixed-use districts, street-facing façades shall not exceed 150 feet in length unless there is a minimum break of 10 percent of the building length or 20 feet, whichever is greater. This break shall be a minimum of 10 feet deep, open to the sky; see Figure LASP-13. Projects in CF are exempt.

**Table LASP-5: Modulation**

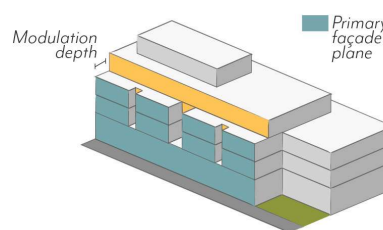
Façade	CG	CL	CF	MU-N
Length	100'	75'	150'	150'
Area	25%	25%	25%	25%

2. **Façade Area.** Each street-facing façade 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 façade plane; see Figure LASP-14. Buildings with a total of 2 stories or less are exempt.
- The primary façade plane is defined as the vertical plane with the greatest surface area above the ground floor.
  - Planes that are separated by a façade break (Section 17.37.070.G.1) shall be considered separate façades for the purposes of this standard.
  - ~~bc.~~ Modulation is not required to be continuous or open to the sky, and may be recessed or projected, but not beyond the sidewalk line.
  - ~~ed.~~ Required setbacks (Section 17.37.070.E), façade breaks (Section 17.37.070.G.1), and projected balconies (Section 17.37.080.H.1) shall not count toward the modulation requirement; balconies that are recessed a minimum of 2 feet shall qualify.

**Figure LASP-13: Façade Length**

Façades over the specified length shall include a break at least 20 feet wide and 10 feet deep, open to the sky.

Note: Diagrams used for illustrative purposes only.

**Figure LASP-14: Façade Area**

Façades shall modulate a minimum of 25% of the area above the ground floor between 2 and 12 feet in depth.

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

#### 17.37.080 - Frontage Standards

These standards are intended to:

- Prioritize pedestrian access by ensuring doorways are open to a public sidewalk or public open space;
- Increase visibility into ground floor uses to create visual interest for pedestrians;
- Promote shade through arcades and shade structures;
- Support a consistent character when different uses are allowed on the ground floor within the same block;

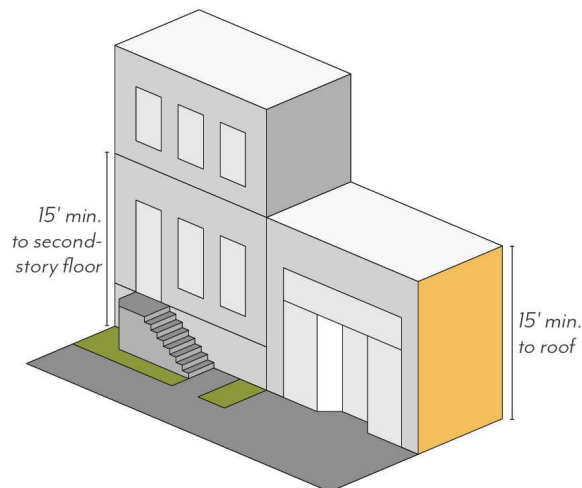
## Exhibit 4

- Promote consistent ground floor heights when residential and commercial uses are present within the same zone; and
- Limit blank walls on the ground floor to enhance visual interest and pedestrian comfort.

### A. Ground Floor.

1. **Height.** Buildings facing Lincoln Avenue shall have a minimum ground floor height of 15 feet, measured from the sidewalk elevation to second-story floor or roof of a one-story building; see Figure LASP-15.
  - a. Exception: Ground floor residential uses with a setback of 10 feet or greater shall have a minimum ground floor height of 12 feet.
  - ab. For residential units, the first habitable floor shall be located between 6 feet above and 2 feet below sidewalk elevation.
2. **Depth.** Commercial uses shall have an average interior depth of at least 35 feet and a minimum depth of 20 feet, measured wall-to-wall.

**Figure LASP-15: 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.*

**B. Entrances.**

1. **Location.** A minimum of one primary entrance shall be located on the primary frontage of each building and open onto a sidewalk or public space.
  - a. In LA-CG, entrances shall be recessed a minimum of 30 inches from the ground floor building façade along Lincoln Avenue. On other streets, entrances shall be recessed a minimum of 30 inches from the sidewalk line.
  - b. Primary entrances shall be distinguished by architectural features or overhead projections, such as an awning or canopy.
  - c. For non-residential uses, primary entrances shall be located at sidewalk elevation.
  - d. Exception allowed for residential courtyard buildings with unit entrances off the courtyard. Courtyards shall be entered from the street through an architecturally defined entry (covered or open to the sky) or portico.

**C. Transparency.**

1. **Windows & Doors.** Minimum transparency for street-facing façades is set in Tables LASP-6 and LASP-7 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 façade building frontage area, viewed in elevation and excluding any coverage of shading devices.
  - c. Windows shall be recessed by a minimum of 2 3 inches from the façade, measured from the outside wall to the frame of the window (mullion, muntin or similar element).; ~~f~~ Flush windows may shall be allowed-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 glazing is prohibited.
  - e. Street-facing transparency blocked by walls and fences over 42 inches shall not count towards required transparency
  - ef. Blinds, drapes, posters, and shelving for product displays visible to the public right-of-way ~~shall~~ may obscure a maximum of 10 percent of the transparent areas of each respective storefront or 50 percent for medical office uses.



**Table LASP-6: Transparency for Non-Residential and Residential Common Space**

Transparency	CG	CL	CF	MU-N
Ground Floor	70%	30%	30%	70%
Overall Façade	30%	15%	15%	30%

**Table LASP-7: Transparency for Residential Units**

Transparency	CG	CL	CF	MU-N
Ground Floor	N/A			15%
Overall Façade	N/A			15%

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. **Shading.** Shade structures may project up to two-thirds of the sidewalk width. In LA-CG along Lincoln Avenue, shade structures (e.g. awnings and canopies) are required, subject to a Public Works permit, and shall project a minimum of 5 feet and up to a maximum of 10 feet into the public right-of-way for a minimum of 50 percent of the building frontage.
  - a. Shade structures shall allow a minimum of 8 feet of vertical clearance from sidewalk elevation and shall not conflict with existing trees.
  - b. Shade structures are not required where an arcade or recessed ground floor provides a minimum of 5 feet of unobstructed pedestrian clearance.

#### **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 shall meet the ground floor transparency set in Section 17.31.080.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

## Exhibit 4

- 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 sidewalk elevation.

### F. ~~Lighting.~~ Exterior Fixtures

1. ~~Fixtures.~~ **Façade Lighting.** In LA-CG, pedestrian-scale lighting, such as sconces and goose-neck fixtures, shall be located on the building frontage a minimum of every 30 feet along Lincoln Avenue.
  - a. Façade lighting shall be full cutoff (directing light downward and outward).
  - b. Fixtures shall be ~~placed~~ located between 8 and 15 feet above sidewalk elevation, and shall not project more than 30 inches from the façade.
  - ~~b.c.~~ Lighting shall be static; flashing, pulsating or other dynamic lighting is not permitted.

### G. Walls & Fences.

1. **LA-CG, -CL, -MU-N and -RM-16 Zones.** Walls, fences, raised planters, screening and similar structures (walls/fences) shall be permitted within the required street setback subject to the following conditions. All other walls and fences shall be subject to Section [17.40.180](#).
  - a. Maximum height shall not exceed 42 inches.
  - b. Walls/fences taller than 30 inches shall be a minimum of 50 percent transparent.
  - c. A minimum 24 inch setback from the sidewalk line is required, separated by planted area; retaining walls with a maximum height of 30 inches are exempt from this requirement.
  - d. ~~Stoops and Patios. Walls along the side of a stoop, patio or entry to a residential dwelling unit shall be set back a minimum of 12 inches from the sidewalk line, separated by planted area.~~ 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.
2. **LA-CF Zone.** Walls/fences located in front of a structure shall be subject to Section 17.37.080.G.1. Walls/fences not located in front of a structure, but along a street frontage, shall be permitted subject to the following conditions:
  - a. A minimum of 5 foot setback from the sidewalk line shall be required, separated by planted area.

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- b. Maximum height shall not exceed 96 inches.
  - (1) Portions of walls/fences greater than 60 inches in height shall be a minimum of 50 percent transparent; portions 60 inches in height or lower are permitted to be solid walls.
  - (2) Solid walls/fences integrated with the building architecture may be permitted to match the height of the ground floor, with a maximum length of 20 feet. Landscaping shall be provided between the solid wall/fence and the sidewalk line, with the exception for building/property entrances.

### 3. Exceptions.

- a. Exceptions to wall/fence height allowed for guardrails, which may exceed the maximum height to the extent required by the Building Code. The guardrail shall be a minimum of 50 percent transparent.
- b. Exceptions to required wall/fence setback allowed for outdoor dining, which may be enclosed by a wall, fence, or similar structure up to a maximum of 42 inches in height located at the sidewalk line.

### H. Balconies & Roof Decks.

- 1. **Balconies.** Balconies may project a maximum of 4 feet into a street setback but shall not extend beyond the sidewalk line or within 6 feet of any interior property line. Balconies shall not project from a building façade within 50 feet of an RS zoning district.
- 2. **Roof Decks.** Roof decks shall be ~~set back 5 feet from the building edge on all sides,~~ and shall not be located within 50 feet of an RS zoning district. The sum of all roof decks shall not exceed a maximum coverage of ~~40~~50 percent of the roof area.

## 17.37.090 - Open Space Standards

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 natural light and fresh air in and around 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 LASP-8 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 LASP-8: Residential Open Space**

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

2. **Publicly Accessible Open Space.** In LA-CF, projects with more than 80,000 square feet of floor area shall provide a percentage of gross floor area as Publicly Accessible Open Space, as set in Table LASP-9.
  - a. Publicly Accessible Open Space shall be provided in addition to Private and Common Open Space requirements.
    - (1) ~~Research and Development uses may reduce PAOS 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 17.37.090.D where relevant.

(1) PAOS 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.

c. Research and Development uses may reduce PAOS 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.

**Table LASP-9: Publicly Accessible Open Space**

Project Size (GFA)	80,000—119,999 sq ft	120,000+ sq ft
Per Project, sq ft	2%	3%

**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 LASP-8 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 LASP-8 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. **Landscape.** A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in ~~each direction~~ length and width. Landscaping shall comply with Section [17.44.050](#).
4. **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

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Common Open Space. For projects with 2 or more trees, a minimum of 50 percent of trees planted shall be shade trees.

5. **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.
6. **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.
7. **Access.** Common Open Spaces may be accessible to the public if desired by the property owner.

### D. Publicly Accessible Open Space.

1. **Area.** Minimum area requirements are set in Section 17.37.090.A.2, and may be contiguous or noncontiguous, subject to the dimension and elevation standards below.
2. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 20 feet in each direction is required for Publicly Accessible Open Space.
3. **Access.** A minimum of 50 percent of the Publicly Accessible Open Space shall be accessible to the general public and shall not be restricted to patrons of a particular business.
4. **Signage.** Publicly Accessible Open Space shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing accessible hours.
5. **Hours.** At a minimum, PAOS shall be open to the general public from 8am to 8pm. Any gated ingress or egress points shall not be closed or locked during these hours.
6. **Elevation.** A minimum of 3,000 square feet of Publicly Accessible Open Space shall be at sidewalk elevation. If less square footage is required, then all required Publicly Accessible Open Space shall be at sidewalk elevation.
7. **Hardscape.** A maximum of 25 percent of Publicly Accessible Open Space shall be paved in standard concrete.

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- a. Remaining areas shall use one of the following enhanced paving techniques: Brick, natural stone, unit concrete pavers, textured and colored concrete, and concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
- 8. Seating.** Seating shall be provided at a minimum of 1 seat per 300 square feet of required Publicly Accessible Open Space.
  - a. Benches shall be calculated as 1 seat per 24 linear inches.
  - b. Fractions shall be rounded down to the nearest whole number.
- 9. Landscape.** A minimum of 25 percent of Publicly Accessible 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](#).
- 10. Trees.** A minimum of one 24-inch box tree per project or for every 750 square feet of Publicly Accessible Open Space, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50 percent of trees planted shall be shade trees.
- 11. Common Open Space Credit.** Publicly Accessible Open Space in excess of the minimum may count towards a maximum of 30 percent of the Common Open Space requirement at a 1:1 ratio.

### 17.37.100 - Parking Standards

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 space through shared parking among multiple uses; and
- Increase design standards for parking structures by ensuring habitable floor area and screening between parking and street frontage.

#### **A. Minimum Parking**

## Exhibit 4

**1. Number of Spaces.** Projects shall provide off-street automobile parking spaces per Table LASP-10 based on general use classifications.

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

b. Bicycle parking shall be required per Section [17.46.320](#).

**Table LASP-10: Minimum Parking**

Use Classification <sup>1</sup>	Number of Spaces	Exceptions
Residential	≤1-bed: 1 per unit ≥2-bed: 1.5 per unit Guest: 1 per 10 units	Guest parking may be shared with commercial parking in mixed-use projects
Recreation, Education & Public Assembly	Section <a href="#">17.46.040</a>	
Office, Professional & Business Support	2 per 1,000 sq ft in LA-CG; 3 per 1,000 sq ft elsewhere	No parking required for: • First 5,000 sq ft of a project • First 500 sq ft of outdoor dining (per tenant)
Retail Sales (including Restaurants)		
Services		
Industry, Manufacturing & Processing	2 per 1,000 sq ft	Recycling Centers: Plus 1 space per bin
Transportation, Communications & Utility	Section <a href="#">17.46.040</a>	
<b>Other Exceptions</b>		
No new parking required for:		
• Projects within designated historic resources (excluding additions).		
• Changes of use in structures built prior to 1970.		
<b>Notes:</b>		
<sup>1</sup> Use classifications correspond to general use categories in Table LASP-2. The number of spaces listed above shall apply to all uses listed under these general categories, with the exception of specific uses where the parking requirement is lower per Section <a href="#">17.46.040</a> .		
<sup>2</sup> The number of spaces for Research and Development land uses shall be 2 per 1,000 sq ft regardless of zoning district.		

**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, off-street automobile parking spaces shall be leased or sold separately from the unit rental or purchase fees, such that renters or buyers have the option of renting or buying the residential 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



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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.
- c. Unbundled parking is not required for a residential property or unit with an individual garage that is functionally a part of the property or unit (e.g., certain townhome and row houses).

### **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 shall be prohibited on primary frontages of 200 feet or less where there is access from a secondary street or alley.
  - b. The Zoning Administrator shall determine the primary frontage.

### **C. Layout & Design.**

- 1. **Surface Parking.** Parking lots shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and 5 feet from RS zoning.
  - a. Parking shall be buffered by habitable floor area or landscaped area, except for access and driveways; a minimum of one tree of at least 24 gallons in size shall be provided for every 300 square feet of landscaped area.
  - b. Landscaped area shall be provided as a percentage of surface parking area as follows:
    - (1) Ten to 20 parking spaces: a minimum of 5%.
    - (2) More than 20: a minimum of 10%.
  - c. One tree of at least 24 gallons in size shall be provided for every 6 parking spaces and located so as to visually disrupt long rows of parked vehicles.
    - (1) Trees shall be distributed as evenly as possible throughout the parking area; a maximum of 35% of required trees may be clustered/located within the street setback.

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- d. Landscaping shall include hedges or shrubs with a minimum height of 3 feet at the time of planting that form a continuous visual screen of vehicle headlights.
  - e. Landscaping shall be provided between a building and a contiguous parking area per review authority approval.
2. **Podium Parking.** A maximum of 1 story of above- grade parking is permitted within habitable buildings. Multiple stories of above ground parking are permitted if the project meets the parking structure standards below.
3. **Parking Structures Structured Parking.** ~~Structures shall be buffered with habitable floor area between the parking and Lincoln Avenue, except for access and driveways.~~ Along primary frontages, all floors of parking structures shall be lined with building floor area (e.g. commercial or residential uses) or Publicly Accessible Open Space for a minimum of 35 feet in depth. Pedestrian access and driveways are excluded from this requirement.
- a. Stand-alone parking structures are prohibited in the LA-MU-N zoning district.
  - b. Elevators and stairs shall be located adjacent sidewalks or public spaces.
  - c. Parking areas shall be screened from the public realm using heavy-gauge metal, precast concrete panels, laminated glass, green walls, photovoltaic panels or other material per review authority approval.
4. **Underground Parking.** Subterranean parking shall be set back a minimum of 5 feet from RS zoning. Otherwise, it may extend up to the property line.