

Introduced by: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING CODE) OF THE CITY OF PASADENA MUNICIPAL CODE TO IMPLEMENT THE 2025 NORTH LAKE SPECIFIC PLAN IN CHAPTER 17.34 (NORTH LAKE SPECIFIC PLAN) AND AMEND THE OFFICIAL ZONING MAP TO MODIFY THE BOUNDARIES OF THE NORTH LAKE SPECIFIC PLAN, REDESIGNATE ZONES WITHIN THE NORTH LAKE SPECIFIC PLAN AREA AND AT 60 S. VIRGINIA AVENUE, 701 AND 709 N. MENTOR AVENUE, AND 1311 AND 1321 N. MENTOR AVENUE IN CHAPTER 17.20 (ZONING DISTRICTS, ALLOWABLE LAND USES, AND ZONE-SPECIFIC STANDARDS), SECTION 17.20.20 (ZONING MAP AND ZONING DISTRICTS), AND AMENDING ZONING CODE SECTIONS 17.30.030 (2023 CENTRAL DISTRICT SPECIFIC PLAN - ALLOWABLE LAND USES) AND 17.30.080 (2023 CENTRAL DISTRICT SPECIFIC PLAN - OPEN SPACE) FOR CONSISTENCY**

The People of the City of Pasadena ordain as follows:

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

**“Summary**

This proposed ordinance will amend various sections of Title 17 (Zoning Code) of the City of Pasadena Municipal Code to implement the 2025 North Lake Specific Plan Update, as shown in Exhibit 1, attached to the full text of the ordinance and on file in the City Clerk’s Office. This proposed ordinance further amends the official Zoning Map of the City of Pasadena to implement the 2025 North Lake Specific Plan Update, including modifying the boundaries of the North Lake Specific Plan, and reclassifying parcels located within the North Lake Specific Plan area. Changes to the North Lake Specific Plan boundary and zoning designations within the North Lake Specific Plan area are

shown as Exhibit 2, attached to the full text of the ordinance and on file in the City Clerk's Office. The proposed ordinance amends Zoning Code Sections 17.30.030 (2023 Central District Specific Plan - Allowable Land Uses) and 17.30.080 (2023 Central District Specific Plan - Open Space Standards) for internal consistency.

Ordinance No. \_\_\_\_\_ shall take effect 30 days from its publication."

**SECTION 2.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.34 (North Lake Specific Plan) is repealed in its entirety and is replaced as shown in Exhibit 1, attached hereto and incorporated by reference.

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

Reclassifying parcels within the 2025 North Lake Specific Plan area from CL-SP-1b, CL-SP-1e, and RM-48 to NL-MU-C; from CL-SP-1b, CL-SP-1d, CL-SP-1e, CO-SP-1a, CO-SP-1c, RM-12, RM-16, and RM-32 to NL-MU-N; from CO-SP-1c and RM-48 to PS; from RM-48 to NL-RM-48; from RM-32 to NL-RM-32; from RM-16 to NL-RM-16; from RS-6 to NL-RS-6; from RS-6 to OS; reclassifying parcels within the 2017 North Lake Specific Plan that are now located outside of the 2025 North Lake Specific Plan from RS-6 to RM-32; from CL-SP-1b-LD-16 to RS-6-LD-16; and from CO-SP-1c-LD-16 to PS-LD-16; reclassifying parcels outside the North Lake Specific Plan from RM-12-PK-LD-1 to RM-12-LD-1; and reclassifying a parcel within the 2003 East Colorado Specific Plan from ECSP-CG-5-HL-1 to RM-32-HL-1. These modifications are shown on Exhibit 2, attached hereto and incorporated herein by reference.

///

**SECTION 4.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30.030 (2023 Central District Specific Plan - Allowable Land Uses) and Chapter 17.30.080 (2023 Central District Specific Plan - Open Space Standards) are amended as shown in Exhibit 3, attached hereto and incorporated by reference.

**SECTION 5.** The Findings for Approval for the General Plan Land Use Map Amendment, Specific Plan Adoption, Zoning Map Amendment and Zoning Text Amendment and associated Resolutions adopted by the Council on November 24, 2025, are incorporated by reference.

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

*///*

*///*

*///*

*///*

*///*

*///*

*///*

*///*

*///*

*///*

*///*

*///*

*///*

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

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Victor M. Gordo  
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this \_\_\_\_ day of \_\_\_\_\_ 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

\_\_\_\_\_  
Mark Jomsky  
City Clerk

Approved as to form:



\_\_\_\_\_  
Caroline Monroy  
Assistant City Attorney



## ~~Chapter 17.34 North Lake Specific Plan~~

### ~~17.34.010 Purpose of Chapter~~

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

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

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

- ~~A. Implement the purposes of the North Lake Specific Plan;~~
- ~~B. Provide an environment that encourages people to walk, by creating spaces for pedestrian activity and minimizing vehicle intrusions into pedestrian areas;~~
- ~~C. Limit the total number of uses providing either services or sales involving vehicles and of uses providing drive-through service for automobile occupants. Allow for the number of queuing positions or service windows in a drive-through business to be increased, but prohibit additional square footage to be added.~~
- ~~D. Support development that is oriented to use of the light-rail station at Lake Avenue; and~~
- ~~E. Provide standards to support development that is distinctive to the character of North Lake Avenue, including the house building type to promote the residential character of appropriate areas, and the village building type to promote the commercial character of appropriate areas. The standards of the SP-1 apply to the following subdistricts as shown on the Zoning Map.~~
  - ~~1. **SP-1a – House Building Type.** This subdistrict promotes a residential character that allows for a mix of some non-residential uses, including mixed-use and work/live units. Re-use of existing bungalows is encouraged in this subdistrict. This subdistrict is located along Lake Avenue, between Elizabeth Street and Ladera Street, and along Lake Avenue, between Claremont Street and Mountain Street.~~
  - ~~2. **SP-1b – Village Building Type.** This subdistrict promotes a commercial character and allows a variety of commercial uses, including mixed-use and work/live units. Residential uses are allowed in this subdistrict. This subdistrict encourages development that contributes to the pedestrian character of the street. This subdistrict includes the intersection of Lake Avenue and Washington Boulevard, bounded by Ladera Street to the north, Claremont Street to the south, Palm Terrace to the east, and Mentor Avenue to the west.~~
  - ~~3. **SP-1c – Village Building Type.** This subdistrict promotes a commercial character and allows a variety of commercial uses, including mixed-use and work/live units. Residential uses are allowed in this subdistrict. This subdistrict encourages development that contributes to the pedestrian character of the~~

~~street. This subdistrict is located along east Washington Boulevard, east of Lake Avenue, north side only, between Mentor Avenue and Catalina Avenue~~

- ~~4. **SP-1d Village Building Type.** This subdistrict promotes only a commercial character, and excludes residential, mixed use, and work/live units. This subdistrict is located along Lake Avenue, between Mountain Street and Orange Grove Boulevard.~~
- ~~5. **SP-1e Village Building Type.** This subdistrict is adjacent to the Gold Line light rail station and allows for a mixture of commercial, mixed use and work/live units and higher density residential. Residential uses are only allowed as part of mixed use developments. This subdistrict is located along Lake Avenue, between Orange Grove Boulevard and Maple Street.~~

#### ~~17.34.030 SP-1 Allowable Land Uses and Permit Requirements~~

- ~~A. **Allowable land uses.** All land uses allowed in the base zoning districts as permitted or conditional uses may be allowed in the SP-1 overlay district in compliance with the land use permit requirements of the applicable base zoning district, except as follows:~~
  - ~~1. **Additional allowed uses.** The following additional uses shall be allowed within the SP-1 overlay:~~
    - ~~a. In the SP-1a subdistrict, restaurants, fast food restaurants, formula fast food restaurants, maintenance and repair services, and personal services are allowed. Restaurants, fast food and formula fast food restaurants shall not be allowed to have beer and wine service or full alcohol service.~~
    - ~~b. In the SP-1a, SP-1b, SP-1c and SP-1e subdistricts, work/live units are allowed subject to a conditional use permit.~~
  - ~~2. **Additional prohibited uses.** The following uses are prohibited throughout the overlay district:~~
    - ~~a. Commercial growing grounds;~~
    - ~~b. Drive-through businesses;~~
    - ~~c. Life/care facilities;~~
    - ~~d. Medical services: extended care;~~
    - ~~e. Temporary swap meets;~~
    - ~~f. Vehicle services: service station;~~
    - ~~g. Vehicle services: vehicle storage;~~
    - ~~h. Vehicle services: vehicle washing and detailing including small-scale vehicle washing and detailing businesses; or~~
    - ~~i. Wholesaling, distribution, and storage small-scale.~~
  - ~~3. **Additional Prohibited Uses in SP-1a.** In the SP-1a and SP-1c subdistricts, commercial off-street parking uses are prohibited;~~



**4. ~~Additional Prohibited Uses in SP-1d.~~ In the SP-1d subdistrict, the following uses are prohibited:**

- ~~a. Single family residential;~~
- ~~b. Multi family residential;~~
- ~~c. Boarding houses;~~
- ~~d. Caretaker quarters;~~
- ~~e. Dormitories;~~
- ~~f. Fraternity/sorority housing;~~
- ~~g. Mixed use projects;~~
- ~~h. Residential care facilities, general;~~
- ~~i. Residential care facilities, limited;~~
- ~~j. Single room occupancy;~~
- ~~k. Supportive housing;~~
- ~~l. Transitional housing; or~~
- ~~m. Work/live.~~

**5. ~~Additional Prohibited Uses in SP-1e.~~ In the SP-1e subdistrict, single family residential and multi family residential uses.**

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

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

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

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

- ~~a. Enlargement or expansion of the gross floor area;~~
- ~~b. The paved parking area serving the use is increased;~~
- ~~c. One of the following occurs:~~

## Exhibit 1

- ~~(1) Increasing the number of fueling positions for a service station;~~
- ~~(2) Increasing the number of work stations for vehicle equipment repair;~~  
~~or~~
- ~~(3) Adding or changing a service at a service station or vehicle/equipment repair use that was not previously offered, including an auto wash or mini-mart.~~

### ~~3. **Allowed Alterations.** The following changes are allowed:~~

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

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

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

## **17.34.040 SP-1 General Development Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements in Table 3-15.1 in addition those in Section 17.34.050 (SP-1 Additional Development Standards), and the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards). For residential projects, see 17.34.060 (SP-1 Residential Development Standards). The development standards of the base zoning districts shall not apply.

| TABLE 3-15.1 – NORTH LAKE SPECIFIC PLAN DEVELOPMENT STANDARDS |                                                |                                       |          |                                                                                |       |
|---------------------------------------------------------------|------------------------------------------------|---------------------------------------|----------|--------------------------------------------------------------------------------|-------|
| Development feature                                           | Requirement by Zoning District                 |                                       |          |                                                                                |       |
|                                                               | SP-1a                                          | SP-1b                                 | SP-1c    | SP-1d                                                                          | SP-1e |
| <b>Minimum lot size</b>                                       | <i>Minimum area and width for new parcels.</i> |                                       |          |                                                                                |       |
| — Minimum area                                                | 7,200-sf                                       | As determined through the subdivision | 7,200-sf | As determined through the subdivision process consistent with the General Plan |       |
| — Width                                                       | 55-ft                                          |                                       | 55-ft    |                                                                                |       |

Exhibit 1

|                                           |                                                                                                                                                     |                                                                                                                |                                                           |                           |                                                                    |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------|--------------------------------------------------------------------|
|                                           |                                                                                                                                                     | process<br>consistent<br>with the<br>General<br>Plan                                                           |                                                           |                           |                                                                    |
| <b>Maximum density (1)</b>                | <i>Minimum lot area in square feet required for each dwelling unit. See Section 17.34.060 for the applicable residential development standards.</i> |                                                                                                                |                                                           |                           |                                                                    |
|                                           | <del>2,750 sf</del>                                                                                                                                 | 1,360 sf                                                                                                       |                                                           | N.A.                      | 910 sf                                                             |
| <b>Setbacks</b>                           | <i>See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>              |                                                                                                                |                                                           |                           |                                                                    |
| —Front                                    | 20 ft<br>minimum<br>(2)                                                                                                                             | 5 ft—fixed<br>(3) (4)                                                                                          | 5 ft—fixed<br>(3) (4)                                     | 5 ft—<br>fixed<br>(3) (4) | 5 ft—fixed<br>(3) (4)                                              |
| —Sides                                    | 7 ft                                                                                                                                                | N.A.                                                                                                           | N.A.                                                      | N.A.                      | N.A.                                                               |
| —Corner side                              | 15 ft                                                                                                                                               | 5 ft (4)                                                                                                       | 5 ft (4)                                                  | 5 ft (4)                  | 5 ft (4)                                                           |
| —Rear                                     | (5)(6)                                                                                                                                              | (7)                                                                                                            | (7)                                                       | (7)                       | (7)                                                                |
| <b>Encroachment plane</b>                 | <i>Structures shall not be located within an encroachment plane. See Section 17.40.160 for allowed projections into encroachment planes.</i>        |                                                                                                                |                                                           |                           |                                                                    |
| —Adjoining a<br>residential property line | 30-<br>degree<br>angle<br>eight feet<br>above the<br>existing<br>grade at<br>the<br>property<br>line of<br>abutting<br>residential<br>use.          | 45-degree angle eight feet above the existing<br>grade at the property line of the abutting<br>residential use |                                                           |                           |                                                                    |
| <b>Height limit</b>                       | <i>Maximum height of main structures at points noted. See 17.40.060 for height measurement, and exceptions to height limits.</i>                    |                                                                                                                |                                                           |                           |                                                                    |
|                                           | <del>30 ft non-<br/>residential<br/>including<br/>mixed-<br/>use</del>                                                                              | 30 ft non-<br>residential//<br>42 ft.<br>mixed use<br>(8) (9)                                                  | 25 ft non-<br>residential//<br>37 ft<br>mixed-<br>use (9) | 30 ft<br>(8)(9)           | 36 ft non-<br>residential//<br>48 ft<br>mixed-<br>mixed-use<br>(9) |
| <b>Accessory structures</b>               | <del>See Section 17.50.250 (Residential Accessory Uses and Structures)</del>                                                                        |                                                                                                                |                                                           |                           |                                                                    |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Landscaping</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Chapter 17.44 (Landscaping)                                    |
| <b>Parking</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Chapter 17.46 (Parking and Loading)                            |
| <b>Signs</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Chapter 17.48 (Signs)                                          |
| <b>Other applicable standards</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Chapter 17.40 (General Property Development and Use Standards) |
| <p style="text-align: center;"><b>Notes:</b></p> <p>(1) — See Chapter 17.43 regarding density bonus provisions.</p> <p>(2) — Not more than 35 percent of the area between a street property line and a front building line may be paved. Unpaved areas must be planted and maintained with landscaping. Asphalt shall not be used as a paving material.</p> <p>(3) — Recessed pedestrian entries may be provided for a distance of 30 percent of the street frontage provided that the minimum length of the building frontage that is five feet from the street property line is not reduced to less than 25 feet.</p> <p>(4) — Except as provided under the driveway provision of this section and the parking provisions of Chapter 17.46, paving shall be provided throughout the corner and front yards. Asphalt shall not be used as a paving material.</p> <p>(5) — For properties having a rear property line abutting the side yard of a residential use, a minimum rear yard of seven feet shall be provided. For properties having a rear property line abutting an alley, a minimum rear yard of four feet shall be provided.</p> <p>(6) — A 20-foot setback is required when abutting the rear yard of a residential use.</p> <p>(7) — A 15-foot setback is required when adjacent to an R district.</p> <p>(8) — Along the north side of Washington Boulevard west of Prime Court, and along the south side of Washington Boulevard west of Hudson Avenue, the maximum building height is 25 feet for non-residential and 37 feet for mixed-use projects.</p> <p>(9) — Minimum building height is 15 feet.</p> |                                                                |

#### **17.34.050 SP-1 Additional Development Standards**

- A. ~~**Alcohol sales and services.**~~ The provisions of Section 17.28.030 (AD-2 overlay district) shall apply.
- B. ~~**Hours of operation.**~~ The provisions of 17.40.070 shall apply.
- C. ~~**Specific public and semi-public uses.**~~ The development standards for public or private schools, public safety facilities, and religious assembly uses shall be determined as specified by a Conditional Use Permit.
- D. ~~**Fences and walls.**~~
1. ~~Within subdistrict SP-1a, the wall and fence requirements shall be that of the RS-6 district for all projects except multi-family projects which shall meet the fence and wall requirements of Section 17.40.180.B.3 (Multi-family projects (City of Gardens standards))~~
  2. ~~Within all other subdistricts, the fence and wall provisions shall be those of the base district provided that an eight foot high solid masonry wall shall be constructed along the property line that separates a nonresidential use from a~~

~~residential use. The required wall must be constructed on a property prior to any other new construction on that property.~~

- ~~E. **Loading and refuse areas.** To the extent feasible, loading berths and refuse storage areas shall be located away from residential uses.~~
- ~~F. **Signs.** The height of a free-standing or monument sign shall be limited to eight feet. Such sign shall have a minimum of 75 square feet of landscaping. All other signs shall meet the requirements of Chapter 17.48 (Signs).~~
- ~~G. **Landscaping.** Vertical landscape material shall be planted and maintained on the property of a nonresidential use along the property line of a residential use.~~
- ~~H. **Driveways.** The maximum driveway width shall be equivalent to the minimum driveway width allowed in Chapter 17.46. A landscape area shall be provided along the side of the driveway in front or corner yards. The width of the landscape area shall be a minimum of two feet and a maximum of five feet. The maximum height of planting materials within this required landscape area shall not exceed 2.5 feet.~~
- ~~I. **Residential building conversions.** Buildings originally constructed for residential use prior to November 23, 1997, may be reused for permitted or conditionally permitted nonresidential use. Such reuse shall comply with the provisions of 17.50.070. The mixed use standards and work/live standards of this code shall not apply for such conversions. (Ord. 7129 § 3, (Exh. B), 2008)~~
- ~~J. **Floor area ratio.** The floor area ratio requirement of the base district shall not be applicable in this specific plan.~~
- ~~K. **Commercial frontage and façade standards.** Section 17.24.050 (Commercial Frontage and Façade Standards) shall not be applicable.~~

#### **17.34.060 SP-1 Residential Development Standards**

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

- ~~A. **Single-family.** For single-family uses, the standards of the RS-6 district shall apply.~~
- ~~B. **Two units on a lot.** For two units on a lot, the standards of the RM-12 district shall apply.~~
- ~~C. **Three units or more.** For development of three units or more, the following applies.~~
  - ~~1. Within the SP-1a subdistrict, the development standards of the RM-16 district shall apply.~~
  - ~~2. Within the SP-1b and SP-1c subdistricts, the development standards of the RM-32 district shall apply.~~

#### **17.34.070 SP-1 Edge Repair**

~~For properties in subdistricts SP-1b and SP-1d and SP-1e that were developed prior to November 23, 1997, and that exceed the required five-foot front and corner yard~~



~~provisions, additions to the existing building shall be permitted provided the development standards of the base district are met and an edge repair is provided. An edge repair is an area along the street property line set aside for pedestrian amenities. The minimum depth of the edge repair shall be five feet from the street property line, and the minimum length shall be 40 percent of the length of the parking area along each street frontage. Portions of the edge repair at intersecting streets shall comply with the regulations of Chapter 12.12 of the Municipal Code. An edge repair must include the following three elements. The required three elements shall be approved by the Planning Director under the design review process required under this chapter.~~

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

## **Chapter 17.34 – North Lake Specific Plan**

### **17.34.010 - Purpose of Chapter**

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

### **17.34.020 - Zoning Districts**

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

#### **A. NL-MU-C (Mixed-Use Core)**

- Create mixed-use activity centers that encourage a range of active uses where people can walk to shops, restaurants, and jobs in proximity of transit or major intersections; and
- Support projects that are entirely commercial, entirely residential, or mixed-use, with ground floor commercial required at key intersections.

#### **A. NL-MU-N (Mixed-Use Neighborhood)**

- Promote the development of pedestrian-friendly neighborhoods with commercial uses that are sensitive to neighboring residents; and
- Support projects that are entirely commercial, entirely residential, or mixed-use, integrated either horizontally or vertically, consistent with ground floor use requirements.

#### **B. NL-RM-48 (Residential Multi-Family)**

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



## Exhibit 1

### **C. NL-RM-32 (Residential Multi-Family)**

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

### **D. NL-RS-6 (Residential Single-Family)**

- Provide areas for low density residential neighborhoods and relate new development to the existing environment.

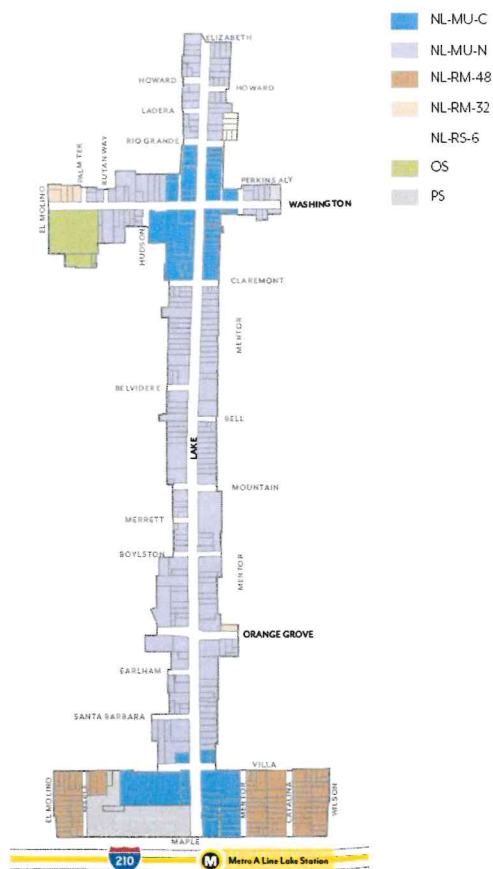
### **E. OS (Open Space)**

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

### **F. PS (Public Semi-Public)**

- Provide for large public or semi-public land uses that may not be appropriate in other base zoning districts.

**Figure NLSP-1: Zoning Districts**



## **17.34.030 - Allowable Land Uses**

### **G. Definitions.** Definitions of specific land uses are found in.

Exhibit 1

- H. **Permit Requirements.** Table NLSP-1 identifies the uses of land allowed, the land use permit required to establish each use, and limitations that may apply for a particular use.
- I. **Standards for Specific Land Uses.** Additional standards may apply to specific land uses; refer to the Section noted in Table NLSP-1.
1. Section 17.50.160 shall not apply to Mixed-Use Projects.
  2. Section 17.50.350 shall not apply to Multi-Family Housing.
- J. **Ground Floor Frontages.** In Mixed-Use zoning districts, additional commercial requirements and residential unit restrictions on the ground floor shall apply per Section 17.34.070.A.
- K. **Major Construction.** Conditional Use Permit approval shall be required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- L. **Prohibited Uses.** Those uses not listed in Table NLSP-1 are prohibited by the NLSP, except as otherwise provided by Section 17.21.030.A.
- M. **Nonconforming Uses.** Existing uses which are made nonconforming by the NLSP shall be subject to Section 17.71, with the following exceptions and additional restrictions.
1. The following uses shall not be expanded:
    - a. Vehicle Services (except Automobile Rental)
    - b. Commercial Off-Street Parking
    - c. Drive-Through Businesses
  2. Expansion defined. For the uses listed above in subsection 1, expansion or enlargement is prohibited.
    - a. For all uses, expansion includes any of the following occurs:
      - (1) Enlargement or expansion of the gross floor area;
      - (2) The paved parking area serving the use is increased; or

## Exhibit 1

(3) Expansion of the use onto an adjacent property.

b. For Vehicle Services, the use is also expanded if any of the following occurs:

(1) Increasing the number of fueling positions for a service station;

(2) Increasing the number of work stations for vehicle equipment repair; or

(3) Adding or changing a service at a service station or vehicle/equipment repair use that was not previously offered, including an auto wash or mini-mart.

c. For Drive-Through Businesses, the use is also expanded if any of the following occurs:

(1) Increasing the number of queuing lanes and/or positions;

(2) Adding service windows; or

(3) Adding or expanding outdoor dining area.

3. Allowed Improvements. Notwithstanding subsections 1 through 3, the following changes are allowed:

a. Modernization of equipment;

b. Reconfiguration of the existing parking lot in order to provide a more efficient plan (exclusive of drive-through lane);

c. Site improvements such as landscaping, trash enclosures, lighting, and walls and fences; or

d. Modernization or improvements that are consistent with the intent of this subsection as determined by the Zoning Administrator.

e. Drive-Through Businesses:

(1) In addition to the improvements listed above, relocating the drive-through lane for purpose of improving site circulation, or other improvements to address operational impacts to health, safety, or general welfare of persons residing or working in the neighborhood may be allowed with approval of a Minor Conditional Use Permit, in compliance with PMC 17.61.050.



Exhibit 1

**Table NLSP-1: Allowable Land Uses**

| <u>Symbol</u>                                                  | <u>Description</u>                                                            | <u>Section</u>            |
|----------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------------|
| <u>P</u>                                                       | <u>Permitted use, Code Compliance Certificate required.</u>                   | <u>17.61.020</u>          |
| <u>MC</u>                                                      | <u>Conditional use, Minor Conditional Use Permit required.</u>                | <u>17.61.050</u>          |
| <u>AMC</u>                                                     | <u>Conditional use, Administrative Minor Conditional Use Permit required.</u> | <u>17.61.050</u>          |
| <u>C</u>                                                       | <u>Conditional use, Conditional Use Permit required.</u>                      | <u>17.61.050</u>          |
| <u>AC</u>                                                      | <u>Conditional use, Administrative Conditional Use Permit required.</u>       | <u>17.61.050</u>          |
| <u>E</u>                                                       | <u>Conditional use, Expressive Use Permit required.</u>                       | <u>17.61.060</u>          |
| <u>TUP</u>                                                     | <u>Temporary use, Temporary Use Permit required.</u>                          | <u>17.61.040</u>          |
| <u>=</u>                                                       | <u>Use not allowed.</u>                                                       |                           |
| <u>(A)</u>                                                     | <u>Use is only permitted as accessory to another permitted use.</u>           |                           |
| <u>Land Use<sup>1</sup></u>                                    |                                                                               | <u>Permit Requirement</u> |
|                                                                |                                                                               | <u>NL-MU-C</u>            |
|                                                                |                                                                               | <u>NL-MU-N</u>            |
| <u>Section / Notes</u>                                         |                                                                               |                           |
|                                                                |                                                                               |                           |
| <b><u>RESIDENTIAL USES</u></b>                                 |                                                                               |                           |
| <u>Accessory Dwelling Unit</u>                                 | <u>P</u>                                                                      | <u>P</u>                  |
| <u>Boarding Houses<sup>2</sup></u>                             | <u>P</u>                                                                      | <u>P</u>                  |
| <u>Dormitories</u>                                             | <u>P</u>                                                                      | <u>P</u>                  |
| <u>Fraternities / Sororities</u>                               | <u>P</u>                                                                      | <u>P</u>                  |
| <u>Home Occupations</u>                                        | <u>P</u>                                                                      | <u>P</u>                  |
| <u>Mixed-Use Projects</u>                                      | <u>P</u>                                                                      | <u>P</u>                  |
| <u>Multi-Family Housing</u>                                    | <u>P</u>                                                                      | <u>P</u>                  |
| <u>Residential Accessory Uses and Structures</u>               | <u>P</u>                                                                      | <u>P</u>                  |
| <u>Single-Room Occupancy</u>                                   | <u>P</u>                                                                      | <u>P</u>                  |
| <u>Supportive Housing</u>                                      | <u>P</u>                                                                      | <u>P</u>                  |
| <u>Transitional Housing</u>                                    | <u>P</u>                                                                      | <u>P</u>                  |
| <b><u>COMMERCIAL USES</u></b>                                  |                                                                               |                           |
| <b><u>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</u></b> |                                                                               |                           |
| <u>Clubs, Lodges, Private Meeting Halls</u>                    | <u>C</u>                                                                      | <u>C</u>                  |
| <u>Colleges, Nontraditional Campus Setting</u>                 | <u>P</u>                                                                      | <u>P</u>                  |
| <u>Colleges, Traditional Campus Setting</u>                    | <u>C</u>                                                                      | <u>-</u>                  |
| <u>with Safe Parking</u>                                       | <u>MC</u>                                                                     | <u>-</u>                  |
| <u>Commercial Entertainment</u>                                | <u>E</u>                                                                      | <u>-</u>                  |
| <u>Commercial Recreation, Indoor</u>                           | <u>P</u>                                                                      | <u>P</u>                  |

Exhibit 1

|                                                                          |           |           |                               |
|--------------------------------------------------------------------------|-----------|-----------|-------------------------------|
| <u>Commercial Recreation, Outdoor</u>                                    | <u>C</u>  | <u>C</u>  | <u>17.50.130</u>              |
| <u>Conference Centers</u>                                                | <u>C</u>  | <u>-</u>  |                               |
| <u>Cultural Institutions</u>                                             | <u>P</u>  | <u>P</u>  |                               |
| <u>Electronic Game Centers</u>                                           | <u>P</u>  | <u>P</u>  | <u>17.50.100</u>              |
| <u>Park and Recreation Facilities</u>                                    | <u>P</u>  | <u>P</u>  |                               |
| <u>Religious Facilities</u>                                              | <u>C</u>  | <u>C</u>  | <u>17.50.230</u>              |
| <u>  with Affordable Housing</u>                                         | <u>P</u>  | <u>P</u>  | <u>17.50.230</u>              |
| <u>  with Columbarium</u>                                                | <u>MC</u> | <u>MC</u> | <u>17.50.230</u>              |
| <u>  with Temporary Homeless Shelter</u>                                 | <u>MC</u> | <u>MC</u> | <u>17.50.230</u>              |
| <u>  with Safe Parking</u>                                               | <u>MC</u> | <u>MC</u> | <u>17.50.265</u>              |
| <u>Schools, Public and Private</u>                                       | <u>-</u>  | <u>C</u>  | <u>17.50.270</u>              |
| <u>Schools, Specialized Education and Training</u>                       | <u>P</u>  | <u>P</u>  |                               |
| <b><u>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</u></b>           |           |           |                               |
| <u>Automated Teller Machines (ATMs)</u>                                  | <u>P</u>  | <u>P</u>  | <u>17.50.060</u>              |
| <u>Banks and Financial Services</u>                                      | <u>P</u>  | <u>P</u>  |                               |
| <u>  with Walk-Up Services</u>                                           | <u>P</u>  | <u>P</u>  | <u>17.50.060</u>              |
| <u>Business Support Services</u>                                         | <u>P</u>  | <u>P</u>  |                               |
| <u>Offices, Accessory</u>                                                | <u>P</u>  | <u>P</u>  |                               |
| <u>Offices, Administrative Business Professional</u>                     | <u>P</u>  | <u>P</u>  |                               |
| <u>Offices, Government</u>                                               | <u>P</u>  | <u>P</u>  |                               |
| <u>Offices, Medical</u>                                                  | <u>P</u>  | <u>P</u>  |                               |
| <u>Research and Development</u>                                          | <u>P</u>  | <u>P</u>  | <u>17.50.240</u>              |
| <u>Work/Live Units</u>                                                   | <u>P</u>  | <u>P</u>  | <u>17.50.370</u>              |
| <b><u>RETAIL SALES</u></b>                                               |           |           |                               |
| <u>Alcohol Sales, Beer and Wine</u>                                      | <u>C</u>  | <u>C</u>  | <u>17.50.040</u>              |
| <u>Alcohol Sales, Beer and Wine at Restaurants (including fast food)</u> | <u>AC</u> | <u>AC</u> | <u>17.50.040</u>              |
| <u>Alcohol Sales, Full Alcohol</u>                                       | <u>C</u>  | <u>C</u>  | <u>17.50.040</u>              |
| <u>Alcohol Sales, Full Alcohol at Restaurants (including fast food)</u>  | <u>AC</u> | <u>AC</u> | <u>17.50.040</u>              |
| <u>Animal Services, Retail Sales</u>                                     | <u>P</u>  | <u>P</u>  |                               |
| <u>Bars / Taverns</u>                                                    | <u>C</u>  | <u>C</u>  | <u>17.50.040, 17.61.050.J</u> |
| <u>  with Live Entertainment</u>                                         | <u>C</u>  | <u>C</u>  | <u>17.50.130</u>              |
| <u>Commercial Nurseries</u>                                              | <u>-</u>  | <u>C</u>  | <u>17.50.180</u>              |
| <u>Convenience Stores</u>                                                | <u>P</u>  | <u>P</u>  |                               |
| <u>Food Sales</u>                                                        | <u>P</u>  | <u>P</u>  |                               |
| <u>Internet Vehicle Sales</u>                                            | <u>P</u>  | <u>P</u>  |                               |
| <u>Liquor Stores</u>                                                     | <u>C</u>  | <u>C</u>  | <u>17.50.040, 17.61.050.J</u> |
| <u>Restaurants, Fast Food</u>                                            | <u>P</u>  | <u>P</u>  | <u>17.50.260</u>              |
| <u>Restaurants, Formula Fast Food</u>                                    | <u>P</u>  | <u>P</u>  | <u>17.50.260</u>              |
| <u>Restaurants</u>                                                       | <u>P</u>  | <u>P</u>  | <u>17.50.040, 17.61.050.J</u> |
| <u>  with Limited Live Entertainment</u>                                 | <u>P</u>  | <u>P</u>  | <u>17.50.040, 17.61.050.J</u> |
| <u>  with Walk-Up Window</u>                                             | <u>MC</u> | <u>MC</u> | <u>17.50.040, 17.61.050.J</u> |

Exhibit 1

|                                                                   |           |           |                               |
|-------------------------------------------------------------------|-----------|-----------|-------------------------------|
| <u>Retail Sales</u>                                               | <u>P</u>  | <u>P</u>  |                               |
| <u>Significant Tobacco Retailers</u>                              | <u>C</u>  | <u>C</u>  | <u>17.50.330, 17.61.050.J</u> |
| <b><u>SERVICES</u></b>                                            |           |           |                               |
| <u>Adult Day Care, Limited</u>                                    | <u>P</u>  | <u>P</u>  |                               |
| <u>Animal Services, Boarding</u>                                  | <u>P</u>  | <u>P</u>  |                               |
| <u>Animal Services, Grooming</u>                                  | <u>P</u>  | <u>P</u>  |                               |
| <u>Animal Services, Hospitals</u>                                 | <u>P</u>  | <u>P</u>  | <u>17.50.050</u>              |
| <u>Catering Services</u>                                          | <u>P</u>  | <u>P</u>  |                               |
| <u>Charitable Institutions</u>                                    | <u>P</u>  | <u>P</u>  |                               |
| <u>Child Day Care Centers</u>                                     | <u>-</u>  | <u>P</u>  | <u>17.50.080</u>              |
| <u>Child Day Care, Large</u>                                      | <u>P</u>  | <u>P</u>  | <u>17.50.080</u>              |
| <u>Child Day Care, Small</u>                                      | <u>P</u>  | <u>P</u>  |                               |
| <u>Emergency Shelters</u>                                         | <u>MC</u> | <u>MC</u> | <u>17.50.105</u>              |
| <u>Emergency Shelters, Limited</u>                                | <u>P</u>  | <u>P</u>  | <u>17.50.105</u>              |
| <u>Laboratories</u>                                               | <u>-</u>  | <u>P</u>  |                               |
| <u>Lodging, Bed and Breakfast Inns</u>                            | <u>-</u>  | <u>C</u>  | <u>17.50.140</u>              |
| <u>Lodging, Hotels and Motels</u>                                 | <u>C</u>  | <u>C</u>  | <u>17.50.150</u>              |
| <u>Low Barrier Navigation Centers</u>                             | <u>P</u>  | <u>P</u>  | <u>17.50.153</u>              |
| <u>Massage Establishments</u>                                     | <u>C</u>  | <u>C</u>  | <u>17.50.155</u>              |
| <u>Mortuaries / Funeral Homes</u>                                 | <u>-</u>  | <u>P</u>  |                               |
| <u>Neighborhood Gardens</u>                                       | <u>P</u>  | <u>P</u>  |                               |
| <u>Personal Improvement Services</u>                              | <u>P</u>  | <u>P</u>  |                               |
| <u>Personal Services</u>                                          | <u>P</u>  | <u>P</u>  |                               |
| <u>Printing and Publishing</u>                                    | <u>C</u>  | <u>C</u>  |                               |
| <u>Printing and Publishing, Limited</u>                           | <u>P</u>  | <u>P</u>  |                               |
| <u>Public Safety Facilities</u>                                   | <u>C</u>  | <u>C</u>  |                               |
| <u>Vehicle Services, Automobile Rental</u>                        | <u>C</u>  | <u>C</u>  |                               |
| <b><u>INDUSTRY, MANUFACTURING, &amp; PROCESSING</u></b>           |           |           |                               |
| <u>Alcohol Beverage Manufacturing</u>                             | <u>P</u>  | <u>C</u>  | <u>17.50.040, 17.61.050.J</u> |
| <u>    with Accessory Tasting Room</u>                            | <u>MC</u> | <u>C</u>  | <u>17.50.040, 17.61.050.J</u> |
| <u>Custom Manufacturing / Artisan Production</u>                  | <u>P</u>  | <u>P</u>  |                               |
| <u>Industry, Restricted</u>                                       | <u>MC</u> | <u>MC</u> |                               |
| <b><u>TRANSPORTATION, COMMUNICATION &amp; PROCESSING USES</u></b> |           |           |                               |
| <u>Accessory Antenna Arrays</u>                                   | <u>P</u>  | <u>P</u>  |                               |
| <u>Alternative Fuel / Recharging Facilities</u>                   | <u>P</u>  | <u>P</u>  |                               |
| <u>Communications Facilities</u>                                  | <u>C</u>  | <u>C</u>  |                               |
| <u>Transportation Terminals</u>                                   | <u>C</u>  | <u>C</u>  |                               |
| <u>    with Safe Parking</u>                                      | <u>MC</u> | <u>MC</u> | <u>17.50.265</u>              |
| <u>Utilities, Major</u>                                           | <u>C</u>  | <u>C</u>  |                               |
| <u>Utilities, Minor</u>                                           | <u>P</u>  | <u>P</u>  |                               |
| <u>Wireless Telecom Facilities, Major</u>                         | <u>C</u>  | <u>C</u>  | <u>17.50.310</u>              |
| <u>Wireless Telecom Facilities, Minor</u>                         | <u>MC</u> | <u>MC</u> | <u>17.50.310</u>              |
| <u>Wireless Telecom Facilities, SCL</u>                           | <u>P</u>  | <u>P</u>  | <u>17.50.310</u>              |



## Exhibit 1

| <b>TEMPORARY USES</b> |                |                |                  |
|-----------------------|----------------|----------------|------------------|
| Filming, Long-term    | <u>MC</u>      | <u>MC</u>      | <u>17.61.090</u> |
| Filming, Short-term   | <u>P</u>       | <u>P</u>       | <u>17.61.090</u> |
| Other Temporary Uses  | <u>P / TUP</u> | <u>P / TUP</u> | <u>17.50.320</u> |

**Notes:**

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

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

### **17.34.040 - Public Realm Standards**

#### **A. Sidewalks**

These standards are intended to:

- Ensure a minimum sidewalk width is achieved, appropriate to support future densities, intensities, uses, and pedestrian volumes;
- Provide sufficient space to support dedicated Amenity and Walk Zones; and
- Increase shade, carbon sequestration, and stormwater capture by allowing adequate space for street trees and parkways.

#### **1. Sidewalk Width**

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

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

(2) This area shall be paved for general use to the standards specified by Public Works, except for landscaped parkways per Section 17.34.040.B.

## Exhibit 1

(3) Within the sidewalk width, sidewalk zones shall be provided to the dimensions set in Figure NLSP-4.

(4) Where the curb deviates (i.e. bulb-outs), exceptions in zone width are allowed and shall be determined by the Director of Public Works.

(5) Driveways are allowed per Section 17.34.090.B.

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

Exhibit 1

Figure NLSP-2: Sidewalk Width

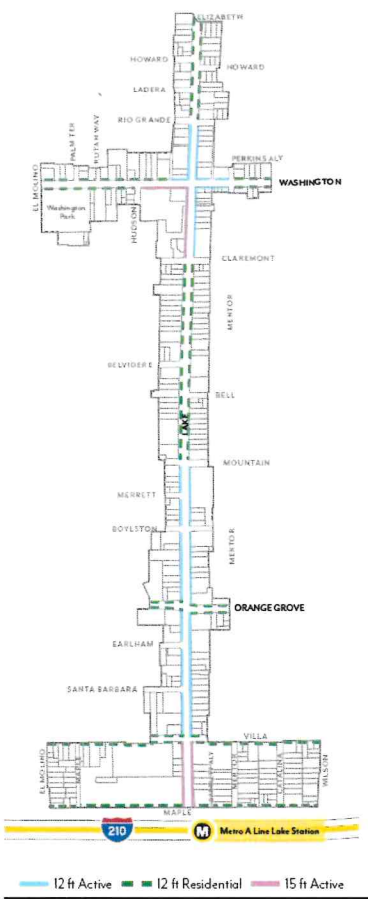


Figure NLSP-3: Sidewalk Line

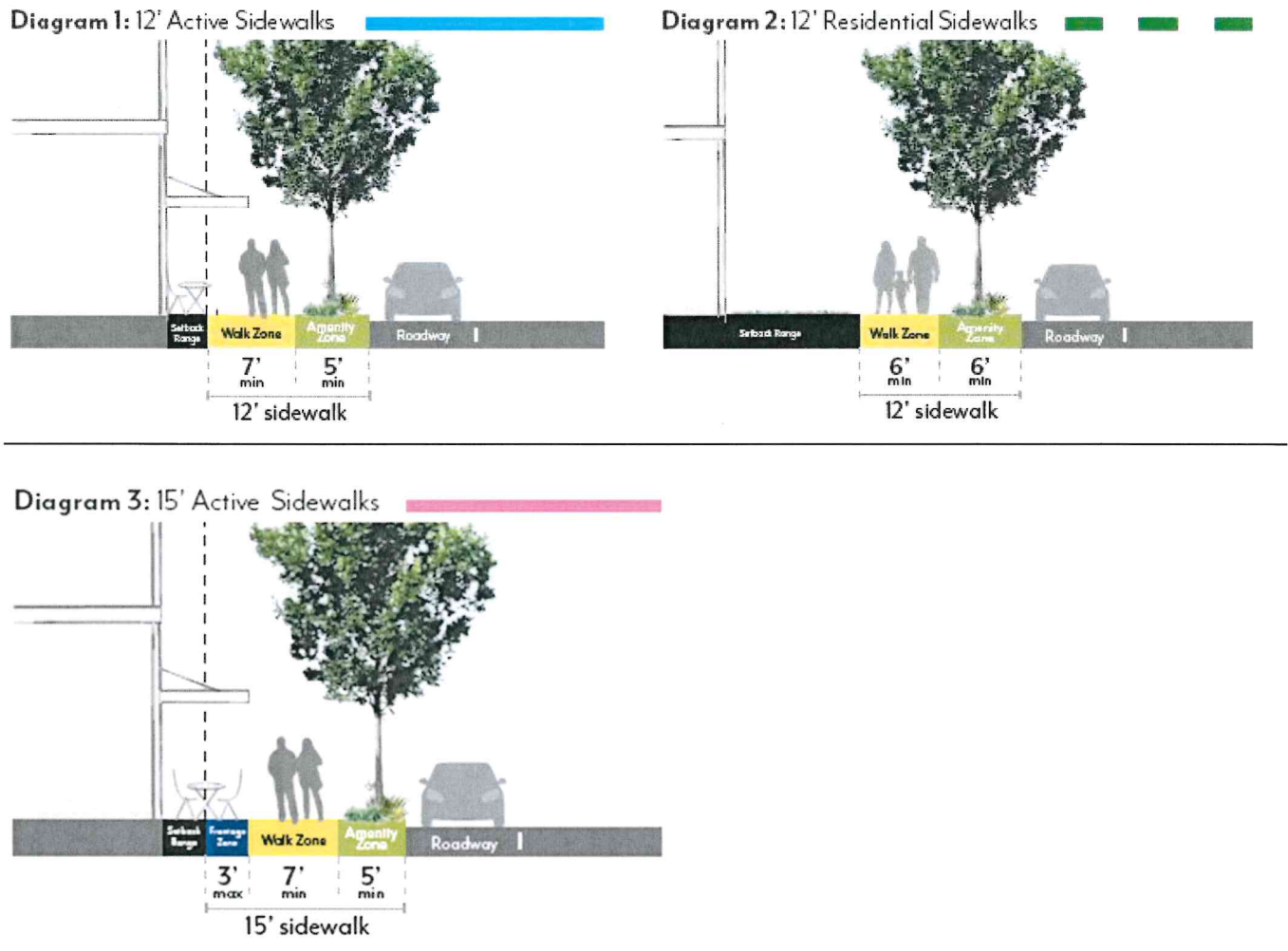




**1. Sidewalk Zones**

- a. Amenity Zone.** Sidewalks shall provide an Amenity Zone consistent with the width illustrated in Figure NLSP-4, including the curb.
- (1) Projects shall meet minimum parkway and street tree requirements per Section 17.34.040.B.
- (2) The following elements are permitted in the Amenity Zone at the discretion of the Director of Public Works and with public works permits (if applicable): paved area for pedestrian mobility, parkways, and street trees, seating/furniture, outdoor dining, planters, bicycle parking, bus shelters, and/or other utility facilities including streetlights, signals, meter/sign poles, and pull boxes, etc.
- b. Walk Zone.** Sidewalks shall maintain a Walk Zone as a continuous path of travel for pedestrians at the width illustrated in Figure NLSP-4. This area shall be free of all furnishings, landscaping, or obstructions.
- c. Frontage Zone.** Sidewalks may include a Building Frontage Zone between the Walk Zone and the sidewalk line. A maximum width is illustrated in Figure NLSP-4.
- (1) The following elements are permitted in the Frontage Zone: paved area for pedestrian mobility, seating/furniture, outdoor dining (with a Public Works permit), planters, and/or shade structures per Section 17.34.070.D.

**Figure NLSP-4: Sidewalk Zones**



## **B. Parkways & Street Trees**

These standards are intended to:

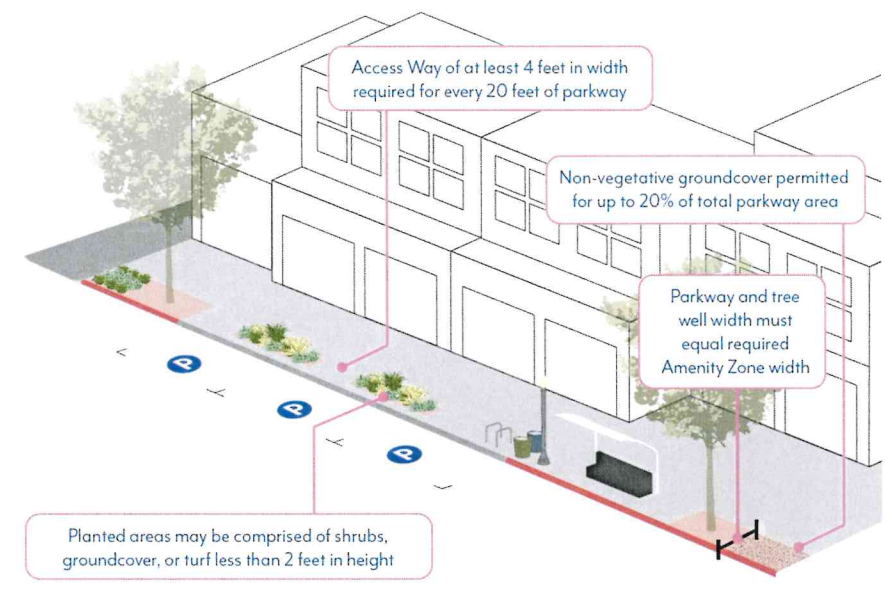
- Enhance pedestrian conditions through increased landscaping at sidewalk level;
- Provide a visual buffer between parking lane and sidewalk;
- Improve stormwater capture and increase permeability of sidewalk zone; and
- Improve street tree health and support the process of carbon sequestration.

### **1. Parkways**

d. **Required Parkway.** Projects shall include parkways within the Amenity Zone as follows, except as approved by the Director of Public Works; see Figure NLSP-5.

- (1) For residential-only projects, parkway length shall be no less than 60 percent of street frontage.
- (2) For all other projects, parkways length shall be no less than 30 percent of street frontage.

**Figure NLSP-5: Parkway Design Standards**



e. **Dimensions.** Parkway shall be constructed at the same width as the Amenity Zones illustrated in Figure NLSP-4, minus the 6-inch width required for the curb, except as approved by the Director of Public Works.

- (1) When street parking is adjacent to the curb, a paved buffer with a minimum width of 18 inches is required, in addition to the 6-inch curb, except where tree grates are adjacent to the curb.



- (2) Barriers up to 24 inches high, such as low walls or fences, are permitted at the interior edge of the parkway but are not required.
- f. **Access Ways.** Where on-street parking is permitted, access ways shall be provided at a minimum frequency of one per every 20 feet of continuous parkway.
  - (1) Access ways shall be a minimum of 4 feet in width and provide a firm, uniform walking surface in all weather conditions from the curb to the Walk Zone.
  - (2) The finished surface of access ways shall be in plane with both the adjoining top of curb and sidewalk.
  - (3) Access ways shall be constructed of pavers, concrete, or stabilized decomposed granite.
- g. **Planted Area.** A minimum of 80 percent of the total required parkway area for a given project shall be comprised of plant material.
  - (1) Permitted materials include groundcovers, turf or turf substitutes, and shrubs or low perennials that are lower than 24 inches in height at full maturity.
    - a. All plant material shall be native or climate appropriate and have a water use rating of Moderate, Low or Very-Low as defined by Water Use Classification of Landscape Species (WUCOLS) for the region. Plant water use requirements may be relaxed to maximize the efficiency of parkway stormwater capture systems subject to approval by the Director of Public Works.
    - b. Plants with spines or thorns shall not be planted adjacent to any walkways or curbs.
    - c. Edible plants are not permitted in parkways.
    - d. Artificial turf is not permitted in parkways.
  - (2) When removing existing material from a parkway, there shall be no damage to the street tree roots. Parkway improvements involving

excavation within an existing tree's root zone must be consistent with the City's Tree Protection Ordinance and Guidelines. Root pruning, if required and approved by Public Works, must be overseen by a Certified Arborist. Excavation within a tree's root zone must be replanted immediately to prevent the tree roots from exposure and undue harm.

- h. **Non-planted Area.** A maximum of 20 percent of the parkway area may be organic or inorganic cover.

- (1) Permitted materials include permeable pavers, decomposed granite, gravel, rocks, or mulch.

- a. Pavers are not allowed within 3 feet of any public streetlight pole or pull box or other utility facilities.

- i. **Stormwater Management.** Parkway shall either meet the following basic stormwater standards, or propose a biofiltration planter or swale design based on local conditions subject to the approval of the Director of Public Works.

- (1) The parkway shall be at the same grade as the adjacent hardscape surface at the outer edge of the parkway and slope at a minimum of 1 percent towards the center of the parkway.

- (2) For parkways with a width greater than 5 feet, the center 2 feet of the parkway shall be depressed 3 to 4 inches to form a shallow swale to collect sidewalk stormwater. Alternative means of storing runoff, such as gravel sumps within the parkway, may be provided with review authority approval.

- j. **Irrigation.** Irrigation systems in parkways shall be designed and constructed in a manner that will eliminate surface runoff onto any impermeable surface, public or private, under any condition.

- (1) Design of irrigation systems in parkways shall be in accordance with all local, state, and federal laws and regulations for water conservation.

- (2) Street tree roots shall not be damaged during the irrigation installation process.

- k. **Maintenance.** Abutting property owner shall maintain the parkway in a condition so as not to endanger persons or property, and not to interfere with the public convenience.

## 2. **Street Trees**

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



## Exhibit 1

(2) The root zone volume per tree requirement may be reduced by 10 percent where two or more trees share a contiguous root zone cell.

(3) **Maintenance.** All street trees shall be maintained by the Department of Public Works.

### **17.34.050 - Summary of Development Standards**

Table NLSP-2 provides abbreviated development and design standards by zoning district for the NLSP. Complete standards shall be referenced within Sections 17.34.070-17.34.100.

**Table NLSP-2: Summary of Development Standards**

| <u>Standard</u>                | <u>NL-MU-C</u>        | <u>NL-MU-N</u> |
|--------------------------------|-----------------------|----------------|
| <u>Scale</u>                   |                       |                |
| <u>Allowable Density</u>       |                       |                |
| <u>Dwelling Units per Acre</u> | <u>Figure NLSP-6</u>  |                |
| <u>Allowable Intensity</u>     |                       |                |
| <u>Floor Area Ratio</u>        | <u>Figure NLSP-7</u>  |                |
| <u>Height</u>                  |                       |                |
| <u>Building Height</u>         | <u>Figure NLSP-8</u>  |                |
| <u>Required Setbacks</u>       |                       |                |
| <u>All streets</u>             | <u>Figure NLSP-10</u> |                |
| <u>Adjacent RM/RS</u>          | <u>15' min.</u>       |                |
| <u>Other interiors</u>         | <u>None required</u>  |                |
| <u>Required Stepbacks</u>      |                       |                |
| <u>Adjacent RM/RS</u>          | <u>Figure NLSP-11</u> |                |
| <u>Historic Adjacency</u>      |                       |                |

Exhibit 1

|                                   |                                                                               |            |
|-----------------------------------|-------------------------------------------------------------------------------|------------|
| <u>Setbacks &amp; Stepbacks</u>   | <u>Figure NLSP-12</u>                                                         |            |
| <u>Required Modulation</u>        |                                                                               |            |
| <u>Length</u>                     | <u>10% or 20' break required for buildings exceeding 150' street frontage</u> |            |
| <u>Area</u>                       | <u>25% for buildings over 50' in length</u>                                   |            |
| <u>Frontage</u>                   |                                                                               |            |
| <u>Ground Floor Frontages</u>     | <u>Section 17.34.070.A</u>                                                    |            |
| <u>Required Uses</u>              | <u>Figure NLSP-15 and Table NLSP-5</u>                                        |            |
| <u>Commercial Depth</u>           | <u>35' average, 20' min.</u>                                                  |            |
| <u>Ground Floor Design</u>        | <u>Section 17.34.070.B</u>                                                    |            |
| <u>Height</u>                     | <u>15' min.</u>                                                               |            |
| <u>Residential Elevation</u>      | <u>-2' to 6' max.</u>                                                         |            |
| <u>Minimum Transparency</u>       | <u>Section 17.34.070.C</u>                                                    |            |
| <u>Ground Floor</u>               | <u>60%</u>                                                                    | <u>50%</u> |
| <u>Overall Façade</u>             | <u>30%</u>                                                                    | <u>30%</u> |
| <u>Residential Elevation</u>      | <u>15%</u>                                                                    | <u>15%</u> |
| <u>Shade Structure</u>            | <u>Section 17.34.070.D</u>                                                    |            |
| <u>Arcades &amp; Galleries</u>    | <u>Section 17.34.070.E</u>                                                    |            |
| <u>Exterior Fixtures</u>          | <u>Section 17.34.070.F</u>                                                    |            |
| <u>Walls &amp; Fences</u>         | <u>Section 17.34.070.G</u>                                                    |            |
| <u>Balconies &amp; Roof Decks</u> | <u>Section 17.34.070.H</u>                                                    |            |
| <u>Open Space</u>                 |                                                                               |            |
| <u>Minimum Area</u>               |                                                                               |            |
| <u>Non-residential</u>            | <u>5% of Non-residential Gross Floor Area for projects over 40,000 sf</u>     |            |

## Exhibit 1

|                                                                                                                                                                                                                                          |                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <u>Residential</u>                                                                                                                                                                                                                       | <u>125 sf per studio, 150 sf per 1-bed, 200 sf per 2-bed, 250 sf per 3+bed</u> |
| <u>Publicly Accessible</u>                                                                                                                                                                                                               | <u>2% of GFA for projects over 80,000 sf; none required otherwise</u>          |
| <b><u>Private Open Space</u></b>                                                                                                                                                                                                         | <u>Section 17.34.080.B</u>                                                     |
| <b><u>Common Open Space</u></b>                                                                                                                                                                                                          | <u>Section 17.34.080.C</u>                                                     |
| <b><u>Publicly Accessible Open Space</u></b>                                                                                                                                                                                             | <u>Section 17.34.080.D</u>                                                     |
| <b><u>Paseos</u></b>                                                                                                                                                                                                                     | <u>Section 17.34.080.E</u>                                                     |
| <b><u>Parking</u></b>                                                                                                                                                                                                                    |                                                                                |
| <b><u>Minimum Parking</u></b>                                                                                                                                                                                                            | <u>Section 17.34.090.A</u>                                                     |
| <b><u>Vehicle Access</u></b>                                                                                                                                                                                                             | <u>Section 17.34.090.B</u>                                                     |
| <b><u>Layout &amp; Design</u></b>                                                                                                                                                                                                        | <u>Section 17.34.090.C</u>                                                     |
| <b><u>Other Applicable Standards<sup>1</sup></u></b>                                                                                                                                                                                     |                                                                                |
| <b><u>General Development<sup>2</sup></u></b>                                                                                                                                                                                            | <u>Section 17.40</u>                                                           |
| <b><u>Inclusionary Housing</u></b>                                                                                                                                                                                                       | <u>Section 17.42</u>                                                           |
| <b><u>Density Bonus</u></b>                                                                                                                                                                                                              | <u>Section 17.43</u>                                                           |
| <b><u>Landscaping</u></b>                                                                                                                                                                                                                | <u>Section 17.44</u>                                                           |
| <b><u>Parking &amp; Loading</u></b>                                                                                                                                                                                                      | <u>Section 17.46</u>                                                           |
| <b><u>Signs</u></b>                                                                                                                                                                                                                      | <u>Section 17.48</u>                                                           |
| <b><u>Specific Land Uses</u></b>                                                                                                                                                                                                         | <u>Section 17.50</u>                                                           |
| <sup>1</sup> Projects shall follow all requirements listed except where modified by the NLSP. In the event of conflict between the Zoning Code and the NLSP, the requirements of the NLSP shall control, per Section <u>17.12.020.D.</u> |                                                                                |

### **17.34.060 - Scale Standards**

These standards are intended to:



## Exhibit 1

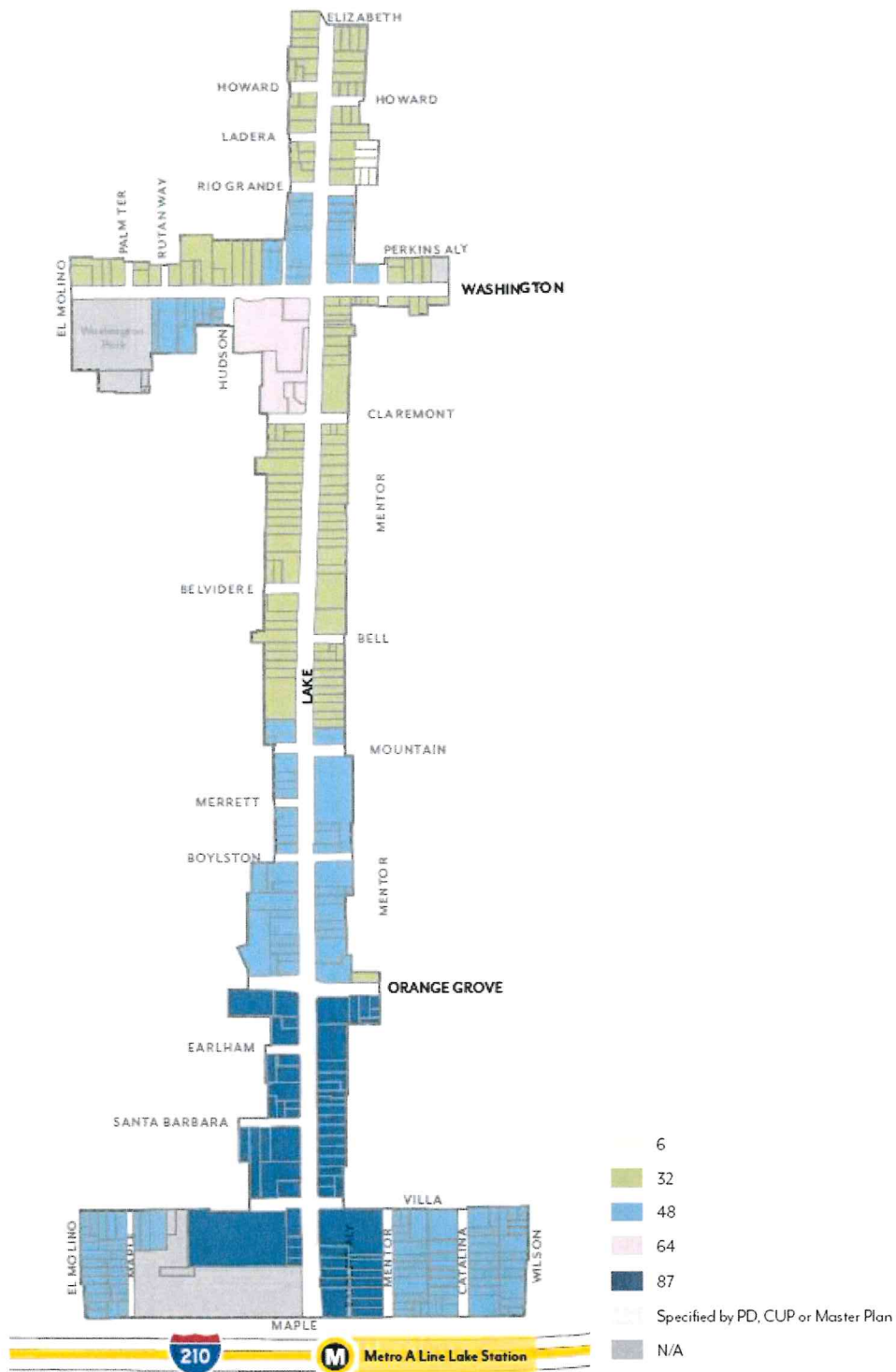
- Implement the General Plan density (du/ac) and floor area ratio (FAR) values;
- Shape development in a manner that creates a defined public realm and appropriate scale of buildings for a visually appealing community;
- Reduce building massing through setback and stepback requirements that create appropriate 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) set in Figure NLSP-6.
  - 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.

## Exhibit 1

**Figure NLSP-6: Residential Density**

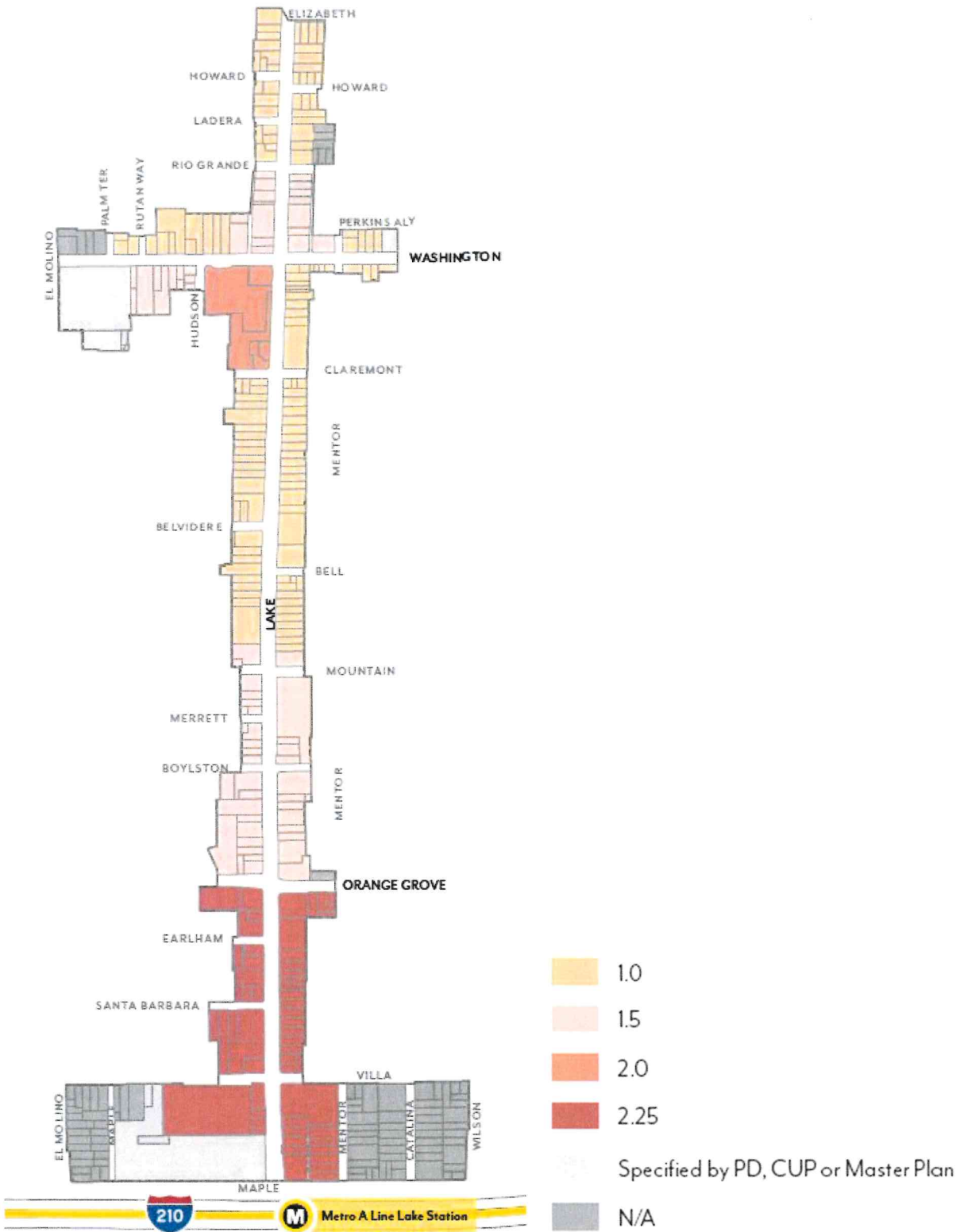


**B. Intensity**

1. **Floor Area Ratio.** Projects that include non-residential space, including mixed-use, shall not exceed the allowable floor area ratio (FAR) set in Figure NLSP-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.

Exhibit 1

Figure NLSP-7: Floor Area Ratio



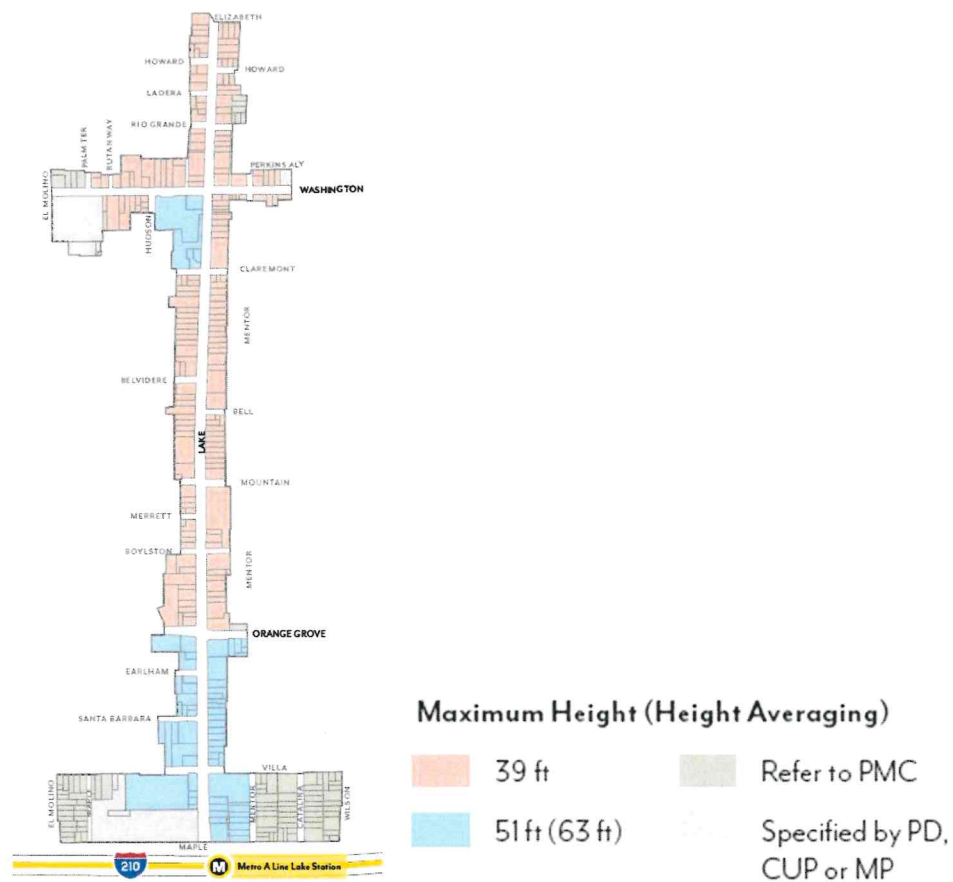


**C. Height**

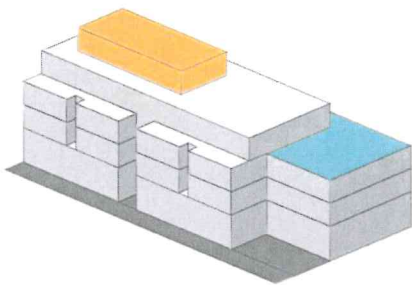
1. **Building Height.** Projects shall not exceed the height limits set in Figure NLSP-8.
  - a. Height is measured per Section 17.40.060.
  - b. Exceptions allowed for Height Averaging (Section 17.34.060.C.2) and projecting features such as appurtenances and railings per Section 17.40.060.
2. **Height Averaging.** With approval of Design Commission, height limits may be exceeded for up to 30% of the building footprint to the maximum set in Map 6.1-3, provided that the average height over the entire footprint does not exceed the allowable height; see Figure NLSP-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 either development standards relating to building scale such as setbacks. It may not be used in combination with a concession for building height to exceed the height requested under state density bonus law.

## Exhibit 1

**Figure NLSP-8: Building Height**



**Figure NLSP-9: Height Averaging**



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

Note: Diagrams used for illustrative purposes only.

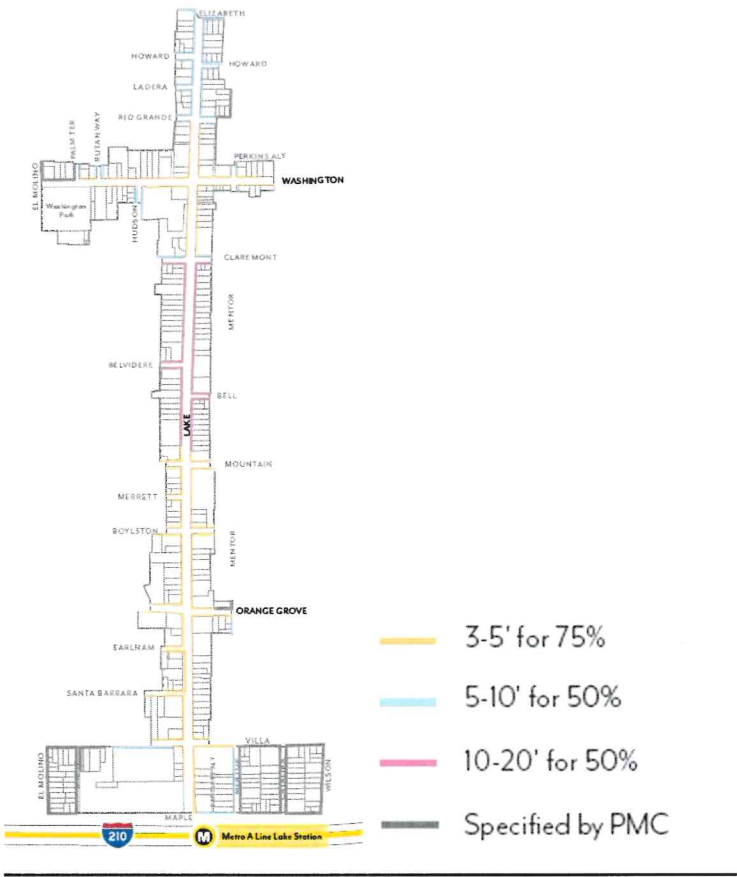
### **D. Setbacks**

3. **Street Setbacks.** Buildings shall comply with the street setbacks set in Figure NLSP-10, except where modified for historic adjacency per Section 17.34.060(F). 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 NLSP-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 ground floor residential units are elevated between 4 and 6 feet above sidewalk elevation, a minimum setback of 8 feet shall be required.
  - d. Exceptions allowed per Section 17.40.160 (Table 4-1).
  - e. For buildings set back from the sidewalk line 5 feet or more, a minimum percentage of the setback area shall be landscaped with trees, shrubs, and/or groundcover, either in the form of in-ground landscaping or planters; Table NLSP-3.
  - f. Features allowed within the street setback include: landscaping and planters per Section 17.44, hardscape (e.g. stoops, patios), shade structures per Section 17.34.070.D, arcades and galleries per Section 17.34.070.E, walls and fences per Section 17.34.070.F, seating and furniture, outdoor dining, and/or other open space amenities per review authority approval.

**Table NLSP-3: Required Landscape Setbacks**

|                                                                |            |
|----------------------------------------------------------------|------------|
| <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 entrances</u>   | <u>30%</u> |
| <u>with outdoor dining</u>                                     | <u>10%</u> |

Figure NLSP-10: Street Setbacks



4. **Interior Setbacks.** Projects shall have a minimum setback based on the shared property line, whichever is greater; see NLSP Table 4. No setback is required along other interior property lines, except where modified for historic adjacency per Section 17.34.060.F
- 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).

Table NLSP-4: Minimum Interior Setbacks

|                                    |       |
|------------------------------------|-------|
| Adjacent to RM/RS zoning districts | 15 ft |
| Within Vineyard Gardens subarea    | 5 ft  |

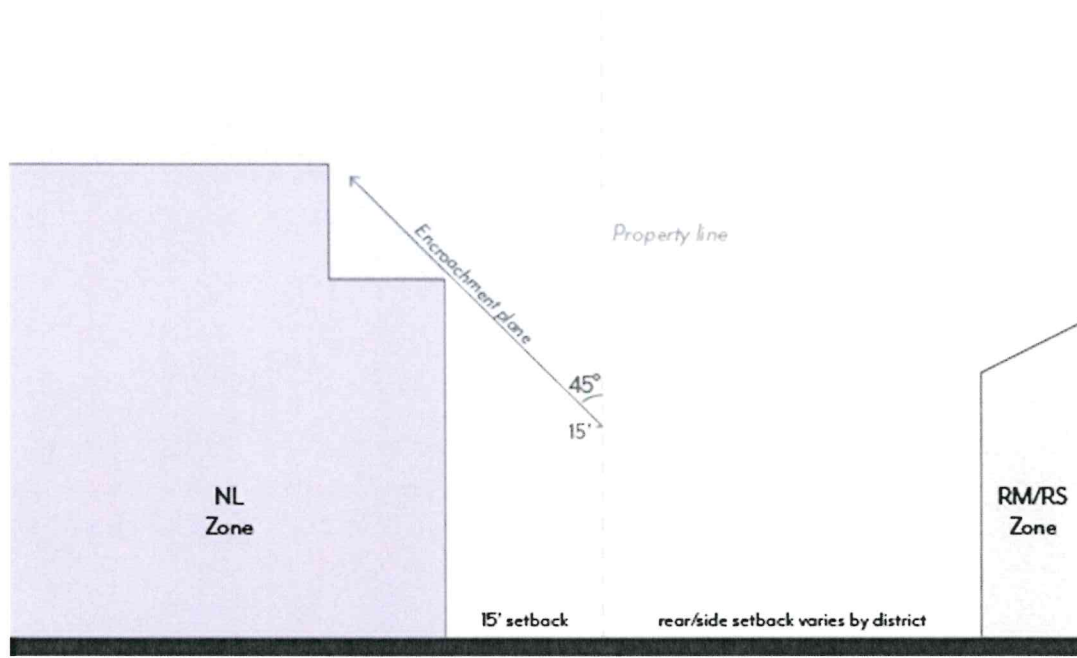
E. **Stepbacks**



## Exhibit 1

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 15 feet above the existing grade along the shared property line; see Figure NLSP-11.
  - a. Exceptions allowed per Section 17.40.160 (Tables 4-1, 4-2, 4-2.1).

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



### **F. Historic Adjacency**

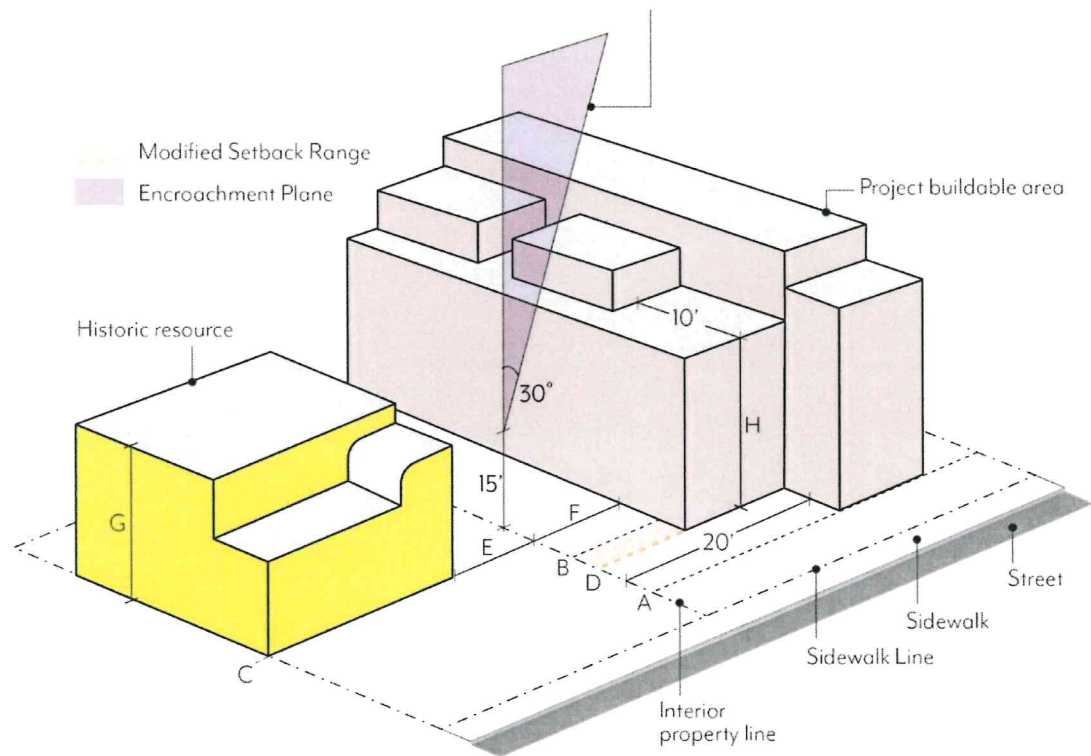
1. **Landmark Properties.** Projects on parcels with a designated historic resource shall be subject to review for consistency with the Secretary of the Interior's Standards.
2. **Transition Massing.** Projects sharing a property line with a designated historic resource are subject to the following modified standards, illustrated in Figure NLSP-12.
  - a. **Street Setbacks.** The minimum street setback shall be an average of the minimum setback set in Figure NLSP-11 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 1

- 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 NLSP-12. This plane is not applicable if the resource is built to the shared property line.

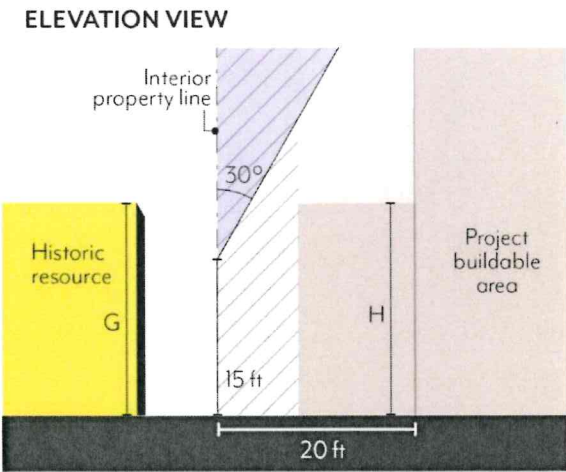
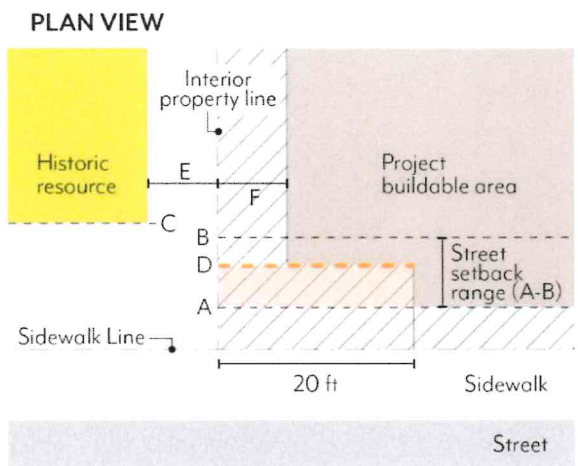
**Figure NLSP-12: Historic Adjacency Transition Massing**

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



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

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

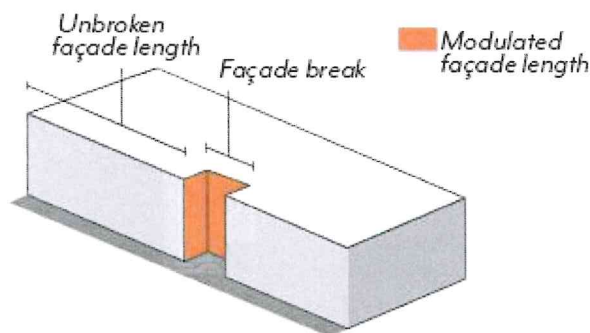


*Note: Diagrams used for illustrative purposes only.*

**G. Modulation**

1. **Façade Length.** Each street-facing façade exceeding 150 feet in length shall include a minimum break of 10 percent of the façade length or 20 feet, whichever is greater, such that no unbroken facade is longer than 150 feet.
  - a. This façade break shall be a minimum of 10 feet deep, open to the sky; see Figure NLSP-13.

**Figure NLSP-13: Modulated 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.*

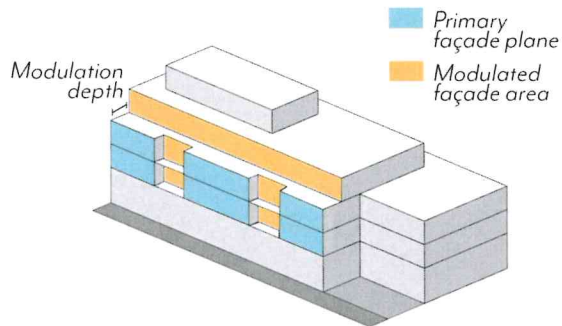
2. **Façade Area.** Street-facing façades that exceed 50 feet in length shall modulate a minimum of 25 percent of the area above the ground floor between 2 feet and 12 feet in depth from the primary façade plane; see Figure NLSP-14. Buildings with a total of 2 stories or less are exempt.
  - a. The primary façade plane is defined as the vertical plane with the greatest surface area above the ground floor.
  - b. Planes that are separated by a gap of at least 20 feet in width and 20 feet in depth shall be considered separate façades for the purposes of this standard.
  - c. Modulation is not required to be continuous or open to the sky, and may be recessed or projected, but not past the sidewalk line.



Exhibit 1

- d. Required setbacks (Section 17.34.060.E), façade breaks (Section 17.34.060.G.1), and projected balconies (Section 17.34.070.G.1) shall not count toward the modulation requirement; balconies that are recessed a minimum of 2 feet shall qualify.
- a. Exception to Façade Area requirement permitted if the street-facing façade meets all of the following standards:
  - (1) The maximum façade length 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-troweled 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 stone shall not qualify.
  - (4) The façade shall employ a tripartite division in which the façade is organized into three horizontal sections with a base, middle, and top.
    - a. The middle section shall be differentiated from both the base and the top through a change in façade plane of at least 4 inches, or a consistent horizontal band that projects at least 4 inches from the façade.
    - b. The top section shall use a cornice that is at least 1 foot in depth.

**Figure NLSP-14: Modulated 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**

**b. 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.

**c. 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 NLSP, as well as all other standards of the NLSP.

#### **17.34.070 - 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 NLSP-15 and Table NLSP-5. All use requirements are regulated as a percentage of the building frontage.

1. **Commercial Uses.** Frontage types require a minimum amount of the building frontage to be comprised of, and designed for, commercial uses per Figure NLSP-15 and Table NLSP-5; Permitted commercial uses by zoning district are found in Table NLSP-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.

## Exhibit 1

2. **Residential Uses.** Frontage Types 1 and 2 per Figure NLSP-15 and Table NLSP-6 set limitations on ground floor residential uses facing the street. Permitted residential uses by zoning district are found in Table NLSP-1.
  - a. Types 1 and 2: Residential units on the ground floor shall be prohibited within 35 feet of the sidewalk line, inclusive of setbacks, per Table NLSP-5.
  - b. Type 3: 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 NLSP-5.



Exhibit 1

Figure NLSP-15: Ground Floor Frontage Types

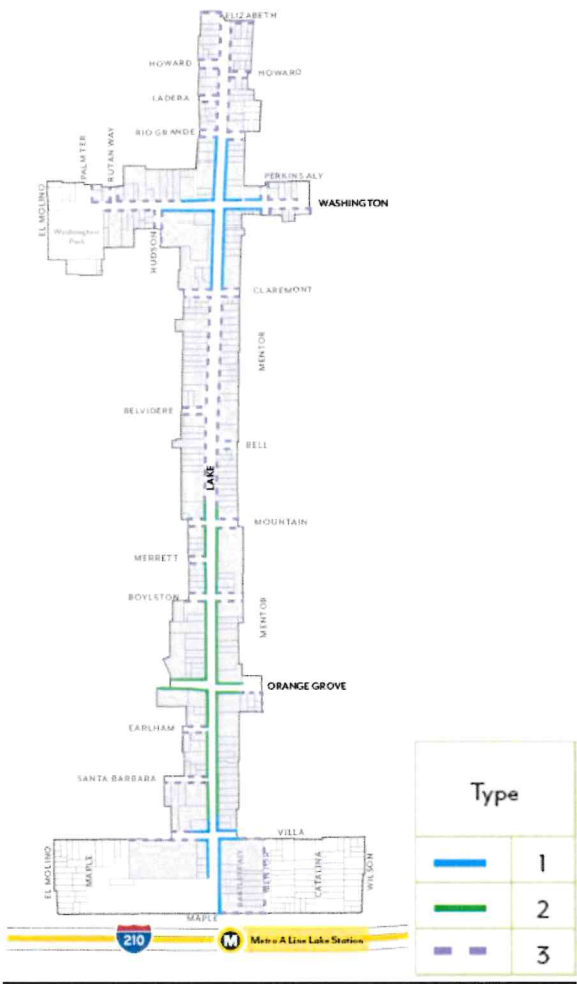


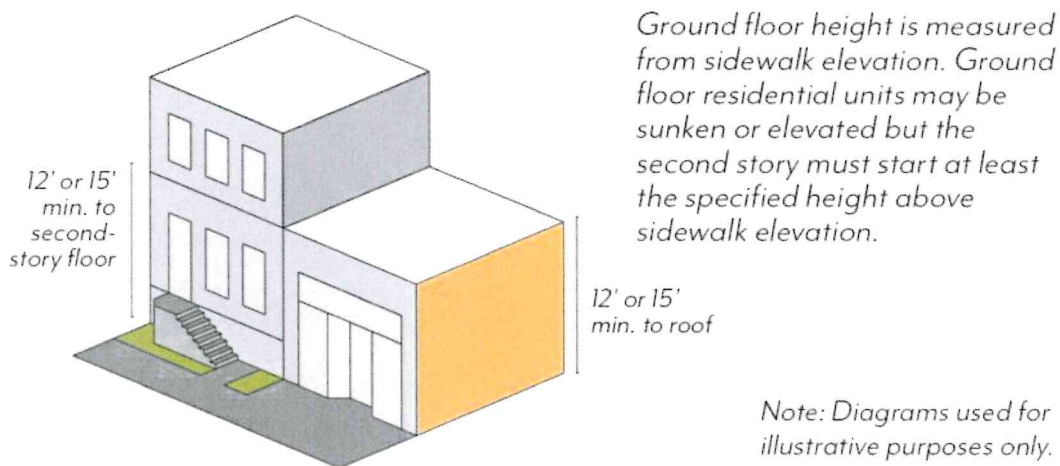
Table NLSP-5: Allowable Ground Floor Building Frontages

| Type     | Commercial Uses                            | Residential Common Space | Residential Dwelling Units                    |
|----------|--------------------------------------------|--------------------------|-----------------------------------------------|
| <u>1</u> | <u>80% min.</u>                            | <u>20% max.</u>          | <u>Prohibited within 35' of sidewalk line</u> |
| <u>2</u> | <u>Allowed, no percentage requirements</u> |                          |                                               |
| <u>3</u> | <u>Allowed, no percentage requirements</u> |                          |                                               |

**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.
  - c. On Washington Boulevard, entries to residential units shall be a minimum of 10 feet 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 primary entrance to the second story floor or roof of a one-story building; see Figure NLSP-16.
  - 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 NLSP-16: Ground Floor Height**



---

**C. Transparency**

1. **Windows & Doors.** Street-facing façades shall incorporate glass providing views into work, display, sales, lobby, or similar active areas. The minimum transparency requirement is set in Tables NLSP-6 and NLSP-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 building frontage area, viewed in elevation.
  - c. Windows shall be recessed a minimum of 2 inches from the façade; flush windows may be allowed per review authority approval.
  - d. The use of color-tinted, mirrored, or highly reflective glass is prohibited.

## Exhibit 1

- 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 NLSP-6: Transparency for Non-residential and Residential Common Space Uses**

|                       | <b><u>MU-C</u></b> | <b><u>MU-N</u></b> |
|-----------------------|--------------------|--------------------|
| <u>Ground Floor</u>   | <u>60%</u>         | <u>50%</u>         |
| <u>Overall Façade</u> | <u>30%</u>         |                    |

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

|                       | <b><u>All Zones</u></b> |
|-----------------------|-------------------------|
| <u>Ground Floor</u>   | <u>15%</u>              |
| <u>Overall Façade</u> | <u>15%</u>              |

- 
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.
- a. Shade structures shall allow a minimum of 8 feet of vertical clearance from sidewalk elevation.
- b. Shade structures shall not conflict with existing trees; exceptions to the depth requirement shall be subject to review authority approval.



**E. Arcades & Galleries**

1. **Arcades.** Any arcades shall be located behind the minimum setback.
  - a. Arcades shall be a minimum of 8 feet from back of column to building façade.
  - b. The distance between columns shall be equal to or greater than the arcade depth dimension, as measured from the column center.
  - c. The façade within the arcade shall meet the ground floor transparency set in Section 17.34.070.C.
  - d. Uses allowed within arcades include: pedestrian travel, seating/street furniture, outdoor dining, landscape planters, and/or bicycle parking.
2. **Galleries.** Any galleries shall be located behind the minimum setback.
  - a. Galleries shall allow a minimum of 10 feet of vertical clearance from sidewalk elevation.

**F. Exterior Fixtures**

1. **Ground Floor Façade Lighting.** Lighting shall be located on façades facing streets and public open spaces at a frequency of every 30 feet or less.
  1. Lighting shall be full cutoff (directing light downward and outward).
  2. Fixtures shall be located between 8 and 15 feet above sidewalk elevation, and shall not project more than 30 inches from the façade.
  3. Ground floor residential units shall be able to operate façade lighting attached directly to their unit.
  4. Façade lighting shall not be required on designated historic resources and districts.

**G. Walls & Fences**

1. **Walls & Fences.** Walls and fences shall be subject to PMC 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. Wall 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.** The side of a stoop or patio (when parallel to a sidewalk) taller than 30 inches in height shall be set back a minimum of 18 inches from the sidewalk line, separated by planted area.

#### **H. Balconies & Roof Decks**

1. **Balconies.** Balconies may project a maximum of 4 feet from the building façade but shall not extend beyond the sidewalk line or within 6 feet of any interior property line.
2. **Roof Decks.** The sum of all roof decks on a single building shall not exceed a maximum coverage of 50 percent of the roof area.
  - a. Roof deck railings on the uppermost two stories shall be placed behind a parapet wall of at least the same height or set back a minimum of 5 feet from the façade.

#### **17.34.080 - 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 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

## Exhibit 1

- 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 NLSP-8 as a combination of Private and Common Open Space.
  - b. **Non-residential.** Projects with more than 40,000 square feet of non-residential floor area shall provide a minimum of 5 percent of the gross non-residential floor area as Common Open Space.
  - c. **Mixed-use.** Projects shall comply with requirements applicable to each type of use.

**Table NLSP-8: Residential Open Space by Unit Type**

| <b><u>Number of Bedrooms</u></b> | <b><u>0</u></b> | <b><u>1</u></b> | <b><u>2</u></b> | <b><u>3+</u></b> |
|----------------------------------|-----------------|-----------------|-----------------|------------------|
| Per Unit, sq ft                  | <u>125</u>      | <u>150</u>      | <u>200</u>      | <u>250</u>       |

2. **Publicly Accessible Open Space (PAOS).** Projects with more than 80,000 square feet of gross floor area (GFA) shall provide 2% of GFA as PAOS.
  - a. PAOS shall be provided in addition to Private and Common Open Space requirements.
  - b. Projects shall comply with PAOS standards per Section 17.34.080.D and Paseo standards per Section 17.34.080.E 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.

**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 to qualify for Private Open Space.
2. **Distribution.** A maximum of 40 percent of the required residential Open Space set in Table NLSP-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 NLSP-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. **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, and/or concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
5. **Landscape.** A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in length, width, and depth. Landscaping shall comply with Section 17.44.050.
6. **Trees.** A minimum of one 24-inch box tree per project or for every 750 square feet of outdoor Common Open Space, whichever is greater, shall be planted



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

a. Trees planted in pots on the ground floor shall not be counted towards the tree requirement.

7. **Water Features.** A maximum of 5 percent of the required Common Open Space shall be fountains, reflecting pools, or other decorative water features. Swimming pools are not considered water features for the purposes of this standard.

**D. Publicly Accessible Open Space (PAOS)**

1. **Area.** Minimum PAOS requirements are set in Section 17.34.080.A.1, 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 shall be required for PAOS.
3. **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.
4. **Signage.** PAOS 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 PAOS shall be at sidewalk elevation. If less square footage is required, then all required PAOS shall be at sidewalk elevation.
7. **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.

8. **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.
9. **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.
10. **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.
11. **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.

#### **17.34.090 - 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 by 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 NLSP-9 based on general use classifications, and subject to the standards of Section 17.46.

## Exhibit 1

- 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% reduction in the number of parking spaces.
- c. Bicycle parking shall be required per Section 17.46.320.

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

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

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, any 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. Tenants shall not sublease their parking spaces.
  - a. For deed-restricted affordable units, one parking space shall be offered at no cost, unless otherwise required by law. Nothing herein shall be interpreted as requiring parking to be built or obtained.
  - 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 less than 200 feet where there is access from a secondary street or alley.
  - b. The Zoning Administrator shall determine the primary frontage for purposes of compliance with this subsection.
2. **Gates.** Controlled entrances to parking shall be located a minimum of 20 feet from the property line to allow for a queuing vehicle without blocking the public right-of-way.
  - a. Gates at parking entrances shall be designed to conceal associated mechanical equipment from the public right-of-way in compliance with Section 17.40.150.



**C. Layout & Design**

1. **Surface Parking.** Parking lots shall comply with Section 17.46.230 with the following exceptions:
  - a. Parking lots shall be set back a minimum of 30 feet from the primary frontage, a minimum of 10 feet from any secondary frontage, and a minimum of 5 feet from RM/RS zoning.
  - b. Parking lots 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 hedges or shrubs with a minimum height of 3 feet at the time of planting that form a continuous visual screen to block vehicle headlights.
2. **Entrances to Structured Parking.** For structured and subterranean parking, vehicular entrances shall employ the same materials and architectural style as the primary building.
  - a. Exterior building materials shall wrap into parking entrances/exits for a minimum of 20 feet from the building façade, except areas not visible from public streets.
  - b. Entrances shall not be larger than the necessary clearance area.
3. **Structured Parking.** The following standards apply to structured parking, including podium parking.
  - a. Along the primary frontage, all floors of structured parking shall be lined with building floor area (e.g. commercial or residential uses) for a minimum of 35 feet in depth. Pedestrian access and driveways in and out of the structure are excluded from this requirement.
  - b. Parking structure façades visible from public streets, excluding alleys, shall employ the same materials and architectural style as the primary building.

- c. Open areas on the façade shall be designed as windows or screened using heavy-gauge metal, precast concrete panels, laminated glass, green walls, photovoltaic panels, or other material per review authority.
  - d. 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 3 feet from all street property lines (excluding alleys) and 5 feet from RM/RS zoning.

#### **17.34.100 - Definitions**

This Section provides definitions of terms and phrases used in the NLSP that are technical or specialized or that may not reflect common usage. In case of conflict with other provisions of the Zoning Code, these definitions shall control for the purposes of the NLSP. If a word is not defined in this Chapter, the definitions shall be those adopted in Charter 17.80, and the Zoning Administrator shall otherwise determine the correct definition.

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

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

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

**Curb Zone.** See 'amenity zone'

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

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

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

**Frontage Zone.** See 'building frontage zone'

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

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

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

Non-residential uses are typically commercial uses.

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

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

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

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

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

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



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

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

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

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

**Shared Property Line.** The property line separating adjacent parcels.

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

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

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

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

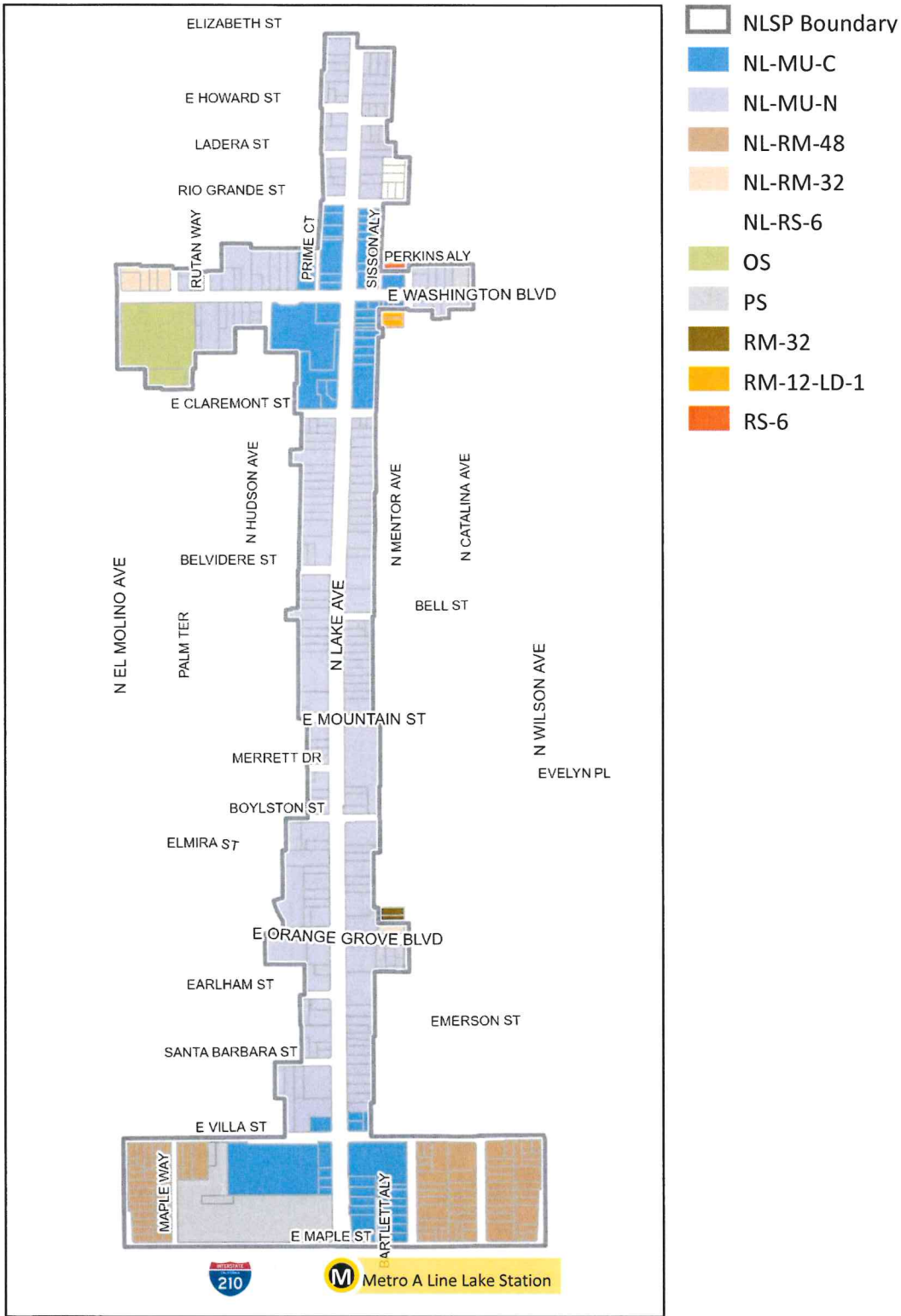
**Transparent Openings.** Building openings (windows or doors) or transparent glazing that provide visual access into the structure.

**Unbundled Parking.** Parking spaces, in any permitted configuration, rented or sold separately from the lease or purchase price.

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



Figure 1: North Lake Specific Plan Boundary and Zoning Districts\*

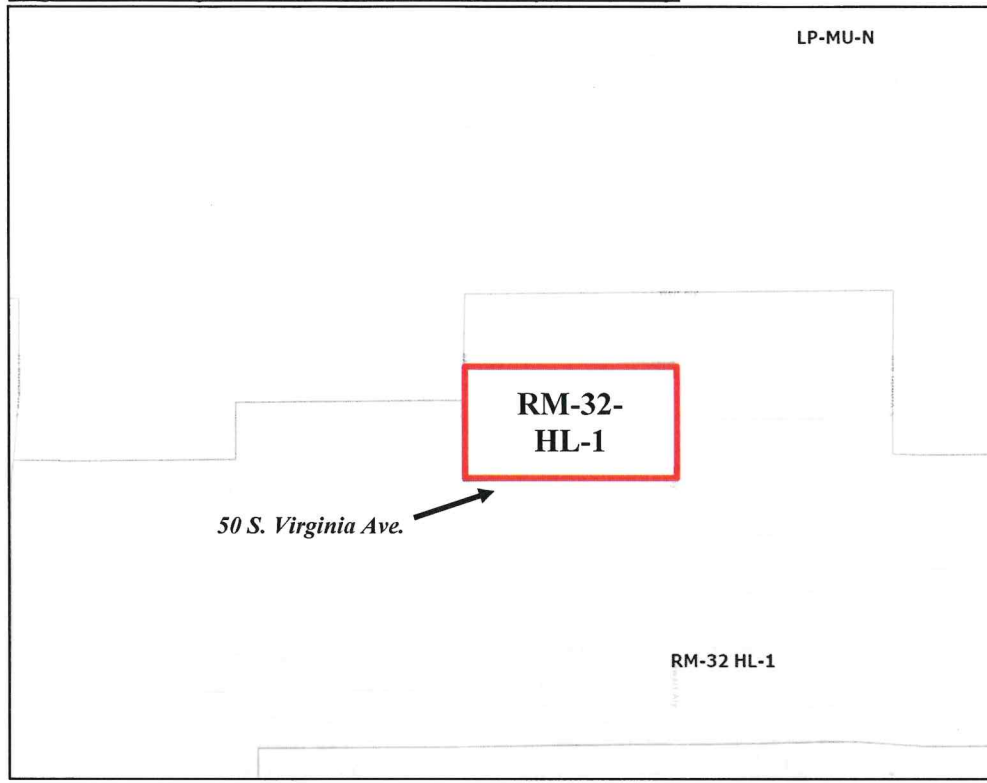


\*NOTE: Parcels with a LD overlay will maintain the overlay where the base district

Exhibit 2

Parcel within the 2003 East Colorado Specific Plan

***Figure 2: Virginia Ave near Weir Alley Property***



## Chapter 17.30 - Central District Specific Plan

### 17.30.030 Allowable Land Uses

- A. **Definitions.** Definitions of specific land uses are found in Section 17.80.020.
- B. **Permit Requirements.** Table CDSP-1 identifies the uses of land allowed, the land use permit required to establish each use, and limitations that may apply for a particular use.
- C. **Standards for Specific Land Uses.** Additional standards may apply to specific land uses; refer to the Section noted in Table CDSP-1.
  - 1. Section 17.50.160 shall not apply to Mixed-Use Projects.
  - 2. Section 17.50.350 shall not apply to Multi-Family Housing.
- D. **Ground Floor Frontages.** In Mixed-Use zoning districts, additional commercial requirements and residential unit restrictions on the ground floor shall apply per Section 17.30.070.A.
  - 1. Limitations shall not apply for affordable housing developments on religious facility sites proposed in compliance with Section 17.50.230.F.
- E. **Major Construction.** For all non-residential uses with a gross floor area of 25,000 square feet or greater, a Conditional Use Permit shall be required per Section 17.61.050.J.2.
- F. **Prohibited Uses.** Those uses not listed in Table CDSP-1 are prohibited by this Specific Plan, except as otherwise provided by Section 17.21.030.A.
- G. **Nonconforming Uses.** Existing uses which are made nonconforming by the CDSP shall be subject to Section 17.71.
- H. **Limited Hours of Operation.** Uses limited in Table CDSP-1 shall comply with limited hours of operation as required by Section 17.40.070.

**Table CDSP-1: Allowable Land Uses**

| Symbol | Description                                                                                                                                                                                                                                                     | Section   |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| P      | Permitted use, Code Compliance Certificate required.                                                                                                                                                                                                            | 17.61.020 |
| MC     | Conditional use, Minor Conditional Use Permit required.                                                                                                                                                                                                         | 17.61.050 |
| AMC    | Conditional use, Administrative Minor Conditional Use Permit required.                                                                                                                                                                                          |           |
| C      | Conditional use, Conditional Use Permit required.                                                                                                                                                                                                               |           |
| AC     | Conditional use, Administrative Conditional Use Permit required.                                                                                                                                                                                                |           |
| E      | Conditional use, Expressive Use Permit required.                                                                                                                                                                                                                | 17.61.060 |
| TUP    | Temporary use, Temporary Use Permit required.                                                                                                                                                                                                                   | 17.61.040 |
| -      | Use not allowed.                                                                                                                                                                                                                                                |           |
| (L1)   | Use is not permitted on the ground floor within 35 feet of the sidewalk line. Entries to upper floor or ground floor spaces behind the 35 feet are allowed; these spaces shall not qualify as required commercial uses for the purposes of Section 17.30.070.A. |           |
| (L2)   | Use is not permitted on the ground floor within 35 feet of the sidewalk line along Colorado Boulevard, Green Street, or                                                                                                                                         |           |

Exhibit 3

|  |                                                                                                                                                                                                       |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | Lake Avenue. Entries to upper/lower floors or ground floor spaces behind the 35 feet are allowed; these spaces shall not qualify as required commercial uses for the purposes of Section 17.30.070.A. |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

| Land Use <sup>1</sup>                        | Permit Requirement |             |             |             |              | Section/<br>Notes |
|----------------------------------------------|--------------------|-------------|-------------|-------------|--------------|-------------------|
|                                              | CD-<br>CL          | CD-<br>MU-C | CD-<br>MU-G | CD-<br>MU-N | CD-RM-<br>87 |                   |
| RESIDENTIAL USES                             |                    |             |             |             |              |                   |
| Accessory Dwelling Unit                      | -                  | P           | P           | P           | P            | 17.50.275         |
| Junior Accessory Dwelling Unit               | -                  | P           | P           | P           | P            | 17.50.275.E.      |
| Boarding Houses <sup>2</sup>                 | -                  | P           | P           | P           | P            |                   |
| Dormitories                                  | -                  | -           | P           | P           | P            |                   |
| Fraternities/Sororities                      | -                  | -           | P           | P           | P            |                   |
| Home Occupations                             | -                  | P           | P           | P           | P            | 17.50.110         |
| Mixed-Use Projects                           | -                  | P           | P           | P           | -            |                   |
| Multi-Family Housing                         | -                  | P           | P           | P           | P            |                   |
| Residential Accessory Uses and Structures    | -                  | P           | P           | P           | P            | 17.50.250         |
| Residential Care, General                    | -                  | C           | C           | C           | C            |                   |
| Residential Care, Limited                    | -                  | P           | P           | P           | P            |                   |
| Single-Room Occupancy                        | -                  | P           | P           | P           | -            | 17.50.300         |
| Supportive Housing                           | -                  | P           | P           | P           | P            |                   |
| Transitional Housing <sup>3</sup>            | -                  | P           | P           | P           | P            |                   |
| COMMERCIAL USES                              |                    |             |             |             |              |                   |
| RECREATION, EDUCATION & PUBLIC ASSEMBLY USES |                    |             |             |             |              |                   |
| Clubs, Lodges, Private Meeting Halls         | C                  | C           | C           | C           | -            |                   |
| Colleges, Nontraditional Campus Setting      | P                  | P           | P           | -           | -            |                   |
| Colleges, Traditional Campus Setting         | -                  | -           | C           | C           | -            |                   |
| with safe parking                            | -                  | -           | MC          | MC          | -            |                   |
| Commercial Entertainment                     | E                  | E           | E           | E           | -            | 17.50.130         |
| Commercial Recreation, Indoor                | P                  | P           | P           | P           | -            |                   |
| Commercial Recreation, Outdoor               | C                  | C           | C           | C           | -            |                   |
| Conference Centers                           | -                  | C(L1)       | C           | -           | -            |                   |
| Cultural Institutions                        | P                  | P           | P           | P           | -            |                   |
| Electronic Game Centers                      | P                  | P           | P           | P           | -            | 17.50.100         |
| Park and Recreation Facilities               | P                  | P           | P           | P           | P            |                   |
| Religious Facilities                         | P                  | P           | P           | P           | MC           | 17.50.230         |
| with Affordable Housing                      | P                  | P           | P           | P           | P            |                   |
| with Columbarium                             | MC                 | MC          | MC          | MC          | MC           |                   |
| with Temporary Homeless                      | MC                 | MC          | MC          | MC          | MC           |                   |



Exhibit 3

|                                                                   |                    |                    |       |    |    |                           |
|-------------------------------------------------------------------|--------------------|--------------------|-------|----|----|---------------------------|
| Shelter                                                           |                    |                    |       |    |    |                           |
| with safe parking                                                 | MC                 | MC                 | MC    | MC | MC |                           |
| Schools, Public and Private                                       | -                  | -                  | C     | C  | C  | 17.50.270                 |
| Schools, Specialized Education and Training                       | P(L1)              | P(L1)              | P(L1) | P  | -  |                           |
| <b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b>           |                    |                    |       |    |    |                           |
| Automated Teller Machines (ATMs)                                  | P                  | P                  | P     | P  | -  | 17.50.060                 |
| Banks and Financial Services                                      | P                  | P                  | P     | P  | -  |                           |
| with Walk-Up Services                                             | P                  | P                  | P     | P  | -  | 17.50.060                 |
| Business Support Services                                         | P                  | P                  | P     | P  | -  |                           |
| Offices, Accessory                                                | P(L1)              | P(L1)              | P     | P  | -  |                           |
| Offices, Administrative Business Professional                     | P(L1)              | P(L1)              | P     | P  | -  |                           |
| Offices, Government                                               | P(L1)              | P(L1)              | P     | P  | -  |                           |
| Offices, Medical                                                  | P(L1)              | P(L1)              | P     | P  | -  |                           |
| Research and Development                                          | P(L2) <sup>4</sup> | P(L2) <sup>4</sup> | P     | P  | -  | 17.50.240                 |
| Work/Live Units                                                   | -                  | -                  | P     | P  | P  | 17.50.370                 |
| <b>RETAIL SALES</b>                                               |                    |                    |       |    |    |                           |
| Alcohol Sales, Beer and Wine                                      | C                  | C                  | C     | C  | -  | 17.50.040,<br>17.61.050.J |
| Alcohol Sales, Beer and Wine at Restaurants (including fast food) | AC                 | AC                 | AC    | AC | -  |                           |
| Alcohol Sales, Full Alcohol                                       | C                  | C                  | C     | C  | -  |                           |
| Alcohol Sales, Full Alcohol at Restaurants (including fast food)  | AC                 | AC                 | AC    | AC | -  |                           |
| Animal Retail Sales                                               | P                  | P                  | P     | P  | -  |                           |
| Bars/Taverns                                                      | C                  | C                  | C     | C  | -  | 17.50.040,<br>17.61.050.J |
| with Live Entertainment                                           | C                  | C                  | C     | C  | -  | 17.50.130                 |
| Convenience Stores                                                | P                  | P                  | P     | P  | -  |                           |
| Food Sales                                                        | P                  | P                  | P     | P  | -  |                           |
| Liquor Stores                                                     | C                  | C                  | C     | C  | -  | 17.50.040,<br>17.61.050.J |
| Restaurants, Fast Food                                            | P                  | P                  | P     | P  | -  | 17.50.260                 |
| Restaurants, Formula Fast Food                                    | P                  | P                  | P     | P  | -  | 17.50.260                 |
| Restaurants                                                       | P                  | P                  | P     | P  | -  | 17.50.260                 |
| with Limited Live Entertainment                                   | P                  | P                  | P     | P  | -  |                           |
| with Walk-Up Window <sup>5</sup>                                  | MC                 | MC                 | MC    | MC | -  |                           |
| Retail Sales                                                      | P                  | P                  | P     | P  | -  |                           |
| Significant Tobacco Retailers                                     | C                  | C                  | C     | C  | -  | 17.50.330                 |
| Vehicle Services,                                                 | P                  | P                  | P     | -  | -  |                           |

Exhibit 3

|                                                      |       |       |        |        |   |                        |
|------------------------------------------------------|-------|-------|--------|--------|---|------------------------|
| Automobile Showrooms <sup>3</sup>                    |       |       |        |        |   |                        |
| <b>SERVICES</b>                                      |       |       |        |        |   |                        |
| Adult Day Care, General                              | -     | -     | C(L2)  | C(L2)  | - |                        |
| Adult Day Care, Limited                              | -     | -     | P(L2)  | P(L2)  | P |                        |
| Animal Services, Grooming                            | P     | -     | P      | P      | - |                        |
| Animal Services, Hospitals                           | P     | -     | P      | P      | - | 17.50.050              |
| Catering Services                                    | P(L1) | P(L1) | P(L2)  | P      | - |                        |
| Charitable Institutions                              | P     | P     | P      | P      | - |                        |
| Child Day Care Centers                               | -     | -     | P      | P      | P | 17.50.080              |
| Child Day Care, Large                                | -     | P     | P      | P      | P |                        |
| Child Day Care, Small                                | -     | P     | P      | P      | P |                        |
| Emergency Shelters                                   | MC    | MC    | MC     | MC     | - |                        |
| Emergency Shelters, Limited                          | P     | P     | P      | P      | P | 17.50.105              |
| Laboratories                                         | -     | -     | P(L2)  | P(L2)  | - |                        |
| Life-Care Facilities                                 | -     | -     | MC     | MC     | - | 17.50.120              |
| Lodging, Bed and Breakfast Inns                      | -     | -     | C      | C      | C | 17.50.140              |
| Lodging, Hotels and Motels                           | C     | C     | C      | -      | - | 17.50.150              |
| Low Barrier Navigation Centers                       | P     | P     | P      | P      | - |                        |
| Massage Establishments                               | C(L1) | C(L1) | C      | C      | - | 17.50.155              |
| Medical Services, Extended Care                      | -     | -     | MC(L2) | MC(L2) | - |                        |
| Neighborhood Gardens                                 | P     | P     | P      | P      | P |                        |
| Personal Improvement Services                        | P     | P     | P      | P      | - |                        |
| Personal Services                                    | P     | P     | P      | P      | - |                        |
| Personal Services, Restricted                        | C     | C     | C      | C      | - | 17.50.200              |
| Printing and Publishing                              | -     | -     | C      | C      | - |                        |
| Printing and Publishing, Limited                     | P     | P     | P      | P      | - |                        |
| Public Safety Facilities                             | C     | C     | C      | C      | - |                        |
| Vehicle Services, Automobile Rental                  | C     | C     | C      | C      | - |                        |
| Vehicle Services, Washing/Detailing, Small-Scale     | -     | -     | P      | P      | - | 17.50.290              |
| <b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b> |       |       |        |        |   |                        |
| Alcohol Beverage Manufacturing                       | P     | P     | P      | C      | - | 17.50.040, 17.61.050.J |
| with Accessory Tasting Room                          | MC    | MC    | MC     | C      | - |                        |
| Custom Manufacturing/Artisan Production              | P     | P     | P      | P      | - |                        |
| Industry, Restricted, Small-                         | P(L2) | P(L2) | P(L2)  | P(L2)  | - |                        |

Exhibit 3

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |     |     |     |     |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|-----|-----|-----------|
| scale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |     |     |     |     |           |
| Recycling Collection Facilities, Small                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | C   | C   | C   | C   | -   |           |
| <b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |     |     |     |     |           |
| Accessory Antenna Array                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | P   | P   | P   | P   | P   |           |
| Alternative Fuel / Recharging Facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | -   | -   | P   | P   | -   |           |
| Commercial Off-Street Parking                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | MC  | MC  | MC  | MC  | -   |           |
| Communications Facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | C   | C   | C   | C   | C   |           |
| Heliports                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | C   | -   | -   | -   | -   |           |
| Transportation Terminals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | C   | C   | C   | C   | C   |           |
| Utilities, Major                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | C   | C   | C   | C   | C   |           |
| Utilities, Minor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | P   | P   | P   | P   | P   |           |
| Wireless Telecom Facilities, Minor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | MC  | MC  | MC  | MC  | MC  | 17.50.310 |
| Wireless Telecom Facilities, SCL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | P   | P   | P   | P   | P   |           |
| <b>TEMPORARY USES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |     |     |     |     |           |
| Filming, Long-term                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | C   | C   | C   | C   | C   |           |
| Filming, Short-term                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | P   | P   | P   | P   | P   |           |
| Personal Property Sales                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | -   | P   | P   | P   | P.  | 17.50.190 |
| Seasonal Merchandise Sales                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | P   | P   | P   | P   | -   | 17.50.180 |
| Street Fairs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | P   | P   | P   | P   | P   |           |
| Tents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | TUP | TUP | TUP | TUP | TUP | 17.50.320 |
| Other Temporary Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TUP | TUP | TUP | TUP | TUP |           |
| <b>Notes:</b><br><sup>1</sup> See Section 17.80.020 for definition of the listed land uses.<br><sup>2</sup> Includes Co-living facilities, which may include more than one shared kitchen per building. Separation requirements of Section 17.50.065 shall not apply.<br><sup>3</sup> Defined as a use where storefronts are used as showroom space for five (5) or fewer vehicles and limited to a maximum of 8,000 square feet. Internet vehicle sales are permitted where on-site vehicle storage/sales is not present/allowed.<br><sup>4</sup> Research & Development use is permitted within 35 feet of the sidewalk line along Green Street.<br><sup>5</sup> Minor Conditional Use Permit not required if Walk-Up Window complies with Section 17.50.260. |     |     |     |     |     |           |



### 17.30.080 Open Space

These standards are intended to:

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

#### A. Minimum Area.

1. **Private and Common Open Space.** Projects shall provide the minimum area of Open Space based on use and size. Areas used regularly for parking, loading or storage shall not count towards minimum Open Space requirements.
  - a. **Residential.** Projects with dwelling units shall provide the minimum area of Open Space per Table CDSP-6 as a combination of Private and/or Common Open Space.
  - b. **Non-residential.** Projects with more than 40,000 square feet of non-residential floor area shall provide a minimum of 5 percent of the gross non-residential floor area as Common Open Space.
    - (1) Research and Development uses may reduce Open Space area requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for the required Open Space.
  - c. **Mixed-use.** Projects shall comply with requirements applicable to each type of use.

**Table CDSP-6: Residential Open Space by Unit Type**

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

2. **Publicly Accessible Open Space (PAOS).** Projects with more than 80,000 square feet of gross floor area (GFA) and with frontage identified on Figure CDSP-23 shall provide PAOS based on a percentage of GFA set in Table CDSP-7.
  - a. Exception: Projects with less than 80,000 square feet of GFA and selected for plaza development at the northwest corner of Lake Avenue and California Boulevard shown in Figure CDSP-23 shall provide a minimum of 400 square feet of PAOS as a corner plaza.
    - (1) For projects that provide at least 600 square feet of PAOS and which comply with all standards in Section 17.30.080.D, other development standards in the CDSP may be modified with review authority approval.
  - b. Research and Development uses may reduce PAOS area requirements by a maximum of 60 percent. Research and Development projects (or the



### Exhibit 3

Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for the required PAOS.

- c. PAOS shall be provided in addition to Private and Common Open Space requirements.
- d. Projects shall comply with PAOS standards per Section 17.30.080.D and Paseo standards per Section 17.30.080.E where relevant.
  - (1) PAOS and Paseo standards may be modified through the Design Review process, if the review authority finds that the modified design continues to be accessible to the public, functional, and includes features such as landscaping, trees, and outdoor seating.

**Figure CDSP-23: Publicly Accessible Open Space**



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

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

**B. Private Open Space.**

1. **Dimensions.** A minimum area of 40 square feet with a minimum dimension of 5 feet in each direction shall be required for Private Open Space.
2. **Distribution.** A maximum of 40 percent of the required residential Open Space set in Table CDSP-7 CDSP-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 CDSP-7 CDSP-6 shall be Common Open Space shared among tenants.
  - a. A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.
  - b. A maximum of 30 percent of Common Open Space may be indoors. Indoor Common Open Space shall not include spaces used primarily for circulation.
3. **Access.** Common Open Spaces may be accessible to the public.
4. **Hardscape.** A maximum of 25 percent of Common Open Space may be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
5. **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. Landscaping shall comply with Section 17.44.050.
6. **Trees.** A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space. For projects with 2 or more trees, a minimum of 50 percent of trees planted shall be shade trees.
7. **Water Features.** Fountains, reflecting pools, or other decorative water features shall not exceed 5 percent of the required Common Open Space. Swimming pools are not considered water features for the purposes of this standard.

**D. Publicly Accessible Open Space (PAOS)**

1. **Area.** Minimum PAOS requirements are set in Section 17.30.080.A.2 and Table CDSP-7, and may be contiguous or noncontiguous, subject to the dimension and elevation standards below.
2. **Paseos.** Projects that are required to provide PAOS per Section 17.30.080.A.2 and located on parcels that include a paseo opportunity area on Figure CDSP-23, shall be required to meet the minimum area requirement by providing a

## Exhibit 3

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 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.



## Exhibit 3

13. **Blank Walls.** PAOS shall adhere to the blank wall standards defined in Section 17.30.070.C, or provide one of the following mitigations:
  - a. Green wall, vines, or other vertical landscaping element that covers a minimum of 75 percent of non-conforming blank wall area.
  - b. Public art including, but not limited to, murals.
14. **Common Open Space Credit.** PAOS in excess of the minimum may count towards a maximum of 30 percent of the Common Open Space requirement at a 1:1 ratio.

### E. Paseos.

1. **Dimensions.** Paseos shall have an average width of 20 feet, minimum width of 15 feet, and be a minimum of 75 percent open to the sky. Paseos shall have a walk zone with a minimum width of:
  - a. 10 feet for commercial / mixed-use paseos.
  - b. 8 feet for residential-only paseos.
2. **Access.** Paseos shall be physically and visually accessible from the connecting public sidewalk.
  - a. Fences, walls, and/or entry gates are permitted; however, these features shall not block passage through the paseo during public hours.
  - b. Bollards (fixed or removable) shall be provided at all entry points of paseos to restrict vehicular access during public hours.
  - c. Emergency vehicular access shall be provided.
3. **Signage.** Paseos shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing public hours. In paseos that have commercial frontages, a directory shall be provided at each entry. Specific sign guidelines shall be created for all properties with building 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



## Exhibit 3

and site conditions, infiltration and/or flow-through planters shall be installed to capture and treat 100 percent of the stormwater run-off on-site.

9. **Seating.** Seating shall be provided within the paseo at a minimum of 1 seat per 300 square feet of required space. Fractions shall be rounded down to the nearest whole number.
10. **Landscape.** A minimum of 25 percent of paseo area shall be planted area a minimum of 30 inches in length, width, and depth. Landscaping shall comply with Section 17.44.
11. **Trees.** A minimum of one 24-inch box tree per project or per each 750 square feet of paseo area, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50 percent of trees planted shall be shade trees.
  - a. Trees planted in pots, on the ground floor, shall not be counted towards the tree requirement.
12. **Blank Walls.** Paseos shall adhere to the blank wall standards defined in Section 17.30.070.C, or provide one of the following mitigations:
  - a. Green wall, vines, or other vertical landscaping element that covers a minimum of 75 percent of non-conforming blank wall area.
  - b. Public art including, but not limited to, murals.
13. **Common Open Space Credit.** When the area needed to facilitate the connection of a public street to another public street or alley and meet Section 17.30.080.E.1 is greater than the minimum PAOS requirement, the additional required paseo area may count towards the Common Open Space requirement at a 1:1 ratio.
  - a. Paseo area in excess of the minimum may count towards a maximum of 50 percent of the Common Open Space requirement at a 1:1 ratio.