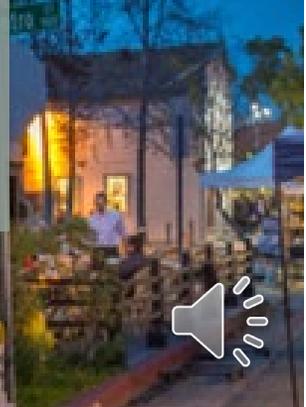




DOWNTOWN SPECIFIC PLAN DEVELOPMENT STANDARDS PART 3: LANDSCAPE AND SIGNS

PLANNING COMMISSION
CITY OF SOUTH PASADENA

JULY 14, 2020



MEETING OBJECTIVES

- Summary of June Meeting Discussion
 - Parking Standards
- Review and Receive Feedback for Specific Plan Development Standards
 - 4.8 Landscape Standards
 - 4.9 Signs and Other Standards



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**

Topics in blue were discussed at the May 12 and June 9 meetings and general directions will be reviewed tonight. **Our focus tonight will be on the topic in yellow.**





Review of Planning Commissioners Discussion of Development Standards at June 9, 2020 Meeting





Summary of June 9 Planning Commissioners Discussion

Parking Standards General Comments

- Parking standards need to consider assessment of existing parking in the City (budgeted for early next year); where parking is located, number of spaces, effectiveness in supporting existing needs, anticipated future needs, and best approaches to meet these needs.
- Appropriate for parking standards for DTSP area to vary from citywide standards to reflect intentions to enhance as a pedestrian-active district, with a transit-oriented sub-area.
- Learn from the experience of other cities; what are the standards, what has worked, and what has not?
- Allow flexibility for adjustments over time based on “real” experience in the downtown area.





Summary of June 9 Planning Commissioners Discussion

Responses to the 10 Questions

- General agreement that parking standards in proximity to the Gold Line transit station could be **considered for further reductions** based on findings of parking study.
- **Incentives** should be provided for code-required parking to be provided in shared **parking structures** in proximity to the transit station, but not required.
- Establishment of parking **maximum limits** in lieu of **minimums** should be considered.
- Parking **standards** for **restaurants** in the DTSP area **should be less** than other commercial areas in the City, based on consideration of successful models implemented by other communities in comparable pedestrian-active districts.
- Additional **criteria** for the **reduction of parking requirements** may include the development of passenger drop-off/pick-up areas, call stations, shuttles, flexible amenities, and/or implementation of other **physical improvements**.



Summary of June 9 Planning Commissioners Discussion

Responses to the 10 Questions

- Agreement that the DTSP's parking standards should be revised for consistency with Policies and Actions as follows:
 - **A4.8d** Reduce the minimum parking requirements for research and development, offices and laboratories and for offices, administrative, corporate from **3 spaces** per 1,000 square feet of gross floor area to **2.5 spaces** per 1,000 square feet.
 - **A4.8e** Amend the code for **restaurants**—not part of multi-tenant retail site or building so that for new uses occupying an existing space of any size (rather than 1,200 square feet or less), **no new parking** is required.
- Consensus supporting the revision of parking standards to be based on **net square feet** versus the current **gross square feet** of building area.
- General support for the use of **curbside and on-site parking areas for outdoor dining** and other amenities with possible differentiation of standards for improvements on Mission Street and Fair Oaks Avenue and flexibility to adjust over time due to experience in implementation. Some concerns regarding compatibility with traffic flow and bicycle lanes.



Landscape and signage standards specified by the Draft Downtown Specific Plan (November 2019) are intended to implement the policies and actions contained in the Draft GP and DTSP, as presented on the following slides.

- Based on the draft Plan, do the standards for landscape and signage reflect the intended character for the Downtown Specific Plan area?



General Plan Policy Framework for Standards

- P1.5** Preserve, manage, and grow the **urban forest**.
- A1.5** Adopt an **Urban Forest Management Plan** that guides economically sustainable and environmentally friendly strategies for planting, maintaining, and funding **trees on public and private property**. The Urban Forest Management Plan should include best practices, design standards, tree palettes, implementation locations, integration into the Capital Improvement Program and Stormwater Program, incentives for property owners and requirements for developers, funding opportunities and ballot measures, and water conservation strategies.
- A2.8a** Encourage development projects in the Downtown Specific Plan area to provide uses and improvements in excess of minimums specified by Municipal Code that contribute to South Pasadena's character and are responsive to community needs that may include, but not be limited to:
- Provides public amenities greater than Code requirements such as **landscaped plazas**, bicycle and active transportation support facilities, or public parking spaces.





General Plan Policy Framework for Standards

- A3.4** Implement a Form-Based Code for the Downtown area that emphasizes pedestrian orientation, integration of land uses, **treatment of streetscapes as community living space**, and offers a streamlined development review process, but also allows for creativity and variety in design.

[Note: Numerous text descriptions emphasizing development of streetscape improvements and extensive and well-maintained tree canopy]



Specific Plan Policy Framework for Standards

- A1.4** Adopt an **Urban Forest Management Plan** that guides economically sustainable and environmentally friendly strategies for planting, maintaining, and funding **trees on public and private property**. The Urban Forest Management Plan should include best practices, design standards, tree pallets, implementation locations, integration into the Capital Improvement Program and Storm Water Program, incentives for property owners and requirements for developers, funding opportunities and ballot measures, and water conservation strategies.
- A3.2a** Develop and adopt a Form-Based Code for the Downtown area that emphasizes pedestrian orientation, integration of land uses, **treatment of streetscapes as community living space**, and offers a streamlined development review process.
- 7.1C** **Streetscape Standards.** Streets have an important role in place-making, in addition to their contribution of a major percentage of public space, streets' standards must be considered alongside building form, building types, frontage types, civic spaces and **landscaping in creating urban places**.

[Note: Numerous text descriptions emphasizing development of streetscape improvements and extensive and well-maintained tree canopy]



Specific Plan Landscape Standards

8.1 LANDSCAPE STANDARDS

8.1A Purpose

The Street Tree Master Plan (Figure 8.1) graphically depicts the goals effectuating the preservation of native vegetation and habitats, the repair and enhancement of downtown's natural characteristics, the smooth transition between natural landscape areas and development, and the protection of regional landscape character. The landscape is designed to serve as a unifying element for the development. Regularly spaced ornamental street trees define the roadways as well as provide visual screening. Plant materials will be native or native-in-character.

8.1B Applicability

These Landscape standards shall apply to all public streets and open spaces, to the initial construction of front yards for all Building Types, and to the semi-public outdoor courtyards. Private rear yards are not subject to these standards.

8.1C Streetscape Standards

1. Street trees shall be consistent with, or similar to, species identified in Figure 8.1.
2. Street tree spacing shall be no less than 25 feet and no more than 45 feet on center. Consistency in tree spacing and species shall be used to create strong spatial definition for the streetscape. Street tree planting shall take into consideration the existing spacing for street lights, guy wire, and utility poles.
3. Existing context, street characteristics, and site attributes should be considered when selecting a tree species.
4. Runoff from sidewalks shall be conveyed to planted parkways.
5. Street trees are subject to review and approval by the City.

Lot Standards

Yard Landscaping: Plantings in yard areas fronting on streets shall be appropriate to the scale, and purpose of the yard. All trees for front yards when provided shall be a minimum of 24 inch box (1"-1.75" caliper). Appropriate plant materials and designs for specific frontage yard types are as follows:

i Front Yard

- a. Front yards shall be planted and maintained from the back of sidewalk to a facade or garden wall.
- b. At facades, low shrubs and/or ground cover may be planted against the facade.
- c. At garden walls, low shrubs and wall vines or tall shrubs alone shall be planted against the wall.

ii Other Yards

- a. Rear yards may have multiple trees.
- b. Side yards need not be landscaped, except when adjacent to public space.
- c. If visible from the public realm, (i.e., the sidewalk or street), rear and side yards shall be landscaped and maintained.

Parking Facility Standard

- i. Amount of Landscaping: Each parking lot shall provide landscaping within and/or around the parking area at a minimum ratio of 10 percent of the gross area of the parking lot. A minimum of one shade tree shall be provided for each 5 parking spaces or trees provided to achieve 50% canopy coverage of paved area at maturity, whichever is greater.
- ii. Location: Landscaping shall be evenly dispersed throughout each parking area. Orchard-style planting (placement of trees in uniformly-spaced rows) is required for parking areas with more than 20 parking spaces.



8.1C Streetscape Standards

1. Street trees shall be consistent with, or similar to, species identified in Figure 8.1.

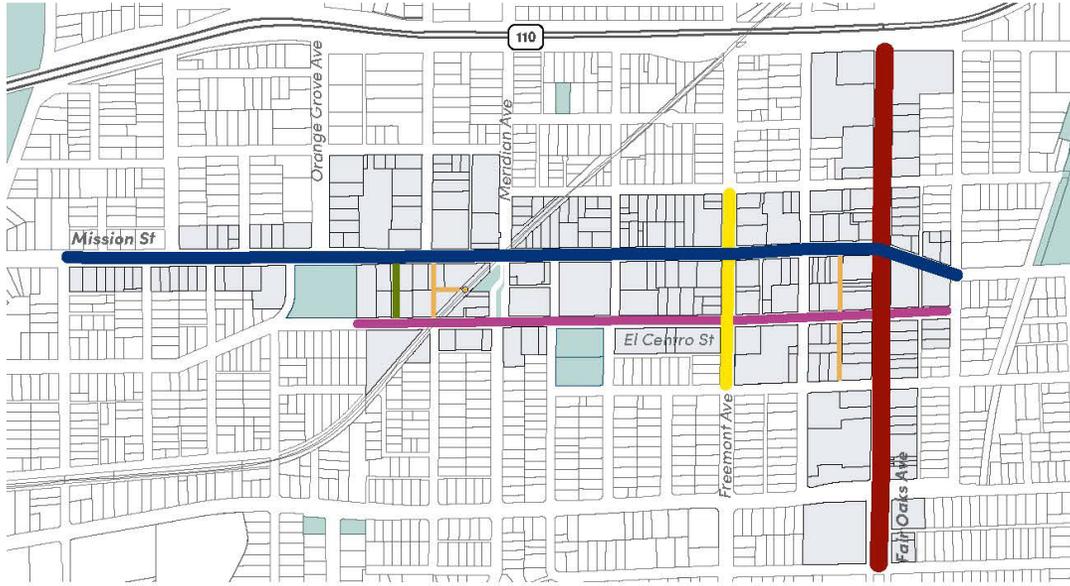
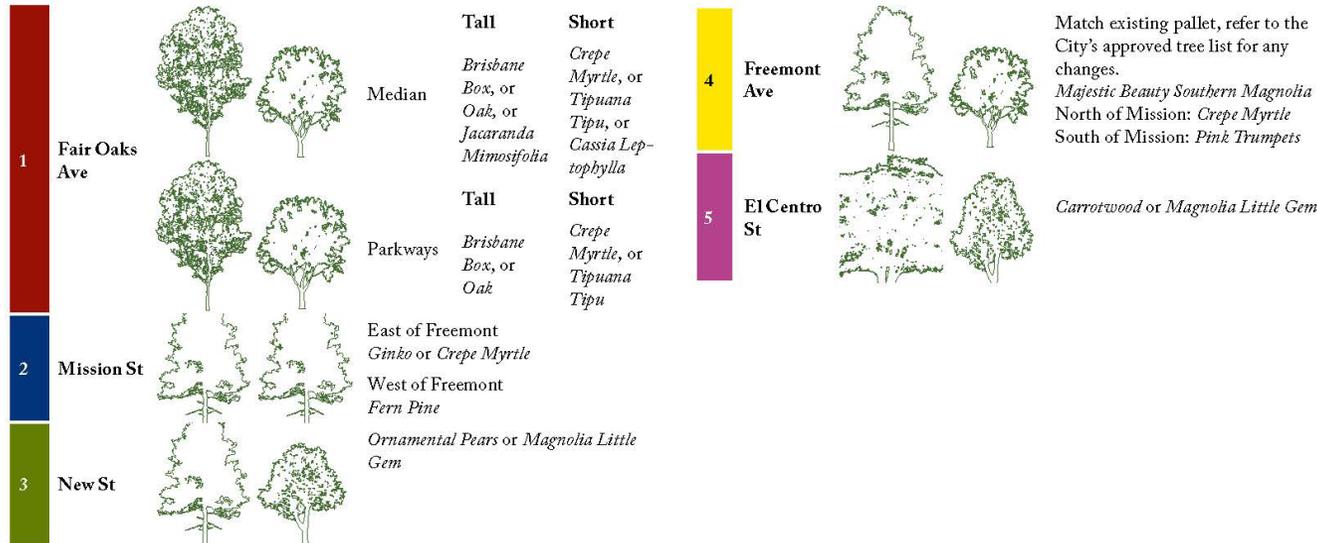


Figure 8.1. Tree species map



Vision for Fair Oaks Avenue



Vision for Mission Street



Crepe Myrtle



Ginkgo



Jacaranda Mimosifolia



Oak



Cassia Leptophylla



Fern Pine



Brisbane Box



Carrotwood



Magnolia Little Gem



Ornamental Pear



Tipuana Tipu



Pink Trumpet



Southern Magnolia



8.1C Streetscape Standards

1. Street trees shall be consistent with, or similar to, species identified in Figure 8.1.



Vision for Fair Oaks Avenue



Vision for Mission Street



Crepe Myrtle



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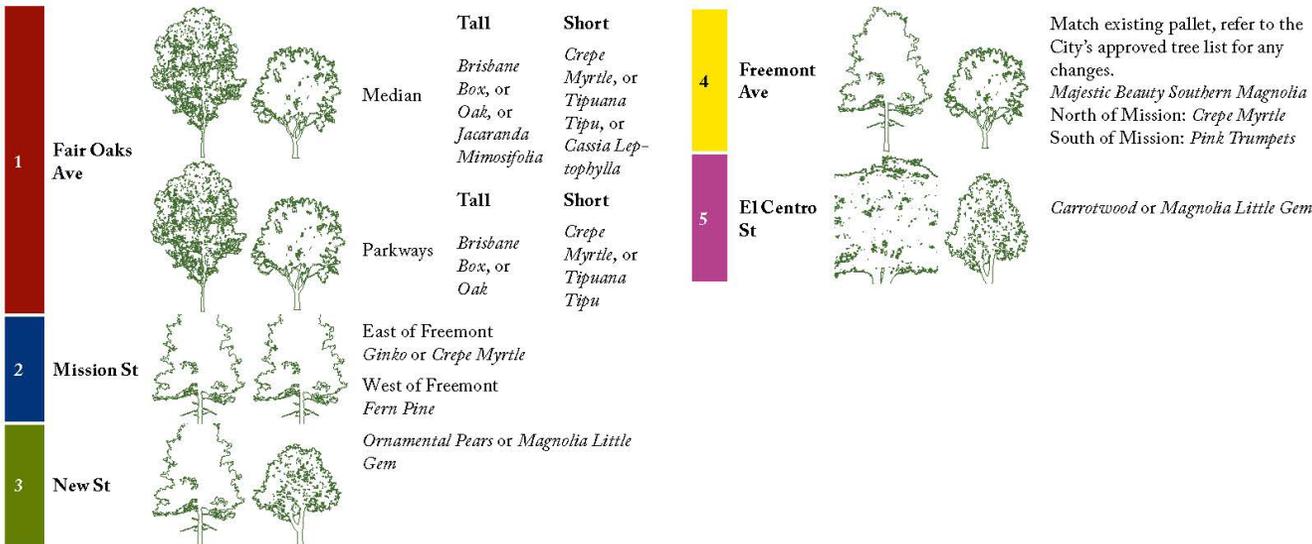
Cassia Leptophylla



Fern Pine

Note: No tree species identified for alleys

Figure 8.1. Tree species map



Brisbane Box



Carrotwood



Magnolia Little Gem



Ornamental Pear



Tipuana Tipu



Pink Trumpet



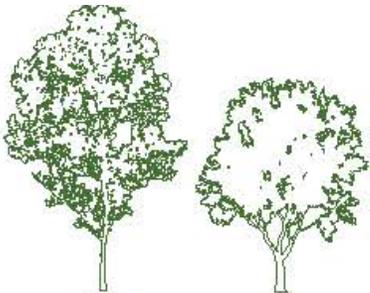
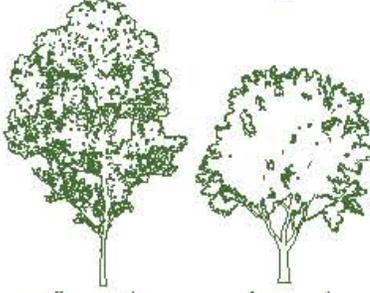
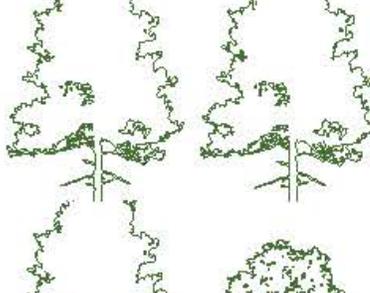
Southern Magnolia





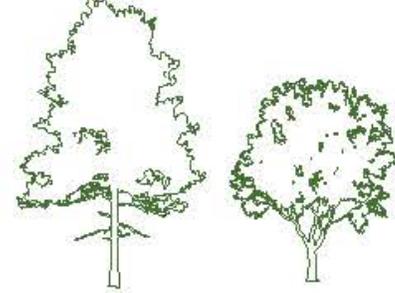
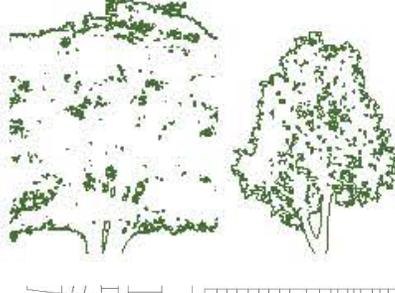
8.1C Streetscape Standards

1. Street trees shall be consistent with, or similar to, species identified in Figure 8.1.

1	<p>Fair Oaks Ave</p> 	<p>Median</p>	<p>Tall</p> <p><i>Brisbane</i> <i>Box</i>, or <i>Oak</i>, or <i>Jacaranda</i> <i>Mimosifolia</i></p>	<p>Short</p> <p><i>Crepe Myrtle</i>, or <i>Tipuana</i> <i>Tipu</i>, or <i>Cassia Lep-</i> <i>tophylla</i></p>
2	<p>Mission St</p> 	<p>Parkways</p>	<p>Tall</p> <p><i>Brisbane</i> <i>Box</i>, or <i>Oak</i></p>	<p>Short</p> <p><i>Crepe Myrtle</i>, or <i>Tipuana</i> <i>Tipu</i></p>
3	<p>New St</p> 	<p>East of Fremont <i>Ginko</i> or <i>Crepe Myrtle</i></p> <p>West of Fremont <i>Fern Pine</i></p> <p><i>Ornamental Pears</i> or <i>Magnolia Little Gem</i></p>		

Tall: 6'-8'

Short: 4'-6'

4	<p>Freemont Ave</p> 	<p>Match existing pallet, refer to the City's approved tree list for any changes.</p> <p><i>Majestic Beauty Southern Magnolia</i></p> <p>North of Mission: <i>Crepe Myrtle</i></p> <p>South of Mission: <i>Pink Trumpets</i></p>
5	<p>El Centro St</p> 	<p><i>Carrotwood</i> or <i>Magnolia Little Gem</i></p>

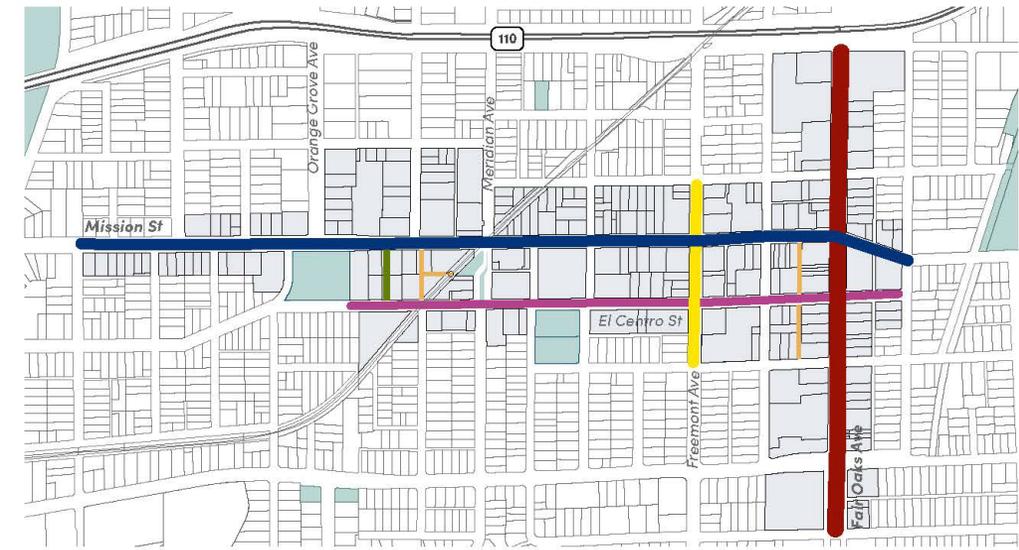


Figure 8.1. Tree species map





Specific Plan Landscape Standards for New Projects

8.1C Streetscape Standards

1. Street trees shall be consistent with, or similar to, species identified in Figure 8.1.
2. Street tree spacing shall be no less than 25 feet and no more than 45 feet on center. Consistency in tree spacing and species shall be used to create strong spatial definition for the streetscape. Street tree planting shall take into consideration the existing spacing for street lights, guy wire, and utility poles.
3. Existing context, street characteristics, and site attributes should be considered when selecting a tree species.
4. Runoff from sidewalks shall be conveyed to planted parkways.
5. Street trees are subject to review and approval by the City.

Current Practices for the Planning Commissioners' Consideration:

- Tree species are approved by Public Works; the list can vary over time.
- New trees must be drought-tolerant.
- Street trees required to be irrigated by pipe connections from adjoining property owner; drip irrigation required.
- Tree spacing standard (#2): Needs to be flexible to allow for driveway access, utility boxes, and other public infrastructure.



Specific Plan Landscape Standards for New Projects

8.1D Lot Standards

Yard Landscaping: Plantings in yard areas fronting on streets shall be appropriate to the scale, and purpose of the yard. All trees for front yards when provided shall be a minimum of 24 inch box (1"-1.75" caliper). Appropriate plant materials and designs for specific frontage yard types are as follows:

i Front Yard

- a. Front yards shall be planted and maintained from the back of sidewalk to a facade or garden wall.
- b. At facades, low shrubs and/or ground cover may be planted against the facade.
- c. At garden walls, low shrubs and wall vines or tall shrubs alone shall be planted against the wall.

ii Other Yards

- a. Rear yards may have multiple trees.
- b. Side yards need not be landscaped, except when adjacent to public space.
- c. If visible from the public realm, (i.e., the sidewalk or street), rear and side yards shall be landscaped and maintained.

Current Practices for the Planning Commissioners' Consideration:

- Tree standard minimums should be flexible to allow for species diversity, as provided by the South Pasadena ordinances. A minimum of 24-inch boxes or similar would be recommended..
- Parkway landscaping is the responsibility of adjoining landowners and must adhere to "Tree Ordinance" and "Water Efficient Landscaping" (Municipal Code)





Specific Plan Landscape Standards

8.1E Parking Facility Standard

- i. Amount of Landscaping: Each parking lot shall provide landscaping within and/or around the parking area at a minimum ratio of 10 percent of the gross area of the parking lot. A minimum of one shade tree shall be provided for each 5 parking spaces or trees provided to achieve 50% canopy coverage of paved area at maturity, whichever is greater.
- ii. Location: Landscaping shall be evenly dispersed throughout each parking area. Orchard-style planting (placement of trees in uniformly-spaced rows) is required for parking areas with more than 20 parking spaces.

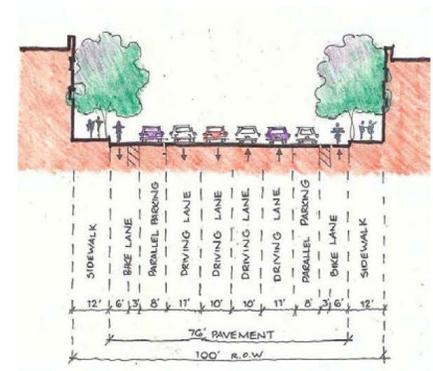
Current Practices for the Planning Commissioners' Consideration:

- Requirements specified by Zoning Code, Chapter 3.
- Code requires permeable pavers in surface parking lots.

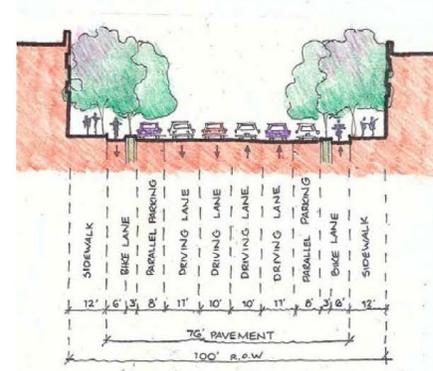




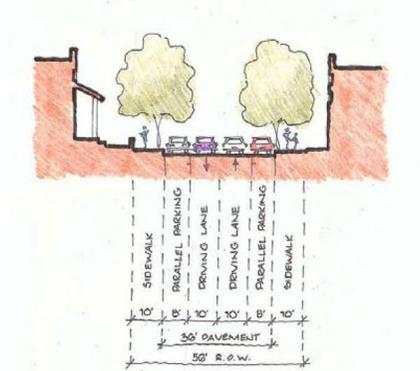
Specific Plan Landscape Standards



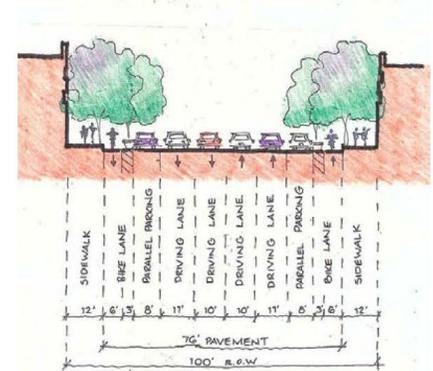
Fair Oaks Avenue, Option 1:
Existing condition with painted bike lanes



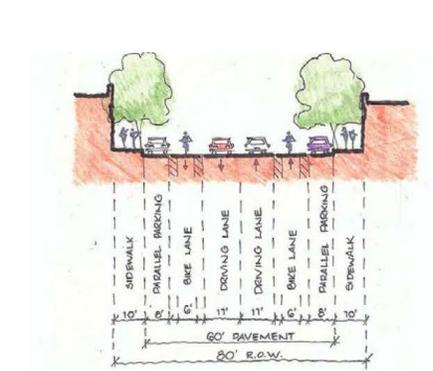
Fair Oaks Avenue, Option 3:
Raised separator with landscape and tree wells



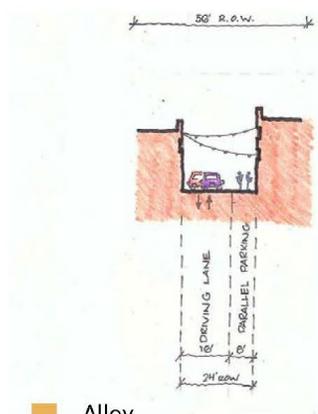
New Street



Fair Oaks Avenue, Option 2:
Painted bike lanes with potted plants separating bike lanes



Mission Street



Alley

For the Planning Commissioners' Consideration:

The diagrams are described as “options” that were based on public input during the planning process. Recommend that these be relabeled as “concepts based on public input,” which need refinement and verification based on further traffic analyses.





Draft Downtown Specific Plan Sign Standards

Questions to frame your discussion:

- What do you think about existing signage in the downtown? Are there too many? Are there too few? What about their size, quality, and design?
- Are the types of permitted signs consistent with the intended character and quality of the Downtown area?



General Plan Policy Framework for Standards

- A4.1d** Develop a signage master plan consistent with state regulations that specifies guidelines and requirements for the design of high-quality, user-friendly and attractive human-scaled signage directing people driving, walking, and bicycling to destinations.

- A8.4c** Develop wayfinding/informational signage at Metro station and throughout the city that identifies and educates about cultural resources (architecture, public art, creative venues, etc.). Utilize existing surfaces for wayfinding signage, such as utility boxes.

[Note: General Plan policies and actions applicable to public signage. DTSP sign standards apply to new development projects]



Specific Plan Policy Framework for Standards

A4.8g Develop an enhanced wayfinding system of signage directing motorists to public parking lots in Downtown.

[Note: Specific Plan policies and actions applicable to public signage. DTSP sign standards apply to new private development projects]





Sign Standards

Note: Image of pole sign in DTSP replaced



Wall		Window		Awning/Canopy		Sidewalk		Marquee		Projecting		Monument		Roof		Pole			
MS	FO	MS	FO	MS	FO	MS	FO	MS	FO	MS	FO	MS	FO	MS	FO	MS	FO		
<p>A sign that is painted or applied directly to the wall, typically above the shopfront or more creatively as approved by the City. This type consists of a single externally illuminated panel or individual letters including a logo and does not include cabinet signs. This type of sign is intended for viewing from across the street and along the sidewalk.</p>		<p>A sign that is painted or applied directly to the storefront window(s) and/or door(s). This type consists of individual letters, including a logo with allowances for contrasting background. This type of sign is intended for viewing from across the street and at close range.</p>		<p>A sign that is integral to the awning or canopy above a shopfront. This type of sign may be located either on the valence that faces the street or on the valence perpendicular to the building. Also included is a feature area on the main panel. For canopies, this type of sign is located on top of and along the front edge of the canopy. This type of sign is intended for viewing at close range.</p>		<p>A two-sided, non-illuminated, portable sign that is placed outside of the shopfront on the adjacent sidewalk for viewing at close range. The sidewalk sign is intended for use by restaurants, cafes, other food-oriented businesses, theaters and other such activities.</p>		<p>A vertically-oriented two- to three-sided sign that projects from the facade over a sidewalk, public open space or other public right-of-way and may project above the building's parapet. This type of sign is intended for viewing along the sidewalk and down the street from the adjacent block.</p>		<p>A two-sided sign that projects over a sidewalk (public or private) or open space (public or private). This type of sign is intended for viewing at close range.</p>		<p>A sign that is located within front and side yards where the building is setback substantially from the sidewalk and the sign is to be viewed from a distance along the street. Wall-integral: Occurs as part of site-defining landscape, in the form of a low wall that may include a gateway that encloses outdoor dining or open space. Freestanding: Occurs as a freestanding sign subject to location and size limitations aimed at scale and compatibility with pedestrian frontages.</p>		<p>A sign that is for use on block-scale buildings at least 3 stories in height such as hotels, conference centers, and certain civic building. This type of sign is intended for viewing from a distance to help emphasize the identity and presence of a particular area as a whole and therefore, the signage is allowed to be more inventive.</p>		<p>A vertically-oriented sign that is detached from the main building, located along the primary frontage within the front setback, consisting of a structural support with the sign mounted at the top. This type of sign is for use on property that has a certain amount of street frontage and if intended for viewing from a distance to identify a business set back and not readily visible from the street.</p>			





9.2 A Wall Sign

- 1 Description A sign that is painted or applied directly to the wall, typically above the shopfront or more creatively as approved by the City. This type consists of a single externally illuminated panel or individual letters including a logo and does not include cabinet signs. This type of sign is intended for viewing from across the street and along the sidewalk.
- 2 Size
 - Height 18 in. max.
 - Width (as % of facade width) 60%
 - Features (allowed beyond sign area) 6 ft. max.
- 3 Design Standard
 - a. Maximum of 1 wall sign per storefront bay along frontage of building;
 - b. Multi-story buildings qualify for a building identification sign located on the uppermost story;
 - c. Maximum thickness of sign as measured from the wall shall not exceed 4 inches;
 - d. Minimum of 24 inches between sign and any opening or edge of the building facade;
 - e. Minimum of 12 inches between sign and an eave or parapet; and
 - f. If illuminated, individual letters required and shall be either internally illuminated or externally illuminated with decorative lamps mounted to maintain visual integrity of the sign.



9.2 B Window Sign

- 1 Description A sign that is painted or applied directly to the storefront window(s) and/or door(s). This type consists of individual letters, including a logo with allowances for contrasting background. This type of sign is intended for viewing from across the street and at close range.
- 2 Size
 - Height 15 in. max.
 - Width (as % of storefront width) 40%
 - Features (allowed beyond sign area) 2 ft. max.
- 3 Design Standard
 - a. Maximum of 1 window sign per storefront;
 - b. Minimum of 75% of window sign shall be independent of contrasting background;
 - c. Sign inside the shop-space is not allowed within 4 feet of the window; and
 - d. Storefront width is measured between walls or columns of at least 8 inches in width.



9.2 C Awning/Canopy Sign

- 1 Description A sign that is integral to the awning or canopy above a shopfront. This sign may be located either on the valence face of the awning facing the street or on the valence perpendicular to the building. Also included is a feature area on the main panel. For canopies, this type of sign is located on top of and along the front edge of the canopy. This type of sign is intended for viewing at close range.
- 2 Size
 - Height awning valance 6 in. min.; 12 in. max.
 - Height canopy valance 2 ft. max.
 - Width (as % of awning/canopy width) 75%
 - Features (logo) for awning main panel 2 sq.ft.
 - Feature (beyond canopy sign area) 3 sq.ft.
 - Encroachment within 2 ft. of curb
- 3 Design Standard
 - a. Maximum of 1 sign per awning / canopy;
 - b. Each awning / canopy shall correspond to a storefront.
 - c. The main panel of awnings shall only be used for a logo feature and shall not be for additional signage area;
 - d. Internal illumination of awning(s) is prohibited;
 - e. Canopy sign may extend up to 24 inches above the top of the canopy; and
 - f. Encroachment permit required.





9.2 D Sidewalk Sign

- 1 Description A two-sided, non-illuminated, portable sign that is placed outside of the shopfront on the adjacent sidewalk for viewing at close range. The sidewalk sign is intended for use by restaurants, cafes, other food-oriented businesses, theaters and other such activities.
- 2 Size

Height	18 in. min.; 3 ft. max.
Width	18 in. min.; 2 ft. max.
Thickness on each side	4 in. max.
Horizontal clearance from adjacent curb	18 in. max.
- 3 Design Standard
 - a. Maximum of 1 sign per business with a minimum distance of 25 feet from the nearest sidewalk sign;
 - b. Sign shall be vertically oriented and have no more than 2 sides;
 - c. Sign shall be placed as close as possible to the business storefront/edge of outdoor seating or along the street edge of the adjacent sidewalk;
 - d. Encroachment permit required within the r.o.w. Adequate pedestrian access shall be maintained; and
 - e. Materials shall not include vinyl or plastic. Lighting shall be from ambient sources.



9.2 E Marquee Sign

- 1 Description A vertically-oriented two- to three-sided sign that projects from the facade over a sidewalk, public open space or other public right-of-way and may project above the building's parapet. This type of sign is intended for viewing along the sidewalk and down the street from the adjacent block.
- 2 Size

Height single-story building	max. 35% of facade height
Height multi-story building	max. 75% of facade height
Height above eave or parapet	10 ft. max
Width of each sign face (up to 3 max.)	20 ft. max
Distance from wall	18 in.
Thickness	4 in. max.
Feature (allowed beyond sign area)	6 sq. ft.
Encroachment	within 3 ft. of curb
- 3 Design Standard
 - a. Maximum of 1 marquee sign per building;
 - b. Sign shall be vertically-oriented and placed within the top half of single-story buildings and on the upper floor(s) of multi-story buildings; and
 - c. Encroachment permit required.



9.2 F Projecting Sign

- 1 Description A two-sided sign that projects over a sidewalk (public or private) or open space (public or private). This type of sign is intended for viewing at close range.
- 2 Size

Height	2 ft. max.
Width	3 ft. max.
Thickness	3 in. max.
Feature (allowed-beyond sign area)	1.5 sq.ft.
Vertical clearance from sidewalk	8 ft. min.
Encroachment	within 3 ft. of curb
- 3 Design Standard
 - a. Maximum of 1 projecting sign per business along frontage;
 - b. If illuminated, shall not be internally illuminated cabinet sign;
 - c. Supporting hardware such as brackets shall be architecturally compatible with the building facade;
 - d. Not allowed under an awning or horizontally within 10 feet of another projecting sign; and
 - e. Encroachment permit required.





9.2 G Monument Sign

- 1 Description A sign within front and side yards where the building is setback from the sidewalk and the sign is to be viewed from a distance along the street.
Wall-integral: Occurs as part of site-defining landscape, in the form of a low wall that may include a gateway that encloses outdoor dining or open space.
Freestanding: Occurs as a freestanding sign subject to location and size limitations aimed at scale and compatibility with pedestrian frontages.
- 2 Size

Height of wall or freestanding panel	3 ft. min. 5 ft. max.
Height of sign area	18 in. max.
Width (freestanding)	2 ft. min., 7 ft. max.
Thickness	18 in.
Feature (allowed beyond sign area)	2 sq. ft.
Distance from adjacent curb	5 ft. min.
Encroachment into setbacks	within 3 ft. of property line
- 3 Design Standard
 - a. Wall-integral: Maximum 1 sign may be placed at each end of the wall if there is at least 50 feet between each sign;
 - b. Freestanding: Maximum of 1 sign and minimum of 75 feet horizontal separation from another monument sign;
 - c. Not allowed in any required visibility area, right-of-way, or private street;
 - d. Colors and materials shall match the building style and details; and
 - e. Lighting shall be from external or ambient sources.



9.2 H Roof Sign

- 1 Description A sign that is for use on block-scale buildings at least 3 stories in height such as hotels, conference centers, and certain civic building. This type of sign is intended for viewing from a distance to help emphasize the identity and presence of a particular area as a whole and therefore, the signage is allowed to be more inventive.
- 2 Size

Height	7 ft. min., 15 ft. max.
Length	10 ft. min., 30 ft. max.
Thickness	18 in. max.
Features (allowed beyond sign area)	25 sq. ft.
- 3 Design Standard
 - a. Maximum of 1 roof sign per building;
 - b. Minimum building height of 3 stories and minimum site frontage along primary street of 150 feet;
 - c. Signs shall not encroach into right-of-way or private street;
 - d. If illuminated, external illumination required and shall be mounted to maintain visual integrity of the sign;
 - e. Supporting hardware such as brackets shall be architecturally compatible with the main building.



9.2 I Pole Sign

- 1 Description A vertically-oriented sign that is detached from the main building, located along the primary frontage within the front setback, consisting of a structural support with the sign mounted at the top. This type of sign is for use on property that has a certain amount of street frontage and if intended for viewing from a distance to identify a business set back and not readily visible from the street.
- 2 Size

Height to top of the sign	25 ft. max.
Width of sign	15 ft. max.
Height of sign area	10 ft. max.
Thickness	12 in. max.
Feature (allowed-beyond sign area)	25 sq.ft.
Distance from r.o.w.	min. 2 ft.
- 3 Design Standard
 - a. Maximum of 1 pole sign per site;
 - b. If illuminated, illumination shall maintain visual integrity of the sign; and
 - c. Supporting hardware such as brackets shall be architecturally compatible with the architectural style of the main building.

Note: Image of pole sign in DTSP replaced





Other Standards

9.3C Standards for Site Walls

- i. Screening elements such as solid walls, hedges or combination of walls and hedges shall be used to screen service areas, storage areas, or garbage areas from public view from the street or pedestrian ways.
- ii. Low walls (2 to 3 feet in height) may be used to divide space, create a variety in landscaping and to define site edges.
- iii. Solid walls (3 to 8 feet in height) or hedges, are permitted to screen mechanical equipment, garbage receptacles, loading areas and other unsightly areas and provide privacy at the back of lots and along side streets in compliance with the requirements of Section 4.6 'Frontage Standards'. When a wall exceeds 3 feet in height, the wall shall be designed as an extension of the primary building in materials and color.
- iv. Front yard fencing shall comply with the following requirements as applicable:
 - a. Fences shall be located in compliance with the frontage requirements in Section 4.6;
 - b. Where allowed, fences shall be setback from the adjacent sidewalk by at least 12 inches to allow for planting intended to visually improve the appearance of the fence along the sidewalk; and
 - c. The overall height of fencing along the front yard and adjacent side street, when present, shall not exceed 4 feet.



Other Standards

9.3D Outdoor Dining in Public Right-of-Way

This section provides regulations for outdoor dining within the public right-of-way when accompanying a restaurant use type.

i. Permit Requirement:

No person may establish outdoor dining in the public right-of-way unless a Conditional Use Permit is approved by the Planning Commission. The procedural requirements for obtaining a Conditional Use Permit are contained within Zoning Regulations Chapter 36.410.60. The Conditional Use Permit application shall include adequate plans and information to determine compliance with this section.

ii. Evaluation Standards:

- a. To provide for adequate pedestrian circulation, a minimum 4 feet of clearance shall be maintained between dining furnishings, street furniture, or above ground utilities. A minimum of 50 feet of clearance shall be maintained between dining furnishings and the centerline of intersecting perpendicular driveways, alleys or streets to provide for adequate vehicle sight, unless a lesser distance is determined by the Director and City Engineer to be adequate for the protection of the public safety.
- b. Tables and chairs used for outdoor dining shall be of substantial materials. Tables shall be a maximum of 3 feet in diameter if round and 3 feet along the longest side if rectangular. All such furnishings shall be stored indoors after hours of operation.
- c. No portion of the outdoor dining use, including furnishings and signs, shall block visibility of display windows or signage of adjacent businesses, unless written consent of any affected adjacent business owner to block visibility is obtained by the applicant and provided to the Director.
- d. If encroaching in the right-of-way, the outdoor dining use operator shall provide an executed city hold harmless waiver and proof of liability insurance to the satisfaction of the city risk manager.

For the Planning Commissioners' Consideration:

Development standards for al fresco dining are currently being developed. It may be appropriate to review and revised these standards based on lessons learned through their implementation.





Other Standards

9.3E Required Loading Spaces

Retail or service stand alone market	1 space
Facility with 3 or more tenants, and less than 30,000 s.f. of leasable area	1 space
Facility with 30,000 s.f. or more leasable area	1 space, plus additional as required by the review authority





Discussion

