

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

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B. Development Standards

The following development standards apply to the West Broadway Urban Village Specific Plan Area. They are intended to support the development of an active and lively downtown with a pedestrian-oriented mix of residential and commercial buildings that will draw visitors, shoppers and residents to the area. All new development, remodeled exteriors and new signage are subject to design review by the Board of Architectural Review (BAR). Table 7-1 lists permitted uses on ground floors and on upper floors. Except for provisions as laid out in the Specific Plan, definitions in Title 17 apply and can be found in Section 17.70 of the Municipal Code.

B.1.1 Permitted Ground Floor Uses

For development on all parcels that front onto primary streets, newly constructed buildings are required to have a mix of uses. Ground floor level retail sales and service uses or eating and drinking establishments are required for all parcels that front onto Broadway Avenue, Del Monte Boulevard and Olympia Avenue. The following uses are permitted:

B.1.1.1 Retail Sales and Services that include the following:

- ◆ **Specialty Food Retail**, including but not limited to the following: groceries/drug stores (under 15,000 square feet); coffee/tea; candy; gourmet foods; ice cream; pastry/desserts; yogurt/dairy; doughnuts/bakery; wine.
 - ◆ **Specialty Goods Retail**, including but not limited to the following: cooking supplies/culinary; general housewares; decorator/art and design centers (including tile, floor and wall coverings); architectural showrooms and supplies; specialty hardware; specialty gardening supplies; antiques selling previously used, high-quality goods; party supplies; lamps and lighting; household accessories; stationery; books and magazines; musical instruments.
 - ◆ **Quality Goods and Services**, including but not limited to the following: small crafts; art supplies; picture framing; specialty furniture; clothing/shoe stores; thrift/consignment stores; electronics and computers; cameras/photography service and supplies; sporting goods; outdoor/sports clothing and supplies; toys/games; cards/gifts; jewelry/watches; florists.
 - ◆ **Personal Services**, including but not limited to the following: dry cleaning; shoe repair; seamstress; tailor; minor appliance repair; barber and beauty
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shops; finance and insurance services; pharmacy and drug stores. Excludes check cashing businesses.

- ◆ **Business Services** that have the capacity to generate a high degree of pedestrian activity, such as photocopying service. Mailing and mail box services, outdoor advertising services, copying and quick printing services, computer-related services (rental, repair).

B.1.1.2 Eating and Drinking Establishments that include the following:

- ◆ Restaurants serving alcoholic beverages and/or providing entertainment, provided those activities are ancillary to the restaurant use.
 - ◆ Chairs and tables for outdoor dining and carts for merchant display may be permitted on sidewalks, paseos and other public rights-of-way and shall be consistent with Design Guidelines for the West Broadway Urban Village, provided that:
 - a. The use maintains a minimum six-foot wide travel zone that is clear and unimpeded for pedestrian traffic, and
 - b. The use does not infringe on the full width of the building entrance or otherwise impede access to and from the building.

B.1.1.3 Small-scale light manufacturing as an accessory to a primary retail use to allow for a wholesale component of a retail business, including the following and similar uses: bakery; upholstery; tile-making; screen-printing; architectural showroom and supplies.

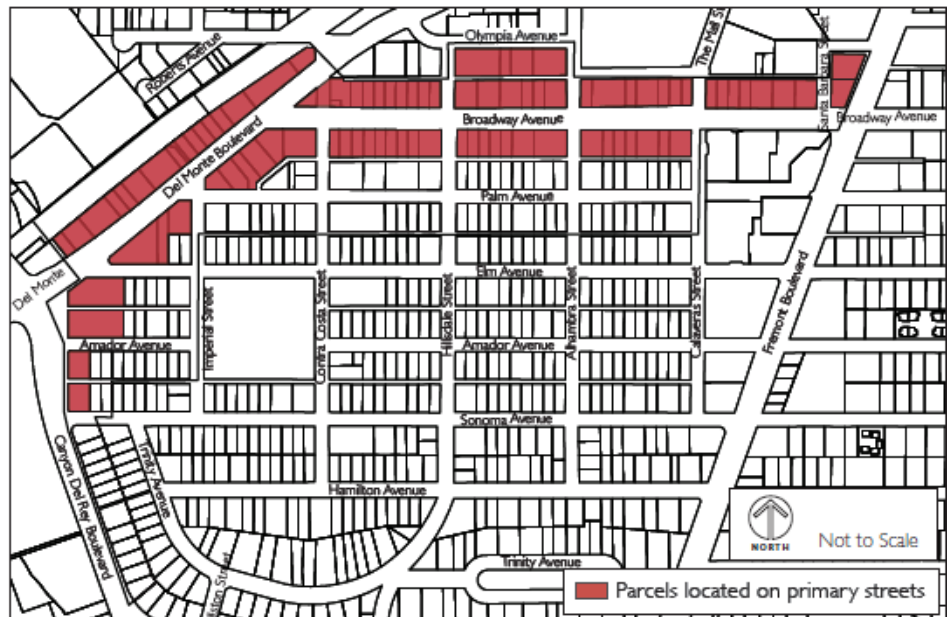


Figure 7-1. Permitted Uses on Primary Streets - MX Zone (for illustrative purposes only)

B.2 Permitted Uses On The North Side Of Palm Avenue And Its Intersecting Streets - Rh/Mx Zone

Palm Avenue is envisioned as a primarily residential street. Typically, uses on Palm Avenue will follow the regulations of the Table 7-1-and Section B.3; however, small-scale professional office and residential serving retail uses at the ground floor of properties fronting onto the north side of Palm Avenue and the immediately adjacent sections of Contra Costa, Hillsdale, Alhambra, and Calaveras Streets as seen in Figure 7-2, may be conditionally approved.



Figure 7-2. Permitted Uses on the North Side of Palm Avenue – RH/MX Zone (for illustrative purposes only)

B.3 Permitted Uses ON ALL OTHER STREETS– RM/POS ZONE

All other streets in the Plan Area are envisioned as being primarily residential in character. These streets, including the half-block portion of the intersecting streets as shown in Figure 7-3, shall be developed at densities that will create a transitional area between the adjacent blocks of the new mixed-use area to the north and existing single-family residential to the south.

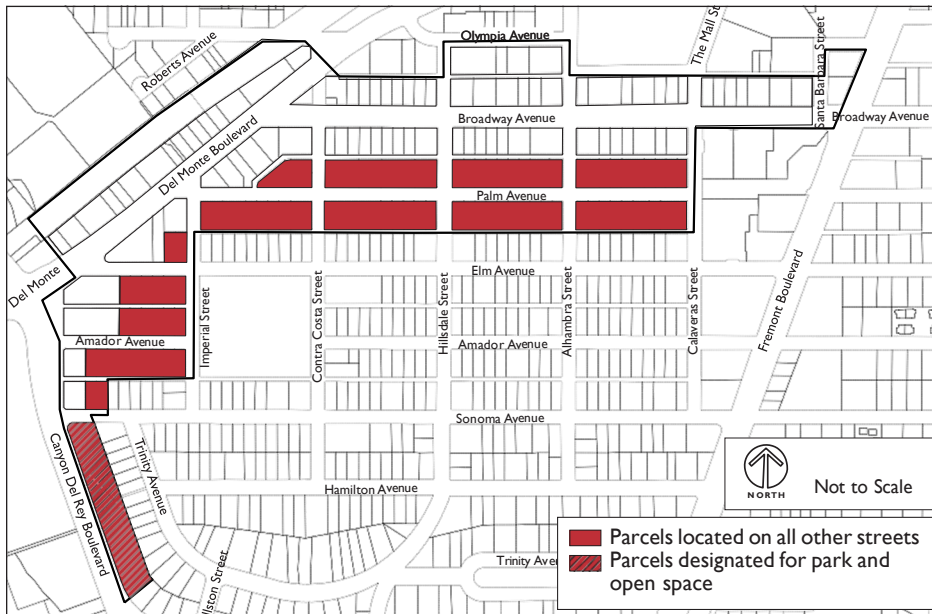


Figure 7-3. Permitted Uses on All Other Streets – RM/POS Zone (for illustrative purposes only)

Parcels would not become parks or open space unless acquired by the City. Undeveloped parcels could be developed with open space recreation uses consistent with the goals of the Specific Plan. The uses discussed in Section B.3 apply to the Canyon del Rey parcels zoned as POS until such time that they are purchased by the City and converted to parks or open space.

B.3.1 Live-work

For live-work units on parcels which front onto streets other than West Broadway Avenue, Del Monte Boulevard and Olympia Avenue, the following regulations apply:

B.3.1.1. Live-work, defined in this Specific Plan as residential living spaces that include an integrated work space on the parcel that is principally used by an owner/occupant. No more than two employees other than the owner/occupant are permitted.

B.3.1.2 A second type of live-work, consisting of ground floor office with residential above, except for the south side of Palm Avenue only.

B.4.1 Similar and Compatible Use Determinations

B.4.1.1 The Zoning Administrator has the authority to deem uses not specifically listed in Table 7-1 as similar and compatible to listed uses. The Zoning Administrator must make the following findings in order to deem the unlisted use as Permitted or as subject to a Minor Use Permit:

- ◆ The Zoning Administrator must deem the unlisted use as similar and compatible to listed uses and must cite the potential for the proposed use to facilitate vitality, to contribute to pedestrian activity, to provide visual access for pedestrians into the ground floor use, and to substantially conform with the Vision and Goals (Chapter 2) and Specific Plan Policies (Chapter 4) of the Urban Village Specific Plan.

B.4.1.2 The Planning Commission has the authority to deem uses not specifically listed in Table 7-1 to meet the purpose and intent of the Urban Village Specific Plan. The Planning Commission must make the following findings in order to deem the unlisted use as subject to a Use Permit:

- ◆ The Planning Commission must deem the unlisted use as similar and compatible to listed uses and must cite the potential for the proposed use to facilitate vitality, to contribute to pedestrian activity, to provide visual access for pedestrians into the ground floor use, and to substantially conform with the Vision and Goals (Chapter 2) and Specific Plan Policies (Chapter 4) of the Urban Village Specific Plan.
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TABLE 7-1. PERMITTED USES

Use	Primary Streets		North side of Palm Ave		All other Streets	
	Ground floor	Upper floors	Ground floor	Upper floors	Ground floor	Upper floors
Specialty Food Retail	●					
Specialty Goods Retail	●					
Quality Goods and Services	●					
Eating and Drinking Establishments , excluding drive-thrus	●					
Personal Services, excluding check cashing businesses	●		●			
Small-scale Light Manufacturing ¹	●		●			
Business Services	●		●			
Bars and Nightclubs	○					
Child Care Facilities	◐	◐	◐	◐	◐	◐
Day Spas	◐	◐				
Therapeutic Massage	○					
Health and Exercise Facilities	◐	◐				
Specialized Education	◐					
Public Halls, clubs, lodges, meeting facilities	○					
Recreational Facility- Indoor, excluding card rooms	○					
Banks and financial institutions, excluding check cashing businesses	○					
Professional and Government Offices				◐		
Medical and dental offices		●		◐		
Civic and Cultural Facilities	◐		●			
Plazas, Paseos, and Parks	●					
Public Health Facility	◐	◐				
Outdoor Entertainment	◐					
Parking Structures	○	○	●	●	○	
Multi-Family Residential		●	●	●	●	●
Single-Family Residential			●	●	●	●
Live-Work ⁱⁱ			●		●	
Live-Work Office/Residential ⁱⁱⁱ			●			
Lodging, on a less than monthly basis	◐	◐	◐	◐		○

 PERMITTED
  MINOR USE PERMIT
  USE PERMIT

ⁱ See B.1.1.3 ⁱⁱ See B.3.1.1 ⁱⁱⁱ See B.3.1.2