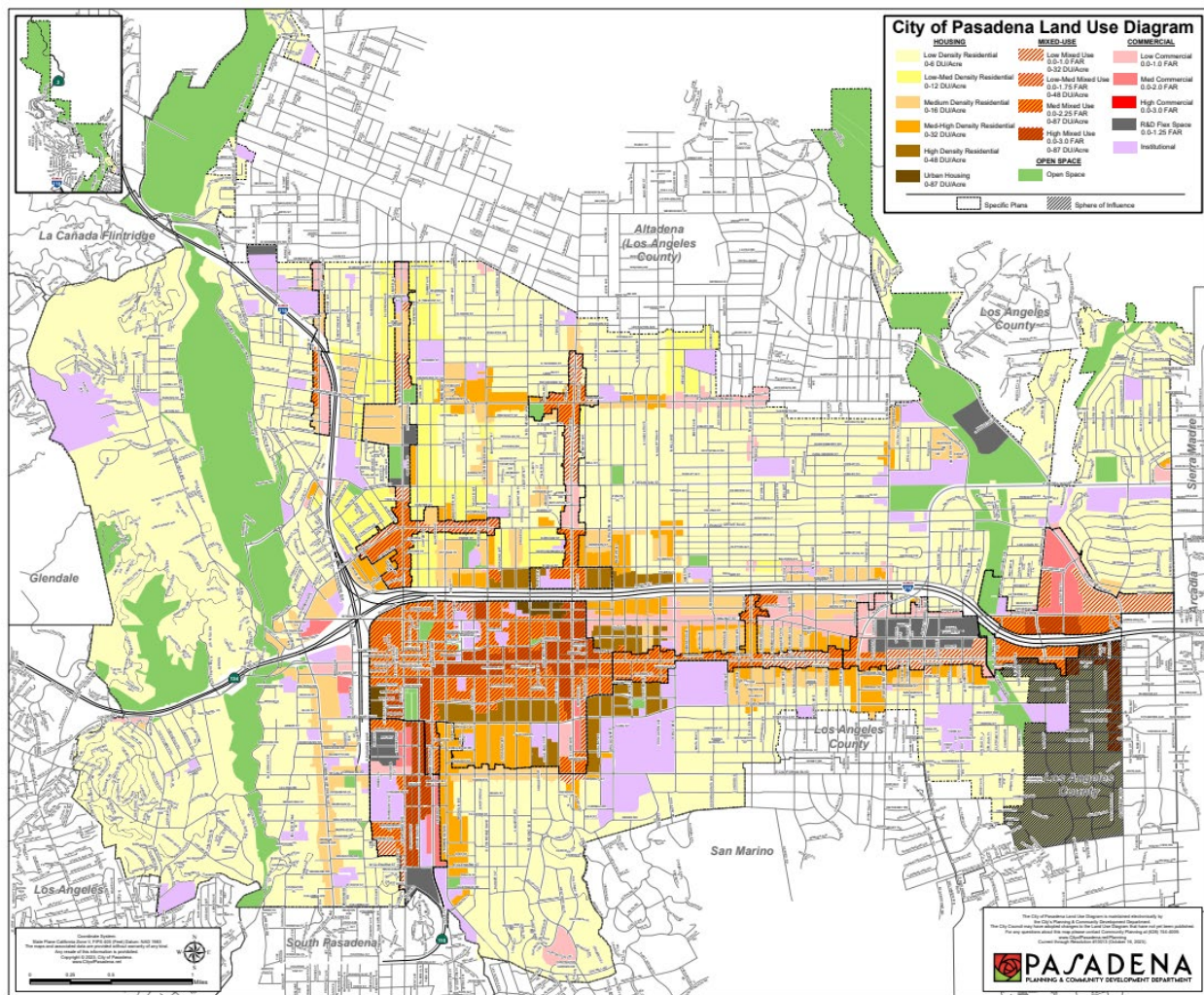


## ATTACHMENT E RECOMMENDED GENERAL PLAN AND ZONING CODE AMENDMENTS

### **GENERAL PLAN AMENDMENTS:**

The [City's General Plan Land Use Diagram](#) establishes the range of land uses, density, and intensity of development allowed for all parcels within Pasadena, as shown on Figure 1. This range is defined for each land use category depicted on the diagram in the Land Use Element. Densities and intensities defined for parcels by the Zoning Code and Specific Plans may be less than, but not exceed those shown on the diagram without an amendment to the General Plan.

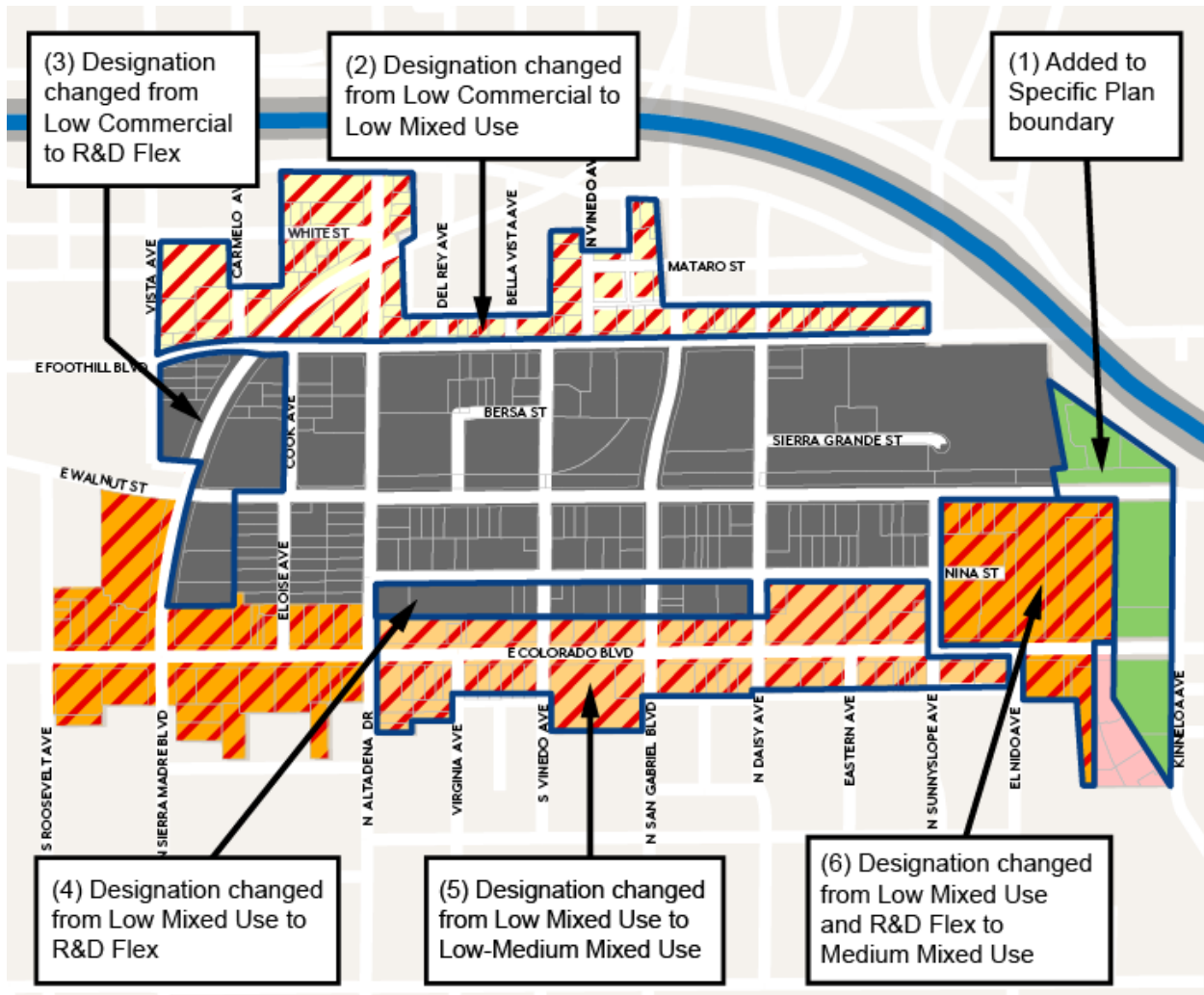
Figure 1. General Plan Land Use Diagram



A **General Plan Land Use Diagram amendment** is recommended to update the land use designations and remove parcels from the plan area depicted on the Land Use Diagram, as proposed in the Lamanda Park Specific Plan (LPSP). The following describes the recommended changes to the Land Use Diagram and are shown on Figure 2:

- (1) Update the LPSP boundary by including the area west of Kinneloa Avenue (south of the Interstate 210 Freeway) designated Open Space.
- (2) Update the land use designation for the parcels north of Foothill Avenue, between Vista Avenue and Sunnyslope Avenue, from Low Commercial (0-1.0 FAR) to Low Mixed Use (0-32 du/ac and 0-1.0 FAR).
- (3) Update the land use designation for a portion of the parcels between Foothill Boulevard and Colorado Boulevard, along Sierra Madre Boulevard, between Vista Avenue, Cook Avenue and Eloise Avenue, from Low Commercial (0-1.0 FAR) to R&D Flex Space (0-1.25 FAR).
- (4) Update the land use designation for the parcels on the north half of the block between Nina Street and Colorado Boulevard, from Altadena Drive to Daisy Avenue, from Low Mixed Use (0-32 du/ac and 0-1.0 FAR) to R&D Flex Space (0-1.25 FAR).
- (5) Update the land use designation for the parcels on Colorado Boulevard, from Altadena Drive to Sunnyslope Avenue on the north side of Colorado Boulevard and to El Nido Avenue on the south side of Colorado Boulevard, from Low Mixed Use (0-32 du/ac and 0-1.0 FAR) to Low-Medium Mixed Use (0-48 du/ac and 0-1.75 FAR).
- (6) Update the land use designation for the parcels east of Sunnyslope Avenue and south of Walnut Street from Low Mixed Use (0-32 du/ac and 0-1.0 FAR) and R&D Flex Space (0-1.25 FAR) to Medium Mixed Use (0-87 du/ac and 0.0-2.25 FAR).

Figure 2. Proposed Changes to the General Plan Land Use Diagram



## **ZONING CODE AMENDMENTS:**

The City's Zoning Code, Title 17 of the Pasadena Municipal Code, describes various types of zoning districts, land use regulations, and development standards. These zoning districts are depicted on the [City's Zoning Map](#), which designate uses for all parcels at a greater level of specificity with densities and intensities falling within the range shown on the Land Use Diagram.

A **Zoning Map amendment** is recommended to replace zoning district designations indicated on the Zoning Map with the proposed zoning districts shown in Figure 3 and Tables 1 and 2. The new zoning districts would align the permitted uses and design, development, and public realm standards with the plan's vision, goals, and policies.

*Figure 3. Recommended Zoning Districts for the Proposed LPSP Area*

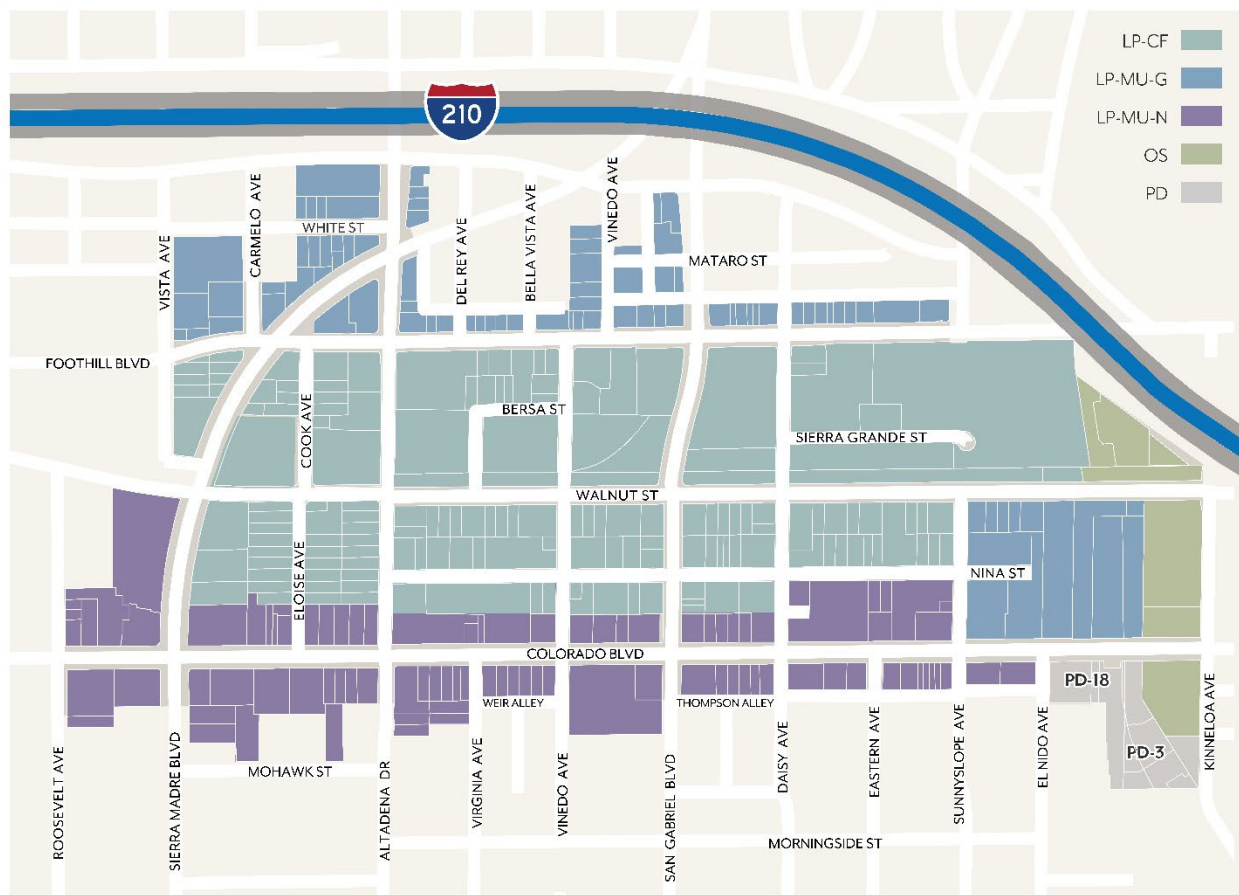




Table 1. Existing and Recommended Zoning Districts for Parcels in the Proposed LPSP

Existing	Zoning District				
	EPSP-d1-CG EPSP-d1-IG	EPSP-d1-CG EPSP-d1-CL EPSP-d1-CO	ECSP-CG-4 ECSP-CG-5 ECSP-CG-6 EPSP-d1-IG	ECSP-CG-6	PD
Proposed	LP-CF	LP-MU-G	LP-MU-N	OS	PD

Specific plan standards, allowable land uses, and permit requirements are also included in Title 17 of the Zoning Code. A **Zoning Code Text amendment** is recommended in order to add permitted uses and standards in the LPSP as Chapter 17.38 of the Zoning Code to implement the plan. Please refer to the pertaining to Zoning and Land Uses (Ch. 4), Public Realm (Ch. 5), and Development Standards (Ch. 6).

In addition, **Zoning Code Text amendments** are recommended to standardize language in previously adopted Specific Plans for Central District, South Fair Oaks, East Colorado and Lincoln Avenue. These changes generally do not change the intent of standards but rather add clarity for interpretation. Updates are marked below:

## Chapter 17.30 - Central District Specific Plan

### 17.30.060 - Scale Standards

#### D. Setbacks.

1. Street Setbacks. Buildings shall comply with the street setbacks set in Figure CDSP-12, except where modified for historic adjacency per Section 17.30.070.G. Setback ranges establish a minimum and maximum for the specified percentage of linear frontage, see Figure CDSP-13.
  - a. Street setbacks are measured from the sidewalk line; see Figure CDSP-3.
  - b. Minimum setbacks shall apply to all stories of a building; setbacks less than the minimum are prohibited. Maximum setbacks shall apply only to the ground floor and streetwalls, Section 17.30.070.D.4, where applicable.
  - c. Exceptions allowed per Section 17.40.160 (Table 4-1) and the following:
    - (1) Arcades and recessed ground floors up to 15 feet in depth, as well as parking entrances per Section [17.30.090](#), are allowed when a second story meets the specific setback; see Figure CDSP-14.
    - (2) The ~~primary~~ specified frontage percentage may be reduced for the provision of Publicly Accessible Open Space facing the street through the Design Review process with Design Commission approval.
  - d. Residential units on the ground floor, where permitted, shall have a minimum setback of 5 feet. Where elevated between 4 and 6 feet above the sidewalk elevation, a minimum setback of 8 feet shall be required.

- e. For buildings set back from the sidewalk line 5 feet or more, a percentage of the setback area shall be landscaped with trees, shrubs and/or groundcover, either in the form of in-ground landscaping or planters, see Table CDSP-4.

## **G. Modulation**

1. **Façade Length.** Each street-facing façade ~~exceeding 150 feet shall include a break of at least 10 percent of the façade length or 20 feet, whichever is greater~~ shall not exceed 150 feet in length unless there is a minimum break of 10 percent of the building length or 20 feet, whichever is greater. This break shall be at least 10 feet deep, open to the sky; see Figure CDSP-17.
2. **Façade Area.** Each street-facing façade exceeding 50 feet in length shall modulate a minimum of 25 percent of the area above the first story. This modulation shall be between 2 feet and 12 feet in depth from the primary façade plane; see Figure ECSP-16. Buildings with a total of 2 stories or less are exempt.
  - a. The primary façade plane is defined as the vertical plane with the greatest surface area above the ground floor.
  - b. Planes that are separated by a gap of at least 20 feet in width and ~~2~~10 feet in depth shall be considered separate façades for the purposes of this standard.

## 17.30.080 - Open Space

### **B. Private Open Space**

1. **Dimensions.** A minimum of 40 square feet with a minimum of 5 feet in each direction shall be required for Private Open Space.
2. **Distribution.** A maximum of 40 percent of the required residential Open Space set in Table ~~CDSP-6~~ CDSP-7 shall be Private Open Space.
  - a. All Private Open Space shall be outdoors.
  - b. Private Open Space may be located within a required setback.

### **C. Common Open Space.**

5. **Landscape.** A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in length, and width, ~~and depth~~. Landscaping shall comply with Section 17.44.050.

### **D. Publicly Accessible Open Space**

5. **Access.** A maximum of 20 percent of the PAOS may be used as outdoor dining for a restaurant subject to review authority approval; a minimum of 80 percent of the PAOS shall be accessible to the general public. Any access gates located at ingress or egress points shall remain open during open hours.

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

**3. Structured Parking.** Along primary frontages, all floors of parking structures shall be lined with building floor area (e.g. commercial or residential uses) or Publicly Accessible Open Space for a minimum of 35 feet in depth. Along secondary frontages, parking structures shall be set back a minimum of 5 feet. Pedestrian access and driveways in compliance with Section 17.30.090.B are excluded from this requirement.

- a. Parking structure façades visible from public streets, excluding alleys, shall employ the same materials and architectural style as the primary building.
  - (1) Open areas on the façade shall be designed as windows or screen using heavy-gauge metal, precast concrete panels, laminated glass, green walls, photovoltaic panels or other material per review authority.
- b. Vehicular ramps shall not slope upwards or downwards within 10 feet of the sidewalk line, except at parking entrances/exits.
- c. A parking structure shall not exceed the height of the tallest building it serves.

## Chapter 17.31 - East Colorado Specific Plan 2022

### 17.31.070 - Scale Standards

#### D. Setbacks

- d. Exceptions allowed per Section 17.40.160 (Table 4-1) and the following:
- (1) Arcades and recessed ground floors up to 15 feet in depth, as well as parking entrances per Section 17.31.100.B, are allowed when a second story or roof meets the setback range; see Figure ECSP-11.
  - (2) The primary specified frontage percentage may be reduced for the provision of Publicly Accessible Open Space facing the street through the Design Review process with Design Commission approval.
  - (3) For Restaurants in EC-MU-G, the primary frontage percentage may be reduced to 40 percent if an additional 10 percent is provided as a solid wall of 36 to 48 inches enclosing outdoor dining.
- e. Features allowed within the street setback include: landscaping and planters, hardscape (e.g. stoops, patios), shade structures per Section 17.31.080.D, arcades and galleries per Section 17.31.080.E, walls and fences per Section 17.31.080.G, seating and furniture, outdoor dining, and other open space amenities per review authority approval.
- ef. For buildings set back from the sidewalk line 5 feet or more, a percentage of the setback area shall be landscaped with trees, shrubs, and/or groundcover, either in the form of in-ground landscaping or planters.

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



## G. Modulation

1. **Façade Length.** Each street-facing façade ~~exceeding 150 feet shall include a break of at least 10 percent of the facade length or 20 feet, whichever is greater~~ shall not exceed 150 feet in length unless there is a minimum break of 10 percent of the building length or 20 feet, whichever is greater. This break shall be at least 10 feet deep, open to the sky; see Figure ECSP-15.
2. **Façade Area.** Each street-facing façade exceeding 50 feet in length shall modulate a minimum of 25 percent of the area above the first story. This modulation shall be a minimum of 2 feet and a maximum of 12 feet in depth from the primary façade plane; see Figure ECSP-16. Buildings with a total of 2 stories or less are exempt.
  - a. The primary façade plane is defined as the vertical plane with the greatest surface area above the ground floor.
  - b. Planes that are separated by a break of at least 20 feet in width and 10 feet in depth shall be considered separate façades for the purposes of this standard.
  - ~~b.c.~~ Modulation is not required to be continuous or open to the sky, and may be recessed or projected, but not past the sidewalk line.
  - ~~c.d.~~ Required stepbacks (Section 17.31.070.E), required façade breaks (Section 17.31.070.G.1), and projected balconies (Section 17.31.080.G.1) shall not count toward the modulation requirement; balconies that are recessed a minimum of 2 feet shall qualify.

## 17.31.080 – Frontage

### B. Ground Floor Design

2. **Minimum Height.** Buildings shall have a minimum ground floor height of 15 feet, measured from sidewalk elevation closest to the primary entrance to the second story floor or roof of a one-story building; see Figure ECSP-19.
  - a. Exception. Ground floor residential uses with a setback of 10 feet or greater shall have a minimum ground floor height of 12 feet.
  - ~~a.b.~~ For non-residential and residential common space uses, the primary entrance of the first habitable floor shall be located at existing grade along the sidewalk line.
  - ~~b.c.~~ For residential units, the first habitable floor shall be located between 6 feet above and 2 feet below sidewalk elevation.

### C. Transparency

1. **Windows & Doors.** Street-facing façades shall incorporate glass providing views into work, display, sales, lobby, or similar active areas. The minimum transparency requirement is 70 percent for ground floors and 30 percent for the overall façade. For residential units, transparency requirements are reduced to 15 percent.
  - c. Windows shall be recessed by a minimum of ~~2~~ 3 inches from the façade, measured from the outside wall to the frame of the window (mullion, muntin or similar element); ~~f-Flush windows may shall be allowed-permitted where exterior shading devices cover a minimum of 25 percent of the window surface area or per review authority approval.~~

## D. Shade Structures

- ~~1. **Shading.** For projects on the north side of Colorado Boulevard west of Parkwood Avenue, shade structures (e.g. awnings and canopies) are required and shall project a minimum of 7 feet, up to a maximum of 10 feet, into the public right-of-way for a minimum of 70 percent of the building frontage. For all other frontages, shade structures are not required but may project up to two-thirds of the sidewalk width.~~
  - ~~a. Shade structures shall allow a minimum of 8 feet of vertical clearance from sidewalk elevation.~~
  - ~~b. Shade structures shall not conflict with existing trees; exceptions to the depth requirement shall be subject to review authority approval.~~
  - ~~c. Where an arcade or recessed ground floor provides a minimum of 5 feet of unobstructed pedestrian clearance, shade structures are not required.~~
- 1. Awnings & Canopies.** Any ground floor shading shall project a minimum of 3 feet from the façade with a minimum of 8 feet of vertical clearance from sidewalk elevation.
  - a. Shade structures shall not conflict with existing trees; exceptions to the depth requirement shall be subject to review authority approval.
- 2. Colorado Boulevard.** For projects on the north side of Colorado Boulevard, shade structures are required and shall project a minimum of 7 feet, up to a maximum of 10 feet, into the public right-of-way for a minimum of 70 percent of the building frontage.
  - a. Where an arcade or recessed ground floor provides a minimum of 5 feet of unobstructed pedestrian clearance, shade structures are not required.

## E. Arcades & Galleries

- 1. Arcades.** Any arcades shall be located behind the minimum setback.
  - a. Arcades shall be a minimum of 8 feet from back of column to building façade.
  - b. The distance between columns shall be equal to or greater than the arcade depth dimension, as measured from the column center.
  - c. The façade shall meet the ground floor transparency set in Section 17.31.080.C
  - d. Uses allowed within arcades include: pedestrian travel, seating/street furniture, outdoor dining, landscape planters, and/or bicycle parking.
- 2. Galleries.** Any galleries shall be located behind the minimum setback.

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

## **F. Exterior Features**

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

## **FG. Walls & Fences**

- 1. **Walls & Fences.** Walls and fences shall be subject to Section [17.40.180](#) with the following exceptions for those located within the street setback.
  - a. Walls and fences shall have a maximum height of 48 inches above sidewalk elevation.
  - b. Walls and fences taller than 30 inches shall be a minimum of 50 percent transparent and set back a minimum of 18 inches from the sidewalk line, separated by a planted area. Walls and fences 30 inches or less in height do not have a transparency or setback requirement.
  - c. Walls and fences used to enclose outdoor dining may be located at the sidewalk line and are not required to provide a planted area if the wall or fence is 36 inches or less and more than 50 percent transparent.
  - d. Guardrails may exceed the maximum height to the extent required by the Building Code. The guardrail shall be a minimum of 50 percent transparent.

2. **Stoops & Patios.** ~~Walls along the side of a stoop, patio or entry to a residential dwelling unit shall be set back a minimum of 18 inches from the sidewalk line, separated by planted area.~~ The side of a patio or stoop (when parallel to a sidewalk) taller than 30 inches in height shall be set back a minimum of 18 inches from the sidewalk line, separated by planted area.

#### **GH. Balconies & Roof Decks**

1. **Balconies.** Balconies may project a maximum of 4 feet from the building façade but shall not extend beyond the sidewalk line or within 6 feet of any interior property line.
2. **Roof Decks.** ~~Roof decks shall be set back a minimum of 5 feet from the building edge on all sides.~~ The sum of all roof decks on a single building shall not exceed a maximum coverage of 560 percent of the roof area.
  - a. Roof deck railings above the uppermost story shall be placed behind a parapet wall of at least the same height or set back a minimum of 5 feet from the façade. For buildings employing Varied Roof Lines, the uppermost story shall be defined per the discretion of the Director.

#### 17.31.090 - Open Space

##### **A. Minimum Area.**

2. **Publicly Accessible Open Space (PAOS).** Projects with more than 80,000 square feet of gross floor area (GFA) shall provide a minimum area of PAOS, calculated as a percentage of GFA, as set in Table ECSP-8.
  - a. PAOS shall be provided in addition to Private and Common Open Space requirements.
    - ~~(1) Research and Development uses may reduce PAOS area requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required PAOS.~~
  - b. Projects shall comply with PAOS standards per Section 17.31.090.D and Paseo standards per Section 17.31.090.E where relevant.
    - (1) PAOS and Paseo standards may be modified through the Design Review process, if the review authority finds that the modified design continues to be

accessible to the public, functional, and includes features such as landscaping, trees, and outdoor seating.

- c. Research and Development uses may reduce PAOS area requirements by a maximum of 50 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required PAOS.

### **C. Common Open Space.**

- 5. **Landscape.** A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in length, and width, and depth. Landscaping shall comply with Section [17.44.050](#).

### **D. Publicly Accessible Open Space.**

- 5. **Access.** A minimum of 50 percent of the Publicly Accessible Open Space shall be accessible to the general public and shall not be restricted to patrons of a particular business. Any access gates located at ingress or egress points shall remain unlocked and open during open hours.

## **17.31.100 - Parking Standards**

### **A. Minimum Parking**

- 1. **Number of Spaces.** Projects shall provide off-street automobile parking spaces per Table ECSP-9 based on general use classifications and subject to the standards of Section 17.46.
  - a. Where parking minimums in this Section conflict with state law, state law shall control.
  - b. Bicycle parking shall be required per Section [17.46.320](#).

## C. Layout & Design.

**2. Structured Parking.** ~~Above-ground parking structures shall be buffered by permitted non-parking uses a minimum of 35 feet in depth adjacent to the sidewalk line, except for driveways or pedestrian access to the parking area.~~ Along primary frontages, all floors of parking structures shall be lined with building floor area (e.g. commercial or residential uses) or Publicly Accessible Open Space for a minimum of 35 feet in depth. Along secondary frontages, parking structures shall be set back a minimum of 5 feet. Pedestrian access and driveways in compliance with 17.37.100.B are excluded from this requirement.

- a. Parking structure façades visible from public streets, excluding alleys, shall use materials and design at least comparable to and integrated with the building architecture.



## Chapter 17.35 - South Fair Oaks Specific Plan

### 17.35.060 - Scale Standards

#### D. Setbacks

1. **Street Setbacks.** Buildings shall comply with the street setbacks set in Figure SFOSP-10. Setback ranges establish a minimum and maximum for the specified percentage of linear frontage.
  - a. Street setbacks are measured from the sidewalk line; see Figure SFOSP-3.
  - b. Minimum setbacks shall apply to all stories of a building; setbacks less than the minimum are prohibited. Maximum setbacks shall apply only to the ground floor.
  - c. Where ground floor residential units are elevated between 4 and 6 feet above sidewalk elevation, a minimum setback of 8 feet shall be required.
  - d. Exceptions allowed per Section 17.40.160 (Table 4-1) and the following:
    - (1) Arcades and recessed ground floors up to 15 feet in depth, as well as parking entrances per Section 6.4.2, are allowed when a second story meets the specified setback; see Figure 6.1-3.
    - (2) The specified frontage percentage may be reduced for the provision of Publicly Accessible Open Space facing the street through the Design Review process with Design Commission approval.
  - e. Features allowed within the street setback include: Landscaping and planters, hardscape (e.g. stoops, patios), shade structures per Section 17.35.070.D, arcades and galleries per Section 17.35.070.E, walls and fences per Section 17.35.070.F, seating and furniture, outdoor dining, and other open space amenities per review authority approval.

#### G. Modulation

1. **Façade Length.** Each street-facing façade ~~exceeding 150 feet shall include a break of at least 10 percent of the façade length or 20 feet, whichever is greater~~ shall not exceed 150 feet in length unless there is a minimum break of 10 percent of the building length or 20 feet, whichever is greater. This break shall be at least 10 feet deep, open to the sky; see Figure SFOSP-13
2. **Façade Area.** Each street-facing façade exceeding 50 feet in length shall modulate a minimum of 25 percent of the area above the first story. This modulation shall be a minimum of 2 feet and a maximum of 12 feet in depth from the primary façade plane; see Figure ECSP-16. Buildings with a total of 2 stories or less are exempt.
  - a. The primary façade plane is defined as the vertical plane with the greatest surface area above the ground floor.
  - b. Planes that are separated by a break of at least 20 feet in width and 10 feet in depth shall be considered separate façades for the purposes of this standard.
  - ~~b.c.~~ Modulation is not required to be continuous or open to the sky, and may be recessed or projected, but not past the sidewalk line.

- d. Required setbacks (Section 17.35.060.E), façade breaks (Section 17.35.060.G.1), and projected balconies (Section 17.35.070.G.1) shall not count toward the modulation requirement; balconies that are recessed a minimum of 2 feet shall qualify.

## 17.35.070 – Frontage

### C. Transparency

1. **Windows & Doors.** Street-facing façades shall incorporate glass providing views into work, display, sales, lobby, or similar active areas. The minimum transparency requirement is 70 percent for ground floors and 30 percent for the overall façade. For residential units, transparency requirements are reduced to 15 percent.
  - a. For non-residential and residential common space uses, ground floor transparency is measured as the percentage of building frontage that consists of transparent openings between a height of 2 feet and 10 feet above sidewalk elevation.
  - b. All other transparency is measured as the percentage of building frontage area, viewed in elevation.
  - c. Windows shall be recessed by a minimum of 2 3 inches from the façade, measured from the outside wall to the frame of the window (mullion, muntin or similar element); ~~Flush windows may~~ shall be allowed permitted where exterior shading devices cover a minimum of 25 percent of the window surface area or per review authority approval.
  - d. The use of color-tinted, mirrored, or highly reflective glass is prohibited.
  - e. Blinds, drapes, posters, and shelving for product displays visible to the public right-of-way shall obscure a maximum of 10 percent of the transparent areas of each respective storefront or 50 percent for medical office uses.

### E. Arcades & Galleries

1. **Arcades.** Any arcades shall be located behind the minimum setback.
  - a. Arcades shall be a minimum of 8 feet from back of column to building façade.
  - b. The distance between columns shall be equal to or greater than the arcade depth dimension, as measured from the column center.
  - c. The façade shall meet the ground floor transparency set in Section 17.35.070.C
  - d. Uses allowed within arcades include: pedestrian travel, seating/street furniture, outdoor dining, landscape planters, and/or bicycle parking.
2. **Galleries.** Any galleries shall be located behind the minimum setback.
  - a. Galleries shall be limited to one-story in height and 50 percent of the building frontage.

- b. Galleries shall allow a minimum of 10 feet of vertical clearance from sidewalk elevation
- elevation

## **F. Exterior Features**

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

## **FG. Walls & Fences**

1. **Walls & Fences.** Walls and fences shall be subject to Section [17.40.180](#) with the following exceptions for those located within the street setback.
  - a. Walls and fences shall have a maximum height of 48 inches above sidewalk elevation.
  - b. Walls and fences taller than 30 inches shall be a minimum of 50 percent transparent and set back a minimum of 18 inches from the sidewalk line, separated by a planted area. Walls and fences 30 inches or less in height do not have a transparency or setback requirement.
  - c. Walls and fences used to enclose outdoor dining may be located at the sidewalk line and are not required to provide a planted area if the wall or fence is 36 inches or less and more than 50 percent transparent.
  - d. Guardrails may exceed the maximum height to the extent required by the Building Code. The guardrail shall be a minimum of 50 percent transparent.
2. **Stoops & Patios.** ~~Walls along the side of a stoop, patio or entry to a residential dwelling unit shall be set back a minimum of 18 inches from the sidewalk line, separated by planted area.~~ The side of a patio or stoop (when parallel to a sidewalk) taller than 30 inches in height shall be set back a minimum of 18 inches from the sidewalk line, separated by planted area.

## **GH. Balconies & Roof Decks**

1. **Balconies.** Balconies may project a maximum of 4 feet from the building façade but shall not extend beyond the sidewalk line or within 6 feet of any interior property line.
2. **Roof Decks.** ~~Roof decks shall be set back a minimum of 5 feet from the building edge on all sides.~~ The sum of all roof decks on a single building shall not exceed a maximum coverage of 50 percent of the roof area.
  - a. Roof deck railings above the uppermost story shall be placed behind a parapet wall of at least the same height or set back a minimum of 5 feet from the façade.  
For buildings employing Varied Roof Lines, the uppermost story shall be defined per the discretion of the Director.

### 17.35.080 - Open Space

#### **A. Minimum Open Space.**

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

#### **B. Publicly Accessible Open Space (PAOS).**

1. Projects with more than 60,000 square feet of gross floor area (GFA) shall provide a minimum area of PAOS, calculated as a percentage of GFA, as set in Table SFOSP-7.
  - a. PAOS shall be provided in addition to Private and Common Open Space requirements.
    - ~~(1) Research and Development uses may reduce PAOS requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required PAOS.~~
  - b. Projects shall comply with PAOS standards per Section 17.35.080.D and Paseo standards per Section 17.35.080.E where relevant.

- (1) PAOS and Paseo standards may be modified through the Design Review process, if the review authority finds that the modified design continues to be accessible to the public, functional, and includes features such as landscaping, trees, and outdoor seating.
- c. Research and Development uses may reduce Common Open Space area requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required Open Space.

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

1. **Area.** Minimum PAOS requirements are set in Section 17.35.080.A.2 and Table SFOSP-7, and may be contiguous or noncontiguous, subject to the dimension and elevation standards below.
2. **Paseos.** Projects that are required to provide PAOS per Section 17.35.080.A.2 and located on parcels that include a paseo opportunity area on Figure SFOSP-19, shall be required to meet the minimum area requirement by providing a paseo, defined as a pedestrian passageway that connects a public street to another public street, alley, or internal public space.
  - a. Paseos shall meet the standards set in Section 17.35.080.E; design standards Section 17.35.080.D.4 through Section 17.35.080.D.12 shall not apply.
  - b. No additional paseo shall be required in opportunity areas where a paseo exists. The existing paseo shall be subject to standards in Section 17.35.080.E. The standards may be modified through the Design Review process, if the review authority finds that the modified design continues to be accessible to the public, functional, and includes features such as landscaping, trees, and outdoor seating.
3. **Plazas.** Projects that are required to provide PAOS per Section 17.35.080.A.2 and located on parcels that include a plaza opportunity location on Figure SFOSP-19, shall be required to meet the minimum area requirement by providing a corner plaza per Figure SFOSP-19.
  - a. PAOS design standards shall apply.
4. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 20 feet in each direction is required for PAOS.
5. **Access.** A maximum of 20 percent of the PAOS may be used as outdoor dining for a restaurant subject to review authority approval; a minimum of 80 percent of the PAOS shall be accessible to the general public. Any access gates located at ingress or egress points shall remain unlocked and open during open hours.
6. **Signage.** PAOS shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing accessible hours.
7. **Hours.** At a minimum, PAOS shall be open to the general public from 8am to 8pm.
8. **Elevation.** A minimum of 3,000 square feet of PAOS shall be at sidewalk elevation. If less square footage is required, then all required PAOS shall be at sidewalk elevation.

9. **Hardscape.** A maximum of 25 percent of PAOS shall be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
10. **Seating.** Seating shall be provided at a minimum of 1 seat per 300 square feet of required PAOS. Fractions shall be rounded down to the nearest whole number.
  - a. Benches shall be calculated as 1 seat per 24 linear inches.
11. **Landscape.** A minimum of 25 percent of PAOS shall be planted area with a minimum dimension of 30 inches in length, and width, ~~and depth~~. Landscaping shall comply with Section [17.44](#).

#### 17.35.090 - Parking

##### A. Minimum Parking

1. **Number of Spaces.** Projects shall provide off-street automobile parking spaces per Table SFOSP-9 based on general use classifications, and subject to the standards of Section 17.46.
  - a. For projects within one-half mile of a Metro station, reductions in parking and a maximum number of parking spaces shall apply per Section 17.50.340.
  - b. For projects within 500 feet of a Metro station, projects may be permitted up to a 30 percent reduction in the number of parking spaces.
  - c. Bicycle parking shall be required per Section 17.46.320.

##### B. Vehicle Access.

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

##### C. Layout & Design

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



- c. Landscaped area with a minimum dimension of 5 feet in each direction shall be provided within the parking area as a percentage of parking lot area as follows:
    - 10 to 20 parking spaces: a minimum of 5 percent
    - More than 20: a minimum of 10 percent
  - d. A minimum of one tree of at least 24 gallons in size for every four vehicle parking spaces shall be planted and evenly distributed throughout the parking lot, so that a tree is located within 10 feet of any parking space.
    - a. Exceptions to tree planting requirements allowed only for those parking spaces fully covered by solar energy systems.
- 2. Structured Parking.** ~~Multiple stories of above ground parking structures shall be lined with uses (e.g. commercial or residential uses, Publicly Accessible Open Space) unrelated to the parking facility, for a minimum of 35 feet in depth adjacent to the sidewalk line, except for driveways or pedestrian access to the parking area. Along primary frontages, all floors of parking structures shall be lined with building floor area (e.g. commercial or residential uses) or Publicly Accessible Open Space for a minimum of 35 feet in depth. Pedestrian access and driveways in compliance with 17.37.100.B are excluded from this requirement.~~
- a. Parking structure façades visible from public streets, excluding alleys, shall use materials and design at least comparable to and integrated with the building architecture.

## Chapter 17.37 - Lincoln Avenue Specific Plan

### 17.37.070 - Scale Standards

#### D. Setbacks

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

- a. Street setbacks are measured from the sidewalk line; see Figure LASP-3.
- b. Minimum setbacks shall apply to all stories of a building; setbacks less than the minimum are prohibited. Maximum setbacks shall apply only to the ground floor.
- c. Residential units on the ground floor shall have a minimum setback of 5 feet. Where elevated between 4 and 6 feet above sidewalk elevation, a minimum setback of 8 feet shall be required.
- d. Exceptions allowed per Section 17.40.160 (Table 4-1) and the following: Arcades and recessed ground floors up to 15 feet in depth, as well as parking entrances per Section 17.37.100.B, are allowed when a second story meets the specified setback.
- e. For buildings set back from the sidewalk line 5 feet or more, a percentage of the setback area shall be landscaped with trees, shrubs, and/or groundcover, either in the form of in-ground landscaping or planters.

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

- ef. Features allowed within the street setback include: Landscaping and planters, hardscape (e.g. stoops, patios), shade structures per Section [17.37.080. D](#), arcades and galleries per Section 17.37.080.E, walls and fences per Section

17.37.080.G, seating and furniture, outdoor dining, and other open space amenities per review authority approval.

## **G. Modulation.**

1. **Façade Length.** ~~Each street-facing façade exceeding the length set in Table LASP-5 shall include a minimum break of 10 percent of the façade length or 20 feet, whichever is greater. In mixed-use districts, street-facing façades shall not exceed 150 feet in length unless there is a minimum break of 10 percent of the building length or 20 feet, whichever is greater.~~ This break shall be a minimum of 10 feet deep, open to the sky; see Figure LASP-13. Projects in CF are exempt.
2. **Façade Area.** Each street-facing façade exceeding 50 feet in length shall modulate a minimum of 25 percent of the area above the ground floor between 2 feet and 12 feet in depth from the primary façade plane; see Figure LASP-14. Buildings with a total of 2 stories or less are exempt.
  - a. The primary façade plane is defined as the vertical plane with the greatest surface area above the ground floor.
  - b. Planes that are separated by a façade break (Section 17.37.070.G.1) shall be considered separate façades for the purposes of this standard
  - ~~b-~~ c. Modulation is not required to be continuous or open to the sky, and may be recessed or projected, but not beyond the sidewalk line.
  - ~~c-~~ d. Required setbacks (Section 17.37.070.E), façade breaks (Section 17.37.070.G.1), and projected balconies (Section 17.37.080.H.1) shall not count toward the modulation requirement; balconies that are recessed a minimum of 2 feet shall qualify.

## 17.37.080 - Frontage Standards

### **A. Ground Floor.**

1. **Height.** Buildings facing Lincoln Avenue shall have a minimum ground floor height of 15 feet, measured from the sidewalk elevation to second-story floor or roof of a one-story building; see Figure LASP-15.

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

### **C. Transparency.**

1. **Windows & Doors.** Minimum transparency for street-facing façades is set in Tables LASP-6 and LASP-7 based on use.
  - a. For non-residential and residential common space uses, ground floor transparency is measured as the percentage of building frontage that consists of transparent openings between a height of 2 feet and 10 feet above sidewalk elevation.
  - b. All other transparency is measured as the percentage of façade building frontage area, viewed in elevation and excluding any coverage of shading devices.
  - c. Windows shall be recessed by a minimum of 2 3 inches from the façade, measured from the outside wall to the frame of the window (mullion, muntin or similar element). ~~Flush windows may~~ shall be allowed-permitted where exterior shading devices cover a minimum of 25 percent of the window surface area or per review authority approval.
  - d. The use of tinted, mirrored or highly reflective glazing is prohibited.
  - e. Street-facing transparency blocked by walls and fences over 42 inches shall not count towards required transparency
  - ef. Blinds, drapes, posters, and shelving for product displays visible to the public right-of-way ~~shall~~ may obscure a maximum of 10 percent of the transparent areas of each respective storefront or 50 percent for medical office uses.

### **E. Arcades & Galleries.**

1. **Arcades.** Any arcades shall be located behind the minimum setback.
  - a. Arcades shall be a minimum of 8 feet from back of column to building façade.
  - b. The distance between columns shall be equal to or greater than the arcade depth dimension, as measured from the column center.

- c. The façade shall meet the ground floor transparency set in Section 17.31.080.C
- d. Uses allowed within arcades include: pedestrian travel, seating/street furniture, outdoor dining, landscape planters, and/or bicycle parking.

**2. Galleries.** Any galleries shall be located behind the minimum setback

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

**F. ~~Lighting.~~ Exterior Fixtures**

1. **~~Fixtures.~~ Façade Lighting.** In LA-CG, pedestrian-scale lighting, such as sconces and goose-neck fixtures, shall be located on the building frontage a minimum of every 30 feet along Lincoln Avenue.

- a. Façade lighting shall be full cutoff (directing light downward and outward).
- ab. Fixtures shall be ~~placed~~ located between 8 and 15 feet above sidewalk elevation, and shall not project more than 30 inches from the façade.
- bc. Lighting shall be static; flashing, pulsating or other dynamic lighting is not permitted.

**G. Walls & Fences.**

1. **LA-CG, -CL, -MU-N and -RM-16 Zones.** Walls, fences, raised planters, screening and similar structures (walls/fences) shall be permitted within the required street setback subject to the following conditions. All other walls and fences shall be subject to Section [17.40.180](#).

- a. Maximum height shall not exceed 42 inches.
- b. Walls/fences taller than 30 inches shall be a minimum of 50 percent transparent.

- c. A minimum 24 inch setback from the sidewalk line is required, separated by planted area; retaining walls with a maximum height of 30 inches are exempt from this requirement.
- d. Stoops and Patios. ~~Walls along the side of a stoop, patio or entry to a residential dwelling unit shall be set back a minimum of 12 inches from the sidewalk line, separated by planted area.~~ The side of a patio or stoop (when parallel to a sidewalk) taller than 30 inches in height shall be set back a minimum of 18 inches from the sidewalk line, separated by planted area.

#### H. Balconies & Roof Decks.

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

### 17.37.090 - Open Space Standards

#### A. Minimum Area.

- 2. **Publicly Accessible Open Space.** In LA-CF, projects with more than 80,000 square feet of floor area shall provide a percentage of gross floor area as Publicly Accessible Open Space, as set in Table LASP-9.
  - a. Publicly Accessible Open Space shall be provided in addition to Private and Common Open Space requirements.
    - (1) ~~Research and Development uses may reduce PAOS requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required PAOS.~~
  - b. Projects shall comply with PAOS standards per 17.37.090.D where relevant.



(1) PAOS standards may be modified through the Design Review process, if the review authority finds that the modified design continues to be accessible to the public, functional, and includes features such as landscaping, trees, and outdoor seating.

c. Research and Development uses may reduce PAOS requirements by a maximum of 50 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required PAOS.

### **C. Common Open Space**

- 1. Dimensions.** A minimum area of 400 square feet with a minimum dimension of 15 feet in each direction is required for Common Open Space.
- 2. Distribution.** A minimum of 60 percent of the required residential Open Space set in Table LASP-8 shall be Common Open Space shared among tenants.
  - a. A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.
  - b. A maximum of 30 percent of Common Open Space may be indoors. Indoor Common Open Space shall not include spaces used primarily for circulation.
- 3. Landscape.** A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in ~~each direction~~ length and width. Landscaping shall comply with Section [17.44.050](#).

### **D. Publicly Accessible Open Space.**

- 1. Area.** Minimum area requirements are set in Section 17.37.090.A.2, and may be contiguous or noncontiguous, subject to the dimension and elevation standards below.
- 2. Dimensions.** A minimum area of 400 square feet with a minimum dimension of 20 feet in each direction is required for Publicly Accessible Open Space.
- 3. Access.** A minimum of 50 percent of the Publicly Accessible Open Space shall be accessible to the general public and shall not be restricted to patrons of a particular

business. Any access gates located at ingress or egress points shall remain open during open hours.

#### 17.37.100 - Parking Standards

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

- 1. Number of Spaces.** Projects shall provide off-street automobile parking spaces per Table LASP-10 based on general use classifications.
  - a. Where parking minimums in this Section conflict with state law, state law shall control.
  - b. Bicycle parking shall be required per Section [17.46.320](#).

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

- 3. Parking Structures.** ~~Structures shall be buffered with habitable floor area between the parking and Lincoln Avenue, except for access and driveways.~~ Along primary frontages, all floors of parking structures shall be lined with building floor area (e.g. commercial or residential uses) or Publicly Accessible Open Space for a minimum of 35 feet in depth. Along secondary frontages, parking structures shall be set back a minimum of 5 feet. Pedestrian access and driveways in compliance with 17.37.100.B are excluded from this requirement.
  - a. Stand-alone parking structures are prohibited in the LA-MU-N zoning district.
  - b. Elevators and stairs shall be located adjacent sidewalks or public spaces.
  - c. Parking areas shall be screened from the public realm using heavy-gauge metal, precast concrete panels, laminated glass, green walls, photovoltaic panels or other material per review authority approval.