Lincoln Avenue Specific Plan

Preliminary Development Standards
August 18, 2020

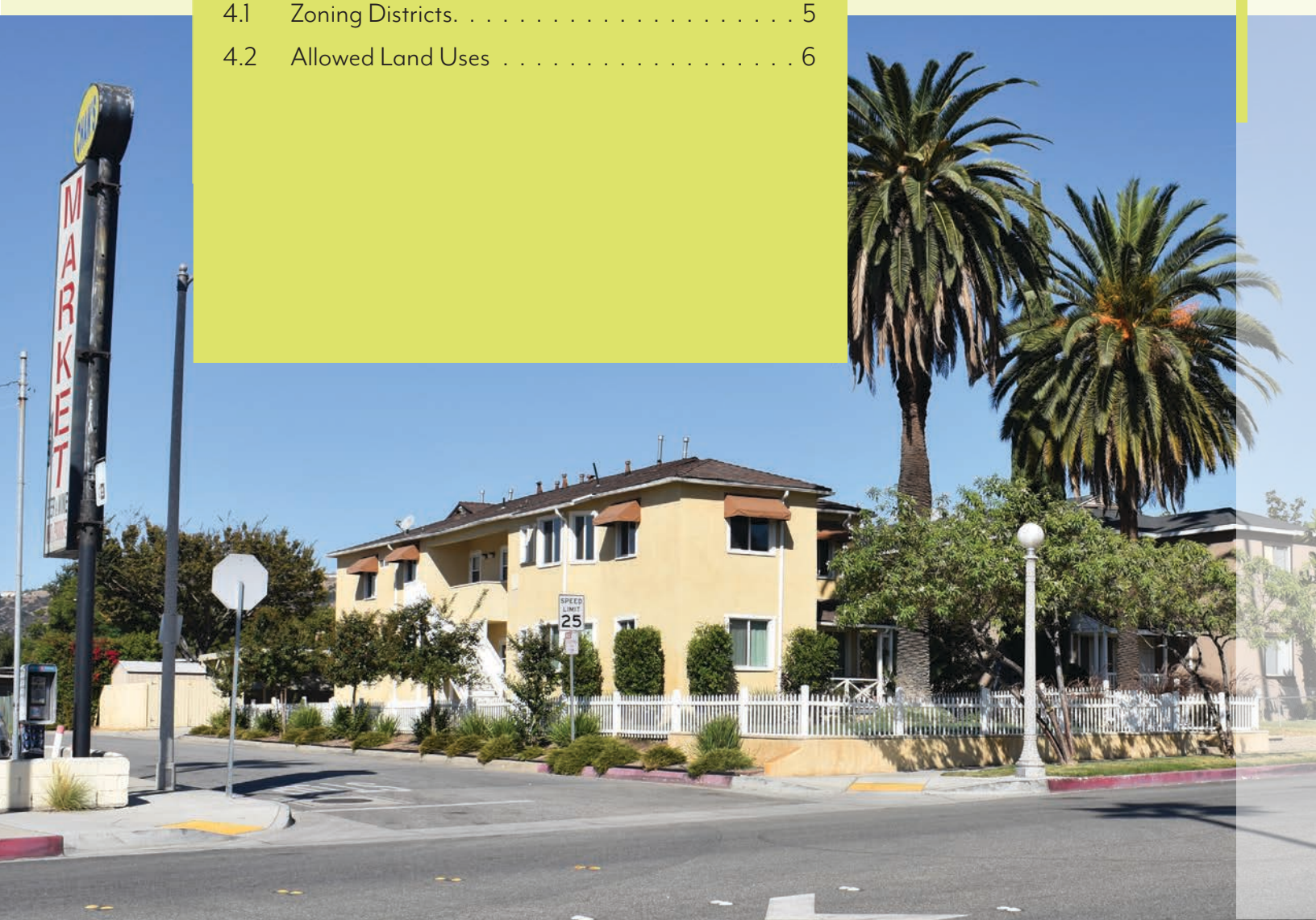
CITY OF PASADENA
PLANNING AND COMMUNITY DEVELOPMENT

DRAFT

Table of Contents

Note: This Draft Lincoln Avenue Specific Plan document is intended for public review at the Our Pasadena Public Workshops - Round Three (Virtual Open House). This document includes draft content for the three chapters of the Specific Plan that introduce new regulations, standards, and guidelines for development; this draft does not include introductory and administrative chapters, policies, definitions, or appendices. The draft standards presented in this document are informed by multiple stages of prior community input and extensive technical analysis. This document is made public for the purpose of receiving further community feedback, and contents are subject to change.

Ch. 4
Zoning and Land Use



ZONING AND LAND USE

IMPORTANCE

The Zoning and Land Use regulations in this chapter are intended to guide development and Land Use decision making to achieve the Lincoln Avenue Specific Plan Vision. Permitted uses are intended to foster a pedestrian-friendly neighborhood "main street," new multifamily housing options, and re-use of industrial properties for a variety of light industrial and research and development office uses that are more compatible with the surrounding residential neighborhood.

Land Use regulations are tools that can be used to maintain the character of a particular neighborhood, or to guide a neighborhood's evolution toward a character that better supports residents, businesses and employees, and visitors. While broader land use categories are assigned in the General Plan, the Specific Plan establishes a detailed list of allowed land use categories and the permit requirements or limitations for each zoning district within the Specific Plan Area.

CHAPTER OVERVIEW

The Zoning and Land Use chapter includes maps of designated zoning districts and allowed land uses (simplified into residential, commercial, and mixed uses) as they apply to the Specific Plan Area in general, as well as ground floor spaces. The map is followed by a detailed table indicating which land uses are allowed within each zoning district of the Specific Plan area. Certain uses may be subject to special conditions or permitting, requiring an application and approval process determining whether the proposed use is permitted, conditionally permitted, prohibited, or allowed as a temporary use.

- **4.1 Zoning Districts**
- **4.2 Allowed Land Uses**

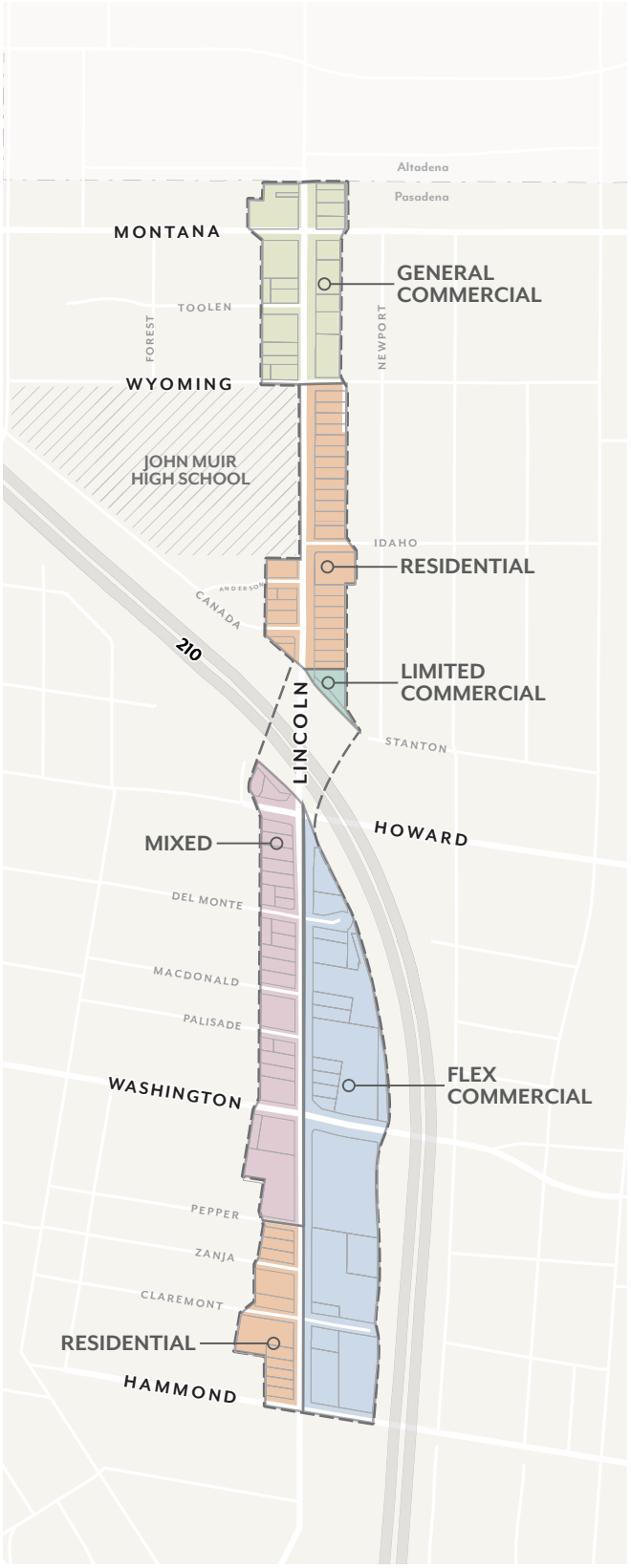
Residential Use

Commercial Use

Commercial Flex Use

4.1 ZONING DISTRICTS

Map 4.1-1: Lincoln Avenue Specific Plans Zoning Districts



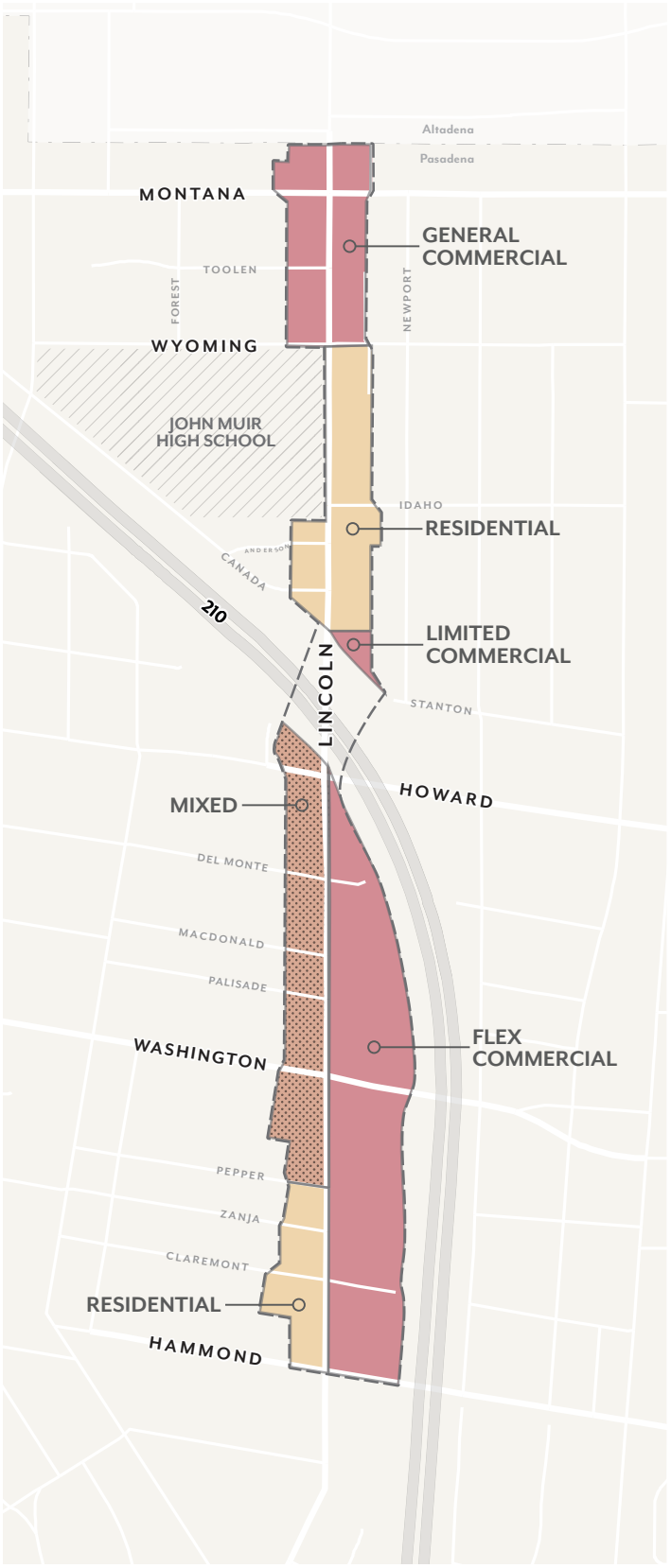
The Lincoln Avenue Specific Plan consists of five (5) Zoning Districts. These districts are used as a basis for permitted uses and development standards in subsequent sections and chapters.

Zoning Designations

- LASP-CG (General Commercial)
- LASP-CL (Limited Commercial)
- LASP-CF (Flex Commercial)
- LASP-MU-48 (Mixed-Use)
- LASP-RM-16 (Multifamily Residential)

4.2 ALLOWED LAND USES

Map 4.2-1: Allowed Use and Ground Floor Requirements



Allowed Uses

- Residential only
- Commercial only
- Mixed (Commercial and Residential)*

Upper Floors

- Nonresidential prohibited

* Uses may be mixed "vertically" within a structure or "horizontally" in separate structures within a parcel

Table 4.2-1: Allowed Uses and Permit Requirements

SYMBOL	PERMIT REQUIREMENTS AND USE LIMITATIONS	PROCEDURE IS IN SECTION:
P	Permitted use, Code Compliance Certificate required.	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required.	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.060
A	Accessory use, permitted as an accessory use only.	
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	
(L)	Limited use, specific limitations listed at end of table.	To be identified
See Zoning Code Section 17.80.020 for definitions of the listed land uses		

ALLOWED USES AND PERMIT REQUIREMENTS BY ZONING DISTRICTS						
LAND USE	PERMIT REQUIREMENT BY ZONE					Zoning Code Section for Additional Relevant Standards/ Notes
	CG	**CL**	**CF**	**MU-48**	**RM-16**	
RESIDENTIAL USES						
Family Day Care						
Large	—	P	—	P	P	17.50.080
Small	—	P	—	P	P	
Group Residential Types						
Group Residential	—	—	—	—	—	
Congregate Housing	—	—	—	—	—	
Senior Group Residential	—	—	—	—	—	
Residential						
Accessory dwelling unit	—	—	—	P	P	
Live/Work Units	—	—	—	P	—	17.50.370
Multi-family Residential	—	—	—	P	P	17.50.350
Single-Family Residential	—	—	—	—	—	
Home occupations	—	—	—	P	P	17.50.110
Residential Accessory Uses and Structures	—	—	—	P	P	17.50.250

ALLOWED USES AND PERMIT REQUIREMENTS BY ZONING DISTRICTS						
LAND USE	PERMIT REQUIREMENT BY ZONE					Zoning Code Section for Additional Relevant Standards/ Notes
	CG	**CL**	**CF**	**MU-48**	**RM-16**	
Residential Care Facilities						
General	—	—	—	—	—	
Limited	—	—	—	P	P	
Senior	—	—	—	—	—	
Hospice, General	—	—	—	—	—	
Hospice, Limited	—	—	—	C	—	
Supportive Housing						
Emergency Shelters	—	—	—	—	—	
Emergency Shelters, Limited	—	—	—	—	—	
Supportive Housing	—	—	—	—	—	
Transitional Housing	—	—	—	—	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Cultural & Public Assembly						
Religious Facilities	C	C	C	C	C	17.50.230
Mortuary, Funeral Home	C	C	C	—	—	17.50.230
Cremation/Interment Services	MC	MC	MC	—	—	
With Temporary Homeless Shelter	C	C	C	—	—	17.50.230
Assembly Facilities	C	C	C	C	C	17.50.230
Cultural Institution and Facility	P	P	P	P	—	
College or Educational Institution						
Nontraditional Campus setting	P	P	P	P (L)	—	
Traditional Campus Setting	—	—	—	—	—	

ALLOWED USES AND PERMIT REQUIREMENTS BY ZONING DISTRICTS						
LAND USE	PERMIT REQUIREMENT BY ZONE					Zoning Code Section for Additional Relevant Standards/Notes
	CG	**CL**	**CF**	**MU-48**	**RM-16**	
Recreation						
Commercial Recreation - Indoor	P	—	P	P (L)	—	17.50.130
Commercial Recreation - Outdoor	C	—	C	—	—	17.50.130
Gardens (Neighborhood / Community)	P	P	P	P	P	
Park and Recreation Facilities	P	P	P	P	P	
Stadiums and Arenas	—	—	—	—	—	
Schools						
Schools - Public and Private	C	C	C	C	C	17.50.270
Schools - Specialized Education and Training	P	P	P	P	—	17.61.050.J CUP required for new construction over 25,000 s.f.
BUSINESS, COMMERCIAL, AND RETAIL SERVICES						
Alcohol Sales						
Beer and wine	C	C	C	C	—	17.50.040 Conditionally permitted only as: 1) an accessory use to a restaurant or production facility (i.e. brewery, distillery) for on-site consumption, or 2) an accessory use to retail food sales in commercial spaces 15,000 sq ft or greater
Full alcohol sales	C	C	C	C	—	
Animal Sales and Services						
Animal Boarding	—	—	—	—	—	
Animal Clinic/ Hospital	—	—	—	—	—	
Animal Grooming	P	P	P	P (L)	—	
Animal Retail sales	P	—	—	—	—	
Animal Shelter	—	—	—	—	—	

ALLOWED USES AND PERMIT REQUIREMENTS BY ZONING DISTRICTS						
LAND USE	PERMIT REQUIREMENT BY ZONE					Zoning Code Section for Additional Relevant Standards/ Notes
	CG	**CL**	**CF**	**MU-48**	**RM-16**	
Auto/Vehicle Sales and Services						
Alternative Fuels/ Recharging Facilities	P	C	P	P	—	17.40.070; 17.61.050.J CUP required for new construction over 25,000 s.f.
Automobile Rental	—	—	—	—	—	
Automobile Show-rooms	—	—	—	—	—	
Vehicle Services - Repair	—	—	—	—	—	
Vehicle Services – Washing/Detailing	—	—	—	—	—	
Vehicle Services - Washing/Detailing, Small-Scale	—	—	—	—	—	
Vehicles Services – Sales/Leasing	—	—	—	—	—	
Vehicles Services - Sales/Leasing, Limited	—	—	—	—	—	
Vehicle Services - Service Stations	C	—	—	—	—	17.50.290, 17.61.050.J CUP required for new construction over 25,000 s.f.
Vehicle Storage	—	—	—	—	—	

ALLOWED USES AND PERMIT REQUIREMENTS BY ZONING DISTRICTS						
LAND USE	PERMIT REQUIREMENT BY ZONE					Zoning Code Section for Additional Relevant Standards/Notes
	CG	**CL**	**CF**	**MU-48**	**RM-16**	
Banks and financial Institutions						17.61.050.J CUP required for new construction over 25,000 s.f.
Automated Teller Machines (ATM)	P	P	P	P (L)	—	17.50.060
Banks and Credit Unions (Retail)	P	P	P	P (L)	—	
Banks and Credit Unions (Non-Retail)	P	P	P	P (L)	—	
Conference Center						
Conference Center	—	—	—	—	—	
Day Care Facility						
Adult Day-Care - General	—	—	—	—	—	
Adult Day-Care - Limited	P	P	P	P (L)	P	Performance standards required
Child Day Care	C	C	C	C (L)	—	17.50.080
Eating and Drinking Establishments						17.61.050.J CUP required for new construction over 25,000 s.f.
Bar, Night Club, or Tavern	C	—	—	C (L)	—	17.50.040
Restaurants, Full Service	P	P	A	P (L)	—	(4)17.50.260
Restaurant, Limited Service	P	P	A	P (L)	—	
Restaurant, Take-Out Only	P	P	A	P (L)	—	
Restaurants with Limited Live Entertainment	P	P	A	P (L)	—	
Restaurants with Walk-Up Window	C	C	A (C)	C (L)	—	17.50.260
Restaurants with Drive Through	—	—	—	—	—	

ALLOWED USES AND PERMIT REQUIREMENTS BY ZONING DISTRICTS						
LAND USE	PERMIT REQUIREMENT BY ZONE					Zoning Code Section for Additional Relevant Standards/ Notes
	CG	**CL**	**CF**	**MU-48**	**RM-16**	
Entertainment						
Commercial Entertainment	E	—	E	E (L)	—	17.50.130
Electronic Game Centers	C	—	C	C (L)	—	17.50.100
Sexually Oriented Business	—	—	—	—	—	
Food and Beverage Sales						
Convenience Stores	C	—	C	C (L)	—	
Farmers' Market	P	P	P	P (L)	—	
General Market	P	—	P	P (L)	—	
Liquor Stores	—	—	—	—	—	
Group Housing						
Single-Room Occupancy	—	—	—	—	—	
Hospitals, Clinics and Care Facilities						
Clinic	—	—	—	—	—	
Extended Care	—	—	—	—	—	
Life/Care Facilities	—	—	—	—	—	
Hospitality House	—	—	—	—	—	
Hospital	—	—	—	—	—	
Skilled Nursing Facility	—	—	—	—	—	

ALLOWED USES AND PERMIT REQUIREMENTS BY ZONING DISTRICTS						
LAND USE	PERMIT REQUIREMENT BY ZONE					Zoning Code Section for Additional Relevant Standards/Notes
	CG	**CL**	**CF**	**MU-48**	**RM-16**	
Offices						17.61.050.J CUP required for new construction over 25,000 s.f.
Accessory	P	P	P	P (L)	—	See office percentage limitation note
Administrative Business Professional	P	P	P	P (L)	—	See office percentage limitation note
Government	P	P	P	P (L)	—	
Laboratories	—	—	P	P (L)	—	
Medical and Dental	P	P	P	P (L)	—	See office percentage limitation note
Walk-In Clientele	P	P	P	P (L)	—	
Research and Development - Offices	P	P	P	P (L)	—	17.50.240 See office percentage limitation note
Personal Services						17.61.050.J CUP required for new construction over 25,000 s.f.
Personal Improvement Services	P	P	P	P (L)	—	
Personal Services	P	P	P	P (L)	—	
Massage Establishments	C	—	—	C (L)	—	17.50.155
Personal Services, Restricted	—	—	—	—	—	
Tattoo and Body Modification	P	—	P	P (L)	—	
Printing and Publishing						
General	P	P	P	P (L)	—	17.61.050.J CUP required for new construction over 25,000 s.f.
Limited	P	P	P	P (L)	—	17.61.050.J CUP required for new construction over 25,000 s.f.

ALLOWED USES AND PERMIT REQUIREMENTS BY ZONING DISTRICTS						
LAND USE	PERMIT REQUIREMENT BY ZONE					Zoning Code Section for Additional Relevant Standards/ Notes
	CG	**CL**	**CF**	**MU-48**	**RM-16**	
General Services						
Business Services	P	P	P	P (L)	—	
Catering Services	P	P	P	P (L)	—	
Charitable Institutions	P	P	P	P (L)	—	
Commercial Nurseries	C	C	C	—	—	17.50.180
Commercial Growing Areas	—	—	—	—	—	
Drive-Through Business (non-restaurant)	—	—	—	—	—	
Maintenance or Repair Services	—	—	—	—	—	
Public Safety Facilities	C	C	C	C	C	
Detention Facility	—	—	—	—	—	
Transient Lodging						
Bed and breakfast inns	—	—	—	—	—	
Hotels, motels	—	—	—	—	—	
Retail Sales						
Bix Box Retail	—	—	—	—	—	
Building Materials, and Supplies Sales	—	—	—	—	—	
Firearm Sales	—	—	—	—	—	
General Retail	P	P	A	P (L)	—	
Pawnshops	—	—	—	—	—	
Significant Tobacco Retailers	—	—	—	—	—	

ALLOWED USES AND PERMIT REQUIREMENTS BY ZONING DISTRICTS						
LAND USE	PERMIT REQUIREMENT BY ZONE					Zoning Code Section for Additional Relevant Standards/Notes
	CG	**CL**	**CF**	**MU-48**	**RM-16**	
INDUSTRIAL AND UTILITY USES						
Industrial Services						
Construction and Material Yard	—	—	—	—	—	
Custom Manufacturing / Artisan Production	P	—	P	P (L)	—	
Industry, General	—	—	—	—	—	
Industry, Limited	—	—	P	—	—	
Maintenance and Service Facilities	—	—	C	—	—	
Research and Development - Laboratories	C	—	P	—	—	(4) 17.50.240
Self-Storage	—	—	—	—	—	
Recycling Facilities						
Donation Collections Facilities	—	—	—	—	—	
Recycling - Large Collection Facilities	—	—	C	—	—	
Recycling - Small Collection Facilities	MC	—	MC	MC(L)	—	17.50.220
Reverse Vending Machine	—	—	—	—	—	
Wholesaling						
Wholesaling, Commercial	—	—	P	—	—	
Distribution and Storage	—	—	P	—	—	
Distribution and Storage, Small Scale	—	—	P	—	—	

ALLOWED USES AND PERMIT REQUIREMENTS BY ZONING DISTRICTS						
LAND USE	PERMIT REQUIREMENT BY ZONE					Zoning Code Section for Additional Relevant Standards/Notes
	CG	**CL**	**CF**	**MU-48**	**RM-16**	
Communications facilities						17.40.070; 17.61.050.J CUP required for new construction over 25,000 s.f.
Accessory Antenna Arrays	P	P	P	P	P	
Antennas and Transmission Towers	C	C	C	C	C	
Equipment Within Buildings	P	P	P	P	P	
Wireless Telecommunications Facilities - Minor	MC	MC	MC	MC	MC	17.50.310
Wireless Telecommunications Facilities - Major	C	C	C	C	C	17.50.310
Wireless Telecommunications Facilities - SCL	P	P	P	P	P	17.50.310
Transportation						
Commercial Off-Street Parking	P	P	P	—	—	17.40.070
Heliports	—	—	—	—	—	
Mobility Hub	P	P	P	P (L)	—	
Transit Stations or Terminals	C	C	C	C (L)	—	
Transportation Dispatch Facilities	—	—	—	—	—	
Truck and Freight Terminals	—	—	—	—	—	
Utilities						
Major	C	C	C	C	C	
Minor	P	P	P	P	P	

ALLOWED USES AND PERMIT REQUIREMENTS BY ZONING DISTRICTS						
LAND USE	PERMIT REQUIREMENT BY ZONE					Zoning Code Section for Additional Relevant Standards/Notes
	CG	**CL**	**CF**	**MU-48**	**RM-16**	
TEMPORARY USES						
Filming, long-term	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320
Personal Property Sales	—	—	—	P	P	Permit required: 17.50.190
Seasonal Merchandise Sales	P	P	P	P	—	17.50.180; 17.61.050.J CUP required for new construction over 25,000 s.f.
Swap Meets	—	—	—	—	—	
Other Temporary Uses	TUP	TUP	TUP	TUP	TUP	

TABLE 4.2-1 SPECIFIC LIMITATIONS:

(L) Use is limited to ground floor occupancy.

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Ch. 5
Public Realm Standards & Design Guidelines

PUBLIC REALM STANDARDS & DESIGN GUIDELINES

IMPORTANCE

The public realm standards and design guidelines in this chapter serve to implement the General Plan vision for Lincoln Avenue Specific Plan Area and achieve objectives of the Pasadena Street Design Guide and Pasadena Master Street Tree Plan. To improve the public realm for users of all abilities, and to provide enough space for simultaneous uses of the sidewalk, these standards and guidelines ensure that new developments contribute to the safety, accessibility, and connectivity of their surrounding streetscape network. Many features that are critical to 'walkability' depend on the width and organization of the sidewalk. For example, consistent street trees provide shade and other aesthetic and environmental benefits, and sidewalk seating for restaurants and cafés activate the public realm and boost business. However, the success of both relies on the sidewalk offering ample and well-organized space to prevent conflicts with pedestrians.

CHAPTER OVERVIEW

The public realm standards and guidelines in this chapter address and regulate pedestrian infrastructure and amenities to support a safe, accessible, and comfortable pedestrian experience. The standards and guidelines are presented in the following pages as follows:

- **5.1 Sidewalks**. Addresses minimum sidewalk widths and sidewalk zones.
- **5.2 Parkways and Street Trees**. Addresses parkway dimensions, amenities, and materials, and street tree placement and preferred species.

Each section includes rationale for the standard followed by sub-sections for individual standards, if applicable. Each standard is introduced in text and/or table format with diagrams and images to illustrate regulations. Supplementary text boxes are provided for additional context on most standards and diagrams. Note that diagrams are provided for the purposes of communicating measurements and images are included to illustrate potential outcomes of the standards; neither are suggestive of regulated architectural styles.

A well-designed public realm provides comfortable and accessible space for people of all abilities.

5.1 SIDEWALKS

The following sidewalk standards are intended to:

- Ensure a minimum sidewalk width is achieved, appropriate to support future development densities, intensities, uses, and pedestrian volumes;
- Provide sufficient sidewalk width to support dedicated amenity zones, walk zones and frontage zones; and
- Increase shade and stormwater capture through increased street trees and parkways.

The following standards are covered in detail in this section:

- 5.1.1 Sidewalk Zones
- 5.1.2 Minimum Sidewalk Width

IMPORTANCE OF SIDEWALKS

Sidewalks play an important and multi-faceted role in the built environment, serving as spaces for pedestrian travel, entryways, sidewalk dining, street trees and landscaping, as well as a variety of amenities, such as benches, bus shelters, bicycle racks and trash receptacles. Sidewalk width standards correlate to the level of activity and surrounding densities, intensities, and uses. Ensuring sufficient widths and establishing distinct zones help to ensure that the sidewalk environment can support all functional activities.

Sidewalks with sufficient width can support pedestrian travel as well as space for various amenities.

5.1.1 SIDEWALK ZONES

PASADENA STREET DESIGN GUIDE

Pasadena's Street Design Guide provides a framework for understanding the way sidewalks are used, and organizes sidewalks into zones to avoid conflict between various uses and amenities. Requirements vary based on the level of activity, land uses, intensities, and densities, as well as special conditions. Through designating specific zones, the Lincoln Avenue Specific Plan can help enhance the pedestrian experience by increasing sidewalk widths, enabling more shade coverage and opportunities for amenities such as sidewalk seating and landscaping.

The Pasadena Street Design Guide organizes sidewalks into the following three sidewalk zones, which provide a basis for standards in the Specific Plan:

- **Amenity / Curb Zone.** The Amenity / Curb Zone is the portion of the sidewalk directly adjacent to the street right-of-way. This zone typically includes street trees, street lights, parkways, street furniture, and bus shelters.
- **Walk Zone.** The Walk Zone is the portion of the sidewalk dedicated to pedestrian travel and should be free of obstruction.
- **Building Frontage Zone.** The Building Frontage Zone is adjacent to private property and allows for door openings from buildings, bicycle parking, and sidewalk seating.

Figure 5.1-1: Sidewalk Zones

SIDEWALK ZONE EXAMPLE IMAGES

The images below reflect examples of appropriate conditions for the three sidewalk zones. These examples are illustrative and may not reflect all applicable development standards.

BUILDING FRONTAGE ZONE

Frontage zones may be used to accomodate outdoor dining

Frontage zones may include planters to enhance the ground floor

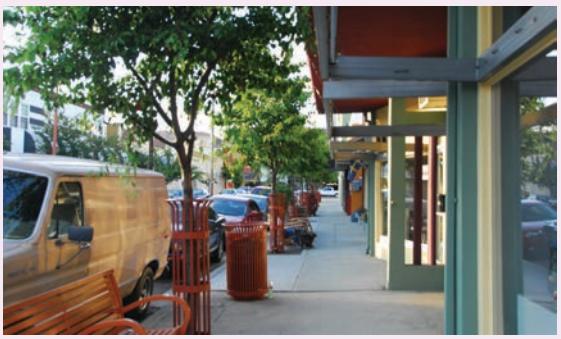
WALK ZONE

Walk zones of 5 feet allow two people to walk together comfortably

Wider walk zones of at least 7 feet are appropriate for commercial retail areas

AMENITY ZONE

Grass or other permeable parkway materials with shade trees are appropriate for residential areas



Amenity zones may include street furniture and landscaping

5.1.2 MINIMUM SIDEWALK WIDTH

A. **Minimum Sidewalk.** Projects shall provide sidewalks that meet the minimum sidewalk width requirements per Map 5.1-1, as measured from the primary curb line, as shown in Figure 5.1-2.

1. Where the existing sidewalk right-of-way is less, the Project shall accommodate the minimum sidewalk width with an easement or dedication.
2. This area shall be paved for the purposes of public use and any improvements shall be installed and maintained by the property owner.

B. **Sidewalk Zones.** Sidewalks must provide sidewalk zones to the dimensions set in Figures 5.1-3 through 5.1-6.

C. **Amenity Zone.** Sidewalks shall maintain a minimum landscaping and furnishing area at the width illustrated in Figures 5.1-3 through 5.1-6.

1. Landscaped parkways shall be provided based on the percent requirements set in Map 5.2-1.
2. The Amenity Zone may be used for:
   a. driveways,
   b. street furniture,
   c. street trees,
   d. parkways,
   e. bicycle parking, and/or
   f. bus shelters.

D. **Walk Zone.** Sidewalks shall maintain a minimum continuous path of travel for pedestrians at the width illustrated in Figures 5.1-3 through 5.1-6. This area shall be free of all furnishings, landscaping, or obstructions, and shall be compliant with ADA standards.

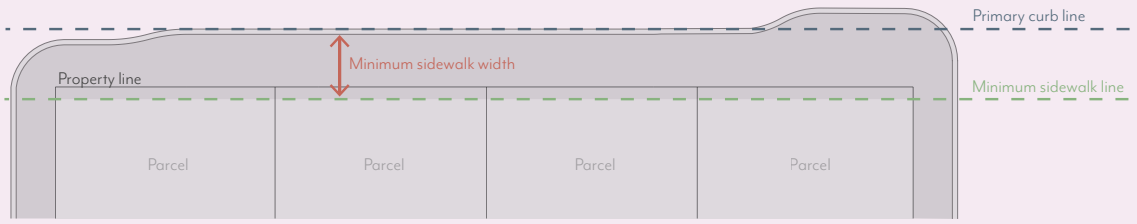
E. **Frontage Zone.** No minimum width is required for Frontage Zones.

1. The Frontage Zone may only be used for:
   a. pedestrian travel,
   b. seating,
   c. outdoor dining (with a public sidewalk occupancy permit),
   d. landscape planters (to accentuate building entrances only),
   e. bicycle parking, and/or
   f. shade structures.

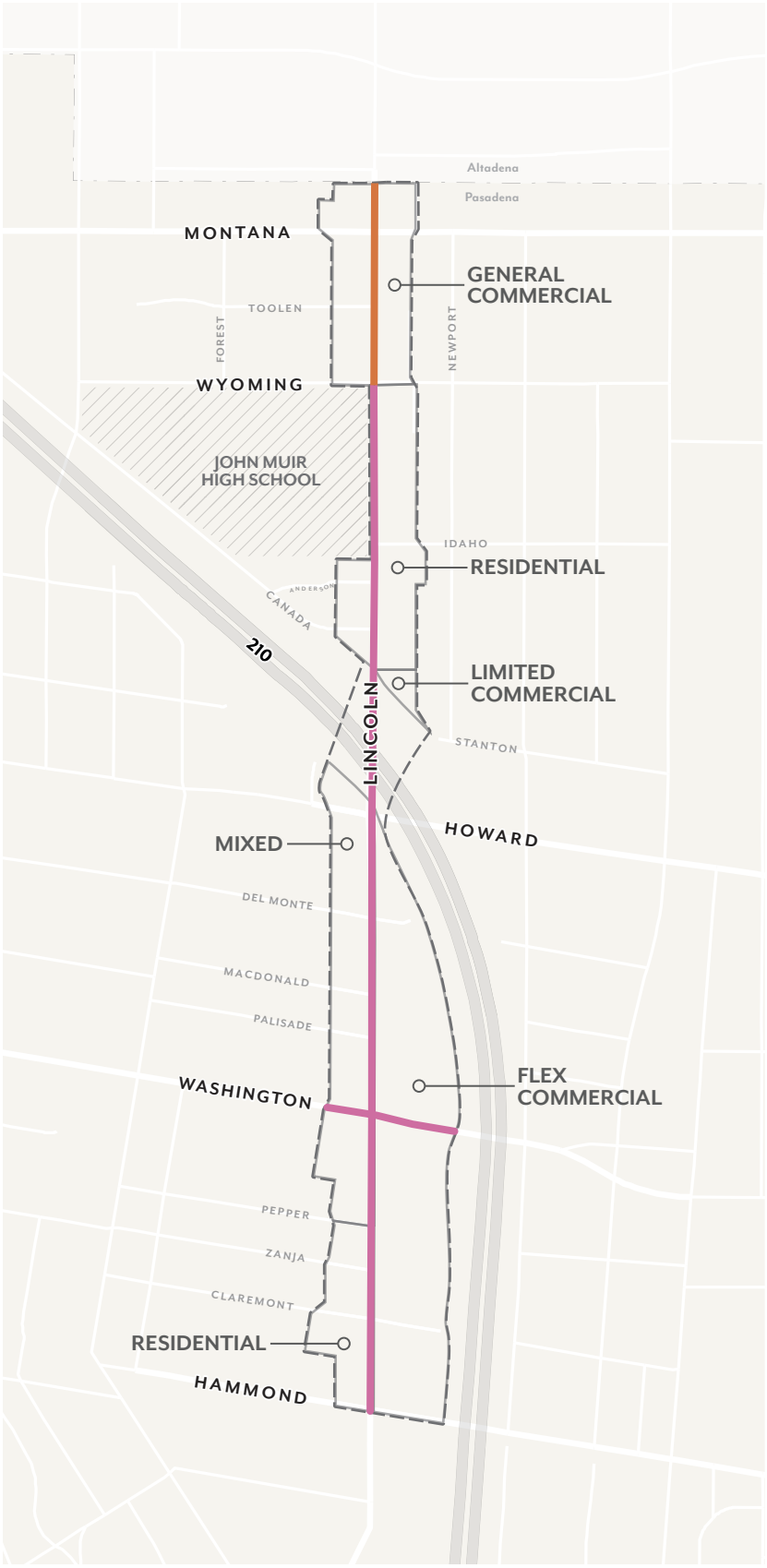
Figure 5.1-2: Minimum Sidewalk Width Measurement

The minimum sidewalk line is the line created by measuring the minimum sidewalk width (as shown in Figure 5.1-2) from the Primary Curb Line. The Primary Curb Line is the predominant face of curb line of a given block, and shall not include "bulb outs" or reductions in sidewalk width at intersections.

As illustrated here, some parcels may not currently provide sufficient width to meet the minimum sidewalk requirement. In these cases, the property owner must provide additional paved area through an easement and/or dedication. FAR shall be calculated based on full parcel area if required to meet sidewalk width minimum.



Map 5.1-1: Minimum Sidewalk Widths



Minimum Sidewalk Dimensions

- 12 ft.
- 15 ft.

Figure 5.1-3: Sidewalks - General Commercial (CG)

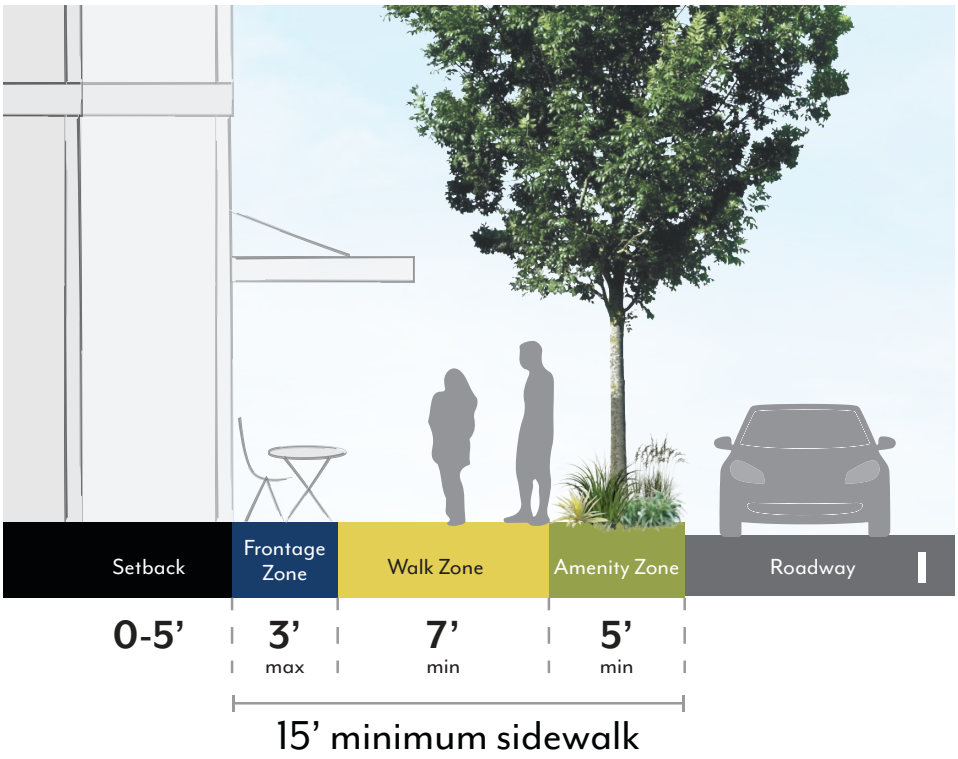


Figure 5.1-4: Sidewalks - Mixed Use (MU-48)

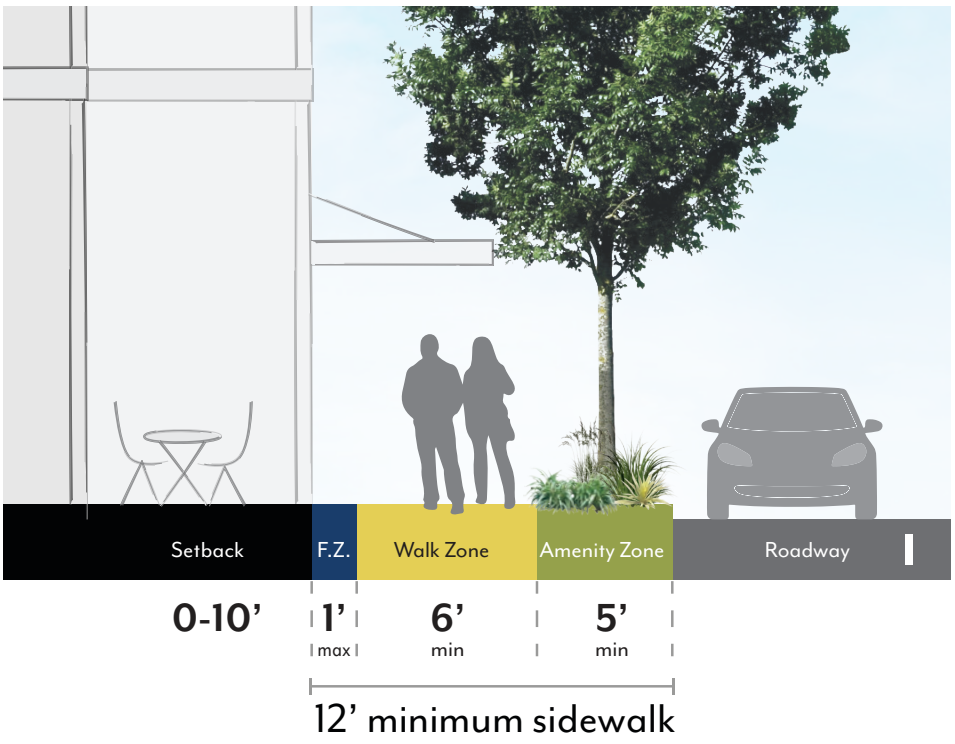


Figure 5.1-5: Sidewalks - Multifamily Residential (RM-16)

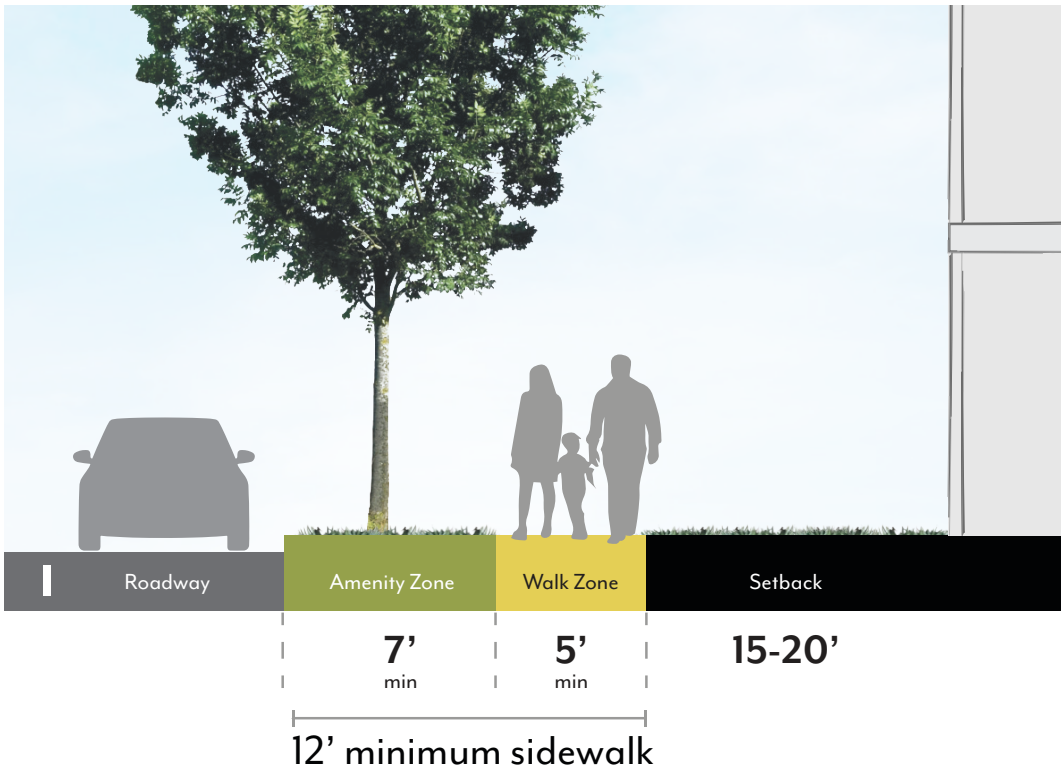
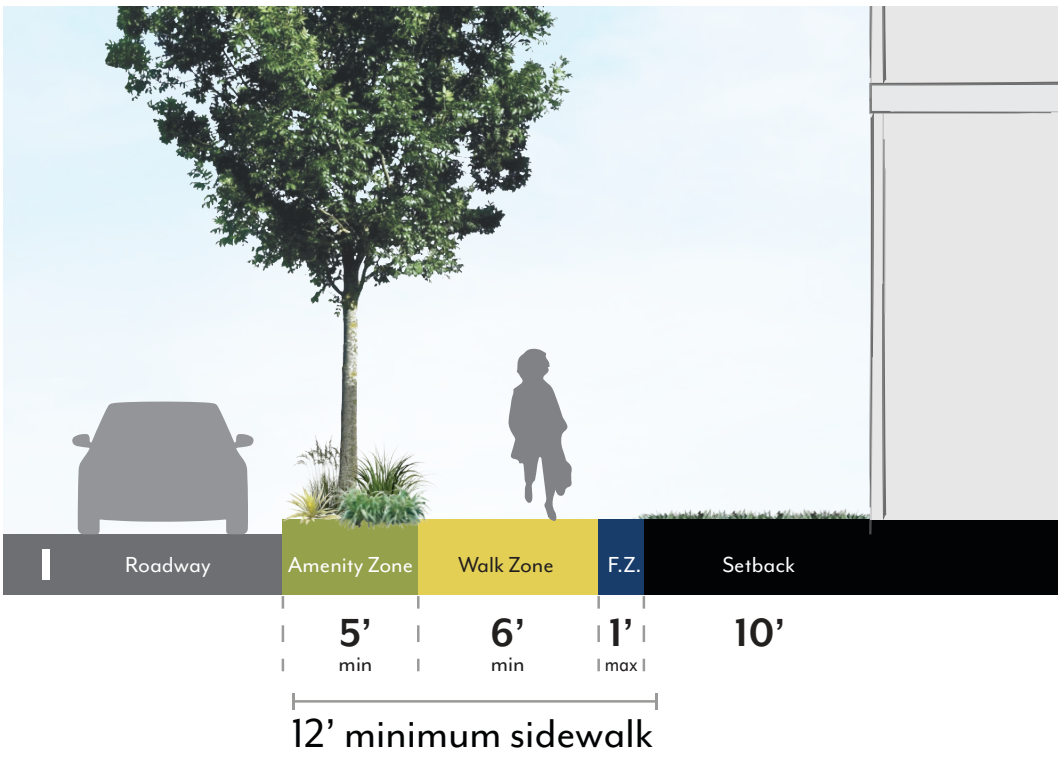


Figure 5.1-6: Sidewalks - Commercial Flex (CF)



SIDEWALK WIDTH EXAMPLE IMAGES

Sidewalk widths of at least 12' are required throughout the Specific Plan Area to provide space for a clear walk zone and basic amenities such as landscaping, lighting, signage, and bicycle parking. Sidewalks of 15' are required in commercial areas with more pedestrian activity and greater need for amenities.

Example of approximately 12' sidewalk

Example of approximately 15' sidewalk

5.2 PARKWAYS AND STREET TREES

The following Parkways standards and guidelines are intended to:

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

The following standards and guidelines are covered in detail in this section:

- 5.2.1 Parkway Frequency
- 5.2.2 Parkway Design
- 5.2.3 Street Trees (section under development)

IMPORTANCE OF PARKWAYS

Parkways are landscaped or permeable areas within the sidewalk that play an important role in today's urban landscape by improving pedestrian comfort, increasing sustainability, and enhancing the aesthetic character of the public realm. By expanding the permeable area around street trees, parkways increase rain and stormwater capture, leading to improved street tree health and larger tree canopies, which creates cooler temperatures for pedestrians and reduces pollution in our nearby waterways. Parkways also provide a visual buffer between the pedestrian and moving or parked vehicles, which further improves pedestrian comfort and creates a more attractive sidewalk environment. Typically residential neighborhoods can accommodate long, uninterrupted areas of parkways within the sidewalk. In commercial and mixed use areas, available space for parkways may be constrained by bus shelters, street lights, and the need to accommodate higher levels of pedestrian traffic; however, significant parkway opportunities still exist on these corridors.

IMPORTANCE OF STREET TREES

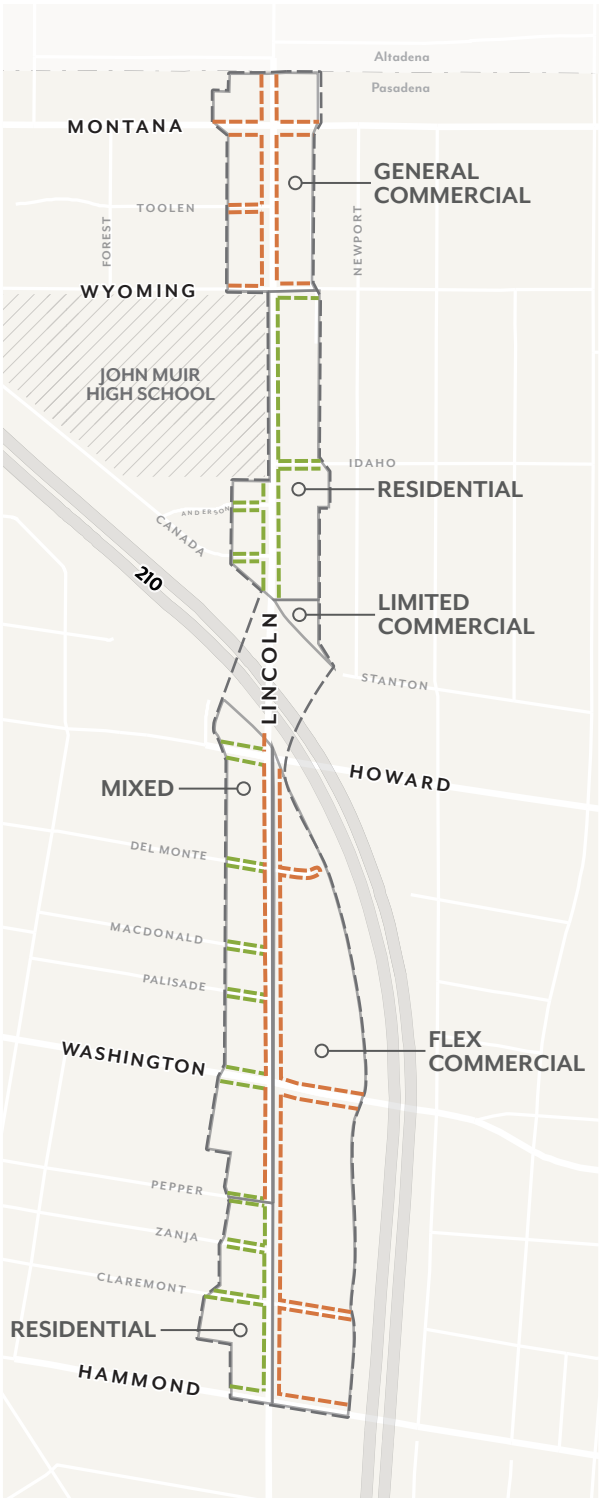
Street trees play an important role in keeping cities livable, sustainable and resilient. Trees improve air quality, increase urban biodiversity, and help reduce carbon emissions. In addition to environmental benefits, trees provide health, social, economic, and aesthetic benefits to communities. Requirements based on guidance from the City's Master Street Tree Plan will increase street tree coverage and require the preservation or introduction of certain tree species. In adherence with these street tree standards and guidelines, new development will contribute to an enhanced shade canopy that helps to reduce the urban heat island effect, decrease sidewalk temperatures, enhance pedestrian comfort, and improve the visual experience of the street.

Map 5.2-1: Parkway Frequency

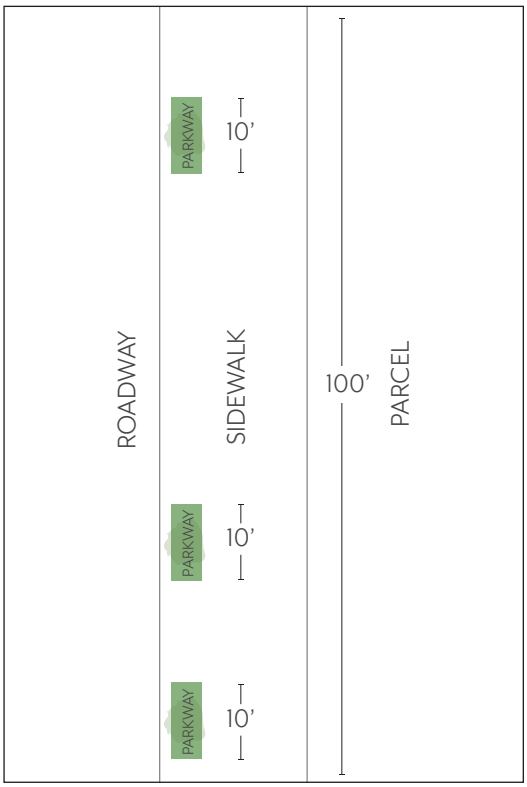
Parkway Frequency

60%

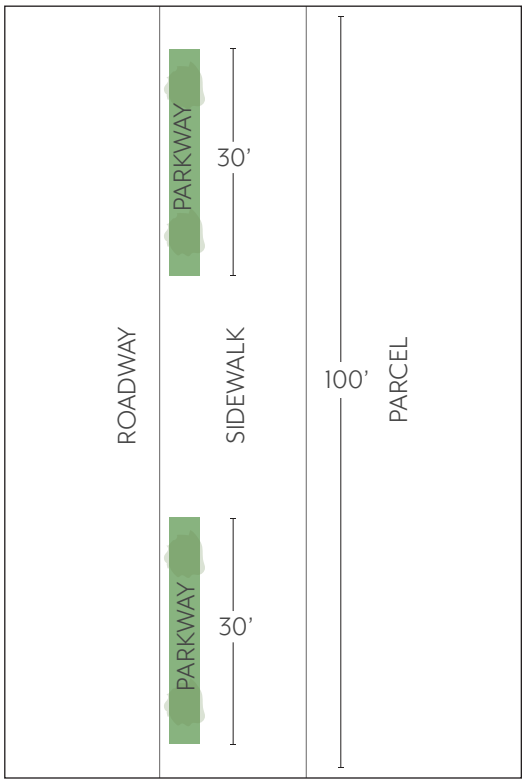
30%



Example of 30% Parkway Frequency



Example of 60% Parkway Frequency



5.2.1 PARKWAY FREQUENCY

A. **Parkway frequency.** Parkways shall be provided according to the minimum frequency illustrated in Map 5.2-1, measured as a percentage of the parcel frontage. See figure 5.2-1 for illustrative diagrams of 30% and 60% parkway frequencies.

5.2.2 PARKWAY DESIGN

A. **Minimum parkways.** Parkways shall be provided according to the minimum widths illustrated in Figures 5.1-3 to 5.1-6.

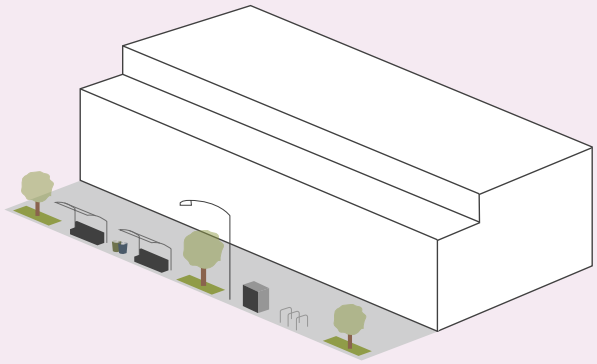
B. **Access.** Sidewalks shall include an access space measured from the primary curb line that includes a minimum 18-inch paved area to allow access to and from vehicles parked on the street.

C. **Stormwater capture.** Parkways shall be designed to collect and retain or treat runoff from the sidewalk. The center 2 inches of the parkway shall be depressed 3-4 inches to form a shallow swale to collect sidewalk stormwater. Alternative means of storing runoff may be provided to per the approval of the Department of Public Works.

D. **Materials.** A minimum of 50% of the parkway area must be comprised of planting, including street trees, shrubs, and groundcovers. No more than 50% of the parkway area may be comprised of permeable cover materials, including rock, decomposed granite, or permeable pavers. Mulch or porous concrete is not permitted.

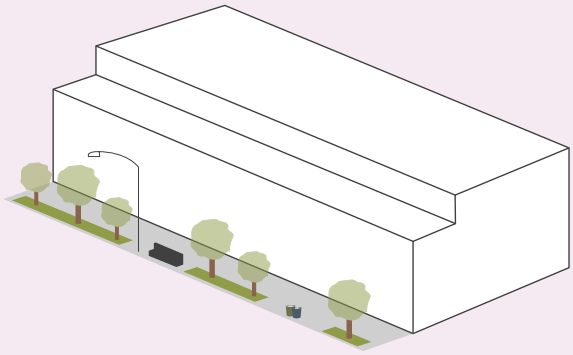
Figure 5.2-1: Parkway Frequency Requirement

30% PARKWAY FREQUENCY



30% parkway frequency provides room for landscaping and street trees while allowing for other amenities or utilities that may be found in a commercial or mixed-use environment, including seating, waste receptacles, bicycle parking, bus shelters, and driveways.

60% PARKWAY FREQUENCY



60% parkway frequency provides room for consistent landscaping and shade tree coverage while allowing for driveways and other amenities or utilities that may be found in a primarily residential environment.

PARKWAY EXAMPLE IMAGES

The images below reflect examples of appropriate conditions for parkways. These examples are illustrative and may not reflect all applicable development standards.

Commercial Parkway

Residential Parkway

Commercial Parkway

Residential Parkway

Commercial Parkway

Residential Parkway

Ch. 6
Development & Design Standards

DEVELOPMENT & DESIGN STANDARDS

IMPORTANCE

The development and design standards in this chapter serve to implement the General Plan vision for the Lincoln Avenue Specific Plan Area:

> *"A vibrant neighborhood-oriented district, with new housing options and a complement of local-serving retail and service businesses, office spaces, and community uses, all tied together with public improvements that create a vibrant and enjoyable pedestrian environment."*

The standards identified for the Lincoln Avenue Specific Plan facilitate a neighborhood core "main street" serving nearby residential neighborhoods, new opportunities for housing, and re-use of industrial properties for light industrial and research and development office uses. While the standards in this chapter are focused on achieving a forward-thinking vision, they also serve to guide development with contextual sensitivity to historic landmarks and neighboring residential communities.

CHAPTER OVERVIEW

The development and design standards in this chapter address and regulate new development, working together to facilitate high-quality, context-sensitive buildings which support a vibrant neighborhood-oriented district in the Lincoln Avenue Specific Plan Area. Each development and design standard serves a distinct purpose and collectively forms a holistic toolbox of strategies. The following standards are presented in this chapter:

- **6.1 Intensity & Density**. Addresses residential density, commercial intensity, and building heights.
- **6.2 Massing.** Covers a series of development and design standards which work together to shape development.
- **6.3 Ground Floor.** Focuses on the street level of developments.
- **6.4 Open Space.** Introduces standards for private and common use.
- **6.5 Access & Parking**. Addresses vehicle access and parking standards, as well as standards which address parking garages.

Each section includes rationale for the standard followed by sub-sections for individual standards, if applicable. Within each standard, introductory text is provided for additional context, followed by standards in text and/or table format with diagrams and images to illustrate regulations. Note that diagrams are provided for the purposes of communicating measurements and images are included to illustrate potential outcomes of the standards; neither are suggestive of regulated architectural styles.

6.1 INTENSITY & DENSITY

The General Plan Land Use Element designates a range of intensities and densities in the Lincoln Avenue Specific Plan Area to support the gradual transition of Lincoln Avenue from an industrial and limited commercial area to a vibrant neighborhood-oriented district, with new housing options, retail and service businesses, office spaces, and community uses.

The standards in this section are intended to:

- Implement the General Plan densities (du/ac) and floor area ratios (FAR)
- Incentivize adaptive reuse, 3- to 4-story mixed-use, and 2- to 3-story multifamily residential and flexible light industrial/creative office development
- Establish height transitions to surrounding single family neighborhoods

The following standards are covered in detail in this section:

- 6.1.1 Density and FAR
- 6.1.2 Height

DEFINING SCALE

The overall scale of new development is primarily determined by building intensity, density, and height. Intensity refers to the ratio of a building's floor area to its land area, measured in floor area ratio (FAR). Density refers to the number of dwelling units per acre (du/ac) in a residential building.

Lincoln Avenue, north of Wyoming Street, will remain a low-intensity commerical corridor.

6.1.1 DENSITY AND FAR

A. **DU/AC and FAR.** Projects shall not exceed the allowable dwelling units per acre (du/ac) and/or floor area ratio (FAR) maximums set in Table 6.1-1. The maximums are based on gross parcel size; a reduction in buildable area due to dedications/easements or setbacks shall not reduce allowable maximums. Parking and loading areas are excluded from FAR calculations.

1. **Residential** projects are subject to du/ac maximums.
2. **Non-residential** projects are subject to FAR maximums.
3. **Mixed-use** projects are subject to both du/ac and FAR maximums.

6.1.2 HEIGHT

A. **Building Height.** Projects shall not exceed the allowable height limits set in Table 6.1-1. Height is measured from the existing grade of the site to an imaginary plane located above but parallel to the grade.

1. **In RM**, three stories in the front 60% of the site, measured from the Lincoln Avenue property line, is permitted. For the remainder of the site, the maximum height of structures shall be two stories and 36 feet to the highest ridge line.
2. **Exceptions**, including for appurtenances and railings, allowed per PMC17.40.060.

SCALED DEVELOPMENT & HOUSING NEEDS

FAR maximums in CG, CL, and CF aim to maintain a low-scale commercial and office character. FAR and Density maximums in MU allow for higher residential capacity in order to meet local and regional housing needs and support local businesses. The Density maximum in RM aims to maintain a mid-scale multifamily residential character.

BUILDING HEIGHT

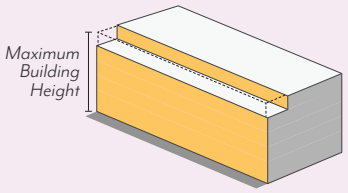
Height standards ensure that developments are built in relationship to their surrounding context, creating overall architectural cohesion throughout a neighborhood or corridor.

Table 6.1-1: Intensity by Zoning

	CG	CL	CF	MU	RM
Maximum du/ac	—	—	—	48	16
Maximum FAR	1.0	1.0	1.0	1.5	—
Maximum height	36’	36’	39’	39’	36’

“— ” = Not Applicable

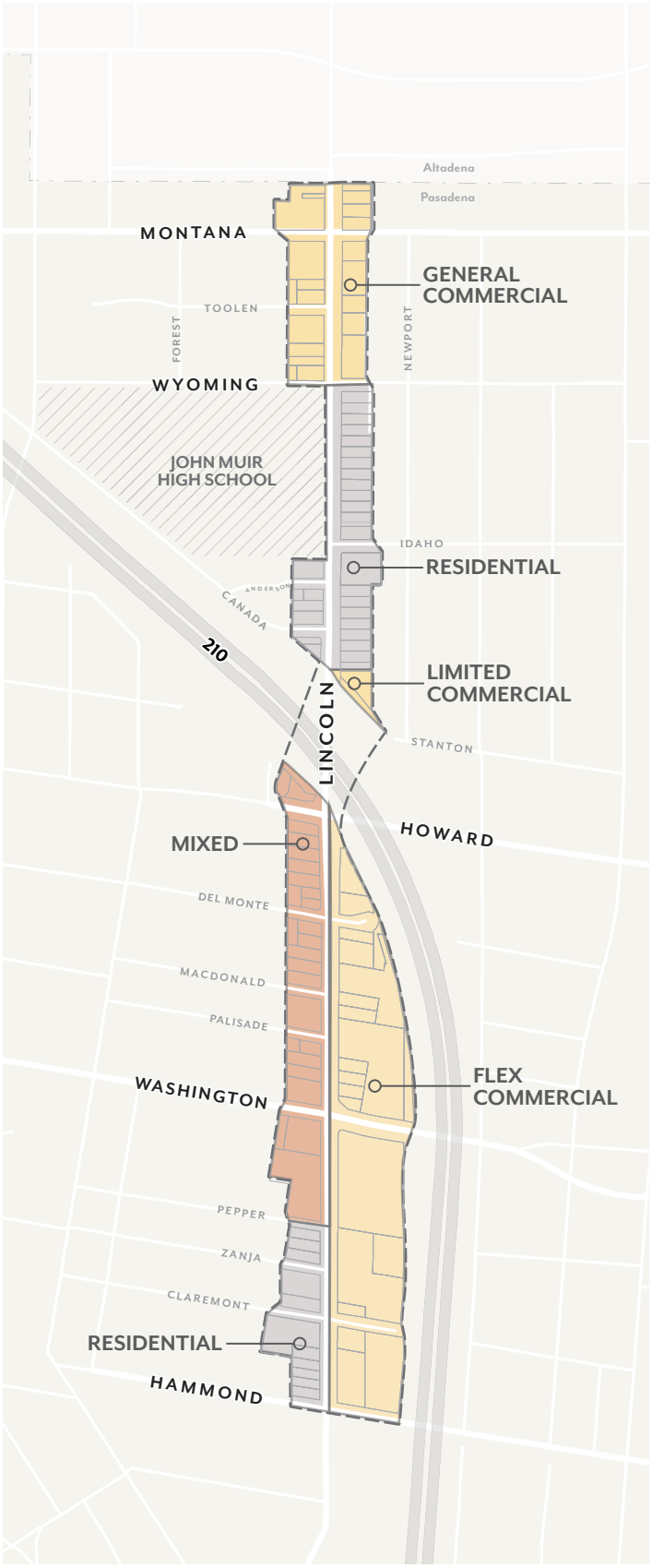
Figure 6.1-1: Maximum Height



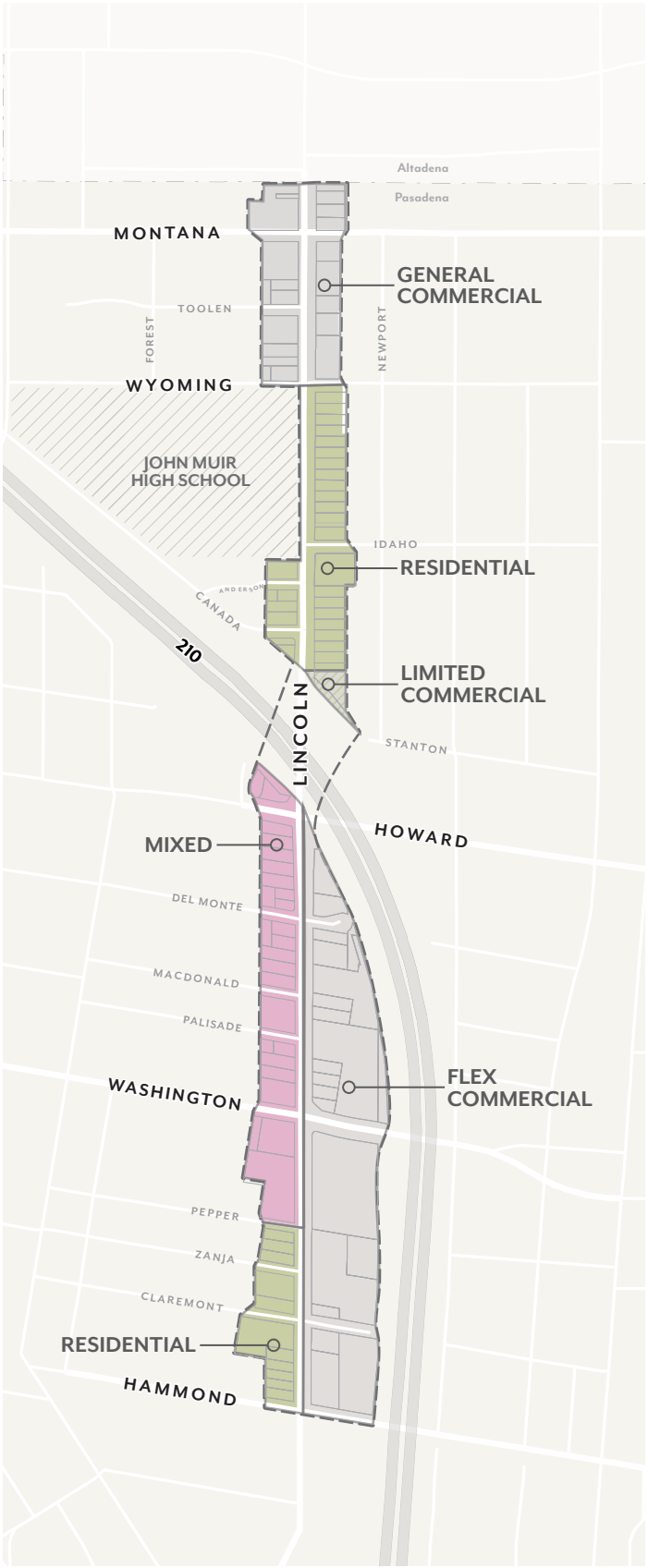
Height is measured from the existing grade of the site to an imaginary plane located above but parallel to the grade.

Note: Diagram used for measurement illustration purposes only.

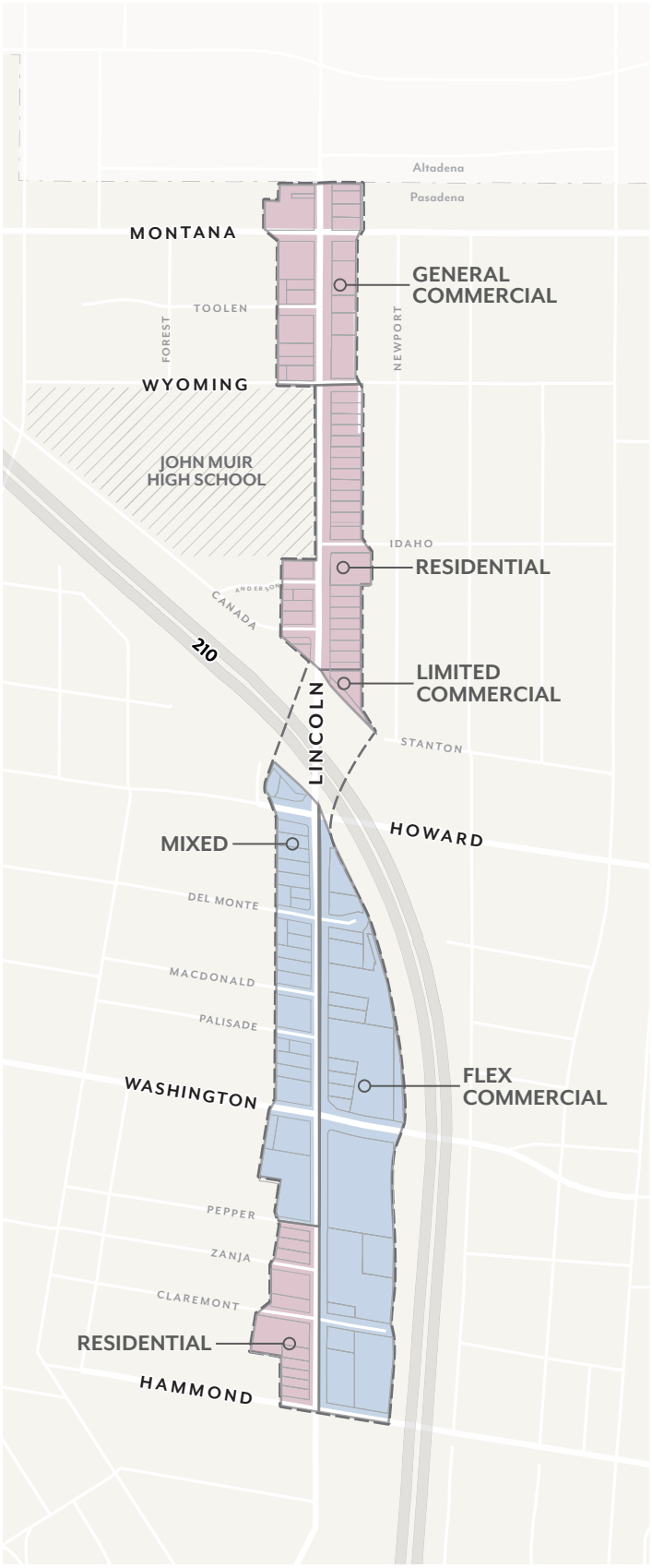
Map 6.1-1: Maximum Floor Area Ratio (FAR)



Map 6.1-2: Maximum Density (du/ac)



Map 6.1-3: Maximum Building Height



HEIGHT EXAMPLE IMAGES

The images above reflect a range of building heights that are allowed in zoning districts throughout the Lincoln Avenue Specific Plan area. Architectural features such as roof shape, stepbacks, and modulation can add variation to the roof line and reduce visual impact of building height. These examples are illustrative and may not reflect all applicable development standards.

Example of approximately 36' building

Example of approximately 39' building

Example of approximately 39' building

6.2 MASSING

The standards in this section are intended to:

- Shape development in a manner that creates a defined public realm and appropriate scale of buildings for a visually appealing community
- Reduce building massing adjacent to RM zones through setback and stepback requirements that create appropriate transitions to residential neighborhoods
- Support high-quality architecture and urban design through modulation requirements and limitations in façade length
- Require appropriate transitions to registered historic structures

The following standards are covered in detail in this section:

- 6.2.1 Setbacks
- 6.2.2 Stepbacks
- 6.2.3 Historic Adjacency
- 6.2.4 Façades & Modulation

SHAPE & DESIGN OF DEVELOPMENT

Building massing contributes to the overall shape and design of development. Through building setbacks, developments can allow for landscaping, seating and shade structures, as well as public plazas and open space. Between buildings, development can step back from the property line to help ensure context-sensitive massing transitions, including transitions to residential neighborhoods or historic properties. Façade modulation works with the range of massing tools listed above to contribute to attractive and pedestrian-scaled buildings by balancing linear visual consistency with interest and variety.

6.2.1 SETBACKS

A. **Street Setback.** Projects shall comply with the Setback ranges and minimums set in Table 6.2-1. Setback ranges shall be met for the percent of primary street frontage set in Table 6.2-1. While the remaining percentage of street frontage may be beyond the maximum, setbacks less than the minimum are prohibited. Street setbacks are those abutting public property and are measured from the minimum sidewalk line.

1. **Residential** dwelling units shall have a minimum setback of 5 feet.
2. **Exceptions** allowed per PMC17.40.160
3. **Allowed features** within the street setback include landscape, hardscape (stoops, patios), planters, seating, shading, and other open space features per Design Review/Director approval.

B. **Interior Setback.** Projects shall comply with the interior setback minimums set in Table 6.2-2. Interior setbacks are those abutting private parcels and are measured from the property line.

1. **Separation** from existing buildings on adjacent lots shall be at least 10 feet.
2. **Exceptions** allowed per PMC17.40.160

Table 6.2-1: Street Setbacks by Zoning

	CG	CL	CF	MU-48	RM-16
Street Frontage	75%	—	75%	75%	50%
Lincoln Avenue	0-5’	—	5-10’	0-10’	15-20’
Other streets*	0-5’	—	5-10’	5-10’	5’ min.

**Montana, Toolen, Wyoming, Idaho, Anderson, Canada, Howard, Del Monte, MacDonald, Palisade, Washington, Pepper, Zanja, Claremont and Hammond.*

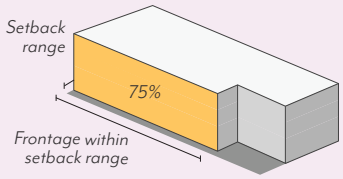
“— ” = Not Applicable

Table 6.2-2: Interior Setbacks by Zoning

	CG	CL	CF	MU-48	RM-16
Adjacent RM	15’ min.	5’ min.	—	—	5’ min.
Adjacent RS	15’ min.	15’ min.	15’ min.	15’ min.	Per PMC 17.22.070
Other interior	—	—	—	—	

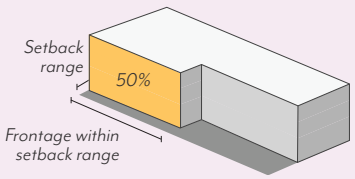
“— ” = Not Applicable

Figure 6.2-1: Setback Range (CG, CL, CF, MU-48)



Up to 25% of building frontage can be setback farther than the required range (setback range varies by zoning district and street)

Figure 6.2-2: Setback Range (RM-16)

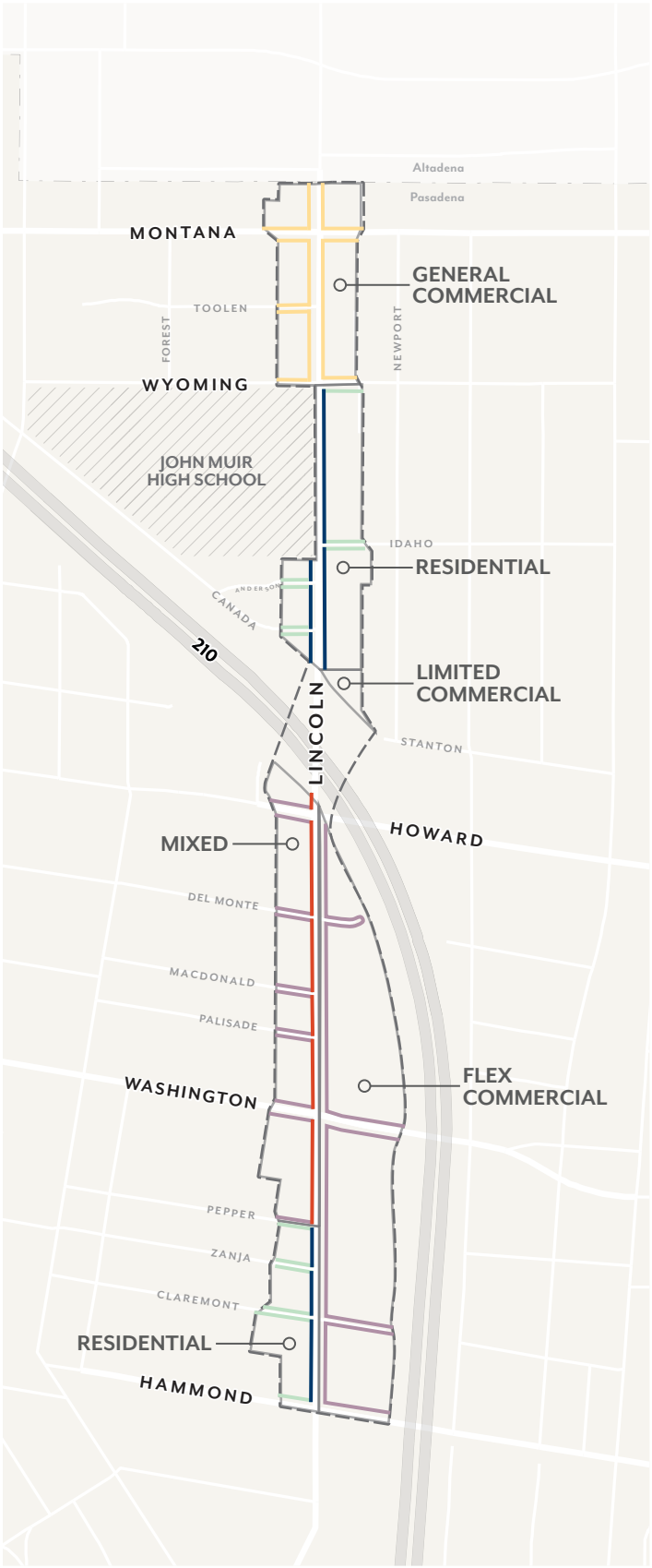


Up to 50% of building frontage can be setback farther than the required range (setback range varies by zoning district and street)

Note: Diagrams used for measurement illustration purposes only.

DRAFT

Map 6.2-1: Street Setbacks



STREET SETBACK EXAMPLE IMAGES

Street setbacks refer to the space between the public sidewalk and a building. The images above reflect a range of setback conditions allowed in zoning districts throughout the Lincoln Avenue Specific Plan. Setback standards create a consistent streetwall and help achieve an appropriate level of interaction between the public realm and private properties. Setbacks can enhance the building frontage zone by providing room for landscaping and outdoor dining. Wider setbacks provide a buffer between the sidewalk and residential properties. These examples are illustrative and may not reflect all applicable development standards.

Example of 0 - 3 foot setback

Example of 3 - 5 foot setback

Example of 5 -10 foot setback

Example of 10 - 15 foot setback

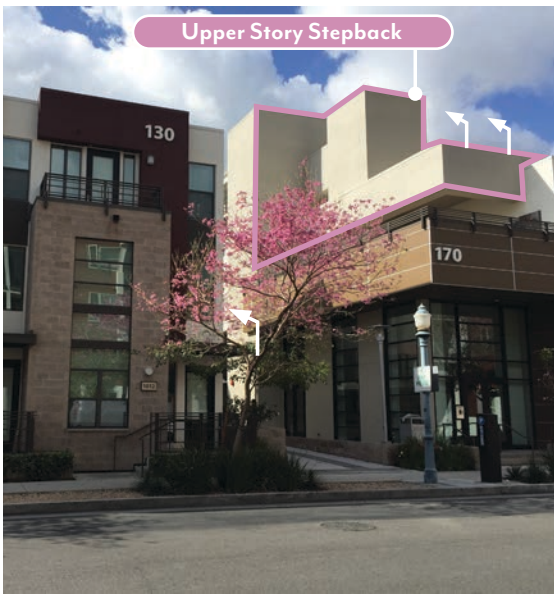
Example of Recessed Ground Floor

Example of Arcade

6.2.2 STEPBACKS

A. **Upper Story Stepback.** Projects shall not exceed the height specified in Table 6.2-3 before stepping back the specified depth. Stepbacks are measured from the existing grade of the site.

1. **Allowed uses** within the Stepback include balconies, patios, trellises, green roofs, and other open space features per Design Review/ Director approval.



NEIGHBORHOOD TRANSITIONS

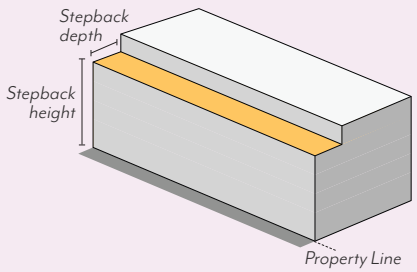
Stepbacks help ensure that building mass and height is distributed appropriately, creating transitions between the highest point of a building and neighboring structures. Interior stepbacks from adjacent residential properties create scale transitions between zones. Street sections diagrams are provided on the following pages which illustrate the setback requirements.

Table 6.2-3: Stepbacks by Zoning District

Depth		CG	CL	CF	MU-48	RM-16
Adjacent streets	10'	—	—	—	39'	Per PMC 17.22.070
Adjacent RM/RS	25'	—	—	—	30'	

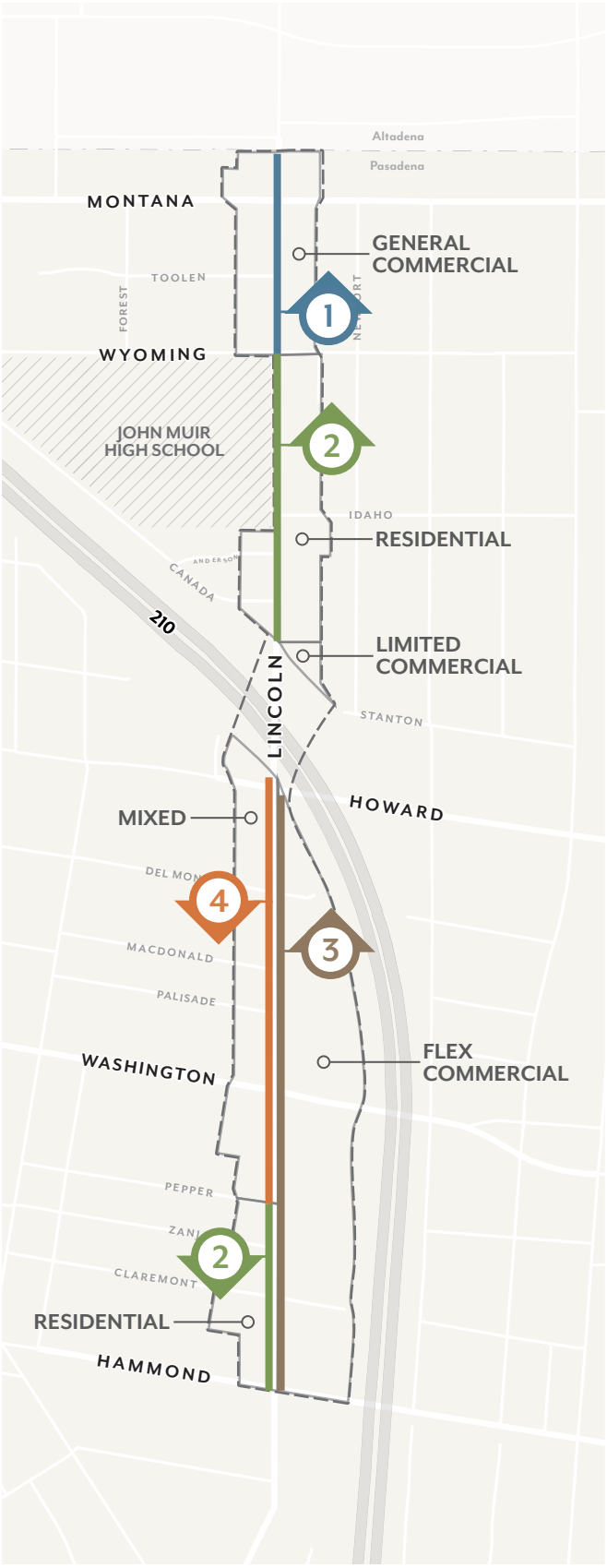
"— " = Not Applicable

Figure 6.2-3: Stepbacks



Note: Diagram used for measurement illustration purposes only.

Map 6.2-2: Massing Cross Sections by Zoning District Key Map



MASSING CROSS SECTIONS BY ZONING DISTRICT

The colored bars and numbered labels in this map correspond to the numbered cross sections in Figure 6.2-4 through Figure 6.2-7. The arrows indicate the direction of the views represented in each cross section diagram.

MASSING | CROSS-SECTIONS BY ZONING DISTRICT

Figure 6.2-4: **CG (General Commercial)**

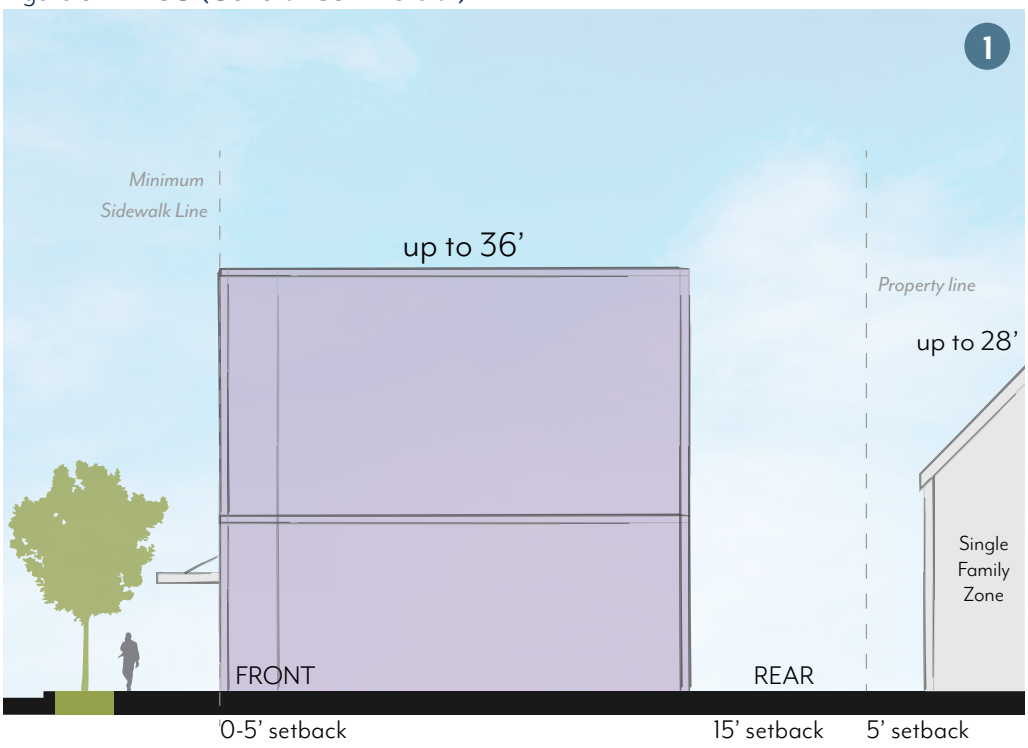
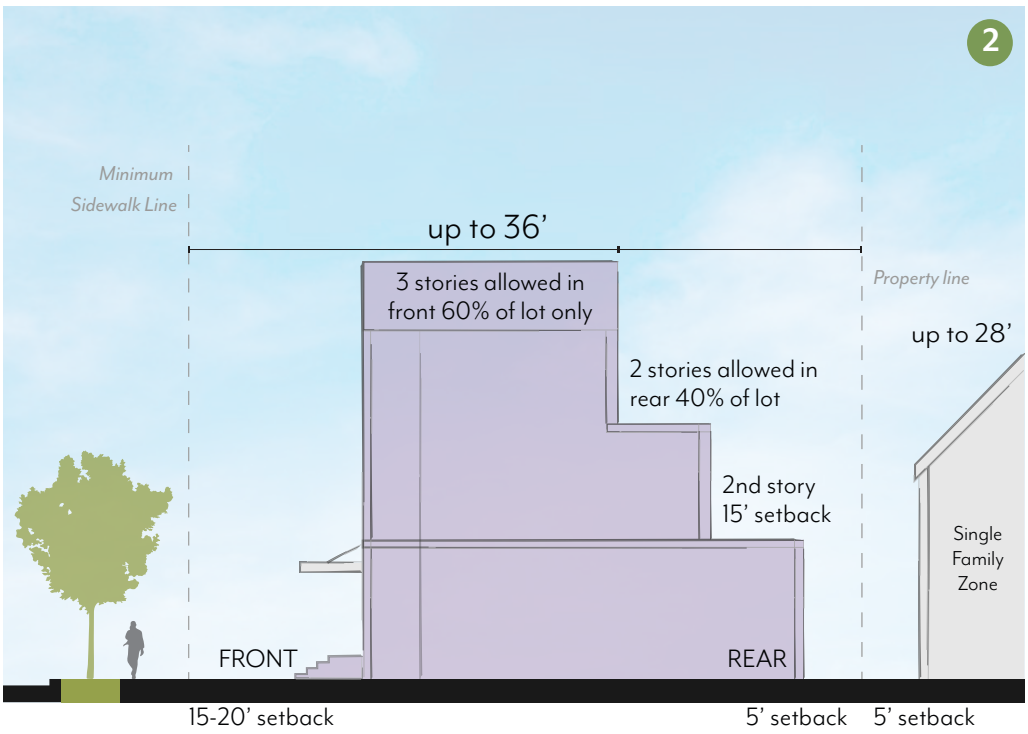


Figure 6.2-5: **RM (Multifamily Residential)**



Notes: Diagrams used for measurement illustration purposes only. Multi-Family Zone height limits represent existing standards as of August 2020 and are subject to change.

Figure 6.2-6: **CF (Flex Commercial)**

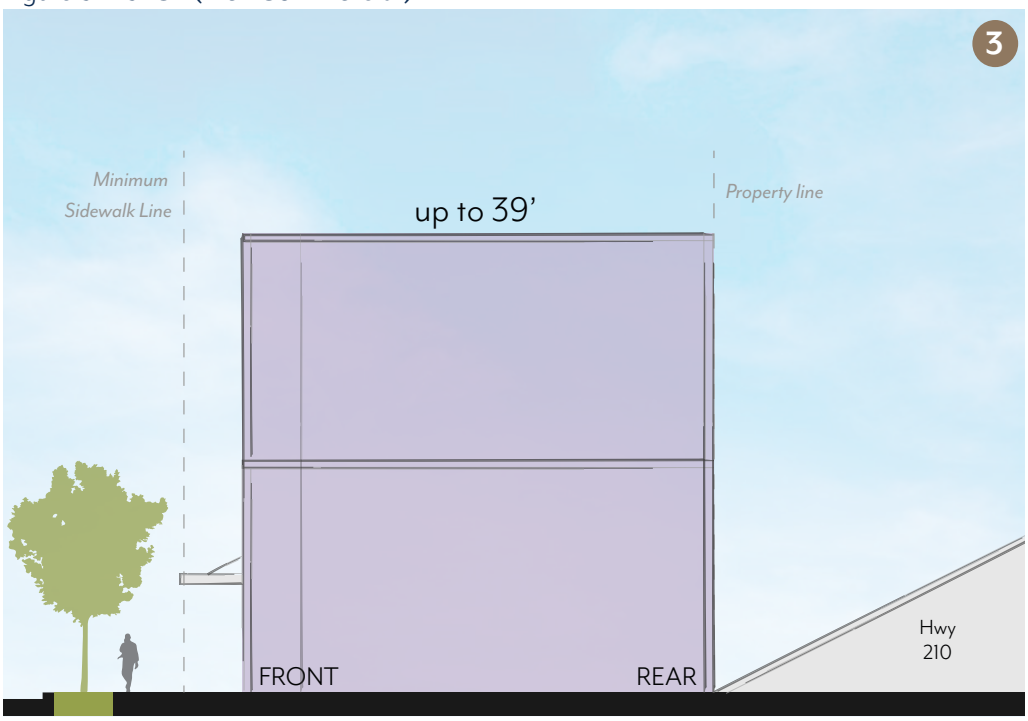
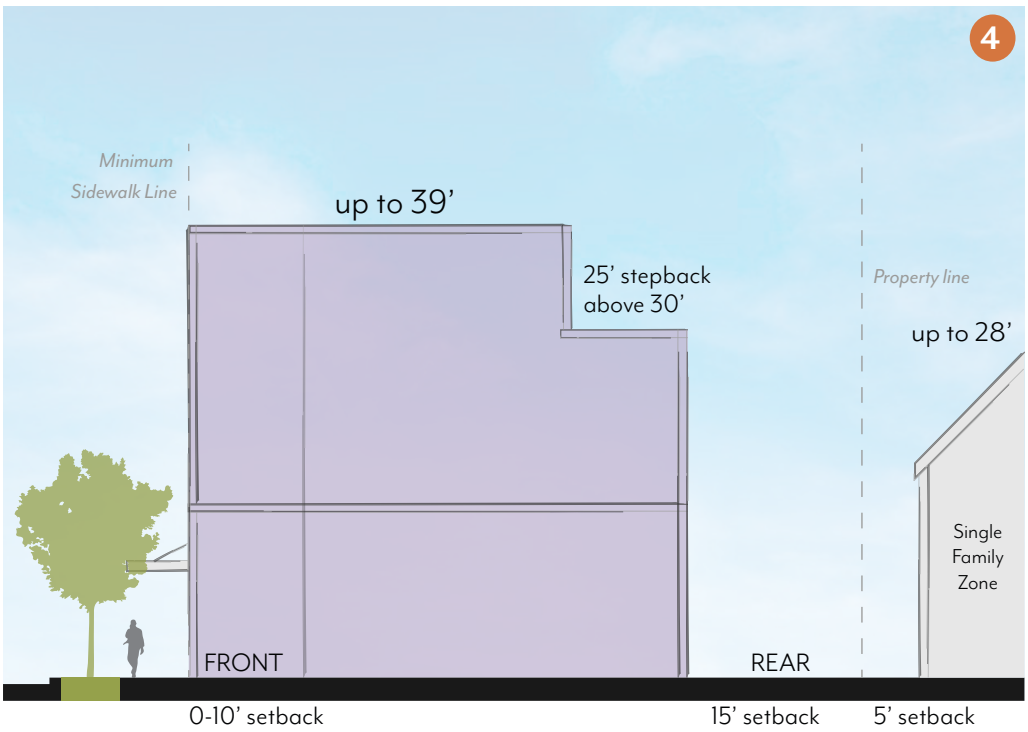


Figure 6.2-7: **MU (Mixed-Use)**



Notes: Diagrams used for measurement illustration purposes only. Multi-Family Zone height limits represent existing standards as of August 2020 and are subject to change.

6.2.3 FAÇADES & MODULATION

A. **Façade length**. Façades over 150 feet in length shall include a break at least 20 feet wide and 10 feet deep, open to the sky. See figure 6.2-8 for illustration of façade length standards.

   1. Residential buildings with individual unit entrances may be up to 200 feet in length before a break is required.
   2. Windowless façades on upper stories shall not exceed 30 feet in length unless required by building code (e.g. on an interior property line).

B. **Façade modulation.** Façades over 50 feet in length and 2 stories in height shall modulate a minimum of 25% of the area above the ground floor at least 2 feet in depth. See figure 6.2-9 for illustration of façade modulation standards.

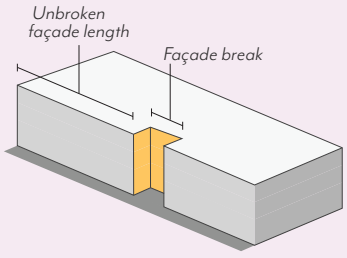
   1. Modulation may include any street-facing façade within 10 feet of the Setback except for any required Stepbacks.
   2. Modulation is not required to be continuous or open to the sky, and may be recessed or projected, but not beyond the minimum sidewalk line.
   3. Windows shall be recessed by at least 2 inches from the facade

C. **Materials**. Projects shall provide a secondary façade material of at least 5% of the façade area, excluding those materials used in windows, doors, and railings.

CREATING VISUAL INTEREST AND BREAKING UP MASS

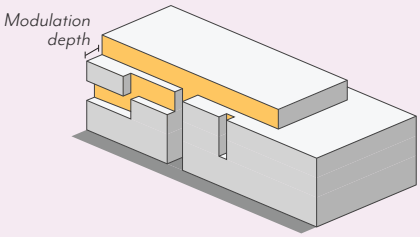
Façade modulation refers to variations in depth of a building's façade. Modulation can be achieved through architectural elements such as fenestration patterns and window bays, stepbacks, balconies, and full façade breaks. Modulation breaks up building massing, creates visual interest, and provides opportunities for open space.

Figure 6.2-8: Façade Length



Façades over 150 feet in length shall include a break at least 20 feet wide and 10 feet deep, open to the sky.

Figure 6.2-9: Façade Modulation



Façades over 50 feet in length and 2 stories in height shall modulate a minimum of 25% of the area above the ground floor at least 2 feet in depth.

Note: Diagrams used for measurement illustration purposes only.

FAÇADE & MODULATION EXAMPLE IMAGES

The images below reflect examples of appropriate façade and modulation treatments. These examples are illustrative and may not reflect all applicable development standards.

Balconies and other variations in wall plane depth create visual interest

Façade modulation can be applied to various architectural styles

1960 LINCOLN AVENUE

The building at 1960 Lincoln Avenue represents early Googie-style architecture that became popular after World War II as America was transformed by futurism and car culture. Typical roadside architecture evolved with bright colors, oversized lighted signage, and exaggerated forms.

The former **Foster's Old Fashion Freeze** served up "California's Original" soft-serve ice cream from about 1948 to 1968. In the late 1960s when plans for Interstate 210 displaced businesses further south on Lincoln Avenue, **Kettle's Nursery** relocated and took over the property. A family-owned Pasadena business from the late 1940s, it's operated on the site since 1970.

The style was widely used on coffee shops, gas stations, motels, and restaurants through the 1950s and 1960s. However, the commercial nature of these buildings generally involves frequent tenant changes and remodels, which have made intact examples rarer. The building retains primary features of the original design that convey its mid-century style and feeling, including its wide-overhanging roof with round corners, rooftop metal sheet signage (modified), slanted plate glass walls, and stone siding.

Design Guidelines

- **Access.** The streetscape at the primary façade on Lincoln Avenue should maintain a pedestrian-oriented walkway for at least the appearance of access to the walk-up service windows in the primary façade.
- **Alterations.** Changes to the building should repair and maintain its primary features to perpetuate its early Googie-style feeling. Restoration of signage, walk-up windows, or other removed features should be based on historic examples so as not to create a false sense of history for the building. Interior changes to the building should avoid blocking the transparency of the storefront.
- **Massing.** A larger project on the site may incorporate the building into a larger floorplan but should respect the standalone nature of the building by implementing a 15-foot buffer around the extent of the roofline perimeter at the front (west) and side (north and south) elevations. Any new connections to the structure itself should be restricted to the rear.
- **Design.** New development should consider the Modernist style and existing materials of the building for a complementary aesthetic.

COMMERCIAL BUILDINGS

New development along Lincoln Avenue should complement and respond to the immediate area, reflecting the scale and proportion of existing commercial buildings in the corridor.

The existing commercial buildings are predominantly one-story buildings with rows of typical early to mid-20th century storefronts composed of plate glass windows and recessed glazed doors that have minimal setbacks from the sidewalk.

Design Guidelines

- **Access.** The streetscape should maintain pedestrian-oriented views of the storefronts/primary façades (i.e., no landscaping or fencing should obscure the façades, which should appear approachable).
- **Alterations.** Changes to an existing building should repair and maintain its primary features, including traditional materials, such as brick and stucco, and storefront configurations, including large expanses of windows and main entrances oriented towards the sidewalk. Upper story additions should maintain the articulation of the existing cornice or roofline facing the sidewalk and use complementary fenestration patterns and materials.
- **Massing.** New building design within the commercial corridor should implement façade patterns that modulate the appearance of a traditional storefront (approximately 25 to 50 feet wide) to promote a sense of a variety of small establishments.
- **Storefront.** Ground floor treatment should be pedestrian in scale, storefront character, and design detail. Building entry elements should contribute to the continuity of pedestrian scale, storefront character, and street activity.

6.3 GROUND FLOOR

The standards in this section are intended to:

- Prioritize pedestrian access by ensuring doorways are open to a public sidewalk or public open space
- Promote shade through arcades and shade structures
- Increase visibility into ground floor uses to create visual interest for pedestrians
- Limit blank walls on the ground floor to enhance visual interest and pedestrian comfort

The following standards are covered in detail in this section:

- 6.3.1 Dimensions
- 6.3.2 Entrances
- 6.3.3 Transparency
- 6.3.4 Arcades
- 6.3.5 Shade Structures
- 6.3.6 Blank Walls
- 6.3.7 Security Bars
- 6.3.8 Fences

CREATING A VIBRANT STREET ENVIRONMENT

Successful ground floor design contributes to a vibrant built environment to create an inviting, visually engaging, shaded sidewalk and pedestrian environment that supports commercial activity. Altogether, ground floor treatments increase visual interest and physical access across all building uses to create active frontages.

Shade awnings, lighting, and ground floor transparency all contribute to a comfortable pedestrian experience

6.3.1 DIMENSIONS

A. **Residential uses.** Ground floor heights shall be a minimum 10 feet measured floor-to-floor.

B. **Non-residential uses.** Ground floor heights shall be a minimum 15 feet measured floor-to-floor. Commercial spaces shall have a minimum average depth of 35 feet.

Example of an approximately 10' residential ground floor height

Example of an approximately 15' non-residential ground floor height

Figure 6.3-1: Ground Floor Height

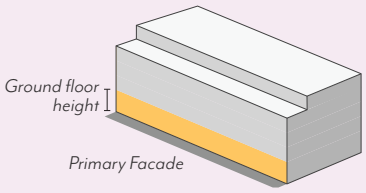
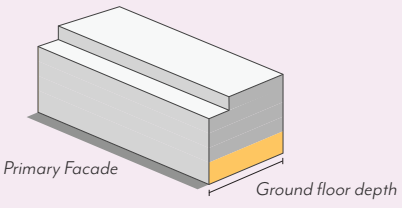


Figure 6.3-2: Ground Floor Depth



Note: Diagrams used for measurement illustration purposes only.

6.3.2 ENTRANCES

A. **Residential uses.** The majority of entrances to units shall be accessed from the street or from a courtyard accessible and visible from the street. **Note:** Residential lobbies and common spaces shall follow the non-residential requirements.

1. Primary entrances shall be distinguished through architectural features such as front porches, overhead projections, or recessed planes.
2. Pathways from the sidewalk to any required pedestrian entrances shall be at least 3 feet in width and separate from parking and driveways.
3. Doorways shall be set back at least 8 feet from the Minimum Sidewalk line.

B. **Non-residential uses.** Primary entries shall be located on the primary frontage and open into the public realm (e.g. a sidewalk or public open space); secondary entrances at the side or rear of a building are permitted.

1. In CG, recessed entries at least 32 inches deep are required adjacent Lincoln Avenue.
2. Entrances shall be covered by architectural features such as overhead projections (e.g. a canopy or awning) or recessed planes.
3. Grade separation, measured from finished sidewalk grade, shall be 0 feet for primary entrances facing Lincoln Avenue. Secondary entrances are not required to be at 0 feet if parcel frontage is sloped.

6.3.3 TRANSPARENCY

A. **Residential uses.** At least 15% of the ground floor façade shall consist of transparent openings, such as windows and doors with clear glass. The use of mirrored or highly reflective glazing is prohibited. **Note:** Residential lobbies and common spaces shall follow the non-residential requirements.

B. **Non-residential uses.** At least 60% of the ground floor façade between a height of 3 and 7 feet shall be transparent openings, defined as building openings or transparent glazing that provide views into work, display, sales, lobbies, or similar active areas. The use of mirrored or highly reflective glazing is prohibited.

1. Interior blinds, drapes, posters, signage, and interior shelving for product displays visible to the public right-of-way shall obscure no more than 10 percent of the transparent areas of each respective storefront.
2. In CF, ground floor transparency may be reduced to 30%.

ACCESSIBLE AND ENGAGING FAÇADES

Entrance standards ensure that ground floor spaces are accessible, inviting, and easy to locate for both intentional visitors and passersby. Transparency standards create visual interest and engagement between ground floor uses and the public realm.

Example of appropriate entrance with awnings and a recessed plane

Example of appropriate ground floor transparency with a recessed entrance.

6.3.4 ARCADES

A. **Non-residential uses.** For projects proposing aracdes, the depth of any arcades shall be at least 8 feet from back of column to building façade if built along the street frontage. Uses permitted within the arcade include seating, dining, or planters. Buildings with ground floor arcades shall also meet transparency requirements per 6.3.3.

6.3.5 SHADE STRUCTURES

A. **Residential and non-residential uses.** Shade structures shall allow at least 8 feet of vertical clearance and may project up to 10 feet into the public right-of-way, so long as they do not conflict with existing trees, utilities, or other structure. Any projections into public right-of-way shall receive approval from Public Works.

6.3.6 BLANK WALLS

A. **Residential and non-residential uses.** Windowless expanses of walls on the ground floor shall not exceed 20 feet in length. These areas shall be mitigated by architectural treatments or public art per Design Review/Director approval.

TRANSITIONAL OUTDOOR SPACES

Arcades create a shaded, transitional outdoor space between the public realm and ground floor interior. Shade structures contribute to a comfortable pedestrian experience and serve as inviting design features for ground floor uses.

Example of an appropriate commercial arcade treatment

Example of an appropriate shade structure

6.3.7 SECURITY BARS

A. **Residential and non-residential uses.** Exterior and interior security bars are prohibited unless they are designed to be fully hidden from view during business hours with devices such as concealed side pockets and ceiling cavities.

Example of a blank and windowless ground floor wall (Prohibited)

Example of exterior security bars (Prohibited)

6.3.8 FENCES

A. **Residential uses.** Fences are permitted within the Street Setback in front of individual dwelling units, subject to PMC17.40.180 with the following exceptions (**Note:** Residential lobbies and common spaces shall follow the non-residential requirements):

1. Fences within the street setback may be up to 42 inches in height, as measured from finished grade at the minimum sidewalk line.
2. Fences within the street setback shall be set back at least 2 feet from the minimum sidewalk line along street frontages, separated by planted area.
3. Fences within the street setback shall be at least 50% open.

B. **Non-residential uses.** Fences are permitted within the Street Setback when enclosing outdoor dining areas.

1. Fences within the street setback may be up to 42 inches in height, as measured from sidewalk grade at the minimum sidewalk line.
2. Fences within the street setback shall be at least 50% open.

Example of appropriate residential fence height and placement

6.4 OPEN SPACE

The following standards are intended to:

- Provide a variety of open space types for gathering, recreation and respite that contribute to enhanced livability within an urban setting
- Improve building design and site planning through the integration of open space throughout development
- Correlate open space requirements with number of residents and size of buildings

The following standards are covered in detail in this section:

- 6.4.1 Open Space Minimum Area Requirements
- 6.4.2 Private Open Space
- 6.4.3. Common Open Space

IMPORTANCE OF OPEN SPACE

High quality, usable and accessible open space across a variety of types contributes to an active public realm and successful building design. A combination of **Private Open Space**, such as balconies and patios, and **Common Open Space**, such as shared courtyards, gardens, and pools as well as indoor community rooms and gyms, serve a range of purposes, including spaces for relaxation and community gathering for residents, employees, and visitors within an urban setting. Open spaces either on the ground floor or on upper level stories, correlated to the building use and size, can also help to break down building massing creating effective site and building design.

OPEN SPACE CATEGORIES

- **Private.** Private Open Spaces, e.g. patios and balconies, are not freely open to the public and are only accessible from individual units.
- **Common.** Common Open Spaces are shared among residents within a building and often take the form of courtyards, plazas, or other amenities, such as pools. Common Open Space can also include shared indoor open space, such as community rooms or gyms.

Private Open Space (Balconies)

Common Open Space (Pool Area)

6.4.1 MINIMUM AREA REQUIREMENTS

A. **Private and Common Open Space.** Projects shall provide the minimum area of Open Space based on use and size per Table 6.4-1 below. Areas used regularly for parking, loading or storage do not count towards minimum Open Space requirements.

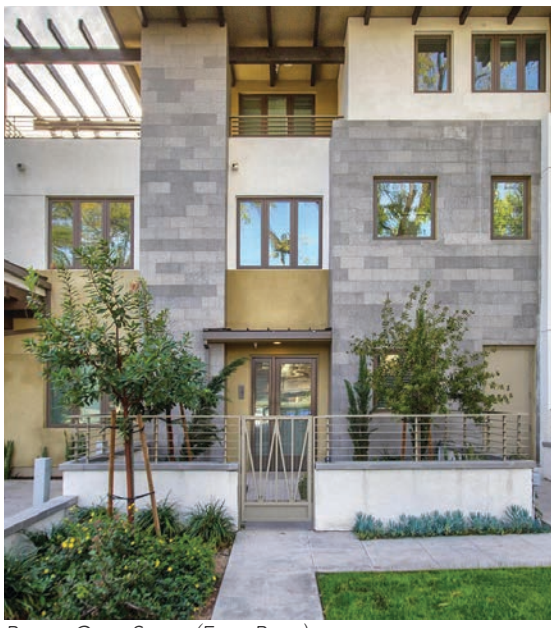
3. **Residential.** Projects shall provide a minimum area of Open Space based on unit types set in Table 6.4-1.

4. **Non-residential.** Projects with more than 40,000 square feet of non-residential uses shall provide 5% of the gross non-residential floor area as Open Space. Open space shall meet the Common Open Space standards below and may be open to the public. Projects with 40,000 square feet or less of non-residential space are exempt from this requirement.

5. **Mixed-use.** Projects shall comply with requirements applicable to each type of use.

APPROPRIATE AMOUNT OF OPEN SPACE

Open space area requirements ensure that a building's open space correlates appropriately to the number of residents and size of the building. Private open space provides residents with access to light, air, landscaping, and views. Balconies add visual interest to building façades through articulation.



Private Open Space (Front Patio)

6.4.2 PRIVATE OPEN SPACE

A. **Distribution.** No more than 40% of the required residential Open Space shall be private to individual tenants.

B. **Dimensions.** A minimum area of 36 square feet with a dimension of at least 5 feet in each direction is required for Private Open Space.

C. **Projections.** Balconies and patios may project up to 4 feet from the wall plane and shall not project past property lines into public right-of-way.

Table 6.4-1: Residential Open Space by Unit Type

	Studio	1-BR	2-BR	3+ BR
Per Unit (Square Feet)	125	150	200	250

6.4.3 COMMON OPEN SPACE

A. **Distribution.** At least 60% of the required residential Open Space shall be shared among the tenants of the Project.

B. **Dimensions.** Areas counted towards the minimum Common Open Space requirement must be a minimum area of 400 square feet with a minimum width of 15 feet.

C. **Siting.** Open Space shall not be located within 100 feet of freeway right-of-way (CalTrans property).

D. **Indoor/outdoor.** A minimum of 75% of Common Open Space shall be outdoors. A minimum of 80% of outdoor Common Open Space shall be open to the sky.

E. **Hardscape.** A maximum of 25% of Common Open Space may be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques:

1. Brick,
2. Natural stone,
3. Unit concrete pavers,
4. Textured and colored concrete,
5. Concrete with exposed or special aggregate, and/or
6. Other alternative paving per Design Review/ Director approval.

F. **Landscape.** A minimum of 25% of Common Open Space shall be planted area at least 30 inches in length, width and depth. Plant materials shall be selected in compliance with PMC17.44.050 - Water Efficient Landscape: Incorporation of Model Water Efficient Landscape Ordinance.

G. **Trees.** A minimum of one 24-inch box tree per project or per each 500 square feet of Common Open Space, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50% of trees planted shall be shade trees.

H. **Water features.** A maximum of 5% of Common Open Space shall be fountains, reflecting pools, or other water features. Swimming pools are not considered water features.

I. **Roof decks**. A maximum of 40% of Common Open Space may be on a building's rooftop.

1. Roof decks shall cover no more than one-third of the roof area.
2. Roof decks shall be set back 5 feet from the building edge on all sides.
3. Roof decks shall not be allowed within 50 feet of an RS zone.

J. **Access.** Common Open Spaces may be accessible to the public if desired.

COMMUNITY GATHERING SPACES: COMMON

Common open spaces provide areas for gathering, recreation, and respite within a property that contribute to enhanced livability within an urban setting.

Enhanced paving and landscaping can improve the aesthetics and navigation of open spaces

Landscaping and water features can be used to provide shade, seating, and improve aesthetics of the open space

6.5 VEHICLE ACCESS & PARKING

The vehicle access and parking standards in this section are intended to:

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

The following standards are covered in detail in this section:

- 6.5.1 Vehicle Access
- 6.5.2 Vehicle Parking Minimums
- 6.5.3 Vehicle Parking Layout and Design

IMPORTANCE OF PARKING

Vehicle parking access, location and supply influences the street environment, multi-modal travel and overall development. Minimizing vehicular access, such as entries and driveways, can help to promote continuous sidewalk activity and safer travel across modes. Similarly, minimizing surface parking lot size and locations (such as placing lots behind buildings or a landscaped open space), supports the success of street-fronting activity, such as pedestrian travel and commercial frontages. The number of required parking spots is another defining factor that shapes urban travel and development. By establishing an appropriate number of parking spots by land use and size of development, residential and commercial activity can be supported while also attracting a variety of new development. Through tailored standards as well as parking reductions and exemptions for certain uses and conditions, space efficiency and cost savings are promoted.

6.5.1 DRIVEWAYS

A. **Location.** Driveways are not permitted on Lincoln Avenue when there is access from an alternative street.

   1. A secondary driveway on Lincoln Avenue may be permitted on parcels greater than 200 feet in width.

B. **Number.** For parcels less than 200 feet in width, only one two-lane driveway shall be permitted. For parcels greater than 200 feet in width, two two-way driveways shall be permitted.

C. **Frequency.** Driveways shall be shared with adjacent properties/uses wherever feasible to reduce the number of curb cuts.

6.5.2 REQUIRED PARKING

A. **Vehicle parking.** Projects shall provide the minimum number of parking spaces based on use and size as set forth in Table 6.5-1.

B. **Exceptions** allowed for:

   1. Commercial uses less than 5,000 square feet. For Projects seeking a building permit for uses less than 5,000 square feet, no parking is required. Commercial uses include Recreation, Education & Public Assembly; Commercial Entertainment; Commercial Recreation; Office, Professional & Business Support; Retail Sales; and Services classifications.
   2. Historic buildings. No new parking shall be required for any Project within a designated historic resource, regardless of use. Any additions to the historic resource shall meet the minimum parking requirements.

3. Changes of use in structures built prior to 1970. No new parking shall be required for any change of use in structures built prior to 1970 that would result in an increased parking requirement.

4. Shared parking. Parking may be shared among multiple uses per PMC17.46.050.

C. **Unbundled parking.** For any building with new residential units, parking shall be unbundled from the rents, sale prices, or other fees charged for occupying living space. Automobile parking spaces shall be leased or sold separately from the rental or purchase fees, such that renters or buyers have the option of renting or buying the space at a lower price than if automobile parking was included.

1. Affordable units are not subject to this provision, and are required to include one parking space for the unit in the base rent or sales price.

6.5.3 VEHICLE PARKING LAYOUT & DESIGN

A. **Surface parking.** Parking lots shall be set back at least 30 feet from the primary frontage and 10 feet from any secondary frontage. Parking shall be buffered by habitable floor area or landscaped open space.

1. Landscaping shall include hedges or shrubs at least 3 feet in height at the time of planting. These hedges or shrubs need not be planted within the entire landscaped area but shall form a continuous visual screen.

B. **Podium parking.** No more than one story of above-grade parking is permitted within habitable buildings. Multiple stories of above ground parking are permitted within wrap style developments or parking structures if the project meets the parking structure standards below.

C. **Parking structures.** Structures shall be buffered with habitable floor area between the parking and any street frontage (not including alleys), except for access and driveways.

1. Elevators and stairs shall be located adjacent sidewalks or public spaces.

2. Screening shall hide parking areas visible from a public street, using heavy-gauge metal, precast concrete panels, laminated glass, green walls, photovoltaic panels or other material per Design Review/Director approval.

D. **Underground parking**. Subterranean parking may extend up to the property line.

Table 6.5-1: Parking by Land Use

Retail Sales	3 per 1,000 sf*	First 2,000 sf of outdoor dining area exempt
Services		
Office, Professional and Business Support		For Medical Offices >5,000 sf, refer to PMC17.46
Residential	≤1-bed: 1 per unit ≥2-bed: 1.5 per unit Guest: 1 per 10 units	Residential guest parking can be shared with commercial parking in mixed-use developments
Other uses	Refer to PMC17.46	

**Unless a lower requirement is indicated for a specific use in PMC17.46.*

See Section 5.7.2.B for exceptions to parking requirements.