

DOWNTOWN SPECIFIC PLAN DEVELOPMENT STANDARDS PLANNING COMMISSION CITY OF SOUTH PASADENA

MAY 12, 2020





MEETING OBJECTIVES

Review and Receive Feedback for Specific Plan Development Standards

- Building Heights
- Densities (Standard for the number of housing units on a lot -- du/ac) and Intensities (Standard for size of a building on a property – floor area ratio/FAR)
- Building Location on Sites (Setbacks, Build-To Lines)
- Building Typologies



Draft Development Standards:

The following analyses are based on the current Draft Downtown Specific Plan

- Based on the draft Plan, do the standards for density/intensity, building placement, intensity, height, encroachments, and building typologies reflect the intended character for the zone in which they are located?



Development Standards: Some New Considerations

- Development standards in the Downtown area may need to be reconsidered to meet RHNA requirements during preparation of the 2021 – 2028 Housing Element. Public discussions about accommodating RHNA units will begin this month.
- Standards for floor height may be insufficient to meet objectives for the design of viable commercial uses and energy-efficient and sustainable buildings



Development Standards: Some New Considerations

- SB 330 requires that the maximum housing density on a parcel may not be reduced below that prescribed by the General Plan and zoning in place on 1.1.18 without increasing the density on other parcels to offset the loss of units on that parcel (Mission Street SP allows a maximum FAR of 1.5)

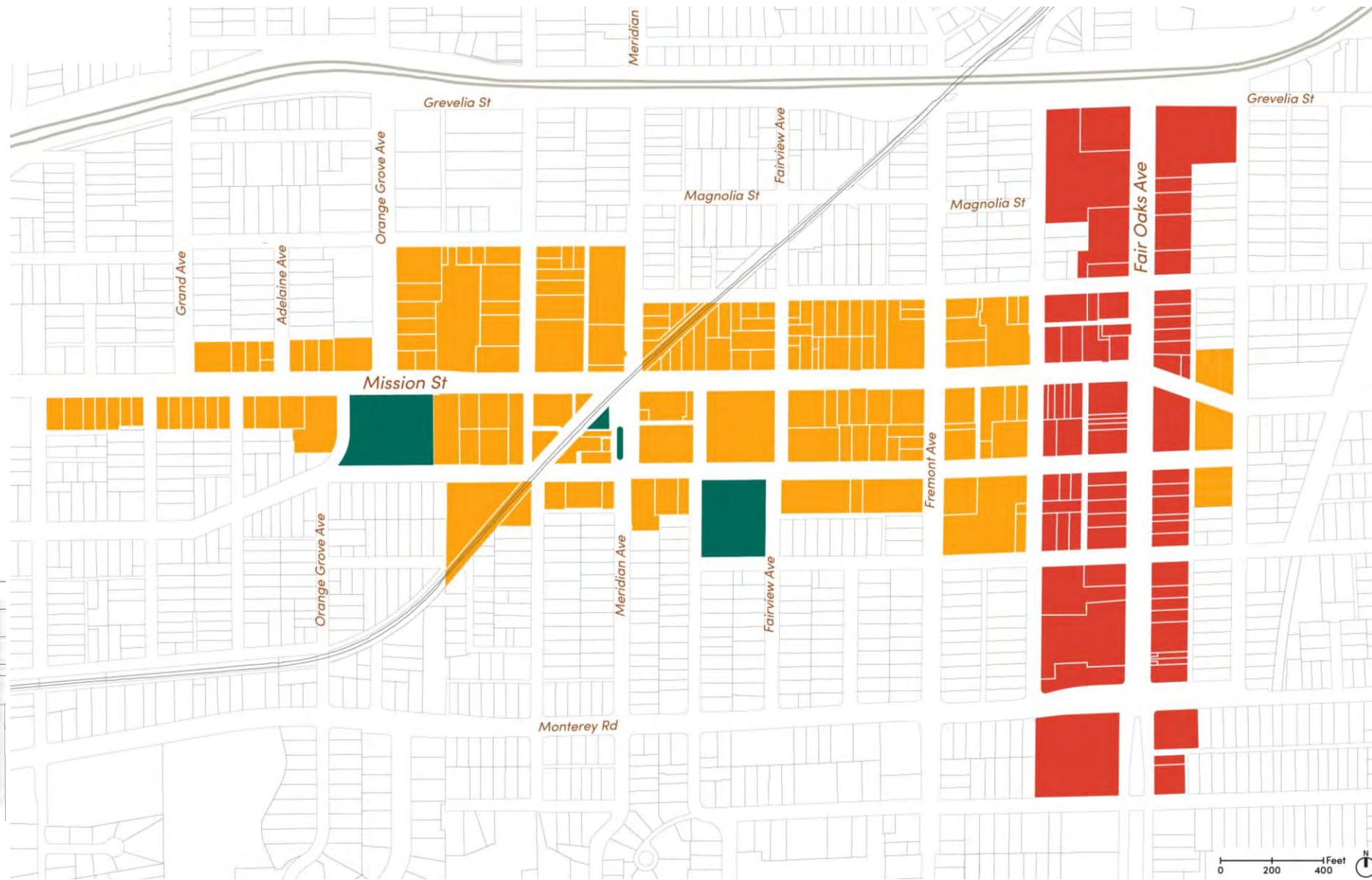


The **Downtown Specific Plan** establishes standards for two new mixed-use zones:

- **Mission Street Zone** (depicted in orange)
- **Fair Oaks Avenue Zone** (depicted in red)

Regulating Plan

- Mission Street Zone
- Fair Oaks Avenue Zone
- Open Space





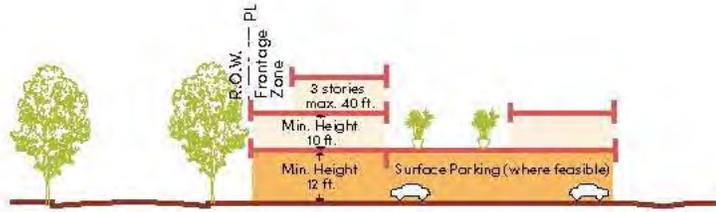
The **Downtown Specific Plan** establishes the following standards for new development:

- **Building Placement**
- **Allowed Building Intensity, Density, Types, and Site Size**
- Parking
- **Frontages and Encroachments**
- **Building Standards (Allowable Types/Typologies)**
- Streets, Blocks, and Open Spaces
- Landscape Standards
- Signs and Other Standards

Tonight's meeting will discuss the items in red.



Development Standards: Mission Street Zone



Allowed Building Placement
 Frontage Zone
 Allowed Parking Placement (at-grade)

4.1B. Building Placement

Setback		Building setback from PL		
		Frontage Zone		Side/Rear
		Min. (ft.)	Max. (ft.)	Min. (ft.)
i	Primary street	0	10	--
ii	Side street	0	10	--
iii	Rear yard with alley	--	--	5
	no alley	--	--	15

4.1C. Allowed Building Intensity, Density, Types, Height, and Site Size

	Floor Area Ratio (FAR)
Intensity	2.5
	Dwelling Units per Acre (units/acre)
Density	24 to 30

Allowed Building Types	Minimum		Maximum	
	Stories/ft.	Site W/D	Stories/ft.	Site W/D
Flex building	2/25	25/100	2/25 ¹	200/150
Liner	1/18	100/100	2/25 ¹	200/150
Hybrid court	2/25	125/125	2/25 ¹	200/200
Court	1/18	125/125	2/25 ¹	200/200
Live-work	1/18	70/95	2/25 ¹	200/150
Rowhouse	1/18	90/95	2/25 ¹	200/150
Rosewalk or Bungalow Court	1/18	125/125	2/25 ¹	150/150
Duplex, multiplex	1/18	50/95	2/25 ¹	150/150
Single-family	1/18	40/80	2/30	80/150

1: See Section 4.3 Height Bonus.

W = Building site width along primary frontage; D = Building site depth perpendicular to primary frontage.

	Ground Floor	Upper Stories
Interior ceiling height	12 ft. min.	10 ft. min.

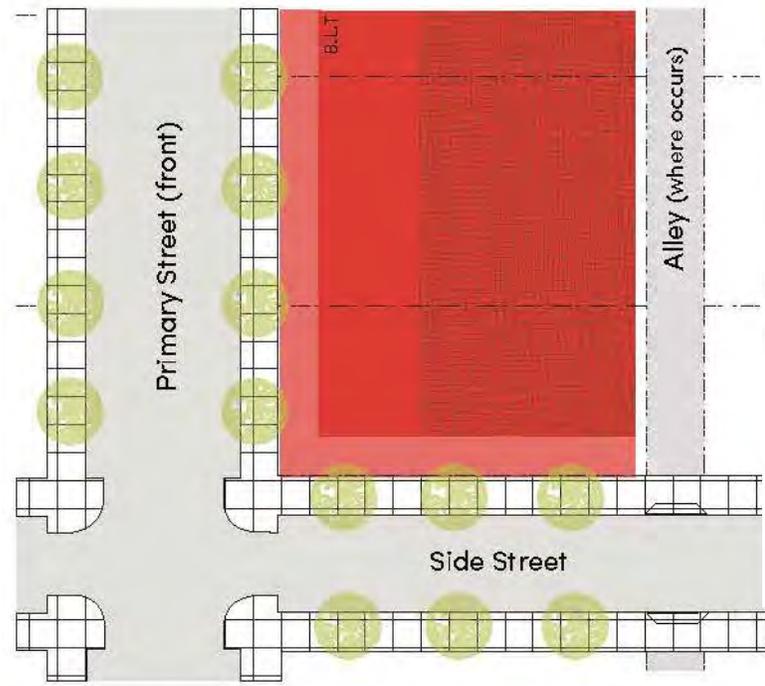


Development Standards: Fair Oaks Avenue Zone



4.2B. Building Placement

Setback	Building setback from PL			
	Frontage Zone		Side/Rear	
	Min. (ft.)	Max. (ft.)	Min. (ft.)	
i Primary street	5	15	--	
ii Side street	5	15	--	
iii Rear yard	with alley	--	--	5
	no alley	--	--	15



4.2C. Allowed Building Intensity, Density, Types, Height, and Site Size

Floor Area Ratio (FAR)
2.5

Dwelling Units per Acre (units/acre)
24 to 30

Allowed Building Types	Minimum		Maximum	
	Stories/ft.	Site W/D	Stories/ft.	Site W/D
Flex building	2/25	25/100	3/35 ¹	200/150
Liner	1/18	100/100	3/35 ¹	200/150
Hybrid court	2/25	125/125	3/35 ¹	200/200
Court	1/18	125/125	3/35 ¹	200/200
Live-work	1/18	70/95	3/35	200/150
Rowhouse	1/18	90/95	3/35	200/150
Rosewalk or Bungalow Court	1/18	125/125	3/35	150/150
Duplex, multiplex	1/18	50/95	3/35	150/150

1: See Section 4.3 Height Bonus.

W = Building site width along primary frontage; D = Building site depth perpendicular to primary frontage.

	Ground Floor	Upper Stories
Interior ceiling height	12 ft. min.	10 ft. min.

■ Allowed Building Placement
 ■ Frontage Zone
 ■ Allowed Parking Placement (at-grade)



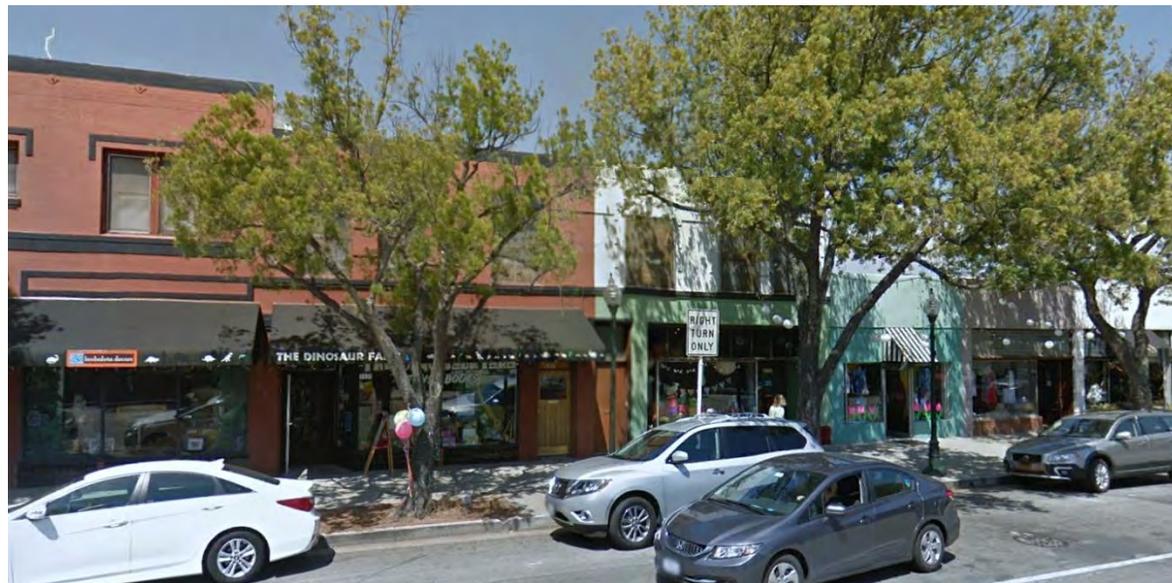
Development Standards

Building Heights

Draft Development Standards | Building Heights

MISSION STREET ZONE TODAY

Most existing buildings are one or two stories and 15' to 28' in height...





Draft Development Standards | Building Heights

MISSION STREET ZONE TODAY

...a number of existing buildings are constructed to three stories (32' – 38' plus), with vertical setbacks above the second floor to reduce the visual sense of height along the street frontage.



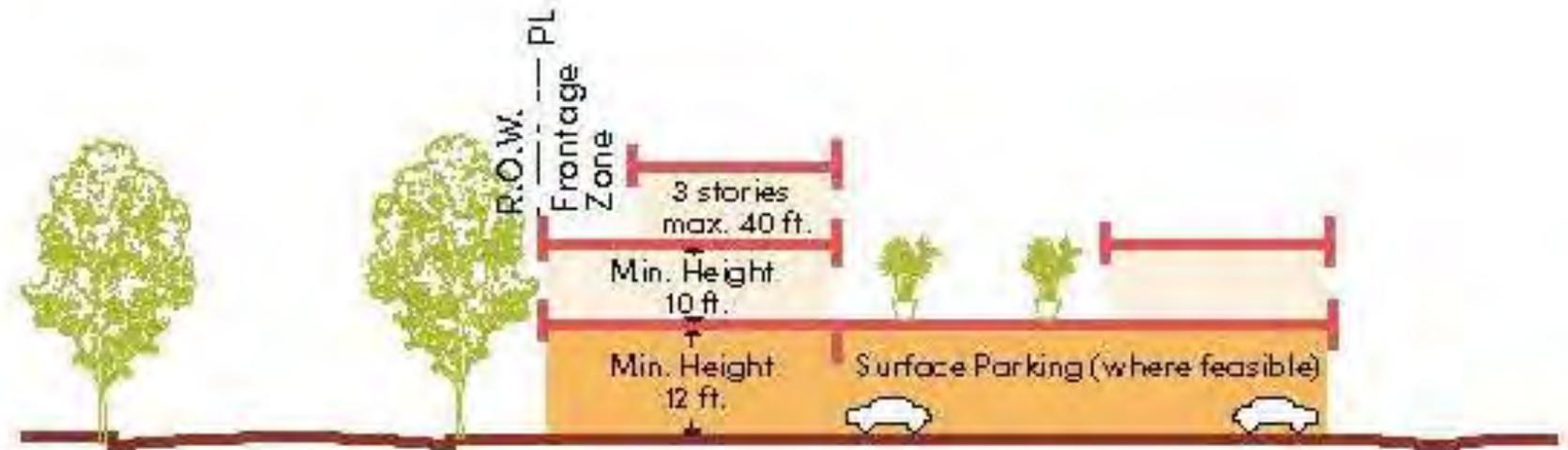


Draft Development Standards | Building Heights

MISSION STREET ZONE

Base maximum building height:
2 stories/25 feet

Bonus height for projects providing community benefits
(see next slide):
3 stories/45 feet



CORRECTIONS ARE REQUIRED

¹Maximum height depicted on the diagram is inconsistent with the SP's development standards and insufficient to meet energy and sustainability objectives

²No standard specified by the SP for a horizontal setback for the third story



Draft Development Standards | Building Heights

MISSION STREET ZONE

Bonus height for
projects providing
community benefits

To receive a height bonus, a project must:

- *Provide 10% affordable housing*

and at least one of the following:

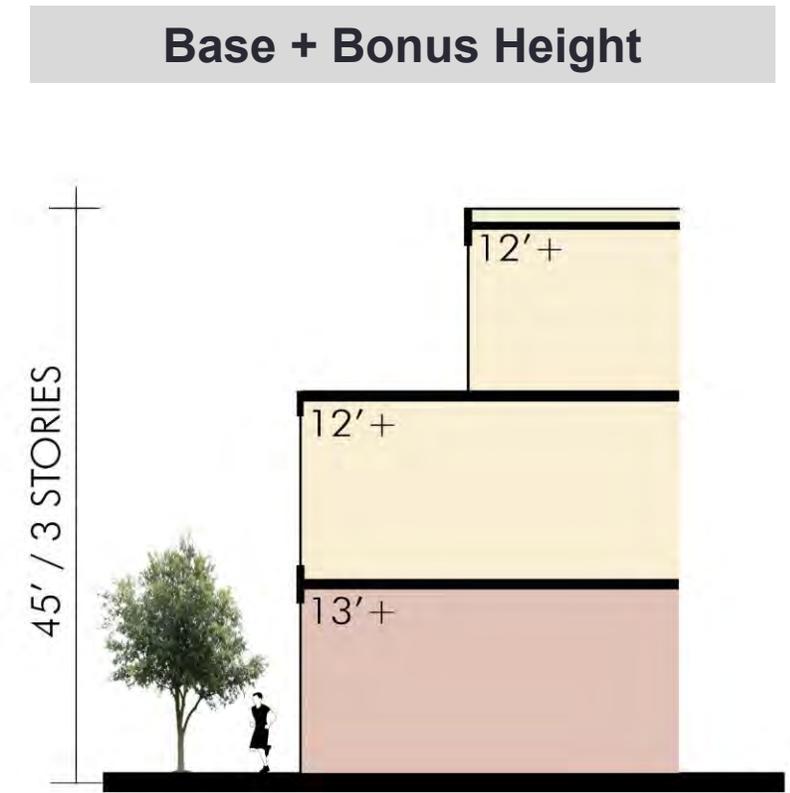
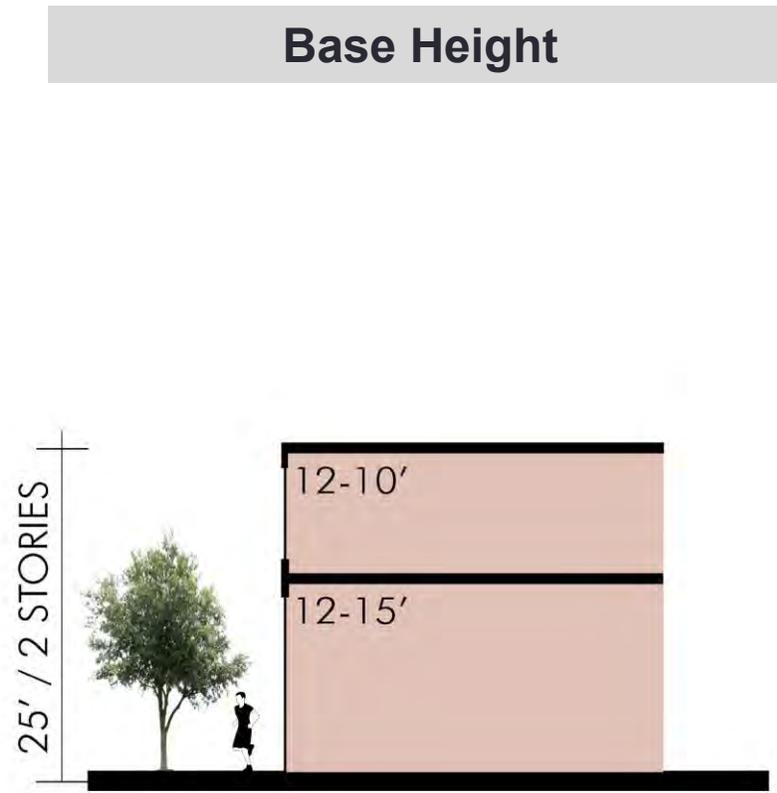
- *Provide public parking spaces (at least 50% of all of the required off-street parking spaces and no less than 25 spaces)*
- *Provide a public park*
- *Achieve USGBC level silver or higher sustainable building and/or site development standards*
- *Improve street frontages along Mission or Fair Oaks by removing surface parking or vacant lots along the street*
- *Provide public amenities greater than Code requirements such as landscaped plazas, bicycle and active transportation support facilities, or public parking spaces*
- *Provide community-desired goods and services not available elsewhere in the Downtown area such as a hotel*
- *Provide affordable housing units greater than the 10% specified in this section*
- *Demonstrate a net fiscal impact*



Draft Development Standards | Building Heights

MISSION STREET ZONE

Draft base and bonus height standards specified by the SP are depicted in the diagrams to the right.



Draft Development Standards | Building Heights

FAIR OAKS AVENUE ZONE TODAY

Most existing buildings are one or two stories and 15' to 28' in height...



Draft Development Standards | Building Heights

FAIR OAKS AVENUE ZONE TODAY

...a few are three stories in height, within the City's 45' limit...



Draft Development Standards | Building Heights

FAIR OAKS AVENUE ZONE TODAY

...and the auditorium of the Rialto Theater exceeds the 45' limit, though is vertically setback reducing the appearance of its mass along the street frontage.



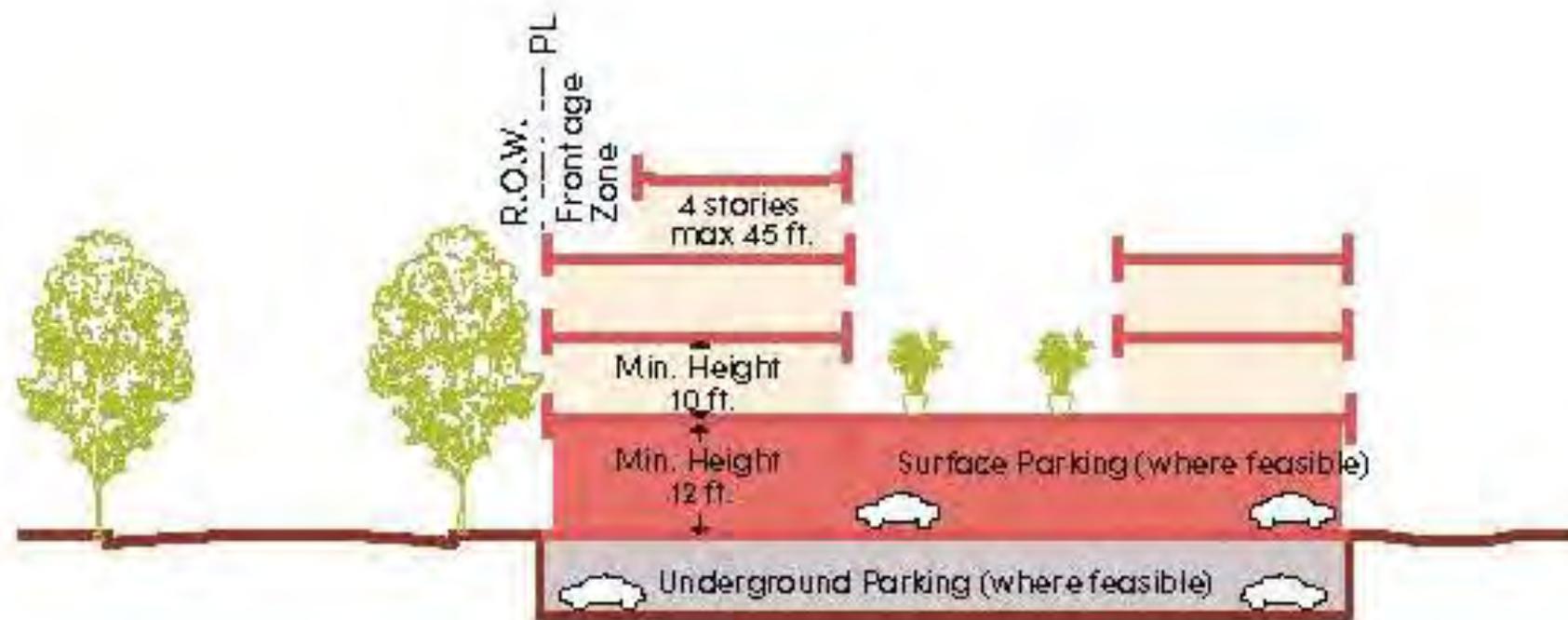


Draft Development Standards | Building Heights

FAIR OAKS AVENUE ZONE

Base maximum building height:
3 stories/35 feet

Bonus height for projects providing community benefits:
4 stories/45 feet



CORRECTION:

¹No standard specified by the SP for a horizontal setback for the fourth story

Draft Development Standards | Building Heights

FAIR OAKS AVENUE ZONE

The bonus height of 45' yields average floor heights of 11' for a 4-story building, which is inconsistent with typical retail floors of 14' – 16' and 12' for residential, impacting daylighting and ventilation needs for conformance with green building standards.



Draft Development Standards | Building Heights

DO THE STANDARDS REFLECT BEST PRACTICES?

Average floor height of 12' (base) inconsistent with typical heights for retail uses (14'-16') and impacts ability to conform to green building standards for daylighting and ventilation.

For retail sales and restaurants: 14' – 16'



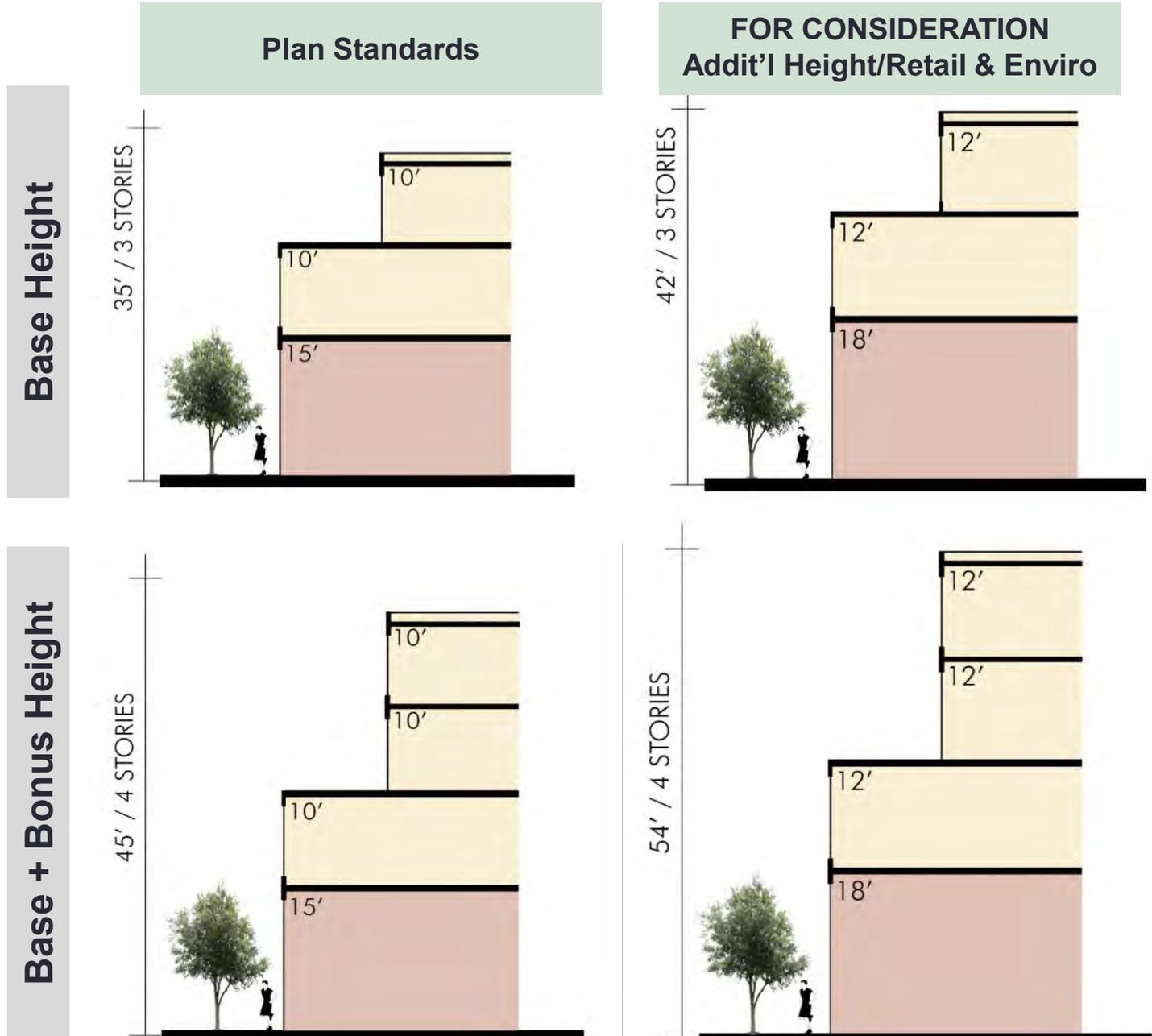
For “green buildings” (energy and ventilation): 14' – 18'+

Draft Development Standards | Building Heights

FAIR OAKS AVENUE ZONE

Base and bonus height standards are depicted in the left column diagrams.

For your consideration, additional height to meet objectives for energy efficient/sustainable buildings and accommodate retail uses depicted in the right column.





Draft Development Standards | Building Heights

CONCLUSIONS

- Height standards may be inconsistent with current built patterns adjoining the Metro Gold Line station
- For your consideration, in general maximum heights may be need to be revised to:
 - Enable the City to accommodate housing consistent with RHNA targets
 - Enable the City to meet requirements for “no net loss of housing units” (SB 330) as projects are approved
 - Achieve objectives for sustainable building
- Corrections are required:
 - Revise maximum height for Mission Street building cross section diagram (page 98) from 40 feet to 45 feet
 - Eliminate vertical setbacks on building cross sections for both zones (pages 98 and 99) unless requirement added to development standards

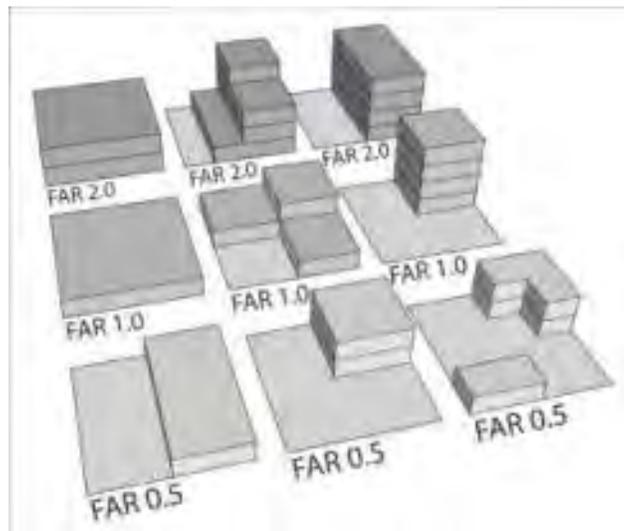


Development Standards

Building Intensity/Density



Draft Development Standards | Floor Area Ratios & Density



4.1C. Allowed Building Intensity, Density, Types, Height, and Site Size

Mission Street Zone

Intensity

Floor Area Ratio (FAR)

2.5

Density

Dwelling Units per Acre (units/acre)

24 to 30

4.2C. Allowed Building Intensity, Density, Types, Height, and Site Size

Fair Oaks Avenue Zone

Intensity

Floor Area Ratio (FAR)

2.5

Density

Dwelling Units per Acre (units/acre)

24 to 30



Draft Development Standards | Floor Area Ratios & Density

HOW DO THE DENSITIES/ INTENSITIES CORRESPOND WITH PERMITTED BUILDING HEIGHTS?

4.1C. Allowed Building Intensity, Density, Types, Height, and Site Size

Mission Street Zone

	Floor Area Ratio (FAR)
Intensity	2.5
	Dwelling Units per Acre (units/acre)
Density	24 to 30

4.2C. Allowed Building Intensity, Density, Types, Height, and Site Size

Fair Oaks Avenue Zone

	Floor Area Ratio (FAR)
Intensity	2.5
	Dwelling Units per Acre (units/acre)
Density	24 to 30

Draft Development Standards | Floor Area Ratios & Density

Comparison of a constructed mixed-use building with the draft Plan's standards for height and density Encinitas, CA

Development Prototype: Aerial View



Development Prototype: Street View



	Encinitas	Draft SP
Height	3/38'	2/25' (NA) 3/35' 3-4/45'
FAR	1.8	2.5
Units/Acre	48	30

CONCLUSIONS:

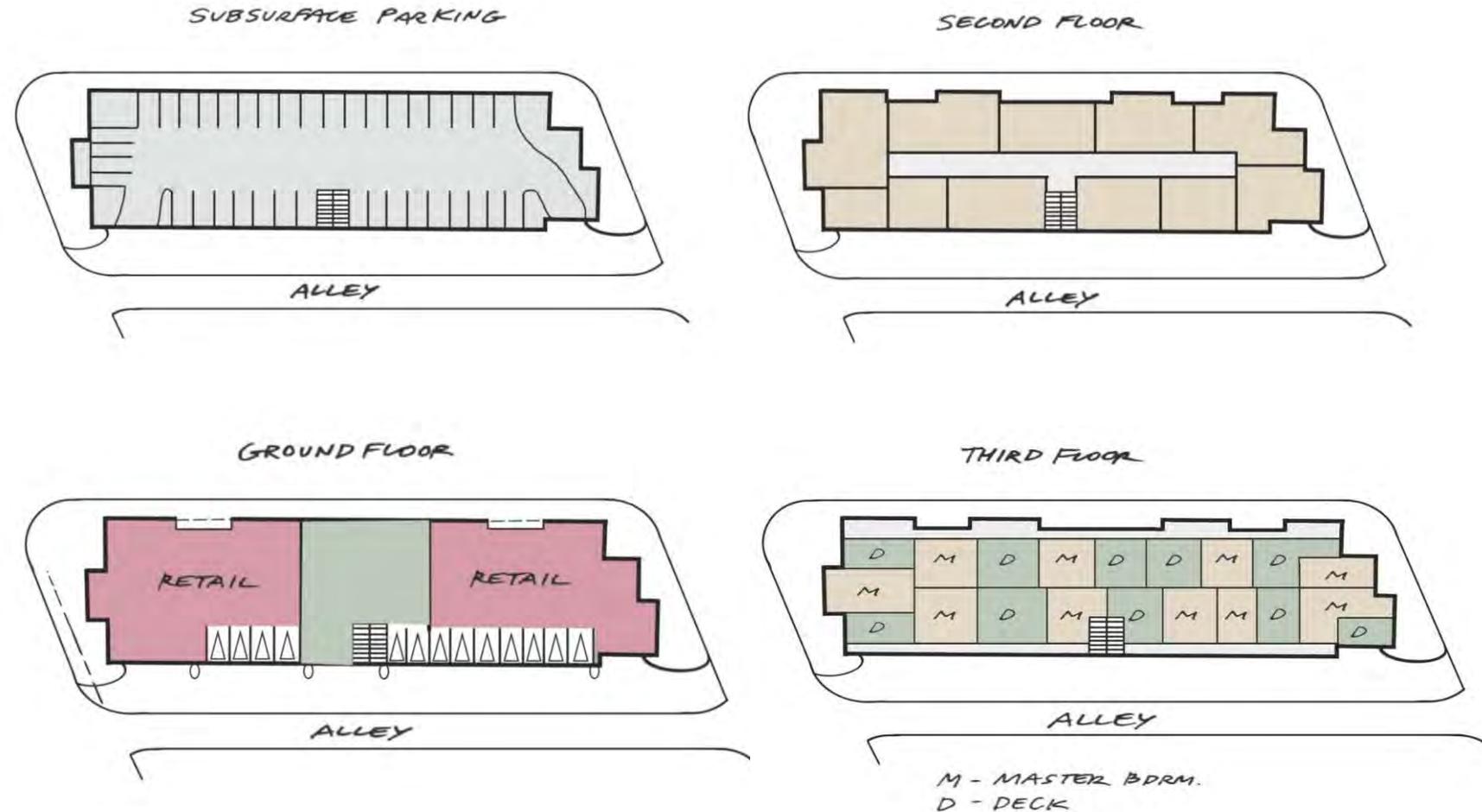
DSP intensity (FAR) exceeds feasible FAR within height limits, while density (du/ac) is considerably less than feasible; may want to reduce FAR

Draft Development Standards | Floor Area Ratios & Density

Comparison of a proposed mixed-use building containing housing above ground floor retail and public plaza with the draft Plan's standards for height and density

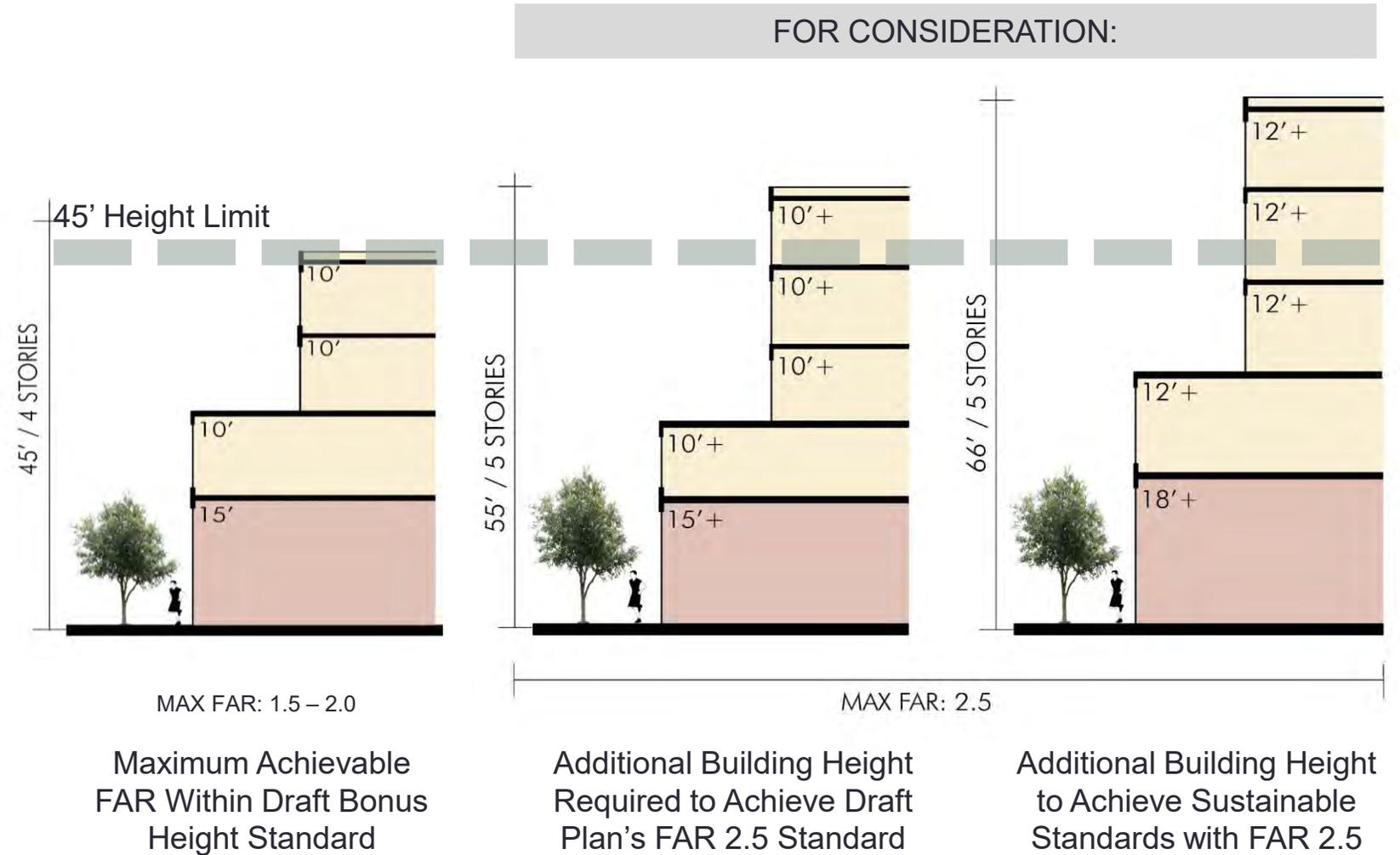
Ventura, CA

Typical Achievable Density/Intensity with a 45' Height Limit and Setback and Open Space Requirements:
FAR 1.8 | DU/AC 50



Draft Development Standards | Floor Area Ratios & Density

Increased building heights would be required to accommodate Downtown Plan's standard for intensity (FAR 2.5) and require voter approval



Draft Development Standards | Floor Area Ratios & Density

EXAMPLE BUILDINGS WITH FAR 1.5





Draft Development Standards | Floor Area Ratios & Density

EXAMPLES

FAR 2.0 – 2.5

Illustrative typical building heights with code-required setbacks and open spaces:

Stories: 4 - 6

Height: 48' – 68'





Draft Development Standards | Floor Area Ratios & Density

CONCLUSIONS

- For your consideration specified height limits would allow City to achieve greater density
- Draft 2.5 FAR cannot be constructed within height limits; 2.0 FAR is more realistic

	Height: 25'	Height: 35'	Height: 45'
FAR			
• Plan: 2.5	Not feasible	Not feasible	Not feasible
• Max feasible FAR	<ul style="list-style-type: none"> • 0.35 (surf prkg) • 1.2-1.5 (subt prkg) 	1.5 – 1.7	1.8 – 2.0
DENSITY (with structured or subterranean parking)			
• Plan: 24-30 du/ac	Feasible for 100% residential or horizontal mixed use only	Feasible	Feasible
• What is Feasible? ²	Not feasible	36-52 du/ac	52-87 du/ac
REQUIRED BUILDING HEIGHTS FOR SUSTAINABLE BUILDINGS AND ACTIVE GROUND LEVEL RETAIL			
	30'-32' (stories)	40'-42' (3 stories)	52'-54' (4 stories)

¹*Buildings vertically integrating housing above retail require 3 story minimum; horizontal mix is feasible*

²*Additional permitted density within prescribed building height standards provides additional capacity for housing development*

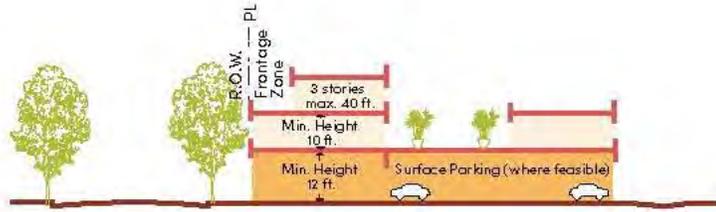


Development Standards

Building Setbacks

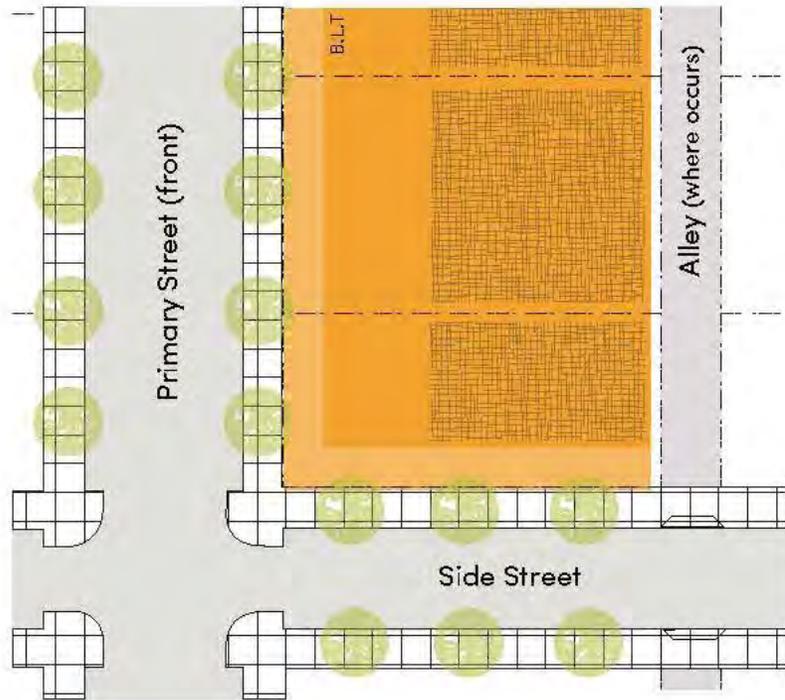


Development Standards: Building Placement



4.1B. Building Placement

Setback	Building setback from PL		
	Frontage Zone		Side/Rear
	Min. (ft.)	Max. (ft.)	Min. (ft.)
i Primary street	0	10	--
ii Side street	0	10	--
iii Rear yard	with alley	--	5
	no alley	--	15



■ Allowed Building Placement
 ■ Frontage Zone
 ■ Allowed Parking Placement (at-grade)

4.1E. Frontages and Encroachments

i Allowed Frontages

- Arcade
- Lightcourt
- Dooryard
- Gallery
- Forecourt
- Porch
- Shopfront
- Stoop
- Frontyard

ii Encroachments: Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max	min. 3 ft. from PL		min. 3 ft. from PL	

Development Standards: Building Placement

MISSION STREET ZONE

- In general, buildings directly abut and form a semi-continuous “wall” along the sidewalk with some forecourts and “cut-outs” for dining & plazas
- Most properties do not include landscaping along their building frontage
- Standards require new buildings to be constructed within 0’ – 10’ of the primary street frontage and allow for encroachments for arcades, balconies, bay windows, and eaves



Development Standards: Building Placement

MISSION STREET ZONE

Conclusions:

- New development conforming to the Plan's standards would result in a consistent "building wall" along the Mission Street frontage, contributing to an enhanced pedestrian environment
- For consideration: Draft standards a setback or landscape in these areas



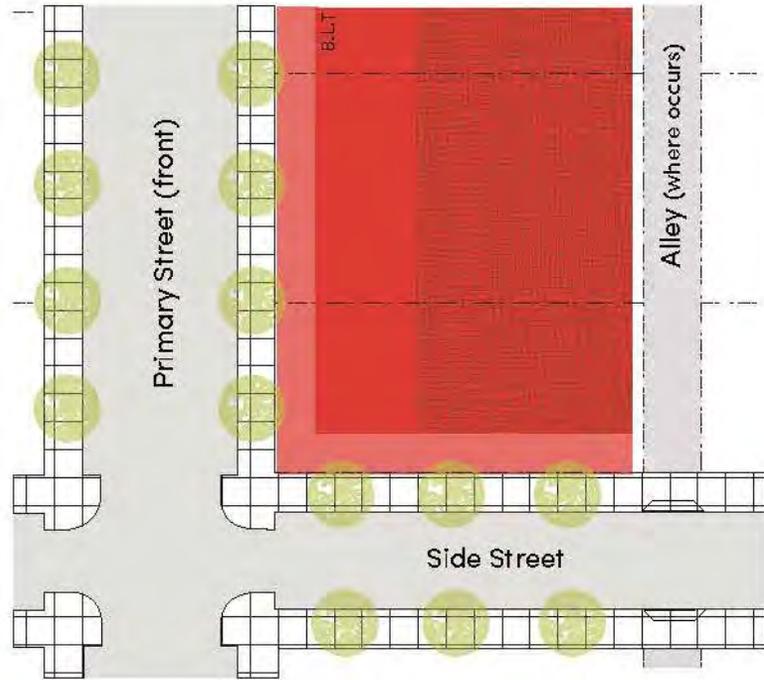


Development Standards: Building Placement



4.2B. Building Placement

Setback	Building setback from PL		
	Frontage Zone		Side/Rear
	Min. (ft.)	Max. (ft.)	Min. (ft.)
i Primary street	5	15	--
ii Side street	5	15	--
iii Rear yard	with alley	--	5
	no alley	--	15



■ Allowed Building Placement
 ■ Frontage Zone
 ■ Allowed Parking Placement (at-grade)

4.2E. Frontages and Encroachments

- i Allowed Frontages
 - Arcade
 - Lightcourt
 - Dooryard
 - Gallery
 - Forecourt
 - Porch
 - Shopfront
 - Stoop
- ii Encroachments: Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

Development Standards: Building Placement

FAIR OAKS AVENUE ZONE

- In general, buildings directly abut and form a semi-continuous “wall” along the sidewalk with some forecourts and “cut-outs” for dining & plazas between Oxley Street and Hope Street.
- Most properties do not include landscaping along their building frontage



Development Standards: Building Placement

FAIR OAKS AVENUE ZONE

- In other blocks, buildings are set back and separated from the street with surface parking
- Standards require new buildings to be constructed a minimum of 5' and maximum of 15' of the street frontage and allow for encroachments for arcades, balconies, bay windows, and eaves



Development Standards: Building Placement

FAIR OAKS AVENUE ZONE

Conclusions:

- New development conforming to the Plan's standards would result in a consistent "building wall" along the Fair Oaks frontage, contributing to an enhanced pedestrian environment
- Existing surface lots would be replaced by infill buildings
- For consideration: Draft standards do not require landscape in front setbacks





Development Standards

Building Typologies



Development Standards: Building Types

House Scale Buildings



Single-family residence

A residential building occupied by one primary residence. The building is set back from all four sides of the property line with front, side, and rear yards. The building typically has similar setbacks, massing, scale, and frontage types as surrounding houses.



Duplex, multiplex

Duplex consists of a pair of dwelling units located side-by-side or one above the other to create a building that reads like a medium or large house. Multiplex is a residential building of three to four dwelling units respectively. Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.



Rosewalk, Bungalow court

Rosewalk: Six or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Bungalow Court: Four or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.



Rowhouse

A building comprised of five or more attached two- or three-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.



Live-work

Live/Work is an integrated residence and work space located at street level, occupied and utilized by a single household in an array of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Block Scale Buildings



Court

A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. The units may be arranged in four possible configurations: rowhouses, rowhouses over flats, flats, and flats over flats. Court buildings may accommodate ground floor commercial uses in either a live-work configuration or as solely commercial/retail space facing the primary street.



Hybrid court

Hybrid Court combines a point-access portion of the stacked dwelling with a walk-up portion of the courtyard housing building type. The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.



Liner

A liner building has a thin footprint that conceals parking garage or other large scale faceless building, such as a movie theater, or "big box" store to create a pedestrian friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.



Flex

Flex Block is a vertical mixed-use building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair. Upper floors are accessed through a street level lobby. This building type is typically found in town centers and main streets.

Coding Criteria

- The size of the lot determines the size of the building. Varied lot widths will promote variation in building masses.
- Infill development should respect adjacent buildings by responding to their massing, scale, need for light, natural ventilation, privacy, and views.
- Parking and service location and access should be placed to reduce their visual impact on the street. Where an alley is present, parking should always be accessed from the alley.
- These medium to large footprint buildings requires a minimum lot width of 50 feet and a minimum depth of 100 feet.
- Duplex and multiplexes when packaged within house-like form and detailing, and with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.
- Typical height of the building is 2 stories.
- The defining feature of Rosewalks and Bungalow Court is the communal central open space. The lot width should be large enough to allow a functional public and private open spaces and area for driveways.
- The building size and massing of individual buildings is similar to a single dwelling unit.
- Entrance to units shall be directly from the front yard or from the courtyard.
- The single family dwelling units can either be separated by property lines or located on narrow single tax lot 16 to 30 feet wide.
- Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.
- Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and screened by fence or wall to provide privacy.
- The floor to ceiling height of the work floor is typically about 15 feet.
- The main entrance to the street floor work space should be accessed directly from and face the street. The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.
- Each unit should have access to private open space. The private open space should be in the rear yard of each unit.
- The main entry to ground floor units should be directly off the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.
- The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.
- Stacked dwellings define the street edge and the building mass tapers down to a courtyard building type. The main entrance to all ground floor units should be directly from the street. Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Access to units above the second level in the stacked dwelling is through an interior, double-loaded corridor.
- The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor.
- Required parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.
- The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of occupants and guests.
- The main entrance to each ground floor tenant bay should be directly from the street. Required parking is accommodated in an underground garage, surface parking, structured parking, tucked under parking, or some combination of these options.



5.1 BUILDING STANDARDS

5.1A Purpose

This section provides design standards for individual buildings to ensure that proposed development is consistent with the Downtown Plan’s goals for building form, physical character, land use, and quality.

5.1B Applicability

Each building shall be designed in compliance with the applicable general requirements in Section 5.2 and all applicable requirements of the California Building and Fire Code as amended and adopted by the City.

5.1C Allowed Building Types by Zoning District

Building Type	Mission Street Zone	Fair Oaks Zone
Single-family residence	See Section 5.2A	X
Duplex, Multiplex	See Section 5.2B	See Section 5.2B
Rosewalk/Bungalow Court	See Section 5.2C	See Section 5.2C
Rowhouse	See Section 5.2D	See Section 5.2D
Live-work	See Section 5.2E	See Section 5.2E
Court	See Section 5.2F	See Section 5.2F
Hybrid Court	See Section 5.2G	See Section 5.2G
Liner Building	See Section 5.2H	See Section 5.2H
Flex Building	See Section 5.2I	See Section 5.2I

Note: X = Building type not allowed in Zoning District.

Table 5.1 Allowed Building Types in each zone.



Building Types

Single-family residence

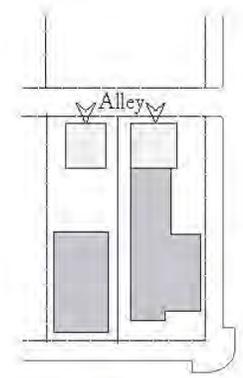
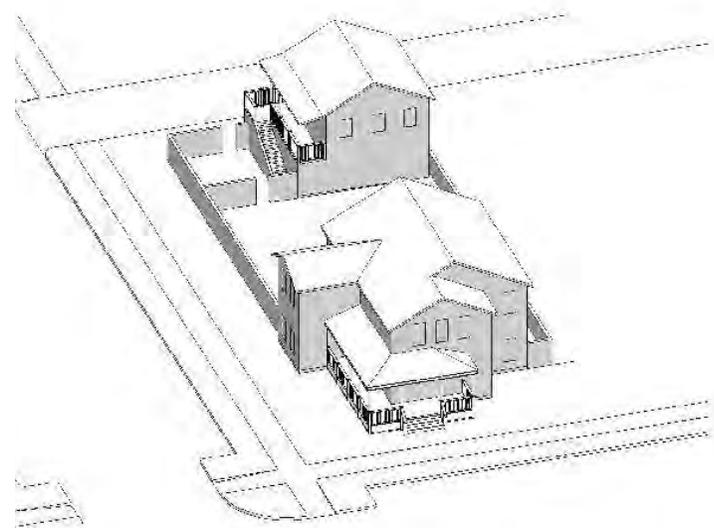
A residential building occupied by one primary residence. The building is set back from all four sides of the property line with front, side, and rear yards. The building typically has similar setbacks, massing, scale, and frontage types as surrounding houses.



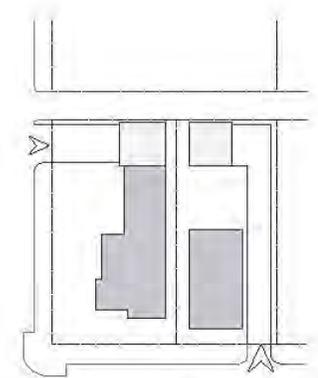
Coding Criteria

- The size of the lot determines the size of the building. Varied lot widths will promote variation in building masses.
- Infill development should respect adjacent buildings by responding to their massing, scale, need for light, natural ventilation, privacy, and views. Parking and service location and access should be placed to reduce their visual impact on the street. Where an alley is present, parking should always be accessed from the alley.

Photo replacements indicated by red box



Alley access to parking garages



Driveways accessing parking garages from streets

5.2 A Single-family residence

1	Description	A building that is surrounded on all four sides by setbacks (front, side, and rear yards) and shares similar setbacks, massing, scale, and frontage types as surrounding houses.		
2	Lot Size	Width	40 ft. min.	80 ft. max.
		Depth	80 ft. min.	150 ft. max.
3	Pedestrian Access	Main entrance location: Primary street On corner lots each lot shall front a separate street		
4	Frontages	Porch Stoop Dooryard Frontyard		
5	Vehicle Access & Parking	Parking spaces may be enclosed or covered.		
6	Private Open Space	Width	Depth	Area
		15 ft. min.	15 ft. min.	300 s.f. min.
7	Building Size & Massing	Length along frontage: 36 ft. max.		
		Length along side yard: 80 ft. max.		

The footprint area of an accessory structure shall not exceed the footprint area of the main body of the building.



Building Types

Duplex, multiplex

Duplex consists of a pair of dwelling units located side-by-side or one above the other to create a building that reads like a medium or large house. Multiplex is a residential building of three to four dwelling units respectively. Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.

- These medium to large footprint buildings requires a minimum lot width of 50 feet and a minimum depth of 100 feet.
- Duplex and multiplexes when packaged within house-like form and detailing, and with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.
- Typical height of the building is 2 stories.

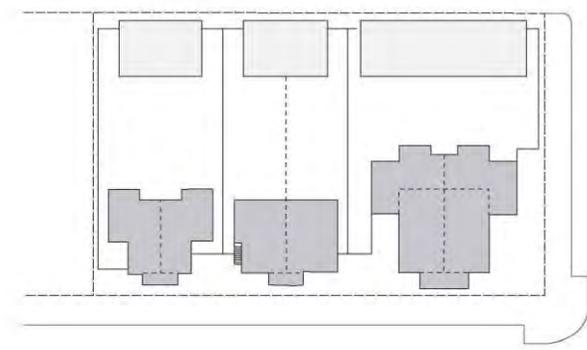
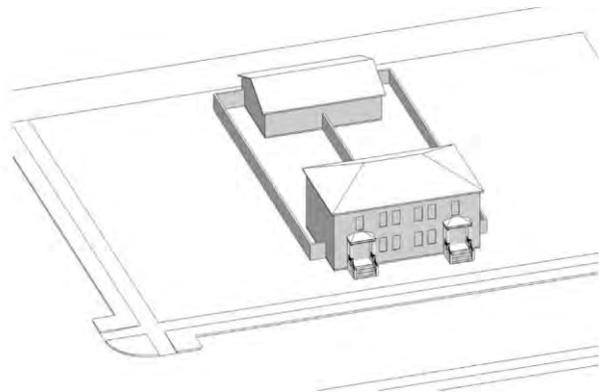


Photo replacement indicated by red box

1	Description	The Duplex Building Type is a small- to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. The Multiplex is a medium structure that consists of 3-4 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.		
2	Lot Size	Width	50 ft. min.	75 ft. max.
		Depth	100 ft. min.	150 ft. max.
3	Pedestrian Access	Main entrance location: Primary street On corner lots each lot shall front a separate street		
4	Frontages	Porch Stoop Dooryard Frontyard		
5	Vehicle Access & Parking	Parking shall be enclosed in a garage that may be front or rear-loaded. However, front-loaded garages are only allowed if the property fronts on a local residential street. Properties fronting on collector or arterial streets are required to be rear-loaded. If located in front, the garage may front or side-onto the street.		
6	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
7	Building Size & Massing	Length along frontage: 36 ft. max. for duplex 50 ft. max. for multiplex Length along side yard: 80 ft. max.		
		The footprint area of an accessory structure shall not exceed the footprint area of the main body of the building.		



Building Types

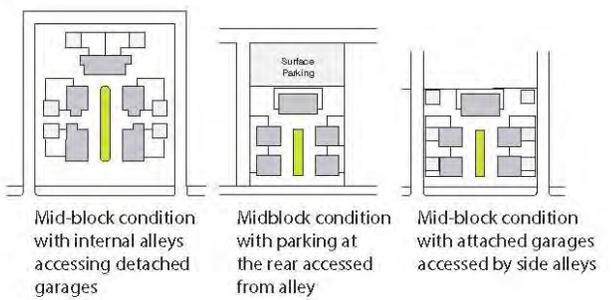


- The defining feature of Rosewalks and Bungalow Court is the communal central open space. The lot width should be large enough to allow a functional public and private open spaces and area for driveways.
- The building size and massing of individual buildings is similar to a single dwelling unit.
- Entrance to units shall be directly from the front yard or from the courtyard.

Rosewalk, Bungalow court

Rosewalk: Six or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrances are accessed from the common green and/or primary street.

Bungalow Court: Four or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.



1	Description	Six or more single dwellings arranged in a linear manner along either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the Rosewalk (in contrast to the Bungalow Court) must connect two parallel streets. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Rosewalks are prohibited on corner lots.		
		Four or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street. The courtyard is wholly open to the street and parking is placed in the rear of the lot or behind each unit. Bungalow courts are prohibited on corner lots that do not have alley access.		
2	Lot Size	Width	120 ft. min.	150 ft. max.
		Depth	120 ft. min.	150 ft. max.
3	Pedestrian Access	Main entrance location: Common courtyard		
4	Frontages	Porch Stoop Dooryard Frontyard		
5	Vehicle Access & Parking	Parking spaces may be located in the rear, or tuck under.		
6	Private Open Space	Width	Depth	Area
		20 ft. min.	20 ft. min.	400 s.f. min.
7	Building Size & Massing	Length along frontage: 40 ft. max. Length along side yard: 40 ft. max.		
		The footprint area of an accessory structure shall not exceed the footprint area of the main body of the building.		



Building Types

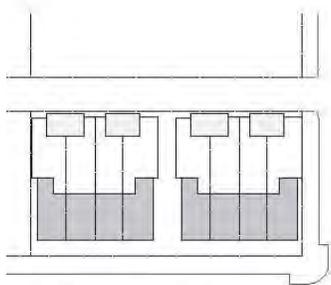


Rowhouse

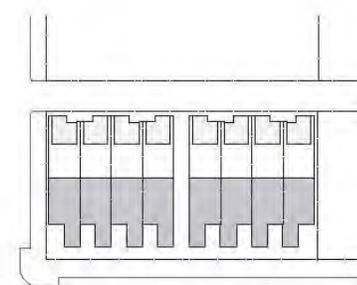
A building comprised of five or more attached two- or three-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the



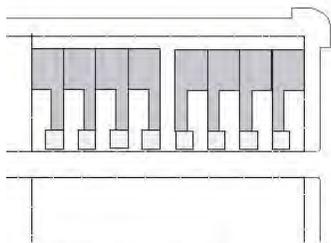
- The single family dwelling units can either be separated by property lines or located on narrow single tax lot 16 to 30 feet wide.
- Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.
- Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and screened by fence or wall to provide



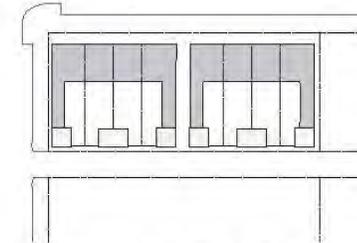
Detached garages



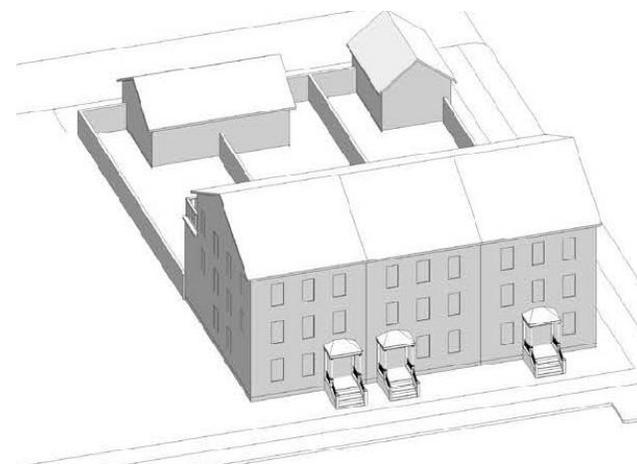
Carriage houses above detached garages



Attached garages



Corner units front the street



1	Description	A small- to medium-sized building comprised of five or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear. Each dwelling unit is directly accessed from the front yard/street. Rowhouses are prohibited on a lot with-out alley access, since garages must be located and accessed from the rear of the lot. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.		
2	Lot Size	Width	90 ft. min.	
		Depth	95 ft. min.	
3	Pedestrian Access	Main entrance location: Primary street		
4	Frontages	Porch Stoop Dooryard		
5	Vehicle Access & Parking	At least one parking space per unit shall be enclosed in a garage at the rear of the lot or in a tuck-under condition. The remaining required parking may be covered or uncovered in the rear.		
6	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
7	Building Size & Massing	Width per rowhouse: 18 ft. min.; 36 ft. max Length along side yard: 80 ft. max. The front elevation and massing of each rowhouse building may be either symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident. The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.		



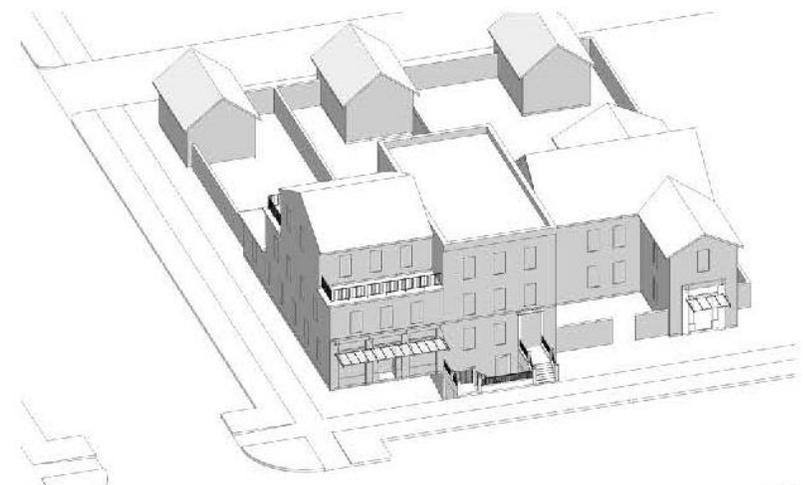
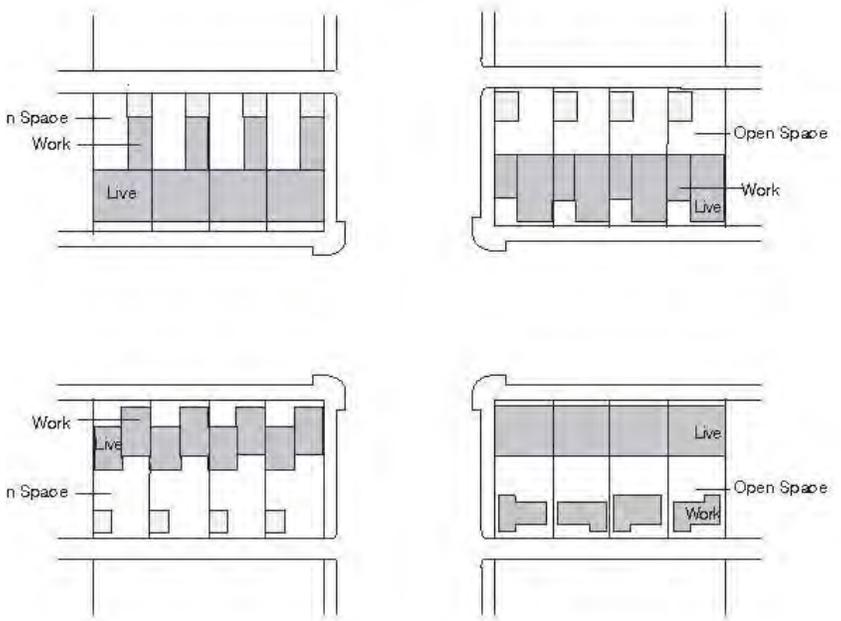
Building Types



- The floor to ceiling height of the work floor is typically about 15 feet.
- The main entrance to the street floor work space should be accessed directly from and face the street.
- The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.
- Each unit should have access to private open space. The private open space should be in the rear yard of each unit.

Live-work

Live/Work is an integrated residence and work space located at street level, occupied and utilized by a single household in an array of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.



1	Description	The Live-Work Building Type is a small to medium-sized attached or detached structure that consists of single dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a urban neighborhood street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands. Live/Works are prohibited on a lot without alley access, since garages must be located and accessed from the rear of the lot. The work space is accessed directly from the primary street, and the living space at the rear or above is accessed directly or indirectly from the working space.		
2	Lot Size	Width	70 ft. min.	200 ft. max.
		Depth	95 ft. min.	150 ft. max.
3	Pedestrian Access	Main entrance location: Primary street Ground floor space and upper unit shall have separate entries.		
	Frontages	Forecourt Dooryard Shopfront Lightcourt Gallery		
	Vehicle Access & Parking	Parking spaces may be located in the rear, or tuck under.		
	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
	Building Size & Massing	Width per unit: 18 ft. min; 36 ft. max. The footprint area of an accessory structure shall not exceed the footprint area of the main body of the building.		



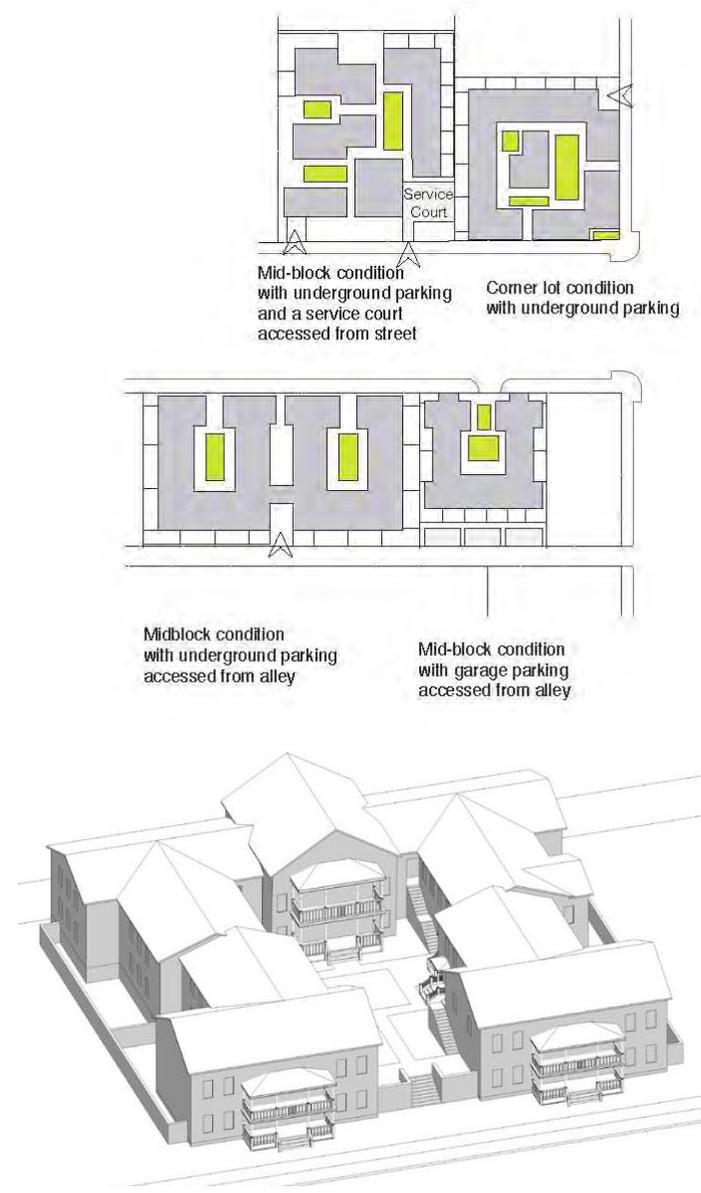
Building Types



Court

A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. The units may be arranged in four possible configurations: rowhouses, rowhouses over flats, flats, and flats over flats. Court buildings may accommodate ground floor commercial uses in either a live-work configuration or as solely commercial/retail space facing the primary street.

- The main entry to ground floor units should be directly off the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.
- The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.



1	Description	A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.		
2	Lot Size	Width	125 ft. min.	200 ft. max.
		Depth	125 ft. min.	200 ft. max.
3	Pedestrian Access	Direct access from street or courtyard.		
4	Frontages	Porch Stoop Dooryard		
5	Vehicle Access & Parking	From alley. For lots without alley, via driveway, max. 12 ft. wide, located as close to side yard property line as possible.		
6	Private Open Space	Width	8 ft. min.	100 s.f. min.
		Depth	8 ft. min.	
		This open space is exclusive of the courtyard and may be located in a side or rear yard.		
7	Common Courtyard	Width/depth: 20 ft. min.		
8	Building Size & Massing	Length along frontage: 200 ft. max.		
		Length along side yard: 140 ft. max.		
		The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.		



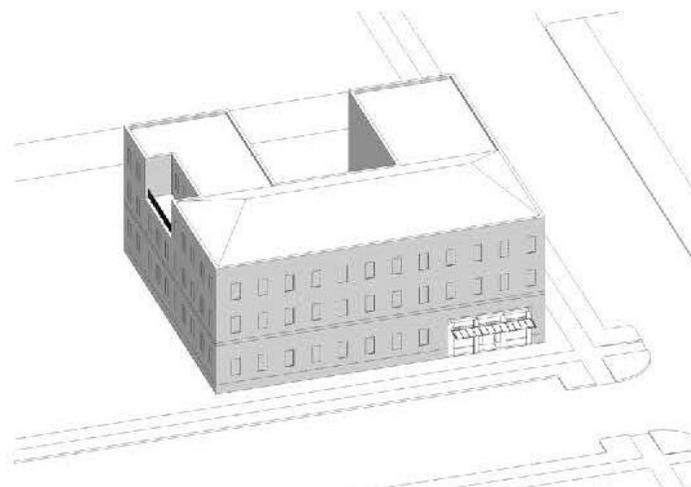
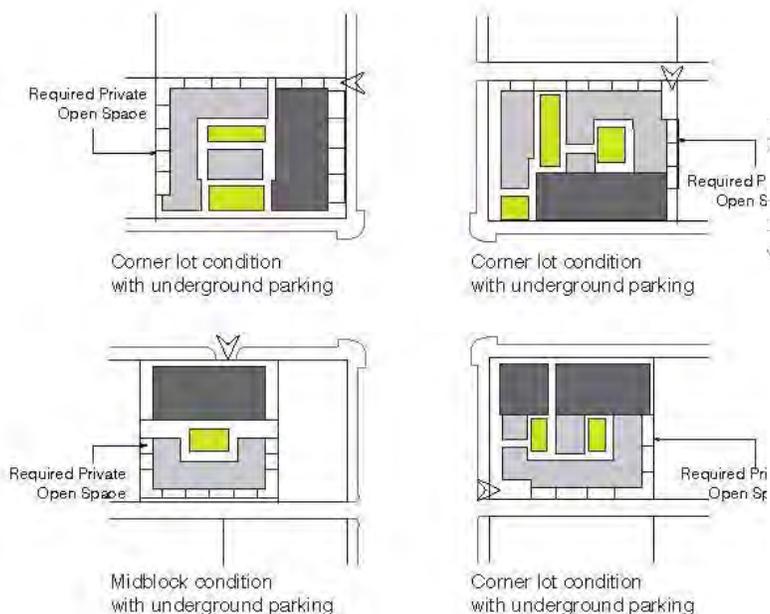
Building Types



Stacked dwellings define the street edge and the building mass tapers down to a courtyard building type. The main entrance to all ground floor units should be directly from the street. Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Access to units above the second level in the stacked dwelling is through an interior, double-loaded corridor.

Hybrid court

Hybrid Court combines a point-access portion of the stacked dwelling with a walk-up portion of the courtyard housing building type. The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.



1	Description	A building that combines a point-access portion of the building with a walk-up portion. The building may be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.		
2	Lot Size	Width	125 ft. min.	200 ft. max.
		Depth	125 ft. min.	200 ft. max.
3	Pedestrian Access	The main entrance to each ground floor is directly from the street. Entrance to the residential portions of the building is through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Interior circulation to each unit above the second level in double-loaded corridor element of the building is through a corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at every 100 feet at a minimum. For other units, it is directly off a common courtyard or through stairs serving up to 3 dwellings.		
4	Frontages	Porch Stoop Dooryard		
5	Vehicle Access & Parking	Underground garage, surface parking, tuck under parking, or a combination of any of the above.		
6	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
		This open space is exclusive of the courtyard and may be located in a side or rear yard.		
7	Common Courtyard	Width/depth/height ratio	1:1	
		Width/depth	20 ft. min.	



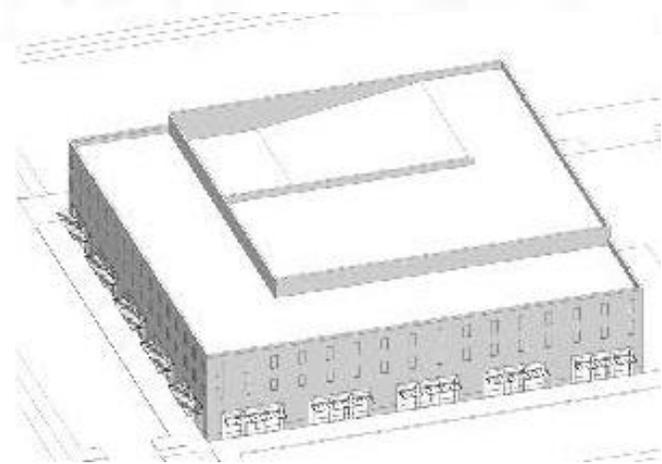
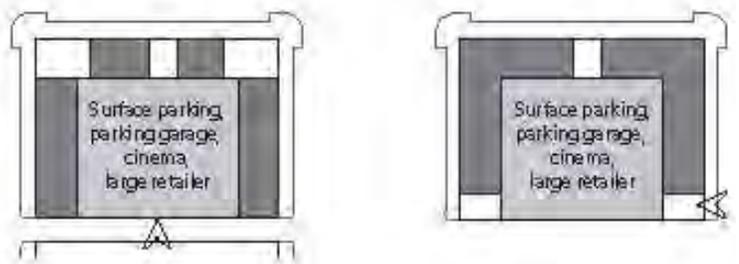
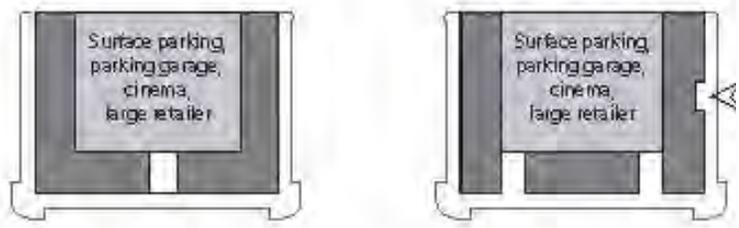
Building Types



The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor. Required parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.

Liner

A liner building has a thin footprint that conceals parking garage or other large scale faceless building, such as a movie theater, or “big box” store to create a pedestrian friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.



1	Description	A building that conceals a garage, or other large scale faceless building such as a movie theater, or “big box” store designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The access corridor, if applicable, is included in the minimum depth.	
2	Lot Size	Width	100 ft. min. 200 ft. max.
		Depth	100 ft. min. 150 ft. max.
3	Pedestrian Access	Direct access from sidewalk. Upper floors accessed from street level lobby.	
4	Frontages	Forecourt Shopfront Gallery Arcade	
5	Vehicle Access & Parking	Required parking is accommodated in an underground or above-ground garage, tucked under parking, or a combination of any of the above.	
6	Private Open Space	Private open space is required for each residential unit and shall be no less than 50 s.f. with a minimum dimension of five (5) feet in each direction.	
7	Shared Open Space	The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.	
	Courtyard width/depth/height ratio	1:1	
	Width/depth	20 ft. min.	

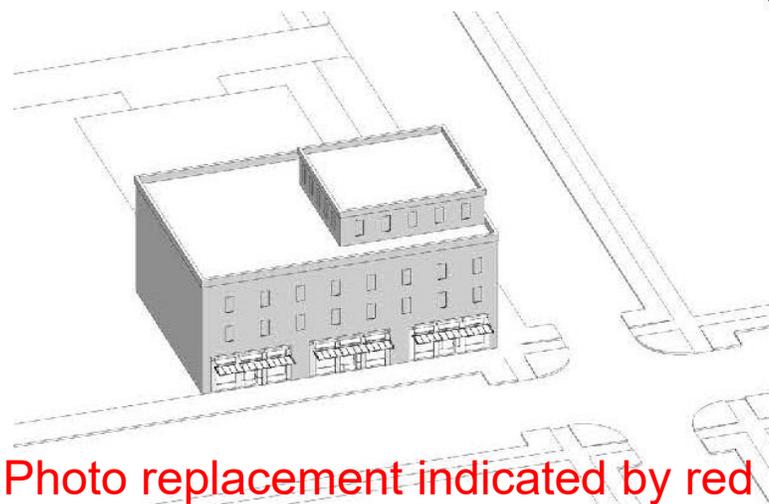
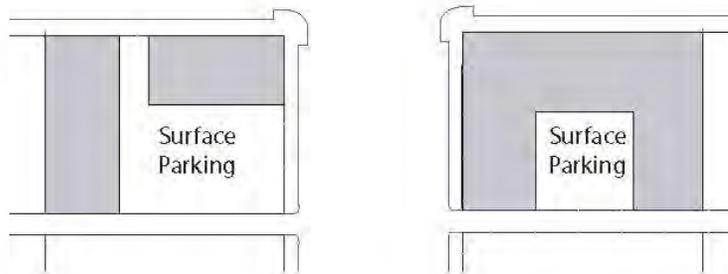
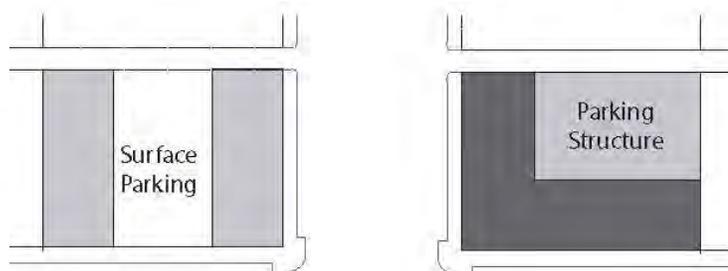


Building Types

Flex

Flex Block is a vertical mixed-use building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair. Upper floors are accessed through a street level lobby. This building type is typically found in town centers and main streets.

- The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of occupants and guests.
- The main entrance to each ground floor tenant bay should be directly from the street. Required parking is accommodated in an underground garage, surface parking, structured parking, tuck under parking, or some combination of these options.



1	Description	A building type designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair; upper floors are accessed through a street level lobby.		
2	Lot Size	Width	25 ft. min.	200 ft. max.
		Depth	100 ft. min.	150 ft. max.
3	Pedestrian Access	Direct access from sidewalk. Upper floors accessed from street level lobby.		
4	Frontages	Forecourt Shopfront Gallery Arcade		
5	Vehicle Access & Parking	Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.		
6	Private Open Space	Private open space is required for each residential unit and shall be no less than 50 s.f. with a minimum dimension of five (5) feet in each direction.		
		Shared Open Space	The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.	
		Courtyard width/depth/height ratio	1:1	
		Width/depth	20 ft. min.	



Photo replacement indicated by red box



Upcoming Planning Commission Meetings: General Plan/DTSP Discussions

Date/Time	Location	Topic
June 9, 2020 6:30PM to 8:30PM	On-Line Meeting	Development Standards Part 2 and Parking
July 14, 2020 6:30PM to 8:30PM	On-Line Meeting	Signage and Special Events

The background of the slide is an aerial architectural rendering of a city block. It shows a dense arrangement of buildings with various roof colors (grey, brown, red), interspersed with green trees. A central street runs vertically, and a railway line is visible on the left side. The scene is illuminated with a soft, warm light, suggesting dusk or dawn.

Discussion



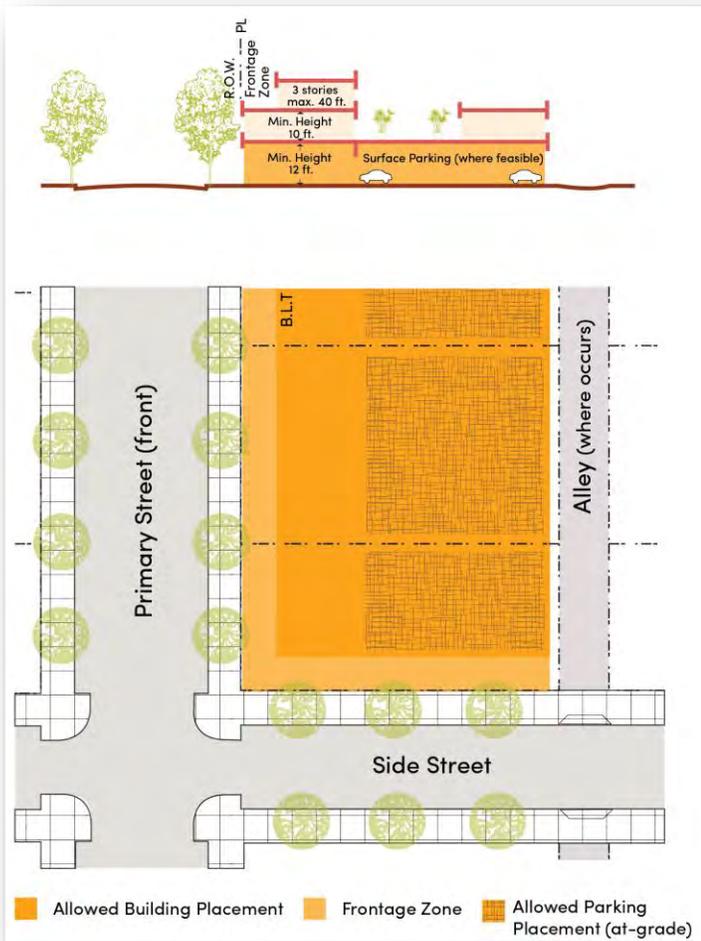
November 2019 Public Workshop Slides



Development Standards

- Base maximum building height: 35 feet
- Bonus height for projects providing any or a mix of the following community benefits:
Maximum 45 feet
 - *Extraordinary sustainable building and site development performance*
 - *Improves the street frontages*
 - *Provides public amenities such as plazas, bicycle support facilities, or public parking*
 - *Provides community-desired goods and services*
 - *Provides additional affordable housing units*
 - *The project has a demonstrated net fiscal impact.*

Development Standards: Examples



Building Placement

Setback		Building setback from PL		
		Frontage Zone		Side/Rear
		Min. (ft.)	Max. (ft.)	Min. (ft.)
i	Primary street	0	10	--
ii	Side street	0	10	--
iii	Rear yard	--	--	5
	with alley			15

Allowed Building Intensity, Density, Types, Height, and Site Size

Intensity	Floor Area Ratio (FAR) 2.5
Density	Dwelling Units per Acre (units/acre) 24 to 30

Allowed Building Types	Minimum		Maximum	
	Stories/ ft.	Site W/D	Stories/ ft.	Site W/D
Flex building	2/25	25/100	2/25 ¹	200/150
Liner	1/18	100/100	2/25 ¹	200/150
Hybrid court	2/25	125/125	2/25 ¹	200/200
Court	1/18	125/125	2/25 ¹	200/200
Live-work	1/18	70/95	2/25 ¹	200/150
Rowhouse	1/18	90/95	2/25 ¹	200/150
Rosewalk or Bungalow Court	1/18	125/125	2/25 ¹	150/150
Duplex, multiplex	1/18	50/95	2/25 ¹	150/150
Single-family	1/18	40/80	2/30	80/150

1: See Section 4.3 Height Bonus.

W = Building site width along primary frontage; D = Building site depth perpendicular to primary frontage.

	Ground Floor	Upper Stories
Interior ceiling height	12 ft. min.	10 ft. min.



Development Standards: Examples

i Required Parking

- | | | | |
|---|----------------------|-----------------------------------|--|
| a | Residential uses | Studio or 1 bedroom
2+ bedroom | 1 space per unit
1.5 spaces per unit
2 spaces per 1,000 sq.ft. |
| b | Non-residential uses | | |

Larger developments may reduce portion of the required parking in exchange for implementation of trip reduction measures. See Section 4.4.

ii Parking Placement: On-site parking and access shall be located in compliance with the following requirements: Setback

- | | | |
|---|--------------------------|-------------|
| a | Primary street | min.30 ft. |
| b | Side street | min. 15 ft. |
| c | Side property | min. 5 ft. |
| d | Rear property/rear alley | min. 5 ft. |

Parking requirements may be revised to reflect the findings and recommendations of a Parking Management Plan for the Downtown Specific Plan Area.

i Allowed Frontages

- | | | |
|-------------|--------------|-------------|
| • Arcade | • Lightcourt | • Dooryard |
| • Gallery | • Forecourt | • Porch |
| • Shopfront | • Stoop | • Frontyard |

ii Encroachments: Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	